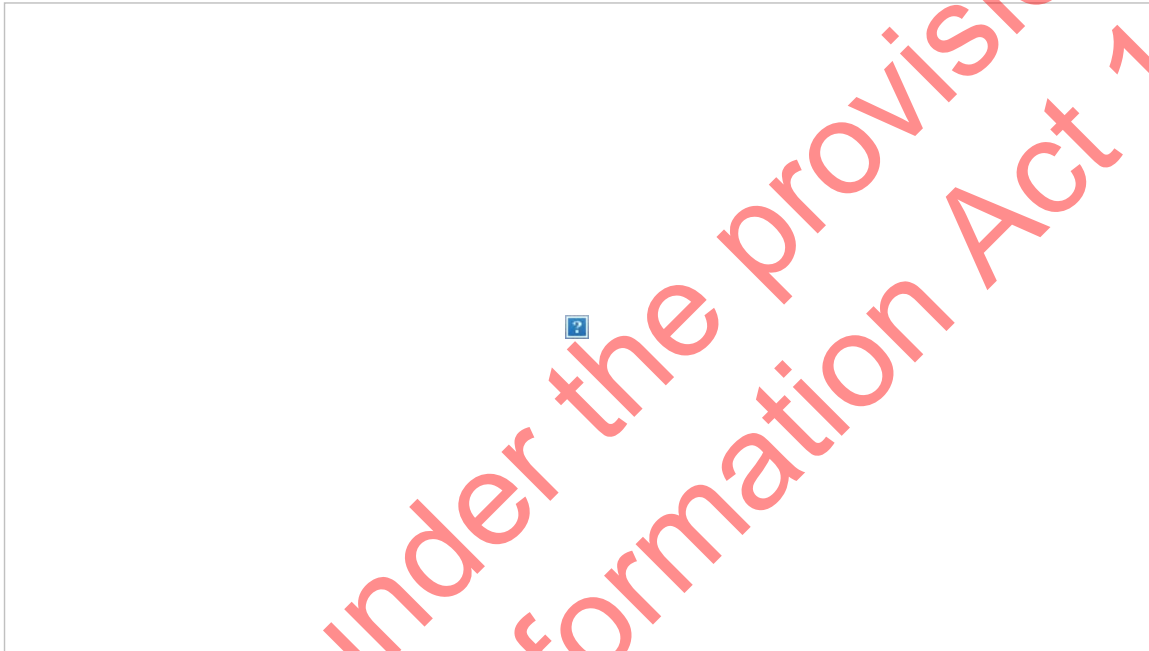


From: s 9(2)(a)
To:
Cc:
Subject: RE: AUDP in person panel: The Strand Apartments
Date: Monday, 29 March 2021 11:25:17 am
Attachments: [image001.png](#)
[image007.png](#)
[image010.png](#)

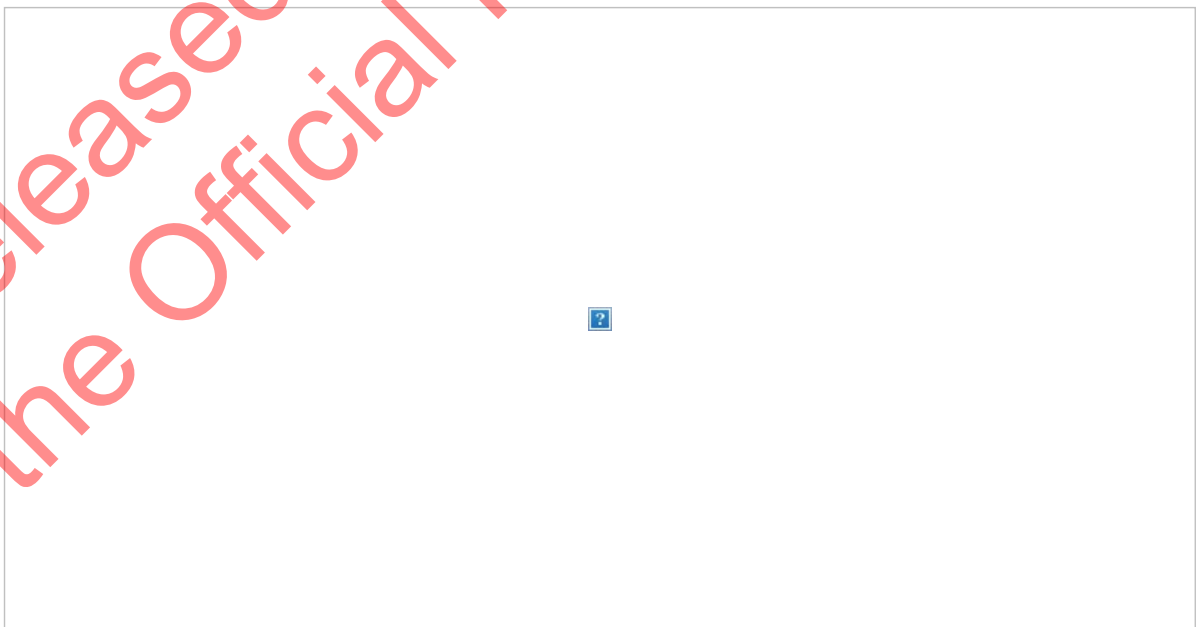
Hi Nick,

At this stage there needs to be some key moves taken onboard before this goes back to the AUDP. There are some key elements that need to re-frame the proposal and I have outlined these diagrammatically – below in order of importance.

In **the first instance**, while a variation to the alignment of councils pedestrian ROW interest in this site could be considered, the fundamental ground level access needs to be retained and a development response to support this. This element needs to be fundamentally part of any proposal going forward to ensure CPTED 24/7 and easy access and legibility of connecting between street and open space. The AUDP has significant reservations about the North South link.

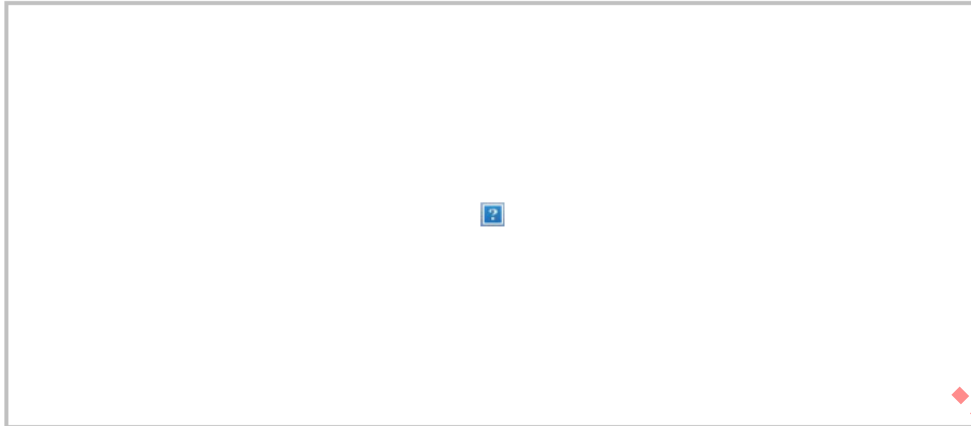


The second issue relates to the outcomes supported by the controls relating to frontage heights and setbacks to protect connection to sky view, light and solar access. AUDP remain unconvinced about the extra height proposed.



Third Issue - Relates to height of the eastern block and its relationship to the beachfront, beachfront reserve. The AUDP is supportive of

development that meets the height standards of the AUP, but cautious about the height being proposed.



At this stage there is some important moves to make to reframe the proposal.

The AUDP reviews are not setup as an indorsement procedure for developers, time and effort to provide urban design advise by the AUDP at the pre-application stage is paid for by the rate payer and without fundamental changes to take the project forward it is not warranted at this stage to use these resources until key design shifts have taken place.

Kind Regards John.

John STENBERG | Principal Urban Designer
Urban Design Unit
Chief Planning Office
Auckland Council

M s 9(2)(a) | Ph s 9(2)(a)

Level 23, 135 Albert Street, Auckland
Private Bag 92300, Victoria Street West, Auckland 1142
Visit our website: www.aucklandcouncil.govt.nz

Normal Working Arrangements. In the
Office = ✓ WFH = Work from home; CoL =
Co-location Takapuna/Orewa

Mon	Tue	Wed	Thu	Fri
✓	CoL	✓	CoL	✓

ADM Signature

From: Nick Mattison <s 9(2)(a)>

Sent: Monday, 29 March 2021 8:29 AM

To: Erica Su <s 9(2)(a)>

Cc: John Stenberg s 9(2)(a) Joanna Chow s 9(2)(a)

Subject: RE: AUDP in person panel: The Strand Apartments

Morning

Joanne are you able to advise of possible 2nd UDP meeting for 6-10 The Strand?

I have requested via Erica and John but had no response to date and this is critical to the overall programme for consenting

From: Nick Mattison

Sent: Sunday, 14 March 2021 1:21 pm

To: Erica Su s 9(2)(a)

Cc: John Stenberg s 9(2)(a)

Subject: FW: AUDP in person panel: The Strand Apartments

Hi Erica

If you could please advise potential times for a Second pre app meeting and 2nd UDP

Cheers

From: Joanna Chow s 9(2)(a)
Sent: Wednesday, 10 March 2021 10:36 am
To: Nick Mattison s 9(2)(a)
Subject: RE: AUDP in person panel: The Strand Apartments

Hi Nick,

Please find attached the coversheet prepared by council officers which covers the key items that they are seeking feedback from the panel members.

Would you be able to provide me the names of those who will be attending tomorrow at the panel session in person? I will need to forward these onto the reception team as part of the sign in process, thanks.

Ngā mihi,
Joanna Chow | Urban Design Panel Advisor
Urban Design Unit | Plans & Places
Mobile s 9(2)(a)
Level 23, 135 Albert Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

From: Nick Mattison s 9(2)(a)
Sent: Monday, 8 March 2021 6:02 PM
To: Joanna Chow s 9(2)(a)
Subject: RE: AUDP in person panel: The Strand Apartments

8 will be fine

Thanks Joanne

From: Joanna Chow s 9(2)(a)
Sent: Monday, 8 March 2021 5:22 pm
To: Nick Mattison s 9(2)(a)
Subject: RE: AUDP in person panel: The Strand Apartments

Hi Nick

We have booked a larger meeting room (which is the largest available in the council building). In that room we could have a maximum of 8 attend from your team and seat them further back but please note that the view to the screen may not optimal. One of the council officers has kindly agreed to not attend the presentation and discussion part of the panel session to assist in accommodating this.

Alternatively if this does not suit, in the past applicant teams have had their specialists available on their own phones to answer questions, or we could hold this session online via MS teams. Please let me know what would work best for you.

Ngā mihi,
Joanna Chow | Urban Design Panel Advisor
Urban Design Unit | Plans & Places
Mobile +s 9(2)(a)
Level 23, 135 Albert Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

From: Nick Mattison s 9(2)(a)
Sent: Monday, 8 March 2021 2:26 PM
To: Joanna Chow <s 9(2)(a)>
Cc: Schalk Van Vuuren s 9(2)(a); Jian Yang s 9(2)(a); Sky Cai s 9(2)(a); Forrest Suo s 9(2)(a); Nicolo Businco s 9(2)(a); Craig Moller s 9(2)(a); Ian Munro s 9(2)(a); Rachel de Lambert s 9(2)(a)
Subject: RE: AUDP in person panel: The Strand Apartments

Hi Joanne

Sorry, the project specialists would exceed this and the client representative/s will want to attend as well

We are likely 7-8 people minimum – can we not have a larger meeting room or have part of the team sit further back

From: Joanna Chow s 9(2)(a)
Sent: Monday, 8 March 2021 2:24 pm
To: Nick Mattison s 9(2)(a)
Subject: AUDP in person panel: The Strand Apartments

Hi Nick,

I've just been in discussion with John regarding this Thursday's panel for The Strand Apartments and having it held in person. Council's policy for meeting in person is to be socially distanced and to be at 50% capacity. For the room that we have booked for this panel session, we would be looking at 10 persons in total, which would allow for 3 persons maximum from your team (including yourself) to attend.

Would you be able to let me know as soon as possible if you would be comfortable to have this panel session in person at Albert Street and be okay with having not more than 3 persons from your team attend?

Ngā mihi,
Joanna Chow | Urban Design Panel Advisor
Urban Design Unit | Plans & Places
Mobile s 9(2)(a)
Level 23, 135 Albert Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz



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From: s 9(2)(a)
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 6-10 The Strand - Preliminary Comments
Date: Tuesday, 25 May 2021 4:28:53 pm
Attachments: [image001.png](#)

Hi Nick

Apologies I was meaning to respond to your previous email sooner.

I understand that the role of the Urban Design Panel is to provide independent advice to both council staff and, in this instance, a resource consent applicant on urban design related aspects of the proposal. It is a resource that needs to be managed appropriately and effectively. Not all developments qualify for review by the Panel, and only those recommended to the Panel from the Council's Urban Design Unit are able to be presented for review. In this case, John has not recommended we take this to the second panel and for primarily the reasons outlined in my last email. In any case, the Panel's advice is just that, and is in addition to in-depth urban design assessment that takes place as part of the consenting process, in accordance with the Unitary Plan and other relevant statutory documents.

I did wonder whether it may be more beneficial to hold a pre-application meeting with council and AT staff to discuss the proposal first prior to going to the second urban design panel, with the aim to discuss our differences in opinion and to perhaps form agreement on more of the consenting matters. If the applicant does not necessarily wish to seek council support, then the application can be made via one of the two channels as you've outlined.

Ngā mihi | Kind regards

Erica Su | Senior Planner
North West Resource Consents
Mobile: s 9(2)(a)
Auckland Council, Level 6, 135 Albert Street
Visit our website: www.aucklandcouncil.govt.nz

From: Nick Mattison s 9(2)(a)
Sent: Tuesday, 25 May 2021 9:09 am
To: Erica Su s 9(2)(a)
Cc: John Stenberg s 9(2)(a); Gabrielle Howdle
s 9(2)(a); Chris Butler
s 9(2)(a); Nick McCoo s 9(2)(a)
Subject: RE: 6-10 The Strand - Preliminary Comments

Morning Erica

When are you free to meet to discuss the proposal

We consider it entirely appropriate for the development to be referred to the UDP as:

1. The site needs to be viewed in its context – it has an approximate 50m separation to the beachfront reserve across parking areas and road reserve with established road reserve trees. Other properties along The Strand (85 as an example) have a 22m separation – the additional 28m of separation and nature of separation provide the opportunity for additional height.
2. The proposal has visual simulations and in the process of a detailed VIA by Boffa whose professional opinion is that the development is suitable along with that of Ian Munro from UD and myself in terms of planning provisions
3. The height and treatment is a direct response to policies seeking development to be lower at beach interface and step up to the centre of Takapuna (where there is unlimited height in part) – the development achieves this
4. The development does not seek to rely on the Thru Site links as any form of bonus but as you note it is still required to develop suitable lane ways where these are proposed – this is on-going and more detailed analysis is occurring with design – we note that the UDP does not hold the same level of concern around lane way locations – however sought these to ensure their usability and activation which Boffa and Architects are working through.
5. Te vehicle crossing/parkig/servicing is being worked through with Stantec and AT and detailed modelling needs to occur – pedestrian safety measures will be built in to the development as required by the roading authorities
6. We all accept that the development will be publicly notified and welcome this to occur as soon as practicable if this process is followed. For full disclosure noting that notification was advised for a complying building height by council officers MFE is being approached to discuss fast tracking of this application. We will advise further on this once any formal application is made (if this is the final case)

As noted it is entirely reasonable to have a difference of opinion and setting these out for the UDP provides assistance in resolving these differences in part (noting the client has made clear changes since the first panel and clearly this has provided benefit to date). It is not a requirement of a consent application to have council specialists support (although it is desirable and preferred)

It is requested that the 2nd UDP is held as scheduled and the further detail is prepared by the applicants team to assist in clarifying the quality of the development proposed.

Please confirm

From: Erica Su <s 9(2)(a)>
Sent: Friday, 21 May 2021 2:11 pm
To: Nick Mattison <s 9(2)(a)>
Cc: John Stenberg <s 9(2)(a)>; Gabrielle Howdle <s 9(2)(a)>; Chris Butler <s 9(2)(a)>; Nick McCool <s 9(2)(a)>
Subject: RE: 6-10 The Strand - Preliminary Comments

Hi Nick

Hope all is well. We've had an opportunity to review the new material this week and while I am pleased to see that the overall height and bulk have reduced from the previous design there are still some fairly fundamental concerns. Please find attached my comments and let me know if you would like to discuss further.

Ngā mihi | Kind regards

Erica Su | Senior Planner

North West Resource Consents

Mobile s 9(2)(a)

Auckland Council, Level 6, 135 Albert Street

Visit our website: www.aucklandcouncil.govt.nz

From: Nick Mattison s 9(2)(a)

Sent: Friday, 14 May 2021 2:22 pm

To: Chris Butler s 9(2)(a); John Stenberg

s 9(2)(a); Erica Su s 9(2)(a) >

Cc: Nick Mattison s 9(2)(a)

Subject: 6-10 The Strand - Visual Simulations

John/Erica

Please find the visual simulations prepared by Boffa Miskell

Any queries please let me know (we are still preparing a visual simulation from the café opposite the subject site (next to the RSA memorial) looking to the north/south laneway

Cheers

Nick Mattison

 | **Planner- Director** | **M** s 9(2)(a) | **W** www.civix.co.nz

A Level 8, 99 Albert Street, Auckland



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Comments to information received on 14 May 2021

PRR00035865 - 6-10 The Strand and 21 and 33-45 Hurstmere Road

I am pleased to see that the overall height and bulk have reduced to an extent from the previous design. However, while the extent of the height infringement is not known, the new design still appears to be reasonably significantly above the Precinct height standard of 24m, particularly the service apartment building along Hurstmere Road.

I have serious concern of over height buildings being proposed on the subject site to the extent proposed, given the proximity to the beach front and the sense of place required by the Precinct is to have lower level development on the bay's edge and building heights raising as the land does (as per Policy I514.3(2), and Objective H9.2(3)). I consider this stepping height to form part of the receiving environment, albeit in a general sense, and as such, the height exceedance at this location must be looked at with great caution as it could result in significant effects on the character of the wider precinct.

The service apartment block is also significantly over height and while the addition of pedestrian canopies along this frontage is positive, the height exceedance makes the 4m setback, if indeed provided, above the first four storeys somewhat redundant as the additional height will overshadow the street which is what this standard seeks to avoid.

In addition to the points above, this level of building height exceedance, given that the paramount policy (Policy I514.3(1)) of the Precinct is to avoid development that visually dominates or overshadows the beach and reserve, the proximity of these public areas and the residential dwellings nearby, my preliminary view will be to recommend public notification.

As the through site link is not provided at one of the prescribed locations, the associated standards in the Precinct are not applicable. However, the standard does still provide a good guideline as to what constitute an appropriate through site link in the context of Takapuna. In this respect, the proposed north-south link does not appear to create a sufficiently direct and logical pedestrian route through the site, and in any case, the comments provided in the last panel meeting with regards to this link remain unaddressed. With regards to the southern east-west link, information on the finished floor/ground levels are required to better understand the level changes and the public/private interface. Pedestrian linkages have important role to play in the context of Takapuna as mentioned throughout the Precinct Plan, and in terms of establishing an attractive place to live, work and visit with vibrant commercial and retail areas as anticipated by the Metropolitan Centre Zone (Objective H9.2(7)).

General Commercial Frontage along Channel View Road are used for apartments on the ground level. This does not result in street activation as required by Policy 19 of the zone.

With regards to the vehicle access on to The Strand serving the number of car parking spaces proposed, I have serious concern on the adverse amenity and safety effects on the public while using and traveling to and from the beach front and reserve, and the effects on the operation of the

surrounding roads, particularly given the recent changes on Hurstmere Road now providing only one-way access.

Overall, given the scale of the development and the site's strategic location, I consider it appropriate to subject the development to a high standard, as required by Objective H9.2(5). Given the comments made above, it may not be appropriate or very useful to take this design to the Urban Design Panel at this stage.

Prepared by



Erica Su
Senior Planner
Resource Consents

Date: 21 May 2021

Released under the provision of
the Official Information Act 1982