

8 MARCH 2019

**HAMISH FIRTH
MT HOBSON GROUP LTD
BY E-MAIL**

Dear Hamish

ADDITIONAL INFORMATION – 1, 3, 5, 7, 10 AND 12 FLORENCE CARTER AVENUE, FLAT BUSH

1. Thank you for providing me with the Council's Clause 23 request for additional information relating to the Proposed Plan Change application. I have read this as well as the updated / additional photo simulations prepared by Williams Architects Ltd dated 7 March 2019.
2. In my opinion the additional images corroborate the conclusions I reached in my earlier urban design assessment of the proposed plan change. I consider that the simulations show that the additional height sought will not considerably change the existing Light industry status quo in terms of building scale and related impacts.
3. Most importantly, I remain of the opinion that the proposal's additional height and scale needs to be assessed in light of the considerably greater building design quality required of buildings in the Mixed Use zone compared to the quite permissive Light industry zone. This is a key mitigating factor relating to the comparison between generic bulk and location envelopes (coloured boxes on the photo simulations).
4. In my opinion the increase in visual quality likely to result from the Private Plan Change - which will also include modulation and variation in building facades, roof profiles and setbacks from boundaries far more so than would be likely with the status quo Light Industry and warehouse-style buildings enabled as permitted activities – will result in greater net positive urban design benefits to

the environment than the additional adverse effects that the height and scale proposed would result in.

5. This is most especially so in terms of Rongomai Park to the immediate south of the application site. The change proposed, in terms of additional building height and related adverse effects (shadowing and visual dominance) will in my opinion be more than offset by the considerably greater visual quality of buildings likely. In terms of visual dominance, I consider that the proposal is if anything likely to reduce visual dominance effects on the reserve, due to the variation, recesses, and interest within facades likely (materials, windows, balconies etc.) compared to a 20m tall and permitted blank-walled warehouse along the edge of the boundary.
6. The basis of my above conclusions are the following key policies from the Mixed Use zone that have no equivalents within the Light industry zone (my emphasis added):
 - a. H13.3(3): **Require development to be of a quality and design that positively contributes to:**
 - (a) *planning and design outcomes identified in this Plan for the relevant zone;*
 - (b) *the visual quality and interest of streets and other public open spaces; and*
 - (c) *pedestrian amenity, movement, safety and convenience for people of all ages and abilities.*
 - b. H13.3(5): **Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.**
 - c. H13.3(7): **Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.**
7. These policies are expressed as being “requirements” that development (and all new buildings require resource consent as at least restricted discretionary activities in the Mixed Use zone) must achieve. My reading of these is that any building or development design on the subject site that did not adequately do so would be refused consent in a way that low quality design outcomes on land zoned Light Industry could not. This gives me confidence that a suitable design quality sufficient to mitigate the effects of additional building height and scale would be achieved.
8. The images otherwise raise no new adverse effects or issues that have not been previously addressed.

Please feel welcome to contact me should you wish to discuss any aspect of the above further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ian Munro', with a long horizontal stroke extending to the left.

IAN MUNRO

urban planner and urban designer

B.Plan (Hons); M.Plan (Hons); M.Arch [Urban Design] (Hons); M.EnvLS (Hons); M.EngSt [Transport] (Hons); MNZPI;

Independent Hearing Commissioner

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