

Comment on the Dominion Road Mixed-use Development Application

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

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All sections of this form with an asterisk (*) are mandatory.

2. *We will email you draft conditions of consent for your comment

<input type="checkbox"/>	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this Application

EDS's primary concerns with this project relate to its design and scale in the context of the location. We note that the Panel has widened the scope of notified persons to ensure feedback on those issues. We support the proposition that the Panel should convene a short hearing so that local voices on the application are heard.

Our comments below are provided by our expert planner, Dave Serjeant, and are unexpurgated:

A consortium comprising Foodstuffs North Island Ltd, Pudong Housing Development Company Limited and Silk Road Management Limited has applied under the CRA for consent to develop a mixed-use retail, commercial and residential development at 360 Dominion Road between Prospect Terrace and Grange Road. The development will incorporate ground floor residential and retail/commercial units to the side streets and car parking, first floor level supermarket and loading, retail and residential units, commercial floorspace and residential car parking, second floor (mezzanine) level office space for the supermarket and third to fifth floor level residential units. Overall, it is proposed to construct 122 residential units. There will be 110 supermarket, 89 residential and 47 commercial carparks. The site is in the Business Mixed Use Zone and has a Special Character Overlay – Business. With regard to the latter the site has character-supporting, rather than character-defining buildings, some of which are

to be demolished. The overall height of the building is 23m versus a permitted height limit under the AUP-OP of 13m, thus providing for a significant 'volume' of gross floor area in excess of what may otherwise be envisaged for the site, and the generated effects of that floor area such as traffic.

Key Issues

In terms of the types of environmental effects identified in Schedule 6, Clause 11 I consider that the following are relevant:

(a) any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:

(b) any physical effect on the locality, including landscape and visual effects:

(d) any effect on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:

As a consequence, the focus of key issues is on urban design elements and the physical effects of the proposal on the local environment.

In relation to such effects the proposal is well supported by landscape, architectural, urban design and special character assessment produced by well qualified and respected companies. The viewpoint analysis reveals how the proposed building sits within the local environment from various angles. I consider that this analysis demonstrates both how the design masses the highest elements in the internal part of the site, a positive, and reveals the very large scale of the proposal comparative to its neighbours, a potential negative. The urban design analysis provides no reason to doubt that this will be a quality development in terms of its materiality.

In relation to the proposed building's generated effects, it does not challenge any of the volcanic viewshafts that overlay the site, the shading effects appear to be reasonable, due to the internalisation of building mass, and elements of special character along Dominion Road are being retained. However, the change to local traffic flows will be significant, particularly at the intersections of Grange Road and Prospect Terrace with Dominion Road, due to both the supermarket operation and the residential and commercial use of private vehicles.

The predicted private vehicle usage and traffic generation indicates that there is an inconsistency between the outcomes for vehicle emissions (at least in the short term) and the

applicant's claim that the proposal provides opportunities for minimising travel needs and encouraging the use of public transport.

Response to Panel

My overall analysis of the proposal is that, while it was accepted for consideration under the CRA, in terms of the purpose of the Act:

to urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources,

it is simply a housing and retail project, albeit well-designed, that is using the CRA to bypass the Council process and likely more rigorous notification requirements and AUP-OP scrutiny. My personal experience with the rash of new housing projects around the city is that we are at a critical juncture in terms of ensuring that such projects do, in the broad sense, promote the sustainable management of the physical resources of the city.

The Panel (Bronwyn Carruthers, Robert Scott and Maxine Moana-Tuwhangai) have already taken the step of extending the list of local persons who are able to provide comments to it for consideration. It is likely that the focus of such comment will be on the matters addressed above. The Panel will then have the opportunity to have a hearing or not. It is without doubt that the impact of professional commentary, in person, before a panel is more explicit and forceful than reviewing submissions on the papers alone.

This is not the type of project that EDS would typically pursue by submission or hearing attendance, however I consider that an EDS submission should support the local submitters and seek that the Panel schedule a short focussed hearing on matters of local concern.