

10 December 2025

Auckland Council

135 Albert Street

Auckland

Attn: Carly Hinde

Principal Project Lead – Premium Unit – Planning and Resource Consents

Dear Carly

RE: Devonport Town Centre Revitalisation Project – Auckland Council Pre-App Meeting Minutes - Architecture

Thanks very much for the Auckland Council minutes of the Architectural, Design, Visual and Heritage/Special Character related aspects of this proposed Fast Track Approvals Act Referral Application.

Our consultants have reviewed the minutes in conjunction with the applicant, and we provide the following comments.

Proposal Overview

- The applicant requests that the comments relating to the significance and benefits of the application be amended. The minutes should be corrected to state that the Economic Assessment will address the significant national and/or regional benefits of the proposed development and the significant economic benefits delivered by the proposed development.
- The other benefits identified following the wording “noting these comprise” should be amended to state “The applicant also noted that the proposed development would also deliver a variety of other benefits including the reinvigoration of the centre, more activation and people (including tourists), refurbishment and adaption of scheduled historic heritage buildings, an increase of commercial, retail and residential activities and public pedestrian connections linking to a public plaza within the site.”

Heritage

- Replace “common sense approach” with “best practice” as the key driver across multiple design-based disciplines.
- In relation to the reference that “Adam agreed that their character is fundamental”, please add that “Adam is also of the view that greater height in new buildings in proximity to lower scaled heritage buildings is not necessarily a conflict to heritage or character values or inappropriate”.
- In relation to the matter raised by HNZPT in regard to common spaces, the applicant does not propose to vest the proposed internal courtyard and walkways within the development or covenant these areas on the land titles. These spaces will be publicly accessible (subject to ensuring safety and security) to provide through site connections, improved public amenity and to support the proposed commercial / retail / hospitality spaces located within the site.

Urban Design

- The applicant questions whether the use of the words “confronting” and “sanitised” are accurate and requests that these terms be replaced with “presents challenges” and “adapted”.
- 5-year build period comment - This needs to be corrected. It is not proposed to construct for 5 continuous years or require an on-street construction zone for 5 continuous years. Further an on-street zone will unlikely be required for the construction of all the proposed. It is more realistic that the buildings will be constructed separately at various times, with one or two buildings first and then depending on market conditions, the remaining buildings.
- The reference to building heights needs to be corrected. The current proposed heights (excluding potential lift and roof plant structures) for the new buildings are as set out below:
 - Building 1 + **27.7m** above ground level
 - Building 2 + **30.8m** above ground level
 - Building 3 + **26.1m** above ground level
 - Building 4 + **23.7m** above ground level
 - Building 5 + **14.4m** above ground level
- Shading – The relevant shading requirements from the AUP under Policy H10.3(11) for Town Centre zones states that shading effects on open space zoned land is what needs to be considered not on roads/streets such as Wynyard Street.

Landscape/Visal

- Amend comment regarding to Rachel's comments to "Rachel commented that these will be provided as part of the Referral and to Council, in advance.
- Replace 'waterfront' with 'ferry/harbour'.

Overview

It is important to reiterate that the vesting or the imposition of covenants on the land titles for the proposed internal courtyard and walkways within the development is not supported and that this is a fundamental issue. These spaces will be publicly accessible (subject to ensuring the design of these areas address any potential public safety and security issues) and will provide through site connections, improved public amenity and will also support the proposed commercial / retail / hospitality spaces located within the site. This outcome can be secured through appropriate conditions of consent.

Actions

Actions 3 & 4 for the applicant team are being undertaken as part of the ongoing developed design process and are not meeting actions. These should be deleted.

Conclusion

Many thanks for providing the draft minutes and the opportunity to comment on them and provide amendments that we consider are required to accurately reflect the meeting record.

Please do not hesitate to contact us if you have any queries in regard to this letter.

Many thanks.

Regards,



Vijay Lala

Director/Planning Consultant

Tattico Limited