

## **Notified resource consent application details**

**Property address:** 443-445 Mt Eden Road, Mt Eden

**Application number:** LUC60322580

**Applicant name:** Samson Corporation Ltd

**Applicant email:** cathy@brownandcompany.co.nz

**Application description:** Demolition of existing buildings and construction of a new office/retail building with ground level car parking

## **Your contact details**

**Full name:** Audrey van Ryn

**Organisation name:** Civic Trust Auckland

**Contact phone number:** 09 368 1516

**Email address:** cta@civictrustauckland.org.nz

## **Postal address:**

PO Box 74049  
Greenlane  
Auckland 1546

## **Your submission**

**This submission:** opposes the application in whole or in part

### **Specify the aspects of the application you are submitting on:**

The proposed development would intrude into the regionally significant volcanic viewshafts E1, E2 and E3, thus affecting views of Maungawhau/Mount Eden.

### **What are the reasons for your submission?**

1. Maungawhau is a highly valued natural feature of the suburb of Mount Eden and views of it are an essential part of this "village's" identity and attractiveness. It is one of the Tūpuna Maunga of Auckland and the highest of Auckland's maunga. It is a nationally important tourist attraction, receiving over a million visits a year.

2. Focus Area 4 of the Auckland Plan 2050 is to: "Protect Auckland's significant natural environments and cultural heritage from further loss." Under this focus area, the Auckland Plan states: "Auckland is home to a number of diverse and unique natural environments that are significant both in New Zealand and internationally...."

Many of these environments are threatened by how they are currently treated and, unless we actively protect them, are likely to decline further as Auckland's population grows.

3. "Unique cultural sites, landscapes and sites of significance to Māori must be protected from the pressures of growth as well as other emerging threats and risks.

These sites and landscapes include ...the Tūpuna Maunga and other Auckland Isthmus volcanic cones.

4. "Some of Auckland's cultural heritage sites, cultural landscapes and sites of significance to Māori are also under pressure from development, either directly or from incompatible uses or activities close by. The Tūpuna Maunga in particular, are vulnerable to new development compromising people's enjoyment of them, and their long-term protection.

5. "There needs to be greater awareness of, and more investment made into ensuring the long-term protection and integrity of our cultural heritage sites, cultural landscapes and sites of significance to Māori."

6. The Auckland Unitary Plan (AUP) was intended to provide more certainty for developers, the community and regulatory planners about what was permitted and what was not.

7. Permitting an intrusion into three regionally significant viewshafts would create a precedent

that could potentially erode the amenity value of views of maunga across Auckland.

8. B4 Natural Heritage at page 1 in the AUP states: “The maunga of the Auckland volcanic field are a significant part of Auckland’s natural identity and character. The relationship of Mana Whenua to the maunga is very important to their culture and traditions. Significant views to and between the maunga of Auckland from a range of publicly accessible locations are accordingly of great value to Auckland’s identity and the quality of the environment and should be protected.

9. “... Views from public places to the coastal environment, ridgelines and other landscapes also contribute to a sense of identity and are valued by local communities.”

10. The Auckland Unitary Plan in the section on Volcanic Viewshafts and Height Sensitive Areas Overlay states at D14.1 that “The purpose of the Volcanic Viewshafts and Height Sensitive Areas Overlay is to appropriately protect significant views of Auckland’s volcanic cones through the use of viewshafts and height sensitive areas.”

11. The policies at D14.3. include at (6): “Require urban intensification to be consistent with the protection of volcanic features and viewshafts.”

12. The assessment criteria at D14.8.2 include the following:

“(a) having regard to the viewshaft or height sensitive area statement in Appendix 20 Volcanic Viewshafts and Height Sensitive Areas –Values Assessments, whether the nature, form and extent of the building adversely affects the visual integrity of the maunga;  
(b) whether the proposed building has a functional or operational requirement to be in the location proposed and the proposed height of the building is consistent with that requirement;  
(c) whether there are practicable alternatives available that will not intrude into, or will minimise the intrusion into the viewshaft or exceedance of the maximum height of a height sensitive area.”

13. The view from the well-patronised Mt Eden Village Centre to its local maunga is important. The view from Ngauruhoe St from this complex of renovated and enlarged buildings is the view of Maungawhau that is severely compromised by the proposed development.

14. The development does not need the height specified in its plans in order to function as offices. A redesign to reduce its height to the permitted level and to avoid intrusion into viewshafts E1, E2 and E3 is practicable and would enable the current enjoyment of and respect for Maungawhau to continue.

**What decisions and amendments would you like the council to make?**

Decline the application in its current form. Require the redesign of the building so that it does not intrude into viewshafts E1, E2 and E3.

**Are you a trade competitor of the applicant?** I am not a trade competitor of the applicant.

**Do you want to attend a hearing and speak in support of your submission?** Yes

**If other people make a similar submission I will consider making a joint case with them at the hearing:** Yes