

Further Information – Wind Assessment

Krystle Leen

From: Peter Coop <Peter@urbanp.co.nz>
Sent: Tuesday, 19 September 2017 10:50 a.m.
To: Sophie Lord
Subject: Kingsford Smith St

Categories: Kingsford Smith St

Hi Sophie

You asked me to assess the extent to which the additional proposed building height above the permitted building height may affect the pedestrian wind environment.

My assessment is as follows:

1. The permitted building height is 16m with provision to go to 18m. The proposal is 20m. In simple terms then, the proposal seeks to add one additional storey above the permitted height.
2. The only public footpath immediately adjoining the site is along the Kingsford Smith Street frontage. This currently carries negligible pedestrian flow. Pedestrian flows will increase as a result of the proposal and as this area transitions from single storey warehousing to multi-storey business/residential. However, the flows will still be very low.
3. The frontage to Lyall Bay will remain sand dunes as this land is owned and controlled by the Council. There are no public footpaths or obvious public tracks immediately adjacent to the site along this frontage.
4. The wind effects of adding an additional storey will be very small.

I have discussed my assessment with Neil Jamieson and he has indicated he concurs with the above.

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