

**DISTRICT PLAN AUDIT
PROPOSED CENTRAL AREA BUILDING – 2-12 AITKEN STREET**

1. As a new building in the Central Area, consent is required under Rule 13.3.4 for a Discretionary Activity (Restricted) in relation to:

- design, external appearance and siting; and
- the placement of building mass.

Building work covered by Rule 13.3.4 will be assessed against the provisions of the Central Area Urban Design Guide.

2. In addition to the consent required under Rule 13.3.4, consent is also required if the proposed development does not comply with the standards in:

- Section 13.6.1 (activities, buildings and structures);
- Section 13.6.2 (activities); and
- Section 13.6.3 (buildings and structures).

3. The audit presented in the tables below assesses the proposal against the above standards and identifies any standards where compliance is not achieved. The areas of non-compliance (if any) will give rise to resource consent ‘triggers’ under Rule 13.3.3 or Rule 13.3.8, in addition to Rule 13.3.4.

TABLE 1: RULE 13.6.1 - ACTIVITIES, BUILDING AND STRUCTURES STANDARDS

Item	Central Area Rule	Standard	2-12 Aitken Street Building	Comment
Noise Fixed Plant	13.6.1.1	Noise emission levels from fixed plant not exceeding: - at all times 55dBA (L10) - 10pm to 7am 70dBA (Lmax)	Roof top plant proposed.	Complies - all roof top plant will be designed and operated to ensure compliance with the Permitted Activity noise emission levels.

Vehicle Parking	13.6.1.3.1	On-site vehicle parking not to exceed 1 space per 100m ² gross floor area.	Seven on-site car parks are provided at basement level. Under Standard 13.3.1.1 up to 188 on-site parks could be provided at 1 space per 100m ² gfa.	As noted in section 4 of the Transportation Assessment report, there are minor deviations from the parking standards. Consent required for a Discretionary Activity (Restricted) under Rule 13.3.3 for this minor aspect of non-compliance.
Servicing	13.6.1.3.4	One loading area must be provided with turning paths based on standard for a medium rigid truck. Minimum height clearance 4.6m.	Two on-site loading areas are provided. Refer Section 7 of the Transportation Assessment report - Appendix 6 to the AEE.	As noted in Section 4 of the Transportation Assessment report, full compliance is achieved with the standards for on-site loading, with the exception of 13.6.1.3.9-10 which requires the on-site loading area to be located no further than 15 metres from a lift. The nearest loading area is more than 15 metres from the goods lift. Consent required for a Discretionary Activity (Restricted) under Rule 13.3.3 for this minor aspect of non-compliance.
Site Access	13.6.1.3.11		Site access will be via Guthrie Lane.	Complies

TABLE 2: RULE 13.6.2 - ACTIVITIES

Item	Central Area Rule	Standard	2-12 Aitken Street Building	Comment
Noise	13.6.2.1	Noise emission levels from activities should not exceed: - at all times 60dBA (L10) - at all times 85dBA (L _{max})		Complies - noise emission levels associated with the proposed on-site activities, principally publicly accessible activities at ground level, including retail and café, and archival and repository activities and associated offices and work spaces above, will not exceed stated levels. Re 'fixed plant' noise - refer 13.6.1.1 above in Table 1.
Lighting	13.6.2.2.1	Pedestrian routes available for public use during hours of darkness shall be lit at a minimum of 10 lux.		Lighting will be installed in the landscaped plaza to comply with the standard.

TABLE 3: RULE 13.6.3 - BUILDING AND STRUCTURES STANDARDS

Item	Central Area Rule	Standard	2 Aitken Street Building	Comment
Building height	Rule 13.6.3.1	Under 13.6.3.1 the maximum building height for the site is 27m above ground - refer Planning Map 32.	The building to the top of the building parapet is 34.62m and to the top of the rooftop plant is 36.45m. The maximum building height is within the 35% 'discretion' above the 27m maximum building height.	Consent required for a Discretionary Activity (Restricted) under 13.3.6.14.
Building mass	13.6.3.2	Building mass not to exceed (75%).	The allowable 75% building mass is 74,763m ³ . The achieved building mass is 73,890m ³ . Refer Drawing A05.005.	Complies
View protection	13.6.3.3	No building to intrude on any identified viewshaft.	No viewshaft crosses the site	N/A
Sunlight protection	13.6.3.4	Buildings and structures to be designed and located to maintain sunlight access to identified public spaces.	There is no public space identified for sunlight protection that might be affected by the proposal. The closest public space protected under Rule 13.6.3.4 is Kumutoto Plaza in the Lambton Harbour Area (Wellington Waterfront).	Complies
Wind	13.6.3.5	Buildings designed to achieve specified wind standards.		Consent required for a Discretionary Activity (Restricted) under Rule 13.3.8.8. A full wind assessment report has been prepared refer Appendix 6 to the AEE.
Verandahs	13.6.3.6	Verandahs to be provided on frontages identified on District Plan Map 49E.	Both Aitken Street and Mulgrave Street are identified on District Plan Map 49E as frontages requiring verandah provision.	Pedestrian amenity and shelter is provided by setting the building (at ground level) back from the property boundary. The underside (soffit) of Level 1, which extends to the property boundary, provides pedestrian shelter in the form of a colonnade. This is in lieu of the more

				<p>traditional verandah extending out over the public footpath - refer Section 6.0 “Design Solutions” / “Canopy + Columns” of the Architectural Design Statement.</p> <p>Consent required for a Discretionary Activity (Restricted) under Rule 13.3.8.9 for the non-provision of a verandah in accordance with Rule 13.6.3.6.</p>
Ground floor frontages and display windows	13.6.3.7	Display windows to be provided along frontages identified on District Plan Map 49E as requiring display windows.	Display windows must not be blocked off from view from the adjacent public space.	<p>Complies</p> <p>Neither the Aitken Street or Mulgrave Street frontages of the site are identified on District Plan Map 49E as requiring display windows. Nevertheless, display windows are provided.</p>
Site coverage	13.6.3.8.1	In the Central Area, apart from the Lambton Harbour Area,) there is no restriction on site coverage, which can be up to 100% at ground level (subject to compliance with the separate 75% building mass standard)	The building footprint is approximately 73%, with the landscaped plaza being approximately 27%.	Complies
Coastal yards	13.6.3.9	Any development on land adjoining the coast must maintain a minimum yard of 6 metres measured from the line of mean high water springs.		N/A

SUMMARY - RESOURCE CONSENT TRIGGERS

Consent is required for:

- a) a new Central Area building [Rule 13.3.4];
- b) some minor deviations from the parking standards [Rule 13.3.3];
- c) location of the service/loading area which is more than 15m from the lifts [Rule 13.3.3];
- d) building height above 27m [Rule 13.3.8];
- e) wind effects [Rule 13.3.8]; and
- f) non-compliance with verandah standards [Rule 13.3.8].

The necessary consent is for a Discretionary Activity (Restricted).