

a t h f i e l d
a r c h i t e c t s
l i m i t e d
a t h f i e l d
a r c h i t e c t s
l i m i t e d
a t h f i e l d

**WILLIS
BOND**



20.42 One Tasman Pukeahu Park
Resource Consent
Architectural Design Statement
20 January 2023

athfieldarchitects.co.nz

105 Amritsar Street
Wellington 6035
PO Box 3364
Wellington 6140
New Zealand
Tel 64 4 499 1727



Contents

1.0 Introduction

Project Team	2
Introduction / Background	3

2.0 Context

The Site Context	4
Broad Urban / Historical Context	5
The Planning Context	11

3.0 The Proposal

The Client Brief	12
General Description	13
Design Approach	14
Design Articulation	18
The Terrace Houses	18
The Northern Apartments	19
The Courtyard Terraces	21
The Southern Apartments	22
Activity and Amenity	23
Street Interface	24
Heritage	26
Materiality	29
CPTED	32
Structure & Environmental	33
Servicing and Parking	34
Shading Assessment	35
Designing for Wind	36
Planning Context	37
Design Excellence	38

4.0 Appendix

Design Development	42
Comparative Assessment	61

Project Team

Client	Willis Bond
Architect	Athfield Architects Limited
Landscape Architect	Wraight + Associates Ltd
Urban Design & Planning	Urban Perspectives
Project Management	RCP
Structure	Dunning Thornton Consultants
Geotech	Tonkin and Taylor
Services	Aurecon
Acoustic	Marshal Day
Fire Consultant	Holmes Fire
Planning & Urban Design	Urban Perspectives Ltd
Traffic	Stantec
Heritage	Archifact
Cultural	Raukura Consultants
CPTED	Stoks Limited
Wind	WSP
Contractor	LT McGuinness

1.0 INTRODUCTION



1.0 Introduction

This report summarises the design of the proposed development at 1-23 Tasman Street, Mt Cook, Wellington. It has been compiled by Athfield Architects Ltd as design lead for the project on behalf of the landowner and developer, One Tasman Street Limited Partnership. It forms part of the Resource Consent Application and AEE prepared by Urban Perspectives Ltd

The proposal is for a comprehensive new residential development. It comprises apartments, townhouses, and studio units integrated with associated amenity, including café and other leased spaces, landscape, along with parking and servicing infrastructure.

The proposal has been developed through 2020- 2023 by the design team outlined on the previous page.

The core design team have brought with them close knowledge and appreciation of the attributes and values of this part of the city from previous involvement in local projects such as Pukeahu Park, Massey University, Basin Reserve and Government House.

The design process has included engagement, input, and review by The Wellington City Council (WCC) officers, (including an independent Urban Design Panel assessment), Heritage New Zealand, Pouhere Taonga, Wellington Tenth Trust, Ministry of Culture and Heritage, Ministry of Education, Wellington High School and Massey University.

This report is focused on the architectural design for the proposal, including design description and rationale in relation to the site context. While this includes consideration of Urban Design, Heritage, and Landscape, these aspects are covered by separate specialist reports that include assessment against the relevant City Planning/ Heritage policies and objectives, along with an assessment of visual effects.

Although the proposal outlined in this report is based on that submitted for Resource Consent in 2021 (including much of the analysis and design rationale, the various stakeholder and expert inputs included in that consent application) it also incorporates design development through 2022, and therefore can be read as a stand alone outline of the proposal at Jan 2023.

This report should be read in conjunction with the appended Resource Consent issue design drawings by Athfield Architects Ltd.



Fig 1. View from the Corner of Old Buckle Street and Tory Street

2.0 THE CONTEXT



2.1 Site Context

The proposal is situated at 1 Tasman Street and 23 Tasman Street, Mt Cook, Wellington.

The site occupies the northwest corner of a city block situated at the transition between Te Aro and Mt Cook, along the southern edge of Te Aro/ Wellington City basin. Situated on the eastern flank of the Pukeahu Ridge, the site slopes gently from west to east towards the Basin Reserve.

The site fronts directly onto Old Buckle Street/ Pukeahu National War Memorial Park to the north. This frontage comprises a gently sloping landscape frontage incorporating a broad shared pedestrian/ cycle lane foregrounding the entry to Arras Tunnel and Pukeahu Park proper beyond. This is an urban park frontage with aspect and access to public space, and east, west, and north linkages into the city. Currently there is a wall along this frontage.

The site also fronts Tasman Street to the west. On the opposite Tasman/ Old Buckle Street corner is the 2-storey heritage listed brick former Mount Cook Police Station building (fmr. Mt Cook Police Station). A listed brick wall extends from the fmr. Mt Cook Police Station along the western side of Tasman Street. This bounds the established Pohutukawa-clad Pukeahu Ridge landscape above. The combination of the mature Pohutukawa trees and the steep slope of the ridge presents a tall and robust landscape edge along the west side of the street. The site frontage to Tasman Street is currently occupied with a row of townhouses with individual garages/ separate entries.

The sites immediately to the south and east are of variable scale and character. Adjoining sites along Tasman Street include residential/ small business and community in a range of building typologies. Sites to the east (towards Basin Reserve) include mostly 3-4 storey multi-unit residential/ student accommodation constructed in the 1990's and early 2000's.

The subject site is currently occupied by the 'Tasman Gardens' apartments and townhouse complex. This complex was developed in the late 1990's as a redevelopment/ partial conversion of the former police headquarters. Due to seismic issues, the existing buildings will be demolished to make way for this comprehensive new development on the site.



Fig 2. Pukeahu National War Memorial Park



Fig 3. View from Pukeahu near Former Home of Compassion Creche, National War Memorial



Fig 4. View from Tasman Street looking North-East



Fig 5. View from Tory Street looking South

2.0 THE CONTEXT



2.1 Broad Urban/ Historical Context

In the broader Wellington context, the site is situated within the confluence of significant underlying landforms and ecologies. The site lies between the Pukeahu Ridge and the Waitangi Stream valley floor (currently Kent/ Cambridge Terraces and the Basin Reserve) across from the Hauwai 'foothills' (currently occupied by Government House and Wellington Boys College) at the southeast edge of Te Aro Basin.

It is also on the edge of the Omaroro valley that extends between Te Aro and Taputarangi/ South Coast. In this location the site is set within a context of significant topography, adjacent to historical and current corridors of movement. Within this setting, the site has aspect and prominence in multiple directions and from various approaches and proximities. This includes from the South East (Newtown/ South coast), the east (The Basin Reserve/ Mt Victoria) and the north (Te Aro)



Fig 6. Wellington City Context Diagram

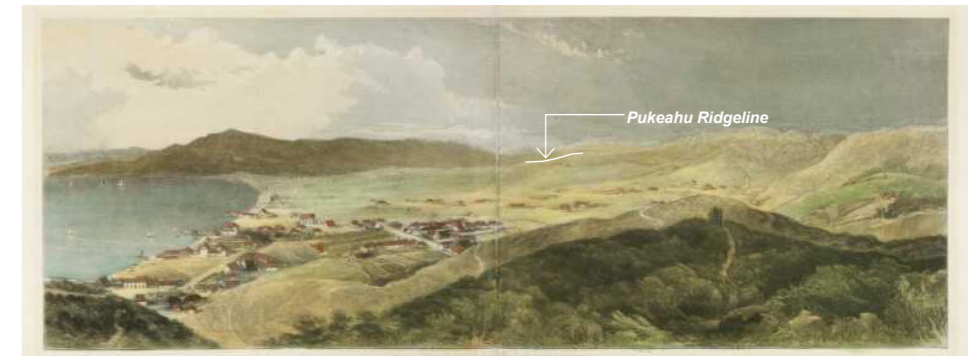


Fig 7. View from the top of The Terrace looking at Te Aro Flat (Engraving, hand-coloured, 1845, London, by Samuel Charles Brees. Alexander Turnbull Library (A-449-012))



Fig 8. Wellington Harbour from road leading to the Barracks (Watercolour, 1852, Wellington, by John Pearse. Alexander Turnbull Library (E-455-f-034-1))

2.0 THE CONTEXT

HISTORIC URBAN STRUCTURE



2.1 Broad Urban/ Historical Context

Within Wellington's urban structure, the site is situated at the transition between the Te Aro City grid and the Mount Cook grid. Although Tasman Street brings the Mount Cook alignment to the western edge of the site, the predominant orientation of streets, open spaces and primary buildings surrounding the site (most significantly, the Carillon, the Dominion Museum, Pukeahu Park, and Basin Reserve) are set on the Te Aro Alignment. As such, at an urban scale, the site is experienced more as an extension of the southern edge of the Te Aro/ City basin than the northern end of Mount Cook.

The historical urban grain on the site has generally been one of high-density predominantly residential occupation/ buildings, extending from and aligned with Te Aro. This contrasts with the open space of Pukeahu ridge and the Basin Reserve. The Tasman/ Buckle Street intersection has a history of strong buildings addressing its corners.



Fig 9. City of Wellington Block Plan (Plan, May 1870, by Charles Heaphy and W. Reeves, originally published in: Plans of Native Reserves in the several provinces of New Zealand. Alexander Turnbull Library.

Fig 10. Thomas Ward Survey Map of Wellington City, (Plan, 1889, Wellington, by Thomas Ward. Wellington City Council Archives (00500-17))



Fig 11. Historic Context Aerial, 1938, NTS (Photograph, 1938, from retolens.nz. Wellington Regional Council (SN70))



North-Eastern corner of Buckle Street and Tory Street



South-Eastern Salvation Army Building, Corner of Buckle Street and Tasman Street, 1951



North-Western corner of Buckle Street and Tasman Street,

2.0 THE CONTEXT

EXISTING URBAN STRUCTURE



2.1 Broad Urban/ Historical Context

There are a collection of heritage elements grouped on and around the ridge and slopes of Pukeahu. The most significant at an urban scale are the National War Memorial and the Dominion Museum within their setting on the Pukeahu Ridge. The closest to the site is the fmr. Mt Cook Police Station building and the Tasman Street wall within the setting of Tasman Street/ Old Buckle Street corner.

FIGURE GROUND

LANDSCAPE

HERITAGE

LANDMARKS

CIRCULATION

EDUCATION

RESIDENTIAL

COMMERCIAL

LEGEND:

1. Former Francis Holmes Building (1929)
2. Former Army Headquarters. (1911-1912)
3. HMNZS Olphert (1941) *Demolished*
4. National War Memorial (1931-1932)
5. Former National / Dominion Museum and National Art Gallery (1933-1936)
6. Former Mount Cook Police Station and Retaining Wall (1894)
7. Former Home of Compasson Creche (1914)
8. Museum Stand (1924)
9. Tasman Street Brick Wall (c1894)
10. William Wakefield Memorial

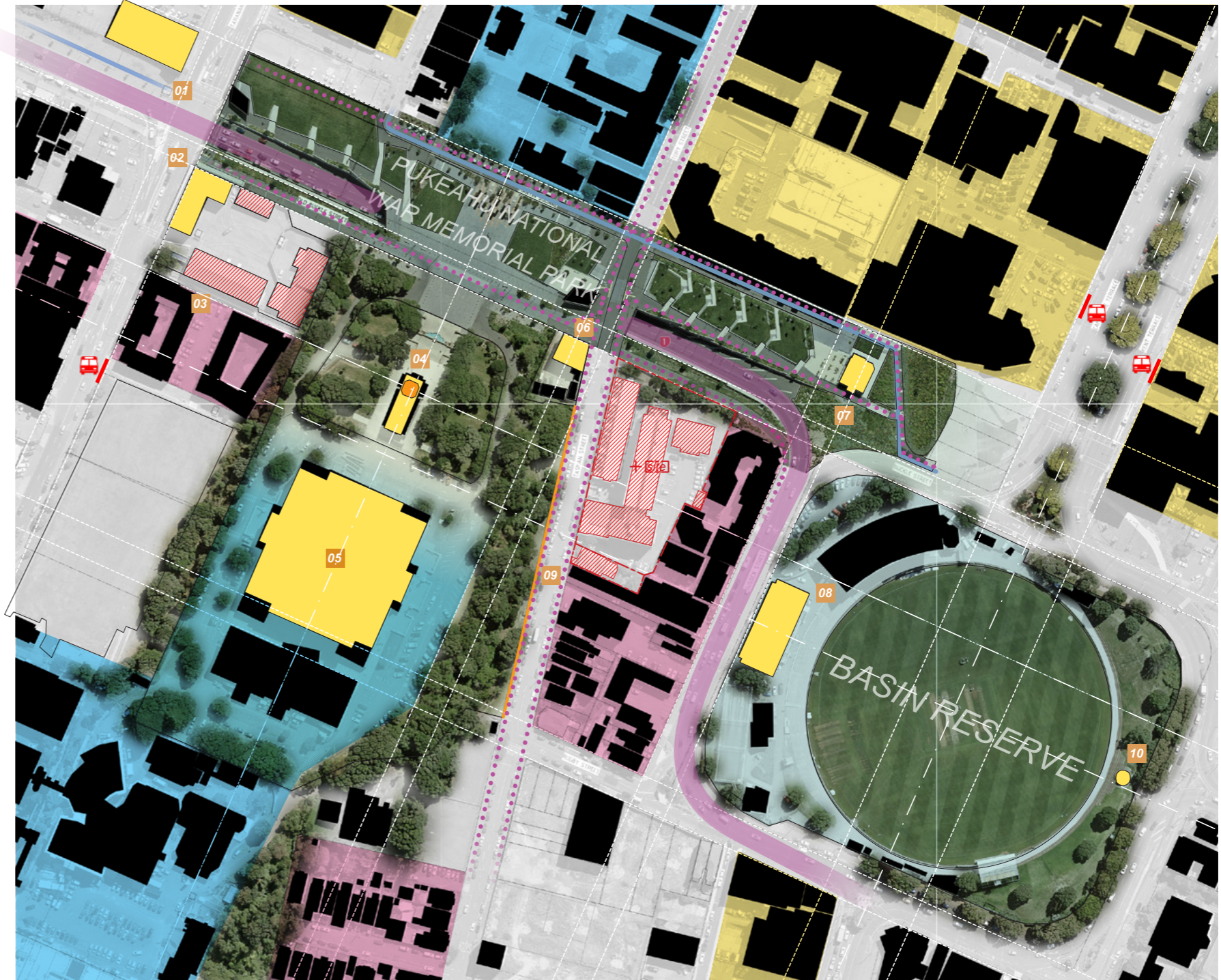


Fig 12. Urban Structure Diagram
Scale 1:2500 @ A3

KEY:

- | | | | |
|---|----------------------|---|---|
|  | Vehicle Movements |  | Cycle Path |
|  | Pedestrian Movements |  | Heritage Listed Buildings (WCC District Plan) |

2.0 THE CONTEXT

EXISTING URBAN STRUCTURE



2.1 Broad Urban/ Historical Context

Significant open space/ landscapes, of Pukeahu Park and the National War Memorial, contribute setting and enable collective appreciation and interpretation (both of listed elements as well as the underlying landform/ urban structure of the city). These spaces also provide access and connection to broader spaces and activities of the city.

Significant landscape features with strong historical cultural significance include the established Pohutukawas between Pukeahu, Basin Reserve and the grounds of Government House.

New elements and spaces established within the landform, structures and vegetation of Pukeahu Park provide a new layer of 'future heritage' and reinforce the values of existing elements and spaces above.

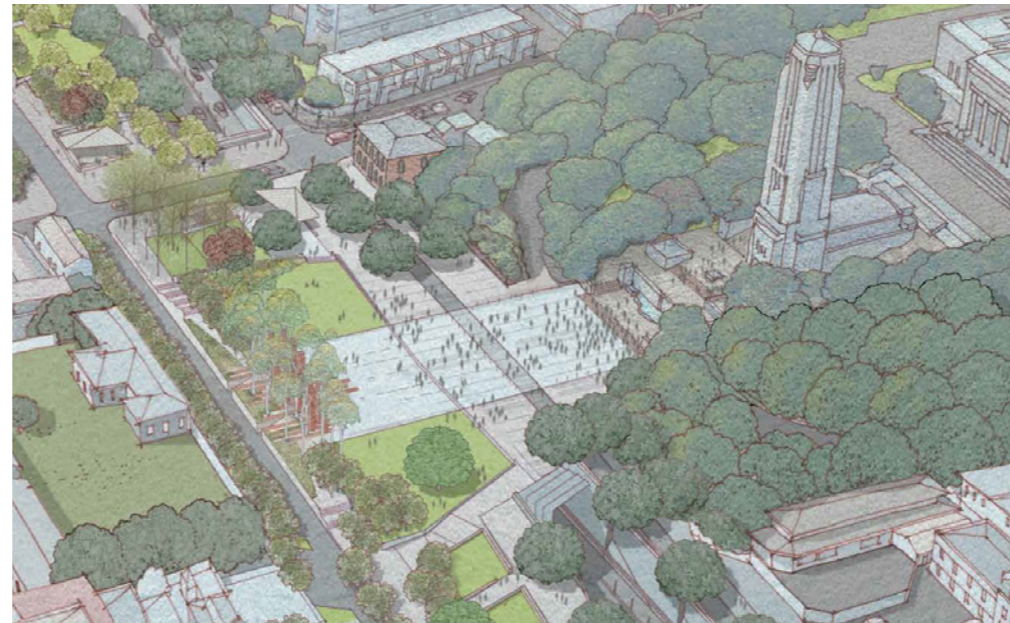


Fig 13. Pukeahu National War Memorial Park Concept Sketches



Fig 14. Pukeahu National War Memorial Park Concept Sketches

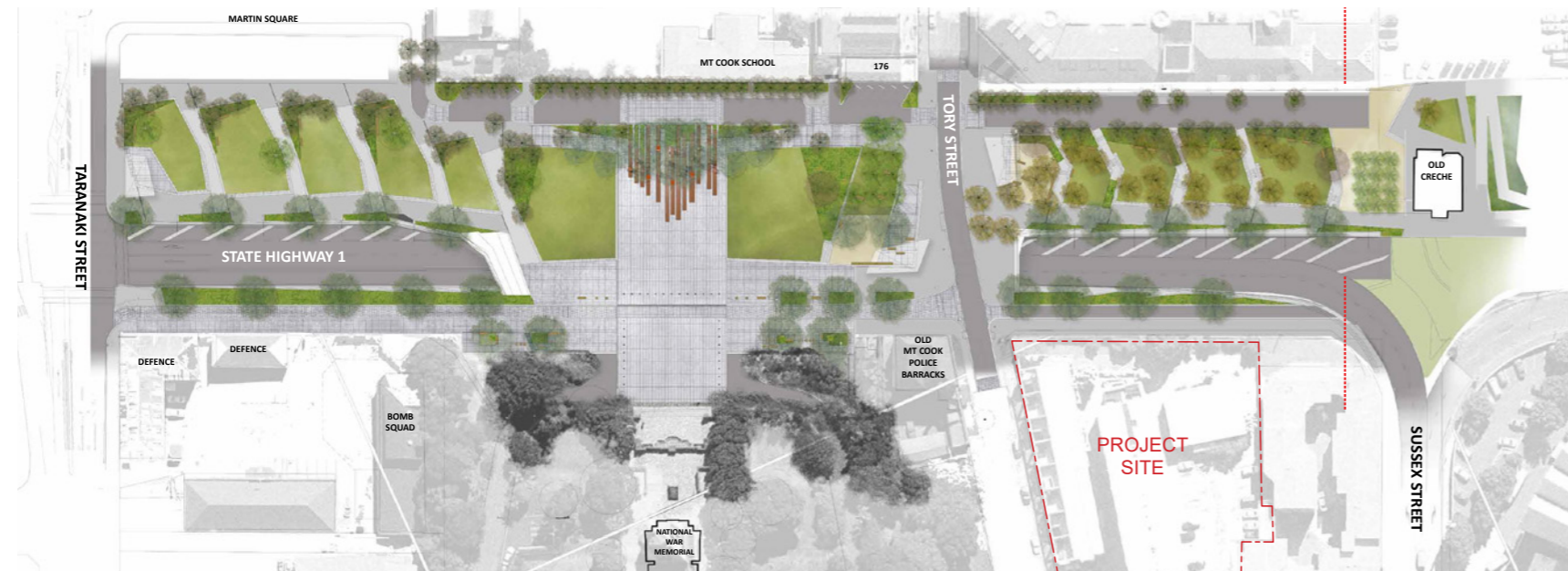


Fig 16. Pukeahu National War Memorial Park Concept Sketches



Fig 15. Pukeahu National War Memorial Park Concept Sketches

2.0 THE CONTEXT

HISTORIC PHOTOS



2.1 Broad Urban/ Historical Context

Historical photos record the northern frontage of the National War Memorial being used for a range of ceremonial, democratic and informal gatherings and daily activities integrated with the city. While the use of Buckle Street as SH1 arterial route effectively severed this connection with the city for many years, the recent Pukeahu Park development (incorporating the SH1 tunnel and a range of surface level pedestrian movements and activity spaces) has re-established the potential to rebuild a stronger, closer relationship with the city. Currently sites adjacent to the park are under-developed in relation to this potential.

The primary heritage structures fronting Pukeahu Park between Kent and Cambridge Terraces and Taranaki Street are mostly relatively low level, horizontal/ grounded and highly textured elements. These include the fmr. Mt Cook Police Station, the wall, the National War Memorial plinth and 'podium', and the fmr. Army Headquarters and the majority of the new structures/ memorials within Pukeahu Park. This contrasts with taller larger elements such as the Carillon tower and the Dominion Museum portico, which present a distinctly vertical expression with finer texture and 'macro detailing', designed for appreciation from more distant viewpoints.

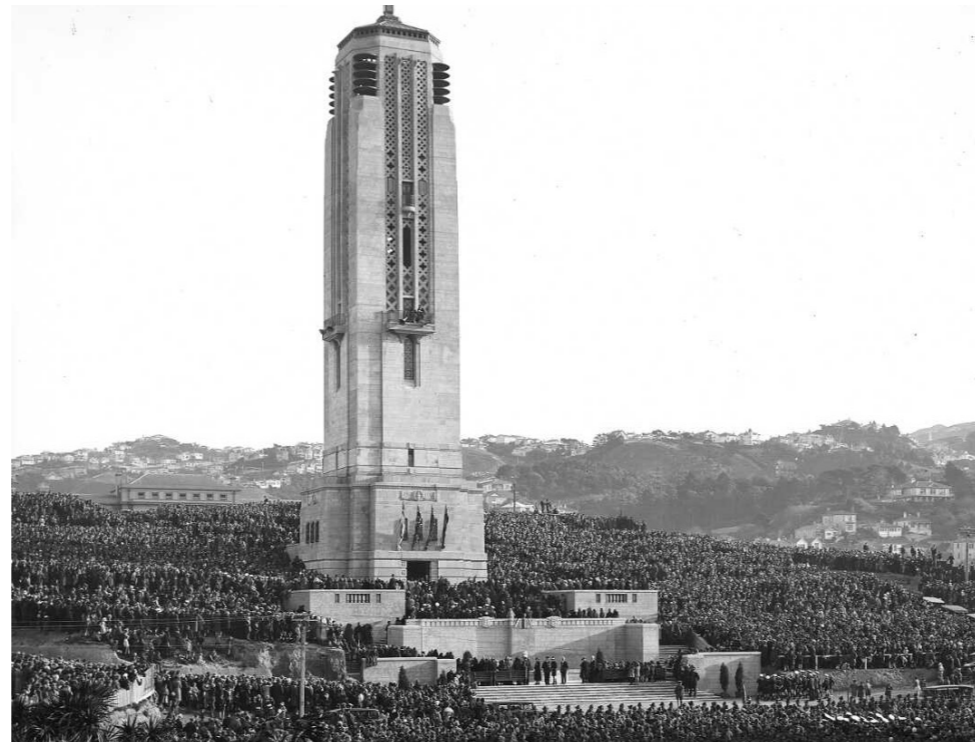


Fig 17. Carillon Dedication (Photograph, 1932, Wellington, by Sydney Charles Smith. Alexander Turnbull Library (1/1-020293-G))



Fig 18. Former Mount Cook Police Station and Barracks (Photograph, 1969, Wellington, from M.O.W Wellington Urban Motorway Construction Collection. Wellington City Libraries (50006-325))



Fig 19. From inside the Carillon Tower, looking East towards Mt Victoria (Photograph, 1969, Wellington, from M.O.W Wellington Urban Motorway Construction Collection. Wellington City Libraries (50006-102))



Fig 20. Alexandra Barracks from St Patrick's College Tower (Photograph, 1910, Wellington, by Sydney Charles Smith. Alexander Turnbull Library (1/1-020192-G))



Fig 21. Vicinity of Alexandre Barracks (Glass negative, 1913, Wellington, by Sydney Charles Smith, Photographs of New Zealand. Alexander Turnbull Library (1/1-019679-G))

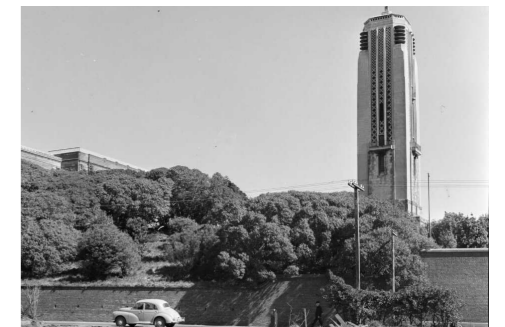


Fig 22. Basin Reserve, Wellington (Film negative, 1900, Wellington, by unknown. Alexander Turnbull Library (1/2-059705-F))

2.0 THE CONTEXT

EXISTING URBAN STRUCTURE



2.1 Broad Urban/ Historical Context

While structures 'in the round', the Carillon/ National War Memorial and the Dominion Museum building, are strongly axial along Pukeahu Ridge. Their predominant structures and landscape curtilages are orientated to the north, overlooking Te Aro/ the City, and the Harbour.

In combination with the Pukeahu Ridge, they present a distinctly 'end-on' expression with relatively narrow proportions when viewed from the north. When viewed from the east, e.g. the arrival and approach from the eastern suburbs through Mt Victoria tunnel, or from within the Basin Reserve, there is a more distinctly 'broad-side' presentation. The longer length of the ridge, the Museum, and foreground elements, such as the RA Vance and Museum Stand, all display their long sides, conveying different proportions per viewpoint.



Fig 23. North Context Elevation Diagram Existing.

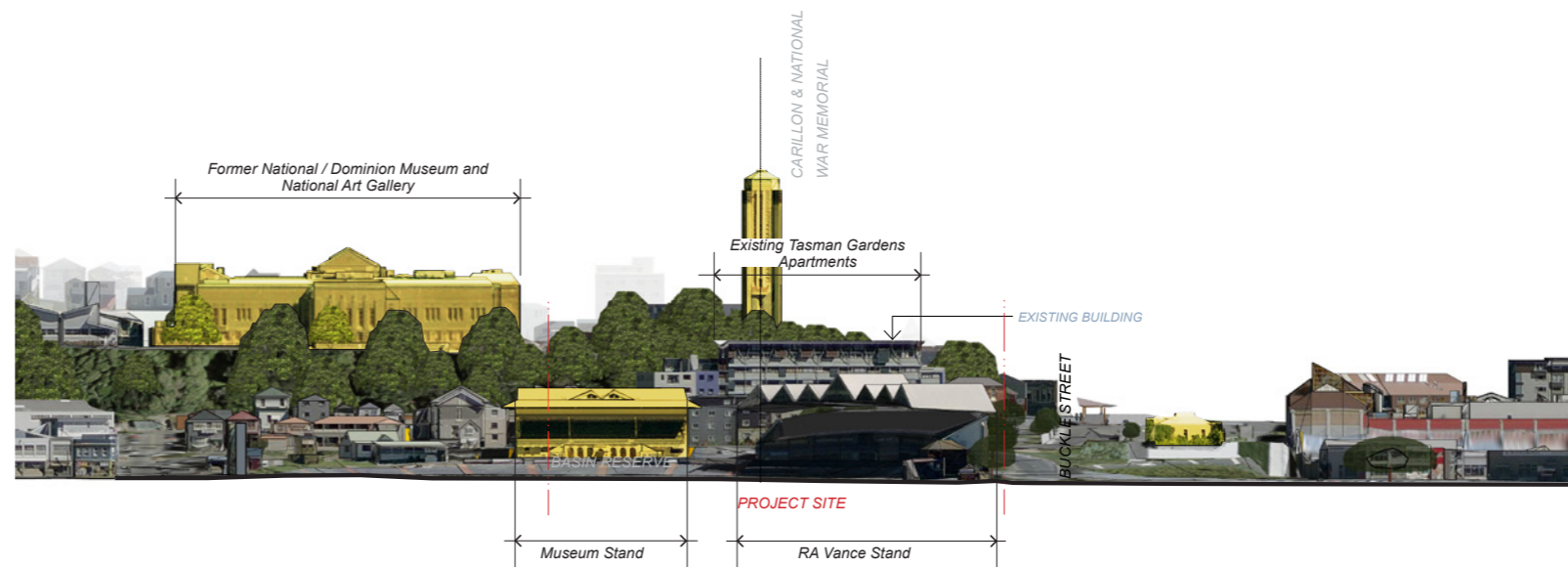


Fig 24. East Context Elevation Diagram Existing

2.2 PLANNING CONTEXT

PLANNING



2.2 The Planning Context

The site is located in the Central Area. The 1/42 Tasman St portion of the site has a height limit of 18.6m and the parcel at 23 Tasman Street has a height limit of 10.2m AGL. The combined total allowable mass for the site is 68,752m³.

The National Policy Statement on Urban Development 2020 (NPS-UD)

This Policy Statement came into effect 20 August 2020. It directs authorities to enable greater supply of housing and ensure that planning is responsive to changes in demand, while seeking to ensure that new development capacity enabled by councils is of a form and in locations that meet the diverse needs of communities and encourages well-functioning, liveable urban environments.

It also requires the removal of overly restrictive rules that affect urban development outcomes for our cities, particularly for tier 1 local authorities, such as Wellington City Council.

The forthcoming review of the District Plan will be required to incorporate objectives and policies that give effect to the provisions of the National Policy Statement (N.P.S.-U.D.).

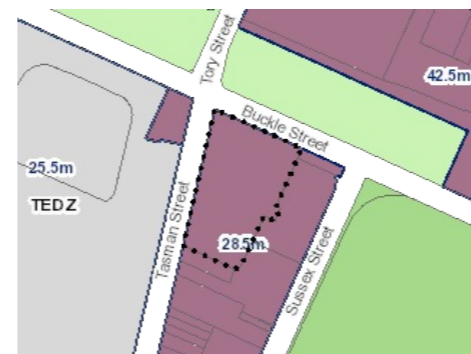
A key N.P.S.-U.D. policy that both regional policy statements and district plans must enable is Policy 3(a):

in city centre zones, building heights and density of urban form to realise as much development capacity, to maximise benefits of intensification.

Further detail on the N.P.S.-U.D. and the Proposed District Plan is included in the Planning report by Alistair Aburn, Urban Perspectives.



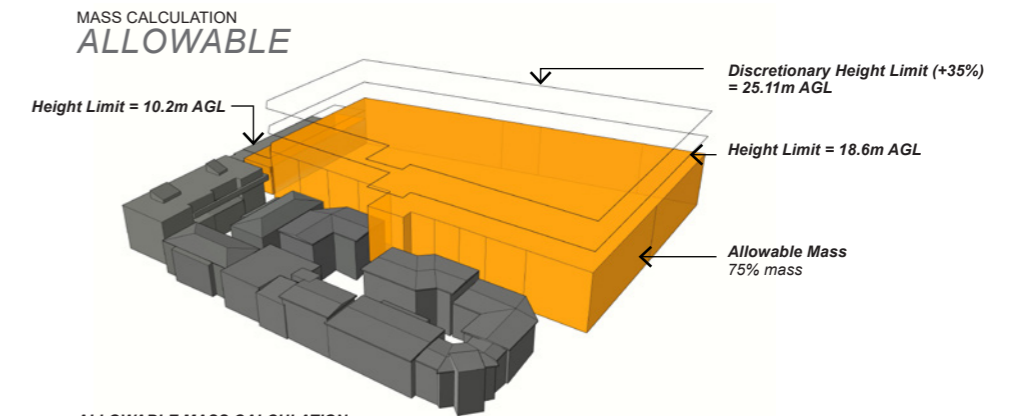
Fig 25. District Plan Overlay and Central Area Height Limits



Height Control Area
Height Control: 28.5m

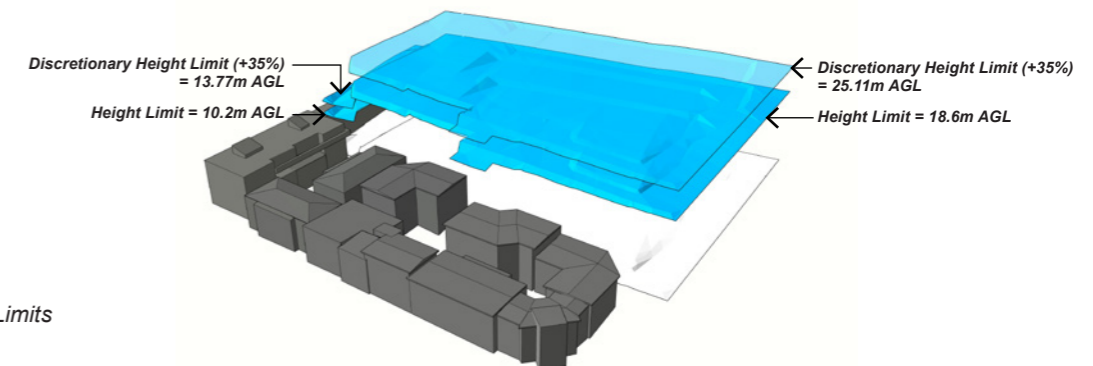
Description: Height measured from Ground Level, as defined in the WCC District Plan.

Fig 26. Proposed District Plan diagram of proposed height limit changes



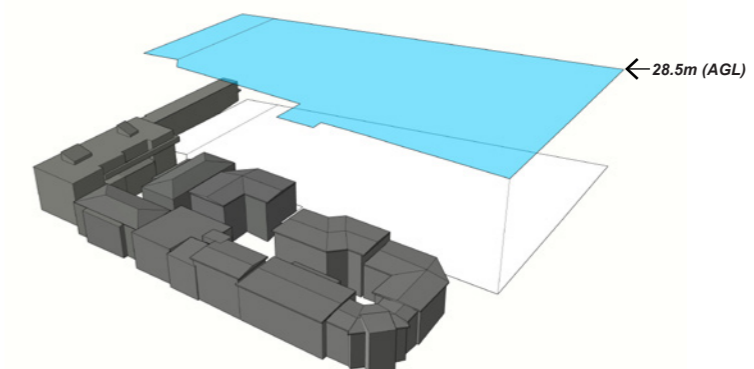
ALLOWABLE MASS CALCULATION

1/42 Tasman Street		23 Tasman Street	
Site Area	4,736m ²		351m ²
Allowable Height	18.6m Above ground level (AGL)		10.2m Above ground level (AGL)
Allowable Mass	0.75 x 18.6m x 4,736m ² = 66,067m ³		0.75 x 10.2 x 351m ² = 2,685m ³
Total Allowable Mass	68,752m ³		



DISTRICT PLAN HEIGHT PLANE

Allowable Height 18.6m Above ground level (AGL)
Height increased by 35% = 25.11m (AGL)



PROPOSED DISTRICT PLAN HEIGHT

Allowable Height 28.5m Above ground level (AGL)

3.0 THE PROPOSAL CLIENT BRIEF



Fig 27. Aerial view of the proposal viewed from the northeast looking southwest

3.1 Client Brief

In general, the brief to the design team was:

1. To provide a high quality comprehensive residential development commensurate with the value, quality, amenity and premium location within Wellington. This includes consideration of optimising:
 - The quality of accommodation in terms of amenity, safety, sustainability, and resilience,
 - The breadth of accommodation types within a comprehensive community, providing for a range of demographics and price points,
 - The quantity of accommodation in relation to the attributes of the site and location in Wellington (with consideration for the shortage/ strong demand for housing in Wellington, and the N.P.S.-U.D. objectives encouraging provision of housing/ higher density occupation in exactly this type of location within in the city).
2. To extend the legacy of high quality development combined with sensitive urban upgrade/ repair' demonstrated by many previous projects in other parts of the city carried out by this Wellington-based Developer and project team.

3.0 THE PROPOSAL GENERAL DESCRIPTION



3.2 The Proposal General Description

The proposal is for a comprehensive new residential development of some 221 no units, integrating a range of residential unit types/ buildings into the Pukeahu/ Tasman Street context along with associated amenity, landscape and infrastructure.

The buildings include:

01 The Buckle Street Terrace Houses

These 3-storey (ground +2) terrace houses extend along the eastern end of Old Buckle Street/ the Pukeahu Park frontage. There are five Terrace Houses, all accessed directly from Old Buckle Street via independent 'stoop' courtyards. They include studio/ bed on ground, living on Level 2 (with an outdoor terrace), and main bedrooms on Level 3.

02 The Pukeahu Terrace Houses

The four *Pukeahu Terrace Houses* offer similar accommodation, one is accessed via a stair off Tasman Street and three from Old Buckle Street. This building includes a ground floor café on the Tasman Street/ Buckle Street corner.

03 The Northern Apartments

This 10-storey (Ground + 9) base-isolated building, set back from the terrace houses, accommodates approx. 106no. one to three bed apartments with east and west outlook. It also includes landscape terraces, shared amenity, lobbies and service infrastructure at ground level and a landscaped roof terrace. This building's address and access is from both Old Buckle Street and Tasman Street.

04 The Southern Apartments

This building is closely related to the *Northern Apartments* in terms of structural resilience/ apartment typology and amenity, but with a different expression and orientation. This 9-storey (Ground + 8) base-isolated building accommodates approx. 98 no. one to three bed apartments with predominantly north, west and east aspect. It also includes ground level landscaped terraces, shared amenity, lobbies and service infrastructure. This building's address and access is from Tasman Street.

05 The Courtyard Terraces

These two storey terraces are situated on top of the central carpark along the eastern edge of the site and accessed from the Central Laneway. These eight generally one to two bedroom studios include north facing living spaces onto *Courtyard Terraces*.

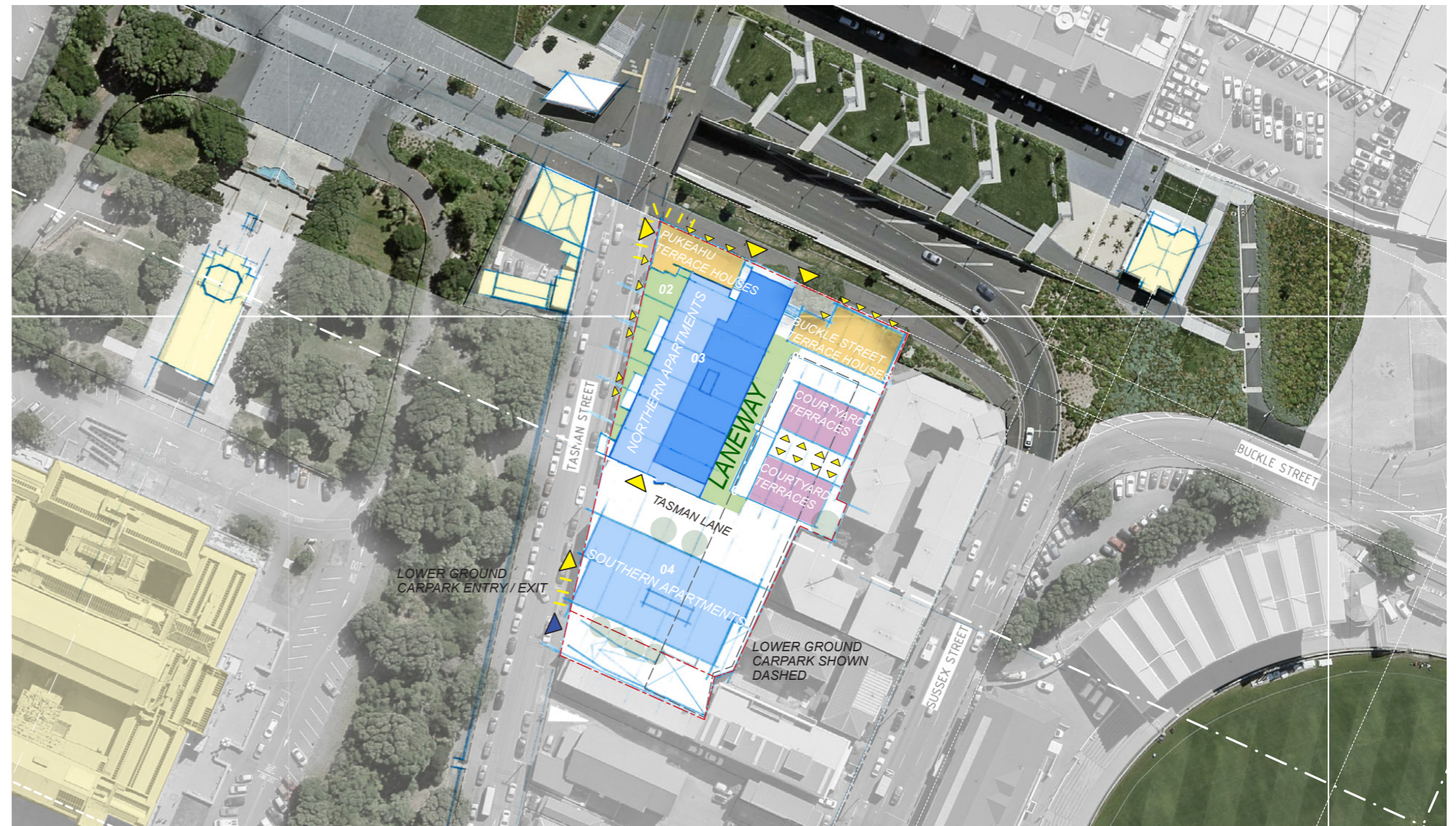


Fig 28. Urban Structure Diagram
Scale 1:2500 @ A3

The key landscape zones and integrated site infrastructure include:

- Tasman Street Frontage
- Pukeahu Frontage
- The Central Laneway
- Tasman Lane
- Terrace Courtyards

- Roof top Terraces
- Community Carpark
- Community Bike park
- Community Service zones

Further description of these will be included later in this report and the separate landscape design statement by Wright and Associates Ltd.

3.0 THE PROPOSAL DESIGN APPROACH



3.3 The Design Approach

Capacity, form and configuration on site.

Several considerations informed the proposed capacity, form and configuration on site.

Why the proposed capacity on site?

This site offers great potential to contribute towards alleviating the housing shortage in Wellington. It is within easy walking distance of central city, urban infrastructure, outdoor/ cultural amenity, and public transport spines. This is reinforced by the objectives of the N.P.S.-U.D. towards densification, and the transitioning Proposed District Plan calling for a taller more dense city in this precinct.

This approach is also supported by a strong market and economic justification to achieve a density and quality of residential accommodation commensurate with the value and amenity of the site/ context.

The proposal responds to this potential by offering approx. 221 high quality residential units on site compared with the 42 no units currently on site.

Why the design approach for separable elements of variable heights/ forms/ scales/ orientations?

Early in the process versions of more aggregated forms (ie enclosed 'doughnut', 'U' or 'H' shaped blocks extruded to a more uniform height across the site ie 6 levels) were tested. Although similarly yielding, these were discarded in favour of the proposed approach for a number of reasons:

- a. Greater variation of apartment type, size, price point and amenity (in terms of daylight, outlook, access for occupiers as well as for neighbours)
- b. Greater ability to integrate a good level of open space/ landscape amenity through the site.
- c. Greater ability for the development to optimise the outlook and contribution (activation, passive surveillance and formal presence) at a city scale.
- d. Greater ability for the development to contribute a more varied and dynamic formal composition, incorporating areas of lower scale development and open space 'windows' in response to valued contextual elements and streetscapes from important viewpoints.
- e. Practical/ constructional/ economic considerations. These include such as condensing high quality high-rise infrastructure like base isolation, vertical access, and servicing with the economies of scale afforded by height, avoiding significant structure over carparking, and enabling smaller, more domestic construction for lower structures over much of the site.

3.0 THE PROPOSAL DESIGN APPROACH



3.3 The Design Approach

The rationale for the formal composition is based on:

- Establishing the three level Terrace Housing along Old Buckle/ Pukeahu edge in response to:
 - The modest scale and granular architectural grain set by the heritage fmr. Mt Cook Police Station building on the corner of Tasman Street, and landscape of Pukeahu Park.
 - Optimising a prime park frontage with mutual benefits (public/ private) for multiple access/ address points and activation at street level.
 - Supporting a human street scale relationship for pedestrians moving along Old Buckle and Tasman Streets.
 - Establishing a high quality, outward focused northern edge to the site, screening carparking and service functions behind.
 - Providing a formal 'grounded' street level 'base' to the park, with the taller more vertical elements behind.

- Establishing the tallest component, the *Northern Apartments*, on a north/ south alignment along the northwestern quadrant of the site. Locating on the northwest quadrant in response to:
 - Positioning most of the population on site closest to the highest visual amenity/outlook. This also provides the most significant contribution to safety in the form of eyes over the park/ city.
 - Locating the tallest component close to the taller Te Aro/ City
 - Establishing a dynamic vertical presence/ address to the site from the north in combination with the lower street edge Terrace Housing
 - Enabling open space and lower-level development along the eastern part of the site, adjacent to existing neighbours.
 - Enabling an open space 'window' to the south of the *Northern Apartments* views of the Carillon and its connection to the Pohutukawa clad ridge connecting to the Dominion Museum, when viewed from the important eastern approach (via Mt Victoria tunnel) and the Basin Reserve.

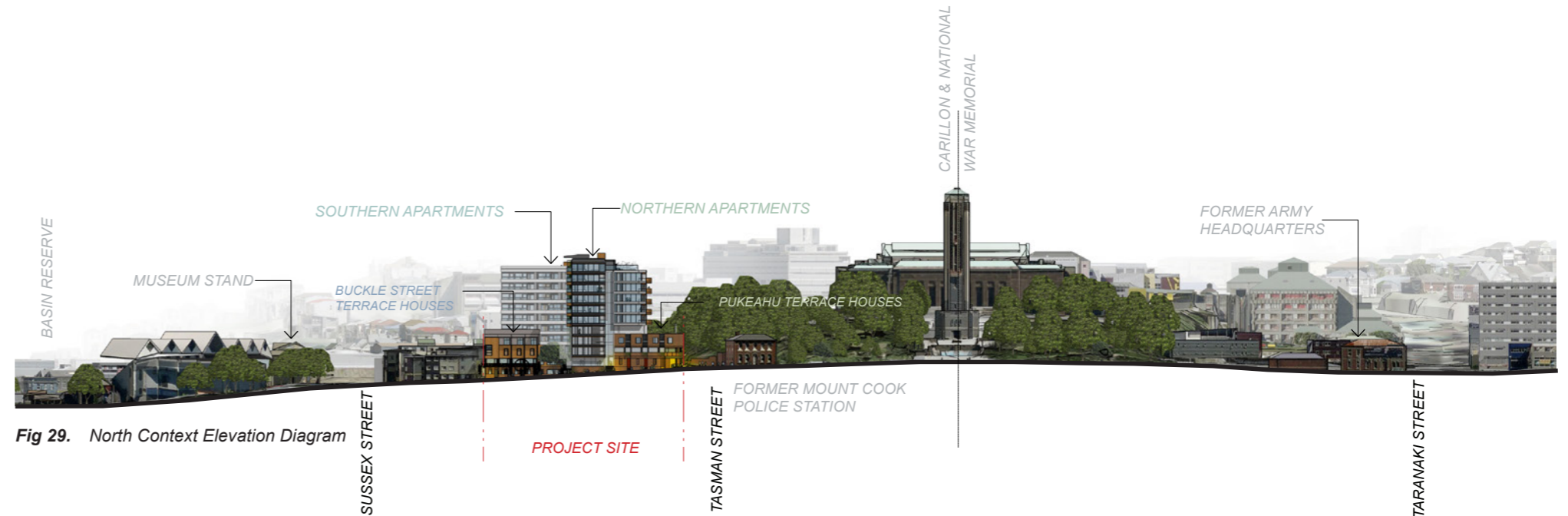


Fig 29. North Context Elevation Diagram

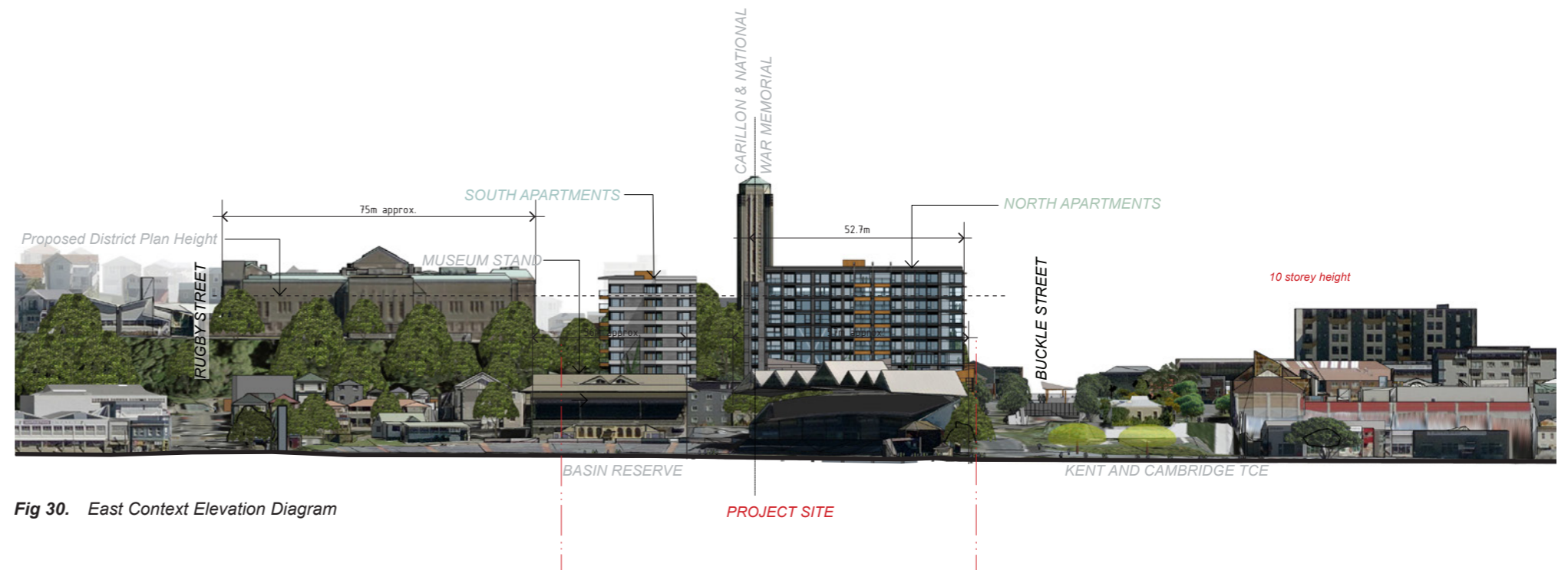
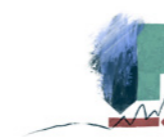


Fig 30. East Context Elevation Diagram

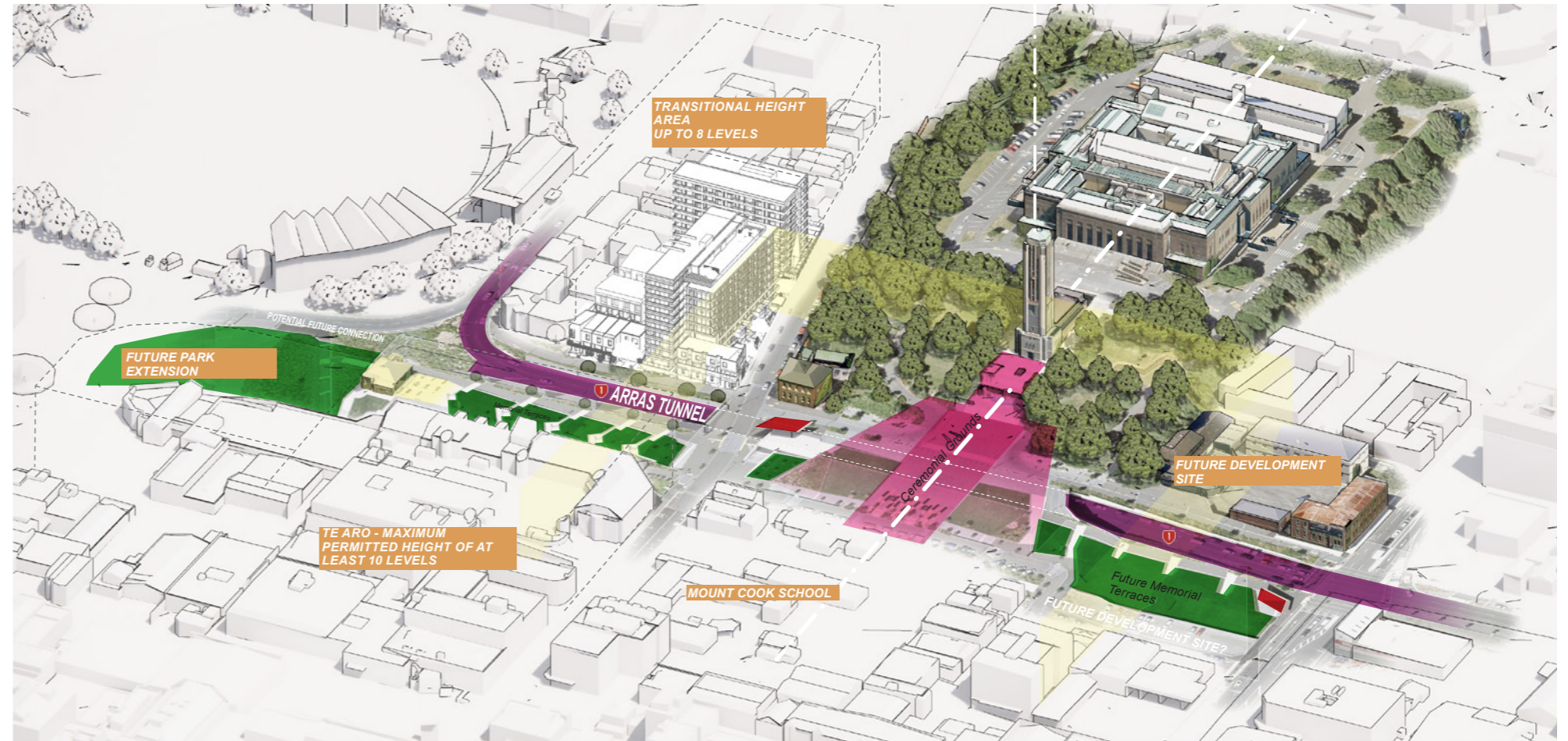
3.0 THE PROPOSAL DESIGN APPROACH



3.3 The Design Approach

Orienting the Apartments *north/south* in response to:

- Deference and support for the predominant orientation/ spatial structure of the predominant landforms/ elements. These include the Pukeahu Ridge, the National War Memorial, Dominion Museum, The Basin Reserve, and Pukeahu Park extending from the Te Aro grid and presenting an axial, vertical 'end-on' presentation to the north.
 - To create a set back from Tasman Street at the corner to 'give space' to the fmr. Mt Cook Police Station Building, and enable a robust ground-based street scaled landscape/ planting to complement the brick wall/ Pukeahu Ridge landscape along Tasman Street.
 - To enable the lower *Pukeahu Terrace Houses* to 'wrap' around the corner into Tasman Street and define the corner in partnership with the like-scaled fmr. Mt Cook Police Station Building across the road.
 - To enable east and west outlook with great morning and afternoon sun and view amenity for apartment residents.
3. Establishing the carparking along the eastern edge of the site within a x 2 storey landscape plinth on the basis that:
- Two levels of parking can be set into the topography of the site with access from Tasman Street.
 - It is in-board and concealed from the streets, and from most of residential units.
 - It avoids the complexity (and sustainability/ resilience implications) of excessive excavation and building carparks under the taller base-isolated structures.
 - Reduces vehicular crossings minimising pedestrian / vehicular conflict.



3.0 THE PROPOSAL DESIGN APPROACH



3.3 The Design Approach

4. Establishing the *Courtyard Terraces* with north/ south orientation on top of the carpark plinth along the eastern edge of the site in response to:
 - Creating a range of smaller grounded courtyard units with north facing living spaces and access to the central laneway + through site to Pukeahu Park and Tasman Street.
 - Forming a lower-level eastern edge to the site enclosing the central laneway without undermining sun, outlook, privacy from the *Northern* or *Southern Apartments*, nor placing excessive height in relation to eastern neighbours.
 - Optimising opportunity to utilise the 'lid' of carpark for positive amenity.
5. Establishing the *Southern Apartments* on an east/west alignment along the southern edge of the site in response to:
 - Orientating the larger forms (i.e. the *Northern* and *Southern Apartments*) perpendicular to each other to minimise the collective mass when viewed from eastern and/or northern view points.
 - To create the large 'window' of open space between the *Southern* and *Northern Apartments* enabling a view of the Carillon/ Pukeahu Ridge when viewed from the eastern approach from the Mt Victoria tunnel.
 - To enable a range of great outlooks for residents from the north around to the south, in a manner that minimises direct overlooking between apartment buildings.
6. Establishing a strong, logical, well connected, high-amenity range of open spaces and landscape through the centre of the site for community access and use, and visual amenity for apartments at higher levels, while incorporating carparking and site infrastructure in an unobtrusive manner. These open spaces also provide for through site circulation and access, enabling residents and their visitors to access the site from Tasman Street or Pukeahu Park.

Alternative site configurations were also tested in response to discussion with WCC officers. These are reviewed/ assessed in the appendices.

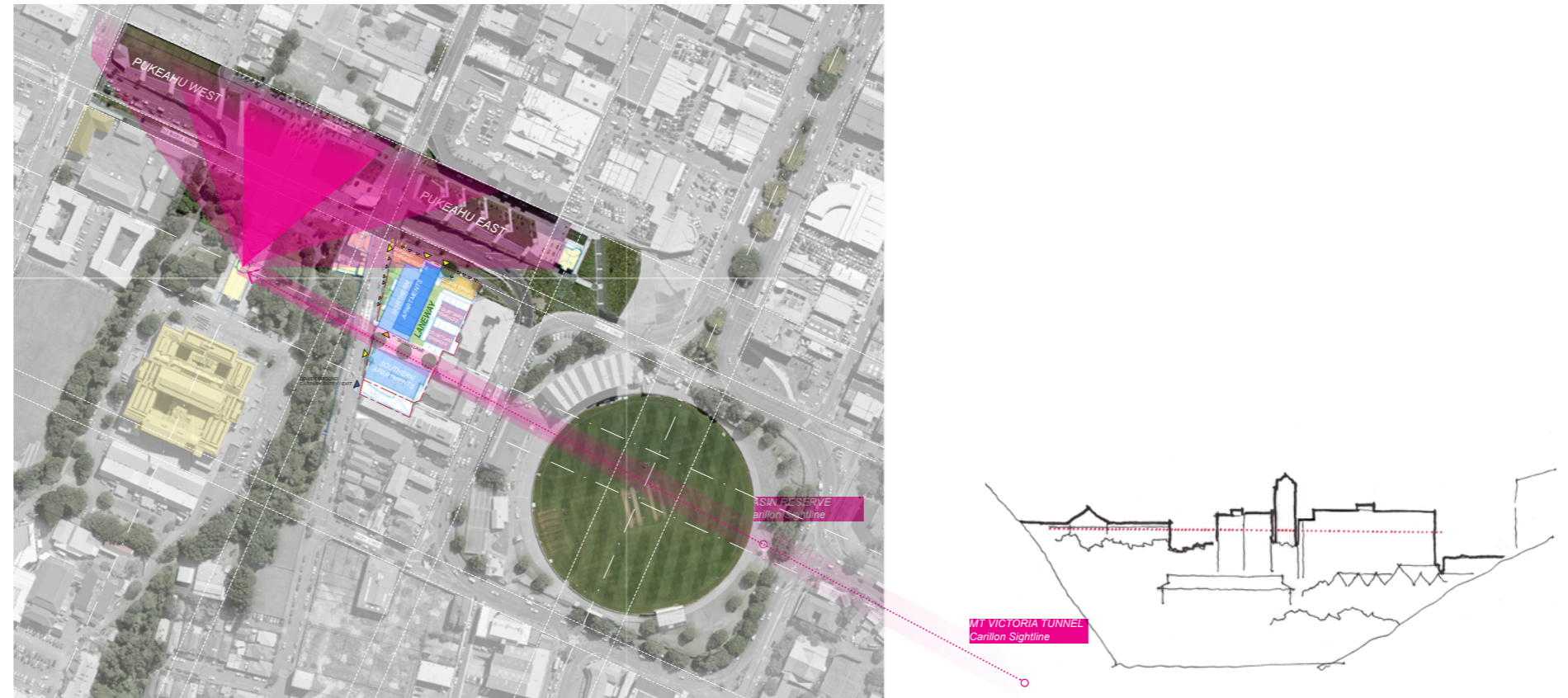


Fig 31. Diagram showing 'window' of open space enabling a view of the Carillon when viewed from the eastern approach

3.0 THE PROPOSAL

THE TERRACE HOUSES



3.4 Design Articulation

Design articulation has been considered per building, as well as across the different buildings, with consideration for how the collective will be experienced in context from different approaches and proximities.

The Pukeahu Terrace Houses

The *Pukeahu Terrace Houses* take a cue in terms of scale, materiality, and grain from the heritage fmr. Mt Cook Police Station building. They are expressed as a 'grounded' high mass (ie brick) residential street edge along Old Buckle Street wrapping around to the corner into Tasman Street.

The depth and weight of the Terrace Houses is expressed by punched windows and recesses carved into the mid-levels of the street façade, providing sheltered outdoor living space under the future tree canopy. This also contributes a stepping and modulated street wall and roof silhouette, particularly when viewed on the oblique approach along the Pukeahu Park corridor.

At their western end the *Pukeahu Terrace Houses* establish a strong corner to the Tasman Street intersection. At this point the ground level opens up to provide a corner café addressing the park.

The eastern end of the *Pukeahu Terrace Houses* is punctuated by the existing large Pohutukawa tree. It is also where the slender end of eastern side of the *Northern Apartments* comes down to meet the street. The gap between Pukeahu and Buckle Street Terrace Housing frames an opening that provides a park address and entry to the Central Laneway and to the Northern Apartments.

The Buckle Street Terrace Houses

This edge breaks and forms an opening around the existing large Pohutukawa tree on Old Buckle Street. This opening also defines an entry point into the laneway, and a landing point and northern entry for the leading edge of the *Northern Apartments*.

The stepping of the *Buckle Street Terrace Houses* reflects the terracing of Pukeahu Park with historical reference to the ground foundation of pre-European food growing activity on this slope.

The *Buckle Street Terrace Houses* extend the brick base from the *Pukeahu Terrace Houses* with their street wall/ courtyards/ access 'stoop's that step with the slope of the street. Above this brick base, the upper two levels continue a modular articulation to the street with lighter construction with punched openings in solid walls. The end roof flicks up to book-end the north eastern corner of the site.



Fig 32. View from corner of Buckle Street and Tory Street looking east



Fig 33. View from Tasman Street looking northeast



Fig 34. View from Buckle St looking east

3.0 THE PROPOSAL

THE NORTHERN APARTMENTS



3.4 Design Articulation

The Northern Apartments

In contrast to the Terrace Houses, and in deference to the Carillon's vertical form rising above its grounded base, the *Northern Apartments* building accentuates its vertical proportion when viewed from the north (the park). By splitting and off-setting the two sides of the building. The east side steps forward towards the Pukeahu frontage, presenting a slender vertical proportion to the Park. This 'prow' also marks the entry and Park address to the complex.

In contrast to the textured Terrace Houses, the *Northern Apartments* rise as a finer more transparent and structurally sophisticated building.

As a base-isolated structure, it floats above the ground (literally and conceptually) with its expressed diagrid structure evident in the key elevations.

The two sides are separated by the glazed recess of the central corridor. They are also differentiated in height and articulation per side. The eastern side rises a level above the western, opening out to west-facing (afternoon) sunny roof terraces over-looking Pukeahu landscape. The roof step-down to the west is also in deference to the finer scale of Tasman Street and the heritage spaces, and elements on this side. This step-down was developed in consultation with Heritage New Zealand. The western 'broadside' elevation of the building presents a façade with variable 'depth' created by the banded spandrels and inset western facing decks. These insets incorporate shaped textured soffits with reference to the language of detailing on upper levels of the Carillon and Dominion Museum.



Fig 35. View from Tory Street looking south

3.0 THE PROPOSAL

THE NORTH APARTMENTS



3.4 Design Articulation

The Northern Apartments (continued)

The lower levels incorporate extended balconies. These contribute greater intensity at the 'base' two levels of the building. In combination with new Pohutukawa street trees, the balconies support a sense of human/ residential scale and street level engagement extending down Tasman Street from the Terrace Houses on the corner.

The expression, scale, and articulation of this façade is designed with consideration for predominant viewpoints along Tasman Street and mid-distance north-western viewpoints obliquely across the park. The recessed decks provide great outdoor sheltered sunny spaces in the afternoon, with outlook and activation toward Tasman Street, the Pohutukawa canopy on Pukeahu Ridge, and to the park and city beyond.

The eastern façade presents a more crystalline expression, with a taught glazed façade over its dynamic diagrid frame, punctuated by vertical rows of suspended/ cantilevered sculptural balconies. This façade is purposely 'de-materialised', with its elemental form/ macro-scale diagrid frame legible from the longer distance reading/ eastern approach from across the valley. The micro-scale detail is downplayed compared to the Carillon, the Dominion Museum and the Pohutukawa clad ridge landscape.

The lower levels of this façade also incorporate elements of growing material extending the green landscape up from the laneway, and mediating views between lower-level apartments and the community spaces. Both facades express the underlying diagrid structure overlaid with an honest reflection of the system of varying apartment modules.

The roof top of this apartment building is 'elemental', expressing the shift between its overlapping sides, purposely avoiding other form-making gestures or clutter at this level so as not to compete with the more detailed articulated and taller silhouette presented by the Carillon.



Fig 39. Aerial view of Northern Apartments looking north towards the City



Fig 38. Aerial view of Northern Apartments looking south down Tasman Street



Fig 36. Northern Apartments crystalline facade



Fig 37. View from the central laneway of Northern Apartments east facade

3.0 THE PROPOSAL

COURTYARD TERRACES



3.4 Design Articulation

The Courtyard Terraces

In contrast to the 'urban grit' and gravity of brick street edge terrace housing, or the sophisticated and transparent expression of vertical living within the taller diagrid *Northern Apartments*, the *Courtyard Terraces* are domestic-scaled two-story studios arrayed along communal courtyards on the podium created by the carparking 'lid'. In-board from the street, these units are courtyard dwellers. From external viewpoints from the northeast, their upper levels and roof forms are legible creating a 'mid-layer' of built form between the street edge Terrace Housing and the taller Apartments.

The carpark lid base forms an elevated landscape terrace creating a sense of topography and enclosure to the laneway. This also enables windows from habitable studio spaces to be lifted above the communal space eye height. The gaps between the east/west alignment of the studios provide open space for eastern sun to come into the Laneway, and to shape vistas out from lower-level apartments.

The studios sit lightly on the carpark plinth. They feature punched windows, in predominantly profiled metal cladding facades. To optimise sun and light, and to minimise direct aspect onto the eastern neighbours or the *Northern Apartments*, these units present their most open facades, with living spaces to the north onto terrace courtyard space.

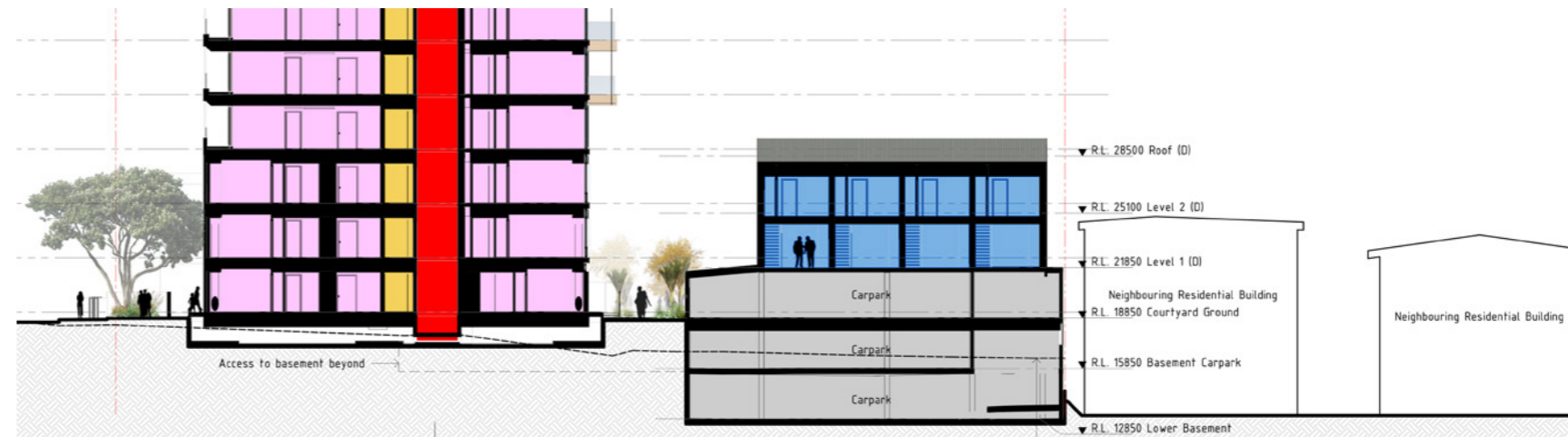


Fig 40. Section through Courtyard Terraces



Fig 41. Longitudinal Section through Courtyard Terraces

3.0 THE PROPOSAL

SOUTHERN APARTMENTS



3.4 Design Articulation

The Southern Apartments

The *Southern Apartments* are closely related, but distinct from the *Northern Apartments*. The building features similar proportions, and the same base-isolated diagrid structural system, but it is aligned perpendicular to the *Northern Apartments*. This building presents its finer end-on proportion to Tasman Street, with an off-set in the two sides marking the entry, and reducing apparent width/ bulk from this street aspect.

The other 'end-on' narrow proportion addresses the east, parallel with the predominant views from the Mt Victoria tunnel/ Basin Reserve approach. This presents a slender edge in comparison to the broadside of the Dominion Museum above/ behind. The step in the two halves further diminishes the apparent width/ bulk from these important long-distance viewpoints. Importantly, the gap between the Northern and *Southern Apartments* aligns with this approach to frame an open 'window' to the Carillon and its landing into the Pohutukawa-clad Pukeahu Ridge.

Like the *Northern Apartments*, this building is also elemental. A simple expression of its base-isolated diagrid structure, overlaid with apartment module and recessed decks, is evident behind unifying spandrels wrapping all sides. The spandrel heights are set to provide a low sill height to apartment windows, optimising outlook, but also providing a mechanism for privacy from street or near neighbours.

As recessed decks open-up to diagonal aspects, the spandrels diffuse the corners and diminish apparent verticality compared to the east façade and ends of the *Northern Apartments*. Although this facade language is similar to the west side of the *Northern Apartments*, (and the building height only one level less), its perpendicular orientation, and horizontal façade articulation, mean the building reads as a different and smaller, but complementary partner to the *Northern Apartments*.

Together with the lower building forms (the *Pukeahu and Buckle Street Terrace Houses* and the *Courtyard Terraces*), this reinforces a sense of a collective group of buildings, reducing apparent scale differences to varying neighbouring buildings, and helping integrate the collective development into its context.



Fig 42. View of Southern Apartments from Pukeahu Walkway



Fig 43. View of Southern Apartments from the Central Laneway



Fig 44. View of the eastern elevation viewed from the Basin Reserve



Fig 45. East Outlook from Southern Apartments balcony

3.0 THE PROPOSAL

ACTIVITY AND AMENITY



3.5 Activity and Amenity

The primary activity on the site is residential, with the three different building typologies offering three distinct formats for living. The majority of the ground level accommodation across the site incorporates independent external address and access to personalised courtyard/ garden space. The Terrace Houses supplement access to outdoor space with upper-level terraces, and the apartments, with sheltered decks generally recessed within the 'body' of the apartment.

The *Northern Apartments* provide generous west facing landscaped outdoor terraces to the penthouse apartments. Other shared resident facilities include bookable community-use rooms/ workspace, a residence lounge and an onsite gym in the ground level of both the *Northern* and *Southern Apartments* and generous provision for bikes/ e-bikes within the lower carpark.

The configuration of several of the lower level units enables the option for their ground floor space to be utilised as a mixed use/ WFH type office space with independent access to the street.

The prime northwest-facing ground floor corner space facing the park and Tasman Street is dedicated to a café tenancy to service both the residents as well as users of the park and Tory Street.

A communal BBQ area is located on the western end of the *Courtyard Terraces* above the resource room.

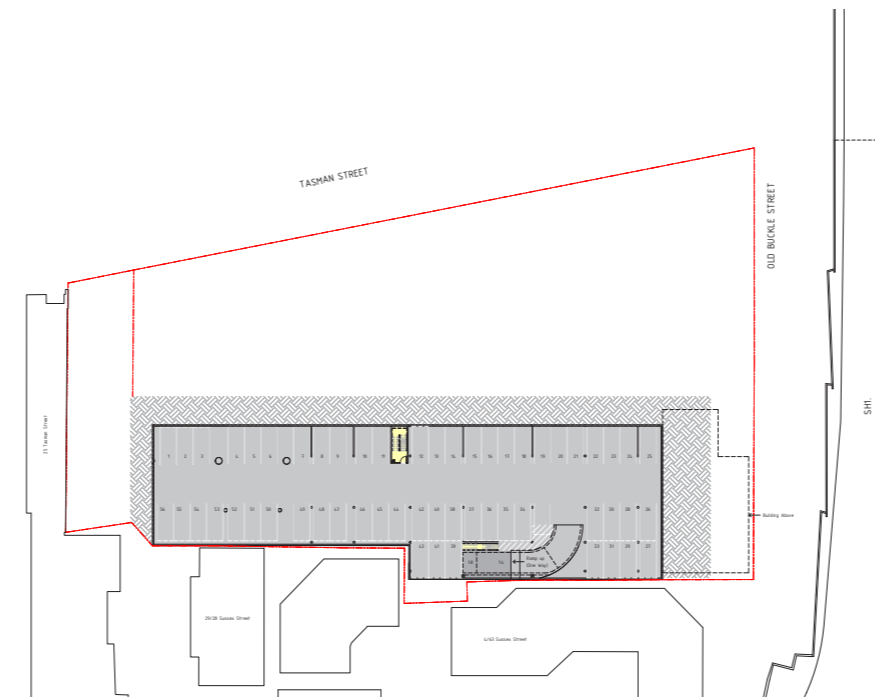


Fig 49. Lower Basement Plan Diagram

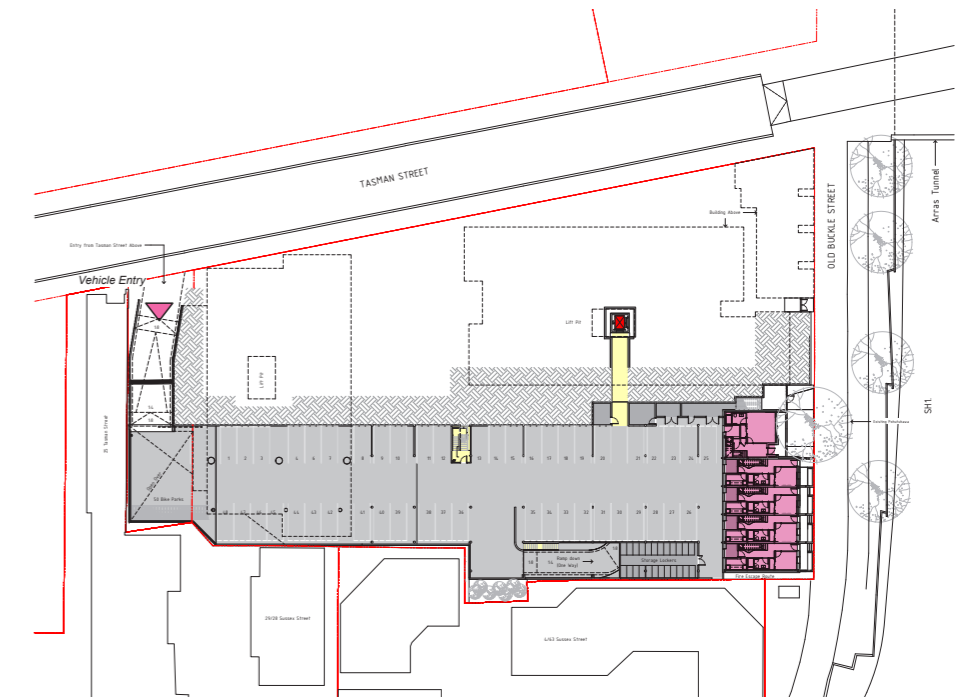


Fig 46. Basement Plan Diagram

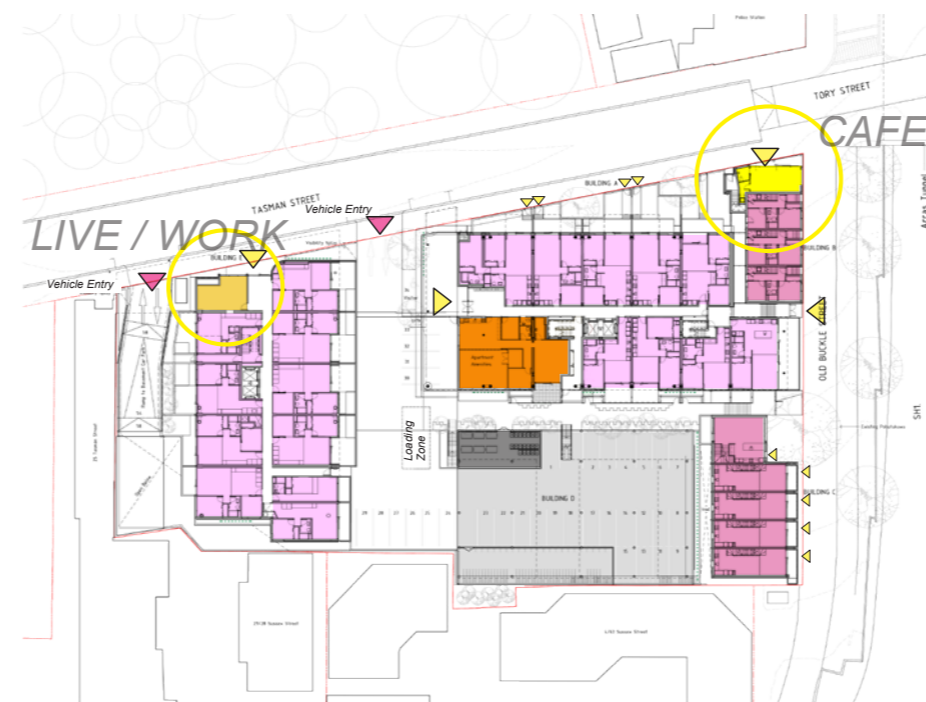


Fig 47. Ground Floor Plan Diagram

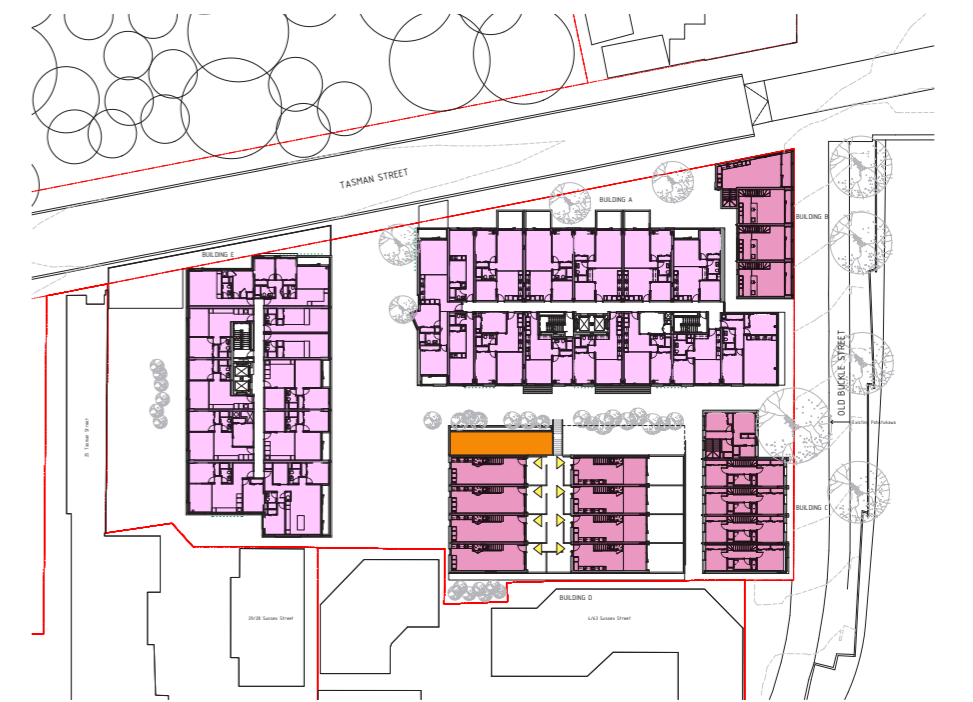


Fig 48. Level 1 Plan Diagram

- Active Tenancy/ Cafe
- Apartments
- Townhouses
- Services
- Carparking
- Apartment Amenity

3.0 THE PROPOSAL

OLD BUCKLE STREET



3.6 Streetscape, Address and Access

The proposal draws from and enhances the unique character and attributes of both Old Buckle Street and Tasman Street.

As a north facing urban park frontage onto a landscaped cycle/ pedestrian lane, amidst a maturing avenue of Pohutukawas, this edge of the site presents a high-quality terraced street edge. This is punctuated by individual entries and street edge courtyards to units. This edge is enhanced by the integration of a significant existing mature Pohutukawa, and the celebration of the entry to *Northern Apartments*- where the leading edge of this taller building comes down to meet the street. Borrowing cues from the texture and scale of the fmr. Mt Cook Police Station Building and associated heritage brick walls across the road, this edge incorporates stepped ('stooped') entries, ground level courtyards and textured walls. The terraces step up the slope of the street and the majority are elevated from the footpath, enabling a balance of privacy and activation/ animation between areas of high-quality wall, commensurate with heritage precedent and the language of new stepping landscape terraces in the park.

This Terrace Housing edge wraps around to Tasman Street, incorporating a café tenancy on the corner, addressing and servicing the park and the high pedestrian flows traversing Tasman and Tory Streets.

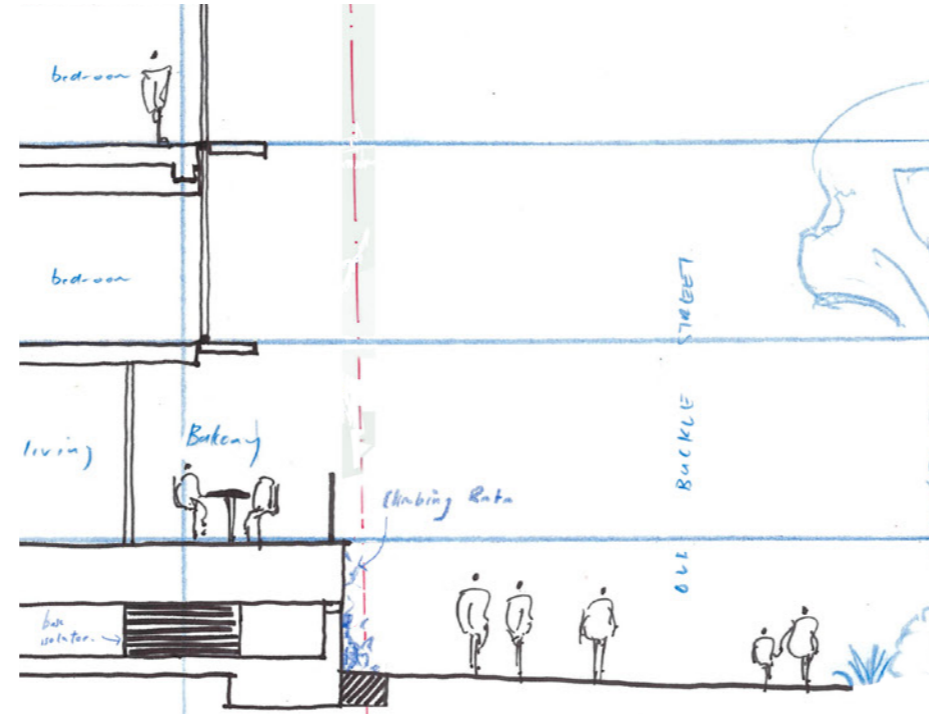
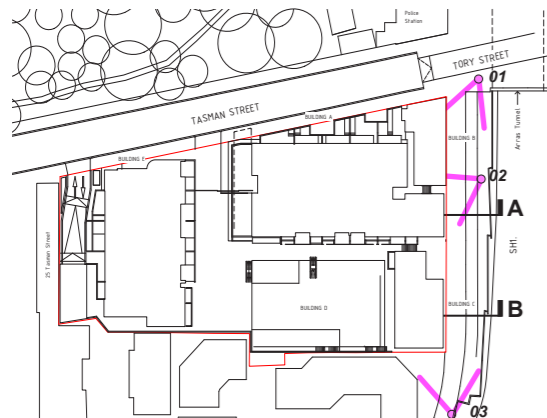


Fig 53. North Apartments Section A



Fig 54. Townhouses Section B



Fig 50. View 01: Looking east down Old Buckle St to Pukeahu Terrace Houses from Corner of Tory St and Tasman St



Fig 51. View 02: North Apartments Entrance from Old Buckle St



Fig 52. View 03: Looking west up Old Buckle St to Buckle St Terraces Houses from the Corner of Sussex St and Buckle St

3.0 THE PROPOSAL

TASMAN STREET



3.6 Streetscape, Address and Access (continued)

This corner of the building complements and balances the heritage fmr. Mt Cook Police Station building on the opposite corner, re-establishing the historical double-sided gateway between Tory Street and Old Buckle Street/ now Pukeahu Park. South of the intersection, the proposal extends a strong new eastern edge to Tasman Street. An extended public realm landscape, including new Pohutukawa trees, steps between ground floor apartment terraces with individual street entries. This balances the heritage brick wall and established Pohutukawa western street edge.

Extended apartment balconies on Levels 1 and 2 intensify interaction within the street zone, and mediate the vertical scale of the *Northern Apartments* building behind.

The primary entry to the complex off Tasman Street is marked with a veranda and overhead corner decks, leading into a generous mixed use landscaped lane space between the *Northern* and *Southern Apartments*. This provides the main access to the *Northern Apartments* and the *Courtyard Terraces*, as well as the primary access for site servicing and the surface-level carpark.

The main entry to the *Southern Apartments* and access to the lower level to the lower-level carpark are further south along Tasman Street.

Residents and their visitors can access the site from either Tasman Street or Old Buckle Street entries, and movements between the carparking and cycle parking facilities is accommodated via the landscaped courtyard areas within the site.

The description and rationale for the landscape design is described in detail in the separate Landscape Report prepared by Wraight and Associates.

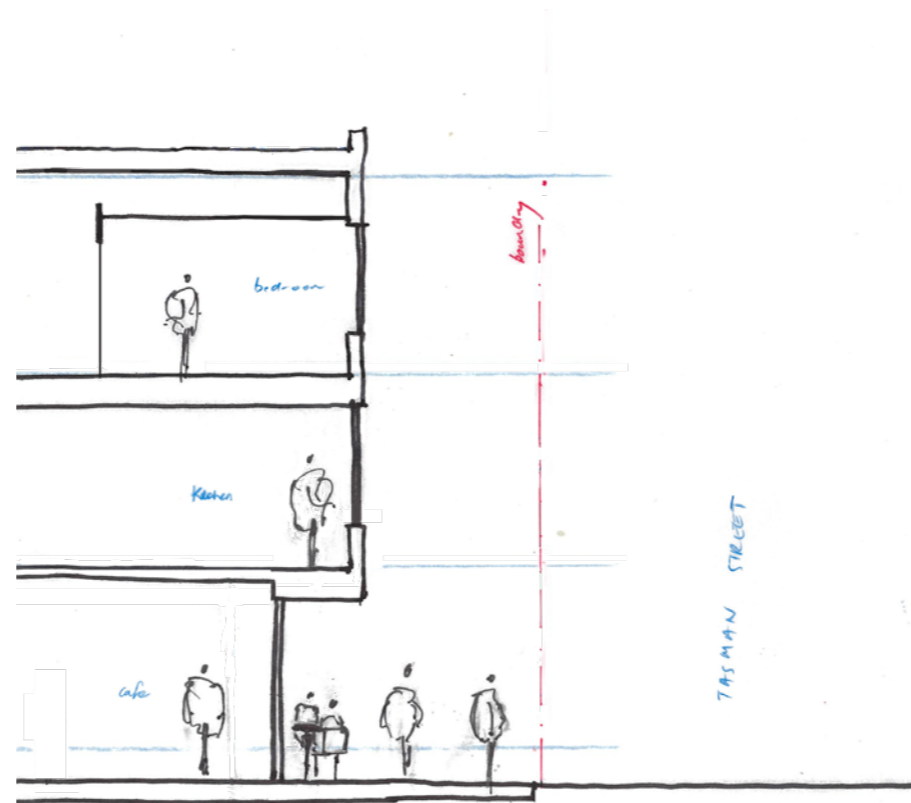
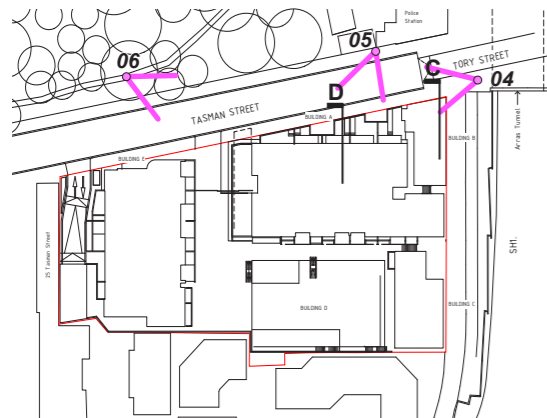


Fig 58. Cafe Section C

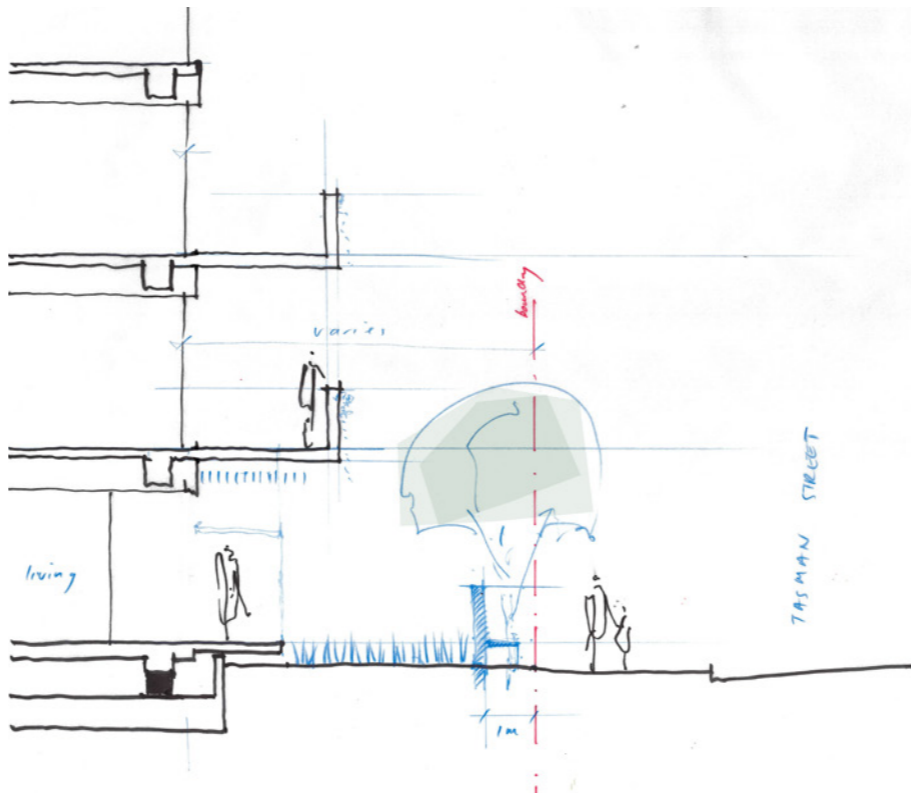


Fig 59. Apartment Section D



Fig 55. View 04: Looking south down Tasman St from Corner of Tory St and Buckle St



Fig 56. View 05: Looking south down Tasman St



Fig 57. View 06: Looking north towards proposed apartments from Pukeahu Walkway

3.0 THE PROPOSAL HERITAGE



3.7 Heritage

The historical and heritage context of the site has been summarised through pages 5-10 of this report. It is also described in depth in the separate report prepared by Archifact Ltd.

The proposal responds to the site's historical and heritage context on several levels.

1. Urban grain and activity

The proposal acknowledges the predominant orientation and order of the Te Aro urban grid, which is reflected through the primary adjoining historical buildings and open spaces; The Dominion Museum and National War Memorial, the Basin Reserve, and more recently, Pukeahu Park. The proposal aligns its tallest element (the *Northern Apartments*) within this historical spatial structure. At a city scale, this helps define the western edge of the National War Memorial and Central space within Pukeahu Park.

The proposal also acknowledges the historical intensity of buildings adjacent to Old Buckle Street and in proximity to the National War Memorial. Historical maps and images demonstrate this intensity in terms of physical and active street edges and intersections and suggest a precinct historically more integrated with the activities of the city than it has been in recent years. The proposal re-instigates this historical condition by redeveloping substantial high-quality city fabric to repair and enliven this part of Old Buckle Street and Tasman Street, and contribute a significant 24/7 population and activity to re-instigate a stronger and more active 'city life' connection with the Park and NZ Memorial precinct.

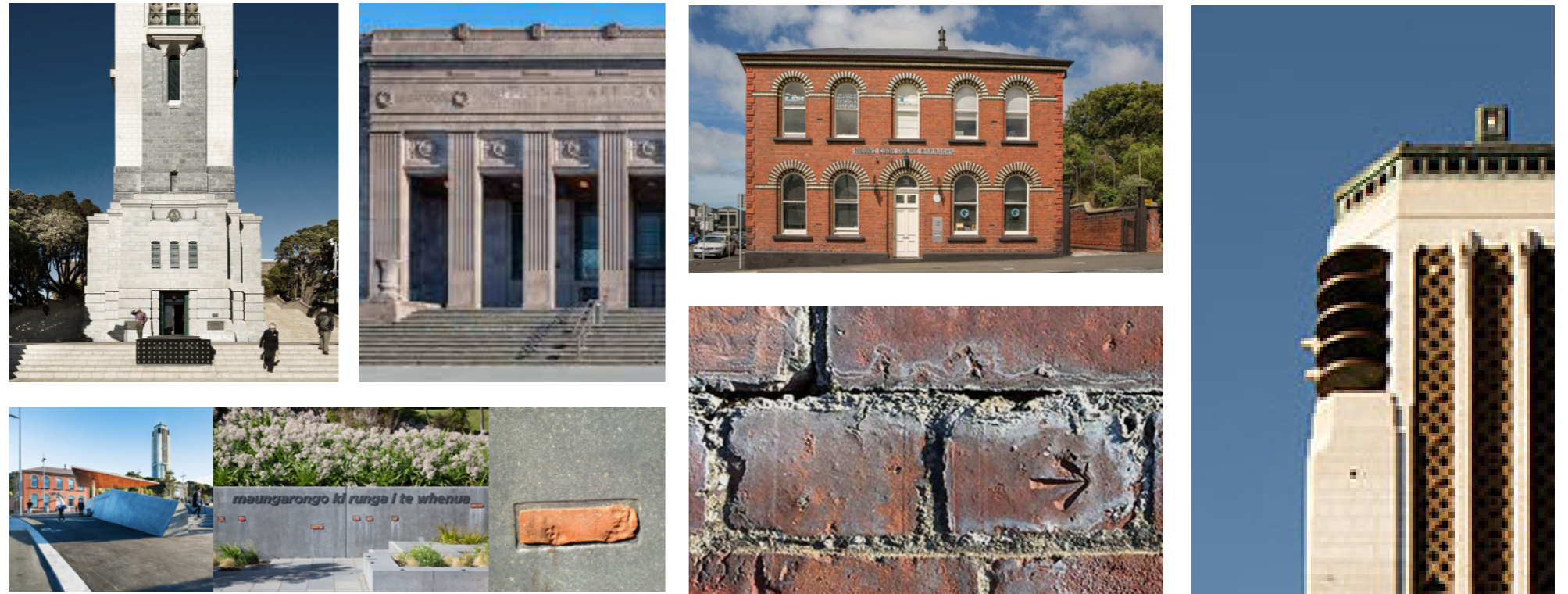


Fig 62. Former Mount Cook Police Station, Wellington Dominion Museum, Carillion, Pukeahu National War Memorial Park.

3.0 THE PROPOSAL HERITAGE



2. Alignment, form and composition of built form

Taking architectural and scale cues from the fmr. Mt Cook Police Station building on the corner of Old Buckle and Tasman Street, the proposed Terrace Housing extends the historical pattern of street edge buildings along Old Buckle Street. It re-establishes a strong built corner opposite the fmr Mt Cook Police Station to reinforce the sense of a gateway between Tasman Street, the Park and Tory Street. The low-level courtyards, extended balconies, and strengthened public realm landscape along the east side of Tasman Street, responds to the historical condition of brick wall and hillside of established Pohutukawas on the other side of the street. This complements and extends a sense of the existing integrated landscape/ built wall grain and scale from the west to the east side of the street, enhancing this part of the street as quality two-sided street corridor extending from the Park.

The stepping of the Terrace Housing up the contour refers to the landscape terracing of the Park, (which refers to historical activity and land formation), and the development is shaped by the retention of the most significant Pohutukawa tree along the Old Buckle Street frontage. The configuration of the taller *Northern Apartments* in relation to the low horizontal Terrace Housing refers to the pattern of the prominent taller elements (ie the Carillon) rising vertically from horizontal 'base' elements.

The alignment and configuration of the *Northern Apartments* building with its slender 'prow' orientated to the city respects the orientation and vertical 'end-on' expression of the Pukeahu ridge, the National Memorial, and the Dominion Museum Buildings.

The stepping down of the western side of the *Northern Apartments* respects the scale and character of the Pukeahu Ridge and Tasman Street Corridor. The configuration of the substantial gap between the *Northern* and *Southern Apartments* frames a view of the Carillon and its connection to the ridge and the Dominion Museum visible from the eastern arrival to the city and from the Basin Reserve.

The heights of the *Northern* and *Southern Apartments* are set below the silhouette of the Carillon, and the tops are consciously 'elemental' so as not to compete with the detail and proportions of the tops of the Carillon and the Dominion Museum building.



Fig 63. Elevated view looking southwest



Fig 64. View from Pukeahu entry Canopy



Fig 65. Elevated view looking south



Fig 66. View from Pukeahu looking east

3.0 THE PROPOSAL HERITAGE



LOCAL MATERIAL PRECEDENT



Fig 68. Indicative view of potential brick facade configuration and detailing



Fig 69. Aerial view of Northern Apartments shaped deck timber soffits



Fig 67. Former Mount Cook Police Station, Wellington Dominion Museum, Carillon, Pukeahu National War Memorial Park.



Fig 70. Aerial view of Northern Apartments shaped deck timber soffits

3. Materiality and Articulation

The landscape incorporates and complements elements and the design language of the adjacent Pukeahu Park and National War Memorial frontage. New Pohutukawas along Tasman Street and walled courtyards integrate new built development within a sense of extended landscape from Pukeahu Ridge.

The Terrace Housing, and the courtyard walls along Old Buckle and Tasman Streets refer to the materiality, grain and pattern of the fmr. Mt Cook Police Station and heritage wall along Tasman Street. Wall patterning, punched windows, openings, stoops and parapets are developed from a contemporary interpretation of the historical articulation and detailing of these elements.

The articulation of the two apartment buildings is set primarily from the buildings' base isolation and diagrid 'bones' overlaid with an honest expression of contemporary vertical living. The contrasting textured soffits of the inset decks along the western face of the *Northern Apartments* refer to the manner of detailing and material contrast evident in the inset elements through the body of the Carillon tower, and the cantilevered decks on the south west corner, a sense of the horizontal brass disks cantilevered from the corners of the upper Carillon tower. References are also made to the soffit detailing and materiality of the pedestrian canopies within Pukeahu.

Further assessment of the proposal in relation to historical heritage is covered in the Archifact report.

3.0 THE PROPOSAL MATERIALS



3.8 Terrace Housing Materiality

Urban Residential scale, modulation and construction.
Key design drivers:

- Craft and detail
- Texture
- 'Groundedness' and connection to landscape/street
- Warmth and human scale

Brick/masonry cladding to the *Pukeahu Terrace Houses* with deep punched windows and expressed window frames with feature timber elements.

Highly glazed shopfront to the corner cafe with integrated fresh air intake louvres, signage and large format openings.

Buckle Street Terrace Houses reference the highly crafted timber and metal clad pedestrian shelters within the Pukeahu landscape. Nestled amongst the Pohutukawa trees, these Terrace Houses are expressed as lightweight elements sitting on a grounded base formed by the brick/masonry boundary walls. Investigations are ongoing into CLT construction which offers additional potential for expressing the timber structure.



Fig 76. North Elevation Diagram



Fig 77. West Elevation Diagram

PUKEAHU TERRACE HOUSE MATERIAL PRECEDENT

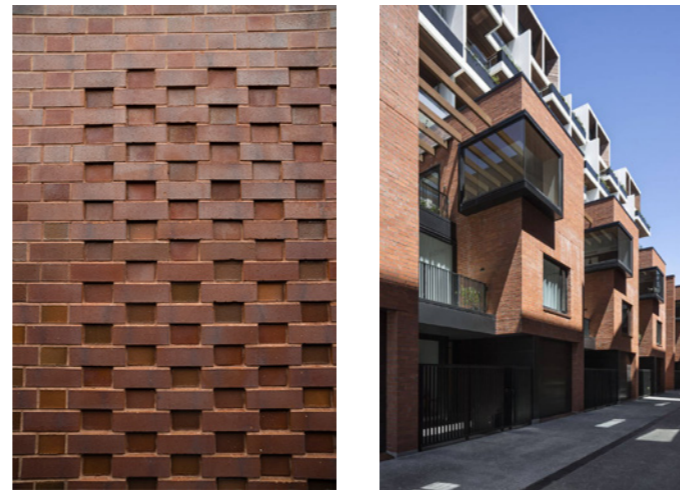


Fig 74. Textured stone / masonry wall precedents.
Fig 75. Muuratsalo Experimental House, Alvar Aalto,
Finland Point Chevalier House, Guy Tarrant.
Architectus, Wynyard Quarter

BUCKLE STREET TERRACE HOUSE MATERIAL PRECEDENT



Fig 71. Donnybrook Quarter, Peter Barber and
Aberdeenshire Council HQ, Moxon Architects
Fig 72. Aplington Townhouses, Green Sheep Collective
Moray Mews, Peter Barber
Fig 73. One Central Bedford, Architectus and Residential
House, Durrer Architekten

3.0 THE PROPOSAL MATERIALS



APARTMENT PRECEDENT



Fig 80. Architectus, Wynyard Quarter, Riverlight, Neo Bankside, One Hydepark, RSH+P

APARTMENT MATERIAL PRECEDENT

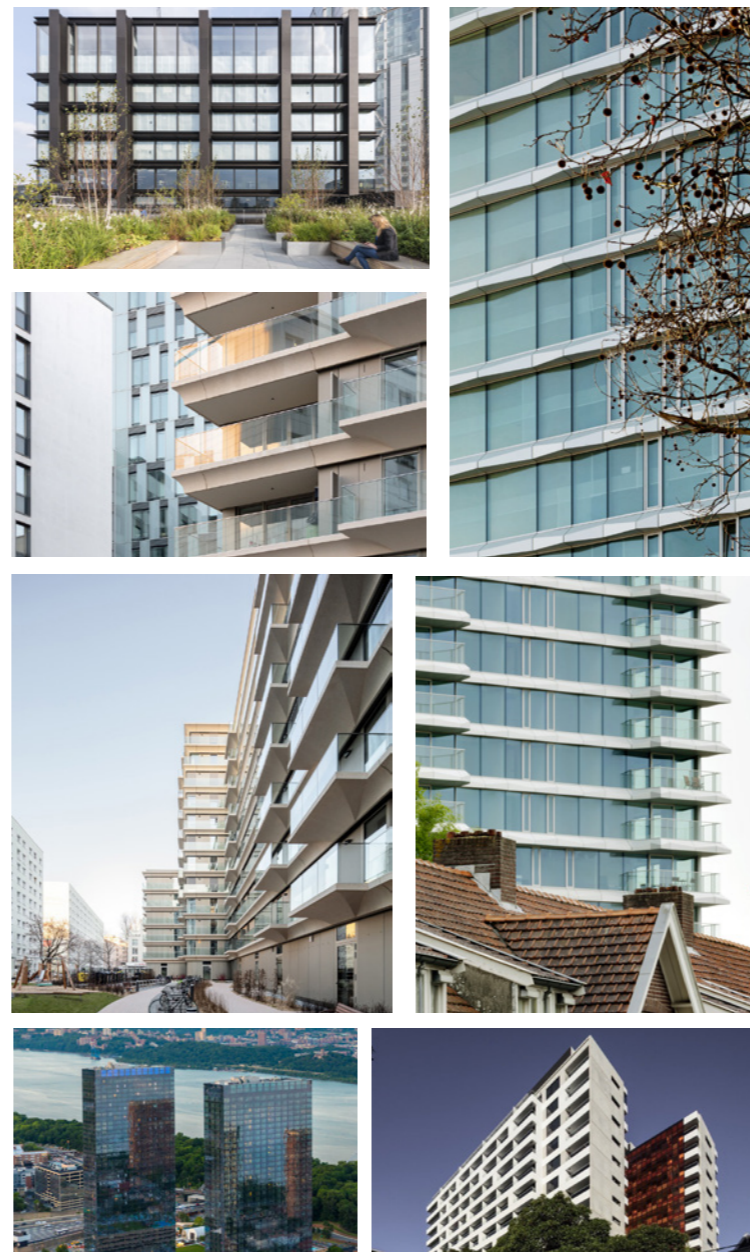


Fig 78. Principal Tower, Foster and Partners, Koenigstadt-Quartier, Tchoban Voss Architekten, E'Tower, Wiel Arets Architects,

Fig 79. Reflective Glass Facade, Modern Residential Towers, Elkus Manfredi Architects, Sunday Apartments, Woods Bagot

3.8 Apartment Materiality

Northern Apartments (East Facade)

- Highly glazed facade with integrated Juliette balconies to majority of apartments.
- Cantilevered balconies with expressed metal trim and supplementary rooftop outrigger support.
- Metal or timber louvres at Level 1, providing privacy and shelter to ground floor laneway facing terraces.
- Deep horizontal metal louvre to eastern wing of north façade.
- Climbers (Tecomanthe) supported by stainless steel rods located in 3 vertical bands in front of bedroom zones.

Northern Apartments (West Facade)

- Cantilevered terraces on Level 1 and 2. Pre-cast concrete, or similar, balustrade with textured finish.
- Taller/deeper horizontal spandrel from ground to Level 3 in reference to architectural orders present in both the Carillon and the former Dominion Museum. The design intent is for a textured, high mass cladding such as large format sintered stone/porcelain panel or a glazed terracotta tile system.
- Shallow spandrel from Level 4 - 9, cladding options include folded metal panels, a cementitious plaster (STO or sim) or an extruded fibre reinforced panel (Fibre C or sim).
- Recessed balconies with shaped timber soffits and glazed balustrades.
- Expressed cantilevered balconies, to the southwest corner, with folded metal plate balustrade
- Solid infill panel to bedrooms.
- Brick /masonry boundary walls.
- Expressed timber and metal entry canopy with feature sculptured timber column surround.
- Rooftop terrace with integrated planting, ballast, glazed balustrade and paved areas.

3.0 THE PROPOSAL MATERIALS



Fig 82. West Elevation Diagram



Fig 84. East Elevation Diagram



Fig 83. North Elevation Diagram



Fig 81. South Elevation Diagram

3.8 Apartment Materiality

Northern Apartments (South Facade)

- The design intent is for a textured, high mass cladding, such as large format sintered stone/porcelain panel or a glazed terracotta tile system. Single band of shaped window reveals to bedrooms.
- Climbers (Tecomanthe) supported by stainless steel rods to selected areas

Southern Apartments

- Brick/masonry cladding with high level windows to the street facing ground floor apartment extending to form landscape wall.
- Shopfront glazing to live/workspace.
- Design intent is to extend the textured spandrel cladding, with the tall/deeper spandrel condition, with localized areas of solid infill panels to bedrooms.
- Celebrated/expressed powder coated metal soffits to recessed decks.
- Cantilevered balconies, with an expressed metal trim and supplementary rooftop outrigger support.
- Glazed pedestrian canopy, with a solidly infilled steel support structure, to the area above the carpark entry.

3.0 THE PROPOSAL

CPTED

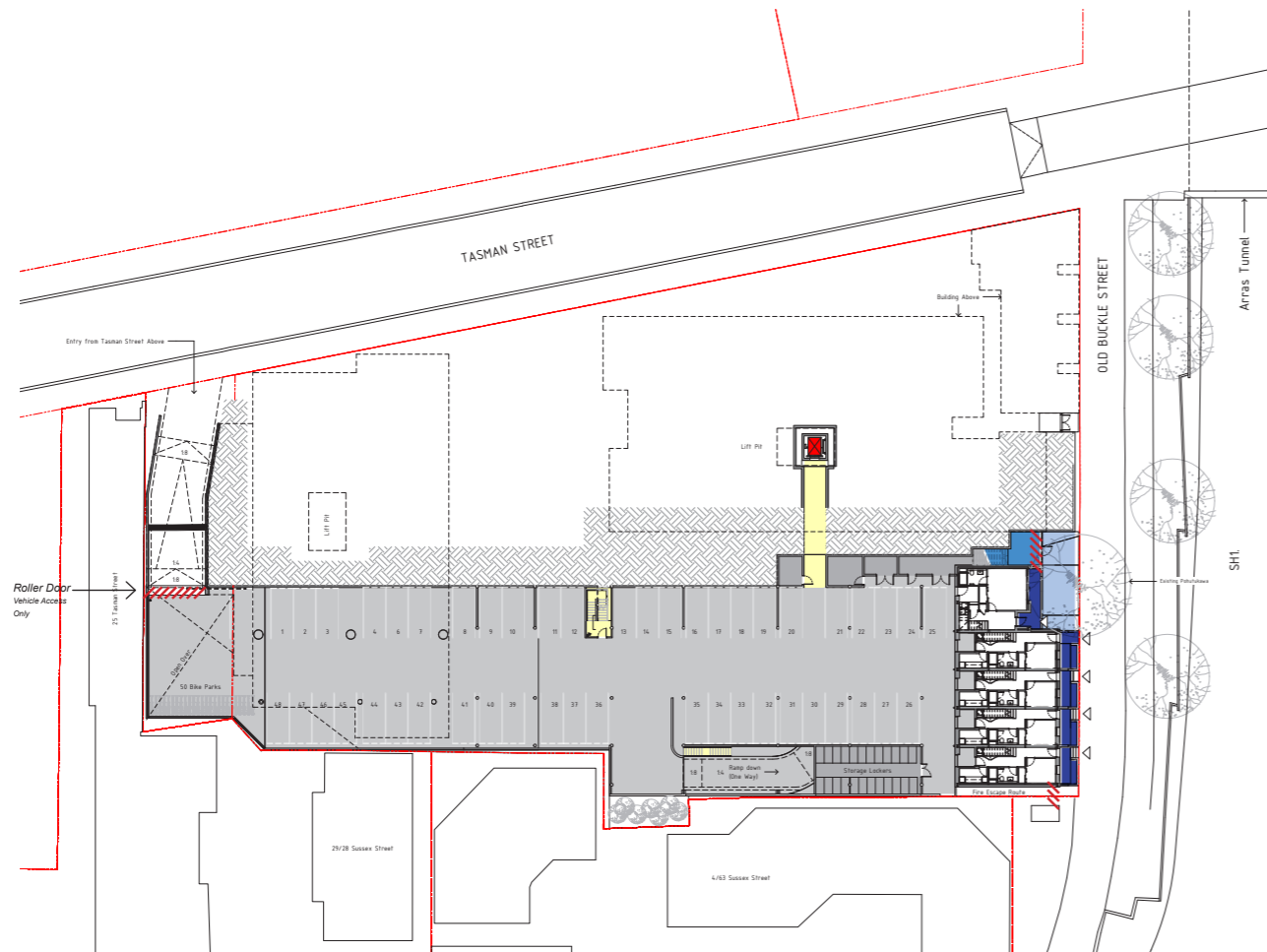


Fig 85. Basement Plan 1:800 @ A3

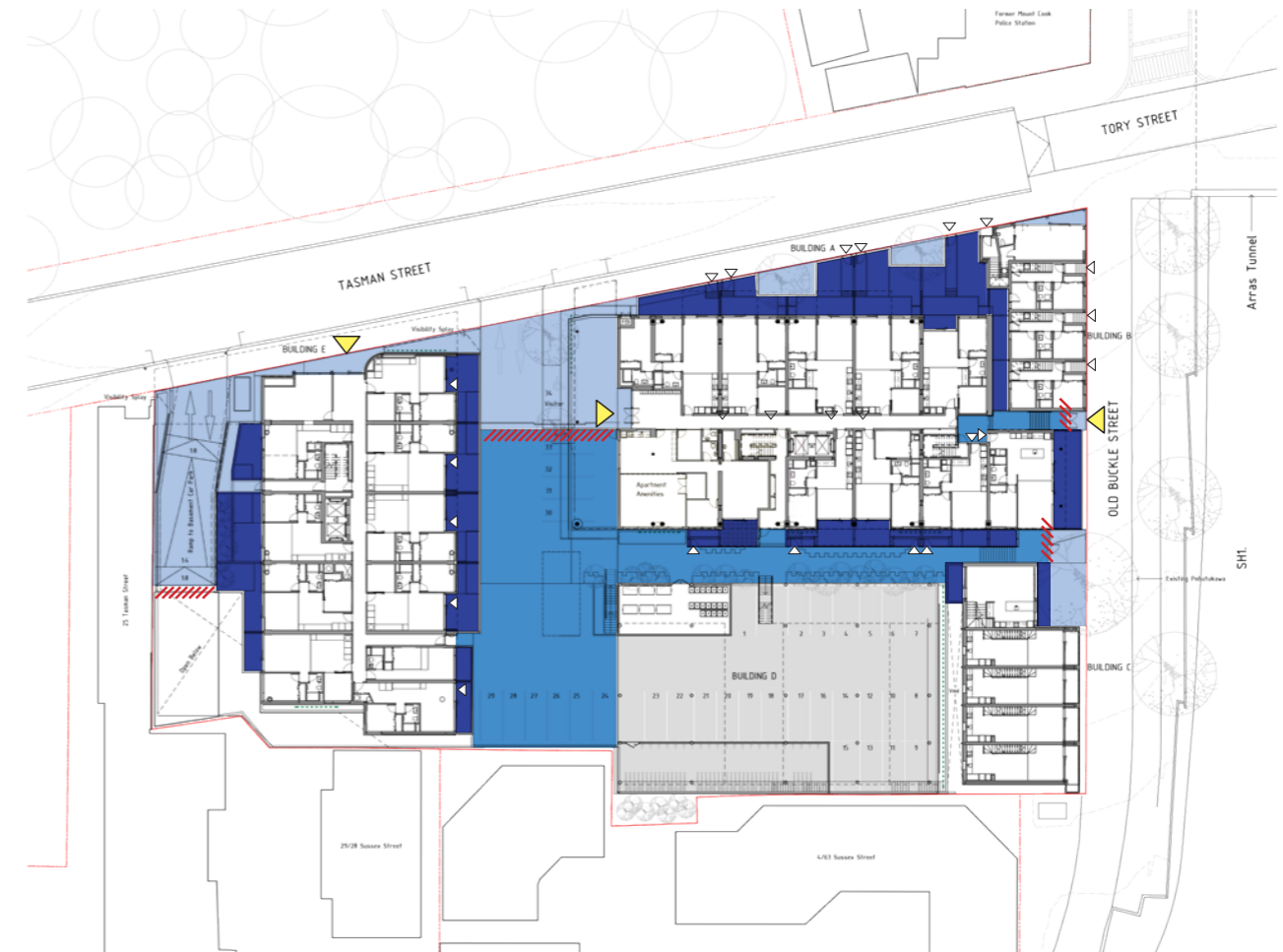


Fig 86. Ground Floor Plan 1:800 @ A3 - Refer also Landscape Plans by WA

3.9 CPTED

- After Hours Secure Line
- Private Outdoor Space
- Communal Open Space
- Public Space
- Primary Apartment Entry
- Private Terrace / Studio Entry

The public realm, street interfaces, and communal open spaces have been developed in consultation with Frank Stoks. The diagrams above denote the secure lines and access points for the project, as well as identifying the publicly accessible, private and communal open spaces.

Refer also to the landscape drawings, and assessment by WA, and to the Stoks Limited CPTED Statement for a detailed assessment.

3.0 THE PROPOSAL

RESILIENCE AND SUSTAINABILITY



3.10 Structure

The structural, geotechnical and architectural design addresses and mitigates the natural hazards with a high-performance structure expected to perform well in excess of code minimum requirements. In addition, the development will result in some remediation of existing in-ground (low-level) contamination and remove/dispose of hazardous materials within the existing buildings [Refer also to Tonkin & Taylor Statement dated 13 September 2021].

The two apartment blocks will be base-isolated to provide a high level of seismic life-safety protection. Coupled with damage avoidance and protection of contents, the apartment buildings will exceed code expectations. Above the base isolators, these structures will be predominantly steel framed to provide the strength and resilience at the least weight/mass. The upper floor slabs will be predominantly reinforced concrete with options for some timber substitution to improve carbon embedment. The other structures will be more conventional but designed for low-ductility demands and low-damage.

Refer Dunning Thornton Consultants Structural Effects and Construction Methodology report.



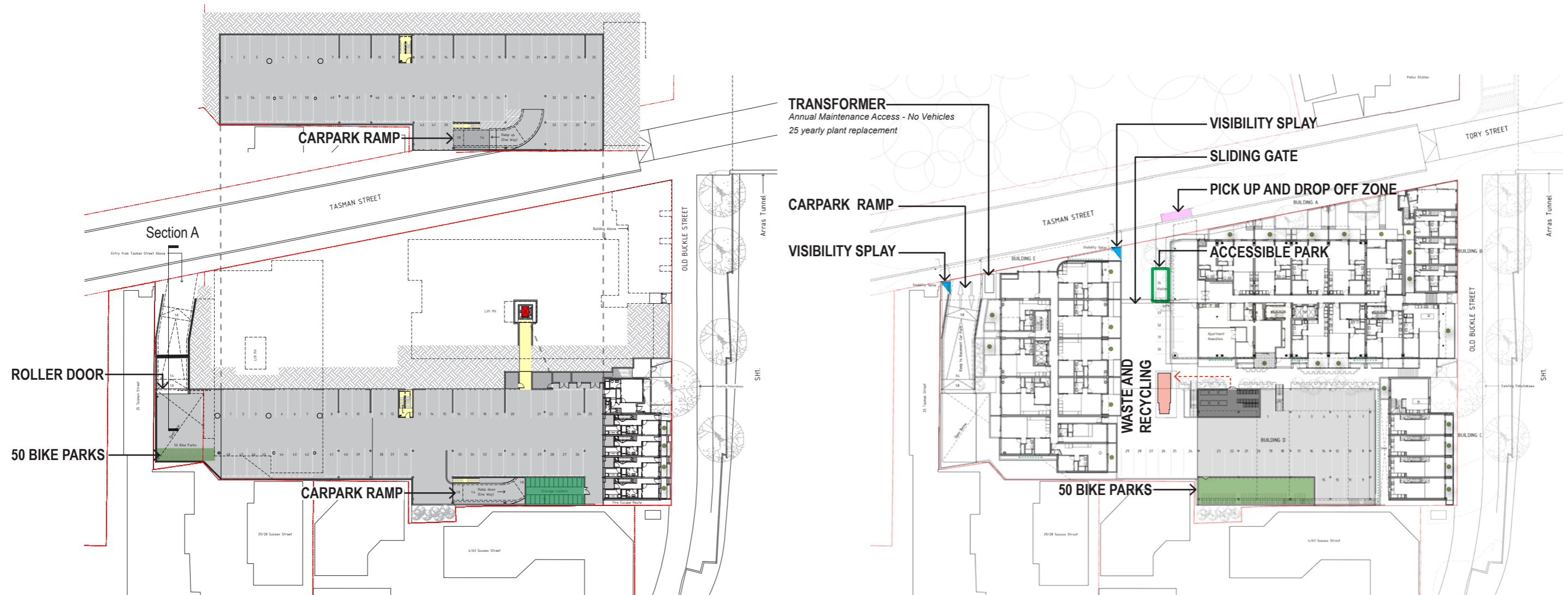
3.11 Environmental

Environmentally Sustainable Design & Building services features of proposed buildings:

- Targeting 7-Star Homestar v4 Certification.
- High performance thermal envelope including low-e solar control double glazing and enhanced wall, roof and floor thermal insulation.
- Heat recovery ventilation systems incorporating bypass for summer free cooling.
- Apartment ventilation capacity to exceed NZBC minimums, with variable speed for demand control.
- Water efficient fittings and fixtures.
- Environmentally certified building materials.
- High efficiency LED lighting.
- Energy sub-metering.
- Electric vehicle charging.
- Bike parking and amenities for residents and visitors.

3.0 THE PROPOSAL

CARPARKING AND SERVICING



3.12 Carparking and Servicing

- Storage Units
- Bike Parks
- Pick Up & Drop Off Zone
- Resource Room
- Ground Floor Residence (Bike Store in Terrace)
- Visibility Splay

A total of 138 no. carparks are provided across an at grade carpark, accessed directly from Tasman Street, and two levels of lower basement carparking. Basement parking is accessed via a ramp at the southern end of the site, with further carparks on the lower basement level accessed via a second internal ramp. 1 no. accessible park is provided. A strong design driver was to pull the visible carparking away from the street and locate majority of the carparking below ground level, utilizing the natural topography of the site.

Bike parks are provided across the site with dedicated storage areas identified in the diagrams above.

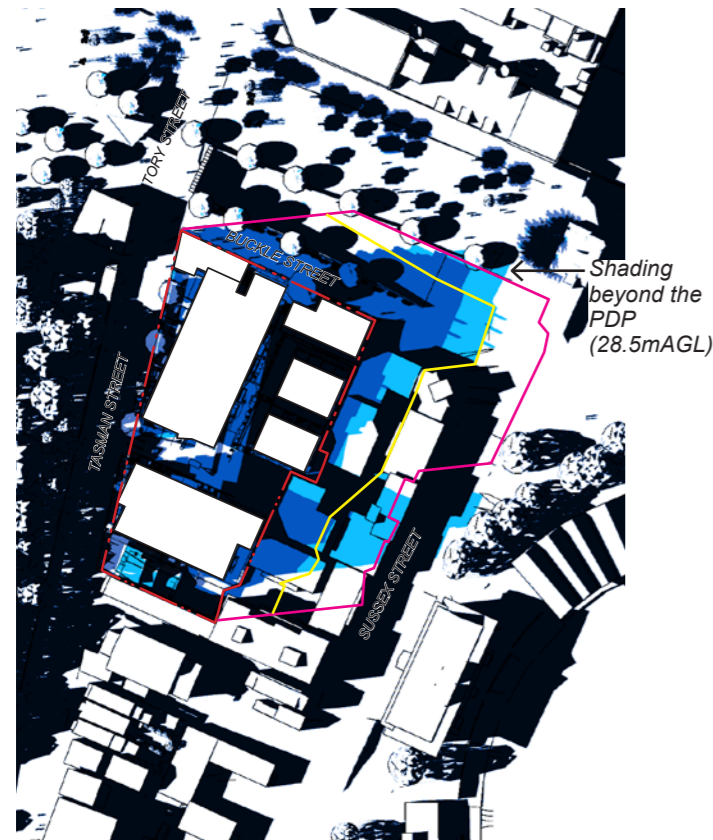
A dedicated loading zone is centrally located on ground level, with the provision made to accommodate the required turning circles to allow trucks to be forward facing when exiting the site. The apartment resource rooms are well located to allow good access to the loading zone.

A potential dedicated pick up and drop off zone has been identified on Tasman Street. This is located to serve both the *Northern* and *Southern Apartment* buildings. All on street parking adjustments will be undertaken by WCC.

Refer to the Stantec Traffic report for further information.

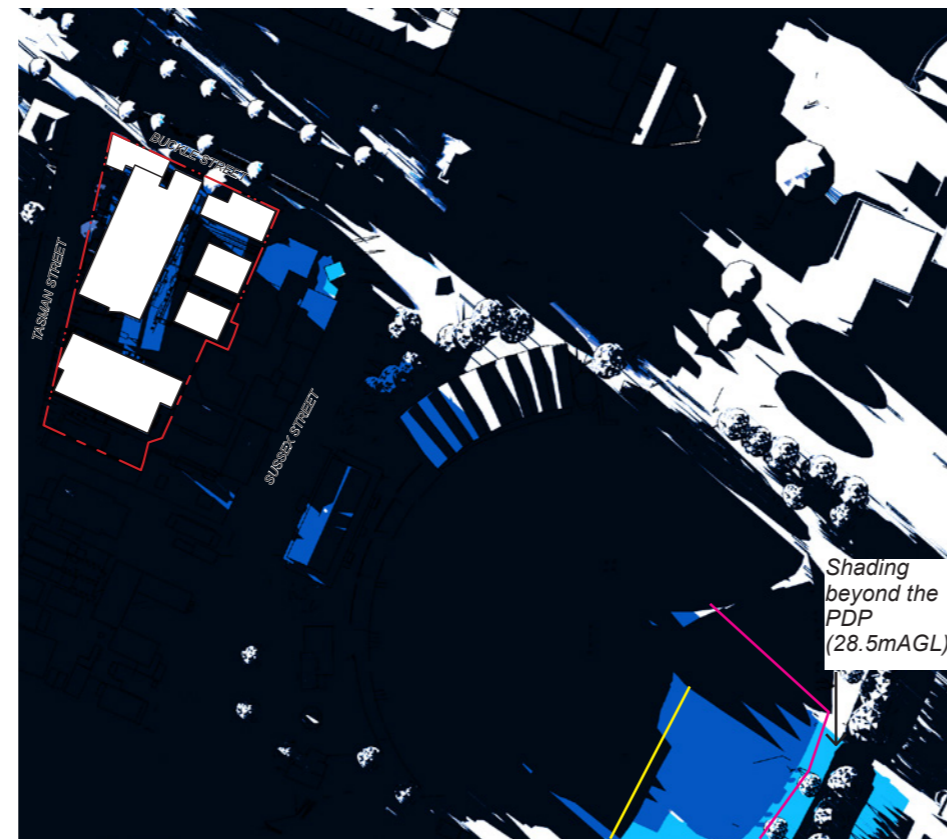
3.0 THE PROPOSAL

SHADING ASSESSMENT STUDY

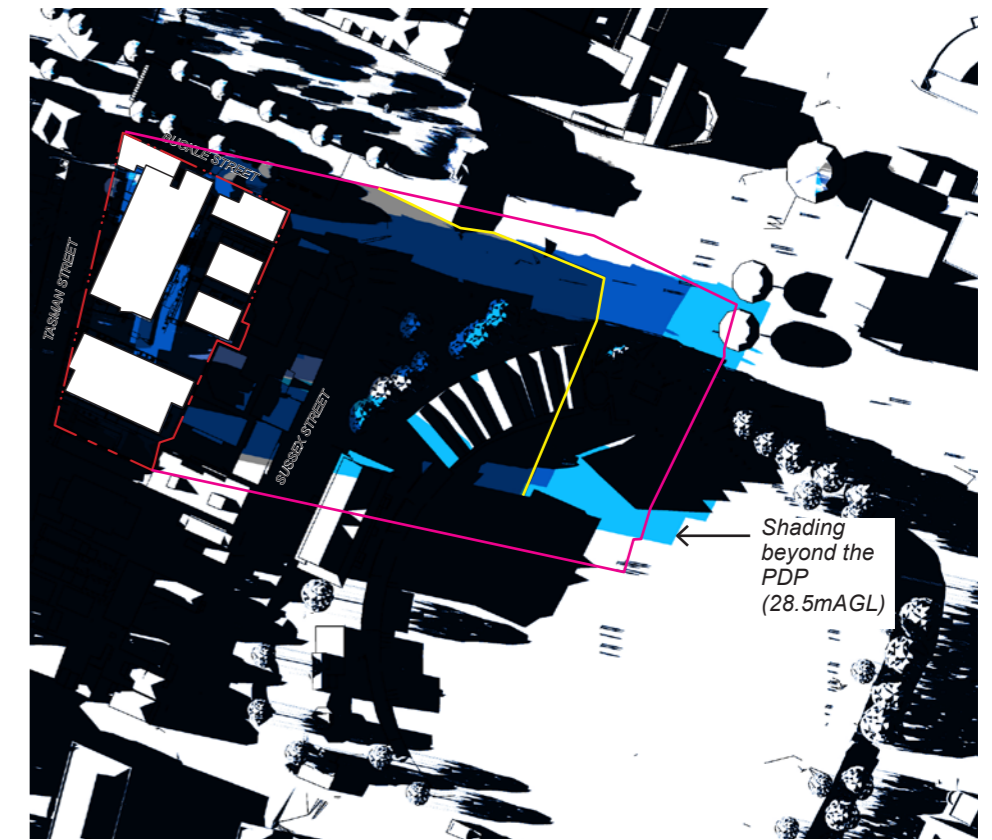


Summer Solstice (December 22nd)
05:00PM

- Existing Shadow
- Consented Scheme Shadow
- Proposed Shadow
- Operative District Plan Height (18.6m AGL)
- Proposed District Plan Height (28.5m AGL)
- Site Boundary



Winter Solstice (June 21st)
04:00PM



Spring Equinox (September 23rd)
05:00PM

3.13 Shading

Shading Diagrams demonstrating the marginal shading effects by the proposal are included in the Appendix 2 of the architectural drawing set. These test shading effects in 1 hour intervals through winter and summer solstice and the spring equinox.

The above diagrams consist of an overlay showing the existing shadow, shadow cast by the Operative District Plan (ODP) height (18.6AGL), Proposed District Plan (PDP) height (28.5mAGL), the consented scheme and the proposed scheme.

Summary of effects:

- The proposal lies to the southeast of Pukeahu Park and the National War Memorial, so casts only minimal shadow onto this area. I.e. During Summer Solstice, 5.00pm early evening, some marginal shade is cast on

the eastern extent of Pukeahu Park. However, this is only for a limited time, and is outside the typical protection times applied to public spaces elsewhere in the city, such as the 4.00pm applied to Frank Kitts Park. Importantly, the proposal casts no shadow any listed spaces with sunlight protections.

- The tallest component, the *Northern Apartments*, is situated on the northwest corner of the site, and the second tallest, the *Southern Apartments*, is set inboard to the site by 10m, thus limiting marginal shading effects beyond the site for much of the year. Components close to the boundary ie the *Courtyard Terraces*, are well below the ODP baseline.
- Marginal shading effects extending beyond the site are mostly limited to when the sun is lower in the sky, ie at the beginning or end of day, mostly in winter/ equinox.

- Marginal morning shading falls mostly on Tasman Street, and to a limited extent, on the roofs of some neighbouring properties to the south along Tasman Street (to a diminishing extent as the day progresses).
- Marginal afternoon shading falls mostly on Sussex Street. However some late afternoon sun in both winter and the equinox does extend across the Basin Reserve late in the day. I.e. During the Winter Solstice (3-4pm) and Spring Equinox (5pm) some marginal shade is cast onto the Basin Reserve and embankment. However this is for a limited time, and the predominant use for the space is for summer sports, and furthermore, general sunlight protections for listed public spaces are for times between 12.00 noon and 2.00pm.

3.0 THE PROPOSAL

WIND



3.14 Designing for Wind

General design principles developed with consultation with WSP:

- Building alignment and setback from Tasman Street.
- Locate lower height volumes near street edges and footpaths where appropriate.
- Provide deep building protrusions, canopies, decks and terraces on taller building elevations.
- Articulate building corners.
- Enable streetscape planting.
- Building entries recessed from building edges.

It was identified in the initial wind tunnel testing that there are positive improvements in the amenity around the northwest corner of the development, including a sizable area of Pukeahu Park.

A number of design developments were made, including:

- Increasing building setbacks from Old Buckle Street and Tasman Street.
- Increasing the depth of Level 1 and 2 west facing terraces
- Enabling/provision for large trees along Tasman Street edge.
- Extending the *Pukeahu Terrace Houses* south along Tasman Street.
- Reducing the height of the west facade of the *Northern Apartments* by one level.
- *Southern Apartments* shifted further south, increasing the gap between the apartment blocks with additional planting provision.
- Southern Apartments increased by one level.
- Steps in plan introduced to the *Southern Apartments*.
- A pedestrian canopy, with 1.5m upstand to outside perimeter, is provided along the full length of street face of the *Southern Apartments*, to the southern site boundary.
- Introducing large evergreen trees along the street frontage to Tasman and Old Buckle Streets, across three locations.

These design developments have caused significant improvements, compared to the original design, including mitigation of some of the effects identified along Tasman Street.

Additional testing of the proposal identified potential mitigation measures could be made to further improve the pedestrian environment along Old Buckle Street.

Refer to the WSP Wind report for further information.

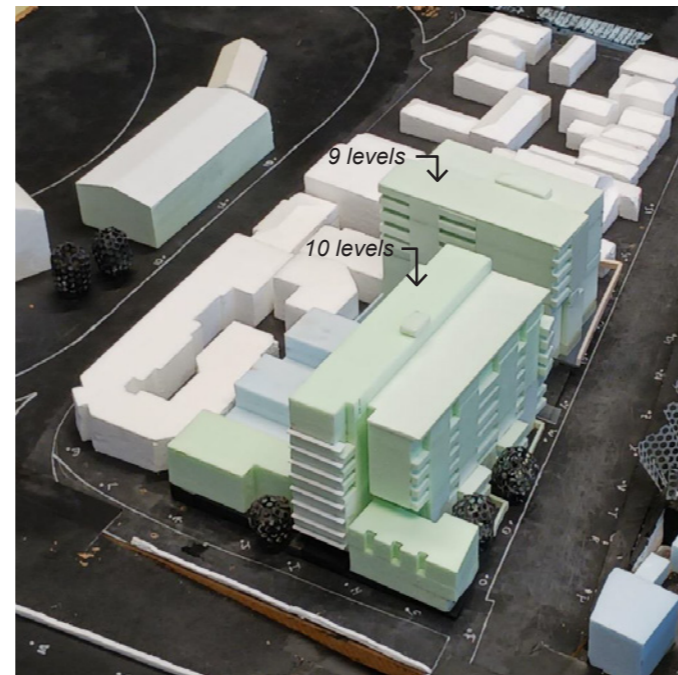


Fig 93. Photo of concept scheme in wind tunnel prior to design improvements.



Fig 94. WSP diagram



Fig 95. View from Tasman Street eastern footpath looking towards the Northern Apartments entry canopy



Fig 96. View from Tasman Street eastern footpath looking towards the Southern Apartments canopy

3.0 PLANNING CONTEXT

PLANNING



3.15 Planning

As described on Page 11, the project site sits within the Central Area, with a height limit of 18.6m AGL. There is also a portion of the project site (23 Tasman St) that has a height limit of 10.2m AGL. The diagrams on the right outline the proposed building heights above ground level (AGL). These are summarised below:

- Northern Apartments – West Wing 31.2m AGL, East Wing 36m AGL, top of the lift overrun is 37.7m AGL.
- Southern Apartments – 33m AGL, top of lift overrun 33.7 AGL.
- Buckle Street Terrace Houses – 12.3m AGL.
- Pukeahu Terrace Houses – 12.1m AGL.
- Courtyard Terraces – 13.1m AGL.

The total allowable mass is 68,752m³, the total proposed mass is approximately 71,530m³.

The Proposed District Plan height limit for this site is 28.5m AGL. Additional height thresholds under the City Outcomes Contributions policy include a +10%, 20% and 50% allowance. This is demonstrated by the blue planes in fig 99.

For a detailed assessment of the environmental effects refer to the Urban Perspectives AEE.



Fig 101. North Elevation Height Diagram



Fig 100. East Elevation Height Diagram

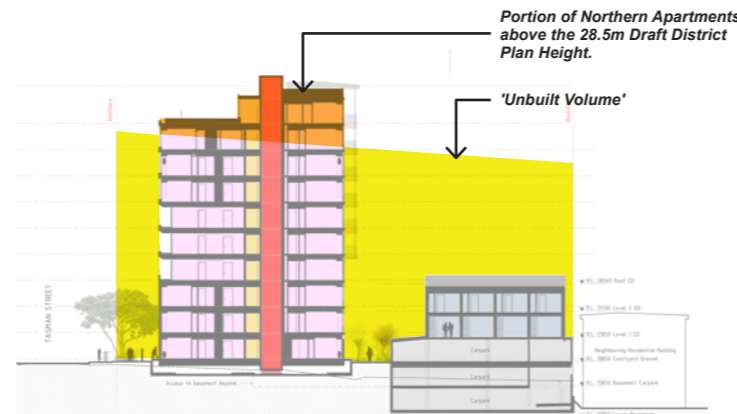


Fig 97. Section Diagram

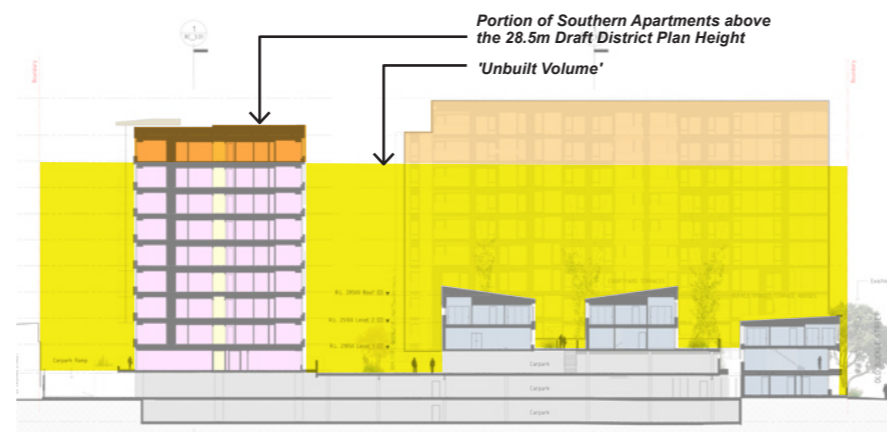
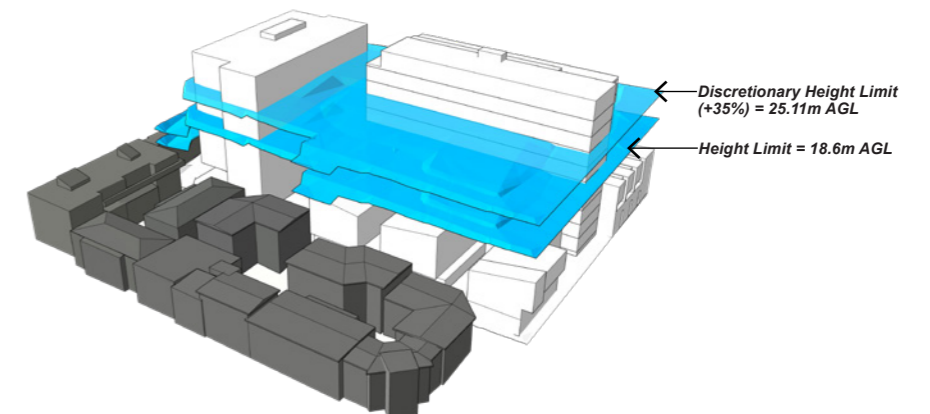


Fig 98. Section Diagram

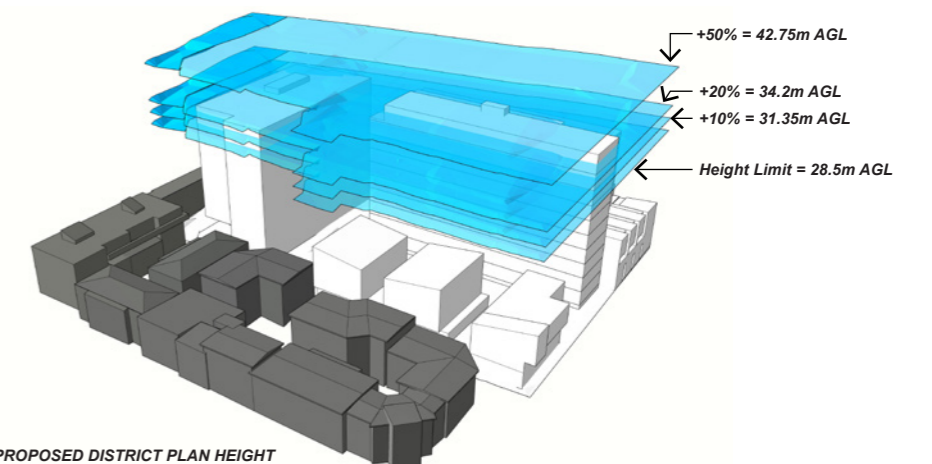


DISTRICT PLAN HEIGHT PLANE

Allowable Height 18.6m Above ground level (AGL)
Height increased by 35% = 25.11m (AGL)

PROPOSED MASS CALCULATION

Proposed Mass = approx 73,450m³



PROPOSED DISTRICT PLAN HEIGHT

Allowable Height 28.5m Above ground level (AGL)

City Outcomes Contribution
+10% 31.35m (AGL)
+20% 34.2m (AGL)
+50% 42.75m (AGL)

Fig 99. Proposed District Plan Height diagram

3.0 THE PROPOSAL

DESIGN EXCELLENCE



3.16 Design Excellence

This proposal achieves design excellence on the following grounds:

1. Response to Context

- The design process has followed a thorough site analysis, drawing out underlying historical and existing patterns and values at city structure, neighbourhood, street, building, and landscape scale. The design respects, complements, and amplifies these patterns and values through key formal aspects of the proposal. Detailed earlier in the report, these aspects include:
 - The general site layout; following ordering, orientation, and intensity of historical activity in this precinct - re-establishing strong and active street edges and corners, reinforcing the macro urban scale spatial structure for the National War Memorial and Pukeahu Park, and respectfully maintaining/ framing views to key landmark features from important public realm approaches.
 - Extending existing formal patterns set by the predominant existing structures through the positioning of the former Mt Cook Police Station-scaled Terrace Housing east/west along the Park edge, with the taller, finer, north/south structures behind. In this position and combination, the most prominent northern end of the *Northern Apartments* develops a striking new presence that complements the scale, form, and orientation of existing elements and spaces.
 - The design and articulation of particularly the street level elements. Interpreting/ complementing and balancing existing street level structures and landscape.



Fig 102. Existing and Proposed Context Diagrams

3.0 THE PROPOSAL

DESIGN EXCELLENCE



2. Community

1-23 Tasman Street develops a significant 24/7 community, commensurate with the attributes and location of this site in relation to; the city, transport network, open space, cultural and recreational infrastructure.

The scale and nature of street edge buildings and landscape relate at street/ human scale, and support a sense of positive and active streetscape and park edge day and night. The corner café is well positioned to provide much needed amenity for the neighbourhood, the park, and walking and cycling commuters.

The scale, layout, and mix of the overall development is key to an excellent outcome in community terms. The proposal incorporates a critical quantity and breadth of high-quality accommodation to sustain a strong sense of community on site, within the neighbourhood and park setting. This contribution will ultimately be measured by the quantity and diversity of people who will live, visit and interact with the proposal. The scale and diversity of community is reflected through the building design. The range of building types and articulation are informed by the modulation of the different types of living units per building. The configuration and height of the *Northern Apartments* positions a significant proportion of this new community where it can benefit from and contribute most to the broader park/ Te Aro in terms of activation and passive surveillance.

The scale and quality of the development is also excellent in terms of catalysing further positive development/ urban repair in this precinct. This is particularly relevant in light of the urban blight left in part from years of uncertainty around transportation plans, and in the N.P.S. U.D. and City's recently Proposed District Plan aspirations calling for increased housing and intensification in this area.



Fig 103. View from Tory Street Looking southeast towards the proposal

3.0 THE PROPOSAL DESIGN EXCELLENCE



3. Amenity

This proposal provides excellent amenity for those living within it, as well as those visiting or passing by.

The level of residential amenity is excellent across all units, with great quality and functioning space, light and outlook. There is ample access to sheltered outdoor terraces, along with private and communal landscape (on the grounds as well as a communal rooftop terrace). Access to facilities and service is provided, including excellent provision for secure off-street bike and carparking. The living environments are top quality, healthy and safe, and seismic safety and resilience is excellent. The range of units provides for a range of living preferences and sizes suitable for a range demographics and price points.

The amenity provided to the park and the street is also excellent, with improved activation/ natural surveillance along both Tasman Street and Old Buckle Street, enhanced landscape, including to the public realm along Tasman Street, and a new café on the sunny corner of a prime intersection.



Fig 104. Aerial view from looking southeast towards the proposal

3.0 THE PROPOSAL

DESIGN EXCELLENCE



4. Design quality- form, material and detail

While the form and expression of each of the components on site varies, they balance and complement each other and integrate with elements of their broader context. The horizontality, grain, texture and visual weight of the grounded Terrace Houses balances the elevated lighter more crystalline vertical expression of the apartments. The lower elements are embedded in the landscape/ garden walls/ streetscape with street level activation, the *Courtyard Terraces* provide an on-site 'mid-scale' layer, and the taller elements are set behind, with an open aspect and macro pattern set by the honest overlay of vertical living modules/ deck recesses over the expressed diagrid structure. The decks, spandrels and exposed soffits contribute depth, texture and detail to mid distance viewpoints, and the taught eastern façade of the *Northern Apartments* is punctuated by the sculptural hanging decks. These decks provide a strong elemental composition from long distance approaches. The design avoids excessive detail around the roof in deference to the form/ silhouettes of the Carillon, Dominion Museum and Pukeahu Ridge.

The *Northern* and *Southern Apartments* are clearly related to each other formally, but there is a subtle difference in articulation between the two. The shifts in orientation, and the space between, reduces the perceived overall mass, enabling important views through/ between to significant elements on the ridge, and enabling excellent quality onsite landscape/ open space.

The configuration and orientation of the different buildings, and their integration with the landscape, also minimises direct overlooking of living spaces with each other or neighbours.

Architectural identity is developed both through the individual components and through a sense of the unified collective set into the context. The formal composition is cohesive, and the function and wayfinding intuitive and legible from different viewpoints and proximities. The material, texture and detail are set in relation to user/ viewer proximity and experience. Aside from the apartment interiors visible through oblique viewpoints, the Ground to Level 3 street zone includes the most intense 'one to one' scale articulation of integrated building and landscape in relation to street. As the buildings rise the articulation becomes more macro and refined in response to more city scale appreciation. The buildings have a complementary formal relationship with significant neighbours. While the design develops a strong new unified presence in the neighbourhood, its formal restraint is respectful to its sensitive context. The composition of parts of varying scale and character is mindful of a growing transitioning city around it.

The structure, fabric and systems of the buildings are high quality, sustainable, resilient, robust, and durable. Together the base isolation, diagrid structure, and integrated environmentally sustainable features of the landscape, buildings and systems contribute to overall excellence.

5. Process

The proposal is the outcome of rigorous and excellent design process. Thorough analysis of the patterns, attributes, values, and sensitivities of the context informed the fundamental design direction and configuration on site. Extensive engagement with numerous relevant advisory groups and/or custodians of adjacent land, including WCC officers, Urban Design Panel, Heritage New Zealand, The Tenth Trust, Ministry of Culture and Heritage, Massey University, and Wellington High School led to multiple iterations and refinements of the design in response to varying interests and priorities. As a result, the proposal has reached a comprehensive, balanced and responsive outcome.

4.0 APPENDIX 1

DESIGN DEVELOPMENT IN RESPONSE TO ENGAGEMENT

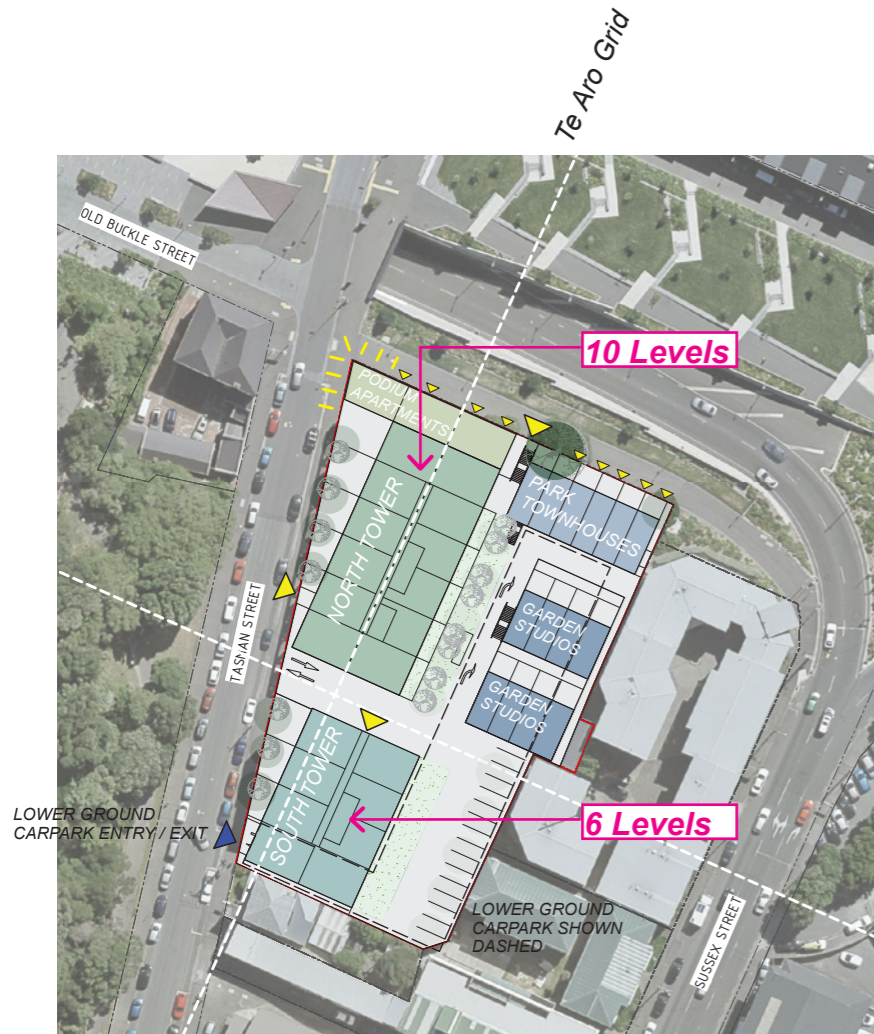


Design Development in Response to Engagement

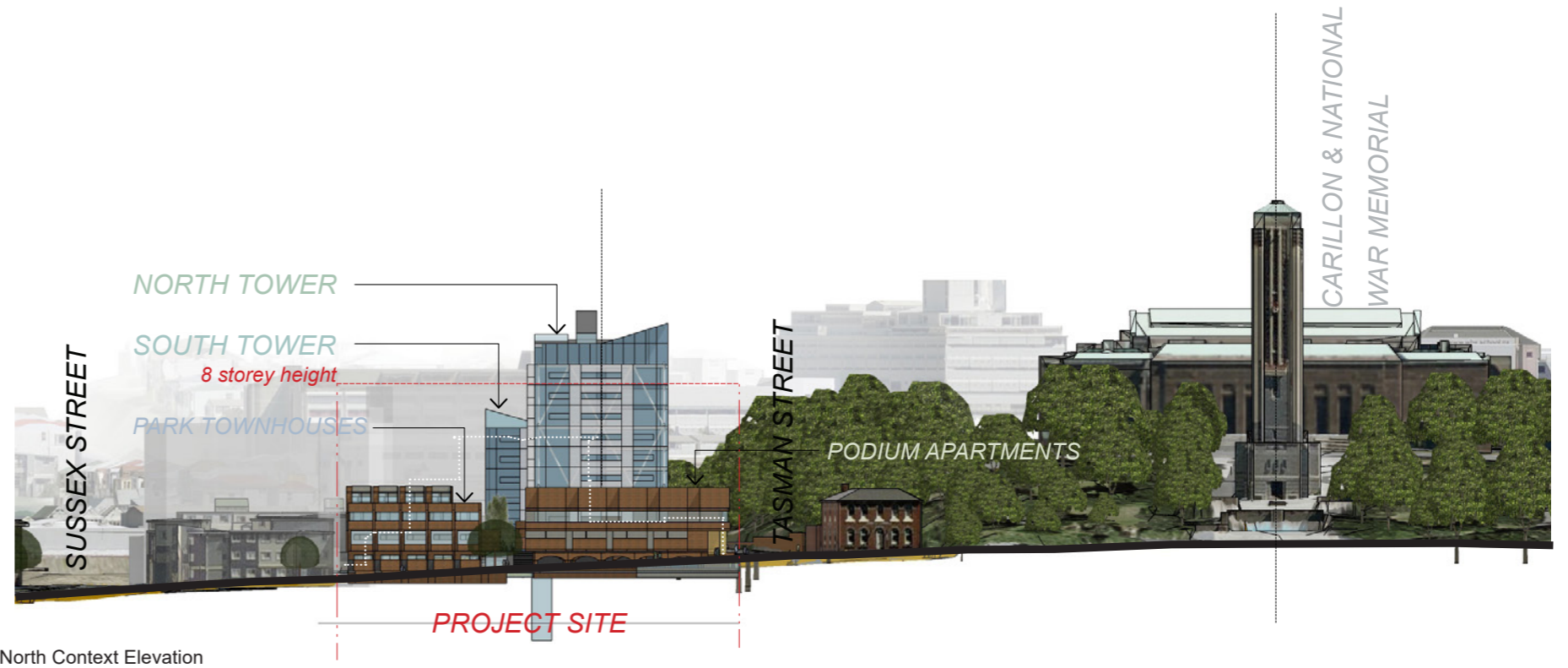
During the early design development the design team engaged with a number of key advisory groups and/or custodians of adjacent land including WCC officers, Urban Design Panel, Heritage New Zealand, The Tenths Trust, Ministry of Culture and Heritage, Massey University and Wellington High School. Feedback and input was sought and the design development incorporated refinements informed by this feedback and input.

The following pages summarise this design development:

4.0 APPENDIX 1 INITIAL CONCEPT MARCH 2021 WCC PRE-APP SCHEME



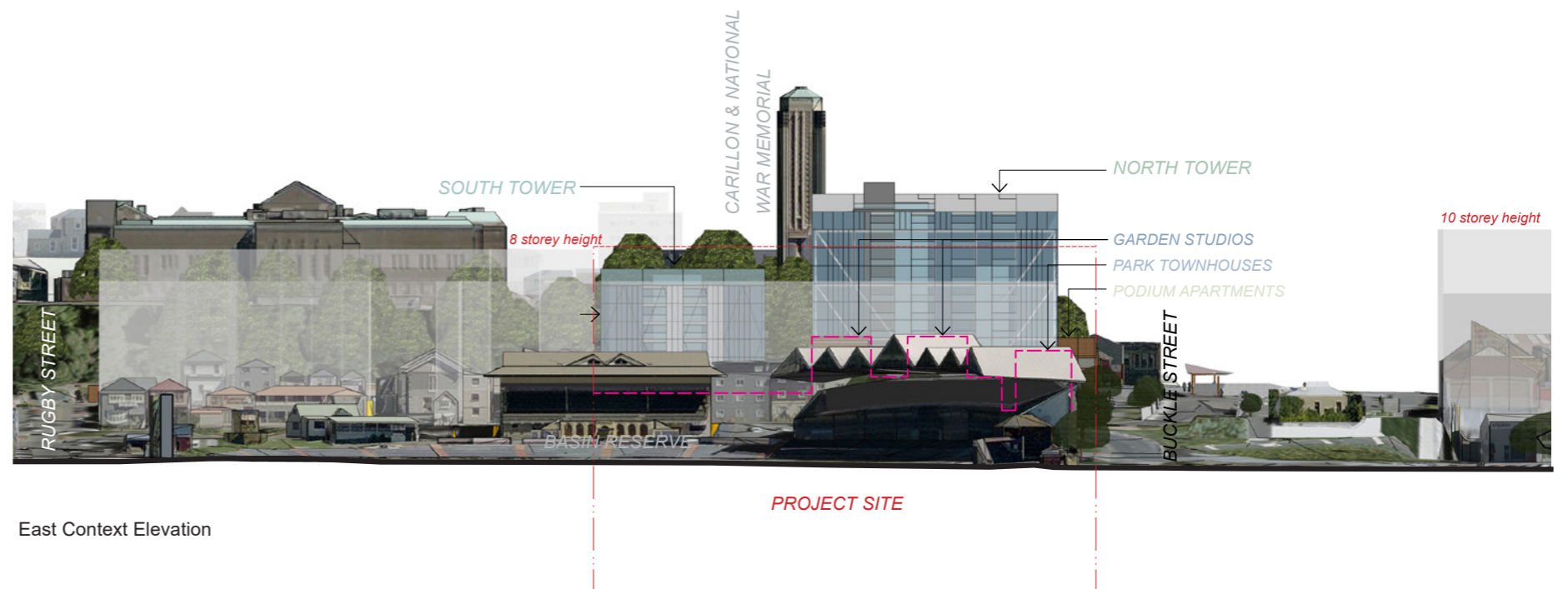
Site Plan (nts)



North Context Elevation

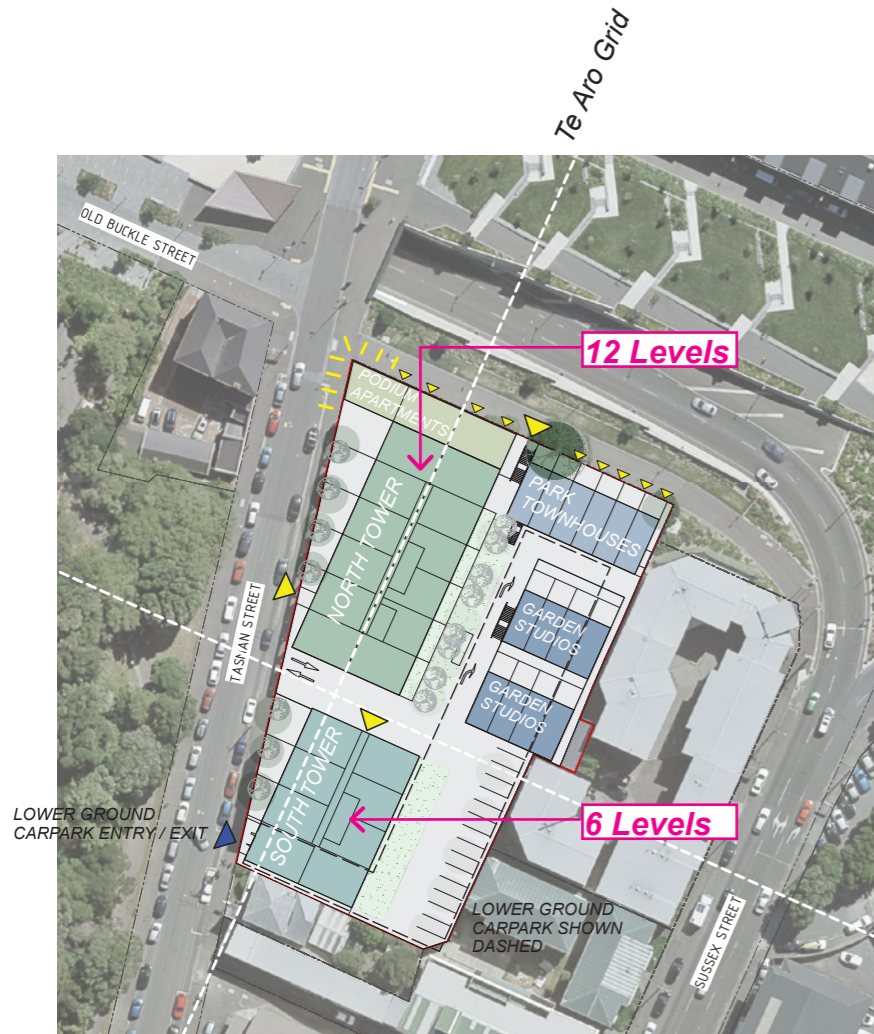


Aerial view from the North

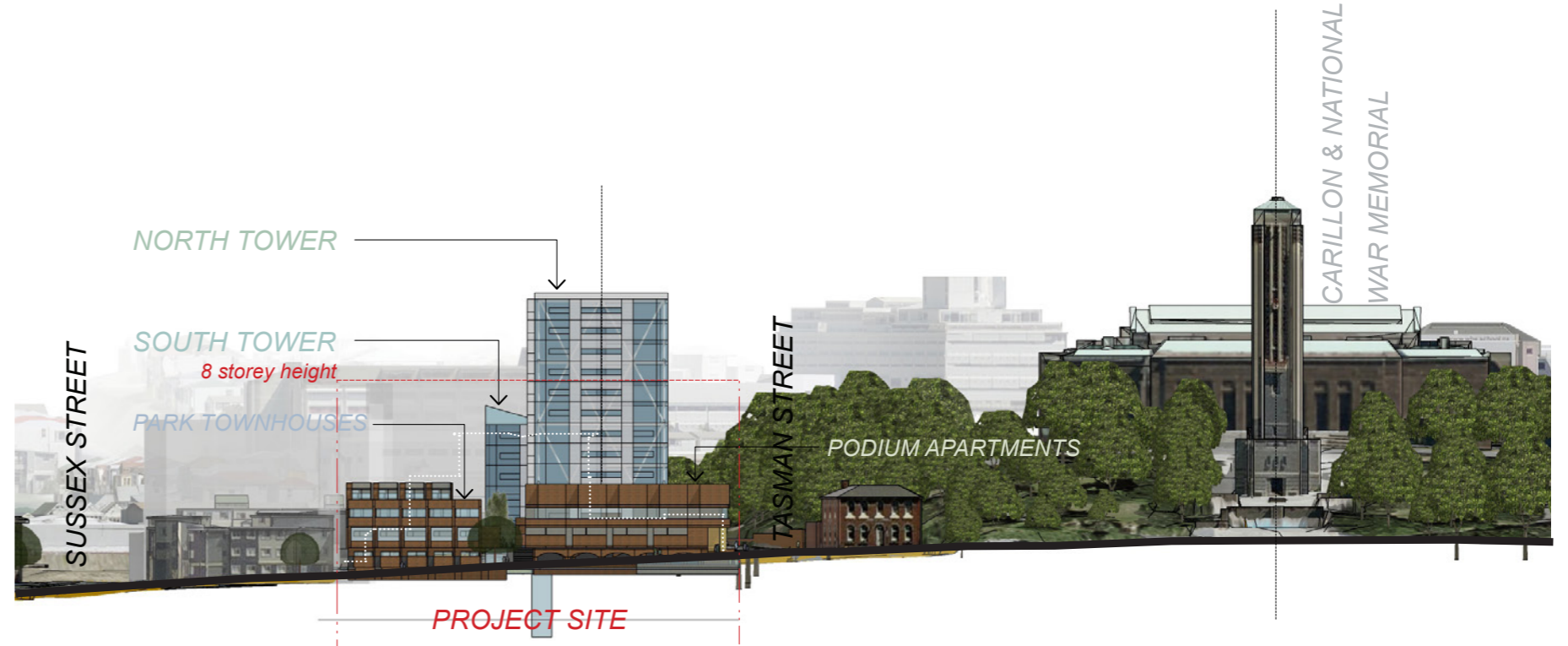


East Context Elevation

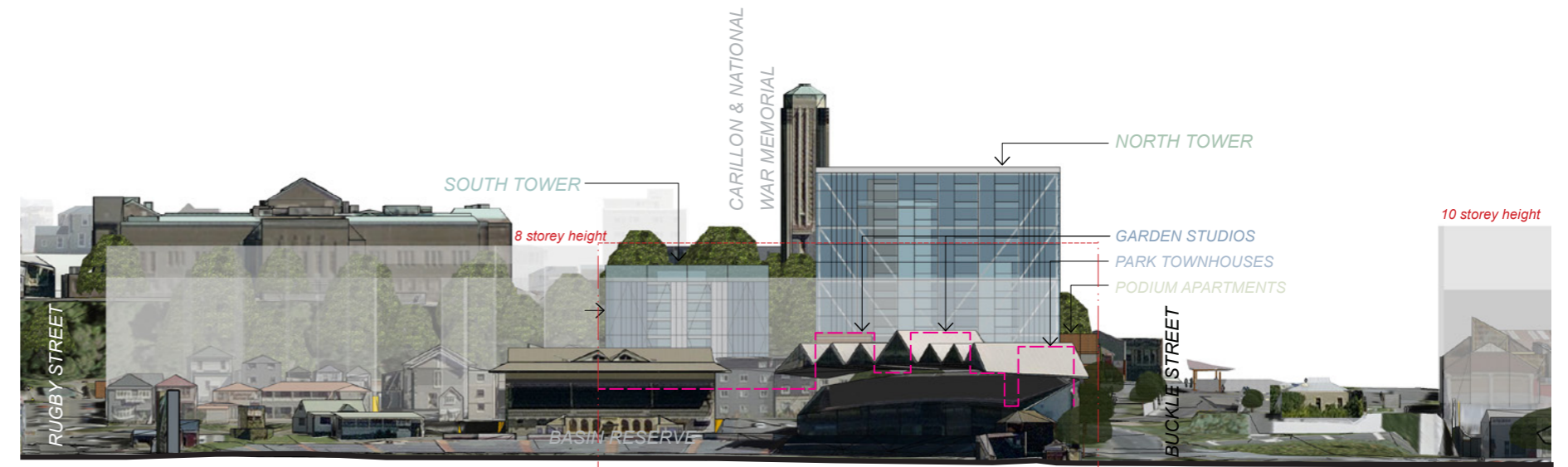
4.0 APPENDIX 1 INITIAL CONCEPT MARCH 2021 WCC PRE-APP SCHEME



Site Plan (nts)



North Context Elevation



East Context Elevation



Design changes between March 2021 and May 2021. (In response to Pre-App No 1 and the Urban Design Panel review).

This work was also supported by further analysis of the context and identification (in discussion with WCC) significant viewpoints to assess visual effects.

From the North (Pukeahu Park)

- More integrated composition of *Northern Apartments* and Terrace housing facing the park
- More articulation/ depth/ variability in the Terrace Housing, including introduction of the 'wrap' around the corner to Tasman Street.
- Enhancing the formal proportions of the *Northern Apartments* by 'slipping' the two sides, presenting a finer, more vertically proportioned, lower mass elevation to the Park, and introducing differentiation between the two sides.
- Enhancing the sense of 'gateway' to the site between the two Terrace Housing types and including a northern entry to the apartments.
- Developing separable address for street level units

From the West (approach from Mt Victoria Tunnel)

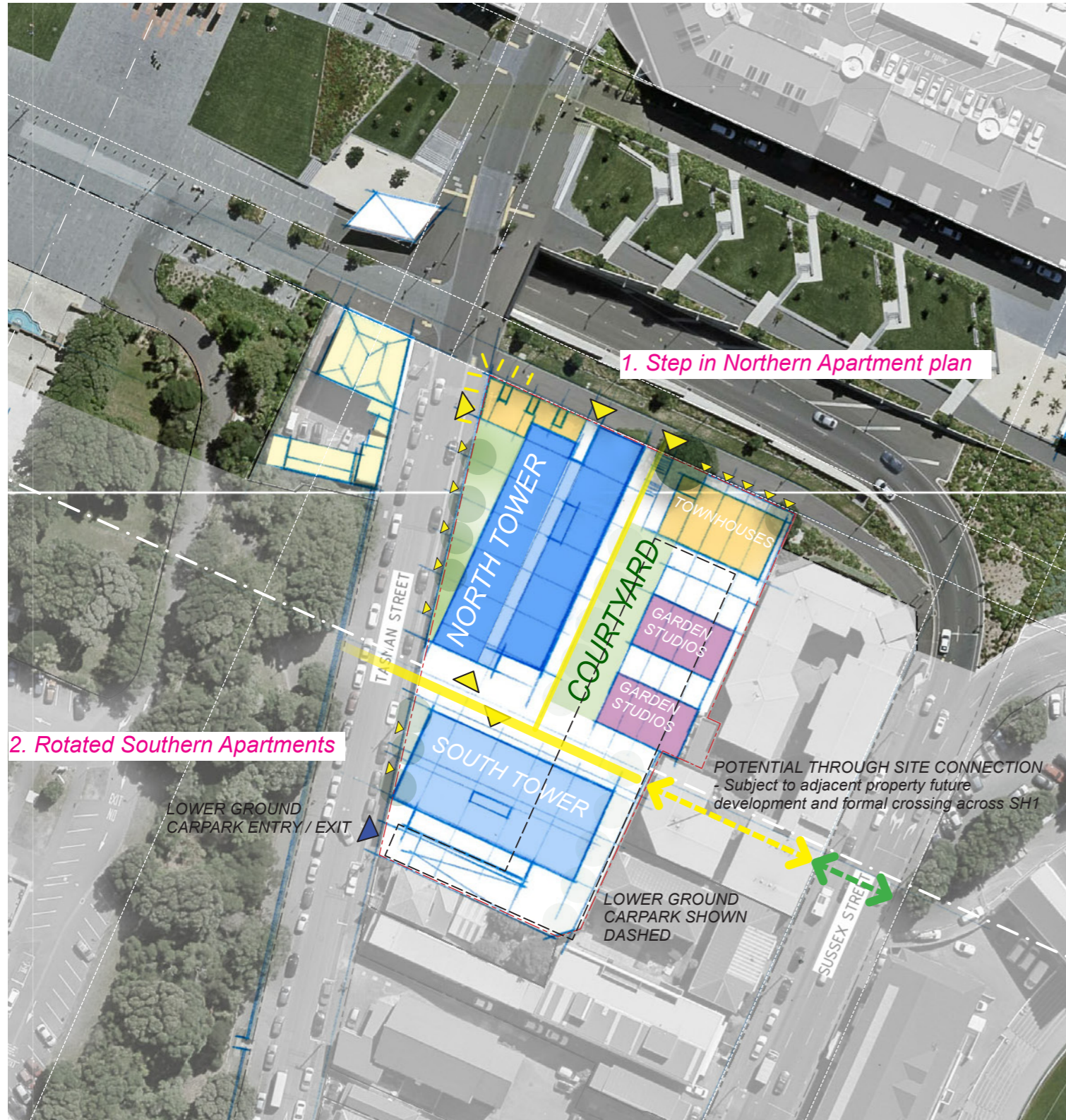
- Rotate the *Southern Apartments* to reduce the collective perceived mass from the western viewpoint
- Refine the broadside elevation of the *Northern Apartments* and differentiate from the *Southern Apartments*.
- Developing separable address for street level units

From the East (Tasman Street)

- Develop a landscape frontage incorporating enhanced public realm space and Pohutukawa.
- Development of West elevation of *Northern Apartments* with system of inset Decks and expressed diagrid.
- Introduction of secondary vehicle access to site enabling separable access to the two levels, and maintaining the central access as a high-quality multi-use space.

4.0 APPENDIX 1 APRIL / MAY 2021

WCC PRE-APP, DESIGN REVIEW PANEL SCHEME AND HERITAGE NZ POUHERE TAONGA INTRO

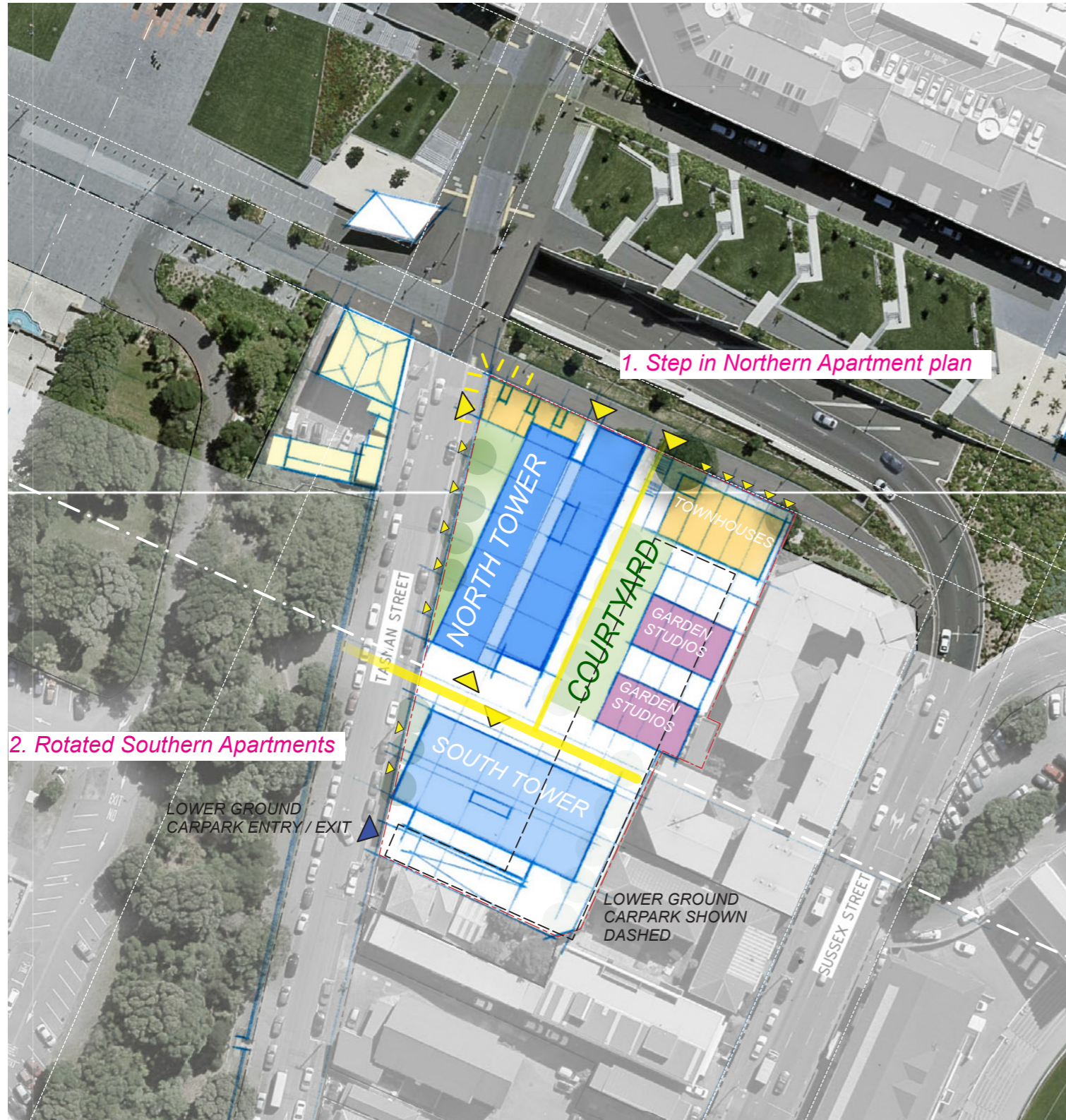


Indicative view from Tory Street looking South along Tasman Street



Indicative view from outside the Former Home of Compassion Creche, National War Memorial looking west

4.0 APPENDIX 1 MAY / JUNE 2021 WCC PRE-APP SCHEME



Indicative view from Tory Street looking South along Tasman Street



Indicative view from outside the Former Home of Compassion Creche, National War Memorial looking west

4.0 APPENDIX 1

DESIGN DEVELOPMENT IN RESPONSE TO ENGAGEMENT



Design changes between May 2021 and July 2021.

(In response to Pre- App No 2, meetings with Heritage New Zealand and The Tenth Trust)

From the North (Pukeahu Park)

- Set back and reduction in height of eastern side of the *Northern Apartments*.
- Introduction of roof terraces to the eastern side of *Northern Apartments*.
- Further articulation/ windows in the Terrace Housing, including extended 'wrap' around the corner to Tasman Street.
- Further development of courtyards and landscape around retained Pohutukawa.

From the East (approach from Mt Victoria Tunnel)

- Further refinement in the form of the *Southern Apartments*, reducing apparent width from eastern viewpoints

From the West (Tasman Street)

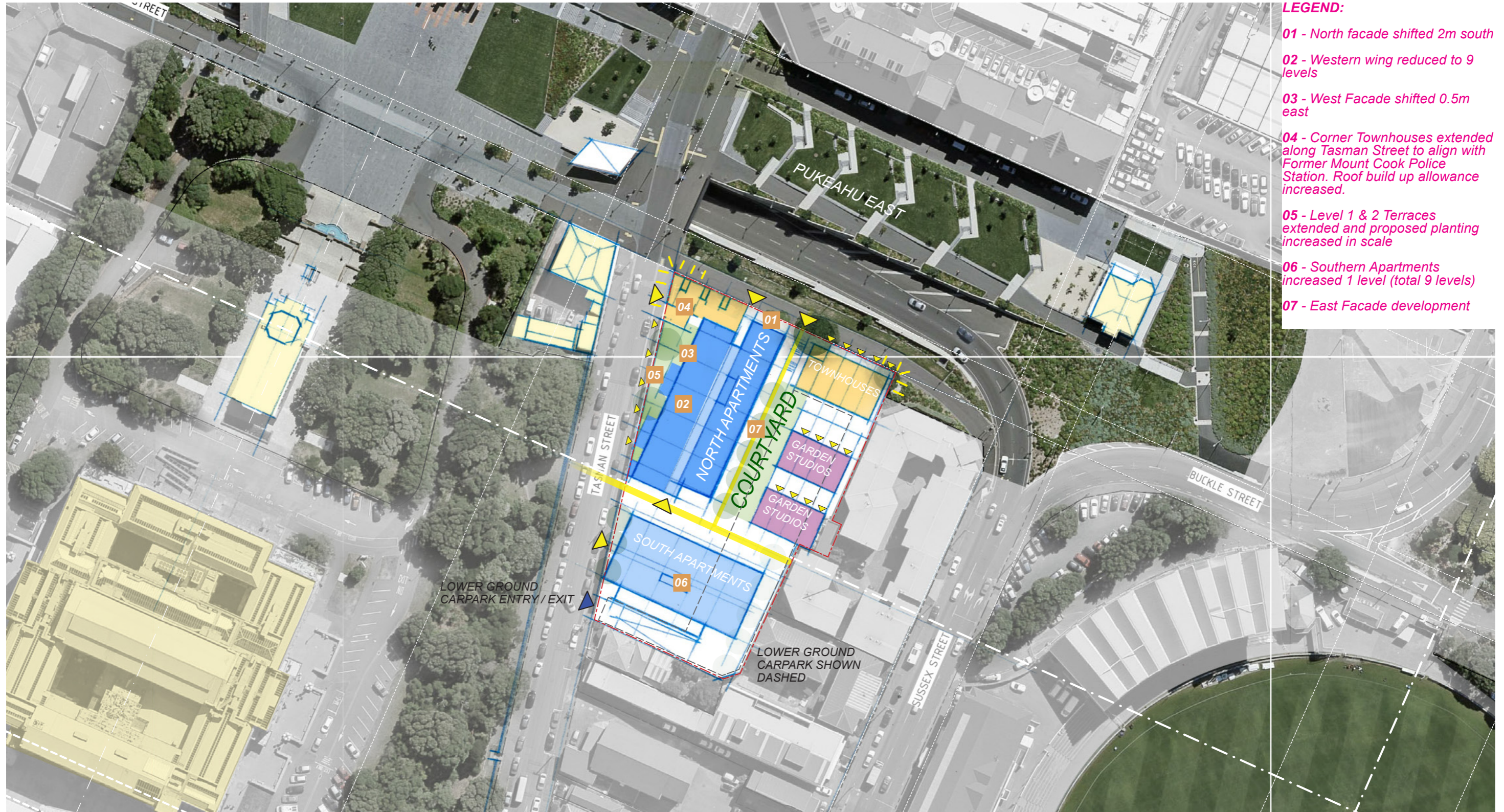
- Enhanced landscape frontage incorporating enhanced public realm space and Pohutukawas.
- Refinement of low- level extensions/ balconies lower west side of *Northern Apartments* as foreground, and increased activation at street level.
- Extended and further developed Terrace House corner wrapping between Buckle and Tasman Street. Refinement of café space on the corner.

This work was also supported by further 'model' viewpoints from key viewpoints in the park and approaches from the east as well as more accurate renditions of the scale of vegetation in Pukeahu Park in 5 and 10 year periods. The visual effects as experienced dynamically on the approach to the city through the Mt Victoria Tunnel and around the Basin Reserve was also demonstrated by an animation following this movement path.

4.0 APPENDIX 1

JULY 2021

HERITAGE NZ POUHERE TAONGA FEEDBACK WCC WORKSHOP HOSTED AT ATHFIELDS



4.0 APPENDIX 1

JULY 2021

HERITAGE NZ POUHERE TAONGA FEEDBACK WCC WORKSHOP HOSTED AT ATHFIELDS



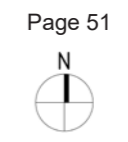
4.0 APPENDIX 1

JUNE 2021

HERITAGE NZ POUHERE TAONGA FEEDBACK WCC WORKSHOP HOSTED AT ATHFIELDS



20.42
One Tasman Pukeahu Park
Resource Consent
Architectural Design Statement
20 January 2023



athfield
architects
limited
athfield
architects
limited
athfield

**WILLIS
BOND**



00 Tory Street

2. Proposed

10 Level North Apartments
8 Level South Apartments

Spatial Plan shown dashed (8 levels)

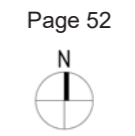
4.0 APPENDIX 1

JUNE 2021

HERITAGE NZ POUHERE TAONGA FEEDBACK WCC WORKSHOP HOSTED AT ATHFIELDS



20.42
One Tasman Pukeahu Park
Resource Consent
Architectural Design Statement
20 January 2023



Page 52

athfield
architects
limited
athfield
architects
limited
athfield

WILLIS
BOND



00 Tory Street

3. Alternative Massing

10/9 Level North Apartments
9 Level South Apartments

Spatial Plan shown dashed (8 levels)

LEGEND:

01 - North facade shifted 2m south

02 - Western wing reduced to 9 levels

03 - West Facade shifted 0.5m east

04 - Corner Townhouses extended along Tasman Street to align with Former Mount Cook Police Station. Roof build up allowance increased.

05 - Level 1 & 2 Terraces extended and proposed planting increased in scale

06 - Southern Apartments increased 1 level (total 9 levels)

07 - 7m Pohutukawa / 10yrs growth

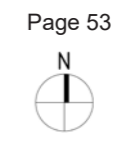
4.0 APPENDIX 1

JUNE 2021

HERITAGE NZ POUHERE TAONGA FEEDBACK WCC WORKSHOP HOSTED AT ATHFIELDS



20.42
One Tasman Pukeahu Park
Resource Consent
Architectural Design Statement
20 January 2023



Page 53

athfield
architects
limited
athfield
architects
limited
athfield

**WILLIS
BOND**



00 Tory Street

3. Alternative Massing

10/9 Level North Apartments
9 Level South Apartments

Spatial Plan shown dashed (8 levels)

LEGEND:
01 - 10/11m Pohutukawa / 20yrs
growth

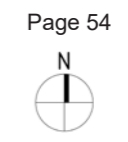
4.0 APPENDIX 1

JUNE 2021

HERITAGE NZ POUHERE TAONGA FEEDBACK WCC WORKSHOP HOSTED AT ATHFIELDS



20.42
One Tasman Pukeahu Park
Resource Consent
Architectural Design Statement
20 January 2023



Page 54

athfield
architects
limited
athfield
architects
limited
athfield

**WILLIS
BOND**



13 *Australian Memorial*

2. Proposed

10 Level North Apartments
8 Level South Apartments

Spatial Plan shown dashed (8 levels)

7m Pohutukawa (10yrs)





13
Australian Memorial

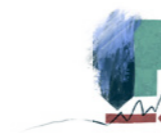
3. Alternative Massing

10/9 Level North Apartments
9 Level South Apartments

Spatial Plan shown dashed (8 levels)

7m Pohutukawa (10yrs)





13
Australian Memorial

3. Alternative Massing

10/9 Level North Apartments
9 Level South Apartments

Spatial Plan shown dashed (8 levels)

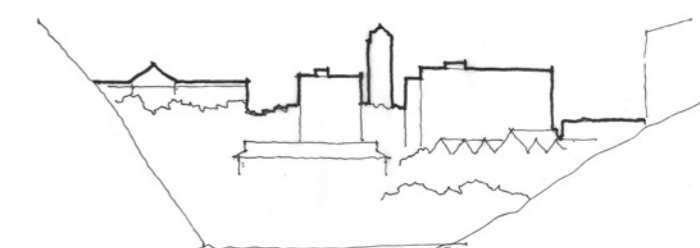
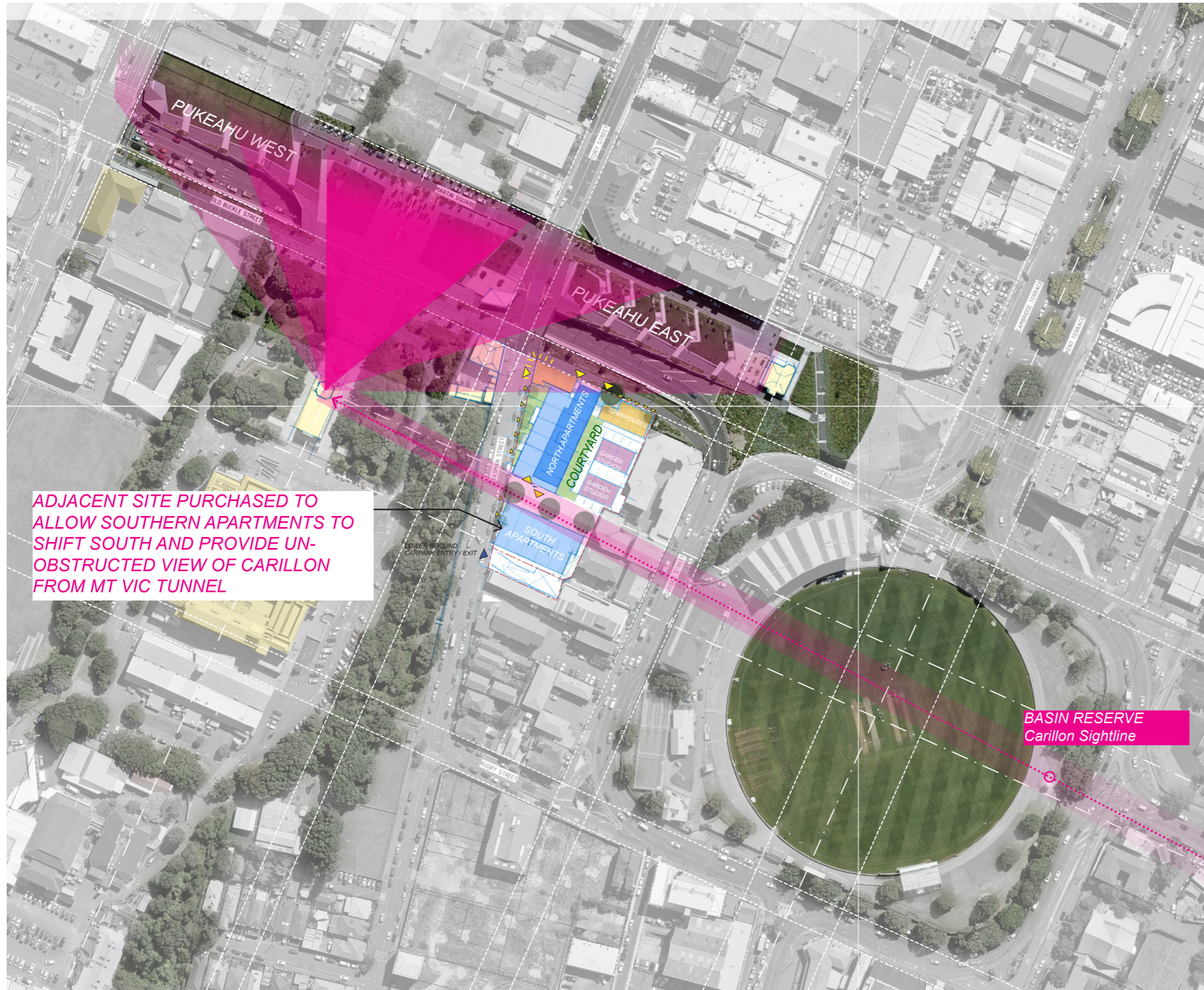
10m Pohutukawa + Northern
Rata(Mature)



4.0 APPENDIX 1

JUNE 2021

HERITAGE NZ POUHERE TAONGA FEEDBACK WCC WORKSHOP HOSTED AT ATHFIELDS



4.0 APPENDIX 1

DESIGN DEVELOPMENT IN RESPONSE TO ENGAGEMENT



Design changes between July 2021 and September 2021.

(In response to Pre- App No 3, meetings with Massey University and Wellington High School).

(refer the Resource Consent Application design)

From the North (Pukeahu Park)

- Refinement of Building tops including roof terraces to the eastern side of *Northern Apartments*.
- Further articulation/ windows in the Terrace Housing, including extended 'wrap' around the corner to Tasman Street.

From the East (approach from Mt Victoria Tunnel)

- Shifting the *Southern Apartments* south and opening gap between the two apartment buildings to create an open space 'window' of the Carillon/ Pukeahu Ridge from the eastern approach.
- Further refinement in the form of the *Southern Apartments*, reducing apparent width from eastern viewpoints.
- Development of landscape plan including elements of vertical landscape to selected areas of the building

From the West (Tasman Street)

- Enhanced landscape frontage incorporating enhanced public realm space and Pohutukawas and courtyards to lower apartments.
- Further development of low- level extensions/ balconies lower west side of *Northern Apartments* as foreground, and increased activation at street level.
- Extended and further developed Terrace House corner wrapping between Buckle and Tasman Street. Refinement of café space on the corner.
- Refinement of Tasman Street entry points including veranda over southern end of site as part of a wind mitigation response.
- refinement of the *Southern Apartments* elevation to Tasman Street.

The landscape design across the whole site has also been developed over this period

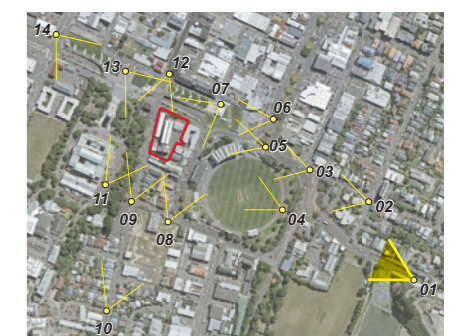
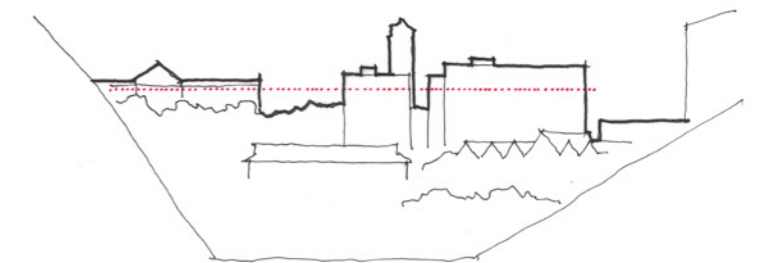
4.0 APPENDIX 1 JULY/AUGUST 2021 WCC WORKSHOP RESPONSE



Previous Southern Apartment location_View from Mt Victoria Tunnel looking West
Spatial Plan Height (8 Storeys) shown dashed

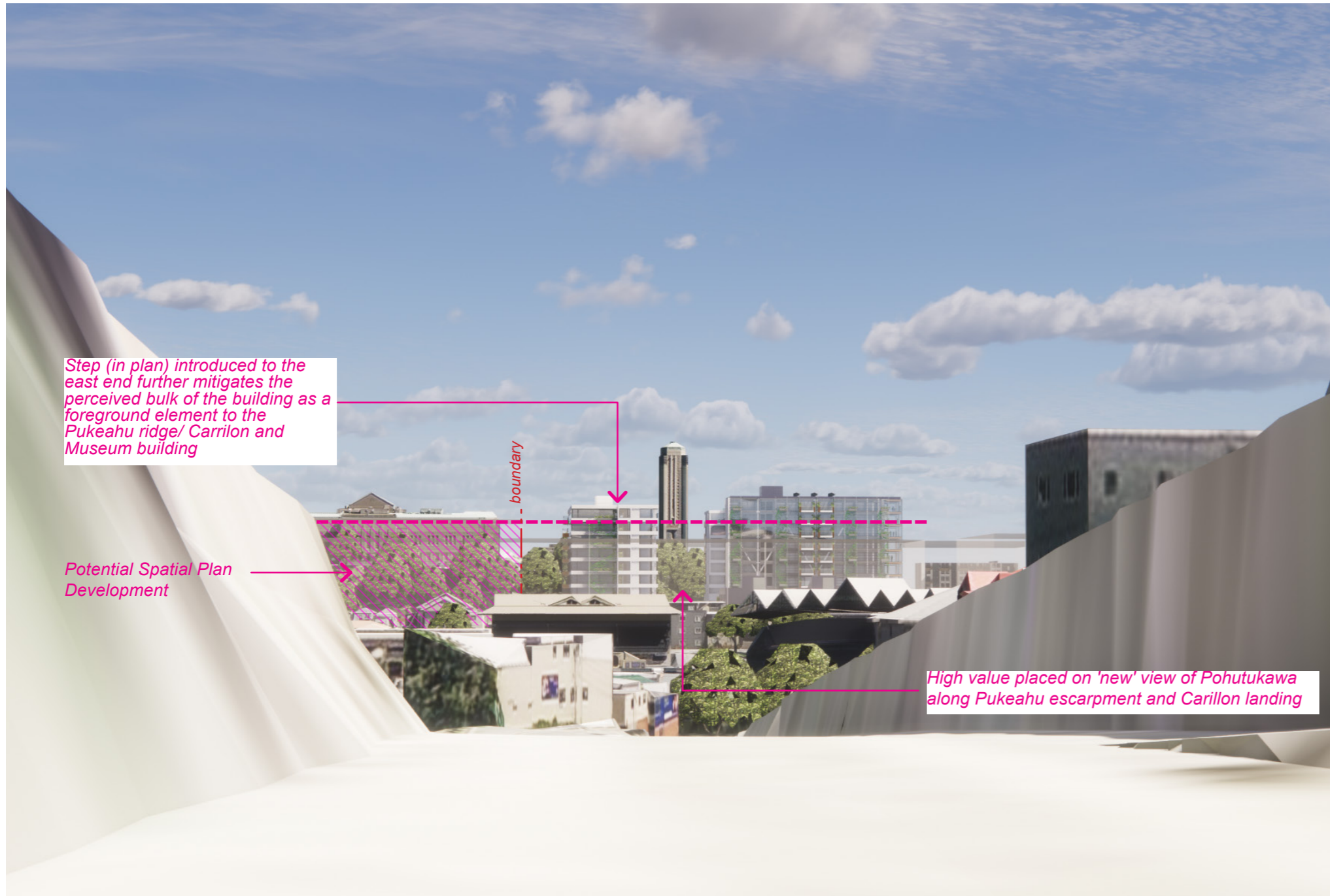


Existing Photo



Key Plan

4.0 APPENDIX 1 JULY/AUGUST 2021 WCC WORKSHOP RESPONSE



Step (in plan) introduced to the east end further mitigates the perceived bulk of the building as a foreground element to the Pukeahu ridge/ Carrilon and Museum building

Potential Spatial Plan Development

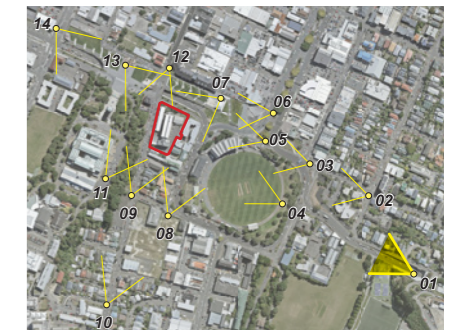
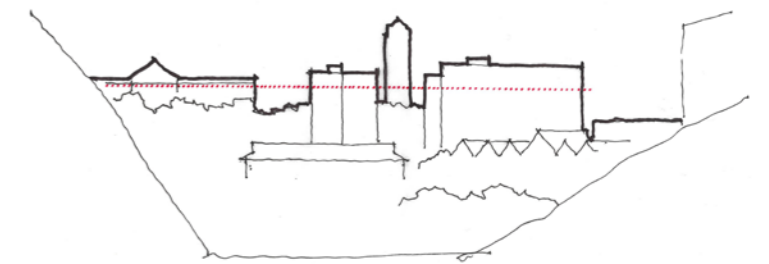
boundary

High value placed on 'new' view of Pohutukawa along Pukeahu escarpment and Carrilon landing

Proposed Southern Apartment location_View from Mt Victoria Tunnel looking West
Spatial Plan Height (8 Storeys) shown dashed

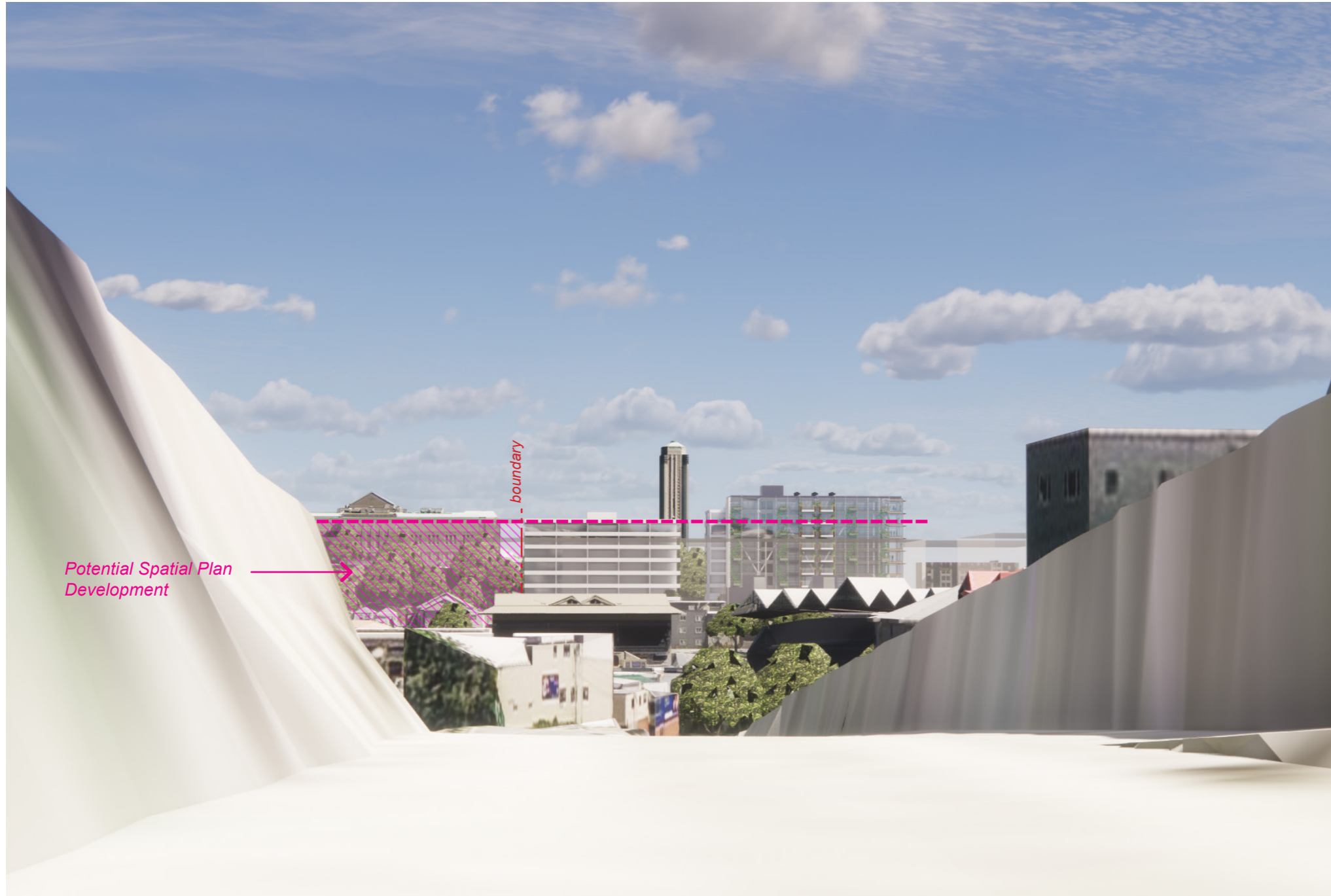


Existing Photo



Key Plan

4.0 APPENDIX 1 JULY/AUGUST 2021 WCC WORKSHOP RESPONSE

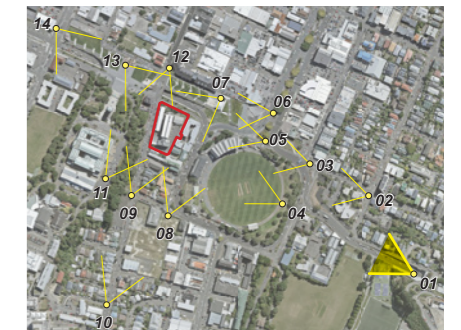


Rotated Southern Apartments **NOT PROPOSED, SHOWN FOR REFERENCE ONLY**_View from Mt Victoria Tunnel looking West
Spatial Plan Height (8 Storeys) shown dashed



Existing Photo

01 Mt Victoria Tunnel



Key Plan

4.0 APPENDIX 2

COMPARATIVE ASSESSMENT OF ALTERNATIVE SITING OPTIONS



Comparative assessment of alternative siting options

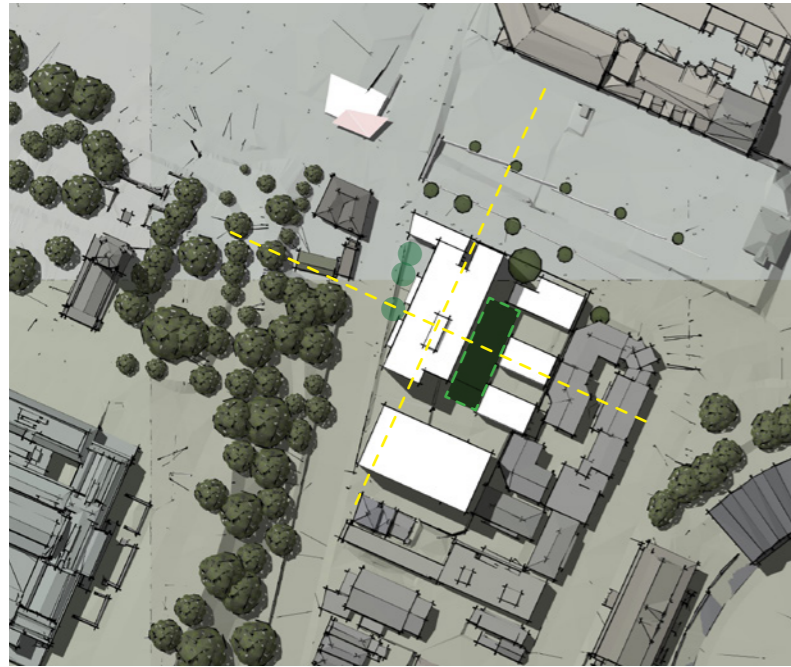
During the design development and assessment, WCC officers's identified a range of alternative possible site layouts to be tested. These are outlined below.

All of the options assume similar components with the *Southern Apartments* bounding the south boundary and varying versions of the *Pukeahu Terrace Houses* bounding the interface with Old Buckle Street. The main variable is the position of the *Northern Apartments* and versions of the *Courtyard Terraces*.

Base Case

The 'Base Case' is the proposed configuration. The description and rationale for this has been outlined in the body of the report.

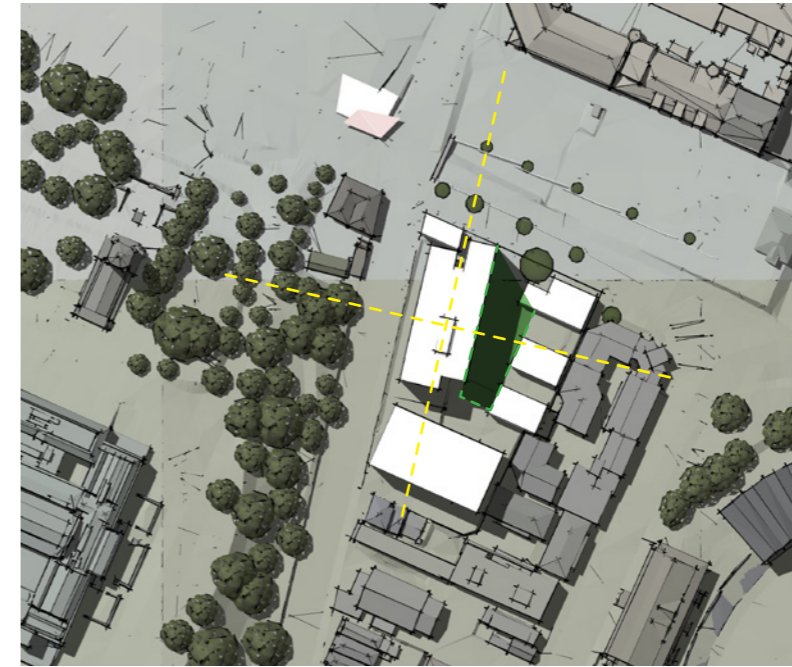
4.0 APPENDIX 2 COMPARATIVE ASSESSMENT OF ALTERNATIVE SITING OPTIONS



PROPOSED MASSING + SITE ORDERING

- Northern Apartments on the northwestern quadrant of the site aligned to Te Aro grid.
- The Courtyard Terraces arrayed along the eastern edge of the site, carparking under.
- A rectangular central courtyard with an open space 'window' and entry to the north, and primary entry from the west.
- A triangular open space street frontage to Tasman Street

Fig 105. Plan Diagram
NTS



Scenario 1

- Northern Apartments on the northwestern corner of the park, aligned and adjacent to Tasman Street.
- The Courtyard Terraces arrayed along the eastern edge of the site, carparking under.
- A trapezoidal larger central courtyard with a larger open space 'window' to the north
- Nil, or very limited open space along the interface with Tasman Street.

Fig 110. Plan Diagram
NTS



Fig 106. North West Aerial Diagram

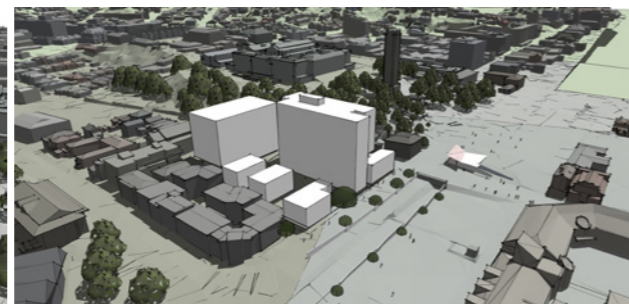


Fig 107. North East Aerial Diagram



Fig 111. North West Aerial Diagram

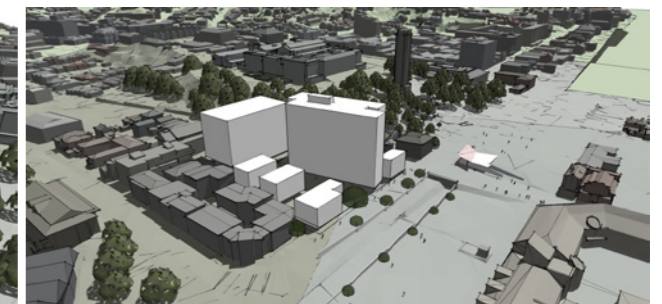


Fig 113. North East Aerial Diagram



Fig 108. South West Aerial Diagram

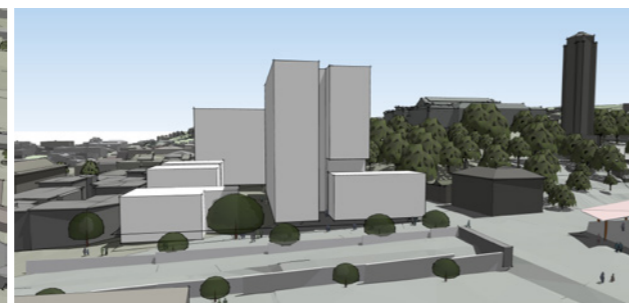


Fig 109. North Aerial Diagram

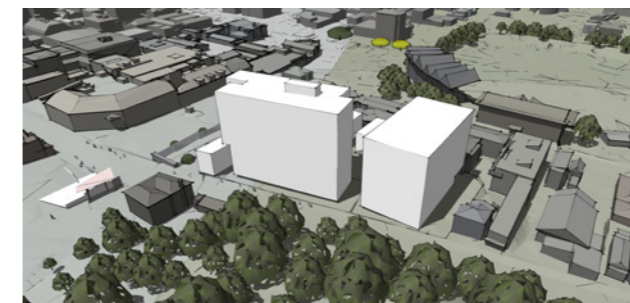


Fig 112. South West Aerial Diagram

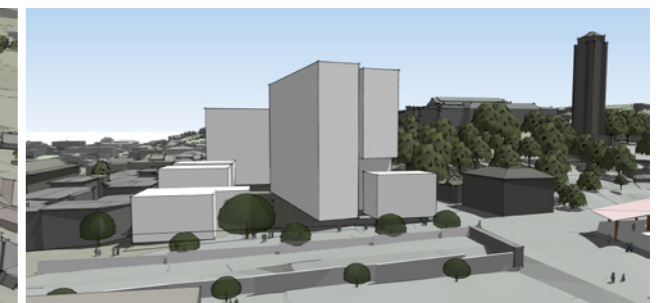
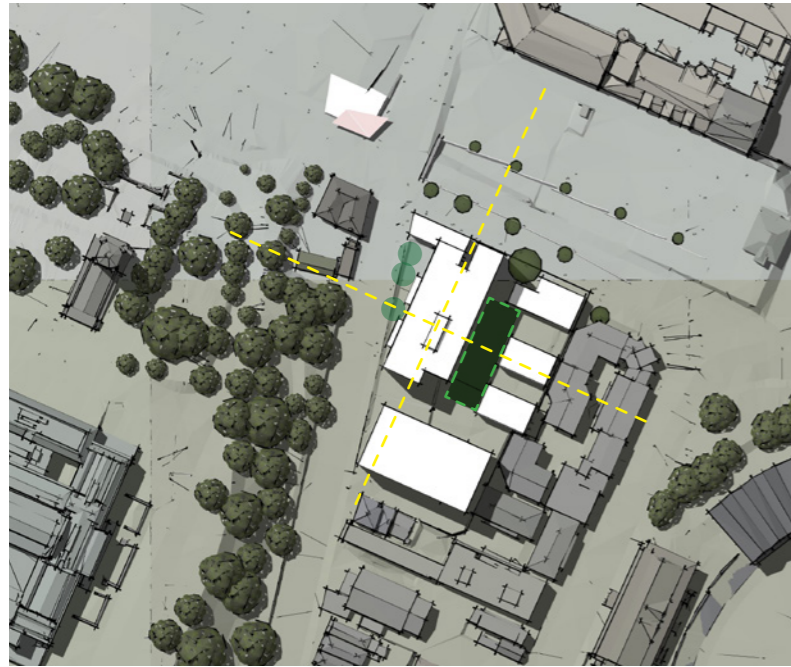


Fig 114. North Aerial Diagram

4.0 APPENDIX 2 COMPARATIVE ASSESSMENT OF ALTERNATIVE SITING OPTIONS



PROPOSED MASSING + SITE ORDERING

- Northern Apartments on the northwestern quadrant of the site aligned to Te Aro grid.
- The Courtyard Terraces arrayed along the eastern edge of the site, carparking under.
- A rectangular central courtyard with an open space 'window' and entry to the north, and primary entry from the west.
- A triangular open space street frontage to Tasman Street

Fig 115. Plan Diagram
NTS



Scenario 2

- Northern Apartments through the centre of the site.
- A version of the Courtyard Terraces arrayed along the western edge of the site interfacing Tasman Street.
- A minimal open space strip between the Northern Apartments and the Courtyard Terraces.
- Nil, or very limited open space along the interface with Tasman Street.
- A new open space along the eastern edge of the site between the Northern Apartments and the boundary incorporating carparking.

Fig 120. Plan Diagram
NTS



Fig 116. North West Aerial Diagram

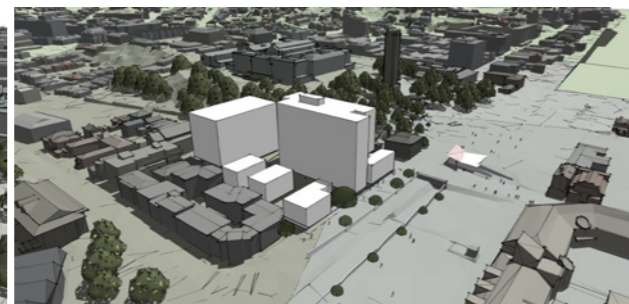


Fig 117. North East Aerial Diagram



Fig 121. North West Aerial Diagram

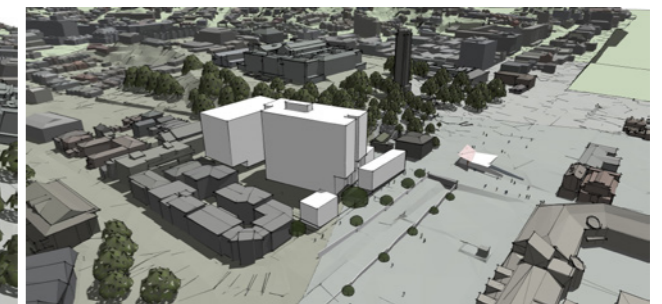


Fig 122. North East Aerial Diagram



Fig 118. South West Aerial Diagram



Fig 119. North Aerial Diagram



Fig 123. South West Aerial Diagram

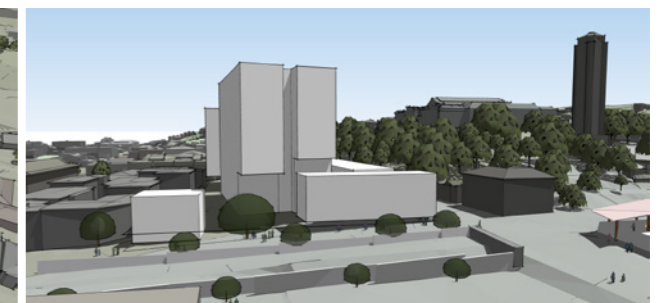


Fig 124. North Aerial Diagram

4.0 APPENDIX 2 COMPARATIVE ASSESSMENT OF ALTERNATIVE SITING OPTIONS



Fig 125. Plan Diagram
NTS

PROPOSED MASSING + SITE ORDERING

- Northern Apartments on the northwestern quadrant of the site aligned to Te Aro grid.
- The Courtyard Terraces arrayed along the eastern edge of the site, carparking under.
- A rectangular central courtyard with an open space 'window' and entry to the north, and primary entry from the west.
- A triangular open space street frontage to Tasman Street

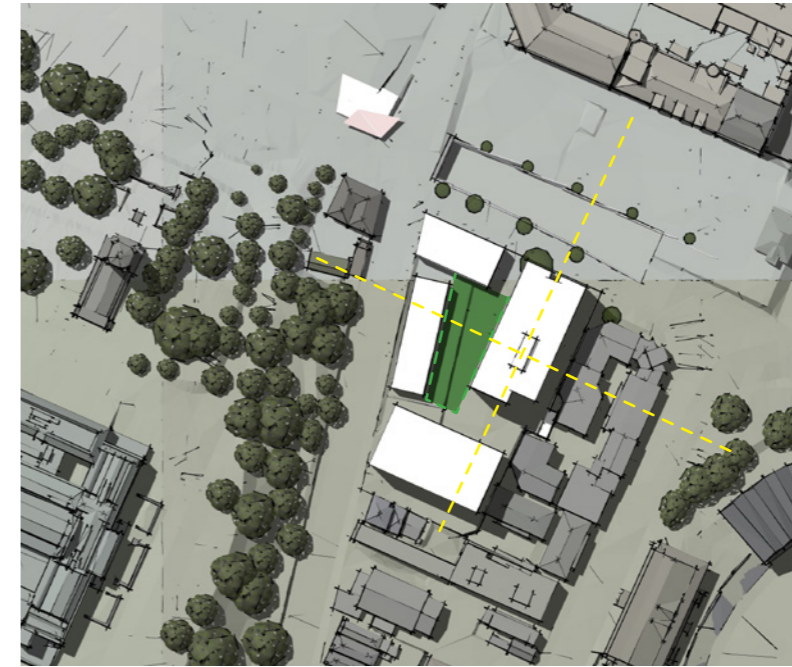


Fig 130. Plan Diagram
NTS

Scenario 3

- Northern Apartments along the eastern edge of the site with carparking under.
- A version of the Courtyard Terraces arrayed along the western edge of the site interfacing Tasman Street.
- A trapezoidal open space courtyard between the Northern Apartments and the Courtyard Terraces.
- Nil, or very limited open space along the interface with Tasman Street.



Fig 126. North West Aerial Diagram

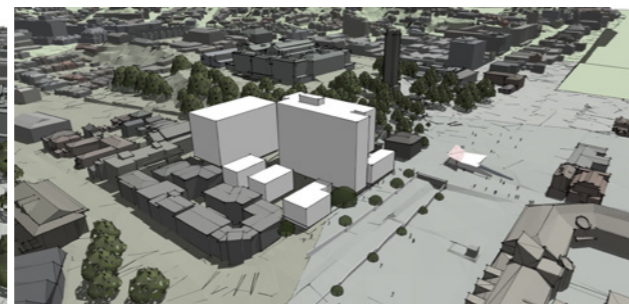


Fig 127. North East Aerial Diagram



Fig 131. North West Aerial Diagram

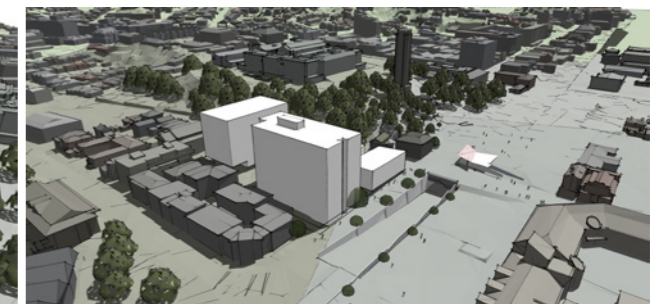


Fig 132. North East Aerial Diagram



Fig 128. South West Aerial Diagram



Fig 129. North Aerial Diagram

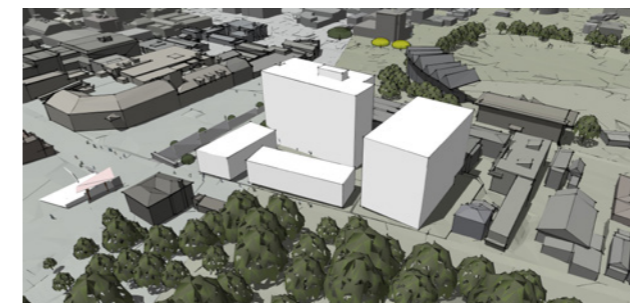


Fig 133. South West Aerial Diagram



Fig 134. North Aerial Diagram

4.0 APPENDIX 2

COMPARATIVE ASSESSMENT OF ALTERNATIVE SITING OPTIONS



COMPARATIVE ASSESSMENT CRITERIA

1 Amenity and CPTED

- *for the neighbourhood*
- *for residents*

considering:

- *Open space*
- *Sunlight/ shading*
- *Outlook/ views*
- *Accessibility*
- *Wind*

2 Visual effects relative to significant heritage and public realm spaces and elements

key significant spaces/ elements

- *The Basin Reserve*
- *Pukeahu Park*
- *Low level elements- Police Barracks/ heritage walls/ Creche, Carillon base, historical terracing, trees*
- *Taller elements- Carillon tower/ Buckle Street Museum/ Pukeahu ridge, trees.*

predominant viewpoints/ movements

- *From the Mt Vic tunnel exit, moving around the Basin*
- *From within The Basin reserve, moving around the Banks.*
- *From the Ellis Street approach, moving into Pukeahu Park*
- *From The north Tory Street approach to Tasman*
- *From the west Pukeahu approach*

3 Spatial effects

- *urban structure (City-wide)*
- *City Grid alignments*
- *Transitioning City scale*

adjacent streets and spaces (local)

- *Tasman Street (west of site)*
- *Pukeahu Park (north of site)*

4 Constructability/ logistics

- *Working with topography*
- *Staging/ separable grounded/ base isolated elements*
- *Integrating parking/ site servicing*

5 Economic feasibility (assuming high quality development/ base-isolated apartments)

- *Efficiency/ economies of scale*
- *Overall yield*
- *Distribution of yield.*

4.0 APPENDIX 2

OPTION ASSESSMENT SUMMARY



Tasman Street Apartments- alternative site configurations

Comparative Assessment

Criteria	Base Case North Apts west- aligned Te Aro grid	Scenario 1 North Apts west- aligned Tasman Street	Scenario 2 North Apts central, aligned Te Aro grid	Scenario 3 North Apts east, aligned Te Aro grid
1 Amenity and CPTED				
a) for the neighbourhood	Minimal effects to southern and eastern neighbours. Set back to Tasman Street enables some landscape amenity to Tasman Street edge/ neighbourhood.	Minimal effects to southern and eastern neighbours. Confronting relationship to Tasman Street, with some effects on amenity to Tasman edge.	Increased shading/ overlook effects to southern neighbours. Terrace houses present lower built edge to Tasman, but reduced street open space/ landscape.	Shading and direct overlook to southern neighbours. Terraces present lower built edge to Tasman Street, but reduced street open space/ landscape.
b) for residents	Balance of open space, outlook and privacy amenity to all sides of apartments and terraces.	Increase in open space amenity to central site, reduction on Tasman Street side.	Significant reduction in open space amenity between apartments and terraces. Decreased open space, light and outlook amenity for Southern Apartments.	Good amenity for terraces and the apartments along the western edge. Reduction in open space/ outlook amenity to the east edge apartments.
2 Visual effects relative to significant heritage and public realm spaces and elements				
• From the Mt Vic tunnel exit, moving around the Basin	All scenarios are similar from this viewpoint.	-	-	-
• From within the Basin Reserve, moving around the Banks.	All scenarios are similar from this viewpoint.	-	-	-
• From the Ellice Street approach, moving into Pukeahu Park	Vertical apartments balanced over horizontal Pukeahu Terrace frontage. The position of the apartments gives some space to Police Station and NWM structures.	Vertical apartments against corner. Apartments have an abrupt relationship with Police Station/ Tasman Street/ NWM structures.	Similar to the base case, but apartments alignment is less supportive to NWM and Carillon.	Vertical element has an abrupt relationship to southern neighbours and is somewhat confronting from the eastern approach.
• From the north, Tory Street approach to Tasman	Retains/ defines open space corridor view up Tasman Street. Alignment parallel to Tory Street view.	Apartments are confronting from Tory Street view. Alignment has effects on Tasman Corridor and scale of Police Building.	Similar to the base case, but primary form/ mass less aligned with Tory approach.	Least effects on Tory Street approach.
• From the west, Pukeahu approach	Apartments prominent, but aligned, and set behind Pukeahu Terraces.	Apartments are dominant, misaligned and blocking Pukeahu Terrace edge.	Similar to the base case, but apartments misaligned.	Least effect from western approach.
3 Spatial effects				
a) Urban structure (city-wide)	Aligned and supportive (edge defining) of NWM space, proximate and aligned with Te Aro grid/ transitioning city.	Mis-aligned to NWM space, proximate but mis-aligned with Te Aro grid/ transitioning city.	Similar to scenario 1.	Similar to base case, but less connected to the Tory Street corridor.
• City grid alignments				
• Transitioning city scale				

4.0 APPENDIX 2

OPTION ASSESSMENT SUMMARY



4 Response to site proportions/ topography							
• Working with topography		Less clear mass hierarchy in relation to slope. Parking not able to be buried within lower levels.		Similar to the base case		Less clear mass hierarchy in relation to slope. Parking not able to be buried within lower levels.	Stepping scale of development counter to topography/ slope.
• Integrating parking/ site servicing		Successful 'burying of parking/ service infrastructure within site.		Similar to the base case.		Insufficient space for parking/ service within site without significant excavation under the apartments.	Similar to Scenario 2.
5 Feasibility (assuming high quality development/ base-isolated apartments)							
• Efficiency/ economies of scale		Good distribution of value per amenity across the different buildings.		Similar to the base case, but amenity along Tasman Street side less positive.		Compromised amenity/ value over significant area of buildings.	Compromised amenity/ value over much of eastern half of Northern Apartments.
• Staging/ separable grounded/ base- isolated elements		Logical configuration with minimal excavation/ clash between ground infrastructure and taller buildings.		Similar to the base case.		Difficult proximity between terraces and apartments. Conflicts between carparking/ ground works and apartments.	Greater excavation, more difficult access to site service/ car parking.
• Overall yield		Feasible		Feasible		Unfeasible due to reduced yield/ value between apartments and terraces.	Unfeasible due to reduced yield/ value of apartments.
• Distribution of yield.		Feasible		Feasible		Unfeasible	Unfeasible