

Urban Design Panel Recommendations

Project identifier	SR 484881
Applicant	Willis Bond
Architects	Athfield Architects
Project address	1 Tasman Street, Mt Cook
Date of panel review	20 May 2021
Panel members	Sally Ogle, Jane Black, Graeme McIndoe
Council officers present	Farzad Zamani, Team Leader, Design Review Morten Gjerde, Urban Design Consultant Nicole Heron, Planner Chessa Stevens, Heritage (on-line)

Introduction

1. Project designers Athfield Architects presented the proposal and explained their design rationale. They described approximately 180 units with five dwelling typologies compared to the current 40 or so units. Our review comments follow.

Site planning – bulk, form and location

2. Figure ground drawing shows a mixed grain in this context including small and very large buildings and the proposal maintains this characteristic grain. With the exception of the RA Vance stand, large footprint buildings around the site including the Museum Stand and the Dominion Museum are aligned with Te Aro Grid. The proposal is also aligned to that grid and we support this approach. We note also that other buildings along the eastern edge of Tasman Street are aligned to this grid rather than to the angled edge of the street. It is also positive that the Carillon axis is recognised in the plan layout.
3. The corner of Buckle and Tasman Street is the appropriate location for the tallest building on the site and the articulation of building mass and skyline variation along the edge of old Buckle Street/Pukeahu are positive.
4. Servicing and parking are all suitably located beneath and behind the development, away from the street.
5. The comparative massings shown in the review were helpful. We consider it would be helpful to provide some further imagery and a summary analysis of the main attributes of the arrangement of bulk and form of the alternatives investigated. This may assist in providing a compelling rationale for the optimal solution.

Building height

6. Locating the highest building form to the north of the site and close to the Tasman Street corner is in our opinion an optimal approach. This allows relationship to the higher parts of the city to the north and for transitioning down to lower scale development to the south.
7. We also consider that the height of the north tower is appropriate in views from the city to the north. This is because building separation and offsets make it relatively uncommon to have the proposal, the Carillon and the Dominion Museum in the same view.
8. In the view in emerging from the tunnel, the height of the south tower is in our opinion appropriate in relation to the Dominion Museum. However, in the view from the east the south end of the north tower could be considered to challenge the primacy of the Dominion Museum. If that is the case, consideration should be given to adjusting the height of this part of the building. Additional views in the approach from the east should be developed to interrogate this matter. The height of the north tower is such that the Carillon is still significantly higher / the primary skyline element in this view, and so we do not see any issues with overall building heights in relation to the Carillon.
9. We note that the 'over-height' portion of the north tower casts some additional late afternoon shading to the Basin Reserve at mid-winter. We consider this effect to be inconsequential. That is for the reasons of absence of sunlight protection to the Basin; predominant use of the space for summer sports; and likely fleeting timing of shading during a limited number of days at and around mid-winter.

Building design

10. Elements that contribute to design excellence are:
 - Primary factors*
 - Base isolation and resilience
 - Potential architectural/sculptural quality of the terraces
 - Design strategy for fit with context at both macro and micro scales:
 - Contributes to the existing city spatial structure; and
 - Responds well to the scale, alignments and materiality of significant buildings around with different design responses on Buckle Street and Tasman Street.
 - Supporting factors*
 - Diverse range of residential accommodation
 - Contributes to both the wider mixed-use community and creates an on-site community
 - Well located intensive housing on a site that suits this use
 - Food and beverage outlet at street corner and serving the park
 - Intended quality of materials
 - Positive street interface
11. Architectural expression of the base of the north tower to reference the scale of the Mt Cook Police Barracks Building is supported.
12. The design of the tower as a light and crystalline form is supported
13. The design of the individual tower building tops should be simple, clean and unarticulated to be viewed as 'ground' with the Carillon beyond as the figural element. Clutter should be eliminated. Instead, variation in building height and

type within the complex as a whole contributes to skyline diversity and breaks down the visual bulk of the development.

14. The proposed contemporary approach to the architectural aesthetic of the townhouses is supported.

Residential amenity

15. The plans describe potential for a high level of amenity for dwellings.
 - a. The one south-facing single-aspect apartment on each floor of the south tower comprises a very minor proportion of the total number of dwellings proposed on site. While there will be a lack of sunlight to these apartments, the outlook compensates for this as does readily accessible high quality public space
 - b. Openness at both ends of apartment corridors contributes to the quality and amenity of the journey to and from apartment front doors.

Public access through the development and through site link

16. We do not consider that a through site link is essential given the scale of the block and the uncertainty as to whether it could be realised through to Sussex Street, and even on the need for or merits of that connection should it be possible. However that the configuration provides for a future connection is not a negative. We also support access control of the on-site open spaces.

Edge to Tasman Street

17. Definition of the edge to Tasman Street is proposed with a brick building at the corner and then trees and wall to the south.
 - a. In our opinion the brick corner building should extend around onto Tasman Street to more or less match the length of the Police Barracks building. This is seen as an extension of the row of townhouses, not as an attachment to the tower. We consider such an extension would also assist in mitigating the height of the tower in views from Pukeahu.
 - b. Consider potential for the 'garden wall' along Tasman Street to be brick in order to continue the strong brick base, reinforce the street edge and relate to the context of brick structures opposite.
 - c. Residential activity on ground is acceptable along Tasman Street if complemented by the café activity at the corner.
 - d. More information on landscaping is required to demonstrate how this edge performs visually, and in terms of public amenity. We do not consider public seating is strictly necessary along this edge given the proximity to Pukeahu.

Edge to Old Buckle Street/Pukeahu

18. Townhouses present a positive frontage to the Memorial Park/Buckle Street, achieve a successful scale transition from the tower behind to the edge of the park, and in both scale and materiality relate successfully to the Mt Cook Police barracks building.
19. A reasonably fine-grained frontage is provided with multiple front door connections. The presence of these front doors offers potential for more of a 'stoop' condition which might be assisted by lowering parts of the solid front wall close to each entry.

END

15 June 2021



David McGuinness
One Tasman Development LP
C/- Willis Bond
PO Box 24137
WELLINGTON 6142

Tēnā koe David

1 TASMAN STREET – TASMAN GARDENS

Wellington Tenths Trust is an Iwi Authority established as a result of the agreement between the New Zealand Company and the rangatira of Te Atiawa in 1839. The Trust is an Ahu Whenua Trust operating under Te Ture Whenua Māori Act 1993. The Trust comprises 6,967 registered owners and their whānau, which possibly totals 20,000 people they represent. They are mana whenua in the takiwā of Wellington and Lower and Upper Hutt cities.

Further to our hui and consequent discussions we note the proposed development is close to Tenths Reserve land assets at 217 Taranaki Street, and the former Dominion Museum at Pukeahu. The area was used by Iwi as its proximity to the normal activities of Te Aro Pa and possibly Kumutoto Pa as an area for cultivation and mahinga kai or food gathering. It would have had other activities that normal day to day living would have caused. Therefore, whilst it is unlikely archaeological artefacts or kōiwi would be unearthed, the history of Wellington shows us that as an area of high usage for Iwi the likelihood should not be ruled out. Based on that knowledge we support your consent application with the following recommendations:

- We will gladly participate in any future guidance, providing cultural advice regarding naming the landscape and vegetation.
- We are extremely pleased knowing Pohutukawa will remain or be exchanged with Rata.
- A great deal of storytelling could be incorporated in this development given the location next to Pukeahu National War Memorial Park, including Parihaka.
- That a recommendation should be made to Heritage NZ to support the importance of a memorial garden for Aotearoa, New Zealand.

In addition, we would seek the Discovery protocol as a standard condition at the site and that our offices – Level 1, Te Raukura (Te Wharewaka), 2 Taranaki Street, Wellington and

Hikoikoi, 24D Marine Parade, Petone - be the points of contact should any material be uncovered. I include contact details for addition to your list as:

- Vicki Hollywell, Operations Manager – vicki@tekau.maori.nz
- Chris Fox, Trust Secretary – chris@ngahuru.maori.nz

We will attend in a timely manner, and work with the necessary organisations to ensure the proper rituals and decisions are made.

In addition, a request has been sent to Morrie Love requesting a copy of the 'Basin Bridge Project Cultural Impact Report'. If this is supplied, a copy will be forwarded to both you and Heritage NZ.

Nāku noa, nā



Liz Mellish, MNZM
Trustee, Hikoikoi Management
Chairman, Palmerston North Māori Reserves Trust



HERITAGE NEW ZEALAND
POUHERE TAONGA

Tairangahia a tua whakarere;
Tatakihia ngā reanga ō āmuri ake nei
Honouring the past; Inspiring the future

8 October 2021

David McGuinness
Willis Bond
P O Box 24137
Wellington
DavidM@willisbond.co.nz

Dear David

**Development – 1 Tasman Street
Feedback on Proposal**

Thank you to you and your team for coming to discuss the proposed development at 1 Tasman Street, bringing further information and now providing the draft documents for lodgement of resource consent. The documents received are:

- 20.42 One Tasman Pukeahu Park, Resource Consent Architectural Drawings, September 2021, by Athfield Architects
- assessment of effects on heritage, one tasman pukeahu park, september 2021, by archifact, and
- Draft Assessment of Environmental Effects, October 2021, by Urban Perspectives.

The project is for a multi-building, multi-storey development on a Mt Cook site that is located in a heritage-rich area. The buildings are to accommodate residential occupants with a café at the north-west corner.

Heritage Places in the Locality of the Proposed Development

The new development will be located in an area where there is a concentration of heritage. The subject site has an intensity of heritage places in the immediate vicinity - to the west, north and south. To the west is:

- National Art Gallery and Dominion Museum, category 1 List No 1409
- National War Memorial and Carillon, category 1 List no 1410
- Former Army Headquarters Building, category 2 List No 7518
- Mount Cook Police Station, category 1 List No 1408
- Tasman St Brick Wall, category 2 No 7758
- Pukeahu Park

To the north is:

- Home of Compassion Creche
- Pukeahu Park

To the east is:

- Basin Reserve Historic Area which includes a range of historic structures
- Basin Reserve Pavilion, category 2 List No 1339
- William Wakefield Memorial, category 1 List No 1441

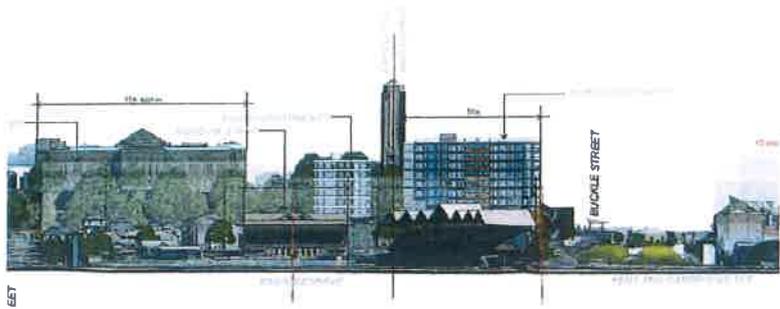
In addition, Pukeahu (the area, not the park alone) is currently in our programme for assessment as a wahi tipuna, and the National War Memorial is in our programme for recognition as a National Historic Landmark, the epitome of heritage recognition in New Zealand. Heritage New Zealand is interested in the development because of its potential to impact on outstanding heritage of national and international importance. The setting of the places contributes to the values of places at the epitome of importance.

Assessment

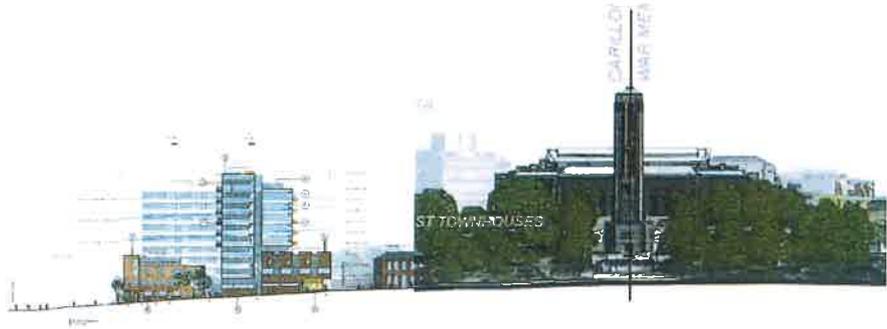
Heritage New Zealand has assessed the proposals and makes the following comments:

1. Heritage New Zealand has been consulted regarding the project several times in 2021 and commends the development team who have since responded to concerns about height and massing. Initially, the design (09 June 2021) would have been higher than the height standards in the Operative District Plan; and higher than the 35% discretionary height limit in the ODP. Further, the proposal was also higher than the Draft Spatial Plan's 'transitional height area' which has an indicated height limit of eight storeys.
2. On this basis Heritage New Zealand Pouhere Taonga advised that the design was not one that could be supported. The aesthetic impact of the height and bulk would have adverse effects on heritage places in the vicinity. It was Heritage New Zealand's advice that there was a need to look at the proposals in terms of the effects on heritage in the vicinity of the development, and how the development can respect the setting of heritage places and have a positive scale relationship with heritage buildings and public spaces.
3. The *assessment of effects on heritage* states that the Carillon tower is significantly higher than the proposed development - which is as it should be. It is the function of bell towers to emit sound at height and it should be higher than other buildings so the sound can carry over. It would be unfortunate if the residents of the future development objected to the sound of the Carillon and reduced its tolling.
4. The *assessment* (on page 15) states that the development does not dominate the surroundings, both the surrounding heritage elements and the National War Memorial settings. Heritage New Zealand believes the bulk of the building has been reduced to the limit where domination is avoided, yet the bulk remains considerable. The mass of the public monuments, which desirably should stand out, only just manage to hold their own.
5. The new development remains at the height of the Dominion Museum (which is positioned on the crest of the hill) as the elevation below shows. It would be helpful to have the heritage landscape or elevations in the application so that the matters discussed by the heritage assessment are illustrated. However the following illustrations, taken from the applicants drawings, show relative bulk between the development and heritage places.

West Elevation



North Elevation



6. The current proposals have been amended from initial designs to reduce the impact of the building on its nearest heritage neighbours where the spatial characteristics of their settings contribute to the understanding of them. As mitigation to keep any effects of domination in check, the development uses a number of designed elements.
7. The new North Tower has a west wing which drops down one floor towards Tasman Street. This reinforces that the higher part of the tower is further away.
8. The building uses a realignment of the tower and a corner brick section to reinforce the pedestrian level and reference the former Police Barracks across the road.
9. There are benefits provided by Pukeahu Park, as well as to the park. The development as proposed, with high level apartments and large windows, will provide excellent oversight of the park at all times of day and night. This will help to deter anti-social behaviour around the Home of Compassion Creche, the former Poice Barracks and the National War Memorial. This will occur even with the band of trees, across the road, between the forecourt of the National War Memorial and the development. The trees will grow to visually separate the two.
10. Heritage New Zealand has every reason to believe that the detail design and construction of the apartments will be of exceptional quality – based on other work the design team has undertaken.
11. Heritage New Zealand understands that consideration of archaeology will be included in the development and has engaged an archaeologist. The regional archaeologist who is your point of contact at Heritage New Zealand is Kathryn Hurren, khurren@heritage.org.nz .
12. We note that the drawings include the name Pukeahu Park. We recommend that the naming of the residential development be thoughtfully considered to leave identification of the memorial park in tact.

Conclusion

It is for these reasons that Heritage New Zealand is able to fully support the development. The development reaches, but is not considered to overstep, the scale which might cause domination over important heritage assets. It has the opportunity to provide a high quality development with a heritage-rich area which can add to the wellbeing of the National War Memorial and the Home of Compassion Creche within their park settings.

Yours sincerely

Ngā mihi



Alison Dangerfield

Area Manager

Kaiwhakahaere ā-Takiwā



MASSEY UNIVERSITY
TE KUNENGA KI PUREHUROA
UNIVERSITY OF NEW ZEALAND

23 September 2021

Wellington City Council
Planning Division
PO Box 2199
Wellington 6140

planning@wcc.govt.nz

Attention: Resource Consents & Planning

RE: Letter of Support

Dear Sir/Madam,

I write on behalf of Massey University in support of Willis Bond's **One Tasman Pukeahu Park** development. One Tasman is a residential project that will deliver approximately 215 high quality dwellings to Wellington's inner-city suburb of Mt Cook, approximately 0.4km northeast of our Massey University, Wellington Campus.

Willis Bond first contacted Massey University in August and we proceeded to meet with Nick Owen of Willis Bond and Andre Bishop of Athfield Architects, on 31 August 2021 to receive a presentation, to discuss the project and any potential impact it might have on Massey University owned assets and operations in the area.

We appreciate this early engagement and recognise the positive contribution that this development will make to the Mt Cook area. As a result of and based on that presentation, Massey University offers its support in favour of the One Tasman Pukeahu Park development.

We look forward to engaging with Willis Bond in the future as the development progresses.

Kind regards

David Povey

National Facilities Director

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THE ENGINE
OF THE **NEW**
NEW ZEALAND
AUTAHI WHAKAMUA



Wellington High School

Te Kura Tuarua o Taraika ki Pukeahu

PRINCIPAL: Dominic Killalea *BADipEd*

17 September 2021

I write on behalf of Wellington High School (WHS) in support of Willis Bond's **One Tasman Pukeahu Park** development. One Tasman is a residential project that will deliver approximately 215 high quality dwellings to Wellington's inner-city suburb of Mt Cook, approximately 0.3km northeast of WHS.

Willis Bond first contacted WHS and the Ministry of Education (MoE) in August and we proceeded to meet with Nick Owen of Willis Bond and Andre Bishop of Athfield Architects, on 3 September 2021 to discuss the project and any potential impact it might have on MoE / WHS owned assets in the area.

We appreciate this engagement and as a result WHS offers its support in favour of the One Tasman Pukeahu Park development.

We look forward to engaging with Willis Bond in the future as the development progresses.

Kind Regards,

Dominic Killalea
Principal
Wellington High School

16 December 2021

Nick Owen
Willis Bond
PO Box 24137
Wellington 6142

Kia ora Nick

RE: 1 Tasman | Pukeahu Park

Thank you for providing us with information about the plans and the letters of support for the development at 1 Tasman Street, Mt Cook, Wellington.

In light of the letters of support, particularly that of Heritage New Zealand Pouhere Taonga, the Ministry has no objection to the proposed development.

Ngā mihi



Neill Atkinson

Pou Mataaho o Te Hua (Taupua) | Deputy Chief Executive, Delivery (Acting)
(he/him)*

Manatū Taonga Ministry for Culture and Heritage

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Ki te puāwai te ahurea, Ka ora te iwi
Culture is thriving, The people are well

*If you are wondering about the use of the pronouns he/him on this signature, [read this article from PSC](#) about how sharing pronouns in this way can help create an inclusive and safe environment for transgender and nonbinary colleagues.

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www.mch.govt.nz

• www.TeAra.govt.nz

• www.NZHistory.govt.nz

• www.28maoribattalion.org.nz