

Pre-Application Meeting Record

MEETING NOTES

Meeting Date:	3 March 2021
Address:	1 Tasman Street, Mt Cook
Planner:	Nicole Heron
Purpose of Meeting:	<p>To discuss the future redevelopment of the site at 1 Tasman Street, which is currently a residential development called ‘Tasman Gardens’. The redevelopment of the site includes the following components:</p> <ul style="list-style-type: none"> • The construction of two tower buildings (a northern and southern); • Apartments in the north western portion of the site; • 6 townhouses within the north eastern portion of the site; • Two rows of studios in the eastern portion of the site, and, • The provision of 130 car parks over two levels.
District Plan:	The site is located in the Central Area. No other District Plan notations apply to the site. The site is shown in the aerial photograph below.

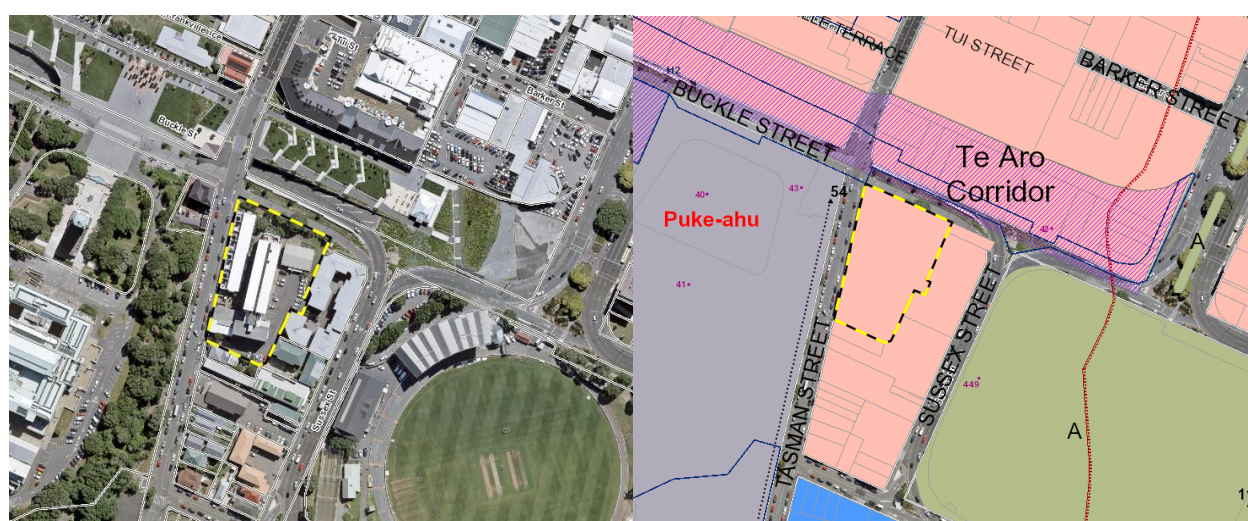


Figure 1: Aerial photograph (l), District Plan overlay (r).

Planning framework:

Operative District Plan (ODP) – The proposal will be assessed under the ODP. Given the height of the proposed northern tower, this will be a Non-Complying Activity and therefore the Gateway Test will need to be met. It will need to be demonstrated that the effects are minor (or less than) or that the proposal is not contrary to the objectives and policies of the District Plan.

National Policy Statement on Urban Development 2020 (NPS-UD) – The NPS-UD overrides the District Plan at 104, and significant weight will be given to this as the proposal would facilitate the construction of approximately 180 residential units, a significant increase from the 41 existing units on the site.

It is noted that this is a two-stage process, and notification may be required, however the direction provided by the NPS-UD and spatial plan can be taken into account in the substantive decision.

Spatial Plan – Depending on when the consent is lodged, this will likely be a relevant other matter.

Proposed District Plan – This has no weight as this is some way off. The proposal will be assessed against the ODP.

Resource Consent:

Resource consent will be required under the following rules:

Rule 13.3.1 – for an activity that involves the provision of more than 70 vehicle parking spaces per site, is a Discretionary (Restricted) Activity in respect of:

- The movement of vehicular traffic to and from the site.
- The movement of vehicular traffic within the surrounding street network.

Rule 13.3.4 – For the construction of buildings and structures in the Central Area. The Council’s discretion is restricted to:

- Design, external appearance, and siting
- The placement of building mass

Rule 13.5 – For the construction of a building that does not meet the standards under 13.6.3, and exceeds the maximum height limited by more than 35%.

In addition:

Rule 13.4.2 will apply where the existing buildings are demolished prior to consent for the new development being sought, and vacant land is created.

Please note that there may be other rule triggers once a formal assessment has been made.

Further detail on the relevant rules and policies is below:

Buildings: Rule 13.5

- As the status of the activity is Non-Complying, the Council’s discretion is not restricted. Particular consideration should be given to the below policies within the AEE.

Policy 12.2.3.1 – Preserve the present ‘high city/low city’ general urban form of the Central Area

Policy 12.2.5.1 – Manage building height in the Central Area in order to:

- Reinforce the high city/low city form;
- Ensure that new buildings acknowledge and respect the form and scale of the neighbourhood in which they are located; and,
- Achieve appropriate building height and mass within identified character and heritage areas.

The focus of the plan is not to control building height absolutely, rather to manage the scale of buildings to ensure they respect and reinforce the Central Area urban form, and the scale and character of existing neighbourhoods and heritage areas.

Any application for resource consent resource consent for a building that exceeds height standards of the District Plan must consider the scale and character of existing buildings in the neighbourhood, and assess the likelihood that scale will change over time.

Any application to exceed the height standards will be considered on a site-specific basis, acknowledging the context at the time. Matters to consider include:

- Whether the proposal reinforces the Central Area’s high city/low city urban form
- Whether the height, scale and mass of the proposal is consistent with the scale and form of buildings in the surrounding neighbourhood
- Whether the proposal will result in a building that will be complementary to, and a scale appropriate to, existing buildings on adjacent sites
- The extent to which the height, scale and mass of the proposal acknowledges and respects the scale and form of any adjacent listed heritage item

Policy 12.2.5.2 – Manage building mass to ensure that the adverse effects of new building work are able to be avoided, remedied, or mitigated on site.

Policy 12.2.5.3 – Manage building mass in conjunction with building height to ensure quality design outcomes

Policy 12.2.5.4 – To allow building height above the specified height standards in situations where building height and bulk have been reduced elsewhere on the site to:

- Provide an urban design outcome that is beneficial to the public environment, or,
- Reduce the impact of the proposed building on a listed heritage item

As such any additional height must be able to be treated in such a way that it represents and appropriate response to the characteristics of the site and surrounding area

In situations where building height and mass are reduced to achieve a positive heritage or urban design outcome, the Council will consider applications for consent to provide additional building height elsewhere on the site. For the purpose of this policy, urban design outcomes that are beneficial to the public environment are:

- Provision of sunlight to an identified public space or any public space of prominence or space where people regularly congregate
- Provision of a publicly accessible through block link
- Provision of high quality public open space
- Retention of an identified viewshaft

Noting that any additional height must maintain the integrity of the building's design and respects the surrounding area. The result being a development that results in a positive public environment and heritage outcomes.

Policy 12.2.5.5 – Require design excellence for any building that is higher than the height standards specified for the Central Area.

Design quality is more important for buildings of unusual height or bulk, which due to their size, height, and massing, can have a significant impact on the city, both at street level and from a distance. Thus to ensure that these buildings visually enhance the cityscape, the Council requires that they display design excellence.

The scale of the proposed height increase and the comparative height of the resulting building in relation to its surrounding will be assessed.

Design excellence is required for buildings that are tall in relationship to their surrounding neighbourhood, whilst not 'exceptionally tall' they are likely to be highly visible and have significant impact on the character of the surrounding neighbourhood. These buildings should display a level of design quality that appropriately responds to their level of visibility.

Policy 12.2.5.6 – Ensure that buildings are designed to avoid, remedy or mitigate the wind problems that they create and where existing wind conditions are dangerous, ensure new development improves the wind environment as far as reasonably practicable.

Policy 12.2.5.7 – Ensure that the cumulative effect of new buildings or building alterations does not progressively degrade the pedestrian wind environment.

Policy 12.2.5.8 – Ensure that wind comfort levels of important public spaces are maintained.

Policy 12.2.5.9 – Encourages consideration of wind mitigation measures during the early stages of building design and ensure that such measures are contained within the development site.

Policy 12.2.5.10 – Provide for considerations of 'permitted baseline' scenarios relating to building height and building bulk when considering the effect of new building work on the amenity of other Central Area properties.

Taken in the context that there is rarely a true permitted baseline for a new Central Area development, this policy has been interpreted by the Council as meaning that it is appropriate to compare the effects on amenity experienced at other Central Area sites against those that would be generated by a building that complied with the height and mass standards applicable to the site.

The policy only applies to amenity effects and cannot be used in assessing effects related to urban design, heritage, wind, earthworks or site contamination.

Policy 12.2.6.2 – Require high quality building design within the Central Area that acknowledges and response to, the context of the site and surrounding environment

Policy 12.2.6.3 – Ensure that new buildings and structures do not compromise the context, setting, and streetscape value of adjacent listed heritage items, though the management of building bulk and building height.

The development should respond through the use of appropriate proportion, massing, scale and setbacks. The development should not dominate or compete with the existing scale of adjacent listed heritage buildings or objects, particularly at the street edge. The result is that new buildings that are of a height and bulk that do not detract from the sitting of any adjacent listed building.

Policy 12.2.6.5 – Advocate for new building work to be designed in a way that minimises overshadowing of any public open space of prominence or where people regularly congregate.

Protecting sunlight access is more important during periods of regular use, and should include public open spaces such as pocket parks, paved seating areas, or places of civic importance.

Policy 12.2.6.11 – Enhance the informal pedestrian network within the Central Area by encouraging the retention and enhancement of existing pedestrian thoroughfares, and promoting the creation of new thoroughfares where they would enhance walkability and permeability for pedestrians.