

APPENDIX 18

ASSESSMENT OF DISTRICT PLAN OBJECTIVES AND POLICIES: CENTRAL AREA AND HERITAGE

PROPOSED CENTRAL AREA BUILDING - 110 JERVOIS QUAY

Number	Objective/Policy	Assessment	Consistent? Yes/No
CENTRAL AREA			
OBJ 12.2.1 Containment & Accessibility	To enhance the Central Area’s natural containment, accessibility, and highly urbanised environment by promoting the efficient use and development of natural and physical resources.	The site is within the identified Central Area. The proposed development is consistent with promoting the efficient use and development of the site.	Yes: consistent with the objective
POL 12.2.1.2	Contain Central Area activities and development within the Central Area.	The development is consistent with the containment of activities and development within a consolidated Central Area.	Yes: consistent with the policy
OBJ 12.2.2 Activities	To facilitate a vibrant, dynamic Central Area by enabling a wide range of activities to occur, provided the adverse effects are avoided, remedied or mitigated	The proposed activities - retail/hospitality, university teaching spaces (VUW School of Music) and commercial offices - are all permitted activities in the Central Area. Transforming the site from essentially a ‘brown fields’/carpark with a prefab temporary building to one accommodating a new architecturally-designed building, which will bring a significant daytime population to the site, will add to the vibrancy and vitality of the Central Area and the Civic Centre Heritage Area.	Yes: consistent with the policy
POL 12.2.2.1	Encourage a wide range of activities within the Central Area by allowing most uses or activities provided that the standards specified in the Plan are satisfied.	The proposed activities - retail/hospitality, university teaching spaces (VUW School of Music) and commercial offices - are all permitted activities in the Central Area.	Yes: consistent with the policy
POL 12.2.2.2	Ensure that activities are managed to avoid, remedy or mitigate adverse effects in the Central Area or on properties in nearby Residential Areas	The site is not adjacent to a Residential Area. There will be no adverse effects on the Central Area and/or the Civic Centre Heritage Area that are more than minor.	Yes: consistent with the policy

POL 12.2.2.4	Control the adverse effects of noise in the Central Area.	The proposed activities will all operate within the Central Area noise standards. The activities will not be generators of excessive noise.	Yes: consistent with the policy
OBJ 12.2.3 Urban Form & Sense of Place	To recognise and enhance those characteristics, features and areas of the Central Area that contribute positively to the City's distinctive physical character and sense of place.	<p>A key design objective has been to acknowledge the setting of the proposal adjacent to the Michael Fowler Centre, a contributing building within the Civic Centre Heritage Area; and which is identified as having "landmark qualities"</p> <p>Given the considered design approach to the bulk and massing of the building, along with the enhanced landscaping and the publicly accessible pedestrian pathways, the new development will establish its own sense of place and add to the overall amenity and ambience of the Civic Centre Heritage Area.</p>	Yes: consistent with the objective
POL 12.2.3.1	Preserve the present 'high city/low city' general urban form of the Central Area.	<p>Central Area building heights for the 'low city' range from 10.2m above ground to 43.8 above ground, with one specific location (at Aotea Quay) having a 50m height limit (Planning Map 32).</p> <p>The area to the immediate south on the opposite side of Taranaki Street has a permitted activity height of 43.8m above ground, with the opportunity to increase to 58m above ground as a restricted discretionary activity.</p> <p>Existing buildings in the near vicinity are significantly higher than the proposed height of the proposed building.</p> <p>The additional height above 27m, for a portion only of the building (the Lantern), will not introduce an incompatible new height element into this part of the Central Area, such that the 'existing environment' of a low city urban form is adversely affected.</p>	Yes: consistent with the policy
POL 12.2.3.2	Promote a strong sense of place and identity with different parts of the Central Area.	As noted in relation to Objective 12.2.3, the proposed new building will establish a strong sense of place in its own right and be complementary to 'civic centre' sense of place that prevails (now and in the future) in the balance of the Civic Centre Heritage Area.	Yes: consistent with the policy
OBJ 12.2.5 Effects of New Building Works	Encourage the development of new buildings within the Central Area provided that any potential adverse effects can be avoided, remedied or mitigated.	The objective stresses "encouraging" new development. As confirmed by the various technical assessments (including the heritage and urban design assessments), potential adverse effects have been appropriately avoided or mitigated through the considered design approach.	Yes: consistent with the objective.

POL 12.2.5.1	<p>Manage building height in the Central Area in order to:</p> <ul style="list-style-type: none"> ▪ reinforce the high city/low city urban form; and ▪ 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 heritage and character areas. 	<p>Notwithstanding that a portion only of the building is above the so-called “absolute maximum height”, as a Discretionary Activity the focus is on the appropriateness of the additional height in its site-specific context.</p>	<p>Not inconsistent with the policy given that the District Plan:</p> <p>(a) provides for building height above specified standards when building height is reduced elsewhere on the site (Policy 12.2.5.4) and</p> <p>(b) anticipates and provides for ‘over-height’ buildings throughout the Central Area, including in the ‘low city’ (Policy 12.2.2.5) when design excellence is achieved - and this can include new buildings with heritage areas.</p>
POL 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.	<p>Although building mass standard <u>does not apply in heritage areas</u>, the decision to place a lower height/building mass component (the West Edge) closest to the Michael Fowler Centre is consistent with managing building mass to avoid adverse effects, particularly in relation to adjacent buildings.</p>	Yes: consistent with the policy
POL 12.2.5.3	Manage building mass in conjunction with building height to ensure quality design outcomes.	<p>Although building mass standard <u>does not apply in heritage areas</u>, the decision to place a lower height/building mass component (the Lantern) closest to the Michael Fowler Centre is consistent with achieving quality design (overall bulk and form) outcomes.</p>	Yes: consistent with the policy
POL 12.2.5.4	<p>To allow building height above the specified standards in situations where building height and bulk have been reduced elsewhere on the site to:</p> <ul style="list-style-type: none"> ▪ 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. <p>Any such additional height must be able to be treated in such a way that it represents an appropriate response to the characteristics of the site and surrounding area.</p>	<p>Building height is reduced on the component closest to the immediately adjacent building, the Michael Fowler Centre. This component (the West Wedge) at 19.2m is two floors lower than the 27m height.</p>	Yes: consistent with policy

POL 12.2.5.5	Require design excellence for any building that is higher than the height standard specified for the Central Area.	<p>The proposal has been assessed against the Council's criteria for 'design excellence' - refer Urban Design Assessment (Appendix 7 to the AEE). The conclusion reached is that:</p> <p><i>... the proposal has addressed appropriately the design excellence considerations and can deliver an outcome that goes over and above what would normally be expected to satisfy the Central Area Urban Design Guide provisions.</i></p>	Yes: consistent with the policy
POL 12.2.5.6	Ensure that buildings are designed to avoid, remedy or mitigate wind problems that they create and when existing wind conditions are dangerous, ensure new development improves the wind environment as far as reasonably practicable.	<p>A full wind tunnel assessment was undertaken which demonstrated that:</p> <p><i>... the proposed development does cause significant changes in wind conditions, mostly due to redistribution of wind flows, the net overall effect is relatively small. Increases identified around the western end of the new building are more than offset by reductions around the eastern end of the building, This relatively small overall change in the wind environment can be partially attributed to beneficial effects of the building design, which include the building massing with setbacks and stepped facades on the eastern and western ends of the building.</i></p> <p>As outlined at Section 7.5 of the Wind Report (Appendix 10 to the AEE), additional testing identified recommended mitigation measures.</p>	Yes: consistent with the policy
POL 12.2.5.7	Ensure that the cumulative effect of new buildings or building alterations does not progressively degrade the pedestrian wind environment.	The wind tunnel study identified increases and reductions in wind conditions associated with the original design. Design changes and wind mitigation measures targeted areas where negative effects were identified and showed that these could be partially mitigated, while the beneficial effects were retained.	Yes: consistent with the policy
POL 12.2.5.8	Ensure that the wind comfort level of important public spaces are maintained.	<p>As recorded in the Wind Report:</p> <p><i>... taken overall, the original development design causes a relatively small change in wind conditions in the pedestrian areas surrounding the site. This is partly attributed to beneficial aspects of the massing distribution in the design, which includes setbacks and stepped facades on the eastern and western ends of the building.</i></p>	Yes: consistent with the policy

POL 12.2.5.9	Encourage consideration of wind mitigation measures during the early stages of building design and ensure that such measures are contained within the development site.	Wind design advice and wind tunnel testing were an integral part of the design process and design changes and mitigation measures were identified and incorporated into the final design.	Yes: consistent with policy
OBJ 12.2.6 Buildings and Public Amenity	To ensure that new building works maintain and enhance the amenity and safety of the public environment in the Central Area, and the general amenity of any nearby Residential Areas.	In relation to amenity and safety of the public environment, a full CPTED assessment has been undertaken. The proposed development will create a safe and high amenity public environment	Yes: consistent with the objective
POL 12.2.6.1	Enhance the public environment of the Central Area by guiding the design of new building development and enhancing the accessibility and usability of buildings.	The proposal will significantly enhance accessibility to and within what is currently an underutilised portion of the Civic Centre Heritage Area	Yes: consistent with the policy
POL 12.2.6.2	Require high-quality design that acknowledges , and responds to, the context of the site and the surrounding environment.	The proposal achieves a high-quality design that responds to the site's context.	Yes: consistent with the policy
POL 12.2.6.3	Ensure that new buildings and structures do not compromise the context, setting and streetscape value of adjacent listed heritage buildings, through the management of building bulk and building height.	The conclusion of the independent heritage assessment is: <i>While the eight-storey North Wing exceeds the absolute maximum height standard specified for the area, the overall building design (height, forms, scale, massing, materiality) has been carefully managed to reduce the impact on the surrounding Civic Centre Heritage Area, nearby individually listed heritage buildings, the immediately adjacent MFC building, and the nearby Cuba Street Heritage Area.</i>	Yes: consistent with the policy
POL 12.2.6.4	Protect sunlight to identified public spaces within the Central Area and ensure new building developments minimise overshadowing of identified public spaces during periods of high use.	The new building will not create any shading over the two identified public spaces (Central Area Appendix 7) - Civic Square and the Taranaki Wharf Lagoon area.	Yes: consistent with the policy
POL 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.	The closest public spaces, aside from the site itself, are Civic Square and the waterfront. The additional height will not 'overshadow' these public open spaces.	Yes: consistent with the policy
POL 12.2.6.6	Protect the panoramic view from the public viewing point at the top of the Cable Car.	The new building will not adversely affect the panoramic view.	Yes: consistent with the policy
POL 12.2.6.7	Protect, and where possible enhance, identified public views of the harbour, hills and townscape features from within and around the Central Area.	No protected viewshaft crosses the site.	Yes: consistent with the policy
POL 12.2.6.12	Maintain and enhance the visual quality and design of ground floor level developments fronting onto	The ground floor of the building will primarily accommodate publicly accessible spaces. The northern frontage, to be occupied by retail/hospitality tenancies, which will 'open out' onto the	Yes: consistent with the policy

	streets, parks and pedestrian thoroughfares throughout the Central Area.	significantly enhanced public pathway linking Cuba Street to the waterfront.	
POL 12.2.6.13	Maintain and enhance the commercial character and visual interface of ground floor level developments facing the public space along identified frontages within the Central Area	The proposal will for a first time establish publicly accessible/high amenity/active edge frontages on the site.	Yes: consistent with the policy
POL 12.2.6.15	Improve the design of developments to reduce the actual and potential threats to personal safety and security.	CPTED principles have been incorporated into the design process - refer Appendix 12 to the AEE.	Yes: consistent with the policy
POL 12.2.6.16	Promote and protect the health and safety of the community in development proposals.	The proposal has been designed with close attention to seismic resilience. CPTED principles have been incorporated into the design process - refer Appendix 12 to the AEE.	Yes: consistent with the policy
OBJ 12.2.7 Building Amenity	To promote the efficiency and environmental sustainability in new building design.	These have been key consideration in the design process.	Yes: consistent with the objective
POL 12.2.7.1	To promote a sustainable built environment in the Central Area involving the efficient end use of energy and the use of renewable energy, especially in the design and use of new buildings and structures.	The development has incorporated a range of features consistent with sustainable design and energy efficiency - refer page 22 of the Architectural Design Statement - Appendix 1 to the AEE.	Yes: consistent with the policy
POL 12.2.7.2	Ensure all new buildings provide appropriate levels of natural light to occupied spaces within the building.	All floors will receive excellent levels of natural light.	Yes: consistent with the policy
OBJ 12.2.15 Access	To enable efficient, convenient and safe access for people and goods within the Central Area.	Appropriate arrangements have been built into the development to ensure convenient and safe pedestrian access to and through the site.	Yes: consistent with the objective
POL 12.2.15.6	Manage the supply of commuter car parking.	There will be no on-site carparking associated with the new building.	Yes: consistent with the policy
POL 12.2.15.8	Manage on-site parking to ensure any adverse effects on the surrounding street network are avoided, remedied or mitigated.	There will be no on-site carparking associated with the new building	Yes: consistent with the policy
POL 12.2.15.9	Require the provision of servicing or loading facilities for each site in the Central Area.	Site servicing will be provided by a loading zone on Wakefield Street. Both street frontages are 'restricted road frontages' - so a 'waiver' from the requirement to provide on-site servicing (as anticipated by Policy 12.2.5.11) is appropriate and is requested..	Yes: consistent with the policy.
POL 12.2.15.10	Ensure that the design and location of servicing or loading facilities is appropriate having regard to the	Site servicing will be provided by a loading zone on Wakefield Street.	Neutral

	nature of the development and the existing and likely future use of the site.		
Policy 12.2.15.11	<p><i>Consider waivers from the servicing or loading requirements:</i></p> <ul style="list-style-type: none"> ▪ <i>where suitable alternative off-street provision can be made; or</i> ▪ <i>where site access restrictions apply and there is no suitable alternative means of access; or</i> ▪ <i>where it is necessary to protect any listed heritage item; or</i> ▪ <i>where the topography, size of shape of the site, the location of any natural or built features on the site, or other requirements such as easements, rights of way, or restrictive covenants impose constraints which make compliance impractical.</i> 	As detailed in the Transportation Assessment (refer Appendix 11 to the AEE), a waiver from on-site servicing is appropriate given the particular circumstances of the development and site, including the site access restriction that applies.	Yes, consistent with policy
POL 12.2.15.13	Require all vehicle access to sites to be safe.	No new vehicle to the site across the restricted road frontage is proposed.	Neutral
OBJ 12.2.6 Tangata Whenua	To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori	<p>Consultation was undertaken with Wellington Tenth Trust and the Port Nicholson Block Settlement Trust as representatives of tangata whenua.</p> <p>Agreement has been reached to continue engagement during the developed design process, particularly in relation to the proposed landscaping and planting.</p>	Yes: consistent with the objective
POL 12.2.16.1	Identify, define and protect sites and precincts of significance to tangata whenua and other Maori using methods acceptable to tangata whenua and other Maori.	Consultation with Wellington Tenth Trust and the Port Nicholson Block settlement Trust was undertaken in recognition of the significance of the site to tangata whenua.	Yes: consistent with the policy
POL 12.2.16.2	Enable a wide range of activities that relate to the needs and wishes of tangata whenua and other maori, provide that physical and environmental standards in the Plan are met.	<p>Consultation was undertaken with Wellington Tenth Trust and the Port Nicholson Block Settlement Trust as representatives of tangata whenua.</p> <p>Agreement has been reached to continue engagement during the developed design process, particularly in relation to the proposed landscaping and planting.</p>	Yes: consistent with the policy

HERITAGE			
OBJ 20.2.1	To recognise the City's historic heritage and protect it from inappropriate subdivision use and development	The proposed new building and associated landscaping is an appropriate development of the site - as detailed in the heritage assessment (Appendix 6 to the AEE).	Yes, consistent with the objective
POL 20.2.1.5	Identify heritage areas, spaces and other features integral to the significance of the heritage area and allow demolition, destruction or relocation, where there are no significant effects on heritage values	The removal ('demolition') of the current temporary pre-fab building will not adversely affect the heritage values of the Civic Centre Heritage Area.	Yes, consistent with the policy
POL 20.2.1.6	Protect buildings, structures, spaces and other features integral to the significance of a heritage area and allow demolition, destruction or relocation, where there are no significant effects on heritage values.	The District Plan identifies as a site "future development" site with the Civic Centre Heritage Area. The heritage assessment (Appendix 6 to the AEE) has concluded that any effects on heritage values will not be significant.	Yes, consistent with policy
POL 20.2.1.7	Ensure additions and alterations to existing buildings, and new buildings, or subdivision with a heritage area avoid, remedy or mitigate the adverse effects on the heritage values of the heritage area	The site is within the Civic Centre Heritage Area (CCHA). The architectural and landscape design approach has been to deliver an outcome that does not result in adverse effects on the historic heritage values associated with the CCHA.	Yes, consistent with the policy
POL 20.2.1.8	Maintain and enhance the heritage values, qualities and character of listed heritage areas.	The proposed 'mixed use' building and the associated landscaping will result in a positive transformation of the site from essentially a tar-sealed carpark, currently accommodating a temporary 'pre-fab' building, to one that will add significantly to the amenity and ambience of the CCHA.	Yes, consistent with the policy