

One Tasman Pukeahu Park (1 & 23 Tasman Street, Wellington). Urban Design Assessment



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Prepared for

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A handwritten signature in black ink, consisting of the letters 'AB' followed by a long horizontal line and a period.

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1 Introduction

1.1 Overview

This report is prepared by Andrew Burns, Director, McIndoe Urban Ltd on behalf of Wellington City Council (WCC). The report provides a professional urban design assessment of the Proposal for comprehensive development of the land at 1 and 23 Tasman Street, Pukeahu/Mount Cook, Wellington (the Site). Known as 'One Tasman Pukeahu Park', the development is proposed by One Tasman Development Limited Partnership.

This assessment relates to the Proposal as described in the Athfield Architects Limited (AAL) drawing set dated 13 January 2022 and landscape drawings by Wraight + Associates Limited (Wa) dated 21 December 2022. These drawings describe site planning and the general arrangement and design of buildings and open spaces. The drawings also include townscape views and shading analysis diagrams.

I was not involved in the early stages of this Proposal and did not attend any pre-application meetings. This assessment has been informed by discussions with the WCC consenting team and, to a lesser extent, with AAL, Wa and Willis Bond to understand the Proposal. The applicant's Urban Design Assessment (UDA) by Deyana Popova and WCC Urban Design Assessment Report (UDAR) by Morten Gjerde (30 November 2021) have been considered in this report.

I note the UDA includes a Townscape Assessment¹ that provides analysis of the visual impact of the proposal. It is not clear what methodology has been used e.g. whether NZILA rating scales have been used; identifying factors that inform the VA; how the viewing audience is comprised; how the magnitude of the visual change is calibrated (e.g. very high, high, moderate-high, moderate, very low, low, negligible); and, the effect of that change related to RMA terminology. In my opinion a robust VA is important given the sensitivity of the site, the relationship to heritage structures and the over-height nature of the Proposal.

An earlier version of the Proposal dated 30 April 2021 was assessed by the Wellington Urban Design Panel². The panel's report was generally supportive of the Proposal

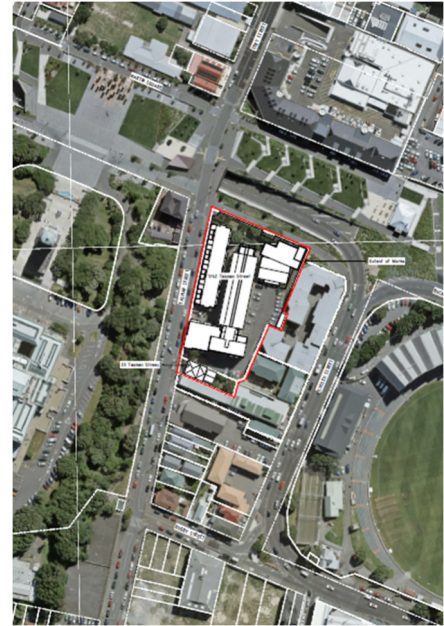


Figure 1.1: The Site in context showing existing buildings (Tasman Gardens Apartments) proposed to be demolished.

¹ UDA, Townscape Assessment, section 5, page3 24 -34.

² Urban Design Panel Recommendations, 20 May 2021. Key drawings at **Appendix 1**.

but identified a number of matters for consideration³. I understand the panel was not present at the subsequent presentation to WCC (8 July 2021).

I have reviewed the 18 submissions received by WCC and particularly those relevant to urban design.

Site visits were carried out in August 2022 and 29 March 2023 accompanied by Nick Owen (Willis Bond).

Vignette images from the architectural and landscape drawings are included to illustrate selected points of assessment.

1.2 Project Description

The Proposal is described in detail in the Urban Design Assessment (UDA) prepared by Urban Perspectives and in the AEE. In summary the Proposal includes 221 new dwellings across a range of typologies and a commercial (cafe) activity at ground. Residential buildings include 3 storey terrace houses fronting Old Buckle Street / Tasman Street, 2 storey terrace houses above the proposed car parking building, a 10 storey apartment building to the north of the Site and a 9 storey apartment building to the south of the Site. On-site parking, servicing and bicycle storage is provided along with a central landscaped courtyard and lane system.

1.3 Site, Context & Zoning

The Site and its context are fully described in the Applicant's Architectural Design Statement (ADS) dated 20 January 2023 and I agree with that description. I particularly note the adjoining two public street conditions (Old Buckle Street and Tasman Street), heritage buildings, Pukeahu Park, mature Pohutukawa tree escarpment, presence of existing built forms on the site, diversity of scale and character, relevance of the city's Te Aro grid as an underlying / organizing feature and strong northern orientations of key cultural buildings. I also note the descriptions provided in the WCC UDAR, identifying the role of the Tasman Street landscape buffer to ensure the visual prominence of the National War Memorial Carillon (Carillon) and former Dominion Museum. The UDA covers similar ground, adding:

- a) the historical pattern of high-density residential buildings on the Site;



Figure 1.2: Context

³ Presentation of alternative massing options; adjusting the height of the southern end of the north tower in relation to the Dominion Museum; the design of the tower tops should be simple, clean, unarticulated; variation in height to contribute to skyline diversity, breaking down visual bulk; a through-site link is not essential; brick corner townhouses should extend around onto Tasman Street to match the barracks; brick base garden wall to Tasman Street; residential at ground level to be complemented by a café at the corner.

- b) the visibility of the Site from a range of directions and distances with any new tall buildings affecting existing views of the Carillon and former Dominion Museum; and,
- c) that the consented scheme (2022) sets the existing context in resource management terms⁴.

I also agree with these observations.

Appendix 2 of the CAUDG refers to specific Te Aro Corridor guidelines. While the site is not within the corridor, I agree with the UDAR that these are relevant⁵.

Zoning

As identified in the AEE, the Site is zoned Central Area under the Operative District Plan (ODP) and City Centre Zone (CCZ) under the Proposed District Plan (PDP). Adjoining land to the east is zoned Central Area and beyond that the Basin Reserve has an Open Space zoning under both the ODP and PDP. Land to the west of the Site is zoned Institutional (ODP) and Special Purpose (PDP). Pukeahu Park is proposed to be zoned Open space under the PDP.

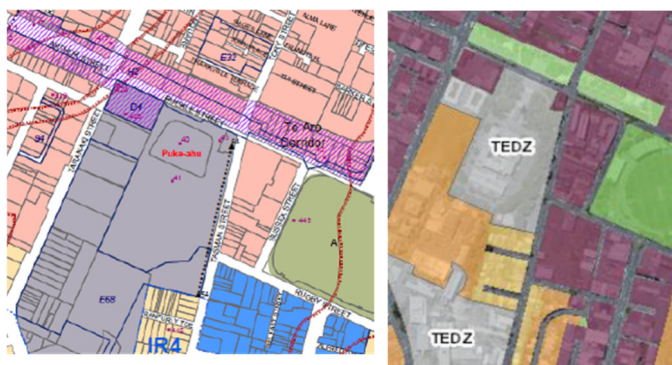


Figure 1.3: Zoning ODP (left) and PDP (right)

1.4 Approach to Assessment

The Proposal is to be assessed as Non-Complying (AEE, pg 28) under the ODP and accordingly a wide discretion can be applied to the range of urban design matters that can be considered.

Wellington City Council Operative District Plan

The Operative District Plan provides the key framework for assessment, including:

Central Area Urban Design Guide (CAUDG)
 CAUDG Appendix 2 - Te Aro Corridor (TA) 01.1, (TA) 01.2, (TA) G1.1. While the site is not within the Te Aro Corridor it directly abuts the TA Corridor boundary. The identified

⁴ UDA (page 2), AEE (page 10). Also see AEE (page 42) "... an assessment should be made of the overall development, not just the requested additional height".

⁵ UDAR (page 8) "...the [Te Aro Corridor] objectives and associated guidelines are relevant in considering the relationship of this proposed development to its context."

TA Objectives and Guidelines that relate to the Proposal and have been referred to in the UDA and UDAR⁶. Design Excellence (Policy 12.2.5.5) is addressed due to the over height nature of the Proposal. Objectives and Policies relevant to urban design have been identified and are assessed in section 2.3.

Wellington City Council Proposed District Plan

The site is in the City Centre Zone (CCZ) in the Proposed District Plan.

Advice from WCC planning is that consideration is only required of the relevant urban design-related Objectives and Policies of the PDP and that the Rules do not have legal effect. PDP Objectives and Policies most relevant to Urban Design are assessed in section 2.4.

2 Assessment

This section provides a range of assessments, looking first at the Central Area Urban Design Guide (CAUDG). Specific matters relating to the Te Aro Corridor (CAUDG Appendix 2) are also identified. Cross references are provided where appropriate to the UDA by Urban Perspectives, UDAR by WCC and the urban design panel’s recommendations report. The matter of Design Excellence as defined under the ODP is then addressed followed by Objectives and Policies of the ODP relevant to urban design. Lastly the relevant Objectives and Policies of the PDP are evaluated.

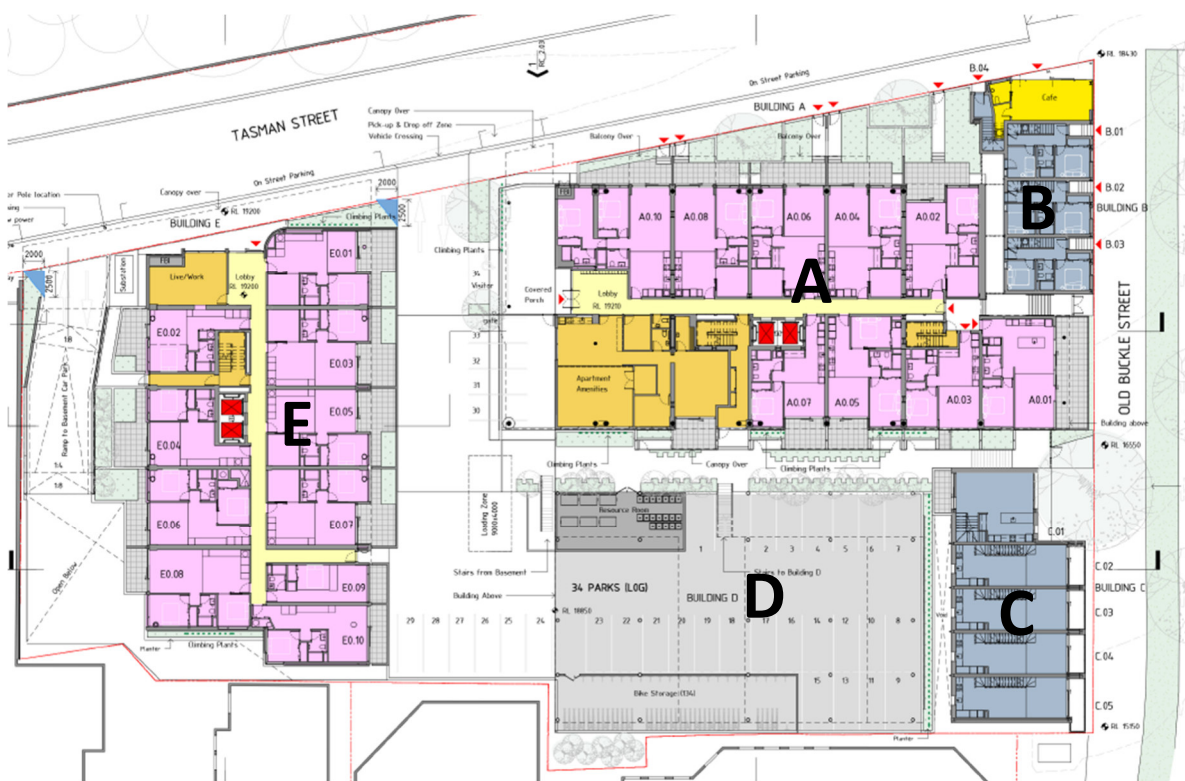


Figure 2.1: Proposed site plan – building reference (A-E)

⁶ UDAR (3rd para, page 9) refers to the relevance of Te Aro Corridor design guidelines.

2.1 Central Area Urban Design Guide – Operative District Plan

1	Design Coherence	
O1.1	<i>To ensure each design solution is coherently designed, demonstrates design integrity, and integrates all relevant design criteria in the best possible way.</i>	Refer to the guideline assessments below. Overall, I consider the Objective to be supported.
G1.1	<p>Internal consistency and integration</p> <p>Demonstrate in the design and composition of any building an overall coherence that integrates the various design guide requirements.</p>	<p>I agree with both the UDA and UDAR that this matter is a summative consideration informed by the successful integration of outcomes sought under the five CAUDG topic headings below. These topics are to be considered ‘in the round’ concluding on the level of coherence. The UDAR assesses both macro (urban form, structure and site setting) and micro (edges, façade treatment, user amenity) levels of coherence and I find that approach to be consistent with urban design good practice.</p> <p>At the macro scale the Proposal demonstrates four main strategies that promote coherence through recognising the site’s setting and that influence on-site building arrangements:</p> <ol style="list-style-type: none"> i. proposed geometry reflects the underlying Te Aro city grid, Carillon and former Dominion Museum⁷; ii. alternative alignments of the south and north towers and creating a gap between towers to reduce mass and allow views⁸ through (Fig 2.2); iii. massing of the tallest building at the visually open northern aspect and onto Pukeahu Park; iv. presenting the narrow end of the north tower, itself divided into “<i>slender halves</i>” (UDAR pg 7) onto Pukeahu Park echoes the Carillon form. <p>At smaller scales coherence is promoted by:</p> <ol style="list-style-type: none"> i. acknowledging street edges with lower scale townhouse forms or brick ‘garden wall’ design language⁹. These create street-level coherence by transitioning the taller scales of buildings A and E down to a human scale; ii. sympathetic bulk, form and material quality relative to the Police Barracks building; iii. legible presentation of buildings along streets with clear entry points and views into shared spaces; and, iv. coherent materials and design of tower buildings as light crystalline forms clearly distinguished from lower-level solid street interface buildings that ‘ground’ the development.

⁷ Identified in the UDP, UDAR and UDA.

⁸ UDAR (1st para, page 7) supports proposed massing to promote views through to the Carillon and eastern bank.

⁹ UDP (paras 17-19) acknowledge street edge responses.

The macro and micro features described above are addressed throughout the remainder of this assessment and indicate a good level of alignment. **Overall, I consider the Proposal presents coherent architectural compositions that respond well to contextual conditions and supports the guideline.**



Figure 2.2: Alternating building alignment reduces the effects of mass from the north and east

2 Relationship to Context

O2.1 *To recognise the unique qualities and sense of place of every urban setting and respond to and enhance these with new development.*

Refer to G2.3, G2.4 below.

The Proposal respects the character of the existing National War Memorial and Carillon by conforming to the underlying Te Aro grid and expressing Building A as slender stepped form to the north. In views from the north, northwest and northeast the prominence of the Carillon is maintained. Buildings A and E are separated to allow eastern views towards the former Dominion Museum however a step in height from Building A down to Building E or a distinctive change to the design treatment and setback to imply a visual step of the top level of Building E could create a better contextual response relative to the Carillon and former Dominion Museum (also refer to G2.3).

The development delivers a high-quality street-edge setting to Old Buckle and Tasman Streets that complements the scale and

materiality of the Police Station building. Overall, the Proposal gives clearer spatial definition to Old Buckle and Tasman Streets and a more finished character to the open space of Pukeahu Park.

I consider the Proposal generally supports the objective with the exception of the matter of a visual step to Building E.

O2.2 *To maintain or enhance the quality of the settings of individual heritage buildings, including those in heritage areas.*

Refer to WCC Heritage Assessment by Chessa Stevens.

From an urban design perspective, I would add:

- The Proposal maintains the setting of the Carillon from the north and northwest by deploying a formal geometry / alignment with the Te Aro grid and presenting a slender northern façade of development (building A) onto Pukeahu Park (Fig 2.3). Refer to (TA) O1.2 below in relation to the effects on views from the east.
- The most notable effect on the former Dominion Museum is in views from the east. Refer to (TA) O1.2 below. I note the potential to visually step the top of Building E could create better contextual outcomes.
- The Mount Cook Police Station has been well-considered by the Proposal and has influenced the scale, typology and materiality of proposed Building B. The setting of the Police Station building has been enhanced.

I consider the Proposal generally supports the objective except that the top of Building E could be improved to create a better contextual response in views from the east.



Figure 2.3: Building A fronting Pukeahu Park and relationship to the Carillon

G2.1 **Consistency or contrast**
Maintain consistency with defining and valued neighbourhood patterns. Contrasts should be created only if the development is significant

Defining and valued patterns have been identified through site analysis (refer to ADS, section 2.1) and as referred to in 'Council character studies'¹⁰ (Te Aro Corridor). These have been previously noted at paragraph 1.3 Site, Context & Zoning.

I agree with the UDA, UDAR and the UDP that describe the ways in which the Proposal is consistent with its context. In particular the

¹⁰ CAUDG, G2.1 "Defining and valued patterns can be determined by analysing the setting for the development, and by referring to documents such as Council character studies, heritage area reports and Community Plans."

on a district or city-wide scale and/or accommodates a unique or publicly significant function.

mixed grain (UDP), Te Aro grid alignment, acknowledgment of heritage buildings (alignments and qualities), use of complementary (Brick) materials along Old Buckle and Tasman Streets and compatible building scale with finer grain frontages.

The Te Aro Corridor (TA) guidelines identify the landmark status of the Carillon, the ridge-top setting and it is clear these emphasise viewpoints from the north and northwest (rather than from the east). The site does not fall within the area described in the TA guide and I agree with the UDAR that *“The current site does not fall within the area described in the [TA] design guide nor would the development challenge in any way the prominence of the National War Memorial and Carillon in views from the north and northwest.”* This is particularly evident in View D and View 14 where there is significant landscape separation and mature Pohutukawa trees between the Carillon and the Proposal such that the Carillon remains prominent.

I consider the Proposal supports the guideline, correctly identifying the need for consistency.

G2.2 **Positive precedents**
Refer to positive rather than negative precedents.

Existing buildings on site are to be demolished. These do not relate well at street level, presenting incompatible materials and poor frontages. Taller building does not align with the dominant Te Aro grid. The overly fussy nature of the top of the taller building on site competes with the Carillon and is not an appropriate precedent. As sought by the guideline, the Proposal does not follow these ‘negative’ precedents but sets up a new language of positive precedents discussed under G2.1, G2.3.

I consider the Proposal supports the guideline.

G2.3 **Achieving consistency**
Consider ways of complementing the existing built context, including:
• *compositional relationship or similarity in [various elements]*
• *dimensional relationship, or similarity [of various elements]*

This guideline has been partly addressed under G2.1 above. Consistency of the Proposal with the existing built context relative to the characteristics identified under G2.3 is supported by:

- Siting and geometrical alignment with the underlying Te Aro grid;
- Proportion of forms - sympathetic lower ‘street-scale’ massing relative to Old Buckle and Tasman Streets;
- Frontage alignment onto Old Buckle Street and ‘turning the corner’ into Tasman Street;
- Building A tower northern setback to allow for transitional scale townhouses and clarity of massing;
- Building A slender expression through massing alignment, vertical modulation and articulation onto Pukeahu Park;
- Comparable quality with compatible materials and details for street-facing buildings relative to Police Station building;
- Visual rhythm of frontage widths and openings particularly along Old Buckle Street in relation to the Police Station building. These also speak to the “dimensional relationships” of primary forms on smaller buildings.

G2.3 also calls for consideration as to how “overall building height” can complement the existing built context. The UDA, UDAR and UDP have all addressed the question of height, particularly for proposed Buildings A and E that are above the ODP’s anticipated 18.6m threshold. I summarise these positions below and provide a concluding position.

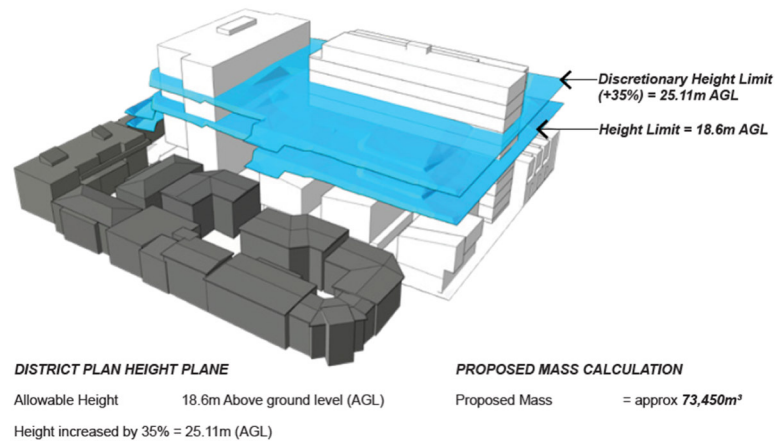


Figure 2.4: Proposed height relative to ODP limit (18.6m AGL)

The UDP supported a version of the Proposal dated 30 April 2021 (**Appendix 1**) with Building A at 10 storeys and Building E at 8 storeys. The UDP report noted that locating the tallest building to the north of the site is an optimal approach (para 6) and that the south tower was appropriate in views from the Mt Victoria tunnel (para 8). The UDP supports the Proposal’s “*transitioning down*” from the north to the south. The UDP also noted that adjustments to the height of the south portion of Building A should be explored to improve the relationship to the museum. In relation to the Carillon the panel did not see any issues with heights of Buildings A (10st) or E (8st).

The UDAR notes the heights of Buildings A and E have been a “*significant challenge*” and discussed through the pre-application process but finds that the heights proposed are generally accepted¹¹. I also note the pre-application minutes of 8 July 2021 indicate urban design support for the adjustment southwards of Building E enabled by the purchase of the property at 23 Tasman Street and for the setting back and splitting the height of Building A into west (9st) and east (10st) parts. The UDAR assesses the merits of greater height as seismic resilience, yield and the creation of space around and between buildings to ensure amenity and views. Potential “*negative outcomes*” of proposed heights and “*disruptive relationships with the setting*” are referred as being managed, but are not identified further. Massing to enable views through the site from the northeast and east is referred to by both the UDA and UDAR. The UDA (page 9) also states the split form of Building A with stepped roof reduces bulk/height and moderates the impact on visual connections to the Carillon and I agree with that analysis. I also agree with the UDA’s specific assessment of Building A (page 9). Building E receives less of a

¹¹ UDAR (para 1, page 9)

focus in both the UDAR and the UDA. Neither tackle Building E's 9 storey height to the same extent as Building A while both refer to the gap between Buildings A and E that affords views from the east.

Having considered the various analyses of the UDA, UDAR and UDP in relation to proposed height I support the UDP's position. The stepping of height north to south of the Buildings A and E from 10 storeys to 8 storeys respectively creates a better contextual response and that the lower Buildings B and C achieve a successful scale transition from the tower of Building A. I summarise as follows:

- the primacy of the site's northern 'city end' and appropriateness of greater height of Building A in this location;
- the setback and stepping in both plan and elevation of Building A - improves the visual setting around the Police Station and Carillon¹²;
- The suppressed height of Buildings B and C that relate to the Police Station and provide a transition to a human scale along Buckle Street.
- the reduced heights and finer grain existing context to the south of the site along Tasman Street suggest a stepping down in height from Building A to E or treating the top level as a penthouse with noticeable setback, material and colour change is appropriate (refer to views on pages 19, 20 in the AAL drawings dated 08.07.2021, **Appendix 2**);
- Visual stepping down of Building E will improve the relationship between the Carillon and Dominion Museum in view from the east.
- echoing the variation in height from the taller northern Carillon to the lower Dominion Museum via stepping in height or design change to the top Building E is appropriate. This avoids creating a new flat datum in the foreground of views from the east¹³;

For completeness, both the UDA and UDAR refer to the Te Aro Corridor guidelines. These seek to manage height of adjacent buildings to the north and west of the Carillon only and the Proposal will not challenge the prominence of the Carillon in views from the north and northwest.

I consider that the Proposal supports the guideline in part except for the height for Building E that should present a visual step down from Building A through removal of one level or noticeable design change to the top level.

G2.4 *Developing an authentic sense of place*

The Proposal conforms to the underlying Te Aro grid and explicitly acknowledges the heritage qualities of the Police Station building. It is

¹² AAL drawings 'WCC Design Workshop' pages 8-13 dated 08.07.2021 and AAL drawings 'Additional Info' dated 28.07.2021. These compare massing alternatives for Buildings A and E.

¹³ Appendix 8 Townscape Views, View 01.

Express the local sense of place with new development.

also distinguished by the elegant, stepped relationship of Building A to Pukeahu Park, the slender formal relationship to the Carillon, and a high level of architectural design quality.

The Proposal gives clearer spatial definition to Old Buckle and Tasman Streets and a more finished character to the open space of Pukeahu Park. A café at the corner invites public engagement and attractive street-scale buildings present confident, positive relationships to the public realm.

I consider the Proposal supports the guideline.

CAUDG Appendix 2 Te Aro Corridor

(Three matters discussed below due to consistency with CAUDG assessment sequence)

**(TA)
01.1** *To retain the landmark significance of the Carillon and National War Memorial, and respect its symbolic status.*

The UDAR helpfully notes that the TAO1.2 and TAO2.2 are there to remind us that the National War Memorial that includes the Carillon requires protection of its visual prominence and symbolic status. Further, that Pukeahu National War Memorial Park has enhanced that status. It is also worth noting that the guidelines emphasise viewpoints from the north and northwest.

The proposed site does not fall within the TA Corridor boundary but is directly adjacent to this special character area. I agree with the UDAR that the development does not challenge the prominence of the Carillon in views from the north and northwest due to landscape separation and viewing angles (image below).



View from Pukeahu looking east (ADS page 27)

In other views (Fig. 2.2), The proposed design of Building A fronting Pukeahu Park has been subdivided vertically into east and west sub forms that result in a slender building sympathetic to the Carillon.

I consider the Proposal supports the objective.

**(TA)
01.2** *To maintain an unobstructed ridge-top setting for the National War Memorial and good*

In views from the north and northwest the ridgetop setting of the Carillon will be maintained. Equally, visual connections with the city to the north will be unaffected by the Proposal.

visual connections with the city.

In views from the east the visual setting of the Carillon will change¹⁴. View 01 from the mouth of Mt Victoria tunnel indicates an increased built presence around the Carillon. Mitigating this effect is the separation between Buildings A and E that allows the Carillon to be seen through this gap. I would also note that this view is not a defined Viewshaft under the ODP.

The Carillon and former Dominion Museum indicate a step down in height from north to south, emphasizing the prominence of the Carillon. I would note that the combined effect of Buildings A and E appears to present a somewhat flat foreground to this otherwise stepped silhouette and that a similar visual stepping down from Building A to Building E could provide a more sympathetic outcome.

I am mindful of Council's heritage and visual assessment expertise on this matter and therefore understand that the urban design perspective only present part of the a wider set of considerations.

Subject to addressing the top of Building E, I consider the Proposal supports the objective.

**(TA)
G1.1** *Maintain a significant contrast in height between the National War Memorial and any development to the north and west of this building. In particular, appropriate visual connections to the city need to be maintained from the raised entrance plaza of the National War Memorial.*

Refer to TA O1.1.

The development does not challenge the prominence of the Carillon in views from the north and northwest due to landscape separation and viewing angles.

I consider the Proposal supports the guideline.

3 Siting, Height, Bulk and Form

O3.1 *To complement existing patterns of alignment, and achieve a positive scale relationship with adjoining buildings and public spaces.*

The Proposal conforms to the predominant Te Aro grid alignment and building lines reflect and reinforce local street edges. The regulating lines of lower scale Buildings B and C and the landscape / edge treatment to the west of Building A ensure that the overall proposition is commensurate with the street alignment and with the Police Station's architectural composition.

The lower street scale Buildings B and C achieve a positive scale relationship with their adjoining street. The height, setback and modulation/stepping of Building A is appropriate relative to the open space width (61m) of Pukeahu Park and the Carillon. Building E creates an acceptable interface with Tasman Street through design of a canopy that aligns with Tasman Street and creates a human scale

¹⁴ Appendix 8 Townscape Views, Views 01, 04.

element (Fig 2.5a). I have previously assessed the issue of Building E height (O2.1, G2.3) and noted a preference for stepping down in height or top-level design change to achieve better scale relationships. Addressing the top of Building E would also help mitigate bulk in views from the south of Tasman Street (Fig 2.5b) given the lower existing context and lower planned ODP context (10.2m AGL).

I consider the Proposal supports the objective to a reasonable degree with the exception of the top of Building E.



Figure 2.5: a) Proposed Building E along Tasman Street, b) View 09 from south Tasman Street.

03.2 *To respect the setting of heritage items and identified heritage areas.*

Refer to the heritage assessment by Chessa Stevens.

From an urban design perspective, I note:

- the neighbouring Police Station building has been positively responded to by the Proposal for the reasons stated at G2.3;
- the Proposal presents a more finished character (see G2.4) and frames a more coherent space to Pukeahu Park, and relates to the key Te Aro grid and Carillon alignment;
- Buildings A and E have been located / separated to ensure visual connections through to the Carillon from the east;
- Building A steps in both plan and elevation, and is setback from Old Buckle Street to create a positive visual setting for the Carillon and Police Station building; however,
- the lack of visual stepping between Buildings A and E adversely affects the visual setting of the Carillon / Dominion Museum in views from the east (refer to G2.3).

I consider the Proposal supports the objective to a reasonable degree with the exception of the top of Building E.

03.3 *To create coherent patterns of building that contribute to the amenity of neighbouring public spaces.*

The Proposal presents clearer spatial definition, a confident and engaging frontage and a more finished character to Old Buckle and Tasman Streets and to Pukeahu Park. The proposed Tasman Lane and the communal site entry off Old Buckle Street provide legible connections into the development that, along with individual dwelling entrances, will form attractive nodes along their respective streets.

The Proposal's café helps to establish an active / public destination for Pukeahu Park.

I consider the Proposal supports the objective.

O3.4 *To ensure that reasonable levels of ventilation, daylight and outlook are maintained in a building's habitable spaces should development on adjacent sites be built to the maximum standard.*

The Proposal site has two street edges that guarantee good light and outlook for the majority of the development. These are complemented by the proposed east-west Tasman Lane and north-south shared lane that provide light and outlook for Building D and part of Building E that are more internal to the site.

Should redevelopment occur on the adjacent eastern site (4/63 Sussex Street), the north-south alignment of Building D townhouses ensures these do not rely on amenity 'over the boundary' towards this neighbour. Similarly, any redevelopment of 29/28 Sussex Street will not affect the amenity of Building E while the accessway along the south boundary will protect Building E from the effects of any redevelopment at 25 Tasman Street.

I consider the Proposal supports the objective.

O3.5 *To 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.*

The Proposal reinforces public street connections and improves the quality of the pedestrian experience along Old Buckle Street and Tasman Street. These routes are to be fronted by attractively design buildings of a human scale with good levels of overlooking and landscape edge / garden wall treatment that integrates with the Police Station aesthetic. A canopy along the street edge of Building E enhances pedestrian amenity / shelter in this area.

Regarding public access through the site, I refer to the UDP report¹⁵ that determined that a through-site link was not essential given the scale of the block and uncertainty of the ability to connect through to Sussex Street. The proposed plan provides for a future connection (Tasman Lane) should the need arise. On-site (private) shared spaces and lanes facilitate cross-site pedestrian movement to both Tasman and Old Buckle Streets. These routes are direct, legible, well-defined at public street edges and will be overlooked by proposed dwellings.

Overall, the Proposal supports a legible street network with a high level of amenity for pedestrians.

I consider the Proposal supports the objective.

G3.1 ***Street edge definition and building alignment***
Site and align building forms to reinforce the local street grid and the local system of public open spaces, with common alignment and

The UDP, UDAR and UDA all address the urban design matter of 'Edge treatment' and generally agree on the salient aspects of the Proposal, indicating a good level of support. The UDP identified the need for Building B to wrap around the Old Buckle Street / Tasman Street corner to match the length of the Police Station Building and for the Tasman Street garden wall to be brick. Both of these requests have been met.

¹⁵ UDP Recommendations report, 20 May 2021, paragraph 16.

construction generally to the street edge.

I agree with the findings of the three reports noted above. I confirm that geometrical relationships of proposed buildings relative to the Te Aro grid are key, and also that proposed buildings achieve an appropriate level of alignment with street edges. This can be seen in the landscape drawing and illustration (Fig 2.6). Here, we can see the approach taken along Tasman Street where the Building B (brick) turns the corner adhering to both street alignments. Further south the street edge is defined by a brick garden wall and significant tree planting and beyond that, the canopy to Building E (Fig 2.5).

The Old Buckle Street edge is well-defined with building forms (Buildings B and C) that align with a reinforce the street.

I consider the Proposal supports the guideline.



Figure 2.6: Proposed landscape plan and illustration indicating street edge treatments

G3.2 *Align buildings with the block pattern typical of the surroundings where there are no other buildings on the block.*

This guideline has been addressed at G3.1 and section 2 'Relationship to context'.

I consider the Proposal supports the guideline.

G3.3 *Maintain the general continuity of massing and street frontage alignment at bends and corners.*

In response to the UDP report, the Proposal has been adjusted to strengthen the Old Buckle Street / Tasman Street corner. Building B provides a clear and confident corner at the interface with Pukeahu Park. The role of the corner is reinforced by the provision of a café at ground level (Fig 2.6).

Within the site Buildings A and E define the corners at the entrance to Tasman Lane. The 'secure line' (gate) across Tasman Lane has been set well into the site to ensure a generous public invitation at the street edge. This allows the two flanking buildings to be visually expressed and augment the corners into the lane.

I consider the Proposal supports the guideline.

G3.4 *Maintain general consistency of building height at the street edge.*

A compatible and consistent height at close range is established along Old Buckle Street and the northern end of Tasman Street though the height relationship of Building B to the Police Station (Fig 2.7). However, at a site-wide level building heights vary with the taller Buildings A and E. A lower scale is introduced along Tasman Street through the landscape foreground of Building A (due to this tower's varying setback) and through the canopy to Building E. I agree with the UDAR that the different heights are coordinated in design terms with sufficient space between elements to moderate effects. **The UDAR states that the underlying aims of the guideline are achieved, and I agree that the Proposal supports the guideline.**

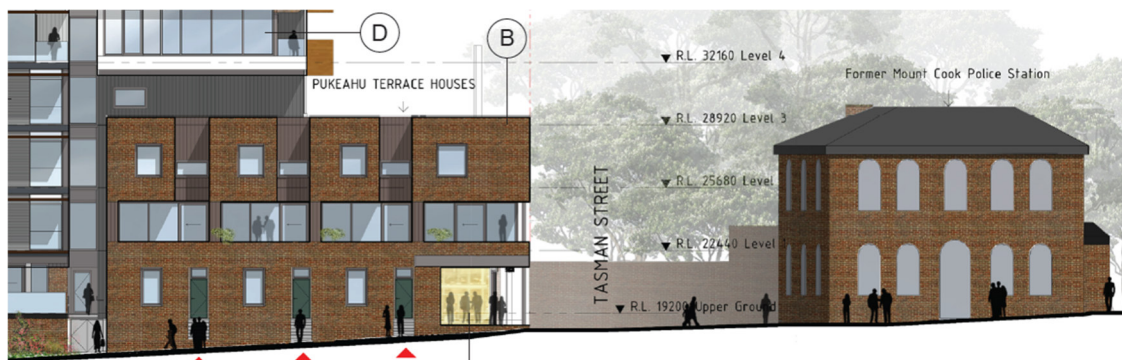


Figure 2.7: Height relationship of Building B to the Mt Cook Police Station building

G3.5 *Ensure new buildings do not dominate lower adjacent public spaces and neighbouring buildings by moderating their height at and close to the street edge. This will achieve a scale transition between the higher and lower buildings/spaces.*

The UDAR describes a number of approaches¹⁶ deployed by the Proposal to address the arrangement of building volumes and heights across the site.

These relate to viewing distances and include:

- Modulation and articulation of Building A through setback from street edges and stepping in plan and elevation that mitigates bulk;
- lower heights to Buildings B and C along the two street edges that transition taller buildings down to the street edge; and,

¹⁶ UDAR, page 11, Height and scale relationships; building bulk.

- use of landscape structures (garden wall, planting), building canopy (Building E) and choice of highly textured materials and transparency of café, lobby, live-work spaces to relate to the human scale.

I agree with the UDAR assessment described by these approaches and that *“Overall, the height and scale relationships around the public interfaces of the site are effectively moderated...”*.

I consider the Proposal supports the guideline.

G3.6 *Provide a generous ground-to-first-floor height.*

This should be in the order of 30-50% higher than typical upper stories... and should extend over the entire site...

The guideline anticipates future-proofing ground-level spaces for both residential and non-residential uses. The café in Building B has an increased ground-to-first floor height relative to adjacent townhouses, providing a more comfortable commercial space. All other ground floor heights are the same as upper levels (3240mm) and do not meet the guideline.

The UDAR observes that Buildings B, C and D are clearly residential and likely to remain. Buildings A and E, however, have a structural system that enables large floor areas and could support future non-residential uses.

I consider the Proposal supports the guideline to a limited extent only.

G3.7 *Reduce the proportion of site area covered by parts of buildings that are significantly higher than existing surrounding buildings.*

This guideline seeks to limit the extent of buildings taller than those in the immediate context. This is challenging given that most local buildings are well below the various 18.6m / 27m AGL local limits in the central area while the adjoining southern and eastern areas have a lower 10.2m AGL limit. I also note that the taller Buildings A and E are no taller than the Carillon or Dominion Museum, two key local reference buildings.

38.7% of the site area¹⁷ is covered by Buildings A and E that are taller than many local buildings and above the 18.6m ODP limit. I have considered this proportion in the context of my previous assessments of the general distribution of bulk and height at G2.3, O3.2 and G3.4. Overall, I am comfortable that a reasonable portion of the site has been utilised for taller buildings.

I consider the Proposal supports the guideline to a reasonable guideline degree.

G3.8 **Building bulk**
Mitigate the visual impact of building bulk, where a building is large relative to its neighbours and to other nearby buildings.

Buildings A and E are large relative to their neighbours though not as large as the Dominion Museum or as tall as the Carillon.

Building A is set back from Old Buckle Street with the concept of a traditional ‘base’ established by Buildings B and C (Fig. 2.3). UDP advice¹⁸ recommended the top of the north tower was kept *“simple, clean and unarticulated”* and *“clutter eliminated”* and the overall form

¹⁷ Measurement provided by AAL.

¹⁸ UDP Recommendations, paragraphs 12, 13, page 2.

“light and crystalline” to avoid competing with the Carillon. I am comfortable with that advice and note the Proposal has responded well. Further, the vertical subdivision and stepping of Building A with varied height breaks down visual bulk as sought by the guideline.

Building E is taller than its neighbours to the south and east and planned (ODP) heights are 10.2AGL vs 18.6m AGL for the site. The eastern and western ends to the building step in plan providing modulation that helps to mitigate bulk (Fig. 2.8). A well-defined base is provided through brick cladding, lobby entrance, live/work and the pronounced canopy fascia. This building however does not deploy the same design features as Building A and I refer to my earlier assessment of the need for a visual step between Buildings A and B that might be achieved through removing an upper level or treating the top of the building as a penthouse structure with noticeable setback, material, and colour change.

Adjusting the top level of Building E would also help mitigate bulk in views from the south of Tasman Street¹⁹ given the lower existing context and lower planned ODP context (10.2m AGL).

I consider Building A supports the guideline and Building E partly supports the guideline, with full support possible through reduced height and/or design treatment of the top level.

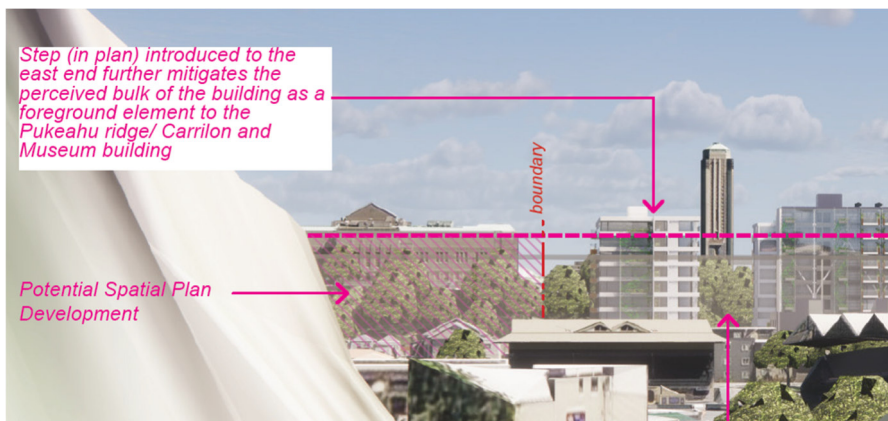


Figure 2.8: Building E modulation is apparent in views from the east (ADS Appendix 1)

G3.9 Natural light, outlook and ventilation

To maintain acceptable natural light, outlook and ventilation for residential and other habitable spaces, provide on-site setbacks from side and/or rear boundaries (or atria and lightwells) so that the development is not reliant on the openness of adjacent

Refer to assessment at O3.4.

The presence of two public street edges and the design of internal open spaces / lanes ensures all proposed buildings have access to natural light and ventilation and will have excellent outlook and daylight.

I confirm that none of the proposed dwellings are reliant on the openness of adjacent sites to achieve amenity.

I consider the Proposal supports the guideline.

¹⁹ AEE Appendix 8, Townscape Views, View 09.

sites to achieve acceptable levels of natural light. Position windows as required.

G3.10 Positive open space

Locate any publicly accessible open space on site so that it complements other spaces within the street system, and positively shape and define it with edges of buildings or large scale landscape elements. Where intended for recreational use, ensure it is orientated to receive sun and shelter that attracts and supports occupation. This is particularly important during the times when it is in greatest demand.

As noted in the UDAR the Proposal does not provide public open spaces. All on-site spaces are private / shared for use by residents. These include:

- a north-south shared garden space (Te Parari / The Gully) between Buildings A and D connecting to Old Buckle Street;
- an east-west shared space 'Tasman Lane';
- private garden areas along Tasman Street with stepped brick wall allowing for tree planting to sit within the street space linking to the western side of the street (Fig. 2.9).



Figure 2.9: Garden edge to Tasman Street

Sunlight into the east-west space is limited at mid-winter but improves at the equinox and mid-summer with sun penetrating from 10am-noon. Tasman Lane receives good sun at mid-summer (8am-5pm) and at the equinox (10ampm-4pm). Mid-winter sun is very limited.

I consider the Proposal supports the guideline.

G3.11 Wind effects on public space

Deal with wind effects within the site boundaries and in a way that does not compromise the coherence and compositional integrity of the building.

Wind effects have been assessed by WSP as part of the AEE (Appendix 12) and are not addressed here.

G3.12 Pedestrian block permeability

To maintain and enhance existing pedestrian thoroughfares through a site, or consider the creation of a new public thoroughfare as part of the site redevelopment where a thoroughfare

Refer to assessment at O3.5

The Proposal improves the quality of the pedestrian experience along Old Buckle Street and Tasman Street. A canopy along the street edge of Building E enhances pedestrian amenity in this area.

The UDP report determined that a through-site link was not essential. The proposed plan provides for a future connection (Tasman Lane) and on-site shared lanes facilitate cross-site pedestrian movement to

would enhance walkability and permeability for pedestrians.

both Tasman and Old Buckle Streets. These are predominantly or exclusively for pedestrians.

I consider the Proposal supports the guideline.

4 Edge Treatment

O4.1 *To create building edge conditions that support pedestrian activity and enhance the visual interest, legibility, safety and comfort of streets and other public spaces.*

The UDAR draws its assessment from the UDA and notes general agreement with that analysis. I am also in agreement with the UDA and UDAR on this matter. I have also reviewed the UDP comments that relate to edge treatments for Old Buckle Street and Tasman Street (UDP, page 3) and confirm that I agree with those conclusions. As previously noted, the UDP recommendations to extend the brick corner building into Tasman Street, the brick design of the garden wall and the need for further landscape information have all been successfully addressed in the Proposal.

The ground-floor of Buildings A, B, C and E onto the two street frontages will create positive outcomes for street users, providing activation, visual interest and legibility. Communal and individual dwelling entrances occur along street edges and the café on the corner will create a public invitation and optimise activation. The UDP notes the potential to enhance the 'stoop' condition for dwellings in Building B by "*lowering parts of the front wall close to each entry*" and I support that suggestion.

The ground level Tasman Lane access and ground floor entrance and lobby to Building E are generously scaled and will support pedestrian amenity. The wrap-around canopy to Building E will invite entry and improve the quality of the vehicle access connection to Tasman Street.

The Old Buckle Street entrance to Building A is well-articulated and surveilled by adjoining dwelling units (Fig. 2.10) and same can be said for the Old Buckle Street entry into the shared garden / lane that is marked by the large Pohutukawa tree.

I consider the Proposal supports the objective with the potential to improve the stoop condition for Building B.



Figure 2.10: Building A Old Buckle Street entrance

G4.1 **Building fronts**
Orientate building frontages, including windows and the main public entrance, to the street. Buildings that have more than one significant street edge should provide secondary entrances and frontages on each edge.

The Proposal has provided a very well-considered response to this guideline. Both street edges are addressed by building frontages and buildings 'face' these streets with entrances, windows and balconies. Note the potential to improve the stoop condition (refer O4.1).

The Proposal transforms the current inactive street edges into attractive, well-surveilled public environments. I have reviewed the CPTED report and note Mr Stoks conclusion that "...there are less than minor, if not no known adverse CPTED effects arising from the development, and indeed the development is likely to be a significant source of activation and natural supervision for the receiving environment and community".

I consider the Proposal supports the guideline.

G4.2 Use lighting within shopfronts to create an attractive effect after dark, and also to contribute spill lighting to the footpath.

This guideline should apply to the proposed café and I presume could be easily met. I recommend a condition to confirm that shopfront lighting is available after dark.

I consider the Proposal supports the guideline.

G4.3 **Active edges**
Place publicly-relevant activity in view at the public edges of buildings.

Refer to O4.1, G4.1

I consider the Proposal supports the guideline.

G4.4 *Provide opening such as windows and entrances over a proportion of the ground floor frontage that is consistent with the type of street (or other public open space) it adjoins, and with the importance of these adjoining spaces as pedestrian routes.*

Refer O4.1, G4.1

I consider the Proposal supports the guideline.

- G4.5** *Articulate or eliminate wall surfaces that are featureless or plain.*
- In general all proposed building surfaces are provided with various fenestration features or textured (brick) materials and planting that will ensure plain surfaces are avoided. The UDAR notes the use of brick that provides warmth and human scale. Upper-level elevations are heavily fenestrated with windows, balconies, projections/recesses and the like to create interesting visual settings.
- I consider the Proposal supports the guideline.**
- G4.6** *Integrate servicing and car parking functions in a way that does not compromise the quality of the street edge, nor the status of the main entry to the building.*
- Car parking is contained within the site and the majority is confined to basement or structured parking (Beneath/within Buildings D and E). Servicing / loading also occurs within the site (next to Building D) and set well-bac from the Tasman Street edge.
- A pick-up and drop-off zone is sensibly positioned on-street at the Tasman Lane entrance close to the lobbies of Buildings A and E.
- I consider all parking and service to provide low-impact outcomes allowing a strongly pedestrian oriented environment overall.
- I consider the Proposal supports the guideline.**
- G4.7** *Provide space at the main entrance for loading and unloading when an on-site loading area is not available or practicable.*
- Refer to G4.6.2023
- Servicing is centralised within the site and in a low-impact location away from street edges.
- I consider the Proposal supports the guideline.**
- G4.8** ***Shelter and building entrance enhancement***
- Develop transitional spaces and/or features between the public street and building interiors. These should signal the location of entrances, enhance the sense of arrival and provide shelter.*
- A range of design features have been provided by the Proposal to address the interface between building edge / entry and street. The shared entrances to Buildings A and E include canopies, recessed spaces, lobby areas and the like. These successfully signal the location of entrances and provide shelter.
- Along Tasman Street the individual ground floor apartments include private garden / patio areas to transition between unit interior and the street. Townhouses within Buildings B and C (Figs. 2.11, 2.12) provide either shallow front yards or stoop arrangements that support the guideline.
- I consider the Proposal supports the guideline.**

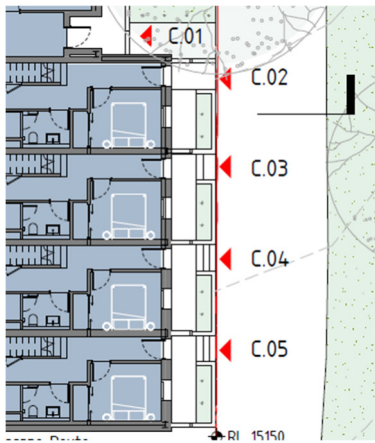


Figure 2.11: Building C ground level entry

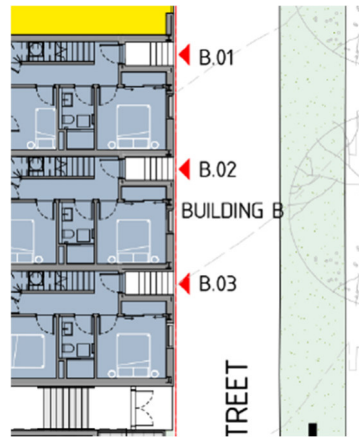


Figure 2.12: Building B ground level entry

5 Facade Composition and Building Tops

05.1 To ensure that façade and building top design is coherently resolved.

Refer to G5.1, G5.7.

All proposed buildings are presented as successfully resolved, coherent formal compositions. The large Buildings A and E reads as simple light, crystalline forms (especially A). Their tops / roofs are suppressed, and roof-top plant is either absent or concealed. Façade composition using larger modules complements simple primary forms.

Buildings B, C and D indicate good levels of 3D detail and texture, appropriate for their street-scale role. The tops of these buildings are part of the overall well-integrated architectural composition.

I consider the Proposal supports the guideline.

05.2 To ensure that additions and alterations to heritage buildings maintain the heritage values of those buildings, their setting and any associated heritage area.

Not applicable

05.3 To facilitate multiple and changing building uses, except where such change adversely affects the heritage values of heritage buildings or areas.

Refer to G5.12

Lower scale Buildings B, C, D are overtly residential (townhouses) with a dedicated café space at ground. Their design strikes a balance between continuity with the past (Police Station brick reference) and contemporary design for modern living. These do not align with the objective but fulfil a role to mediate and engage with the street. I am comfortable with their departure from the objective. Buildings A and E have larger floor plates could potentially be used for other activities and I consider the more ubiquitous contemporary façade design is appropriate.

I consider the Proposal supports the objective to a reasonable extent.

G5.1 Relation to neighbouring buildings

Where there is an established pattern of vertical and/or horizontal subdivision in neighbouring buildings along the street, relate the facades of new buildings to that pattern.

Both the UDAR and UDA conclude that the façade subdivision of the neighboring building to the east should not be extended as a precedent across the site. I agree with that position given the poor/unremarkable quality of this building. The Police Station to the west of the site has been referenced in Building B through the use of brick, overall height and the general solidity of the style (windows as punctuation in wall).

Building B and C set up their own façade patterns through a balance of horizontal and vertical modulation (Fig. 2.13). Entry recesses, low yard walls, vertical unit subdivision, horizontal balcony emphasis and building top variation all contribute to these patterns.



Figure 2.13: Buildings B and C – façade patterns

As noted in the UDAR, modulation of facades along Tasman Street are less “intensive”. However, for Building A I am satisfied that the ground level brick garden wall / tree recesses, more solid lower 3 levels with balconies, and upper-level expression of deep white horizontal spandrels with intertenancy verticals presents a visually interesting outcome. Building E is similar in many regards to the west elevation of Building A with a strongly expressed ‘base’ (brick / canopy / lobby).

For completeness, I agree with the UDAR that building form / subdivision relationships with neighbouring sites to the south are less important given their likely future redevelopment.

I consider the Proposal supports the guideline.

G5.2 Generally avoid reproducing the appearance of existing frontages on new buildings.

The Proposal does not reproduce existing frontages on any of the proposed Buildings A-E.

I consider the Proposal supports the guideline.

G5.3 Additions and modifications to existing buildings

Not applicable

Establish a coherent compositional relationship with the existing structure, three-

dimensional forms and facades when adding to or modifying existing buildings.

G5.4 Shopfronts

Relate shopfronts to the composition of the building, paying particular attention to the alignment of columns and other vertical elements.

The shopfront component of the Proposal is limited, and any shopfront matters will have localised effects. Whilst the shopfront does not align with ‘columns or vertical elements’ it is a coherent part of the overall composition of Building B. In particular the approach of large “*punched openings*” (UDAR, page 13) and contemporary design is consistent with the language for this building. Use of brick ties unifies and integrates the café into the whole structure.

I agree with the UDAR that the Proposal is consistent with the intentions of the guideline.

G5.5 *Ensure new shopfronts for new buildings that adjoin heritage buildings or heritage areas are compatible with existing significant heritage shopfronts.*

Not applicable

G5.6 *Retain and conserve significant heritage shopfronts on heritage buildings.*

Not applicable

G5.7 Building tops and roofscape
Integrate the tops of buildings, including plant and services, as explicit and coherent parts of the overall composition.

As previously noted, the UDP sought a “*simple, clean and unarticulated*” design for the tops of the tower buildings. This approach has been delivered by the Proposal and I also agree with the UDAR that the tops of Buildings A and E are understated while “*supporting an integrated and coherent design approach*”.

Articulation of the building tops has been achieved by a split form that presents a lower 9st western portion relative to its taller 10st eastern counterpart. This height difference is augmented by the step in plan. The roof of the lower west portion is proposed to be a large terrace with planting.

Roof-top plant is either absent or concealed and only the lift overrun is noticeable in the proposed elevations (not visible in views from street level).

The tops of the lower buildings B, C and D present as subtly articulated forms and an extension of the building language below (Fig. 2.13).

I consider the Proposal supports the guideline.

G5.8 *Place particular emphasis on the design and appearance of building tops which are prominent in views across the city.*

As noted above, building tops of A and E are suppressed and present as simple low-key silhouettes. This is appropriate given the proximity of heritage / landmark buildings (UDP) that should read as the primary focus.

I consider the Proposal supports the guideline.

G5.9 *Avoid degrading the value of heritage area skylines by changing the parapets and roofs of heritage buildings, or adding to buildings within or immediately adjacent to heritage areas.*

The relevant heritage skyline comprises the Carillon and former Dominion Museum. These relate in height, stepping from north to south. I understand the Proposal has been through various iterations with Council Officers and a significant adjustment occurred with the purchase of 23 Tasman Street that enabled the opening up of a view shaft between Buildings A and B. I support this adjustment that resulted in improved visual connections from the east (Views 01, 04). Nevertheless, I refer to my previous assessment (G2.3, 3.8) that identifies the benefit of achieving a visual step down from Building A to E.

I consider the Proposal partly supports the guideline with recommended adjustments to the top level of Building E.

G5.10 *Modulate the scale of, and create visual interest in, the roofs of large floor-plate low-rise buildings that are viewed from elevated sites or are otherwise prominent.*

Not applicable

G5.11 **Human scale**
Give a sense of human scale at the publicly occupied edges of buildings.

The UDAR states that human scale relationships are managed in several ways:

- Building A is surrounded on its public frontages by smaller buildings that relate to the human scale;
- Building E uses a canopy and high level of transparency at ground enabling people to be seen;
- Buildings A and E have highly transparent facades enabling people and furniture to be seen and thus creating human scale relationships;
- Use of modular construction materials, particularly brick, that relate to scales people are familiar with.

I agree with these scales and would add the use of human scale landscape treatments along Tasman Street and the presence of a café enhance human scale relationships.

I consider the Proposal supports the guideline.

G5.12 Flexibility and adaptability

Develop facade imagery that is not exclusively associated with a single type of use, or which could be readily adapted for a number of different activities.

Façade design to facilitate change of use is less relevant for the lower scale Buildings B, C, D that are overtly residential (townhouses) with a dedicated café space at ground. While these do not align with the guideline, the role these buildings perform to engage with the street and mediate the taller buildings is critical and I am comfortable with their departure from the guideline.

The taller Buildings A and E that have larger floor plates could potentially be used for other activities and I consider the more ubiquitous façade design could accommodate such a change.

I consider the Proposal supports the guideline to a reasonable degree.

6 Materials and Detail

O6.1 *To achieve qualities of visual interest and physical robustness consistent with demands arising from the building's location in the central city.*

As befits the very public and landmark location along Pukeahu Park adjacent to the War Memorial, the Proposal exhibits a high level of architectural quality. Particular reference is made to the robust street-level language / materials of the Police Station building for Buildings B and C that will be experienced at close range and the Tasman Street garden wall. This approach supports guideline G6.5 addressing 'robustness' as well as the overall objective.

Taller Buildings A and E set back from the street and likely to be viewed at longer distances adopt a larger cladding module with broad horizontal banding, large, glazed areas and pronounced primary forms that provide a silhouette. Architectural features are rigorously organised following a geometrical logic. These elements and relationships relate well to the larger scaled Buildings A and E. Building A provides a varied frontage design onto Pukeahu Park to achieve slender proportions, but to the west utilises a similar language to Building E thus providing coherence.

The overall mix of architectural vocabulary displayed between Buildings A/E and B/C/D creates diversity across the site and speaks to the varied building scales. This supports the overall objective and guidelines G6.3 and G6.4 (visual interest / richness).

For completeness, I agree with the UDA and UDAR assessments and note the reference to the use of brick as per the Te Aro Corridor Design Guide.

I consider the Proposal supports the guideline.

O6.2 *To respect and conserve original heritage fabric.*

Not applicable

G6.1 *Compositional coherence*

Refer to O6.1.

Ensure the quality of materials and detailing is consistent with the compositional theme of the building.

The Proposal achieves compositional coherence with a contemporary approach to the use of brick that relates well to the modern simplicity of the taller buildings. The contemporary approach uses a limited palette of high-quality materials.

The approach to materials and detailing is consistent with the scale and role of the proposed buildings. The lower scale Buildings B and C and the brick garden wall perform a close-range street-edge function and accordingly are provided with a textured brick finish. This relates well to the Police Station. The taller and much larger Buildings A and E utilise a modern cladding system, appropriate to their size and setback. The brick theme is continued at the ground level interface of both Buildings A and E.

I consider the Proposal supports the guideline.

G6.2 *Reinstate missing architectural details on heritage buildings where possible.*

Not applicable

G6.3 *Visual interest*

Refer to O6.1.

Ensure richness of detail is provided in public areas and other parts of buildings that are experienced by the public at close range and for extended periods of time.

The ground-level of Buildings A, B, C and E that adjoin streets is a combination of rich texture brick and glazing combined with entries, stoops and planting. This achieves a visually interesting street experience for the public at close range.

The café, live/work and lobby areas are heavily glazed allowing views of inhabited spaces within the buildings. The stepped garden wall and stoops add a sculptural human-scale element at the street edge.

Visual interest is also enhanced by overall variation in building types and associated materials (refer to G6.1).

I consider the Proposal supports the guideline.

G6.4 *Use three dimensional detail to give visual richness, depth and relief to facades.*

Refer to O6.1.

Buildings B and C are primary street-facing elements that do the 'heavy lifting' to create street character. As such, their architecture is strong, rich and expressive. Three-dimensional detailing is evident to create depth and relief. At the same time, the taller Buildings A and E use a larger cladding module to ensure features need are prominent enough to be legible in medium and long-range views. Therefore, the Proposal achieves a balance of these qualities.

The principal source of façade pattern for the taller buildings are the horizontal spandrels offset by large areas of glazing and highlights of timber / warm colours at recesses and balconies.

I consider the Proposal supports the guideline.

G6.5 Physical robustness

Use physically robust, readily maintained materials and details in areas that are prone to damage or vandalism.

Refer to O6.1.

Part of the proposed buildings ‘prone to damage’ ie those with a street-level interface are built with high quality robust materials that will stand the test of time. Security monitoring and site management (body corporate) will also reduce the risk of malicious damage to buildings and associated landscape.

I consider the Proposal supports the guideline.

G6.6 Facade transparency

Use glazing systems that maintain visual connections between public spaces and building interiors.

Refer to O6.1.

The ground-floor of buildings fronting streets and Tasman Lane is intermittently glazed allowing views of inhabited spaces within the building. Transparency increases at the café corner, lobbies and work/live spaces.

Activity on upper levels will also be clearly visible due to the high levels of façade glazing and balconies.

Overall, given the primarily residential nature of the development, a suitable level of visual connection and transparency is achieved.

I consider the Proposal supports the guideline.

2.2 Design Excellence – Operative District Plan

ODP Policies 12.2.5.4 and 12.2.5.5 relate to buildings that are over the height standard set for the site. Policy 12.2.5.5 requires such buildings to demonstrate ‘Design Excellence’. Policy 12.2.5.4 is also relevant and sets out an anticipated approach for allowing greater height where height has been reduced elsewhere on site.

ODP Policy	Assessment
<p>12.2.5.5 <i>Require design excellence for any building that is higher than the height standard specified for the Central Area.</i></p> <p><i>...Council will consider both the scale of the proposed height increase and the comparative height of the resulting building in relation to its surroundings...</i></p>	<p>The framework by which design excellence is to be considered has been discussed in the AEE, UDA and UDAR. This framework refers to non-statutory criteria developed at a Council workshop that I co-facilitated. The criteria include:</p> <ul style="list-style-type: none"> • <i>a coherent and concept-driven design, relevant to its context.</i> • <i>a design that enhances:</i> <ul style="list-style-type: none"> ○ <i>the site</i> ○ <i>the street (including neighbouring buildings)</i> ○ <i>the urban block</i> ○ <i>the wider city.</i> • <i>a high level of internal and external building functionality and amenity.</i> • <i>three-dimensional articulation of building form and building top to reduce the visual impact of the building, mitigate wind effects and create a strong architectural identity.</i> • <i>detailing and materials that add visual interest to the facades.</i> • <i>a minimum a 5 Star Green Star Certified Rating or equivalent.</i>

- *a design which goes over and above what would normally be expected to satisfy the Central Area Urban Design Guide provisions.*

Whilst these have some parallel with the content of the CAUDG, there are subtle differences. The need for a ‘concept driven’ approach, the specific recognition of varying city scales, the emphasis on functional amenity and the need to go beyond the expectations of the CAUDG. Both the UDA and UDAR only refer to the last point. I also note the UDA and UDAR omit an assessment against ‘5 Star Green Certification’.

Based on the foregoing CAUDG assessment, including matters in the Te Aro Corridor guidelines, it can be concluded that the Proposal, in most regards, is closely aligned with and supports the CAUDG. This is a matter of agreement with the UDA and UDAR and therefore there is a good level of support for similar matters of design excellence.

It is worth noting that the UDP has referred to design excellence²⁰ noting primary and secondary factors. I agree with these factors and refer to them in the assessment below.

Concept-driven design relevant to context

As distinct from ‘coherence’, concept-driven calls for the Proposal to present a clear, underlying design rational and ‘idea’. In this regard the Proposal establishes an intimate street-based setting with locally relevant materials and scales interpreted in a contemporary manner. However, the importance of the site fronting Pukeahu Park and adjacent to the Carillon, SH1 and Dominion Museum demands a more significant outcome. Here the Proposal responds with two high-quality tower buildings (particularly the north tower) that enable open space to be created at ground and notable separation between forms. This separation was enhanced by the acquisition of 23 Tasman Street. The north tower’s design ‘speaks to’ the Carillon and the separation acknowledges views from the east. I find the Proposal delivers on the notion of ‘concept-driven’.

Design at varying city scales

‘Complexity’ and ‘Approach’ described in the UDAR²¹ partly addresses this criterion. I agree that, as opposed to a consistent height-compliant scheme, the proposed taller buildings generate a high level of visual interest and variety across the site and ‘allow’ for reduced street-height buildings B and C. This approach enables the Proposal to respond to different viewing distances, recognising different city scales (agrees with UDP²²). The taller Building A and its composition results in an elegant slender proportion that sits comfortably, yet subservient to, next to the Carillon (at the urban

²⁰ UDP Recommendations, paragraph 10.

²¹ UDAR, pages 16, 17.

²² UDP Recommendations, paragraph 10, primary factor ‘macro and micro scales, alignment and materiality.

block scale). The scale of Building A and its base of Buildings B and C serve to provide a more finished outcome to Pukeahu Park. The lower street-facing buildings and brick garden walls work well at the street scale. Once the matter of the top level of Building E has been addressed (refer to G2.3) I find the Proposal supports the criterion.

Internal and external functional amenity

The Proposal provides structural base isolation²³ to Buildings A and E. This enhances resilience and benefits society through safety and advancement of building technology.

The creation of garden areas along Tasman Street extends the perceived public environment and provide a more integrated street cross section by linking to the western planted bank. Also, the retention of mature Pohutukawa tree on Old Buckle Street adds significant amenity to the street and development.

A diverse range of residential accommodation²⁴ is provided through varying building types, avoiding homogeneous outcomes and encouraging demographic mix. The higher level of residential yield achieved by the over-height elements optimises increasingly scarce, large sites within the Central Area for housing. Increasing city centre living supports compactness, counters sprawl and is supported by current urban design agenda (15 minute city). The provision of a café ensures public engagement between the development and the street. Diversity is complemented by the range of on-site open spaces that enhance amenity for residents and create openness / visual connections for public views.

I find the Proposal supports the criterion.

5 Star Green Certified

A Green Start certification has not been carried out by the applicant. However, I understand through conversation with Willis Bond that the development will achieve a Homestar 7 rating. This is well-above the basic requirements of the New Zealand building code²⁵.

Over and above the CAUDG

The UDAR summarises a position that includes “*articulation of the collective building form to reduce visual impact and aid scale integration*”. I agree that the overall development has been well-conceived and works successfully on a number of levels. The UDP talks about the “*architectural/sculptural quality of the terraces*” as a primary factor for excellence. I support that finding, adding that these lower scale townhouse forms are well under the 18.6m height limit but are a necessary component to achieve an excellent street-level contextual response and counterbalance to the taller tower elements.

²³ UDP Recommendations, paragraph 10, primary factor, ‘base isolation and resilience’.

²⁴ UDP Recommendations, paragraph 10, supporting factor.

²⁵ New Zealand Green Building Council.

		Once the matter of the top to Building E has been addressed, I consider the Proposal to achieve design excellence.
12.2.5.4	<p><i>To allow building height above the specified height standards in situations where building height and bulk have been reduced elsewhere on the site to:</i></p> <ul style="list-style-type: none"> <i>provide an urban design outcome that is beneficial to the public environment, or</i> <i>reduce the impact of the proposed building on a listed heritage item.</i> <p><i>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 the surrounding area.</i></p>	<p>Much of the relevant assessment has been provided under Policy 12.2.5.5 above.</p> <p>In addition, I would add that proposed Buildings B, C and D have been deliberately suppressed in terms of height to achieve critical scale integration with the Police Station, to deliver a human scale street outcome and on-site amenity. In my opinion the taller Buildings A and E are supported by the height-suppression of Buildings B, C and D.</p> <p>I consider the Proposal supports Policy 12.2.5.4.</p>

2.3 Objectives and Policies – Operative District Plan

ODP direction relevant to urban design is identified in the following tabular assessment.

ODP Provision	Assessment
OBJECTIVES	
12.2.1	<p><i>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.</i></p> <ul style="list-style-type: none"> The Proposal enhances the perception of a highly urbanised environment and consolidates the Central Area by utilising the site for medium and higher density forms of development. Proposed living in the Central Area along with the small cafe and live/work components support accessibility. I consider the Proposal supports the Objective.
12.2.2	<p><i>To facilitate a vibrant, dynamic Central Area by enabling a wide range of activities to occur, provided that adverse effects are avoided, remedied or mitigated.</i></p> <ul style="list-style-type: none"> The Proposal is a primarily residential outcome but will introduce limited commercial (café) and live/work along street edges. This combination of activities and frontages will create a sufficiently vibrant public realm. This location is a considerable distance from core retail areas though some fringe commercial activities, including medium-scale LFR exist along Tory Street. These sorts of activities and associated forms would not be appropriate along Pukeahu Park, and I support the residential / café / live/work proposition.

		<ul style="list-style-type: none"> • I consider the Proposal supports the Objective to an acceptable degree.
12.2.3	<p><i>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.</i></p>	<ul style="list-style-type: none"> • Key features of the Central Area relevant to the site are Pukeahu National War Memorial Park, the Carillon and National War Memorial and former Dominion Museum. Other features include the Police Station building, mature landscape structure around the site, and visual relationships of the site. • The importance of the Carillon is acknowledged in the TA Corridor guidelines. While TA area does not include the site, it does share a common boundary, and along with Pukeahu Park is a relevant matter to consider. It has been concluded in this report and the UDAR that the Proposal does not affect the prominence of the Carillon in views from the north and northwest. In views from the east, I have recommended an adjustment to the top of Building E to introduce a 'visual step' that would provide a better contextual response. To the composition of buildings (Carillon, Dominion Museum, Proposal). • Proposed low scale and materials deployed for Buildings B and C related well to the Police Station building and the brick 'garden wall' and indents for new Pohutukawa planting integrate with the mature planting on the western side of Tasman Street. • Once the matter of the top to Building E is addressed, I consider the Proposal supports the Objective.
12.2.5	<p><i>Encourage the development of new buildings within the Central Area provided that any potential adverse effects can be avoided, remedied or mitigated.</i></p>	<ul style="list-style-type: none"> • Effects on the local visual setting around the site and from further afield have been considered in my report and cross-referenced to the UDAR and UDP. See O12.2.3 above and CAUDG O3.1 and G3.8 (bulk). • Residential properties to the east of the site along Sussex Street will incur negligible effects - refer to assessment of overlooking / privacy and sunlight shading in response to Submission #11. I consider privacy and shading effects on these properties to be acceptable subject to confirmation of shading to vertical surfaces. • Residential properties to the south of the site along Tasman Street (#s 33, 35 39, 41) are buffered from the site by the adjoining 25 Tasman Street apartments and by the Seventh-day Adventist Church. The former occupies most of its site except for a service lane adjoining the church and views down from the Proposal will only occur onto its roof. Overlooking effects onto 33-43 Tasman Street are mitigated by the buffering

		<p>effect of 25 Tasman Street and the church and by the limited provision of balconies along the south elevation of Building E. Additional sunlight shading from the Proposal falls onto the southern Tasman Street properties at mid-winter from 10am until 2pm, over and above shading from the consented scheme and existing buildings. At the equinox, additional shading falls only on 25 Tasman Street roof and the church and at mid-summer there is no additional shading. I consider privacy effects on these properties to be acceptable however shading effects will be more than minor due to mid-winter shade.</p> <ul style="list-style-type: none"> • Overall, I consider the Proposal partly supports the Objective. Note my recommendations related to the top of Building E and that modelling of sunlight shading to vertical surfaces would be helpful to confirm shading effects. Shading effects on properties to the south of the site are more than minor.
12.2.6	<i>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.</i>	<ul style="list-style-type: none"> • A CPTED report by Stoks Limited has been provided as part of the AEE. That report finds that the Proposal supports good CPTED outcomes. • The amenity of nearby residential uses in the Central Area zone (note the site has no adjoining Residential zone areas) are addressed under O12.2.5 above. I would also note that redevelopment and occupation of the site repairs street edges and provides continuity of activity and connection for existing Tasman Street residents into the city. • I consider the Proposal supports the Objective.
12.2.7	<i>To promote energy efficiency and environmental sustainability in new building design.</i>	<ul style="list-style-type: none"> • Refer to Section 2.2, Design Excellence. The applicant intends for the development to achieve a Homestar 7 rating. • I consider the Proposal is likely to support the Objective once the Homestar rating has been confirmed.
12.2.10	<i>To achieve signage that is well integrated with and sensitive to the receiving environment, and that maintains public safety.</i>	<ul style="list-style-type: none"> • Signage for the development as a whole (One Tasman Pukeahu Park) and for any discreet tenancies – e.g. the café – is not described in the drawings package. I recommend a condition on any future consent to confirm final signage outcomes that conform to the Council’s ‘Design Guide for Signs’.
12.2.15	<i>To enable efficient, convenient and safe access for people and goods within the Central Area.</i>	<ul style="list-style-type: none"> • Refer to assessment above (O12.2.6) and CAUDG O3.5 and G4.6 (loading). • I consider the Proposal supports the Objective.
12.2.16	<i>To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by</i>	<ul style="list-style-type: none"> • A cultural impact assessment has been carried out by Raukura Consultants as part of the AEE. That assessment is generally supportive noting that “<i>The buildings should respect their location</i>

	<i>Wellington's tangata whenua and other Māori</i>	<p><i>especially in their design and how they are used” and “... it is unlikely that any Māori cultural archaeology would be found on the site...”</i></p> <ul style="list-style-type: none"> • Advise on a cultural ceremony for the site at the start and completion of works is recommended.
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POLICIES

12.2.1.1 12.2.1.2	<p>Containment and Accessibility</p> <p><i>Define the extent of the Central area in order to maintain and enhance its compact, contained physical character.</i></p> <p><i>And also Contain Central Area activities and development within the Central Area.</i></p>	<ul style="list-style-type: none"> • Refer to O12.2.1. • The Proposal sits within the extent of the Central Area. Through medium and high-density development, and with some non-residential activity, reinforces the compactness and physical extent of the zone. • I consider the Proposal supports the Policies.
12.2.2.1	<p>Activities</p> <p><i>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.</i></p>	<ul style="list-style-type: none"> • Refer to O12.2.1 • Further, the ODP Audit (AEE, pages 28, 35) identifies consent as required for non-compliances with standards of building mass, height and car parking with discretion for design and appearance, siting and placement of mass. The key design-related matters have been assessed against the CAUDG, TA Corridor guidelines and Design Excellence noting good levels of alignment with the exception of the matter of Building E (see G2.3). • I consider the Proposal supports the Policy once Building E has been addressed.
12.2.2.2	<p><i>Ensure that activities are managed to avoid, remedy or mitigate adverse effects in the Central Area or on properties in nearby Residential Areas.</i></p>	<ul style="list-style-type: none"> • Refer to O12.2.5 and O12.2.6. • Note that no residentially zoned areas adjoin the site. • I consider the Proposal supports the Policy.
12.2.3.1	<p>Urban form and sense of place</p> <p><i>Preserve the present ‘high city/low city’ general urban form of the Central Area.</i></p>	<ul style="list-style-type: none"> • The policy seeks to ensure the city presents taller development in the areas around Lambton Quay and Willis Street (up to 95m AMSL) and lower development to the outer boundaries that mediate with Mt Victoria, Mt Cook, Aro Valley and Thorndon. ODP height for the site is set at 18.6m AGL with 10.2m adjoining the site to the east and south. Opposite the site to the north the height limit is 27m. • The Proposal includes Buildings A and E that are 36m and 33m respectively (excl lift overrun), some 17.4-14.4m above the height limit. • I have assessed the matter of height at CAUDG G2.3 and generally support the overall height proposed, noting that the suppressed heights of Buildings B and C along Buckle Street enable a transition up to the taller Building A (what could be described as ‘unders and overs’). I have

		<p>identified the opportunity to improve the top of Building E through reduced height or noticeable design treatment.</p> <ul style="list-style-type: none"> It can also be observed that the proposed heights of 36m/33m are significantly lower than those for the 'High city' and therefore will still present a transition towards the lower residential areas beyond the fringe of the Central Area. Nevertheless, the Proposal is roughly twice the height of the 18.6m 'low city' in this area and therefore I consider the Proposal poorly supports the Policy.
12.2.3.2	<i>Promote a strong sense of place and identity within different parts of the Central Area.</i>	<ul style="list-style-type: none"> The policy seeks differentiation of character across the Central Area informed by local social and physical attributes. This matter has been addressed under CAUDG G2.4 and the TA Corridor guidelines. Key features of the Proposal include alignment with the Te Aro grid, explicit relation to the Police Station building, northern and western setbacks of taller buildings, stepped relationship of Building A to Pukeahu Park and the slender formal relationship to the Carillon. Further, a high level of architectural design quality acknowledges the significance of the site. I consider the Proposal supports the Policy.
12.2.5.1	<p>Effects of new building works</p> <p><i>Manage building height in the Central Area in order to:</i></p> <ul style="list-style-type: none"> <i>reinforce the high city/low city urban form;</i> <i>ensure that new buildings acknowledge and respect the form and scale of the neighbourhood in which they are located; and</i> <i>achieve appropriate building height and mass within identified heritage and character areas.</i> 	<ul style="list-style-type: none"> Refer to assessment at Policy 12.2.3.1 above. I consider the Proposal poorly supports the Policy.
12.2.5.3	<i>Manage building mass in conjunction with building height to ensure quality design outcomes.</i>	<ul style="list-style-type: none"> Proposed building bulk and height has been previously assessed at CAUDG O3.1, G3.8. I consider the Proposal supports the Policy once Building E has been addressed.
12.2.5.4	<i>To allow building height above the specified height standards in situations where building height and bulk have been reduced elsewhere on the site to reduce the impact of the proposed building on a listed heritage item. Any such additional height must be able to be treated in such a way that it represents an appropriate response to</i>	<ul style="list-style-type: none"> Proposed Buildings B, C and D have been suppressed in terms of height to achieve critical scale integration with the Police Station, to deliver a human scale street outcome and on-site amenity. In my opinion the taller Buildings A and E are supported by the height-suppression of Buildings B, C and D. I consider the Proposal supports Policy 12.2.5.4.

	<i>the characteristics of the site and the surrounding area.</i>	
12.2.5.5	<i>Require design excellence for any building that is higher than the height standard specified for the Central Area</i>	<ul style="list-style-type: none"> Refer to specific assessment of Design Excellence (section 2.2 of this report). Once the matter of the top to Building E has been addressed, I consider the Proposal to achieve design excellence.
12.2.5.1	<i>Provide for consideration 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.</i>	No permitted baseline relative to the ODP has been supplied.
12.2.6.1	<p>Buildings and public amenity</p> <p><i>Enhance the public environment of the Central Area by guiding the design of new building development and enhancing the accessibility and usability of buildings.</i></p>	<ul style="list-style-type: none"> Refer to O12.2.6 Design principles that guide the design of new buildings are set out in the CAUDG. The Proposal aligns with the CAUDG to a high degree and enhances the public environment around the site. Accessibility for those with mobility restrictions has been catered for through the provision of lift access to the tower buildings. Individual townhouses could be fitted with smaller hydraulic lifts or stair climbers as desired. I consider the Proposal supports the Policy.
12.2.6.2	<i>Require high quality building design with the Central Area that acknowledges, and responds to, the context of the site and the surrounding environment.</i>	<ul style="list-style-type: none"> As above, the CAUDG sets the parameters for the quality of buildings in the Central Area and their relationship to context. Particularly section 2 (relationship to context) section 4 (edges), section 5 (facades) and section 6 (materials and detail) address building quality. Assessment of these guidelines indicates a high level of alignment with the Proposal. I consider the Proposal supports the Policy to a reasonable degree.
12.2.6.3	<i>Ensure that new buildings and structures do not compromise the context, setting and streetscape value of adjacent listed heritage items, through the management of building bulk and building height.</i>	<ul style="list-style-type: none"> Refer to the heritage reports. The site is adjacent to listed heritage items (Police Mt Cook Station building, Carillon and War Memorial and former Dominion Museum). These have been considered throughout the CAUDG assessment and at O12.2.3. Once the matter of the top of Building E is addressed, I consider the Proposal supports the Policy.
12.2.6.4	<i>Protect sunlight access to identified public spaces within the Central Area and ensure new building developments</i>	<ul style="list-style-type: none"> The Proposal is located along the southern edge of Pukeahu Park Sun studies (AEE Appendix 13) indicate little or no shading falling on this space throughout the year except for in the very late

	<i>minimise overshadowing of identified public spaces during periods of high use.</i>	<p>afternoon (5pm) at mid-summer. I consider this very limited shading to be acceptable.</p> <ul style="list-style-type: none"> • The towers cast some additional late afternoon shading to the Basin Reserve at the equinox (5pm) and from 3pm at mid-winter. I consider this to be inconsequential. That is for the reasons of absence of sunlight protection to the Basin; that from 4pm at mid-winter the basin is in shade from existing buildings, that the predominant use of the space is for summer sports; and likely fleeting timing of shading during a limited number of days at and around mid-winter. • I consider the Proposal supports the Policy.
12.2.6.5	<i>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.</i>	<p>Refer 12.2.6.4 above.</p> <ul style="list-style-type: none"> • I consider the Proposal supports the Policy.
12.2.6.7	<i>Protect, and where possible enhance, identified public views of the harbour, hills and townscape features from within and around the Central Area</i>	<ul style="list-style-type: none"> • Identified ODP Viewshafts are not affected by the Proposal. • I consider the Proposal supports the Policy.
	<i>12.2.6.12 Maintain and enhance the visual quality and design of ground floor level developments fronting on to streets, parks and pedestrian thoroughfares throughout the Central Area</i>	<ul style="list-style-type: none"> • Refer to assessment of CAUDG section 4 (Edge Treatment) and section 6 (materials and detail). The Proposal aligns with the relevant guidelines. • I consider the Proposal supports the Policy.
12.2.6.14	<i>Encourage new building development in the Central Area to provide ground floor stud heights that are sufficient to allow retrofitting of other uses.</i>	<ul style="list-style-type: none"> • Refer to CAUDG G3.6. • The café in Building B has an increased ground-to-first floor height than adjacent townhouses providing a more comfortable commercial space. • Buildings B, C and D are clearly residential and likely to remain. Buildings A and E have 3.24m inter-storey heights (same as upper floors) and a structural system that enables large floor areas that could support future non-residential uses though a taller ground floor would better meet the policy. • I consider the Proposal partly supports the policy.
12.2.6.15	<i>Improve the design of developments to reduce the actual and potential threats to personal safety and security.</i>	<ul style="list-style-type: none"> • Refer to the CPTED report by Stoks Limited. • I consider the Proposal supports the Policy.
12.2.6.16	<i>Promote and protect the health and safety of the community in development Proposals (CPTED).</i>	<ul style="list-style-type: none"> • Refer to the CPTED report by Stoks Limited. • I consider the Proposal supports the Policy.

12.2.7.1	<p>Building amenity</p> <p><i>Promote a sustainable built environment in the Central Area, involving the efficient end use of energy and other natural and physical resources and the use of renewable energy, especially in the design and use of new buildings and structures.</i></p>	<ul style="list-style-type: none"> The development is planned to achieve a Homestar 7 rating (Willis Bond to confirm). This is well-above the basic requirements of the New Zealand building code²⁶. I consider the Proposal supports the Policy.
12.2.7.2	<p><i>Ensure all new buildings provide appropriate levels of natural light to occupied spaces within the building.</i></p>	<ul style="list-style-type: none"> Refer to CAUDG O3.4, G3.9. I consider the Proposal supports the Policy.
12.2.7.3	<p><i>Enhance the quality and amenity of residential buildings in the Central Area by guiding their design to ensure current and future occupants have adequate ongoing access to daylight and an awareness of the outside environment.</i></p>	<ul style="list-style-type: none"> Refer to CAUDG O3.4, G3.9. I consider the Proposal supports the Policy.
	<p>Signs</p>	<p>Refer O12.2.10. No signage information has been provided with the application.</p> <p>I recommend a condition on any future consent to confirm final signage outcomes that conform to the Council's 'Design Guide for Signs'.</p>
12.2.15.1	<p><i>Access</i></p> <p><i>Seek to improve access for all people, particularly people travelling by public transport, cycle or foot, and for people with mobility restrictions</i></p>	<ul style="list-style-type: none"> Refer to CAUDG O3.5, G3.10, G3.12. The quality of streets adjoining the site and movement for pedestrians is enhanced by the Proposal. Cross-site links (controlled) are provided that offer choice of access for residents. Level access is provided off Tasman Street via Tasman Lane. I consider the Proposal supports the Policy.
12.2.15.9	<p><i>Require the provision of servicing or loading facilities for each site in the Central Area.</i></p>	<ul style="list-style-type: none"> On-site servicing and loading is provided within Tasman Lane. I consider the Proposal supports the Policy.
12.2.15.10	<p><i>Ensure that the design and location of servicing or loading facilities is appropriate having regard to the nature of the development and the existing or likely future use of the site.</i></p>	<p>Refer to traffic expert report.</p>
12.2.15.11	<p><i>Consider waivers from the servicing or loading requirements.</i></p>	<p>Not applicable. Servicing/loading is provided on-site.</p>
12.2.15.12	<p><i>Manage the creation of new vehicle accessways along identified roads in the Central Area, to ensure:</i></p>	<ul style="list-style-type: none"> Two new vehicle crossings occur along Tasman Street. Tasman Lane – this provides a shared space access into the development and has a high level of

²⁶ New Zealand Green Building Council.

	<i>efficient, convenient and safe movement of pedestrians, vehicles and public transport; and</i> <i>continuity of key commercial frontages.</i>	design quality / pedestrian priority (refer to AEE Appendix 2, Wa landscape package). This lane will create an attractive break in frontages along Tasman Street, permitting views across the site to the east. No commercial frontages are affected. <ul style="list-style-type: none"> • Vehicle parking accessway – this crossing includes a continuous canopy that extends from Building E and will provide pedestrian amenity and visually contain the accessway. • I consider the Proposal supports the Policy.
12.2.15.13	<i>Require all vehicular access to sites to be safe.</i>	<ul style="list-style-type: none"> • Refer to the CPTED report by Stoks Limited.
12.2.16	Tangata Whenua <i>In considering resource consents, Council will take into account the principles of the Treaty of Waitangi/Te Tiriti o Waitangi.</i>	<ul style="list-style-type: none"> • Refer to O12.2.16 and Cultural Impact Report.

2.4 Objectives and Policies – Proposed District Plan

Advice from WCC planning is that consideration is only required of the relevant urban design-related objectives and policies of the Proposed District Plan and that the Rules do not have legal effect. In terms of the PDP objectives and policies, those most relevant to Urban Design are:

- **Objectives CCZ-O1, CCZ-O2, CCZ-O3, CCZ-O4, CCZ-O5, CCZ-O7**
- **Policies CCZ-P4, CCZ-P5, CCZ-P9, CCZ-P10, CCZ-P11, CCZ-P12**

PDP Provision		Assessment
OBJECTIVES		
CCZ-O1	Purpose <i>The City Centre Zone continues to be the primary commercial and employment centre servicing Wellington and the wider region, supported by residential and a diverse mix of other compatible activities that reflect its role and function in the hierarchy of centres.</i>	<ul style="list-style-type: none"> • The Proposal does not adversely affect the primary role or function of the City Centre Zone. It provides higher density residential development that supports the centre. A café and live/work space are compatible with the development overall and will contribute to street activation. • I consider the Proposal supports the Objective.
CCZ-O2	Accommodating growth <i>The City Centre Zone plays a significant role in accommodating residential, business and supporting community service growth, and has sufficient serviced development capacity to meet its short, medium and long term residential and business growth needs, including:</i> 1. <i>A choice of building type, size, affordability and distribution, including forms of medium and high-density housing;</i>	<ul style="list-style-type: none"> • The Proposal contributes to the centre's role in providing for residential growth. In particular, a range of dwelling types, sizes are provided in medium and high density forms that are likely to attract different users and offer a range of price points. Some units face north and west and include balconies, others face east and south and rely on outlook with less or no private outdoor space provision.

	<ol style="list-style-type: none"> 2. <i>Convenient access to active and public transport activity options;</i> 3. <i>Efficient, well integrated and strategic use of available development sites; and</i> 4. <i>Convenient access to a range of open space, including green space, and supporting commercial activity and community facility options</i> 	<ul style="list-style-type: none"> • Proposed housing is close to city centre amenities, public transport and city-wide recreational and civic spaces. • The proposed site has been efficiently planned as an integrated whole, linked by a communal lane system. • I consider the Proposal supports the Objective.
CCZ-03	<p>Urban form and scale <i>The scale and form of development in the City Centre Zone reflects its purpose as Wellington’s primary commercial and employment centre, with the highest and most intensive form of development concentrated in the zone relative to other parts of the city</i></p>	<ul style="list-style-type: none"> • The Proposal is for medium and high-density development of a height that exceeds the limit anticipated for site but reflects greater heights in the Central Area relative to surrounding residential zones. Provision of apartment tower buildings with some mixed use signals city centre. • I consider the Proposal supports the Objective.
CCZ-04	<p>Ahi Kā <i>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations, and landowner and development interests are recognised in planning and developing the City Centre Zone.</i></p>	<ul style="list-style-type: none"> • Refer to O12.2.16 and AEE Appendix 11 Cultural Impact Report by Raukura Consultants. • This notes general support for the Proposal.
CCZ-05	<p>Amenity and design <i>Development in the City Centre Zone positively contributes to creating a high quality, well-functioning urban environment, including:</i></p> <ol style="list-style-type: none"> 1. <i>Reinforcing the City Centre Zone’s distinctive sense of place;</i> 2. <i>Providing a quality and level of public and private amenity in the City Centre Zone that evolves and positively responds to anticipated growth and the diverse and changing needs of residents, businesses and visitors;</i> 3. <i>Maintaining and enhancing the amenity and safety of public space;</i> 4. <i>Contributing to the general amenity of neighbouring residential areas;</i> 5. <i>Producing a resilient urban environment that effectively adapts and responds to natural hazard risks and the effects of climate change;</i> 6. <i>Protecting current areas of open space, including green space, and providing greater choice of space for residents, workers and visitors to enjoy, recreate and shelter from the weather; and</i> 7. <i>Acknowledging and sensitively responding to adjoining heritage</i> 	<ul style="list-style-type: none"> • The Proposal responds well to local contextual conditions as described under CAUDG GG2.3 and G2.4 and including a response to relevant TA Corridor guidelines. Key features of the Proposal include alignment with the Te Aro grid, design reference to the Police Station building, northern and western setbacks of taller buildings, stepped relationship of Building A to Pukeahu Park and the slender formal relationship to the Carillon. I have identified the height and design of the top of Building E as a matter to be addressed. • A high level of on-site amenity is likely to be achieved through the arrangement of buildings that enable outlook, daylight, shared space, safety, dwelling diversity and quality architectural design. Adjoining public streets and spaces have also been assessed relative to CPTED by Stoks Limited²⁷ and found to perform well. Pukeahu Park and the Basin Reserve will not be detrimentally affected by the Proposal. • Adjoining areas to the east and south are zoned CCZ and some contain residential activities (Tasman and Sussex Streets). Refer to my assessment at ODP O12.2.5 in relation to neighbour amenity effects.

²⁷ CPTED report, AEE Appendix 16.

	<i>buildings, heritage areas and areas and sites of significance to Māori</i>	<ul style="list-style-type: none"> Resilience has been addressed by the Proposal's design for structural base isolation. I consider the Proposal supports the Objective in part. Note my recommendations related to the top of Building E and that modelling of sunlight shading to vertical surfaces would be helpful to confirm shading effects. Sunlight shading effects on properties to the south of the site will be more than minor.
CCZ-O7	<p><i>Adverse effects of activities and development in the City Centre Zone are managed effectively both within the City Centre Zone; and at interfaces with:</i></p> <ol style="list-style-type: none"> <i>Heritage buildings, heritage structures and heritage areas;</i> <i>Scheduled sites and areas of significance to Māori;</i> <i>Identified public spaces;</i> <i>Identified pedestrian streets;</i> <i>Residential Zoned areas;</i> <i>Open Space and Recreation Zoned areas; and</i> <i>The Waterfront Zone.</i> 	<ul style="list-style-type: none"> Refer to CCZ-O5. I consider the Proposal supports the Objective in part with non-alignment identified in regard to adverse effects on residential amenity of Tasman Street properties south of the site.

POLICIES

CCZ-P4	<p>Housing choice <i>Enable high density, good quality residential development that:</i></p> <ol style="list-style-type: none"> <i>Contributes towards accommodating anticipated growth in the city; and</i> <i>Offers a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures and abilities.</i> 	<ul style="list-style-type: none"> The Proposal supports this Policy, as described for CCZ-O2 above.
CCZ-P5	<p>Urban form and scale <i>Recognise the benefits of intensification by</i></p> <ol style="list-style-type: none"> <i>Enabling greater overall height and scale of development to occur in the City Centre Zone relative to other centres; and</i> <i>Requiring the available development capacity of land within the zone to be efficiently optimised.</i> 	<ul style="list-style-type: none"> The proposed buildings provide a balance of heights that are both over and under the anticipated heights for the zone. This approach of 'overs and unders' enables an outcome that optimises a highly accessible city centre location while achieving a sympathetic relationship to heritage Police Station and a human street scale. I consider the Proposal supports the Policy.
CCZ-P9	<p>Quality design outcomes <i>Require new development, and alterations and additions to existing development, at a site scale to positively contribute to the sense of place and distinctive form, quality and amenity of the City Centre Zone by:</i></p> <ol style="list-style-type: none"> <i>Recognising the benefits of well-designed, comprehensive development, including the extent to which the development:</i> 	<ul style="list-style-type: none"> This Policy covers a wide range of topics that have addressed previously. Sense of place and proximity of heritage features has been assessed at CAUDG G2.3 and G2.4 and TA O1.1, TA O1.2 and TA G1.1. The development positively contributes to the sense of place, quality and amenity of the location, especially noting the close proximity of heritage structures. The need for an improved contextual response has been

<p>a. <i>Acts as a catalyst for future change by reflecting the nature and scale of the development proposed within the zone and in the vicinity and responds to the evolving, more intensive identity of the neighbourhood;</i></p> <p>b. <i>Optimises the development capacity of the land, particularly sites that are:</i></p> <p style="margin-left: 20px;">i. <i>Large; or</i></p> <p style="margin-left: 20px;">ii. <i>Narrow; or</i></p> <p style="margin-left: 20px;">iii. <i>Vacant; or</i></p> <p style="margin-left: 20px;">iv. <i>Ground level parking areas;</i></p> <p>c. <i>Provides for the increased levels of residential accommodation anticipated; and</i></p> <p>d. <i>Provides for a range of supporting business, open space and community facilities; and</i></p> <p>2. <i>Ensuring that development, where relevant:</i></p> <p>a. <i>Responds to the site context, particularly where it is located adjacent to:</i></p> <p style="margin-left: 20px;">i. <i>A scheduled site of significance to Māori;</i></p> <p style="margin-left: 20px;">ii. <i>A heritage building, heritage structure or heritage area;</i></p> <p style="margin-left: 20px;">iii. <i>An identified character precinct;</i></p> <p style="margin-left: 20px;">iv. <i>A listed public space;</i></p> <p style="margin-left: 20px;">v. <i>Identified pedestrian streets;</i></p> <p style="margin-left: 20px;">vi. <i>Residential zones;</i></p> <p style="margin-left: 20px;">vii. <i>Open space zones; and</i></p> <p style="margin-left: 20px;">viii. <i>The Waterfront Zone;</i></p> <p>b. <i>Responds to the pedestrian scale of narrower streets;</i></p> <p>c. <i>Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings;</i></p> <p>d. <i>Provides a safe and comfortable pedestrian environment;</i></p> <p>e. <i>Enhances the quality of the streetscape and the private/public interface;</i></p> <p>f. <i>Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; and</i></p> <p>g. <i>Allows sufficient flexibility for ground floor space to be converted to a range of activities, including</i></p>	<p>noted via adjustments to the top of Building E through removal of one level and/or design treatment to achieve noticeable setback, material and colour change.</p> <ul style="list-style-type: none"> • Natural hazards are acknowledged through the Proposal’s structural base isolation design. • Safety of the pedestrian environment and street interface is well resolved and verified through the CPTED assessment by Stoks Limited. • Active modes are supported through the Proposal’s improvement to public and private street and lane connections. • I consider the Proposal supports the Policy to a reasonable degree except for recommended design changes to the top of Building E.
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	<p><i>residential along streets that are not subject to active frontage and/or verandah coverage requirements and sites free of any identified natural hazard risk.</i></p>	
CCZ-P10	<p>On-site residential amenity <i>Achieve a high standard of amenity for residential activities that reflects and responds to the evolving, higher density scale of development anticipated in the City Centre Zone, including:</i></p> <ol style="list-style-type: none"> 1. <i>Providing residents with access to an adequate outlook; and</i> 2. <i>Ensuring access to convenient outdoor space, including private or shared communal areas.</i> 	<ul style="list-style-type: none"> • The UDA notes that the amenity of residential units has been approved under the consented scheme²⁸. I agree with this statement and that proposed units within additional floors follow the same layout. • The amenity of proposed dwellings will be ensured through the two street edge conditions and internal shared spaces/lanes. These provide all dwellings with outlook and daylight. Proposed buildings are oriented and/or offset from boundaries with adjoining sites to remove reliance on borrowed amenity. • Not all dwellings are provided with private outdoor spaces²⁹ and generally only those with west or north orientations include balconies. South or east facing units rely on outlook, large areas of glazing for amenity. I consider this approach acceptable given that indoor space may be considered more usable/valuable by future occupants, especially with Wellington’s highly varied weather patterns. • I consider the Proposal supports the Policy.
CCZ-P11	<p>City outcomes contribution</p>	<ul style="list-style-type: none"> • I have not undertaken an assessment of the Proposal relative to the methodology for COC (Design Guide Centres and Mixed Use, G97) but rely on the assessment for Design Excellence at section 2.2 of this report. • Once the matter of the design/height to the top of Building E has been addressed, I consider the Proposal to achieve the quality of design excellence.
CCZ-P12	<p>Managing adverse effects <i>Recognise the evolving, higher density development context anticipated in the City Centre Zone, while managing any associated adverse effects including:</i></p> <ol style="list-style-type: none"> 1. <i>The impacts of building dominance and the height and scale relationship;</i> 2. <i>Building mass effects, including the amount of light and outlook around buildings; and</i> 	<ul style="list-style-type: none"> • This Policy has been addressed under the CAUDG assessment at G2.3, O3.2, G3.5 and G3.8 regarding bulk, scale and building dominance. Adjustments to the top of Building E have been recommended to better provide height and scale relationships. • Sunlight has been assessed at ODP Policy 12.2.6.4 and found to have negligible effects on Pukeahu Park and the Basin Reserve.

²⁸ UDA, page 40.

²⁹ Building A: 68% include private outdoor space (86% Level 9 & 10); Building E: 42% (50% Levels 6-9); Buildings B,C,D: 100%. Overall, 59% (130 of 221 units) include private outdoor space.

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| <ol style="list-style-type: none"> 3. <i>The impacts on sunlight access to identified public space; and</i> 4. <i>The impacts of related construction activity on the transport network.</i> | <ul style="list-style-type: none"> • Once the matter of the design/height to the top of Building E has been addressed, I consider the Proposal to achieve the quality of design excellence. |
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3 Submissions

I have reviewed all 18 submissions lodged on the application and respond to those submissions that address urban design related matters. Seven (7) submissions support the Application, eight (8) oppose the Application, two (2) are neutral, and one supports in part and objects in part.

Submission #1: James Krall (support, neutral)

The submitter supports the Proposal including the removal of the existing building. The submitter is concerned about the site being left vacant and notes this is a disaster for the local community especially at 2am. As a neutral comment the submitter also states that it *“would be nice if the building were bigger”*.

I agree with the submitter that returning vacant land in the Central Area to productive / active use is important and is likely to address concerns related to antisocial behaviour, including at 2am. The CPTED report by Stoks Limited (see AEE Appendix 16) outlines the performance of the Proposal in relation to the Ministry of Justice (2007) CPTED guidelines and finds that: *“... there are less than minor, if not no known adverse CPTED effects arising from the development, and indeed the development is likely to be a significant source of activation and natural supervision for the receiving environment and community.”*

I have considered the issues around building height in my report and am comfortable with the overall height strategy, though I have noted a preference for the top of Building E to be re-considered. I do not agree that the buildings should be bigger and note the importance of low scale Buildings B and C to interface with the street.

Submission #3: Darko Petrovic (support)

The submitter supports the Proposal noting that it will be a *“great start to the new urban development strategy ... to ensure sustainable urban development”* and that it will add to the *“quarter hour”* approach vis-à-vis accessibility of amenities, compact city.

Current urban design agenda argues for the '15 minute city'³⁰ that aims to reduce private vehicle trips and support walkable, compact neighbourhoods. From this perspective I agree with the submitter that the Proposal will enable more people to live within walking distance of a range of amenities including the city centre.

Submission #4: Darko Petrovic (oppose)

The submitter is concerned about loss of light, stating the application will *“block all light”* and loss of sunlight. The submitter requests the Proposal should be no more than 5 storeys in height.

³⁰ Paris mayor Anne Hidalgo and advisor Carlos Moreno (2020)

The submitter's address is 21 Shannon Street, Mount Victoria and unless the submitter is referring to a different property closer to Proposal site, it is unclear how either day light or sunlight will adversely affect the submitter's property.

The request to restrict height to 5 storeys would result in development less than the 18.6m height limit for the site (assuming 3240mm inter-storey heights per the Proposal) but notably taller at the Old Buckle Street edge. The height strategy for the Proposal is to reduce height along the Old Buckle Street interface (3 storeys) to achieve sympathetic scale in relation to the Police Station building and to transition height down to a human scale, while increasing height elsewhere up to 9 and 10 storeys. I support this strategy and note that the submitter's request for a 5 storey street edge outcome would create an uncomfortable scale relationship and lack of variation across the site that would negatively affect development typology, form and yield.

Submission #5: Tyrone Anderson (oppose)

The submitter is principally concerned about the "overcrowding" and "overwhelming" nature of the Proposal on the heritage value of Pukeahu Park. The submitter also states the Proposal will "only provide minimal housing to the area", insufficient to offset negative effects on heritage.

Heritage concerns are addressed in the report by WCC heritage consultant advisor Chessa Stevens. From an urban design perspective and relative to the CAUDG and TA Corridor guidelines, I have concluded that the Proposal is generally in alignment with the outcomes sought, except for the matter of a visual step / design change to the top of Building E. The TA Corridor guidelines emphasise views from the north and northwest and I agree with the UDAR that "The current site does not fall within the area described in the [TA] design guide nor would the development challenge in any way the prominence of the National War Memorial and Carillon in views from the north and northwest." This is particularly evident in View D and View 14 where there is significant landscape separation and mature Pohutukawa trees between the Carillon and the Proposal such that the Carillon remains prominent.

Views 13, 14 and D are also relevant in relation to the effects on Pukeahu Park. In View 13 the most noticeable change between the consented scheme and the proposed scheme is the increase in height to Building E. Here we can see Building E presents the same height as the western portion of Building A, resulting in a flat skyline. I have previously assessed this matter and concluded that a visual step could be introduced to improve the contextual relationship and reduce bulk. There is also an increase to Building A, but I consider this to be an incremental change that does not, in principle, change the relationship of this building to Pukeahu Park. In View D the changes between the consented and proposed schemes are less obvious and Building E is generally screened by existing mature landscape. In View 14 both the consented and proposed schemes provide a similar backdrop to the linear alignment of Pukeahu Park.

I disagree with the submitter's comment that the Proposal provides minimal housing. The Proposal will provide some 221 new dwellings of various typologies (apartments, townhouses and varying bed sizes). This level of yield is influenced by the suppressed height of Buildings B and C along Old Buckle Street, the greater height of Buildings A and E (whilst still subservient to the Carillon³¹) and the need to achieve separation between building / on-site open space to support amenity and views. I consider the level and mix housing to be appropriate.

Submission #6: Stuart Gray (oppose)

The submitter is concerned about proposed building heights, parking/traffic congestion and construction effects on Mount Cook School. Matters of parking/traffic and construction effects are dealt with by other experts. In relation to height, the submitter states the Proposal will block views of the Carillon and dominate Pukeahu Park. Relief is sought through reduced tower heights (not quantified).

³¹ Appendix 8, Townscape Views, View 01.

Views of the Carillon have been assessed by the applicant in 18 viewpoints agreed with WCC³². In some views, the Carillon will be most affected and to a large extent 'blocked' as the submitter notes (Views 02, 03, 06, A Ellice St). In other views the Carillon is preserved within a viewshaft between Buildings A and E (Views 01, 04). Some views are uninterrupted by the Proposal (Views 07, 10, 14, Pukeahu Park D). In other views the Carillon is not visible and therefore unaffected by the Proposal (View B Basin Reserve/Rugby St, 05, 08, 09, 11, 12, 13, C Pukeahu Park/Tory St Pavilion).

General points:

- My response to this submission is not based on a Visual Assessment developed around generally accepted good practice in quantifying and assessing visual effects (refer to section 1.1 of this report). I provide urban design commentary on the change to the relationships of built forms.
- The views do not model the ODP 18.6m height limit and 75% mass that applies to the site and that would be helpful as a comparator.
- None of these views are protected as viewshafts in the ODP and accordingly might be attributed less weight.
- The Carillon may be visible from other points in the city that have not been modelled.

Response to submission:

In relation to Views 02, 03, 06 and A Ellice St where views of the Carillon are most affected:

- In View A the change between the consented form and the proposed form of Building A is noticeable. While more of the Carillon is blocked, views remain to the top one third of the Carillon and still provide a visual reference. Whilst not commented on by the submitter, I also note the relationship of the Carillon to the Dominion Museum is affected and I consider the impact of proposed Building E to have more significance in this view.
- My assessment of View 02 is similar to View A, though the ridgeline in the distance is more affected.
- View 03 of the Carillon is heavily affected by the existing RA Vance Stand and the consented scheme. The proposed scheme largely removes the remaining upper part of the Carillon in that view.
- In View 06 the Carillon is almost completely blocked by consented Building A and the change to the view generated by the Proposal is small.

Taking into account the impact of the consented scheme as 'existing environment'³³, I consider Views A, 02 and 03 to be most affected. The UDA also notes Views A and 2 represent the "*highest degree of visual change arising from the proposal*". A robust Visual Assessment of the proposal on these views would be helpful to better clarify effects.

In terms of the submitters concern that the Proposal will dominate Pukeahu Park, I refer to my comments under Submitter #5 that note the relationship of the Proposal to the TA Corridor guidelines and the development does not challenge the prominence of the National War Memorial and Carillon in views from the north and northwest.

Submission #7: Alyssa Hatton (oppose)

The submitter raises very similar concerns to that of Submitter #5, being the size of buildings "*...overshadowing the area around the National War Memorial*".

I refer to my response to Submitter #5.

Submission #11: Peter McLuskie (oppose)

The submitter opposes the application on the basis that it is out of keeping with the historic and cultural values of the area", that it will "*dominate the surrounding landscape*" and "*reduce the amenity of surrounding properties*", in particular, sunlight to unit 29/4 Sussex Street. The submitters seeks relief that the Proposal is reduced in height to 12m.

³² Appendix 8, Townscape Views, Views 01 – 14 and WCC requested views A – D.

³³ AEE, page 10

As with Submitters #5 and #7, the effects on the heritage values of the area are addressed by other experts. However, I note my response that the TA Corridor guidelines emphasise views from the north and northwest and that in these views the Carillon's prominence will not be challenged by the Proposal.

The submitter contends that the Proposal will dominate the surrounding landscape. The submitter may be referring to the local setting to Pukeahu Park and the Carillon, or perhaps the general visibility of the Proposal from other parts of the city. If the former, then I refer to my response to Submitter #5. If the latter, then the Townscape Views at AEE Appendix 8 are helpful. I have commented on these views in my response to Submitter #6.

Lastly, the submitter is concerned about adverse effects on residential amenity, particularly to 29/4 Sussex Street. I have considered issues of privacy/overlooking and note that the development at 4 Sussex Street includes dwelling units along the common boundary with the site that are orientated towards and benefit from the existing car park on the site. However, the ODP provides for development on the site that can be built to the boundary and up to 18.6m in height, effectively removing any neighbour's 'borrowed amenity'. Sunlight on private properties in the Central Area is not generally a matter for assessment, however I am mindful of the non-complying activity status of the application and the wide discretion that can be applied. I have therefore reviewed the sunlight shading studies provided by the applicant³⁴ and note the following:

- The development at 4 Sussex Street is located to the east and south of the site and therefore likely to receive shade from late morning and into the afternoon.
- At mid-winter, shade from the consented scheme falls on the neighbour from midday through to 4pm. Shade from existing buildings on site and from 4 Sussex Street buildings themselves also occurs over this neighbour. Some additional shade is generated by the proposed scheme between 11am and 2pm, however this appears to fall on the roof of part of the neighbour. It is unclear whether shade affects vertical surfaces (elevations) as the sun studies are only provided in plan view. 3D view of sunshade around 2pm might help clarify the extent of shade on windows.
- At the spring equinox, a similar pattern of shading can be observed from midday through to 5pm. A small amount of additional shade beyond that generated by existing buildings or the consented scheme appears to fall on the neighbour's roof from 11am while the majority of additional shade occurs between 3pm and 4pm, primarily on roofs.
- At mid-summer, shading over the neighbour occurs from 1pm to 5pm and presumably later through to sundown. Additional shade beyond that generated by existing buildings or the consented scheme appears to fall on the neighbour's roof between 2pm and 5pm.

Overall, I consider the effects of any additional shade generated by the proposed scheme over and above that from existing buildings and the consented scheme to be minor subject to confirmation of shading to vertical surfaces.

Submission #12: Darko Petrovic (oppose)

The submitter raises very similar concerns to that of Submitters #5, #7 and #11, being the height of proposed buildings and their effect on Pukeahu Park.

I refer to my response to Submitter #5.

³⁴ AEE Appendix 13, Sun Studies.

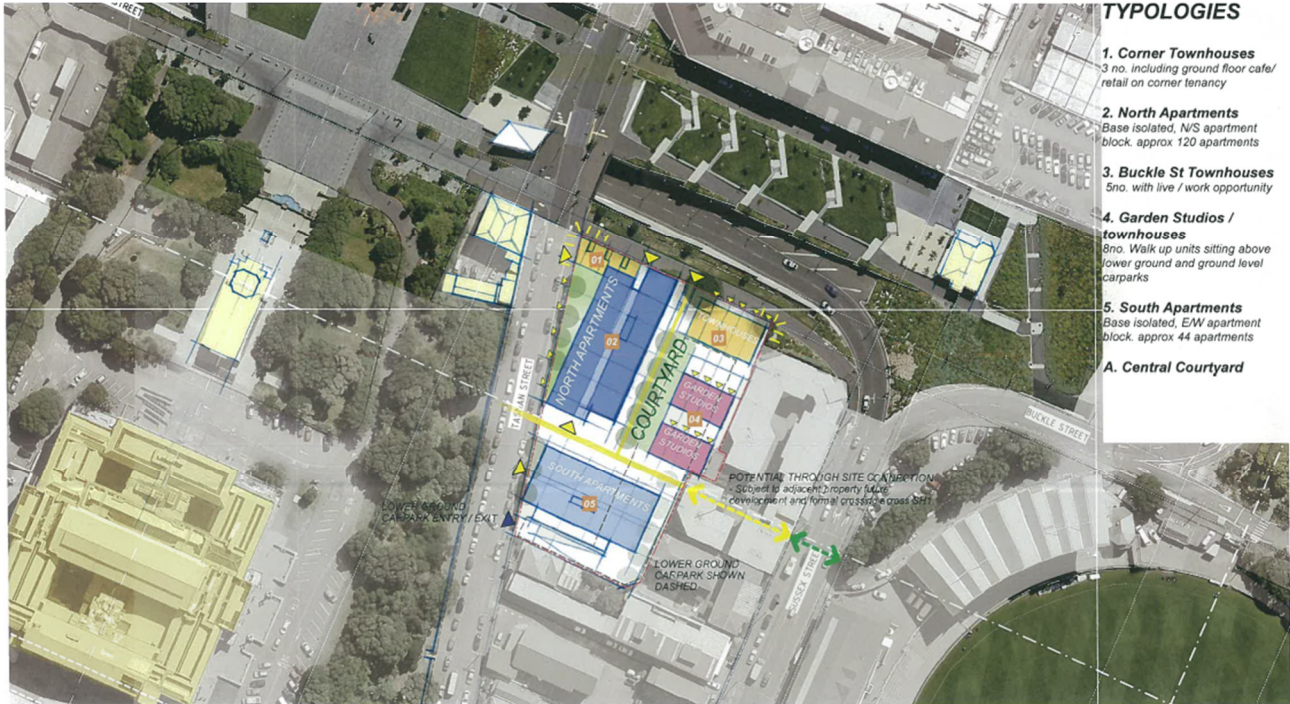
4 Conclusions

1. The Proposal is to be assessed as Non-Complying under the Operative District Plan. Accordingly, a broad range of urban design matters may be considered. I have made a thorough urban design assessment of the Proposal, structured around relevant Operative and Proposed District Plan provisions, including the Central Area Urban Design Guide (CAUDG) and Policy 12.2.5.5 for Design Excellence, and site-specific conditions as called for by urban design good practice. The findings of my assessments indicate a generally high level of consistency with the identified assessment framework with the following exceptions:
 - i. The ODP Policy related to 'high city/low city' is poorly supported by the Proposal.
 - ii. The height and/or design to the top of Building E should be adjusted to achieve a better contextual response, particularly in views from the east.
 - iii. Adverse shading effects on the residential amenity of Tasman Street properties to the south of the site have been assessed as more than minor.
 - iv. The Proposal does not meet CAUDG G3.6 related to increased height of the ground floor.
2. Resilient and sustainable design is strongly supported through enhanced pedestrian environments supporting active modes, close proximity of city centre and open space amenities, structural base isolation solutions and layouts that optimise daylight and outlook. Diversity and a wider demographic profile are likely to be achieved through a mix of housing typologies of varying bed sizes, which are delivered across a variety of building forms. Housing will be of high environmental quality for residents complemented by café and live/work space. Notwithstanding misalignment with the high city/low city policy, the Proposal deploys an 'overs and unders' approach that enables taller buildings by suppressing height to street-edge buildings elsewhere.
3. The Proposal has been assessed against the CAUDG, which, to a limited extent, addresses residential design / amenity matters. The overall findings indicate close alignment between the Proposal and relevant objectives and guidelines. Of note are the key design moves that relate the Proposal to its context, including alignment with the Te Aro grid, the scale and design relationships between Buildings B, C and the Police Station building, the modulation and setback to Building A that achieves a sympathetic design relative to the Carillon; positive frontage alignments and configuration of street-edge buildings relative to streets and spaces; and the network of streets, paths and open spaces. These attributes combine to support a well-functioning site.
4. I have reviewed those Submissions that relate to urban design. I agree with aspects of Submitter #6. The proposal will change views of the Carillon and in some cases, block views. Taking into account the impact of the consented scheme as 'existing environment', I consider Views 02, 03 and A to be most affected and a robust Visual Assessment would be helpful to further understand these effects. I also note that none of the agreed views are protected as ODP viewshafts and accordingly might be attributed less weight. The views provided do not model the ODP 18.6m height limit or 75% mass that applies and that would have been helpful as a comparator.

For the reasons described in this report and subject to the exceptions noted above being addressed, I find the Proposal can be supported from an urban design perspective.

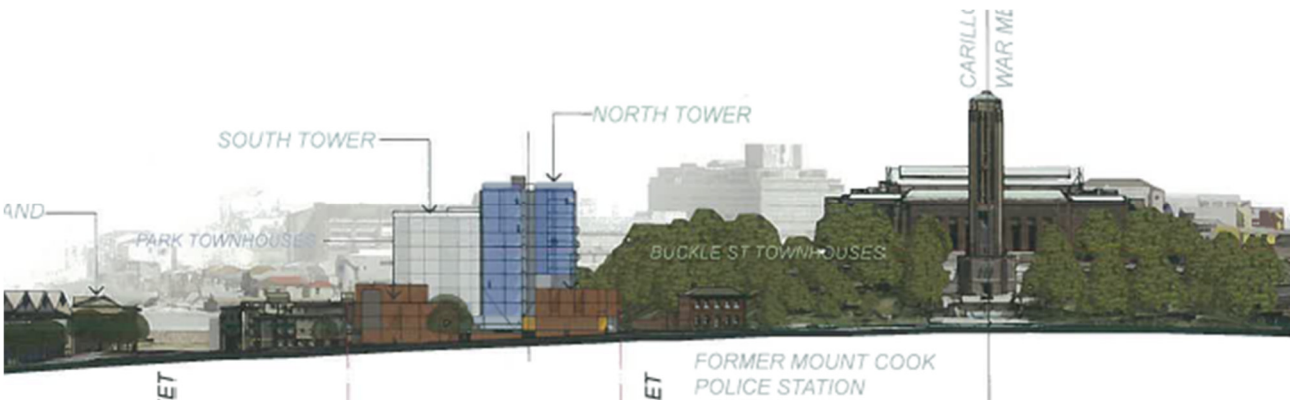
Appendix 1

Urban Design Panel Submission_30 April 2021



TYPOLOGIES

- 1. Corner Townhouses**
3 no. including ground floor cafe/retail on corner tenancy
 - 2. North Apartments**
Base isolated, N/S apartment block, approx 120 apartments
 - 3. Buckle St Townhouses**
5no. with live / work opportunity
 - 4. Garden Studios / townhouses**
8no. Walk up units sitting above lower ground and ground level carparks
 - 5. South Apartments**
Base isolated, EW apartment block, approx 44 apartments
- A. Central Courtyard**





Appendix 2

Massing studies (AAL, 08.07.2021)

