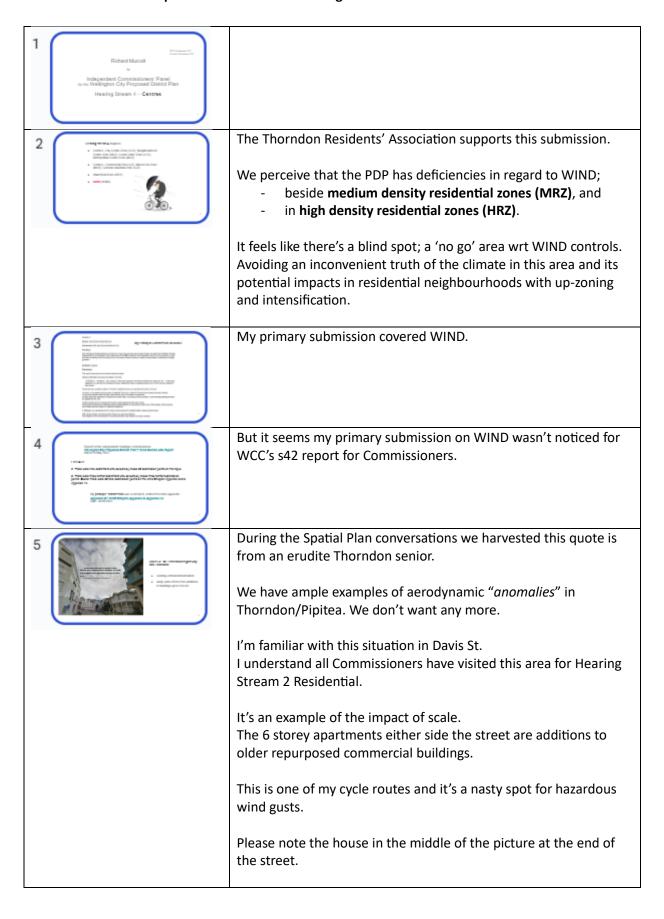
20230627 R Murcott speaker notes for PDP Hearing Stream 4 – Centres



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We're at that house. This view is from the western end of Davis St, viewing the rear of residences fronting Hobson St.

Earlier this year the sturdy driveway slider gate (highlighted by the arrow) was hurled off its mounts by the wind.

This as evidence of the forces that can be experienced by residential properties and their backyards.

I believe the diabolical wind effects in this area are a consequence of evolution of 6 storey apartments along Davis St.

BTW in the PDP this area is proposed as HRZ.

Though in Hearing Streams 2 & 3 we have asked that this area be zoned MRZ within a character precinct.

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Of course adverse wind effects and 'anomalies' do arise from proximity to high residential buildings e.g. downdrafts, wind channelling, etc

These are views over my boundary fence from my small rear yard. The fence is 2m high from the garden. It's 1.75m high on the apartment building side.

A strong southerly can thrash this rear yard with strong wind eddies and deflected gusts.

We call these 'lettuce days' due to the shredded leaf litter (or worse) that gets strewn around.

There has been fatal wind damage to trees; quashing attempts to get them to grow higher than the fence in an attempt to add additional shelter.

This 10 storey apartment building stands 29m to the roof of the four penthouses. Then add several more metres for the height of each of the two lift motor sheds.



This apartment building is built atop another huge 3 storey building which fronts onto Thorndon Quay. The difference between Thorndon Quay and the 'ground floor' of the apartment building is 10m.

So, the total height to the top of the apartment building above Thorndon Quay easily exceeds 40m when accounting for the two tall lift sheds.

Terrain is a factor here. The apartment building is highlighted in yellow.

Note the contours and the escarpment between the Thorndon Flat and Thorndon Quay (the former beach). 10m difference.

We know that wind patterns can be influenced by local topography and geographical features.

Clearly adding a large feature into the frame adds new dynamics and complexity.

We're bringing these 'learnings' forward so that they might get scrutiny by the PDP authors with consideration impacts in MRZ and HRZ's

BTW there are 84 apartments in this building ... that's a lot of regular pedestrian movement ... on private property.

But WIND provisions on 'private' property seems to be deemed 'out of scope'? This doesn't seem 'right'.



Further illustrating the impact of this tall apartment building on its residential neighbours.

If it's sunny the brown area will be the extent of its shadow at 2pm today, Tuesday 27th June 2023.

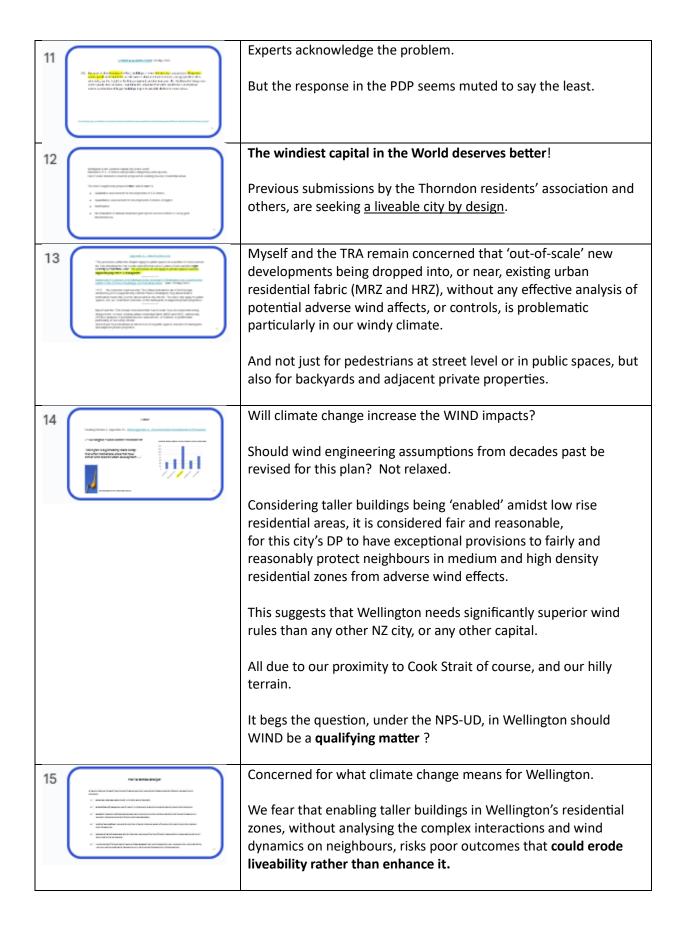
This tall building obstructs a stiff wind from the south or southeast. Maybe the wind gets channelled up Thorndon Quay and climbs the embankment.

Whatever, it's a double whammy whereby neighbours get shade, plus

chilly and potentially damaging wind gusts

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The concern is that not enough has been introduced to the PDP protect neighbours in <u>adjacent</u> medium density residential zones (MRZ) and <u>within</u> HRZs.



16 **SENT-NAME** 1 price description format at at a sent at a se	WCC is encouraging active transport modes like cycling, micro mobility modes, etc But it's an inconvenient truth that our climate is not cycle friendly nor is our terrain. The wind is hazardous at times. The Proposed District Plan needs to be additionally vigilant to avoid introducing adverse wind effects in the windiest capital in the world.
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