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fig. 1 looking southeast from the national memorial park towards the subject site.

one tasman pukeahu park  
1 & 23 tasman street  
mount cook  
wellington

assessment of effects on heritage

for

one tasman development limited  
partnership

september 2021

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Prepared for:

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Auckland, September 2021

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## 1. executive summary

The site at 1 & 23 Tasman Street is not included within the Wellington City Council District Plan *Chapter 21 Appendix – Heritage List: Areas, Buildings, Objects, Trees and Maori Sites* or listed by in the New Zealand Heritage List/Rārangi Kōrero administered by Heritage New Zealand Pouhere Taonga (HNZPT) as a heritage-listed place, but there are a number of adjacent and nearby significant heritage buildings, elements, and spaces.

The proposed massing, height, scale and proportions, architectural forms, detailing, and materiality of the new development is designed to respect and be sympathetic to the nearby heritage. The varied architectural massing and relationship of the various built forms within the site have been carefully considered so that the proposed development sits appropriately within the site, maintains the characteristic mixed-grain of the surrounding existing context, and does not dominate the surrounding heritage elements. The proposed height is a site-specific response to the particular and distinctive topography of the site.

The collection of heritage elements grouped on and around the ridge and slopes of Pukeahu/Mount Cook including the National War Memorial, the Dominion Museum, the former Mount Cook Police Station building and the Tasman Street wall on its eastern boundary, and the former Army Headquarters Building to the west can be considered collectively, in conjunction with the Pukeahu National War Memorial Park public setting to the north, to describe a collective heritage context. The proposed development sits adjacent to, but outside of, this important setting. The proposed scheme respects and maintains the character and significance of the individual and collective heritage elements and enables their continued appreciation and interpretation.

The National War Memorial's Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider Wellington context. The focal status of the Carillon tower and the National War Memorial is reinforced in the configuration of the apartment towers across the site: the bulk of the apartment towers have been split in two, with the threshold aligned on the historic Te Aro (Heaphy) grid axis using the Carillon tower as the reference datum point for the axis. The split of the north and south towers also maintains sightlines from the Mount Victoria Tunnel exit.

Overall, the proposed works demonstrate a commitment to respecting, maintaining, and enhancing the nearby heritage buildings, and the wider heritage and urban context, providing a positive and appropriate outcome with a resultant less-than-minor adverse effect on heritage values. The proposed One Tasman Pukeahu Park development at 1 & 23 Tasman Street represents an appropriate and supportable scheme that respects the identified historic heritage values of the adjacent and nearby heritage buildings, elements, and spaces, minimises effects, and enhances those values and the wider public benefit.

## 2. commission

archifact – architecture & conservation ltd (Archifact) was commissioned by One Tasman Development Limited Partnership in April 2021.

## 3. brief

The brief for the project required Archifact to undertake an independent and objective professional assessment considering the effects on nearby historic heritage elements and values arising from the proposed One Tasman Pukeahu Park development at 1 & 23 Tasman Street, Wellington, and to guide the design team in key decisions with respect to heritage.

## 4. identification of the place

### 4.1 address

1 Tasman Street and 23 Tasman Street  
Mount Cook  
Wellington

NZTM reference: Northing: 5426488 / Easting: 1748901

### 4.2 ownership

The property is owned by One Tasman Development Limited Partnership.

### 4.3 legal description

Section 1219 TN of Wellington

### 4.4 local authority status

Within the Wellington City Council (WCC) District Plan (DP), the subject building is located within the Central Area.

While *Chapter 21 Appendix – Heritage List: Areas, Buildings, Objects, Trees and Maori Sites* in the DP does not identify the subject site at 1 & 23 Tasman Street as a heritage listed place, there are several nearby heritage-listed items:

- National Museum 1933-36, 7 Buckle Street (Map Ref: 16, Ref: 40)
- National War Memorial and Carillon 1931-32, 1960-64, 7 Buckle Street (Map Ref: 16, Ref: 41)
- Mount Cook Police Station and retaining wall 1894, Buckle Street/corner Tasman Street (Map Ref: 16, Ref: 43)
- Brick Wall c1894, Tasman Street (Map Ref: 16, Ref: 54)
- Home of Compassion Creche (former) 1914, Buckle Street (Map Ref: 16, Ref 42)
- Former Army Headquarters Building 1911-12, Buckle Street/corner Taranaki Street (Map Ref: 16, Ref: 424)
- Museum Stand, Basin Reserve 1924, 2 Rugby Street (Map Ref: 16, Ref: 449)
- William Wakefield Memorial pre-1890, Dufferin Street (Map Ref: 16, Ref: 11)

Note that the DP Heritage List and Planning Maps list the HMNZS Olphert Building, 1941, (Map Ref: 16, Ref: 425) as a heritage place, although this building was demolished in 2019.

#### **4.5 heritage new zealand listing**

The subject site at 1 & 23 Tasman Street, the building or the site, does not appear in the New Zealand Heritage List/Rārangī Kōrero administered by Heritage New Zealand Pouhere Taonga (HNZPT).

There are however several HNZPT heritage-listed places nearby:

- National Art Gallery and Dominion Museum (Former), 7 Buckle Street (Category 1 Historic Place, List No: 1409)
- National War Memorial, Pukeahu National War Memorial Park, 19 Buckle Street (Category 1 Historic Place, List No: 1410)
- Mount Cook Police Station (Former), 13 Buckle Street and Tasman Street (Category 1 Historic Place, List No: 1408)
- Tasman Street Wall, Tasman Street (Category 2 Historic Place, List No: 7758)
- Home of Compassion Creche (Former), 18 Buckle Street (Category 1 Historic Place, List No: 3599)
- General Headquarters Building (Former), 213-215 Taranaki Street and Buckle Street, (Category 2 Historic Place, List No: 7518)
- Basin Reserve Pavilion, Sussex Street (Category 2 Historic Place, List No: 1339)
- William Wakefield Memorial, Basin Reserve (Category 1 Historic Place, List No: 1441)
- Basin Reserve Historic Area, Sussex Street, Buckle Street, Ellice Street, Dufferin Street and Rugby Street (Historic Area, List No: 7441)

#### **4.6 archaeological status**

The subject property is recognised by the New Zealand Archaeological Association as being within the NZAA Central City archaeological area (NZAA R27/270).

It is also acknowledged that the site, having been associated with human activity before 1900, may be defined, in accordance with the definition contained in the Heritage New Zealand Pouhere Taonga Act (HNZPTA) 2014, as an archaeological site.

An application for an Authority must be made to HNZPT for any activities that will or may modify or destroy the whole or any part of any archaeological site.

## 5. methodology

### 5.1 assessment of effects on heritage

In accordance with the DP Chapter 13 Central Area Rules, the proposed development activity – the construction, alteration of, and addition to, buildings and structures (within the Central Area) that do not comply with the specified standards – is recognised as a Discretionary (Restricted) Activity. Accordingly, the impacts of the proposed development on the adjacent and nearby heritage are addressed using the relevant Policies in Chapter 12.2 and the relevant Central Area Urban Design Guide guidelines.

This Assessment of Effects on Heritage (AEH) relies on WCC's Heritage Inventory Reports (see **appendix b**) and also considers the HNZPT List Entries (see **appendix c**) as guidance to, and confirmation of, the various heritage-listed places found in the immediate area as record of the heritage values for these heritage-listed places. It is against those respective list records which the proposed works, and any impacts arising from that work on the nearby historic heritage places, can be measured.

### 5.2 conservation practice

Consideration of any conservation issues relating to this place are made in accordance with the principles of the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (2<sup>nd</sup> edition, 2010).

### 5.3 consultation

#### WCC Heritage

The evaluation process has included consultation with WCC Heritage through its external consultant and other related disciplines (planning and urban design) in working towards a supportable application.

#### HNZPT

Consultation meetings were held with HNZPT (Alison Dangerfield, Area Manager) to present the proposal and to discuss matters associated with potential effects on the nearby scheduled (WCC) and listed (HNZPT) historic heritage places to the development site. As recorded at **section 4.5** (above) there are several HNZPT heritage-listed places nearby that have been considered.

### 5.4 constraints

This assessment has been based on information available at the time. A visit to the streetscape and context was undertaken on 28<sup>th</sup> July 2021.

Note that this assessment does not include a structural engineer's report or an archaeological assessment of the site.

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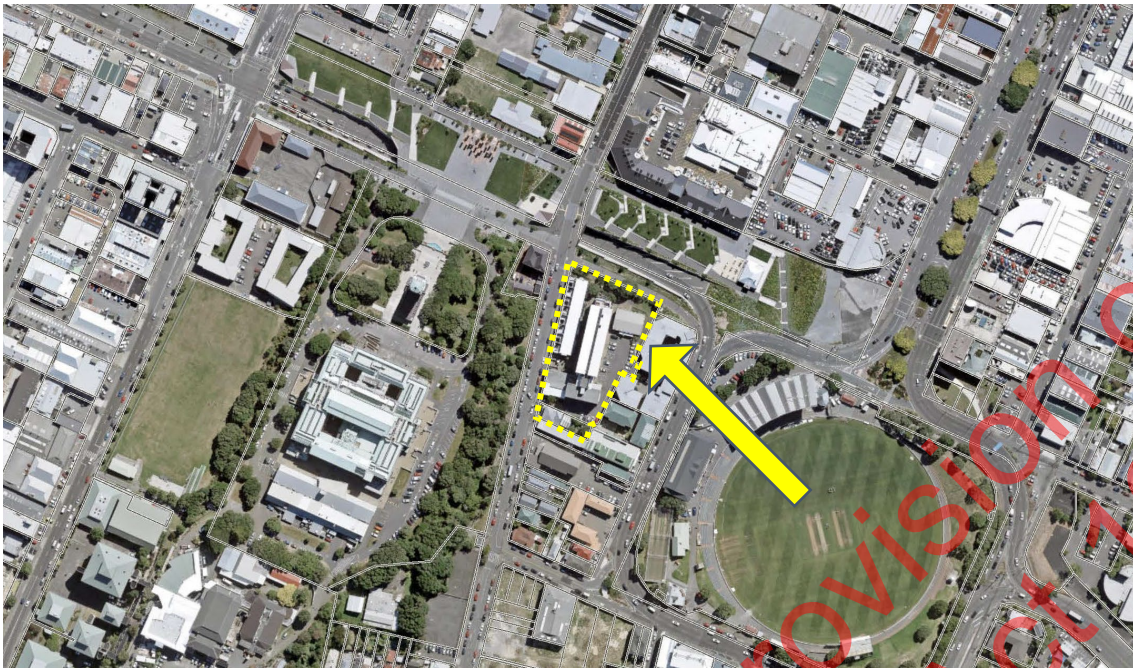
This assessment is based on the 'Resource Consent' proposed drawings by Athfield Architects.

## 6. background

### 6.1 site and context



**Fig. 2** Aerial view of the wider Wellington context with the subject site arrowed.  
(Wellington City Council GIS Map, 2021)



**Fig. 3** Aerial view of the subject site at 1 & 23 Tasman Street, indicated with the dashed outline and arrowed. (Wellington City Council GIS Map, 2021)



**Fig. 4** Looking west from the Mount Victoria Tunnel entrance towards the subject site. The Carillon tower and Dominion Museum are visible atop Pukeahu/Mount Cook, and against the backdrop of the Town Belt topography.



**Fig. 5** Looking west across the Basin Reserve oval from the Wakefield Memorial position towards the Museum Stand. The Carillon tower is partially visible above the Museum Stand, with the roof line of the Dominion Museum just visible on the skyline above the Pohutukawa trees.



**Fig. 6** Looking west from the intersection of Rugby Street and Adelaide Road. The Carillon tower is visible, with the roof line of the Dominion Museum just visible on the skyline above the Pohutukawa trees.



**Fig. 7** Looking west from near the intersection of Rugby Street and Sussex Street. The Carillon tower is visible, with the roof line of the Dominion Museum largely screened on the skyline by the Pohutukawa trees.



**Fig. 8** Looking west from Dufferin Street towards the William Wakefield Memorial within the Basin Reserve.



**Fig. 9** Looking west along Buckle Street from outside the subject site (directly on left) towards the former Mount Cook Police Station with the Carillon tower visible behind.



**Fig. 10** Looking south along Tory Street towards the intersection of Tory, Buckle, and Tasman Streets, with the subject site (left) and former Mount Cook Police Station (right).



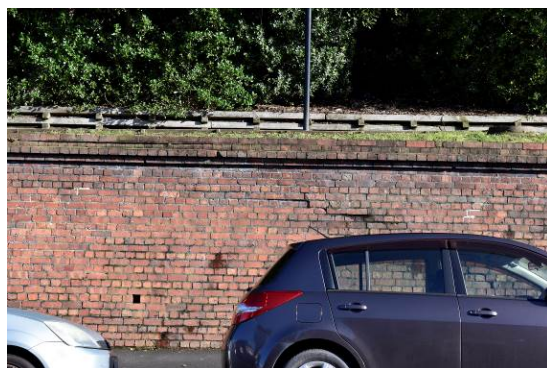
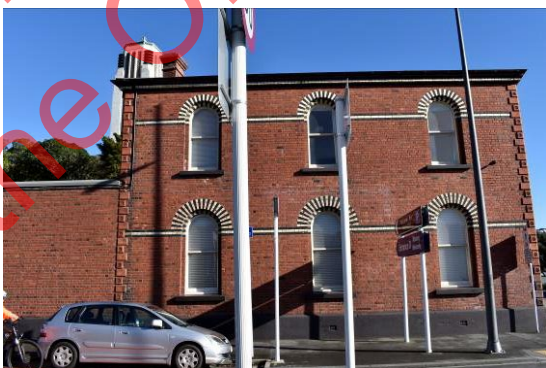
**Fig. 11** Looking southeast from the National War Memorial Park towards the former Mount Cook Police Station and the subject site behind.



**Fig. 12** Looking southeast across the intersection of Tasman and Buckle Streets towards the subject site at 1 & 23 Tasman Street.



**Fig. 13** Looking southwest across the intersection of Tasman and Buckle Streets towards the former Mount Cook Police Station, with the top of the Carillon tower visible above.



**Fig. 14** Looking west across Tasman Street towards the east street elevation of the former Mount Cook Police Station building.

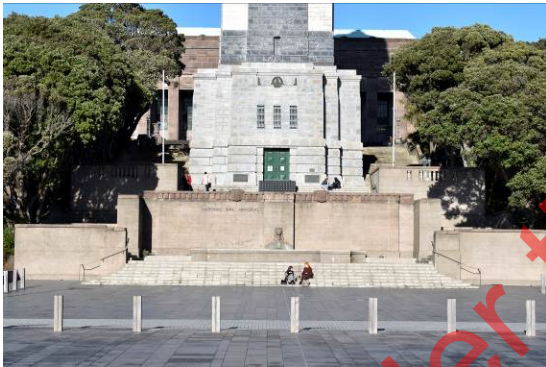


**Fig. 15** Looking west at a section of the heritage brick wall on Tasman Street.



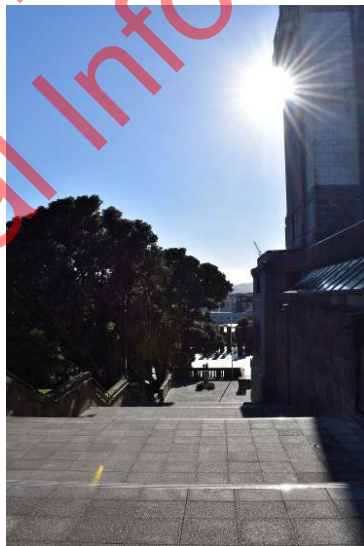
**Fig. 16** Looking south along Tasman Street from the intersection with Buckle Street, with the subject site on the left. The heritage brick Tasman Street Wall (right) demarcates the boundary of Pukeahu/Mount Cook.

**Fig. 17** Looking north along Tasman Street from the intersection with Rugby Street. The heritage brick Tasman Street Wall (left) demarcates the boundary of Pukeahu/Mount Cook.



**Fig. 18** Looking south towards the National War Memorial.

**Fig. 19** Looking north from the National War Memorial across the National War Memorial Park and directly along the formal designed north-south axis.



**Fig. 20** Looking south across the National War Memorial Park directly along the formal designed north-south axis towards the National War Memorial and Carillon tower.

**Fig. 21** Looking north along the protected viewshaft (Central Viewshaft 21 in the DP) along the west side of the Carillon.

**Fig. 22** Looking north along the protected viewshaft (Central Viewshaft 21 in the DP) along the east side of the Carillon.



**Fig. 23** Looking south from the Carillon and National War Memorial towards the Dominion Museum.



**Fig. 24** Looking northeast from the top of the National War Memorial towards the subject site. Note that the dense Pohutukawa planting on the side slopes of Pukeahu/Mount Cook obscure all possible views of the subject site from the top of the hill.



**Fig. 25** Looking southeast towards the southeastern corner of the National War Memorial Park bookended by the former Mount Cook Police Station building, with the subject site beyond.



**Fig. 26** Looking southwest towards the southwestern corner of the National War Memorial Park bookended by the former Army Headquarters Building.



**Fig. 27** Looking southwest from Tory Street towards Pukeahu/Mount Cook, the National War Memorial, and the National War Memorial Park, with the former Mount Cook Police Station building bookending the eastern corner of Pukeahu/Mount Cook and the National War Memorial Park.



**Fig. 28** Looking southeast from Taranaki Street towards Pukeahu/Mount Cook, the National War Memorial, and the National War Memorial Park, with the former Army Headquarters Building bookending the western corner of Pukeahu/Mount Cook and the National War Memorial Park.

The 'Central Area Urban Design Guide Appendix 2 – Te Aro Corridor' in the DP has the following commentary for the National War Memorial section of the Te Aro Corridor area:

*“The National War Memorial is a monument of national as well as citywide significance. It is important to retain this significance, and to respect the formal and spatial composition of the Carillon and National War Memorial as a whole. Its symbolic status must also be recognised and maintained.*

*The War Memorial comprises free-standing buildings set in formally landscaped space. The buildings' visual impact derives from their contrasting scale and verticality, axial planning, and position at the northern end of a ridge. The memorial's visual prominence is accentuated by its location on an axis aligned with the Massey University building to the south, and running parallel to the Mount Cook ridge line.*

*The original building concept envisaged an avenue extending along the central axis and cutting through Te Aro towards the north. This avenue has not been built and never will be. Instead [...] a linear park space directly opposite the War Memorial [has been established].*

*The shape and qualities of buildings at the northern edge of this space are particularly important. They should define the space and, in their siting and composition, refer to the north-south axis of the War Memorial and Carillon. Structures that complement the War Memorial, and do not overshadow its significance, are required.*

*The existing brick buildings on the corners of Buckle & Tasman Streets (Police Barracks) and Buckle & Taranaki Sts (Defence Building) provide strong corners to this [...] frontage.”<sup>1</sup>*

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<sup>1</sup> Wellington City Council, “Central Area Urban Design Guide, Appendix 2 – Te Aro Corridor,” 4.

## 7. assessment of effects on heritage

In accordance with the DP Chapter 13 Central Area Rules, the proposed development activity – the construction, alteration of and addition to buildings and structures (within the Central Area) that do not comply with the specified standards – is recognised as a Discretionary (Restricted) Activity.

This AEH considers the impacts of the proposed development against the relevant Policies and Design Guide guidelines in 12.2 of the DP.

The Resource Consent bundle details the full scope and extent of the works.

### 7.1 relevant policies

Relevant Policies	Archifact comment
<p>12.2.5.2  <i>Manage building mass to ensure that the adverse effects of new building work are able to be avoided, remedied or mitigated on site.</i></p>	<ul style="list-style-type: none"> <li>• Potential adverse effects of the proposed development have been avoided or mitigated through the application of architectural design excellence.</li> <li>• The architectural massing and relationship of the various built forms within the site have been carefully considered so that the proposed development sits appropriately within the site and does not dominate the surrounding context.</li> <li>• The scheme uses a lower-scale terraced housing massing along the Buckle Street edge that continues around the Tasman Street corner, which responds directly to the lower-scale of the historic former Mount Cook Police Station building and provides an appropriate height transition from the street edge.</li> <li>• The taller apartment tower forms are carefully located within the site and split into two forms to appropriately manage and break up the perception of greater building mass.</li> <li>• See the Architectural Design Statement and Urban Design Assessment for further information.</li> </ul>
<p>12.2.5.3  <i>Manage building mass in conjunction with building height to ensure quality design outcomes.</i></p>	<ul style="list-style-type: none"> <li>• The potential mass and bulk of the higher-scale apartment towers has been reduced and split up into two distinct built forms (the north tower and the south tower). This allows them to respond to, and reference, the historic Te Aro grid and Carillon tower as an axial datum point, and to limit the proportion of the overall site area that they cover.</li> <li>• The variation and modulation of building types, mass, and heights within the overall development provides a positive skyline articulation to the proposed scheme that breaks up the visual bulk and responds to the finer-grain characteristics of the existing context in the round.</li> <li>• See the Architectural Design Statement and Urban Design Assessment for further information.</li> </ul>
<p>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:</i></p>	<ul style="list-style-type: none"> <li>• See the commentary in <b>section 7.2 relevant design provisions</b> (below), particularly at O3.1, O3.2, and G3.5.</li> </ul>

Relevant Policies	Archifact comment
<ul style="list-style-type: none"> <li>– provide an urban design outcome that is beneficial to the public environment, or</li> <li>– reduce the impact of the proposed building on a listed heritage item.</li> </ul> <p>Any such additional height must be able to be treated in such a way that it represents an appropriate response to the characteristics of the site and the surrounding area.</p>	
<p>12.2.6.2 Require high quality building design within the Central Area that acknowledges, and responds to, the context of the site and the surrounding environment.</p>	<ul style="list-style-type: none"> <li>• See the Architectural Design Statement and Urban Design Assessment for discussion of the architectural design excellence.</li> <li>• The proposed design responds to the historic urban context established by the Te Aro grid.</li> <li>• The proposed height is a site-specific response to the distinctive topography of the site/area: it sits on the flanks of Pukeahu/Mount Cook, responding to the particular location in the Te Aro valley that has an otherwise generally level of contour.</li> <li>• The three-dimensional configuration of building massing within the site responds to the surrounding topography, the Te Aro Grid, and scales of the heritage buildings.</li> <li>• The proposed development maintains the characteristic mixed-grain (scale, form, and materiality) of the surrounding existing context, demonstrated by the mix of small and large buildings.</li> </ul>
<p>12.2.6.3 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.</p>	<ul style="list-style-type: none"> <li>• The DP Chapter 13, and particularly 13.3.3.8.4A (bullet point 2), requires consideration of the effects of height on the heritage values of nearby heritage listed items. In doing so, this assessment has followed the guidance at the end of chapter 13 section 13.3.8, in considering the relevant policies identified from Chapter 12 (particularly 12.2.6.3).</li> <li>• See the commentary in <b>section 7.2 relevant design provisions</b> (below), particularly for the Design Guide provisions at O3.2 and G3.5.</li> </ul>

## 7.2 relevant design provisions

Relevant Design Provisions	Archifact comment
<b>Relevant Central Area Urban Design Guide Objectives:</b>	
<p>O3.1 To complement existing patterns of alignment, and achieve a positive scale relationship with adjoining buildings and public spaces.</p>	<ul style="list-style-type: none"> <li>• The architectural massing and relationship of the various built scales and forms within the site have been carefully considered so that the overall proposed development sits appropriately within the site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting).</li> </ul>

Relevant Design Provisions	Archifact comment
	<ul style="list-style-type: none"> <li>• A positive scale transition is achieved at the street edge with the three-storey terraced 'walk-ups'.</li> <li>• The lower-scale walk-up terraces located at the street edge respond to, and complement, the scale, form, and street alignments of the lower-scale former Mount Cook Police Station and Tasman Street Wall.</li> <li>• The brick-clad walk-up terraces (Pukeahu Terrace Houses and Buckle Street Terrace Houses) are designed particularly to reflect the scale, proportions, and materiality of the former Mount Cook Police Station building, with the top of the terraces aligning with the ridge height of the heritage building.</li> <li>• The apartment towers have a relationship to the historic and existing Te Aro grid alignment (which the existing nearby heritage items are also aligned to).</li> <li>• The positioning of the two apartment towers across the site has also been designed in relation to both the Te Aro grid and the National War Memorial: the threshold between the two apartment towers is aligned on the historic Te Aro grid axis with the Carillon tower as the reference datum point for the axis.</li> <li>• The 'rifting' of the towers (both north and south blocks) provides a scale and relief to the tower forms, with the leading-edge proportions of the front (north) tower referencing the verticality of the Carillon tower.</li> <li>• The proposed development affords a positive scale transition and relationship with the adjoining National War Memorial Park public space.</li> <li>• The proposed development is located near the southeast corner of the National War Memorial Park. It is separated from the park by Buckle Street and Tory Street, and more significantly by the State Highway 1 Arras Tunnel which travels beneath the park.</li> <li>• It provides a sense of enclosure to and definition of the public space, while the stepped modulation of height from the street edge means that the apartment tower elements do not dominate the public space. To some extent, the proposed development becomes a marker of the edge of the public space.</li> <li>• Since the development site is on the southern side of the park for the majority of the year it will not cast a shadow over the public space. Note that in late evening around the summer solstice, the development will cast a shadow across the SH1 Arras Tunnel and over the eastern corner of the National War Memorial Park.</li> <li>• As such, the proposed development will not cause any adverse dominance or severance effects on the National War Memorial Park or nearby heritage buildings.</li> </ul>
<p>O3.2 <i>To respect the setting of heritage items and identified heritage areas.</i></p>	<ul style="list-style-type: none"> <li>• The proposed development has been carefully considered to respect the settings of the various significant heritage items nearby.</li> <li>• The architectural massing and relationship of the different built forms within the site have been designed so that the overall proposed development sits appropriately within the</li> </ul>

Relevant Design Provisions	Archifact comment
	<p>site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting).</p> <ul style="list-style-type: none"> <li>• The architectural design has undergone a process of exploration and iteration to reach the refined and articulated proposed scheme.</li> <li>• The former Mount Cook Police Station is recognised as a local landmark that is “<i>visible from a number of different view shafts in the area due to its corner site (Tory, Tasman, and Buckle Streets)</i>”<sup>2</sup> due to its location at the corner of Tory, Tasman, and Buckle Streets. In particular, the protected formal viewshaft looking south along Tory Street in the DP (Central Area Viewshaft 20) frames and terminates on the former Mount Cook Police Station building and Pukeahu/Mount Cook behind. The visibility of the former Mount Cook Police Station, particularly defined within the protected viewshaft to the building, is unaffected, with the proposed development making no change to the existing ability to appreciate the heritage building.</li> <li>• The proposed lower-height brick terraces (Pukeahu Terrace Houses) positioned along the Buckle Street edge and wrapping around the corner into Tasman Street respond positively to the scale, materiality, and design of the Police Station and the heritage brick wall along Tasman Street without mimicking it. The brick-clad Pukeahu Terrace Houses are designed to particularly reflect the height and proportions of the former Mount Cook Police Station building, with the top of the terraces aligning with the ridge height of the heritage building.</li> <li>• Along Tasman Street, the proposed low-height brick garden wall at the street boundary echoes and complements the distinctive historic brick wall element on the opposite (west) side of the road, which has defined the Tasman Street streetscape since the 1890s.</li> <li>• A key element of the former Mount Cook Police Station’s contextual significance is as a ‘bookend’, along with the Tasman Street Wall, that defines the eastern corner of the National War Memorial setting, positioned at the corner of Buckle and Tasman Streets.</li> <li>• The proposed apartment towers make no change to the sense of ‘separation’ achieved by the Pohutukawa planting or the historic heritage values that the planting frames.</li> <li>• The ‘rifting’ of the towers (both north and south blocks) provides a scale and relief to the tower forms, with the leading-edge proportions responding to the verticality of the Carillon and National War Memorial.</li> <li>• See the commentary against TAO1.1 and TA01.2 below for further discussion of the response to the National War Memorial.</li> <li>• The proposed height of the apartment towers lends greater value to the nearby lower-scale heritage assets (the former</li> </ul>

<sup>2</sup> Wellington City Council, ‘Mount Cook Police Station (Former) – Heritage Inventory Report’, (2013), 5.

Relevant Design Provisions	Archifact comment
	<p>Mount Cook Police Station, Tasman Street wall, former Army Headquarters Building, Home of Compassion Creche, and Museum Stand in Basin Reserve), reinforcing their distinctive form and scale within an urban cityscape that anticipates and warrants greater intensification.</p> <ul style="list-style-type: none"> <li>• There is no adverse effect on the former Army Headquarters Building to the west.</li> <li>• Aside from being the western “<i>red-brick bookend</i>”<sup>3</sup> of the National War Memorial and Pukeahu/Mount Cook area alongside the former Mount Cook Police Station to the east, the former Army Headquarters Building is “<i>unencumbered by other buildings, and its relative isolation is amplified by the adjacent wide streets and vacant land on the opposite side of Buckle Street</i> [now part of the National War Memorial Park].”<sup>4</sup> The building’s shared historical context and relationship with other former ‘military’ structures around Mount Cook (including the Dominion Museum and the National War Memorial) will be maintained and unchanged by the proposed development.</li> <li>• The proposed development affords a positive scale transition and relationship with the adjoining National War Memorial Park public space.</li> <li>• It provides a sense of enclosure to the public space, while the stepped modulation of height from the street edge means that the apartment tower elements don’t appear to dominate the public space. To some extent, the proposed development becomes a marker of the edge of the National War Memorial public space.</li> <li>• The proposed development is located at the southeast corner of the National War Memorial Park. It is separated from the park by Buckle Street and Tory Street, and more significantly by the State Highway 1 Arras Tunnel which travels beneath the park. As such, it will not cause any adverse dominance or severance effects on the National War Memorial Park or nearby heritage buildings.</li> <li>• The collection of heritage elements grouped on and around the ridge and slopes of Pukeahu/Mount Cook – the National War Memorial, the Dominion Museum, the former Mount Cook Police Station building and the Tasman Street wall at the eastern corner, and the former Army Headquarters Building to the west – can be considered collectively, in conjunction with the recent National War Memorial Park public setting to the north, to have a combined heritage context. The proposed development sits adjacent to, but outside of, this important group setting. The proposed scheme respects and maintains the character and significance of the individual and collective heritage elements and enables their continued appreciation and interpretation.</li> </ul>

<sup>3</sup> Wellington City Council, ‘Army Headquarters (Former) – Heritage Inventory Report’, (2012), 6.

<sup>4</sup> Wellington City Council, ‘Army Headquarters (Former) – Heritage Inventory Report’, (2012), 6.

Relevant Design Provisions	Archifact comment
	<ul style="list-style-type: none"> <li>• There are no identified nearby Heritage Areas within the District Plan. The Basin Reserve area is not recognised as a heritage area within the District Plan (noting that while it has been proposed for addition in the Spatial Plan, until the Proposed District Plan is notified in mid-2022 any draft heritage provisions have no legal weight). Consequently, in order to understand what values the Basin Reserve area as a whole has, the HNZPT listing for the Basin Reserve Historic Area was consulted.</li> <li>• While there are a number of inter-related historic elements in the area, there is no recognition or reference that the Basin Reserve area has a relationship (aside from the relative proximity of distance) with Pukeahu and its collective heritage elements, including the National War Memorial. The primary heritage elements within the area are the Museum Stand and the William Wakefield Memorial.</li> <li>• Views of the National War Memorial and Dominion Museum are part of the wider urban context that includes dynamic and changing glimpses of the site as one moves through the city. While there are views to the National War Memorial and Dominion Museum (former), these are incidental to, and not part of, the formal designed north-south axis. The proposed development will continue to afford glimpses towards the National War Memorial and Pukeahu from different points within and around the Basin Reserve area.</li> <li>• The former Home of Compassion Creche building is on the north side of Buckle Street and located at the furthest east point of the National War Memorial Park. The Arras Tunnel carrying SH1 below the National War Memorial Park causes a physical severance with the proposed development on the south side of Buckle Street.</li> <li>• Note that in late evening around the summer solstice, the development will cast a shadow across the SH1 Arras Tunnel and over the eastern corner of the National War Memorial Park, which includes some minor shading of the former Creche building.</li> <li>• Nevertheless, there are no overall adverse effects from the proposed development on the heritage values of the former Creche building.</li> </ul>
<p>TA O1.1  <i>To retain the landmark significance of the Carillon and National War Memorial, and respect its symbolic status.</i></p>	<ul style="list-style-type: none"> <li>• The proposed development sits next to, but outside of, the primary area that is associated with the National War Memorial and Dominion Museum.</li> <li>• The Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider Wellington context.</li> <li>• As such the National War Memorial can be seen as a local marker and becomes an important point of orientation as one moves through the area and views to the National War Memorial reveal themselves.</li> <li>• The focal status of the Carillon tower and the National War Memorial is reinforced in the configuration of the apartment</li> </ul>

Relevant Design Provisions	Archifact comment
	<p>towers across the site: the bulk of the apartment towers have been split in two, with the threshold aligned on the historic Te Aro grid axis using the Carillon tower as the reference datum point for the axis.</p> <ul style="list-style-type: none"> <li>• The design of the individual apartment tower roofs is simple, clean, and unarticulated, with roof clutter minimised. This allows them to be viewed as 'ground' with the Carillon tower beyond as the figural element.</li> <li>• The variation and modulation of building types, mass, and heights within the overall development provides a positive skyline articulation to the proposed scheme that breaks up the visual bulk and responds to the finer-grain characteristics of the existing context.</li> <li>• This approach aligns with the comments and recommendations from the Urban Design Panel.<sup>5</sup></li> <li>• The WCC Heritage Inventory Report for the National War Memorial identifies that "<i>The structure was built in conjunction with the former National Museum and Art Gallery. Together the two structures lie on a formal axis that was original planned to extend into a tree lined boulevard to Courtenay Place.</i>"<sup>6</sup></li> <li>• The protected viewshaft (Central Area Viewshaft 21 in the DP) looking north along the formal north-south axis from the National War Memorial is retained and unchanged.</li> <li>• The proposed apartment towers sit outside the protected viewshaft from the National War Memorial, and the protected viewshaft (Viewshaft 20) looking south towards the National War Memorial from the north.</li> <li>• While originally there was no planting on the Pukeahu hill, the existing setting of the National War Memorial and Carillon (and Dominion Museum) is now strongly defined and reinforced by the Pohutukawa planting on the slopes of Pukeahu/Mount Cook.</li> <li>• The Council Heritage Inventory Report for the Dominion Museum states that "<i>The trees help to <u>separate</u> [emphasis added] the Museum building from the former Mount Cook police barracks to the east and the grounds of the former Defence depot building to the west.</i>" As noted, the area around, and associated with, the National War Memorial / Dominion Museum is bookended by the low scale former Mount Cook Police Station building and the former Army Headquarters Building defining the east and west corners of the block.</li> <li>• The view of the Carillon from the Mount Victoria tunnel is not a protected formal viewshaft (as recognised in the DP). More particularly it is not a formal view as intended by the original design of the National War Memorial. The formal view is from the north and includes the Dominion Museum as a foil to that view. Nonetheless, a clear sightline from the Mount Victoria tunnel exit is maintained through the distribution and separation of the tower masses.</li> </ul>

<sup>5</sup> See the 'Urban Design Panel Recommendations' (May 2021), 1-2.

<sup>6</sup> Wellington City Council, 'National War Memorial – Heritage Inventory Report, (August 2012), 11.

Relevant Design Provisions	Archifact comment
	<ul style="list-style-type: none"> <li>The proposed development makes no change to the significant symbolic values of the National War Memorial as “<i>New Zealand’s foremost symbolic and commemorative building, a place of pilgrimage and ceremony, and of very high social value to the country.</i>”<sup>7</sup></li> <li>The relationship of the National War Memorial with its surrounding recognised setting (as identified in the WCC Heritage Inventory Report)<sup>8</sup> – the Dominion Museum to the south, the National War Memorial Park public setting to the north, the location on the northern slopes of Pukeahu/Mount Cook overlooking Buckle Street and National War Memorial Park, the surrounding dense planting of Pohutukawa trees on the eastern and western sides, and the former Mount Cook Police Station to the east, and the grounds of the former Army Headquarters Building to the west – is maintained and unchanged.</li> <li>The proposed development is located near the southeast corner of the National War Memorial Park. It is separated from the park by Buckle Street and Tory Street, and more significantly by the State Highway 1 Arras Tunnel which travels beneath the park.</li> </ul>
<p>TA O1.2  <i>To maintain an unobstructed ridge-top setting for the National War Memorial and good visual connections with the city.</i></p>	<ul style="list-style-type: none"> <li>It is recognised that “<i>The structure was built in conjunction with the former National Museum and Art Gallery. Together the two structures lie on a formal axis that was original planned to extend into a tree lined boulevard to Courtenay Place.</i>”<sup>9</sup></li> <li>The protected viewshaft (Central Area Viewshaft 21 in the DP) looking north along the formal north-south axis from the National War Memorial is retained and unchanged.</li> <li>The Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider Wellington context.</li> <li>It is perceived and appreciated from a very dynamic context, and views towards the National War Memorial (and Dominion Museum to a lesser extent) are revealed as the public move throughout the city, much the same as the existing condition hides and reveals the National War Memorial as one moves through the surrounding context.</li> <li>The visual connections with the city from the National War Memorial are heavily defined by the surrounding Pohutukawa planting on Pukeahu/Mount Cook. From the public realm around both the National War Memorial and the Dominion Museum atop the Pukeahu ridge, the dense Pohutukawa planting hides any views of the proposed development.</li> <li>Views to the National War Memorial and Dominion Museum from the east (and indeed the west) are part of the wider urban context that includes dynamic and</li> </ul>

<sup>7</sup> Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 2.

<sup>8</sup> Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 9.

<sup>9</sup> Wellington City Council, ‘National War Memorial – Heritage Inventory Report,’ (August 2012), 11.

Relevant Design Provisions	Archifact comment
	<p>changing views of the site as one traverses the city. It has been recognised that the views are dynamic and that complete visibility from all possible vantage points is not feasible.<sup>10</sup> While there are side views to these elements, these are incidental and not part of the formal designed north-south axis.</p> <ul style="list-style-type: none"> <li>• The incidental and dynamic glimpse of the tops of the Carillon and the Dominion Museum as seen from the east when emerging from the Mount Victoria tunnel is not a formal or intended view (as recognised in the DP). Nonetheless, a clear sightline from the Mount Victoria tunnel exit is maintained through the distribution and separation of the tower masses.</li> <li>• When seen from the east, the dense Pohutukawa planting hides most of the Dominion Museum building, leaving only the upper section and roof form visible. This appears even less prominent when read against the Town Belt hill backdrop.</li> <li>• The proposed apartment towers reflect the stepped height relationship between the Carillon tower and the Dominion Museum, similarly reducing in height from the north to the south.</li> </ul>
<b>Relevant Central Area Urban Design Guide Guidelines:</b>	
<p><b>G3.5</b>  <i>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 building spaces.</i></p>	<ul style="list-style-type: none"> <li>• The architectural massing and relationship of the various built forms within the site have been carefully considered so that the overall proposed development sits appropriately within the site and does not dominate the surroundings (both the surrounding heritage elements and the National War Memorial Park setting).</li> <li>• A positive scale transition is achieved at the street edge with the three-storey terraced 'walk-ups' mitigating the greater scale of the towers to the east.</li> <li>• The proposed lower-height brick terraces (Pukeahu Terrace Houses) positioned along the Buckle Street edge and wrapping around the corner into Tasman Street respond positively to the scale, materiality, and design of the Police Station and the heritage brick wall along Tasman Street without mimicking it. The brick-clad Pukeahu Terrace Houses are designed to particularly reflect the height and proportions of the former Mount Cook Police Station building, with the top of the terraces aligning with the ridge height of the heritage building.</li> <li>• The apartment towers are aligned in relation to the historic Te Aro grid rather than along the Tasman Street alignment; consequently, at the key Tasman Street/Buckle Street intersection (northwest corner of the site), the north tower experiences its greatest setback from the street corner. This provides an enhanced scale transition between the lower brick 'podium' form of the terraces and the higher apartment tower forms.</li> <li>• This scale transition is further enhanced by the 'rifting' of the north tower plan, with the western half of the tower moved southward and increasing the transition threshold at the street corner.</li> </ul>

<sup>10</sup> Wellington City Council, 'Pre-Application Meeting Record,' (Meeting date 18 June 2021), 3.

Relevant Design Provisions	Archifact comment
	<ul style="list-style-type: none"> <li>In addition, the western half of the north tower is slightly lower than the eastern half, providing a further 'stepped' height transition.</li> </ul>
<p><b>G3.7</b>  <i>Reduce the proportion of site area covered by parts of buildings that are significantly higher than existing surrounding buildings.</i></p>	<ul style="list-style-type: none"> <li>The potential bulk of the higher-scale apartment towers has been split up into two built forms (the north tower and the south tower). This allows them respond to, and reference, the Carillon tower as a datum point, and to limit the proportion of the overall site area that they cover.</li> <li>The towers' footprints are also aligned in relation to the historic Te Aro grid and not along the Tasman Street alignment (which is skewed from the primary Te Aro grid). This further minimises the extent of the site that the apartment towers cover.</li> </ul>

### 7.3 consideration of basin reserve flyover panel decision

Consideration has been given to the pertinent findings of the Board of Inquiry's Decision (August 2014) in response to the proposed Basin Reserve Flyover project.

#### 7.3.1 national war memorial park

The following point is the main finding regarding any effects on National War Memorial Park:<sup>11</sup>

- The NWM [National War Memorial] Park is being created deliberately in such a way as to avoid adverse effects in future of large volumes of traffic passing in close proximity to this important heritage space.*

This review finds that the principal finding regarding the National War Memorial Park was that it was created to address and remedy the high volumes of traffic causing adverse effects on the heritage space (and associated heritage elements). The Board of Inquiry made no further comments regarding any other adverse effects on the National War Memorial Park.

The effects of the proposed development at 1 & 23 Tasman Street have been addressed in **section 7.1** and **7.2**.

#### 7.3.2 basin reserve historic area

The following points are the main findings regarding any effects on the Basin Reserve historic area:<sup>12</sup>

- Adverse heritage effects relating to the proposed mitigation structure [the proposed 65m-long Northern Gateway Building]:
  - Changes to heritage fabric within the Basin Reserve Historic Area*
  - Changes to significant historic views into and out of the Basin Reserve*
  - Effects on the ambience within the Basin Reserve*
  - Dominance over the northern entrance plaza*

<sup>11</sup> Board of Inquiry, 'Final Report and Decision of the Board of Inquiry into the Basin Bridge Proposal,' (August 2014), 232-233.

<sup>12</sup> Board of Inquiry, 'Final Report and Decision of the Board of Inquiry into the Basin Bridge Proposal,' (August 2014), 234-233.

- e. *Severance between the traditionally connected Basin Reserve and Canal Reserve.*
- 2. Cumulative adverse effects of severance within the heritage setting:
  - a. *Dominance of new structures in a sensitive heritage setting*
  - b. *The permanent loss of historically significant views*
  - c. *The sense of severance between historically connected places with strong historical associations.*
  - d. *Such adverse effects arise between the Basin Reserve and the Kent and Cambridge Terraces boulevard, and between the Basin Reserve and the Character Area of Mount Victoria.*
  - e. *The north-south severance referenced to in the [point 'd' above] takes on additional significance in the context of the ceremonial processional route between Parliament and Government House.*

This review finds that the principal findings of the Board of Inquiry related to the adverse effects of the proposed flyover bridge structure and the proposed mitigation structure (the Northern Gateway Building). The Board of Inquiry did not find that there was a specific or significant relationship between the Basin Reserve Historic Area and the Pukeahu/National War Memorial area.

The dominance and severance effects which the Basin Reserve Flyover was found to generate would not be generated by the proposed development at 1 & 23 Tasman Street:

- i. The proposed development will not change any heritage fabric within the Basin Reserve Historic Area.
- ii. The proposed development will not cause the *“permanent loss of historically significant views”* into or out of the Basin Reserve. The principal historically significant view that was recognised by the Board of Inquiry was the north-south view, which the proposed development will have no effect on.
- iii. The proposed development will be visible in some views between the Basin Reserve Historic Area and Pukeahu/Mount Cook, which includes a partial view of the top of the National War Memorial Carillon tower and the roof-form of the Dominion Museum above the dense Pohutukawa planting. However, as already discussed earlier (see the comprehensive commentary in **section 7.1** and **7.2**), while there are views to the National War Memorial and Dominion Museum (former), these are incidental and not part of the formal designed north-south axis. The proposed development will continue to afford glimpses towards the National War Memorial and Pukeahu from different points within and around the Basin Reserve area.
- iv. The significant dominance effects that would be caused by the Basin Reserve Flyover structure and the Northern Gateway Building will not be experienced by the proposed development, which is removed by some distance (approximately 50 metres from the Basin Reserve, with a large property and building and the State Highway 1 arterial road thoroughfare between.
- v. The proposed development is physically distant from the Basin Reserve area, does not obscure any views towards the Basin Reserve area, does not have a dominating or visually intrusive presence when perceived from the Basin Reserve area. Consequently, it will not have an adverse impact on the ambience of the Basin Reserve area.
- vi. The proposed development will also have no *“dominance over the northern entrance plaza”*.

- vii. The proposed development will cause none of the north-south severance between the traditionally-connected Basin Reserve and Canal Reserve (i.e. the Kent and Cambridge Terraces boulevard). Neither will it have any impact whatsoever on the “*ceremonial processional route between Parliament and Government House.*”

## 8. conclusion

The proposed One Tasman Pukeahu Park development at 1 & 23 Tasman Street represents an appropriate and supportable scheme that respects the identified historic heritage values of the adjacent and nearby heritage buildings, elements, and spaces, minimises effects, and enhances those values and the wider public benefit.

The proposed massing, height, scale and proportions, architectural forms, detailing, and materiality of the new development is designed to respect and be sympathetic to the nearby heritage. The varied architectural massing and relationship of the various built forms within the site have been carefully considered so that the proposed development sits appropriately within the site, maintains the characteristic mixed-grain of the surrounding existing context, and does not dominate the surrounding heritage elements. The proposed height is a site-specific response to the particular and distinctive topography of the site.

The collection of heritage elements grouped on and around the ridge and slopes of Pukeahu/Mount Cook including the National War Memorial, the Dominion Museum, the former Mount Cook Police Station building and the Tasman Street wall on its eastern boundary, and the former Army Headquarters Building to the west can be considered collectively, in conjunction with the Pukeahu National War Memorial Park public setting to the north, to describe a collective heritage context. The proposed development sits adjacent to, but outside of, this important setting. The proposed scheme respects and maintains the character and significance of the individual and collective heritage elements and enables their continued appreciation and interpretation.

The National War Memorial’s Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider Wellington context. The focal status of the Carillon tower and the National War Memorial is reinforced in the configuration of the apartment towers across the site: the bulk of the apartment towers have been split in two, with the threshold aligned on the historic Te Aro (Heaphy) grid axis using the Carillon tower as the reference datum point for the axis. The split of the north and south towers also maintains sightlines from the Mount Victoria Tunnel exit.

Overall, the proposed works demonstrate a commitment to respecting, maintaining, and enhancing the nearby heritage buildings, and the wider heritage and urban context, providing a positive and appropriate outcome with a resultant less-than-minor adverse effect on heritage values.