

2.0 PLANNING CONTEXT

Fast Track Consent Application

One Tasman | Pukeahu Park

3.15 Planning

As described on Page 11, the project site sits within the Central Area, with a height limit of 18.6m AGL. There is also a portion of the project site (23 Tasman St) that has a height limit of 10.2m AGL. The diagrams on the right outline the proposed building heights above ground level (AGL). These are summarised below:

- Northern Apartments – West Wing 31.7m AGL, East Wing 36.6m AGL, top of the lift overrun is 37.7m AGL.
- Southern Apartments – 32.3m AGL, top of lift overrun 33.7 AGL.
- Buckle Street Terraces Houses – 13.8m AGL.
- Pukeahu Terrace Houses – 12.7m AGL.
- Courtyard Terraces – 15.1m AGL.

The total allowable mass is 68,702m³, the total proposed mass is approximately 64,123m³.

The Draft Spatial Plan recommended an 8-storey height limit for this site. This has been interpreted as 26.68m AGL and is demonstrated by the blue plane in fig 94. The revised, now Council-approved Spatial Plan endorsed an “an unrestricted maximum building height for the majority of the Central Area, including the city block of which the Tasman Street site is part.

Under the Central Area rules, either the height may be exceeded by 35%, or the mass by 15% within the discretionary limits.

The proposal sits well within the mass rules of the current District Plan, and *Northern* and *Southern Apartments* buildings within the discretionary + 35% discretionary limits of the draft spatial plan heights for the site, and within the proposed 10 storey realm of the Draft Spatial Plan for the adjoining Te Aro Precinct area.

Additionally, the tallest components (the *Northern* and *Southern Apartments*) occupy only 35% of the site. The remainder of the proposal is comprised of buildings well under the current District Plan height limits and/or open space. Diagrams fig.93 & 94 demonstrate the degree of ‘unbuilt volume’ the proposal configures in areas of the site where the benefits of lower mass are of most value either to the amenity of the site and/or the neighbourhood.

For a detailed assessment of the environmental effects refer to the Urban Perspectives AEE.

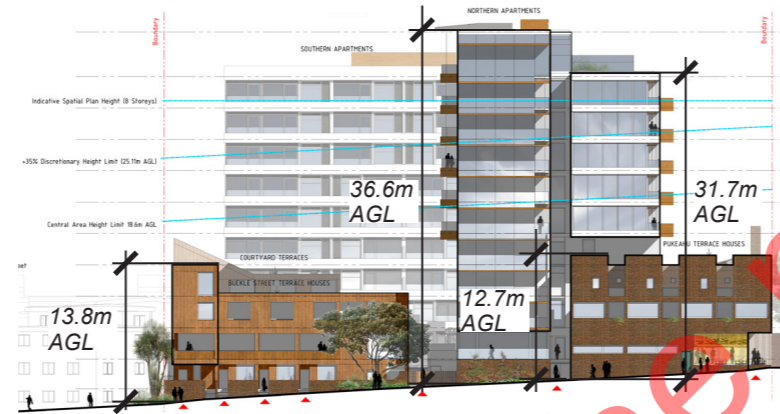


Fig 97. North Elevation Height Diagram



Fig 96. East Elevation Height Diagram

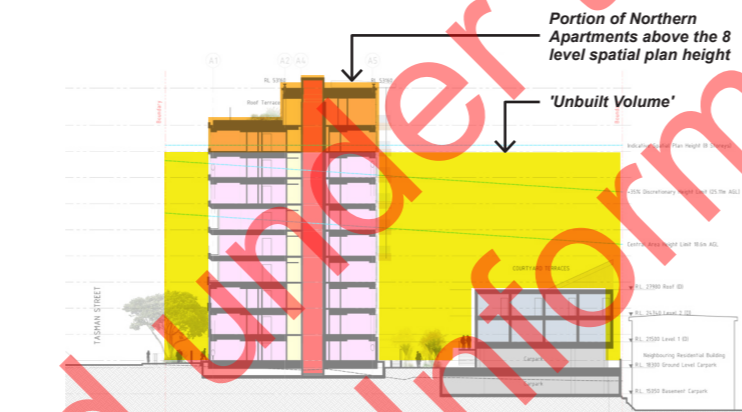
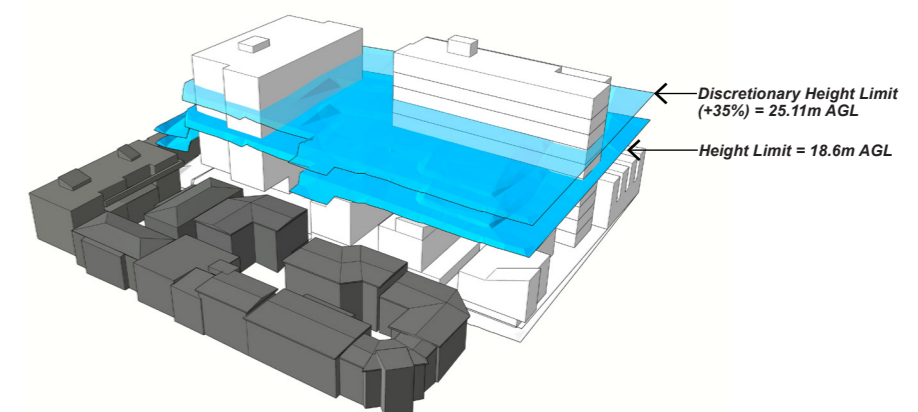


Fig 93. Section Diagram



DISTRICT PLAN HEIGHT PLANE		PROPOSED MASS CALCULATION	
Allowable Height	18.6m Above ground level (AGL)	Proposed Mass	= approx 64,123m ³
Height increased by 35%	= 25.11m (AGL)		

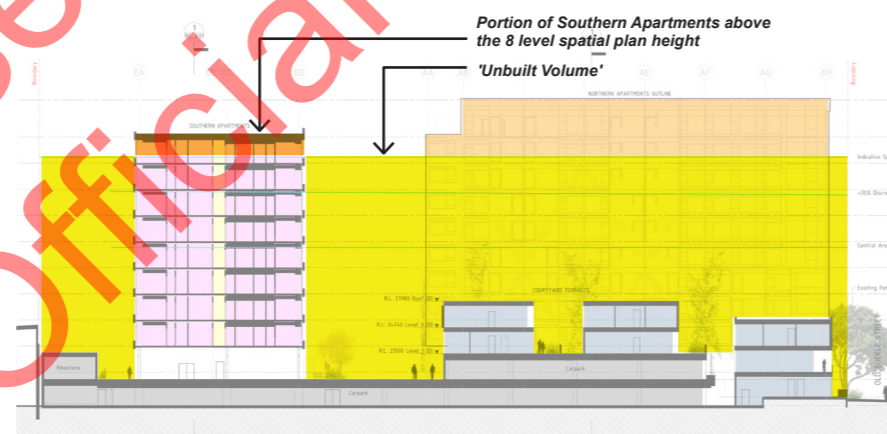
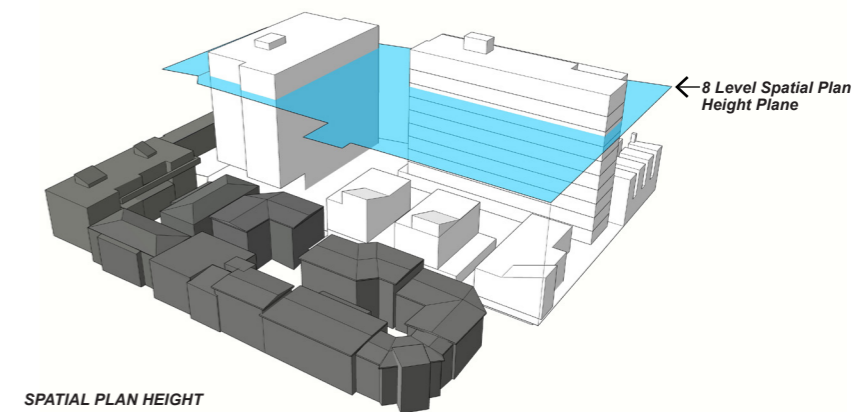


Fig 94. Section Diagram



SPATIAL PLAN HEIGHT
Assumed height plane 8 levels
(3.24m Floor to Floor x 8no. + nominal roof buildup = 26.68m)
Fig 95. Spatial Plan Height diagram