

Submission on resource consent application

**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

Notes for the applicant

Use this form to make a submission on a resource consent application you support or oppose. You can also make a submission online, visit wellington.govt.nz/have-your-say/public-notice.

If you have any questions, visit wellington.govt.nz/resourceconsents, or email planning@wcc.govt.nz or phone us on 04 801 3590.

Send the completed submission via email to consent.submissions@wcc.govt.nz or hand it in to us at:

Resource Consents

Wellington City Council

PO Box 2199, 12 Manners Street, Wellington

Submission details

Name of applicant: One Tasman Development Limited Partnership

Site address: 1-23 Tasman Street, Mount Cook, Wellington

Proposal: 1-23 Tasman Street, Mount Cook

Service request number: 528330

☒ Support the application ☐ Oppose the application ☐ Neutral

Submitter details

Name of submitter: Dr Ben Schrader for Historic Places Wellington

Submission statements *(use additional pages if required)*

The aspects of the application that I support/oppose are:

Historic Places Wellington supports the One Tasman development. It sits within a precinct of nationally important historic heritage – the Basin Reserve to the east and Pukeahu Park to the west – and any new development within this area needs to be respectful of this status. We feel this has been largely realised here. We welcome the attempts the developer has made to refer to the existing historic heritage within Pukeahu Park and environs. This includes referencing the former Police Station and Home of Compassion creche through the provision of brick-clad town houses on the corner of Old Buckle and Tasman Streets and mirroring the Carillon's soaring form through the provision of a glazed and narrow tower-like element in the northern apartment building. The relationship between these buildings is improved by both being on the Te Aro grid, rather than the Newtown one, as laid out by William Mein Smith in Wellington's 1840 town plan.

We oppose the obscuring of the Carillon and Pukeahu/Mt Cook ridge from certain eastern aspects of the Basin Reserve area, but welcome the view shaft of the Carillon from the Mt Victoria Tunnel created by the relocation of the southern apartment building several metres south of its original site. This mitigates to some extent the loss of the wider view. We also have some reservations about the sheer bulk of the apartment buildings in an otherwise low-rise area, but accept that such bulk is now allowed within the District Plan and higher densities are inevitable in the area. HPW accepts the need for more higher density housing in the central city and see this development as an example of 'density done well'.

The reasons for my submission are:

Historic Places Wellington is an incorporated society that advocates for the preservation of built and historic heritage in Wellington/Pōneke. We are not opposed to new building developments in the city, but look for outcomes that respects and enhances existing built and historic heritage. We believe that the One Tasman development largely realises these aims. This result is all too rare in this city and so HPW feels it is important to voice our support when it happens. We also believe that the complex provides the opportunity to enhance the historic heritage of the area by showing how old and new buildings can be integrated in a way that enriches each other and creates a diverse and dynamic townscape which people want to be in.

The decision I/we would like Wellington City Council to make is
(include any conditions of consent you would like to see imposed):

We would like the Wellington City Council to approve the One Tasman development.

We suggest the developer be asked to provide some interpretation – possibly in the proposed café or nearby – that relates the heritage of the area and the developer's attempts to acknowledge it in the scheme. We believe Wellingtonians would find this fascinating. It would also highlight how historic heritage continues to contribute to the city's urban identity and sense of place.

Note: *Select one.

I ☐ request/ ☒ do not request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

Oral submission at the hearing

- ☐ I/we wish to speak in support of the submission
☒ I/we do not wish to speak in support of the submission

- ☐ If others make a similar submission, I will consider presenting a joint case with them at the hearing

[HPW ed: Personal contact details for Ben have been removed]