

## 15.1314.2.6 ~~Commercial Central City Business~~ City Centre and Central City Mixed Use Zones urban design

- a.** The extent to which the **building** or use:
- i. recognises and reinforces the context of a **site**, having regard to the identified urban form for the ~~Commercial Central City Business~~ City Centre Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and **public open spaces**;
  - ii. in having regard to the relationship of Ngāi Tūāhuriri/ Ngāi Tahu with Ōtautahi as a cultural element, consideration should be given to **landscaping**, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context-;
  - iii. in respect of that part of the **building** or use visible from a publicly owned and **accessible** space, promotes active engagement with the street, community safety, **human scale** and visual interest, including consideration of the visual impact of car parking;
  - iv. Demonstrates a clear and coherent design strategy through the composition of design elements, articulation and modulation of the building facades, colours & materials, glazing and other architectural detailing. The strategy should take into account nearby **buildings** in respect of the exterior design, materials, architectural form, scale and detailing of the **building**;
  - v. is designed to emphasise the street corner (if on a **corner site**);
  - vi. is designed to incorporate **Crime Prevention Through Environmental Design** (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and **boundary** demarcation; and
  - vii. incorporates **landscaping** or other means to provide for increased amenity, shade and weather protection.
  - viii. For buildings or parts of buildings over 28m in height, the proposal will need to demonstrate (in addition to the above matters):
    - a. How the top of the **building** contributes positively to the enhancement of the skyline, including the use of recessed and well-screened accommodation of rooftop plant, and service apparatus and telecommunication masts. Note that large blank walls / facades should be avoided in the tower element of the **building**.
    - b. A clear and coherent design for the **building** that avoids a dominant built form, and provides visual interest when viewed from short, medium and long ranges, particularly from **public open spaces** and other areas where there are high levels of pedestrian activity.
    - c. The relationship between the **building base** and **building tower** elements and the use of the **building**.
    - d. How the **building** avoids the individual or cumulative effects of shading, glare and reflections, and reflected heat from glass for sensitive sites including adjoining

residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square, Latimer Square and Cathedral Square.

- e. A clear design strategy for the building's signage and night-time appearance, including lighting, results in a high quality outcome without a proliferation of signs and large scale advertising.
- f. The mitigation of the adverse impacts of wind caused by tall buildings on the safety and comfort of people, whether stationary or moving, at street level and in other public open spaces including Cathedral Square, Victoria Square, the Otākaro Avon River Corridor, the Margaret Mahy Family Playground, any public open space zoned Open Space Community Park Zone, Central City Heritage Triangles and other parks, and any mitigation measures proposed, demonstrated through the use of wind modelling and analysis.
- g. Note: The Council intends to publish a design guide for large scale central city buildings which will elaborate on the above specified matters.

#### Advice Note:

- For the purpose of this assessment, safety and comfort will be demonstrated where the building does not result in wind conditions that exceed the following cumulative wind condition standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100m of the site based on modelling:
  - i. 4 m/s at the boundary of the site street frontage for the width of the footpath;
  - ii. 6 m/s within any carriageway adjacent to the site;
  - iii. 4 m/s at the following listed public open spaces:
    - A. The Avon River Precinct Zone;
    - B. Cathedral Square;
    - C. Victoria Square;
    - D. Any public open space zoned Open Space Community Park Zone;
    - E. The Margaret Mahy Family Playground.

New buildings, structures or additions greater than 28 metres in height shall not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.

Tracked version of Matter of Discretion Rule 15.14.2.6

Purple bold underline indicates text notified on August 19<sup>th</sup>.

Purple and struck out indicates text notified on August 19<sup>th</sup> that is proposed to be deleted or moved.

Blue - Changes to text notified on August 19<sup>th</sup>.

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- a.** The extent to which the **building** or use:
- i. recognises and reinforces the context of a **site**, having regard to the identified urban form for the ~~Commercial Central City Business~~ City Centre Zone, the grid and diagonal street pattern, natural, heritage or cultural assets, and **public open spaces**;
  - ii. in having regard to the relationship of Ngāi Tūāhuriri/ Ngāi Tahu with Ōtautahi as a cultural element, consideration should be given to **landscaping**, the use of Te Reo Maori, design features, the use of locally sourced materials, and low impact design principles as is appropriate to the context-;
  - iii. in respect of that part of the **building** or use visible from a publicly owned and **accessible** space, promotes active engagement with the street, community safety, **human scale** and visual interest, including consideration of the visual impact of car parking;
  - iv. Demonstrates a clear and coherent design strategy through the composition of design elements, articulation and modulation of the building facades, colours & materials, glazing and other architectural detailing. The strategy should take into account nearby **buildings** in respect of the exterior design, materials, architectural form, scale and detailing of the **building**;
  - v. is designed to emphasise the street corner (if on a **corner site**);
  - vi. is designed to incorporate **Crime Prevention Through Environmental Design** (CPTED) principles, including encouraging surveillance, effective lighting, management of public areas and **boundary** demarcation; and
  - vii. incorporates **landscaping** or other means to provide for increased amenity, shade and weather protection.
  - viii. For buildings or parts of buildings over 30m in height, considers the adverse impacts of wind caused by tall buildings on the safety and comfort of people, whether stationary or moving, at street level and in other public open spaces including Cathedral Square, Victoria Square, the Otākaro Avon River Corridor, the Margaret Mahy Family Playground, any public open space zoned Open Space Community Park Zone, Central City Heritage Triangles and other parks, and any mitigation measures proposed, demonstrated through the use of wind modelling and analysis.
  - ix. For buildings or parts of buildings over 28m in height, the proposal will need to demonstrate (in addition to the above matters):
    - a. How the top of the building contributes positively to the enhancement of the skyline, including the use of recessed and well-screened accommodation of

rooftop plant, and service apparatus and telecommunication masts. Note that large blank walls / facades should be avoided in the tower elements of the building.

- b. A clear and coherent design for the design approach to the proposed building that avoids dominant built form, including a coherent relationship between the building base and building tower elements to ensure graceful design solutions and avoiding overly bulky and dominant building forms. The proposed building shall demonstrate how the height and massing is visually mitigated through the overall design of the building. Massing is the combined effect of the height, bulk and silhouette of a building. In general, bulky, dominant massing of new tall buildings should be avoided. The building form/massing should be influenced by the site's location, the use of the building and its status, and its contribution within the wider urban context, for example as a landmark focus or as a response to other established taller buildings. and provides visual interest when viewed from short, medium and long ranges, particularly from public open spaces and other areas where there are a high levels of pedestrian activity.
- b. An elegant design approach for the top of the building including the accommodation of rooftop plant and service apparatus and telecommunication masts that contributes positively to the enhancement of the city skyline, particularly from strategic viewpoints and areas where there are high levels of pedestrian activity.
- c. The relationship between the building base and tower elements and the use of the building.
- d. How the building avoids mitigates the individual or cumulative effects of shading, visual bulk and dominance, glare and reflections, and reflected heat from glass on sites in for sensitive sites including adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square, Latimer Square and Cathedral Square.
- e. High architectural quality through the composition of design elements, articulation and modulation of the building facades, colours & materials, glazing and other architectural detailing. Note that large blank walls / facades should be avoided in the tower element of the building. External materials will need to be durable, require low maintenance and perform well from an environmental sustainability perspective.
- e. An integrated and coherent A clear design approach strategy for the building's signage, lighting and night-time appearance, noting that including lighting, is a key design consideration and can greatly impact on the building's appearance on long and near views. results in a high quality outcome without a proliferation of signs and large scale advertising. Also note that large scale advertisements at high levels are not supported.
- e. The mitigation of the adverse impacts of wind caused by tall buildings on the safety and comfort of people, whether stationary or moving, at street level and in other public open spaces including Cathedral Square, Victoria Square, the Otākaro Avon River Corridor, the Margaret Mahy Family Playground, any public open space

zoned Open Space Community Park Zone, Central City Heritage Triangles and other parks, and any mitigation measures proposed, demonstrated through the use of wind modelling and analysis.

Advice Note:

- For the purpose of this assessment, safety and comfort will be demonstrated where the building does not result in wind conditions that exceed the following cumulative wind condition standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100m of the site based on modelling:
  - i. 4 m/s at the boundary of the site street frontage for the width of the footpath;
  - ii. 6 m/s within any carriageway adjacent to the site;
  - iii. 4 m/s at the following listed public open spaces:
    - A. The Avon River Precinct Zone;
    - B. Cathedral Square;
    - C. Victoria Square;
    - D. Any public open space zoned Open Space Community Park Zone;
    - E. The Margaret Mahy Family Playground.

New buildings, structures or additions greater than ~~30~~ 28 metres in height shall not result in wind speeds exceeding 15m/s more than 0.3% annually at ground level.