

Summary of application document for public notification

The proposal is for a three-storey building (basement, ground floor, two floors above and a rooftop terrace) with a maximum height of 15.5m. The building would contain various tenants including a health spa, restaurant, gymnasium, offices, retail activity, and up to 26 residential units and/or guest accommodation located in the building as follows:

- Basement level – a day spa with massage and pool facilities, six car parking spaces and 26 cycle parking spaces (accessed via the southern end of the site’s road frontage to Oxford Street);
- Ground floor level – gym, restaurant, office space, retail space, and six cycle parking spaces;
- First and second floors – up to 13 units on each floor (visitor accommodation and/or residential accommodation); and
- Rooftop – terrace for outdoor living space for residents use.

The vehicle access to the building will be located on Oxford Street, and waste collection areas are at the basement level.

The proposal requires resource consent because it is a new building that does not meet all the requirements set out under the District Plan rules for the Commercial Banks Peninsula Zone (height, site coverage, verandas along street frontages, proportion of glazing, and indoor storage and outdoor living space for residential units), and under-provision of car parking spaces on-site. The proposal would also involve building over the Oxford Street drain and have a vehicle access that does not meet all the standards in the District Plan transport rules.

The proposal is considered to have effects on the environment and persons which relate to:

- Transport effects (parking and the transport network);
- Visual effects;
- Local character effects;
- Crime Prevention Through Environmental Design (CPTED);
- Cultural effects; and
- Effects on the drain running through (under) the site.



Figure 1 Proposed elevations

The application document made available to the public to make submissions is made of two documents. The first document contains an email explaining that design changes may yet be made to the proposal

(pages 1-3) the application for resource consent (pages 4-138) which includes an assessment of effects (pages 17-29), plans for the proposal (pages 49-57, some of which are included in this summary as **Figures 1-3**), and an integrated transport assessment (pages 76-138), and the applicant's response to a request for further information under section 92 of the Resource Management Act 1991 (RMA 1991) (pages 173-193). The second document contains the report documenting the decision that was made (under section 95 of the RMA 1991) to publicly notify the application.

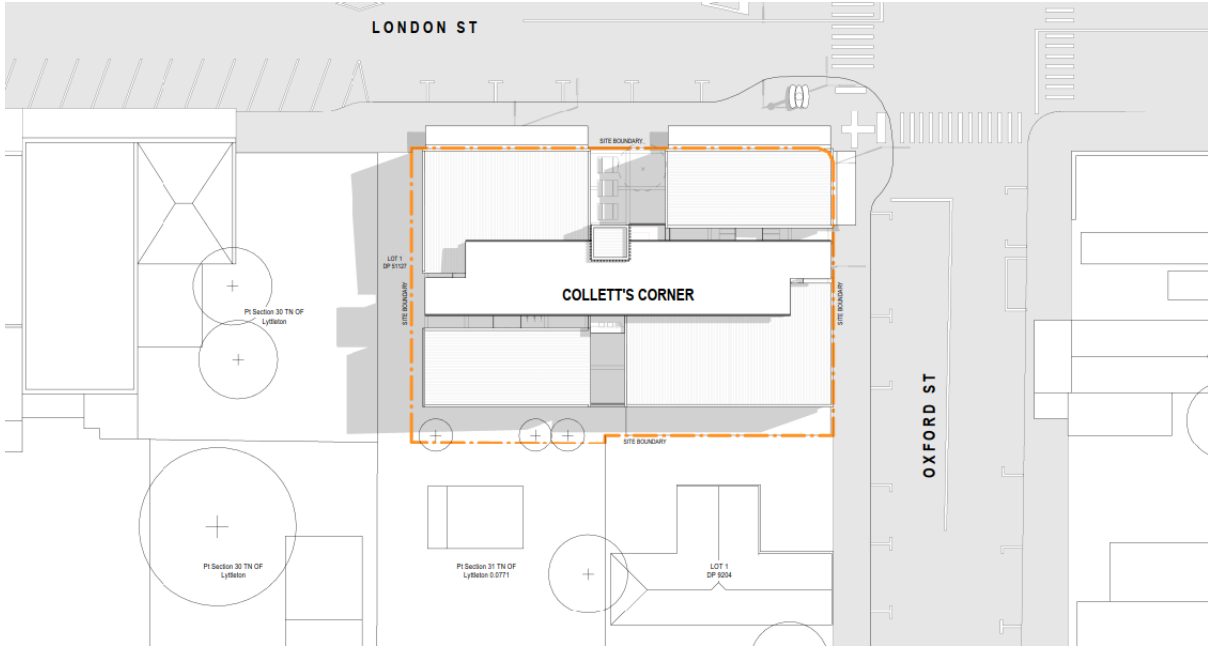


Figure 2 Application site

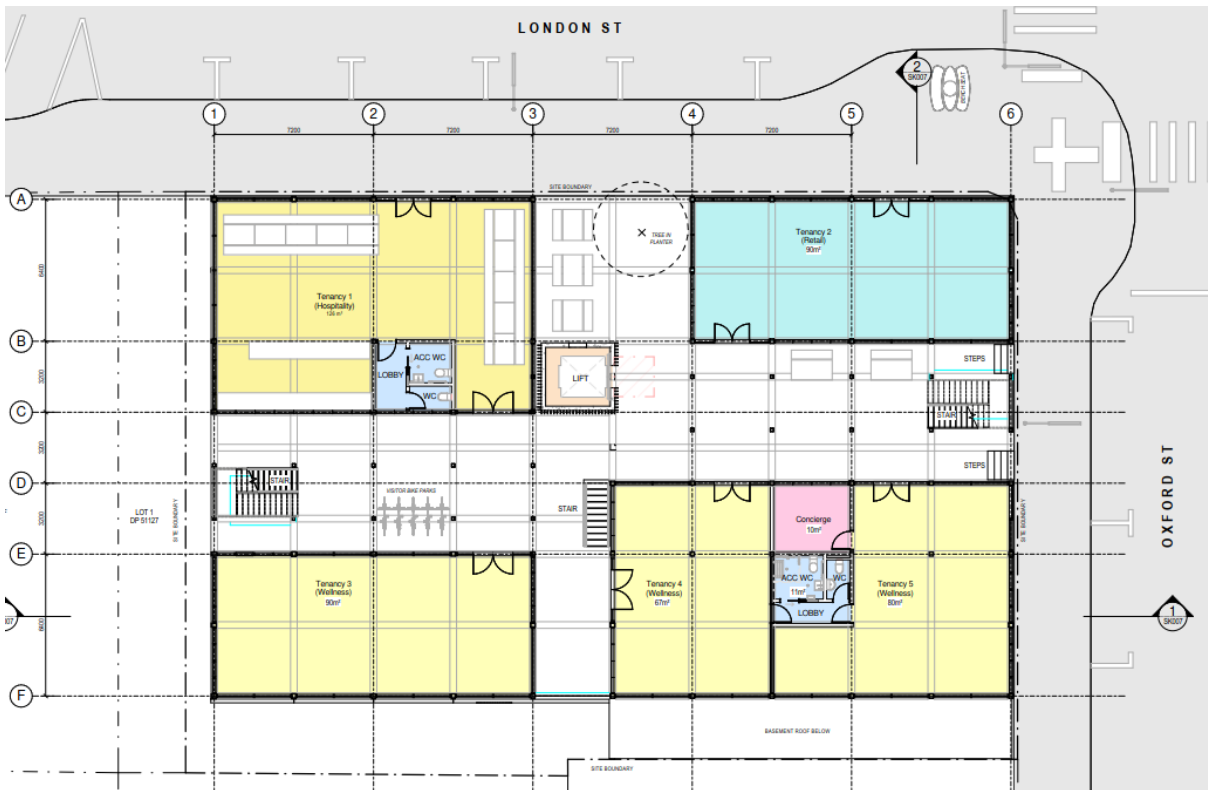


Figure 3 Ground floor plan