

**Section 95A-95F of the Resource Management Act 1991  
Notification Decision Report**

18 February 2025

Service Request No: 555962

File Reference: 1856105

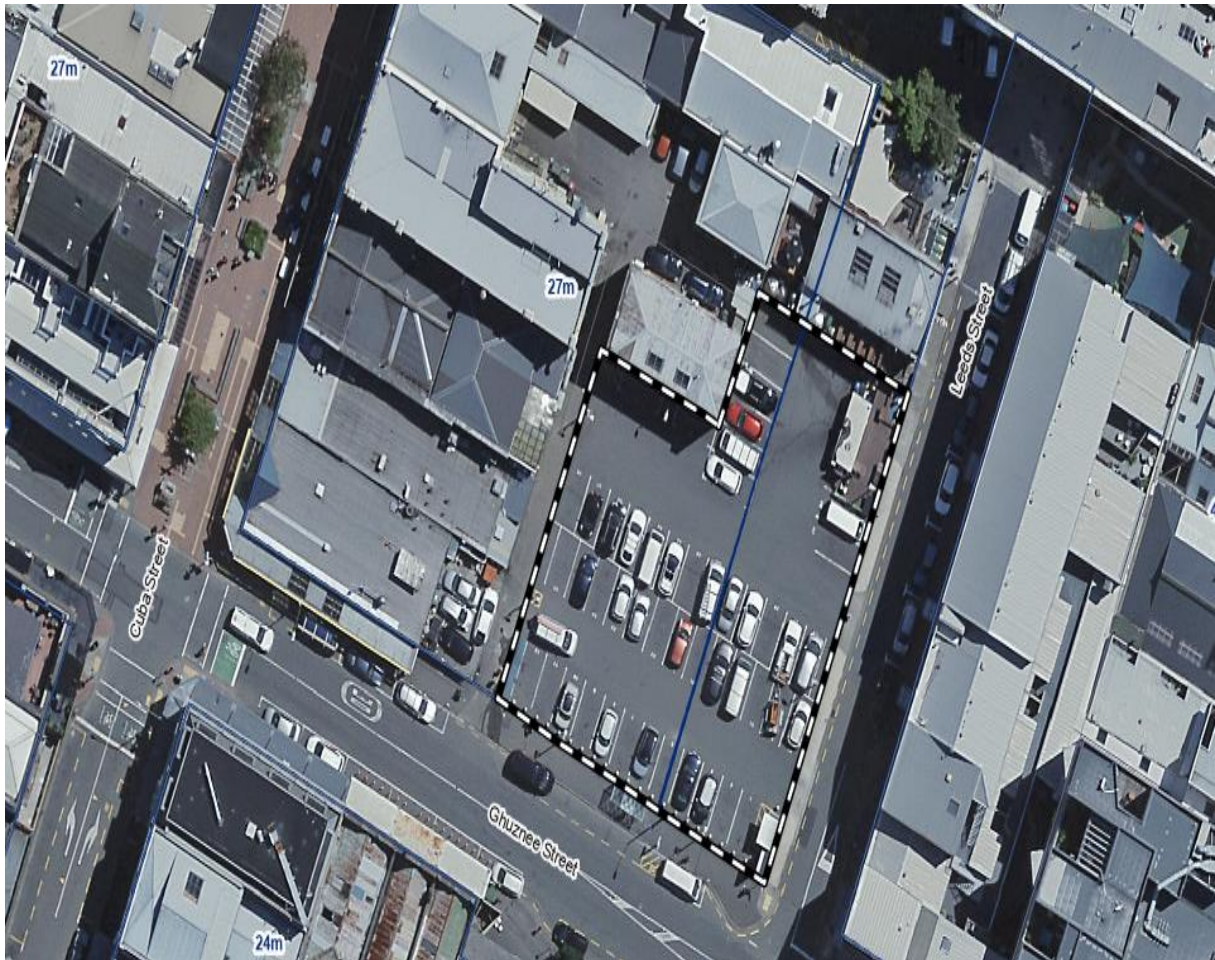
**APPLICATION DETAILS**

<b><u>Site Address:</u></b>	36 Ghuznee Street, Te Aro
<b><u>Legal Description:</u></b>	Lot 2 Deposited Plan 79547
<b><u>Applicant:</u></b>	First Property Investments Limited C/- Town Planning Group (NZ) Limited
<b><u>Proposal:</u></b>	Establishment of a carparking facility
<b><u>Owners:</u></b>	Wilson Parking New Zealand Limited
<b><u>Service Request No:</u></b>	555962
<b><u>File Reference:</u></b>	1856105
<b><u>Operative District Plan Area:</u></b>	Central Area
<b><u>2024 District Plan Area:</u></b>	City Centre Zone
<b><u>Notations in 2000 District Plan:</u></b>	Heritage Areas: Cuba Street Reference #25 Specific Rules: Verandahs and display windows required Hazard Area - Ground Shaking
<b><u>Notations in 2024 District Plan:</u></b>	Height Control Area 43.8m Active Frontage Verandah Control Flood Hazard Overlay - Inundation Area Flood Hazard Overlay - Overland Flowpath. Heritage Area: DP reference 27 Moderate Noise Area WIAL1 Designation: Obstacle Limitation Surface (OLS)
<b><u>Activity Status:</u></b>	Discretionary (Unrestricted) Activity - District Plan (2000) Discretionary Activity - District Plan (2024)

## SITE DESCRIPTION

The applicant's Assessment of Environmental Effects (AEE) includes a description of the site and its immediate surroundings. I consider that this description is accurate, and it should be read in conjunction with this report.

In short, the subject site involves a 1277m<sup>2</sup> allotment with street frontage along Ghuznee and Leeds Street, Te Aro. The site has been operating as a carpark since 2013 with no permanent buildings located onsite with the exception of a food truck and associated decking located on the northern end of the site.



*Figure 1 Aerial photo of the subject site with boundaries identified in black and white polygon. Vehicle access to the site is via Leeds Street only.*

## PROPOSAL

The proposal involves the establishment of a carparking facility onsite. The site has been subject to previous use as a carpark and the applicant seeks consent for the continued operation of an at-grade car parking facility. The previous consents granted use of the site as a car park on a temporary basis with consents been issued for periods of 2 -3 years. The applicant has applied for a 10-year duration the activity being permanent and not temporary.

The layout and formation of the car park and associated landscaping is depicted in Drawings 215/001 and 215/002 prepared by DCM Urban Design Limited. Further details of the proposal are provided in the AEE accompanying the application.

## ACTIVITY STATUS

### District Plan (2004):

Resource consent is required under the following rules:

Rule and activity status	Rule current status
<b>Rule 13.4.2 – Parking Areas</b>  Parking areas at ground level not associated with any other activity that is visible from public spaces are a discretionary (unrestricted) activity pursuant to Rule 13.4.2.  There are no relevant conditions.	Operative

The proposal is assessed as a **Discretionary (Unrestricted) Activity** under the 2000 District Plan.

### Proposed District Plan (2024):

Resource consent is required under the following rule:

Rule and activity status	Rule current status
<b>Rule CCZ-R18.2</b>  Resource consent is required for the proposed new carparking activities onsite as the carparking involves parking at ground level and as such the permitted provision of rule CCZ-R18.1 are not met.  An application for resource consent made in respect of rule CCZ-R18.2.a must be publicly notified.	Legal Effect

The proposal is assessed as a **Discretionary Activity** under the 2024 District Plan

### Activity Status – Summary:

Overall, the proposal must be assessed as a discretionary activity.

## WRITTEN APPROVALS

No written approvals were provided with the application.

## SECTION 95 ASSESSMENT AND DECISION

### **Public Notification - Section 95A:**

#### **Public Notification – Rule:**

The application must be publicly notified as the application includes an activity which is subject to a rule in the 2024 District Plan **CCZ-R18.2** that requires public notification [s95A(8)(a)].

### **NOTIFICATION DECISION**

For the reasons detailed in this report the application for the establishment of a carparking facility on the site at 36 Ghuznee Street, Te Aro must be assessed on a **notified** basis.

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Report prepared by Tyro Underhill



**Tyro Underhill**  
Delegated Officer

18 February 2025



**Kathryn Barnes**  
Delegated Officer

18 February 2025