

Macky Rogers

From: no-reply@wcc.govt.nz
Sent: Monday, 23 November 2020 11:57 am
To: BUS: Consent Submissions
Subject: Submission on Notified Resource Consent Application

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: Rhona Carson - on behalf of Newtown Residents' Association
Address: 1 Owen St
Suburb: Newtown
City: Wellington
Phone: 02102528709
Email: newtownwellington@gmail.com

Application Details

Applicant name: IPG Corporation Ltd
Site address: 114 Adelaide Rd
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing: I / we wish to speak in support of my / our submission

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing: 1

Who do you authorise to hear and decide the application The local authority, ie Wellington City Council councillors

Aspects of the application that you support / oppose: This submission is made on behalf of the Newtown Residents' Association. We oppose the total demolition of this site and leaving it as vacant space. However we would support partial demolition to retain the façade on both Adelaide Rd and Drummond Streets in order to construct a housing development behind this.

Aspects of the application that you are neutral towards:

A meeting of the Newtown Residents' Association considered this matter and agreed "That we make a submission to the Council supporting the construction of housing [at 114 Adelaide Rd] subject to the retention of two sides of the facade and incorporation of historical references."

The reasons for my / our submission are:

We acknowledge the need for housing intensification in Wellington and advocate for Adelaide Rd being a particularly suitable area for such developments and for increased height to increase the number of housing units able to be built. We recognise that strengthening the current Tramway Hotel building and converting it to apartments would be uneconomic and wouldn't significantly increase the housing available. On the other hand we value the appearance of the building and

would be sorry to lose this heritage altogether. On that basis we agreed to support the compromise of retaining the façade on both Adelaide Rd and Drummond Streets and constructing a housing development behind this. We submit that the resulting building should incorporate historical references. We also advocate for a comprehensive historical record, both pictorial and narrative, to be on public display.

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 and the owner of the property to recommence negotiations about a compromise solution. We understand from the correspondence between the Council Officers and the owner in the documentation that the officers opposed a proposal from the owner for a substantial addition. A single storey addition was proposed by Council Officers, which the owner considered insufficient. The negotiations seem to have stalled at this point. There seems to be room to reconsider other possibilities. The original proposal from the owner was for conversion to a hotel; we wonder if there would be a more sympathetic response to a proposal for housing, or a mixture of hotel and housing.



Tairangahia a tua whakarere; Tatakīhia ngā reanga ō āmuri ake nei
Honouring the past; Inspiring the future

20 November 2020

File ref: 12004-006

Resource Consents Team
Wellington City Council
PO Box 2199
Wellington 6140

Email: planning@wcc.govt.nz

Dear Sir/Madam

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA TO RESOURCE CONSENT APPLICATION
FOR DEMOLITION OF TRAMWAY HOTEL 114 ADELAIDE ROAD**

To: Wellington City Council

Name of Submitter: Heritage New Zealand Pouhere Taonga

1. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.
2. **This is a submission on an application from IPG Corporation Ltd for a resource consent:**
 - Demolition of the heritage building at 114 Adelaide Road and creation of ground level open space.
3. **HNZPT is not a trade competitor for the purposes of Section 308B of the Resource Management Act 1991.**
4. **The specific parts of the application that this Heritage New Zealand submission relates to are:**
 - The demolition of a scheduled historic building and the adverse impact of historic heritage values.
5. **Heritage New Zealand submission is:**

- **In opposition**

6. **The reasons for Heritage New Zealand's position are as follows:**

Heritage Significance

The assessment of environmental effects by Ian Bowman states in summary that the building has moderate heritage significance as the second oldest hotel in Wellington. His assessment concludes that the proposed demolition will have a moderate/large negative effect on heritage values that will be permanent and irreversible.

The Council's Heritage Advisor Chessa Stevens has provided initial comments on the application. She considers that the proposal will have *significant adverse effects and cannot be supported under any of the relevant assessment criteria of rule 21A.2.1, or by the heritage objectives and policies in the District Plan.*

Heritage New Zealand Pouhere Taonga concurs with the assessments and conclusions of these two heritage professionals.

Demolition

Demolition of heritage buildings is not an acceptable option within the framework of international and national best practice guidelines and RMA statutory requirements unless the item is beyond repair.

The ICOMOS New Zealand Charter (revised 2010) is a widely accepted set of conservation principles and is an indicator of best practice. The ICOMOS charter is referred to in section 20.1.4.1 of the Operative District Plan, with the comment that *these documents provide important references in identifying and protecting heritage and in the resource consent process.*

In terms of best practice the Heritage New Zealand Pouhere Taonga "Sustainable Management of Historic Heritage Guidance Information Sheet 15 Demolition of Historic Buildings" August 2007 states that "NZHPT is opposed to the demolition or removal of historic buildings, except where the place is beyond repair".

Demolition is a permanent adverse effect for which there is no mitigation. If demolition is the outcome, the heritage values are irretrievably lost.

Consideration of alternatives

The Wellington District Plan contains provisions which require consideration of all reasonable alternatives to demolition of a scheduled heritage building.

Policy 20.2.1.2

To discourage demolition, partial demolition and relocation of listed buildings and objects while: ... giving consideration to total demolition or relocation only where the Council is convinced that there is no reasonable alternative to total demolition or relocation.

Rule 21A.2.1.8

The Council will seek to ensure that in any case every reasonable alternative solution has been considered to minimise the effect on heritage values

Council's Heritage Advisor Chessa Stevens in her initial advice has questioned whether the applicant has sufficiently considered alternatives to demolition. She states that *'there is an absence of evidence that other reasonable alternative solutions have been appropriately considered, and the reasons why they have not been adopted'*.

Alternatives not adequately considered, according to Ms Stevens, are the consideration of alternative strengthening schemes, and alternatives in terms of additions and alterations to the building.

HNZPT also considers that the application does not contain adequate documentation. The applicant should provide further information on the following matters:

- Full Heritage Assessment Report by a Council appointed expert
- Details of options considered and preliminary costings of each option
- Condition report
- Evidence of funding investigations and applications

Archaeology

The building, as it was constructed prior to 1900, and may provide evidence relating to the history of New Zealand, is an archaeological site. The site was also occupied prior to the current building being constructed and it is quite likely that there would be archaeological artefacts in the ground at this site. The building is recorded as an archaeological site by the New Zealand Archaeological Association – record number R27/444.

An archaeological authority will be needed under the Heritage New Zealand Pouhere Taonga Act 2014 for demolition of the building, and for any disturbance of the ground at this site.

Conclusion

On the basis of the information supplied with the resource consent application Heritage New Zealand Pouhere Taonga is opposed to the demolition of the Adelaide Hotel building. Further information and assessment of the proposal and more detail on alternative options is needed to enable a full and careful consideration of the application.

7. Heritage New Zealand seeks the following decision:

- Consent is declined

Heritage New Zealand does wish to be heard in support of its submission.

Yours sincerely



Alison Dangerfield

Area Manager / *Kaiwhakahaere ā-Takiwā*
Central Region / *Te Takiwā o Te Pūtahi a Māui*
Heritage New Zealand Pouhere Taonga

Address for service

Heritage New Zealand Pouhere Taonga
Central Region *Te Takiwā o Te Pūtahi a Māui*
PO Box 2629
Wellington 6140
Ph: 04 494 8325
Contact person: Dean Raymond, Planner / *Kaiwhakamāhere*
Email: draymond@heritage.org.nz

Copy to:

IPG Corporation Ltd
C/O Spencer Holmes Ltd
PO Box 588
Wellington 6140
Attention: Ian Leary

Macky Rogers

From: no-reply@wcc.govt.nz
Sent: Sunday, 22 November 2020 8:52 pm
To: BUS: Consent Submissions
Subject: Submission on Notified Resource Consent Application

Follow Up Flag: Follow up
Flag Status: Completed

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: Madeline Ann Smith
Address: 165 Rintoul st
Suburb: Berhampore
City: Wellington
Phone: 0211135029
Email: smithmadelineann@gmail.com

Application Details

Applicant name: IPG Corp Ltd
Site address: 114 Adelaide Rd
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing: I / we do not wish to speak in support of my / our submission

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing: 0

Who do you authorise to hear and decide the application

Aspects of the application that you support / oppose: I oppose demolition

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

This area is horribly ugly & depressing & so much heritage has been lost. There are a number of new housing builds in Newtown & the population is swelling as it should with the housing shortage. Many students & young people live in the area & this building was once a live music venue of which there's a shortage. It should be retained upgraded & used for cultural & architectural / historic value.

The decision I / we would like

Wellington City Council to make is: (include any conditions of consent you would like to see imposed) Forbid demolishing. Protect this heritage building & assist it to become part of the Newtown hospitality scene for the benefit of Newtown & inner city residents, students & future residents. Support it's return as a live music venue.

Macky Rogers

From: no-reply@wcc.govt.nz
Sent: Sunday, 22 November 2020 12:06 pm
To: BUS: Consent Submissions
Subject: Submission on Notified Resource Consent Application

Follow Up Flag: Follow up
Flag Status: Completed

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: William Carlyal
Address: 36 Kilbirnie Crescent
Suburb: Kilbirnie
City: Wellington
Phone:
Email: williamecarlyal@gmail.com

Application Details

Applicant name: William Carlyal
Site address: 114 Adelaide Road, Newtown, Wellington
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing:

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing: 1

Who do you authorise to hear and decide the application The local authority, ie Wellington City Council councillors

I strongly oppose the demolition of the Tramways Hotel at 114 Adelaide Road.

This building is the second oldest Hotel in Wellington and is an imposing feature to the street-scape occupying a corner site which is well viewed by the public being on a number of bus routes.

Aspects of the application that you support / oppose: Protection of Wellington's very limited commercial building stock is important to protect to reflect architectural styles and techniques and cultural identities of European life in Wellington, This particular example being extremely rare.

The building is an handsome example of the late victorian Italianate style and demonstrates the style of design and skill by Mr James O'Dea, the WCC Heritage Inventory report dated 06/05/2012 Describes the building as retaining the architectural details. Examples being Lead light windows, Panel doors, Sash Windows and hand plastered Moldings. This building provides a great

educational value on the study of composition, design and styles of Late Victorian commercial buildings. Artistic styles and forms of the time, many which have already been lost due to neglect or demolition.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

The loss of a heritage building and archeological site would be a loss to the city and people who reside within.

I wish the City Council to take the view of protection for this building.

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

The IGP Corporation was notified on this matter June 17th 2013, under 124 of the buildings act 2004 with a replacement notice issued on May 24th 2019 they have chosen to ignore not to complete or even undertake seismic work. This form of "Demolition from Neglect" is all too common and must not be allowed to go on.

I wish the Council to undertake the strengthening and recover costs from IGP Corporation as notified on July 8th 2019

Macky Rogers

From: no-reply@wcc.govt.nz
Sent: Saturday, 21 November 2020 8:11 pm
To: BUS: Consent Submissions
Subject: Submission on Notified Resource Consent Application

Follow Up Flag: Follow up
Flag Status: Completed

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: Felicity Wong (for Historic Places Wellington Inc)
Address: 21 Hay St
Suburb: Oriental Bay
City: Wellington
Phone:
Email: felicity_wong@icloud.com

Application Details

Applicant name: Lakhi Maa Ltd
Site address: 114 Adelaide Rd, Newtown
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing: I / we wish to speak in support of my / our submission

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing: 1

Who do you authorise to hear and decide the application The local authority, ie Wellington City Council councillors

Aspects of the application that you support / oppose: Historic Places Wellington (an incorporated society) opposes the application to demolish 114 Adelaide Rd, Newtown.

Aspects of the application that you are neutral towards: None

The proposal for complete demolition will result in a major negative effect that will be permanent and irreversible to the heritage values inherent in the building and the wider suburb and city.

The reasons for my / our submission are: The building has high heritage significance at a local and regional level based on the WCC assessment criteria.

Demolition is not consistent with assessment criteria of the District Plan, which seeks to “recognise the City’s historic heritage and protect it from inappropriate subdivision use and development” nor those of Heritage New Zealand. It will

reduce the stock of heritage buildings in Wellington that provides a lens on the architectural, construction and commercial history of the city. Demolition would be contrary to the objectives and policies of the District Plan.

The applicant has based his view on economic use on the costs of a specific option of strengthening and renovating the building and its value as a carcass used as a commercial office building which has an existing footprint. The applicant has not provided peer reviewed engineering, construction costing and valuation evidence, nor for alternative use.

The applicant has also not provided similar information in regard to any alternative options that could be explored for the existing building and site. There are ways to strengthen this building so that the owner can make a reasonable economic use of it, but they have not been investigated by the applicant. The alternative solutions, acceptable from a heritage perspective, and provided by WCC have not been explored by the applicant, for example construction of additional stories at the rear of the building which are consistent with the building's heritage status.

This objection to demolition is based on the heritage value of the building as a good example of a late Victorian commercial Italianate style, and the major adverse effect of its total demolition.

**The decision I / we would like
Wellington City Council to make**

is: (include any conditions of
consent you would like to see
imposed)

Decline the demolition application.

Macky Rogers

From: no-reply@wcc.govt.nz
Sent: Saturday, 21 November 2020 8:01 pm
To: BUS: Consent Submissions
Subject: Submission on Notified Resource Consent Application

Follow Up Flag: Follow up
Flag Status: Completed

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: Felicity Wong (on behalf of Wellington's Character)
Address: 21 Hay St
Suburb: Oriental Bay
City: Wellington
Phone:
Email: felicity_wong@icloud.com

Application Details

Applicant name: Lakhi Maa Ltd
Site address: 114 Adelaide Rd, Newtown
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing: I / we wish to speak in support of my / our submission

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing: 1

Who do you authorise to hear and decide the application The local authority, ie Wellington City Council councillors

Aspects of the application that you support / oppose: Keep Wellington's Character (a proposed charitable trust) opposes the application to demolish 114 Adelaide Rd, Newtown.

Aspects of the application that you are neutral towards: None

The proposal for complete demolition will result in a major negative effect that will be permanent and irreversible to the heritage values inherent in the building and the wider suburb and city.

The reasons for my / our submission are: The building has high heritage significance at a local and regional level based on the WCC assessment criteria.

Demolition is not consistent with assessment criteria of the District Plan, which seeks to "recognise the City's historic heritage and protect it from inappropriate subdivision use and development" nor those of Heritage New Zealand. It will

reduce the stock of heritage buildings in Wellington that provides a lens on the architectural, construction and commercial history of the city. Demolition would be contrary to the objectives and policies of the District Plan.

The applicant has based his view on economic use on the costs of a specific option of strengthening and renovating the building and its value as a carcass used as a commercial office building which has an existing footprint. The applicant has not provided peer reviewed engineering, construction costing and valuation evidence, nor for alternative use.

The applicant has also not provided similar information in regard to any alternative options that could be explored for the existing building and site. There are ways to strengthen this building so that the owner can make a reasonable economic use of it, but they have not been investigated by the applicant. The alternative solutions, acceptable from a heritage perspective, and provided by WCC have not been explored by the applicant, for example construction of additional stories at the rear of the building which are consistent with the building's heritage status.

This objection to demolition is based on the heritage value of the building as a good example of a late Victorian commercial Italianate style, and the major adverse effect of its total demolition.

**The decision I / we would like
Wellington City Council to make**

is: (include any conditions of
consent you would like to see
imposed)

Decline the demolition application.

Macky Rogers

From: no-reply@wcc.govt.nz
Sent: Friday, 20 November 2020 6:04 pm
To: BUS: Consent Submissions
Subject: Submission on Notified Resource Consent Application

Follow Up Flag: Follow up
Flag Status: Completed

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: Phil Hickey
Address: 21 Boundary rd
Suburb: Newtown
City: Wellington
Phone: 0221272263
Email: philhickey@yahoo.com

Application Details

Applicant name: IPG corporation ltd
Site address: 114 Adelaidevrd
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing: I / we do not wish to speak in support of my / our submission

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing: 0

Who do you authorise to hear and decide the application The local authority, ie Wellington City Council councillors

Aspects of the application that you support / oppose: I oppose the demolition of this Adelaide road heritage site

Aspects of the application that you are neutral towards:

I went to school around the corner for 4 years. This part of Wellington is very dear to me and the tramway is an iconic part of that.

The reasons for my / our submission are: More importantly, it is inevitable that Adelaide Rd between John St and the Basin reserve will be developed to inner city accommodation. Surely it is best practice to preserve some part of this historic area to acknowledge its history.

There are 3 buildings on this street worth preserving. The Old Tramway, the old Gordon and Gotch building and you can choose the third.

Preserve this building to significantly enhance the character of this developing area by referencing its history.

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

Oppose Demolition

Macky Rogers

From: no-reply@wcc.govt.nz
Sent: Thursday, 5 November 2020 9:48 am
To: BUS: Consent Submissions
Subject: Submission on Notified Resource Consent Application

Follow Up Flag: Follow up
Flag Status: Completed

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: Susan Egan
Address: 57 Balfour Street
Suburb: Mornington
City: Wellington
Phone: 0275274958
Email: suzeqhome1@gmail.com

Application Details

Applicant name: IPG Corporation Ltd c/- Spencer Holmes Ltd
Site address: 114 Adelaide Road, Mount Cook (Adelaide Hotel Ref 397)
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing: I / we do not wish to speak in support of my / our submission

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing: 0

Who do you authorise to hear and decide the application The local authority, ie Wellington City Council councillors

Aspects of the application that you support / oppose: I oppose the demolition of this building (to then leave the site as a grassed area).

Aspects of the application that you are neutral towards:

The reasons for my / our submission are: Acknowledging that strengthening old heritage buildings and upgrading them to meet modern needs can be hard and expensive, these buildings, including this one, the former Tramway Hotel, embody the history and journey of our city to the present time. The former Tramway Hotel also has architectural merit, and is a listed heritage building. I'm sure others who live in this community delight in seeing it and look forward to it being brought back to life. Each of these factors alone justify a 'no' to demolition.

The basis for the demolition proposal looks to be the uneconomic gap between the estimated cost of strengthening (\$6 million – really?) and the April 2020 valuation of \$2.5 million by Colliers. The valuation is based on an assumption of

future building usage being open plan character commercial offices. Let's look at these elements: the building comprises 664 square metres; high and ever increasing prices for housing in the surrounding Mt Cook/Newtown/Berhampore area; the hospital over the road employs lots of high earning professionals. It's a very popular area to live in, and here is a big building. I believe the way this building can be saved is through an economically viable redevelopment which would be to turn it into apartments. In that area I think there is far greater demand for apartments than for (character) commercial offices. In addition, apartments in a building with the personality, history, and character of the former Tramway Hotel would be unique and appeal to those looking to live in the area. I note the Council may possibly need to rezone for residential purposes in that area.

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

I would like the Council to refuse to grant consent for demolition. Instead, I ask the Council to please act to save this listed heritage building and lead on a proposal for it to be strengthened and rebuilt as apartments. The Council may need to buy the building from the current owners, in the first instance, to ensure this happens. Regardless of the cost of strengthening the building, I believe reconfiguring this building into apartments, and selling the apartments would net a profit. It would be a 'win-win' by also succeeding in saving a heritage listed building.

Macky Rogers

From: no-reply@wcc.govt.nz
Sent: Tuesday, 3 November 2020 7:05 pm
To: BUS: Consent Submissions
Subject: Submission on Notified Resource Consent Application

Follow Up Flag: Follow up
Flag Status: Completed

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: April Tatnell
Address: 26 Champion Street
Suburb:
City: Porirua
Phone:
Email: april.tatnell30@gmail.com

Application Details

Applicant name: IPG Corporation Ltd
Site address: 114 Adelaide Road, Mount Cook
Service request number: 464277

Submission

I / we support the application

Oral submission at the hearing:

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing: 0

Who do you authorise to hear and decide the application

Aspects of the application that you support / oppose: To keep the existing building and strengthen it.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

For almost one year I focused my Master's Thesis on the reuse of this building. I looked into how this heritage building could be kept and reused to meet the housing shortage within Wellington. This space is not large enough to provide my full reasoning behind my decision for what should be done to this building but if you go to the Victoria University of Wellington library you will find my thesis titled 'The Family Friendly Home: A higher density adaptive reuse strategy for Wellington'. Here you will find my research and full reasoning for why I believe this building should be kept and reused.

The decision I / we would like Wellington City Council to make Keep the existing building, strengthen it and reuse it to meet the housing shortage in New Zealand.

is: (include any conditions of consent you would like to see imposed)

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Monday, 23 November 2020 3:51:28 pm

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: Brigid Livesey
Address: 7 Hanson St, Apt 9
Suburb: Mount Cook
City: Wellington
Phone: 0273130207
Email: biddylivesey@gmail.com

Application Details

Applicant name: IPG Corporation Ltd
Site address: 114 Adelaide Rd
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing:

I / we wish to speak in support of my / our submission

How long will you need for your presentation:

If others make a similar submission, I / we will consider

1

presenting a joint case with them at the hearing:

Who do you authorise to hear and decide the application

The local authority, ie Wellington City Council councillors

Aspects of the

**application
that you
support /
oppose:**

I oppose the demolition of the Adelaide Hotel.

**Aspects of
the
application
that you are
neutral
towards:**

I oppose the demolition of the Adelaide Hotel because of the social amenity it would provide, if reopened as a venue, to current and future residents of the streets surrounding Adelaide Road, and to the residents of Mount Cook and Mount Victoria more generally. There is a significant density of population living on Hanson St and Adelaide Road, and this population will only increase as residential intensification continues in the Adelaide Road corridor. Provision of amenity for this community needs to be carefully considered, including retaining existing community structures such as the Adelaide Hotel and providing useful open space in strategic locations rather than ad hoc as a result of demolition.

**The reasons
for my / our
submission
are:**

**The decision
I / we would
like
Wellington
City Council
to make is:**

Decline the application

(include any
conditions of
consent you
would like to
see imposed)

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Monday, 23 November 2020 1:42:39 pm

The following submission has been sent on a notified resource consent application on the Wellington City Council website:

Your Details

Name: Andrew Bain
Address: 12 Hanson Street
Suburb: Mount Cook
City: Wellington
Phone: 021835502
Email: amgbain@gmail.com

Application Details

Applicant name: IPG Corporation Ltd
Site address: 114 Adelaide Road, Mount Cook
Service request number: 464277

Submission

I / we oppose the application

Oral submission at the hearing:

I / we do not wish to speak in support of my / our submission

How long will you need for your presentation:

If others make a similar submission, I / we will consider presenting a joint case with them at the hearing:

0

Who do you authorise to hear and decide the application

Aspects of the application that you support / oppose:

I oppose the demolition of the existing heritage building.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

I believe that the area has very few remaining heritage buildings, especially in as visible a site as this. The character of the area has been compromised by the industrialisation of Adelaide Road. Also, with the increase of residential buildings in the area, it is the perfect spot for a social hub as a bar/venue would provide. The nearest social venues being in Newtown or in the city.

The decision I / we

**would like Wellington
City Council to make
is:** (include any
conditions of consent
you would like to see
imposed)

Restore the building and strengthen to Earthquake standards.