

From: no-reply@wcc.govt.nz
 To: [BUS: Consent Submissions](#)
 Subject: Submission on Notified Resource Consent Application
 Date: Saturday, 21 August 2021 8:57:02 pm

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

Your Details

Name: Janet Smith
Address: 26/19 Drummond Street
Suburb: Mount Cook
City: Wellington
Phone:
Email: janet08smith@gmail.com

Application Details

Applicant name: Resource consent application - 114 Adelaide Road
Site address: 114 Adelaide Road, Mount Cook
Service request number: 490717

Submission

I / we support 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

Aspects of the application that you support / oppose: Demolishing it. Kind of opposed to keeping the facade because that would take more time, but just do something with it.

Aspects of the application that you are neutral towards: Making it into an apartment building, since I don't plan to live at my address long enough to care about how this would affect me.
 I live near here, and the building is gross, pidgeon infested, people break into it sometimes, and someone could set it on fire, which would affect nearby residents, It's an earthquake hazard.

The reasons for my / our submission are: I don't even know how any part of it could be usable when it's been abandoned for years. This is like those restoration shows where someone wants to turn an old water mill into a home, and it goes over budget and time. Why bother.

The decision I / we would like Wellington City Council to make is: (include any conditions of consent you would like to see) Demolish the whole thing ASAP.

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Sunday, 22 August 2021 4:23:02 pm

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

Your Details

Name: Kassandra Lane
Address: 3A/1 Hanson Street
Suburb: Mount Cook
City: Wellington
Phone: 0273040203
Email: kassie.lane20@gmail.com

Application Details

Applicant name: Kassandra Lane
Site address: 3A/1 Hanson Street
Service request number: 490717

Submission

I / we support 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: N/A

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

Aspects of the application that you support / oppose: Support this application 100%.

Aspects of the application that you are The only thing I think is a lost opportunity is the block / concrete looking wall on the west side of the building, closest to Drummond access way is the side of the building that would get the most sun, and it's a missed opportunity not having lots of windows on that wall to make use of the natural warmth and sunlight. This location is a cold one,

neutral towards: we get hit hard by the southerly, so taking advantage of sunlight would be very smart, I think this is a downfall in the design. The apartment blocks here at 1 Hanson Street that look west are absolutely drenched in mid - end of day sunshine.

The reasons for my / our submission are: The site currently is a not being used, waste of space and wasted opportunity to put a roof over people's heads.

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

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

Approve this request and crack on to tidying up this corner of Mt Cook!

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Wednesday, 25 August 2021 10:51:08 am

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

Your Details

Name: Natalie Russo
Address: 4/7 hanson street
Suburb: mount cook
City: wellington
Phone: 02102623208
Email: natalie.russo101@gmail.com

Application Details

Applicant name: Natalie Russo
Site address: 114 Adelaide road
Service request number: 490717

Submission

Oral submission at the hearing: I / we support the application
 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 0 case with them at the hearing:

Aspects of the application that you support / oppose: its pretty ugly and overgrown but don't care that much, hope i don't get more noise.

Aspects of the application that you are neutral towards: demolition

The reasons for my / our submission are: good to make a fair judgement based on public opinion

The decision I / we would like Wellington City Council to make is: i think it would be good to take it down and replace it with something else, would be nice to have a coffee shop there, or maybe with the housing crisis some more apartments.
 (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: Wednesday, 25 August 2021 2:26:00 pm

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

Your Details

Name: Vijay Vithal
Address: 294, Mitchell St
Suburb: Brooklyn
City: Brooklyn
Phone: 0274480084
Email: vjvithal@gmail.com

Application Details

Applicant name: Resource Consent application-114 Adelaide Road
Site address: 114 Adelaide Road Mount Cook
Service request number: 490717

Submission

I / we support 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

Aspects of the application that you support / oppose:

Lived in Newtown for the majority of my lifetime the Tramways has been sitting idle for so long I applaud the current owner has decided to redevelop the site would make an excellent apt complex, location shortage of housing is desperately needed in Wellington. It has been a disgrace being left undeveloped for such a long time.

Aspects of the application that you are neutral towards:

Keeping the facade or recreating something similar would be ideal I can't see any reason why going up 27meters should be a problem as WCC has allowed a few similar developments along Adelaide Rd as permitted by their own rules in the area.

The reasons for my / our submission are:

As mentioned in early progress this property has been left unresolved for too long the developer has seen the foresight to create something that will clean up this corner.

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

Prefer total demo and incorporate the tramway history somehow within the development either by name or use some materials to reflex the history.

From: no-reply@wcc.govt.nz
 To: [BUS: Consent Submissions](#)
 Subject: Submission on Notified Resource Consent Application
 Date: Thursday, 2 September 2021 2:07:39 am

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

Your Details

Name: Rhiannon Bertaud-Gandar
Address: 8B Finlay Terrace
Suburb: Mount Cook
City: Wellington
Phone:
Email: rbertaudgandar@gmail.com

Application Details

Applicant name: IPG corporation ltd
Site address: 115 Adelaide road
Service request number: 490717

Submission

I / we support 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

Aspects of the application that you support / oppose:

The application would be a positive step in the redevelopment of Adelaide road. The area is currently dismal, in a large part because the Adelaide (114 Adelaide road) has been closed and unoccupied for a decade. Redevelopment of the hotel will help to reinvigorate Adelaide road.

If the council's heritage officers are opposed to fill demolition, the proposal for partial demolition seems a reasonable, practical and economic compromise. On that basis I support the proposal to redevelop the site.

Given the current housing crisis I would have liked to see a proposal which included provision of housing alongside shorter hotel stays.

Aspects of the application that you are neutral towards:

I also feel that, in light of the ongoing covid pandemic, the hotel's ventilation standards could be improved to meet the world health organisation's recent recommendation of 10 liters of airflow per second per person. I strongly feel that WCC should consider updating ventilation requirements for new builds to meet these standards.

The reasons for my /

I support reasonable development of Adelaide road to

our submission are: reinvigorate the area and turn it from a marginal industrial area to a thriving community

The decision I / we would like Wellington City Council to make is: To grant the proposal.
(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: Sunday, 5 September 2021 1:59:22 pm

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

Your Details

Name: Matt McGuinness
Address: 1 / 7 Hanson St
Suburb: Mt Cook
City: Wellington
Phone: 0224213616
Email: thats_matt@hotmail.com

Application Details

Applicant name: IPG Corporation Ltd
Site address: 114 Adelaide Rd
Service request number: 490717

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

Aspects of the application that you support / oppose: While we support the development of the site, but we oppose the height of the proposed construction. Additionally we oppose the proposed south facing position of a digital billboard.

Aspects of the application that you are neutral towards:

Due to the east facing direction of our apartment, and the position of the Drummond St Flats, we already have an issue with restricted morning sunlight. This sunlight is crucial for removing condensation, moisture and contributes to the health of the space as a whole. We rely on this morning sunlight as it is our apartment's only source of direct natural light.

By removing our only source natural light, we would be faced with increased reliance on electrical appliances such as dehumidifiers to maintain the health of the space and of the

The reasons for my / our submission are:

occupants, one of which suffers from chronic asthma.

In addition to this, the placement of a digital billboard facing south would create unwanted light ingress during the evenings. We believe both issues will have a negative effect on our property's value. It will be less appealing to prospective buyers, and any future sale will be more difficult.

We believe that the Architectural design statement attached in the application illustrates these points, with all natural light removed during winter, and a small amount of non-direct, non-effective light during summer.

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

Restrict the height of the building to match the buildings directly along side at 23 Drummond St, and to reconsider the placement of the digital billboard to face away from residential properties, or to remove it completely.

Thank you for your time and consideration, it is much appreciated.

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Friday, 10 September 2021 10:34:56 am

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

Your Details

Name: Jill and Grant Watt
Address: 364 Muritai Rd, Eastbourne
Suburb: Lower Hutt
City: Lower Hutt
Phone: 045627142
Email: jillgrantwatt@gmail.com

Application Details

Applicant name: IPG Corporation Ltd
Site address: 114 Adelaide Rd
Service request number: 490717

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

1. Oppose Depth of Excavation.
 - This exceeds what is allowable and has direct consequences for the stability of neighbouring properties. We totally oppose the depth of this excavation under any circumstances.
 - The requirement for this excessive depth seems to be based on the premise that a mechanical carparking facility will be installed. However there is no detailed plan / feasibility report that this. The comment in the Response to Request for Further Information implies it may not be installed. ("At the end of the day, parking is not required to be provided at this location. The

applicant intends to provide the mechanical car stacker, but if it cannot be feasibly done, then parking will be removed from the proposal."). In which case the excavation depth is unnecessary. A detailed plan for the mechanical carparking facility is therefore necessary before any excavation commences.

Aspects of the application that you support / oppose:

- The foundations of the accommodation properties immediately to the West in Drummond St maybe severally impacted / undermined by the intended excavation depth. The developer must prove they have sufficient insurance cover to ensure any structural damage to neighbouring properties caused by the excavation and construction activities.

2. Oppose Building Height.

- Morning sunlight will be obliterated from the upper floors of Block D in the Drummond St accommodation (to the south west). Tenants have commented on the positive benefits this provides.

3. Oppose LED Signage.

- The size of the proposed LED sign is excessive.

- The light from this sign will have a detrimental effect on the occupants of Block D of the Drummond St accommodation property. The bedrooms face east and any light from this sign of any intensity will have a negative impact on the occupants "quality of life" - i.e. ability to study and sleep.

4. Oppose Construction Hours - Saturday

- Occupants of the afore mentioned Drummond St property will be negatively impacted by any construction activity on Saturday. During the week occupants can study, attend lectures etc away from the complex, but on Saturdays any construction noise will definitely be detrimental.

Aspects of the application that you are neutral towards:

We are not opposing the re - development of 114 Adelaide Rd - it will no doubt have a beneficial affect for the neighbourhood.

The reasons for my / our submission are:

We are owners of a Unit on the top floor of Block D at 19 Drummond St Apartments.

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

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

1. Block this excessive excavation depth. If no carparking is required then the excavation is not required.

2. In the event that some excavation is permitted then the Council undertakes to enforce strict oversight of the activity to ensure no damage to number 19 Drummond St apartments.

3. Restrict the size of the LED signage to compliance levels.

4. Prevent any construction activity on Saturday or place restrictions on the type of activity ie. noise levels.

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Saturday, 11 September 2021 11:56:54 am

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

Your Details

Name: Colin Newton
Address: 5C/1 Hanson Street
Suburb: Mt Cook
City: Wellington
Phone: 0277426380
Email: limiting.factor@outlook.com

Application Details

Applicant name: Spencer Holmes Ltd
Site address: 114 Adelaide Road, Mount Cook
Service request number: 490717

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

Aspects of There are likley to be some light restriction impacts for QM apartments (1 Hanson St) with windows facing east. The developer has provided their own assessment of the light shading impact on the immediately adjacent properties (section 3.5) but only makes the following comment for those buildings nearby : “The effects of shading from the building on the amenity of these properties can be considered to be minor.” I would like the developer to provide a more detailed assessment of shading effects on

the application that you support / oppose:

our building, including those that partly rely on light reflected from the roof of the buildings at 19 Drummond Street. This is of particular concern as the proposed building height is 25.9M (7 stories?). I understand this exceeds the councils 18M maximum even when allowing for the +33% tolerance that can be considered by WCC under the district plan.

We are unsure whether 'continued enjoyment of views' is a valid concern for resource consent submissions? But assuming this can be considered, we note the views from our apartment towards the town belt green space will be considerably reduced by the height of the proposed building.

Aspects of the application that you are neutral towards:

Happy to see the proposed retention of the historic facade but unsure how much of the historic rating of the current building is related to internal features?

1. Potential shading effect (loss of light) into our only windows that face east.
2. Potential loss of green space views.

The reasons for my / our submission are:

We understand the developer is attempting to increase the building height (and capacity) to recover cost of renovations. But we question whether the current 18m limit should be allowed to be exceeded if this results in shading on nearby apartments that have no ability to increase natural light to compensate.

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

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

Reject current height proposed and make any revised submission conditional on an independent light shading assessment of apartments to the west i.e. at 1 Hanson and 7 Hanson Street.

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Saturday, 11 September 2021 12:11:02 pm

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

Your Details

Name: Darko Petrovic
Address: 5/12 Stanley Street,
Suburb: Wellington
City: Wellington
Phone: 0212671584
Email: Darkopetrovic@gmail.com

Application Details

Applicant name: IPG Corporation Ltd
Site address: 114 Adelaide Road, Mount Cook
Service request number: 490717

Submission

Oral submission at the hearing: I / we support the application
 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

Aspects of the application that you support / oppose: Excellent design providing housing and modern design to quite an industrial and undeveloped part of the city.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are: A denser housing development like this is just what the city needs to help alleviate the housing crisis as well as provide some much needed modern construction in this relatively derelict part of 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) Approve the consent

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Sunday, 12 September 2021 6:09:18 am

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

Your Details

Name: Felicity Wong (Historic Places Wellington)
Address: 21 Hay St
Suburb: Oriental Bay
City: Wellington
Phone: 0211410441
Email: Felicity_wong@icloud.com

Application Details

Applicant name: IPG Corporartion Ltd
Site address: 114 Adelaide Rd
Service request number: 491707

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: 20 minutes

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

Aspects of the application that you support / oppose: HPW supports the retention of heritage fabric, including the exterior of the building. HPW supports the ground floor use as a bar.
 Design for development of this heritage building is opposed.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are: The design is “facadism” which is opposed for inappropriate level of heritage destruction. There is insufficient volume of separation between old and new. The scale & bulk of the tower is too great. The design is also inappropriate (including fenestration and materials).

The decision I / we would like Wellington City Council to make is: Approve consent for partial demolition with conditions to either: reduce height of new tower to four storey building in total; or to increase the area of separation between new tower & heritage building; and in either case to modify the design of the new component to enhance the heritage facade being retained.
 (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: Sunday, 12 September 2021 10:47:48 am

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

Your Details

Name: Alison Morris
Address: 9/7 Hanson Street
Suburb: Mount Cook
City: Wellington
Phone: 0211851943
Email: aamorrisnz@gmail.com

Application Details

Applicant name: Spencer Holmes Ltd
Site address: 114 Adelaide Road, Mount Cook
Service request number: 490717

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

Aspects of the application that you support / oppose:

I oppose the applicant's proposed building height of 25.9 m (? 7 stories) This exceeds the Council's 18 metre maximum, even when allowing for the +33% tolerance that can be considered by W.C.C. under the district plan. I disagree with the developer's assertion that "The effects of shading from the proposed building on the amenity of the nearby(residential) buildings can be considered to be minor."

I oppose the Installation of an enormous LED advertising screen, and the blue light that it would emit, thus lessening the W.C.C.'s efforts to reduce unnecessary light emissions over the city, and interfering with enjoyment of viewing the dark sky over Mount Victoria.

Aspects of the application that you are neutral towards:

The Developer's retention of the facade of the existing historic and heritage protected building is greatly appreciated.

A well run hospitality and accommodation business in the area has potential to be an asset to the area.

The reasons for my / our submission are:

Mount Cook is now a very densely populated residential suburb, with a small amount of light commercial businesses.

The wind tunnel effects of a building of such excessive height will increase the already existing wind tunnel danger to cyclists on the Adelaide Road bike lane, and to pedestrians crossing at Drummond Lane and at the nearby pedestrian crossing on Adelaide Road.

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

Reject the current height proposed and make any revised submission conditional on an independent assessment of the wind- tunnelling effect, (with potentially fatal outcomes,) and shading of existing residential properties that such a high building would create.

Likewise, require an independent assessment of the light pollution that a very large LED advertising screen would impose on a currently healthy dark night sky.

From: no-reply@wcc.govt.nz
 To: [BUS: Consent Submissions](#)
 Subject: Submission on Notified Resource Consent Application
 Date: Sunday, 12 September 2021 1:54:26 pm

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

Your Details

Name: Anne Crawford
Address: Unit 8 - 7 Hanson St
Suburb: Mount Cook
City: Wellington
Phone: 0273386238
Email: ani.crawford@slingshot.co.nz

Application Details

Applicant name: Spencer Homes Ltd
Site address: 114 Adelaide Road, Mount Cook
Service request number: 490717

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

I oppose the applicant's proposed building height of 25.9 m (? 7 stories) This exceeds the Council's 18 metre maximum, even when allowing for the +33% tolerance that can be considered by W.C.C. under the district plan. The benefits of retaining the existing facade, are negated by the oversized scale of the hotel.
 I also disagree with the developer's assertion that "The effects of shading from the proposed building on the amenity of the nearby(residential)

Aspects of the application that you support / oppose:

buildings can be considered to be minor." Morning is the main time that properties directly behind the proposed hotel and further down Drummond Street Service Lane have access to sunlight, so will have a major affect. There is a proposed residential development on the eastern side of the building which will be affected by the shading. There is a mixture of residential and commercial development within the area, that comply with the Zone 2 height restrictions of the area. This building will have a major impact on the landscape of the surrounding area and the views that residents enjoy.

I oppose the Installation of an enormous Digital Billboard. The size of the sign far exceeds the size allowed for within the district plan. A sign this size is not necessary to advertise the hotel. The light emitted from this sign will impact on many residences within the surrounding area, but especially those on the eastern side.

Aspects of the application that you are neutral towards:

The Developer's retention of the facade of the existing historic and heritage protected building is greatly appreciated.

A well run hospitality and accommodation business in the area has potential to be an asset to the area.

The reasons for my / our submission are:

Mount Cook has a mixture of residential and small commercial businesses within the area that comply with the Zone 2 height restrictions. The oversized scale of this building will have a negative impact on the landscape of the surrounding area and the views that residents enjoy.

The decision I / we would like

Wellington City Council to make is:

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

Reject the current height proposed and make any revised submission conditional on an independent assessment of shading of existing residential properties and the impact on the skyline that such a high building would create.

Likewise, require an independent assessment of the size of the sign and the light emitted that a very large LED advertising screen would impose on residents within the area, especially those living on the eastern side.

From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Sunday, 12 September 2021 9:38:22 pm

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

Your Details

Name: Mt Victoria Historical Society Joanna Newman (Convenor)
Address: c/o 20 Porritt Avenue
Suburb: Mt Victoria
City: Wellington
Phone: 0277577984
Email: jonewman@xtra.co.nz

Application Details

Applicant name: DPA Architects
Site address: 114 Adelaide Road, Tramway Hotel
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

This building is listed in the WCC Heritage Inventory and WCC also considered it important enough to take the owner to court for attempting to demolish it.

It is a nonsense to say that knocking everything down except two walls “will have positive impact on the heritage values of the hotel” (pg 15). It won’t be a hotel any longer, so this cannot have a positive impact on its heritage.

Aspects of the application that you support / oppose:

It is also a nonsense to say that “the new structure will have no more than a minor impact on the hotel’s heritage values”, when only two walls will remain; or that the hotel “will essentially continue to be used for the purpose for which it was built and a viable use for the building will ensure that that it survives”, when there is apparently no guarantee as to future use.

We can see that the building has been destroyed to such an extent that it cannot reasonably be fully restored. However, eight storeys (i.e. 6 above the old hotel) is too high, over-dominating and unsympathetic to the original heritage building. If approved, any new development should be a maximum of four storeys in total, including the two behind the hotel façade. It should also be set back further. The glass tower, in particular, is not set back and is very unsympathetic.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

The decision I / we would like

Wellington City

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

We ask WCC to require the developer to design a building of a total of four storeys, for the design to be more sympathetic to the heritage of the hotel and to be set back further from the remaining façade.



**SUBMISSION BY POWERCO LIMITED ON THE NOTIFIED APPLICATION FROM
IPG CORPORATION LIMITED TO UNDERTAKE EARTHWORKS AND ADDITIONS /
ALTERATIONS TO THE BUILDING AT 114 ADELAIDE ROAD (SR 490717)**

To: Resource Consents Team
Wellington City Council
PO Box 2199
Wellington 6140

E-Mail: planning@wcc.govt.nz
CC: itl@spencerholmes.co.nz

Submitter: **Powerco Limited**
Private Bag 2061
New Plymouth 4342
(note - this is not the address for service)

1. This is a submission by Powerco Limited on the application from IPG Corporation Limited to undertake earthworks and additions / alterations to the building at 114 Adelaide Road, Mount Cook (SR 490717).
2. The reasons for Powerco's submission are set out in attached Schedule 1. In summary, Powerco seeks to ensure its existing underground gas assets located in legal road adjoining the site are appropriately protected during the site works.
3. Powerco is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
4. Powerco does not wish to be heard in support of this submission.
5. Powerco does 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.

Signature of person authorised to sign on behalf of Powerco Limited

Gary Scholfield
Environmental Planner

Dated this 13th day of September 2021

Address for Service:

Powerco Limited
PO Box 13 075
Tauranga 3141

Attention: Gary Scholfield

Phone: (07) 928 5659

Email: planning@powerco.co.nz

Schedule 1

INTRODUCTION

Powerco Limited (*Powerco*) is New Zealand's second largest gas and electricity distribution company and has experience with energy distribution in New Zealand spanning more than a century. The Powerco network spreads across the upper and lower central North Island servicing over 440,000 consumers. This represents 46% of the gas connections and 16% of the electricity connections in New Zealand. These consumers are served through Powerco assets including over 30,000 kilometres of electricity lines and over 6,200 kilometres of gas pipelines.

Powerco owns and operates the natural gas distribution infrastructure located within Wellington City. As illustrated on the attached asset map (Attachment A), Powerco has existing underground gas assets located in Adelaide Road adjacent to the site. The gas main appears to be located quite close to the road boundary of the subject site.

POWERCO'S SUBMISSION

Powerco is neutral as to whether or not the resource consent is granted.

However, Powerco seeks to ensure that the earthworks associated with the site redevelopment do not affect the ongoing operation, maintenance or access to its gas network.

It is noted that section 3.8 of the AEE states that excavation for underpinning of the main façade will encroach into Adelaide Road and that a crane will possibly be located on the Adelaide Road frontage.

Should the resource consent be granted, Powerco seeks the inclusion of a condition to ensure the protection of the underground gas assets in the area – perhaps as part of the construction management plan. It is noted that the existing gas pipeline may need to be relocated before the works commence.

RELIEF SOUGHT

Should the resource consent be granted, Powerco seeks the inclusion of the following matters as part of a condition of consent:

- *Gas services adjoining the site are to be identified on construction plans and marked out on-site prior to excavation commencing via pot-holing.*
- *The consent holder shall ensure that vibrations associated with the earthworks do not adversely affect the gas distribution network.*
- *No temporary or permanent structures are to be located over the gas distribution network.*

CONCLUDING COMMENT

Powerco appreciates the opportunity to provide input to this resource consent. Through the suggested condition above, Powerco seeks to ensure that its existing assets that may be

affected by the work are protected so that we are able to continue to operate, maintain and access them within the project area.

Powerco would be pleased to discuss any of the matters raised above. If you have any queries or require additional information please contact Gary Scholfield on (07) 928 5659 or via email planning@powerco.co.nz.

Attachment A

Powerco Gas Asset Map



From: no-reply@wcc.govt.nz
To: [BUS: Consent Submissions](#)
Subject: Submission on Notified Resource Consent Application
Date: Monday, 13 September 2021 4:01:19 pm

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

Your Details

Name: Wellington's Character Charitable Trust - Felicity Wong
Address: C- 21 Hay St
Suburb: Oriental Bay
City: Wellington
Phone:
Email: felicity_wong@icloud.com

Application Details

Applicant name: IPG Corporation Ltd
Site address: 114 Adelaide Rd
Service request number: 491707

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: 20 mins

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

WCCT supports the retention of heritage fabric & proposed use as a bar.

Aspects of the application that you support / oppose: WCCT supports strengthening and adaptive re-use of the heritage building.
 WCCT opposes the 6 storey height on top of the heritage building and its minimal set back from the heritage building.
 WCCT opposes the design of the new building as being inappropriate development.

Aspects of the application that you are neutral towards:

Proposed design is "facadism" and poor example of adaptive re-use. Height is too bulky and dominates heritage building.

The reasons for my / our submission are: Design is not sympathetic to heritage building although efforts have been made. Set back is too small at 3 meters. Window treatment etc is poor & insufficient quality demonstrated.

The decision I / we would

like Wellington City

Council to make is:

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

Reject RC application.

From: no-reply@wcc.govt.nz
 To: [BUS: Consent Submissions](#)
 Subject: Submission on Notified Resource Consent Application
 Date: Monday, 13 September 2021 4:07:48 pm

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

Your Details

Name: James Fraser
Address: 101 Owen St
Suburb: Newtown
City: Wellington
Phone: 049735142
Email: jamesfraser.avantgardener@gmail.com

Application Details

Applicant name: IPG Corporation
Site address: 114 Adelaide Rd
Service request number: 490717

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

Aspects of the application that you support / oppose:

We support the redevelopment of the old Tramway Hotel but consider this design is not sympathetic to the Heritage building and will sit better if the new building was 4 stories instead of 6. It would also help if it was set back further from the existing than the 3 metres it is currently.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

As a longtime Newtown Resident I support the redevelopment of the site but ask that the design is much more sympathetic to the heritage of the Old Tramway Hotel. In my opinion the design is bland and a wasted opportunity. The Tramway Hotel is one of the few heritage buildings left in Newtown and should be celebrated as such.

The decision I / we would like Wellington City Council to make is: (include any conditions

I oppose the application but if it was approved I ask that it is on condition that the Development Design is more sympathetic to Heritage, lowered to 4 stories and set back further than 3

of consent you would like metres from the existing building.
to see imposed)



HERITAGE NEW ZEALAND
POUHERE TAONGA

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

12 September 2021

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 PROPOSED CHANGES TO FORMER TRAMWAY HOTEL WITH RETENTION OF FACADES ONLY**

- 114 ADELAIDE ROAD , TE ARO, WELLINGTON

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:
 - A land use consent: For the partial demolition of a heritage building and additions and alterations to a heritage building.
 - A land use consent: For earthworks.
 - A land use consent: For a new sign.
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 partial demolition of a scheduled historic building and the adverse impact of historic heritage values.
- The retention of two of the historic building's facades and repair
- new building's integration with the two proposed facades

5. Heritage New Zealand submission is:

- In opposition, subject to further discussion and details

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

Heritage New Zealand has been involved with advice on the former Tramway Hotel and in consultation with the owner.

Heritage New Zealand has concurrently submitted in opposition to the full demolition of the historic place, and resulting loss of heritage values.

In the current application it is assumed that the information in the full demolition application [on hold] has a bearing on this option.

Heritage Significance

There is no existing Conservation Plan however the heritage assessment report of environmental effects by Ian Bowman, in the earlier option, states in summary that the building has moderate heritage significance as the second oldest hotel in Wellington.

The proposed works include substantial demolition of the historic building with only two facades retained as a decorative elements of a new high rise building.

The applicant has engaged Dave Pearson of DPA Architects who has advised that ' It is considered that the new structure will have no more than a minor impact on the hotel's heritage values.'

HNZPT disagrees with this statement. In our view the proposed development will have more than minor effects on the heritage values of the former hotel. The current proposal does not in the view of Heritage New Zealand demonstrate sufficient retention of overall heritage values of the historic building as a whole.

Conservation Plan

A Conservation Plan should be used as a process before or concurrent with design development processes to analysis heritage values [tangible and intangible] of the historic place, identify heritage values and appropriate levels of intervention, and to inform any proposals. Utilising a conservation plan once consent for substantial demolition is granted is not considered best practice in heritage terms.

Demolition

Demolition of heritage buildings is not an acceptable option within the framework of international and national best practice heritage guidelines and RMA statutory requirements unless the item is beyond repair, and all other options have been investigated.

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.*

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

Partial Demolition

In terms of best practice the Heritage New Zealand Pouhere Taonga “Sustainable Management of Historic Heritage Guidance Information Sheet 14 Partial Demolition of Historic Buildings” August 2007 states that:

- Best practice conservation principles require the retention of significant heritage buildings and structures in their entirety, including significant external fittings, artwork, interiors, curtilage and associated heritage objects.
- The partial demolition or removal of significant heritage fabric, including façade retention proposals, is not consistent with best practice conservation principles.
- A conservation plan, prepared by a heritage professional, should inform and guide any proposal that involves partial demolition.

The Checklist for assessing the proposed partial demolition of buildings includes:

- Partial demolition should not be allowed unless it does not adversely affect the significance and integrity of the place.
- The proposed partial demolition should be limited to parts of the building (including interior) that have been identified in a conservation plan or heritage assessment as having no significance, are not contributory to the significance of the heritage place, are intrusive, or where the partial demolition reveals fabric of higher degree of significance.
- The proposed partial demolition should be limited to parts of the building that are beyond physical repair due to fire or other damage.
- Partial demolition should be informed by the concept of greater or total conservation benefit with respect to a large complex group of structures and buildings. It may be that the removal of minor parts of a building may be justified to achieve the conservation of most significant places on the entire site. All other avenues should be explored before this option is considered (e.g. funding sources) and all decisions must be informed by a conservation plan.

Heritage New Zealand would recommend the principles for Partial Demolition are applied in full. Use of the Guidelines checklist for facades is only relevant if the building has been damaged [such as by earthquake] and this option has been agreed to. This is not the case with this historic building.

Heritage New Zealand Pouhere Taonga is of the view that the proposed degree of removal of most of the building is more than a minor impact on the hotel’s heritage values, subject to a full heritage

assessment that would be part of a Conservation Plan process. Under Partial Demolition guidance the proposal significantly reduces the integrity of the historic place and is considered substantial partial demolition. The partial demolition or removal of significant heritage fabric, including façade retention proposals, is not consistent with best practice conservation principles.

Alterations and Additions

In terms of best practice the Heritage New Zealand Pouhere Taonga “Sustainable Management of Historic Heritage Guidance Information Sheet 12 Alterations and Additions of Historic Buildings” August 2007 states that “NZHPT endorses adapting historic places for maintaining continuity of use or new uses where it is necessary to ensure the place retains liveability and utility. Adaptation means modifying a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.’

Adaptation proposals may involve alterations and additions. It is important that any alterations and additions are carefully designed to:

- Retain surviving internal and external heritage fabric as far as possible and disturb, distort or obscure it as little as possible.
- Respect the design, form, scale, materials, workmanship, patina of age, colours, contents, location, curtilage and setting, including alterations that have heritage value.
- Avoid work that will compromise or obscure fabric of heritage value.
- Ensure any new work is of a scale and location that it does not dominate the heritage place and respects its setting.
- New work should be appropriately recorded.

With the current proposal the level of adaptation is at the extreme and is a new building which dominates the two storey facades and does not include retaining the form [including roof] of the historic building. The degree of modification is considered high and primarily a new high-rise building.

Consideration of alternatives

The option presented in this application includes substantial demolition of the historic building, with the other two alternatives full demolition or ‘to do nothing’.

The current solution does not minimise the effect on heritage values. Adaptation is not considered in this case to be ‘modifying a [historic] place to suit it to a compatible use, involving the least possible loss of cultural heritage value’.

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

- Condition report by a Heritage consultant which includes repair requirements
- Details of options considered and preliminary costings of each option
- More documentation on strengthening concept and potential impact on fabric
- Identification of heritage fabric that could be retained internally to support understanding of the historic place and its use

- Detail on Proposed signage

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 partial demolition, 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 former Tramway Hotel building. Further information and detail on strengthening and repair options is recommended to enable a full and careful consideration of the application.

7. Heritage New Zealand seeks the following decision:

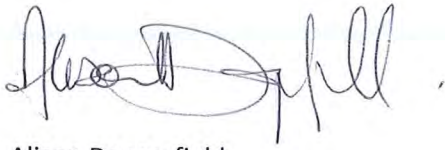
- Consent is declined

However, if council is inclined to grant consent to a partial demolition of the building and re-development of the site HNZPT would consider amendments to the application that address the following before physical works begin including but not limited to:

1. condition assessment of the existing building in heritage terms with degree of repairs required in regards the facades,
2. improvement in degree of retention of the integrity of the historic building's two storey form and materials
3. further detail on proposed repairs and maintenance and impact of strengthening works on the heritage fabric
4. more detail on the design in regards the historic building including retention of some heritage values on the ground floor internally

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

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 planning@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: IPG Corporation Limited

Site address: 114 Adelaide Road, Mount Cook, Wellington

Proposal: Partial demolition and additions and alterations to a heritage building, earthworks and signage.

Service request number: 490717

Support the application Oppose the application Neutral

Submitter details

Name of submitter: The Drummond Street Body Corporate (Body Corp No.90315)

Address of submitter: The Drummond Street Body Corporate
C/o C & M Legal, 53 Brougham Street, New Plymouth 4310

Phone (day): (06) 757 2119

Mobile: N/A

Email: info@candmlegal.co.nz

Submission statements *(use additional pages if required)*

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

Refer to the submissions enclosed with this form

The reasons for my submission are:

Refer to the submissions enclosed with this form

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

Refer to the submissions enclosed with this form

Note: *Select one.

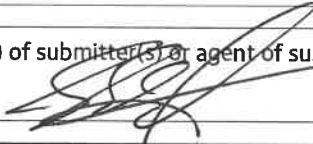
I request/ do not request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

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

Signature(s) of submitter(s) or agent of submitter(s)*


S.R. Ebert

Date

13 September 2021

Note:

- The Council must receive this submission before the closing date and time indicated in the public notice. A copy of this submission must also be given to the applicant, as soon as reasonably possible, at the applicant's address for service.
- All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to attend the hearing, please phone 04 801 3590 so that the necessary arrangements can be made.
- This is not a statutory form, but is provided as a guide to people wishing to lodge a submission.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy information

All submissions (including name and contact details) are published and made available to elected members and to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.

How do you wish to be served with any correspondence

via email (please ensure you have provided your email address on page 1)

via post, ie hardcopy

Drummond Street Body Corporate (Body Corp No. 90315)
Submissions in Response to Applications for Land Use Consents at 114 Adelaide Road
(WCC Service No. 490717)

Introduction

These submissions are made on behalf of Body Corporate No. 90315 (“BC”) in response to IPG Corporation Limited’s (“Applicant”) application dated May 2021 (service number 490717) for the following resource consents:

1. **A land use consent:** for the partial demolition of a heritage building and additions and alterations to a heritage building;
2. **A land use consent:** for earthworks;
3. **A land use consent:** for a new sign;
(referred to as the “Application”)

in relation to a proposed 26m high building structure and hotel development (“Development”) at the corner of Drummond Street and 114 Adelaide Road, Mt Cook, Wellington (“Site”).

The BC is the body corporate for the Unit Tile property at 19-21 Drummond Street, Wellington (referred to as the “Drummond Complex”), which adjoins the Site.

The Drummond Complex is a 28 unit residential apartment complex of 5 blocks each being 3 or 4 storeys high providing living accommodation predominantly for students. The Drummond Complex shares a common boundary to the west of the Site and along the common boundary of the Site is blocks D and E of the Drummond Complex each being 4 storeys high. A site map of the Drummond Complex identifying each block is attached and marked as “Site Plan of 19 – 21 Drummond Street, Wellington”.

While the BC is generally supportive of a high-quality development at the Site, it has concerns with several aspects of the Application and the information provided in support.

The BC’s concerns with each Application are addressed in detail below.

Application for Land Use Consent – for the partial demolition of a heritage building and additions and alterations to a heritage building

The BC opposes granting a land use consent for the partial demolition and additions and alteration to a heritage building on the information provided.

The BC’s concerns with the Application are that the Application does not accurately assess the Development’s potential shading effects on the Drummond Complex and that the shading effects of an adjacent building above the permitted height (18m) will be unacceptably severe on the existing residential activities at the Drummond Complex.

Shading and Access to Air and Light

The effects of shading and access to air and light are particularly important to the BC given the residential nature and the importance of light/air to the residential living environment at Drummond Complex. There are 16 residential units within blocks D and E at the eastern and south-eastern parts of the Drummond Complex that would be shaded 100% of the day by the proposed Development. Blocks A, B and C (containing another 12 residential units) that would be shaded for part of the day, especially in winter when direct sunlight is required most.

Information on shading and Errors in Application

Section 3.5 of the Assessment of Effects on the Environment (“AEE”) contained as part 3 of the Application also contains several errors which affect the accuracy of the AEE’s overall conclusion that *“effects of shading from the [proposed Development] building on the amenity of these properties [being the Drummond Complex] can be considered to be minor”* – these errors include:

Height of Drummond Complex:

The AEE states that blocks D and E of the Drummond Complex are *“two stories high”* (see page 26 of the AEE).

These buildings are in fact four storeys high, twice the height suggested. This directly affects the conclusions formed within the AEE as a result.

Existing Shading – Adjacent Drummond Complex Structures:

The AEE states that the *“existing building [being the building at the Site] will already shade that building [being block E of the Drummond Complex] and the additional height [of the proposed Development] will have no additional shading effects”* (see page 26 of the AEE). The AEE’s basis for this conclusion is unclear as the Application has no detail on the Site’s current shading effects.

While the existing building at the Site does partially shade blocks D and E of the Drummond Complex, parts of each block currently receive significant periods of direct morning sunlight. It is inaccurate for the AEE to therefore say (as it does) that the development *“will have no additional shading effects”* on the Drummond Complex.

Existing Shading – Nearby Drummond Complex Structures:

The AEE states that *“Similarly with the building further to the east (still #19 Drummond) [presumably blocks A, B and C of the Drummond Complex] the existing buildings will shade these structures during the time when the shading from the proposed building would potentially affect these properties”* (see page 26 of the AEE).

This conclusion is inaccurate as the existing building at the Site does not have any shading effect on blocks A, B or C of the Drummond Complex.

In light of the above the BC requests that an accurate assessment is undertaken of the shading produced by the proposed Development and how that affects the Drummond Complex (**“Actual Shading”**). The model of Actual Shading should be compared to that of a permitted 18m high structure having the same roof shape as the proposed hotel development (**“Permitted Shading”**).

Section 3.5 of the AEE should then be updated to correctly reflect the anticipated effects of shading on the Drummond Complex and circulated for further submissions.

Application for Land Use Consent - Earthworks

The BC opposes the granting a land use consent for earthworks on the information provided due to known characteristics of the Drummond Complex's land and structures, and lack of information on potential effects from the proposed earthworks and methods for avoiding or monitoring those effects.

Characteristics of the Drummond Complex's Soil and Foundations;

The general area over which the Site and the Drummond Complex generally contains ~5m of uncompacted soils over silted deposits (possibly former seabed) and are liquifiable soils.

These characteristics of the Drummond Complex were identified in a 'Geotechnical Investigation and Report' prepared by Coffey Geotechnics (NZ) Limited and dated 11 September 2014 ("**Drummond Report**") after issues with differential settlement were experienced to the ground floor slab and foundations of Drummond Complex, in particular blocks D and E where settlement problems had become visible.

The Drummond Report concluded (among other matters) that the Drummond Complex site is underlain by non-uniform alluvial deposits and pockets of slope wash material which are generally soft to firm in the upper 1 – 3m and increase in strength below. Rock is shallow in the southwest portion of the site to around 1.9m and dips to around 5-6m across the remainder of the site except for a gully feature beneath the boundary of the Blocks D and E where rock is as 10.7m.

Significant remedial work to the Drummond Complex's foundations was undertaken following these findings.

The BC is concerned that the above features of the Drummond Complex's soils (especially around blocks D and E) could increase the risk of serious adverse effects from the Development. Accordingly, the BC seeks confirmation that the presence of these features is known and that they have been considered in designing and carrying out the proposed Development.

The BC seeks confirmation that the Applicant has engaged Coffey Geotechnics (NZ) Limited to review the findings in its 2011 reports on the Site considering the subsequent Drummond Report and consider what further recommendations may be required. The BC approves of Coffey Geotechnics (NZ) Limited accessing the Drummond Report for this purpose.

If Coffey Geotechnics (NZ) Limited consider that no further investigations or recommendation are required, then the BC seeks that Coffey Geotechnics (NZ) Limited professionally certify this opinion for the BC's benefit.

Insufficient Assessment of Potential Effects

The Application (most relevantly pages 8 and 9 of the Application), section 3.7 of the AEE and the 'Earthworks Assessment on Resource Consent Application' dated 24 March 2017 and prepared by John Davies ("**Earthworks Assessment**") contain virtually no details of the potential environmental effects on the DC from the proposed earthworks.

The BC is particularly concerned about this given that the Earthworks Assessment notes a “*risk of instability ... during the construction phase as the basement level is excavated*” (see page 1 of the Earthworks Assessment).

The BC considers that the following features of the proposed earthworks should require a full comprehensive assessment of the potential effects (particularly in respect of the Drummond Complex, which the BC considers is at an increased risk of adverse effects noting its special characteristics discussed above) before consent is granted:

- a. Depth - proposed depth of 5.2m of the earthworks which are more than three times the permitted depth under the District Plan Requirement 30.1.1.1(b);
- b. Proximity - proposed depth exceeds the distance to the Drummond Complex’s eastern boundary and blocks D and E along this boundary, which does not comply with District Plan Requirement 30.1.1.1(b) – this aspect of the Earthworks (or the risks associated with it) is not addressed in the Earthworks Assessment, despite being identified as non-compliant in the AEE;
- c. Scale – both total area and volume of the excavations exceeding permitted District Plan levels; and
- d. Water - absence of any consideration given to dewatering the Site during construction. It is known to one of the unit owners of a Drummond Complex apartment that groundwater was present at 3m deep in a recent excavation nearby the Site.

Due to the lack of assessment of potential risks to the Drummond Complex land, services and buildings, the BC has little confidence that all risks have been identified (or investigated) at this point, or that any consideration has been given to avoidance or mitigation of those risks.

Insufficient Assessment of Plans to Avoid, Mitigate or Remedy Potential Effects

Related to the above, the Application has no meaningful information on how the Applicant intends to avoid, mitigate or remedy potential adverse effects of the Earthworks on the Drummond Complex.

The Application provides comments possible soldier piles around the Site or a “*sheet pile or propped pile arrangement*” for excavations close to boundaries (see page 8 of the Application). The Application also includes a generic picture of temporary propped support for earthworks that are of a substantially smaller depth and scale than those proposed in the Application (see Figure 3 on page 8 of the Application).

Additionally, the Earthworks Assessment (despite acknowledging that “*risk of instability*” during construction exists) makes no recommendations on either temporary or permanent supports and generally takes the position that these will be designed after the Application is granted.

The BC is alarmed by this position - earthworks of the kind proposed could not (of course) go ahead without significant retaining and reinforcement works, the installation of which would themselves have potential adverse effects on the Drummond Complex. The BC therefore considers details of how the Applicant plans to provide that support and reinforcement, particularly in respect of the Drummond Complex, is directly relevant to deciding whether the Application should (or even could) be granted.

The BC requests thorough details on how the Applicant intends to provide temporary and permanent support to the land at the common boundary with the Drummond Complex including, construction and engineering plans for those supports. Standard propping methods do not appear to be adequate and a method of retaining the excavation 5.2m deep would appear to require a specific design sufficient to provide confidence to the BC that it may rely on such specific design functioning properly to avoid adverse effects on the Drummond Complex land, services and buildings.

Objective Methodology

The Application does not have methodology to ensure that any damage to the Drummond Complex from the development is detected early and mitigated.

The BC considers that it is appropriate to adopt an objective methodology given the potential for earthworks to cause adverse effects to the Drummond Complex.

As a starting point, the BC considers that the Applicant should engage independent surveyors to complete a full baseline survey of blocks D and E of the Drummond Complex before construction works commence on Site, along with regular monitoring surveys to ensure that no damage is occurring during the Development works.

Additionally, the BC suggests that the Applicant engage independent engineers to report on the condition of blocks D and E before works start and again following completion.

The observations and results of the survey and engineers' report should be delivered directly to the BC at the same time that they are provided to the Applicant.

Applicant's Insurances

The BC seeks details of what insurances the applicant will have in place to cover damage to blocks D and E of the Drummond Complex as well as associated cover for loss of rent and related costs.

Application for Land Use Consent – New Sign

The BC opposes the granting of a land use consent for a new 40m² LED sign.

The BC is concerned by the size of the sign (eight times larger than permitted under the District Plan) and the impacts that this will have on the visual amenity of the surrounding areas and heritage character of the proposed development.

The BC notes that an electronic sign of the size and placement sought would be out of character with other advertising signage in the surrounding area, which is predominantly limited to advertising site location. While the Applicant has noted an intention to limit the sign to advertising the hotel, this is not binding could change in the future.

The BC is concerned that the sign will produce light to the bedrooms of the top three storeys of block D, particularly at night-time, which the BC expects would be a significant issue for some occupants of the Drummond Complex.

Any disruption to the residents in block D of the Drummond Complex would also be compounded by the sign having continually changing images (albeit fading in and out) and that it will be illuminated day and night.

General Construction Activity Concerns

The BC has general concerns about the potential construction effects. These concerns relate to all three land use consent Applications (both jointly and separately) and form part of the BC's opposition to each Application.

Vibration Effects

The vibrations expected to occur with construction activities with the proposed Development will likely cause or, at the very least, add to the risk of further differential settlement to the land, structures and services at Drummond Complex. This is especially so given sheet piling of the very deep (5m) basement excavation required to be driven even deeper (refer commentary above).

Neither the Application nor the AEE address this adequately (or at all). The BC requests that an accurate assessment is undertaken of the potential affects or vibration to Drummond Complex land, services and buildings caused by construction activities in building the proposed Development. The assessment should also provide recommendations on how such vibration affects could be minimized and if differential settlement damage is caused to Drummond Complex land, services and buildings, then how such damage is best remedied.

The BC asks that the Applicant provides some assurance, that is legally enforceable, that any damage caused to Drummond Complex land, services and buildings will be fully and effectively remedied. This consideration has considerable cross-over with the deep excavations proposed at the Site (see commentary above).

Hours of Activity

The BC is concerned by potential effects the hours and days of the proposed operations could have on student residents in the Drummond Complex.

While it is acknowledged that the Drummond Complex is in the "Centre Zone" under the District Plan an existing use exists as it has operated as a residential complex since being built in or about the early 2000's.

The BC seeks that the residential nature of the Drummond Complex and potential impact of the development on residents in the Drummond Complex are considered to the maximum extent possible in any conditions to a consent.

Dust Controls

The AEE contemplates controls for dust mitigation but does not outline what controls the Applicant seeks to put into place.

The BC is concerned by the potential effects of dust on the Drummond Complex due to:

1. The residential nature of the Drummond Complex and effect that excessive dust can have on the amenity value of the Complex and the safety of its occupants; and
2. The potential effects of dust on the Drummond Complex's cladding and potential voiding of related warranties.

The BC seeks further information on how the Applicant intends on mitigating the effects of dust for the period of the development.

To the extent that dust on the Drummond's Complex cannot be avoided and the presence of dust does not affect cladding warranties, that its effects be mitigated by thorough wash downs of the Drummond Complex's exterior until the exterior envelope is completed.

Further Discussion

As noted earlier in these submissions, the BC is not opposed to development of the Site but is interested in ensuring that the effects and risks associated with those works are identified and appropriately managed.

The BC has created a sub-committee that has experience with the Drummond Complex's differential settlement and foundation strengthening issues.

We invite the Applicant and Wellington City Council to participate in a meeting with a view to resolving the concerns raised in these submissions.

Site Plan of 19 - 21 Drummond Street, Wellington



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 planning@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: SPENCER HOLMES LTD ON BEHALF OF IPG CORPORATION LTD

Site address: 114 ADELAIDE ROAD, MT COOK, WELLINGTON

Proposal: PARTIAL DEMOLITION AND ADDITIONS AND ALTERATION TO A HERITAGE BUILDING

Service request number: 490 717

Support the application Oppose the application Neutral

Submitter details

Name of submitter: BRIAN NEIL HICKMAN

Address of submitter: APT 3d, QM APARTMENTS, 1 HANSON ST,
MT COOK, WELLINGTON

Phone (day):

Mobile: 027 4413 285

Email: NEIL.HICKMAN@XTRA.CO.NZ

Submission statements (use additional pages if required)

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

THE FRONTAGE OF THE TRAMWAY HOTEL IS UNDER HISTORIC PLACES PROTECTION. IT SEEMS TO ME TO BE A REASONABLE SOLUTION TO RETAIN AND STRENGTHEN THE FACADE AND BUILD A MODERN ACCOMMODATION BLOCK BEHIND TO EARTHQUAKE STANDARDS. A SIMILAR EXAMPLE IS THE FORMER KIRKALDIE'S BUILDING IN LAMBTON QUAY. THERE ARE MANY APARTMENT BUILDINGS BEING BUILT IN ADELAIDE ROAD AND A REJUVENATED TRAMWAY IS ANOTHER STEP IN PROVIDING MORE ACCOMMODATION IN A CITY DESPERATELY SHORT OF HOUSING. THE INCREASED HEIGHT DOES NOT APPEAR TO AFFECT THE SHADING OF AND ADJACENT HOUSING. APART FROM THE RETENTION OF HISTORIC FACADES (KIRKALDIE'S) IS THE PREVIOUS IZ CASINO BUILDING IN TORY ST.

The reasons for my submission are:

THE TRAMWAY HOTEL HAS BEEN AN ABSOLUTE EYESORE FOR SOME 8 YEARS NOW. IT IS A TARGET FOR CONTINUAL GRAFFITI, VANDALISM AND SQUATING. IT IS STICKERED AS AN EARTHQUAKE RISK WITH A WARNING NOT TO APPROACH, THIS IS TOTALLY IGNORED BY THE PASSING PUBLIC. IT IS AN ACCIDENT AND DEATH TRAP WAITING TO HAPPEN. I SUPPORT THIS APPLICATION AS A SOLUTION

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

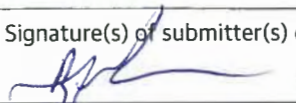
[Empty box for decision and conditions of consent]

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

Signature(s) of submitter(s) or agent of submitter(s)* 	Date 3/9/2021
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Note:

- The Council must receive this submission before the closing date and time indicated in the public notice. A copy of this submission must also be given to the applicant, as soon as reasonably possible, at the applicant's address for service.
- All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to attend the hearing, please phone 04 801 3590 so that the necessary arrangements can be made.
- This is not a statutory form, but is provided as a guide to people wishing to lodge a submission.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy information

All submissions (including name and contact details) are published and made available to elected members and to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.

How do you wish to be served with any correspondence

- via email (please ensure you have provided your email address on page 1)
- via post, ie hardcopy

Submission on resource consent application

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Notes for the applicant

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Send the completed submission via email to planning@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:	Spencer Holmes Ltd on behalf of TPA Corporation Ltd		
Site address:	114 Adelaide Road Mt Cook		
Proposal:	Partial demolition and additions and alterations to a heritage bldg		
Service request number:	490717		
	<input type="checkbox"/> Support the application	<input checked="" type="checkbox"/> Oppose the application	<input type="checkbox"/> Neutral

Submitter details

Name of submitter:	Jonathan W Markwick		
Address of submitter:	4B / 1 Hanson Street, Mount Cook		
Phone (day):		Mobile:	021 076 3021
Email:	jmar3120@gmail.com		

Submission statements (use additional pages if required)

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

See Attachment

The reasons for my submission are:

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 application

Note: *Select one.

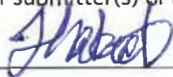
I request/ do not request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

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

Signature(s) of submitter(s) or agent of submitter(s)*



Date

13/09/2021

Note:

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How do you wish to be served with any correspondence

via email (please ensure you have provided your email address on page 1)

via post, ie hardcopy

Submission statements:

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

With regards to Resource consent application – 114 Adelaide Road, I oppose the following:

- The monolithic, featureless blank walls on the southern and western elevation of the proposed building.

This directly contravenes most of the **Centres Design Guide**, in particular:

G4.5 Articulate or eliminate wall surfaces that are featureless or plain. Large featureless surfaces should not occur at ground level at the street edge, nor at high level if in prominent public view. While a building may have a primary facade, all other visible facades should include detail and openings and have a level of articulation that is appropriate for the context

...

Some buildings may extend considerably above their neighbours, and parts of their service orientated side and rear facades are likely to remain in prominent public view. It is important that such upper level facades are given visual interest with an architectural treatment. Consideration should be given to articulating these high level walls, often located close to boundaries, with openings, and architectural treatments including three-dimensional modelling.

These walls being right on the boundary line and twice as high as the residential building next door would be completely inappropriate for a residential area.

The neighbouring Drummond street apartments are held by multiple owners and it is unlikely the western wall of the proposed building would be concealed by a future development.

There are an increasing number of people living off Adelaide Road. This is no longer a solely commercial or industrial neighbourhood, please ensure that the design and massing of this building is held to the same standard as a building in a residential area.

This design would lead to a significant degradation of the streetscape and visual amenity for residents in the area. The walls would detract from the largely human-scale “fine-grained” streetscape of Drummond and Hanson Streets.

- The northern and eastern elevations are similarly monolithic and of low quality painted concrete, the fenestration on the upper floors offers no relationship to the heritage façade. These additional floors would be a negative contribution to the heritage qualities of the existing building and the overall streetscape.