



25 September 2014

File ref: 33002-252

Alistair Aburn
Urban Perspectives
P O Box 9042
Wellington 6141

By email: Alistair@urbanp.co.nz

Dear Alistair

FEEDBACK ON PROPOSED PLANS – STIE 10, KUMUTOTO WHARF, WELLINGTON WATERFRONT

Thank you for consulting with Heritage New Zealand regarding the latest plans for a new building at Site 10, Kumutoto Wharf. We write further to our letter of 28 February 2014 on the earlier version involving an additional storey and rooftop garden.

We note that the site is rich in heritage, in particular:

- Site 10 is located within the proposed Wellington Harbour Board Historic Area. This registration proposal has been publicly notified and is in the last stages before being considered by the Heritage New Zealand Board.
- The site is also adjacent to a number of registered historic places, including:
- Wellington Harbour Board Shed 21, Category 1 (to the north of the proposed building)
- Eastbourne Ferry Terminal Building (former) and Ferry Wharf, Category 2 (to the east of the site)
- Wellington Harbour Board Wharf Gates and Railings, Category 2 (nearby)
- The area has potential for archaeological material to be discovered – to be assessed by Heritage New Zealand under the archaeological authority process.

As expressed in our appeal to Variation 11, Heritage New Zealand's primary interest in Site 10 is the potential for a large building to be built in close proximity to heritage structures, such as those above, which would adversely affect their heritage values and the values of the historic area. The latest proposal has been assessed with this in mind.

Effect of the New Building on Historic Heritage

Heritage New Zealand has looked at that the current proposal and assessed it according to the principles of the Heritage New Zealand Pouhere Taonga Act 2014. Our comments are similar to those expressed in our letter of 28 February 2014:

1. The overall size of the new building is within the plan perimeter of Site 10. The height and bulk of the proposed building are in comparative proportion to Shed 21. The new building neither overwhelms Shed 21 in size, nor in the appearance of the external fabric. There have been

distinctive efforts to align elevation features of the new building to detailing of Shed 21 and, in this subtle way, show sensitivity to heritage in the new building. The building alignment along Jervois Quay ensures views of Shed 21 can be seen from the roadway.

2. There is sufficient separation of the proposed building from the Ferry Terminal to enable the heritage building to be approached, seen and understood in its three dimensional nature.
3. The proposed building is cantilevered over open space. This overhang, and the path through the building, offer sheltered public space on the waterfront with an opportunity to appreciate the waterfront heritage – to enjoy views of the harbour area and Former Eastbourne Ferry Terminal. Views of the Ferry Terminal can also be seen from a further distance successfully.
4. Use of the historic wharf gates and fences currently in storage is recommended. These are historic ironware and offer increased understanding and interpretation of the area as an historic place. It is understood that the gates and railings need ongoing maintenance however their value to the aesthetic of the waterfront would be positive. Any locations where pedestrian traffic is firmly guided would be suitable for locating the historic gates and rails.

Conclusion

Heritage New Zealand considers that this proposal for a waterfront building respects the nearby heritage. The bulk and location of the building is suited to its heritage neighbours and its exterior appearance is not dominant or overwhelming. The open spaces offer opportunities for locating interpretation.

Heritage New Zealand recommends that use of the historic gates and railings is built into the project where feasible. Opportunities for interpretation of the area could be included in open space areas.

Yours sincerely



Ann Neill
General Manager
Central Region
New Zealand Historic Places Trust Pouhere Taonga

Address for Service:

Jillian Kennemore
Heritage Adviser-Planning
Heritage New Zealand
PO Box 2629
Wellington 6140
DDI: 04-494-8325
Email: HAPlanningCR@heritage.org.nz

23 JUN 2014

13 June 2014

Brian Galt

By email: brian.galt@foodstuffs-wgtn.co.nz

Dear Brian

Proposed development at Site 10, Wellington Waterfront – Design approval

We refer to our recent discussions in respect of the above development, in particular, regarding the height of the proposed building. It has been brought to our attention that this is an issue for some neighbouring landowners. In light of this, we have reviewed the design and our redevelopment options and prepared a revised proposal.

To reduce the height of the building requires removing the top storey – this has an impact on overall feasibility but we believe it would be possible to still achieve a viable development. However, we would only do so to minimise opposition to the resource consent process.

We understand from our discussions with you that you would support the building at the lower height. We would be grateful therefor if you would review the information regarding height set out below and the attached sections and perspectives and confirm that you support the revised design.

We are due to finalise our agreement with the land owner Wellington Waterfront very shortly, so would appreciate your urgent consideration of this matter. If you require any clarification, please do not hesitate to contact me or my colleague, Rosalind Luxford, on 805 0000.

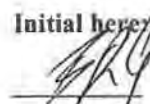
The revised proposal

The original proposal provided for a 5.5-storey building, with a 4.50 metre ground floor and 5 levels of office above, each 3.85 metres floor-to-floor. The top storey ("Level 5") was approximately half the footprint of the floors below and set back on all sides. The total height of this building was 26.2 metres.

The revised proposal is for a 5 storey building 22.4 metres above mean sea level to the top of Level 4 with plant on top of this. The building would be comprised as follows:

- Ground – floor to floor height – 4.50 metres.
- Level 1 – floor to floor height – 3.85 metres.
- Level 2 – floor to floor height – 3.85 metres.
- Level 3 – floor to floor height – 3.85 metres.
- Level 4 – floor to floor height – 3.85 metres.
- Roof – Plant room and lift overrun – height to top – 3.85 metres. Approximately 200 square metres gross floor area. Two separately mounted chillers each 2.50 metres wide by 7.00 metres long, approximately 2.50 metres high.

Initial here



WILLIS BOND AND COMPANY LIMITED

LEVEL 4, FREE AMBULANCE BUILDING, 5 CABLE STREET, PO BOX 24137, WELLINGTON 6142, NEW ZEALAND

TELEPHONE 04-805 0000, FAX 04-805 0039

WWW.WILLISBOND.CO.NZ

I refer you to the attached sections and rooftop plant plan. While the rooftop plant layout may change slightly, the overall size of this is not expected to increase materially.

Also enclosed are a series of images showing the original scheme (with 6 stories) alongside the revised scheme.

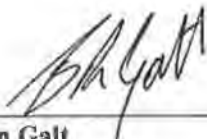
Please confirm by signing and initialling the enclosed copy of this letter that you would not oppose a resource consent application based on the above design. In due course, we would also seek a formal approval from you (to be submitted along with the resource consent application for the development). The approval form will make reference to the application and supporting documentation including the assessment of effects and plans.

Yours sincerely



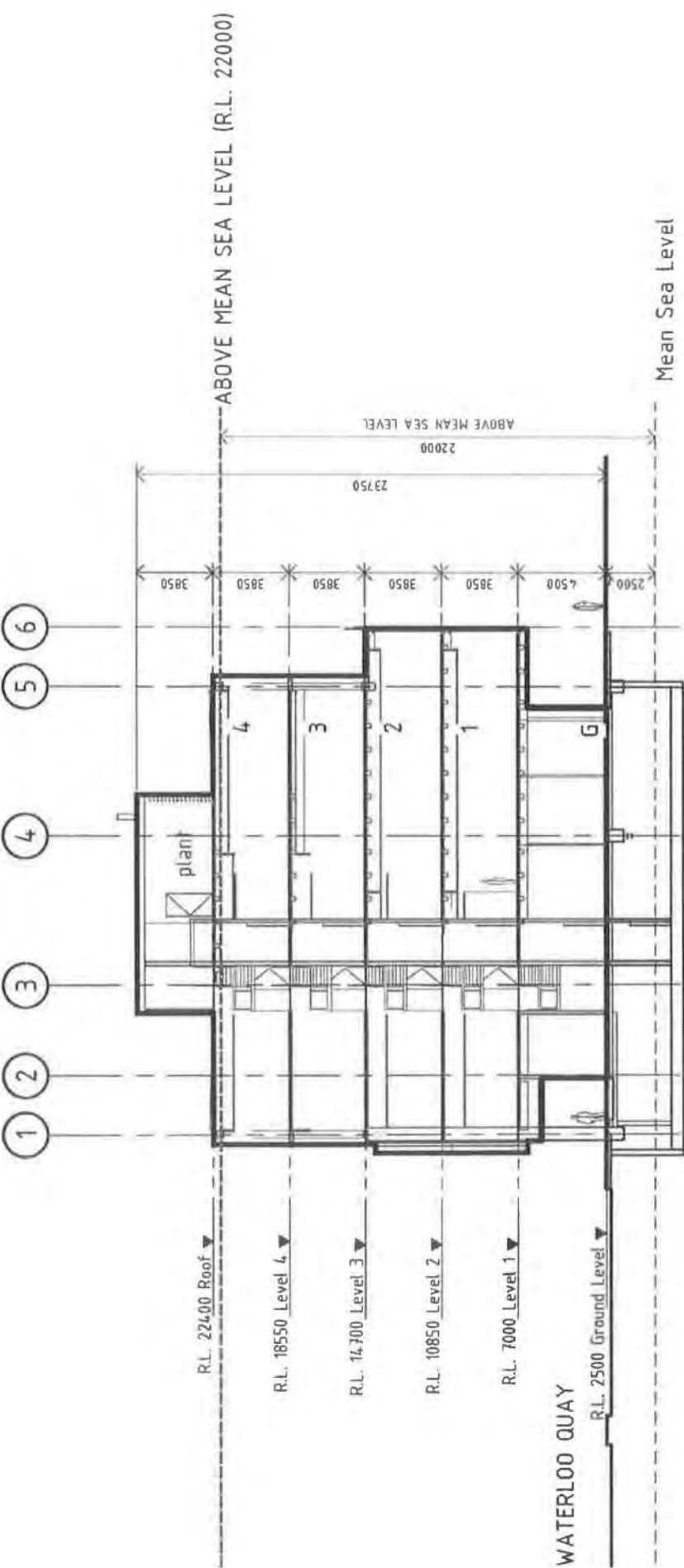
David McGuinness
Willis Bond & Co Limited

I confirm that I will not oppose a resource consent application for a building at Site 10 based on the contents of this letter and attached sections and images.



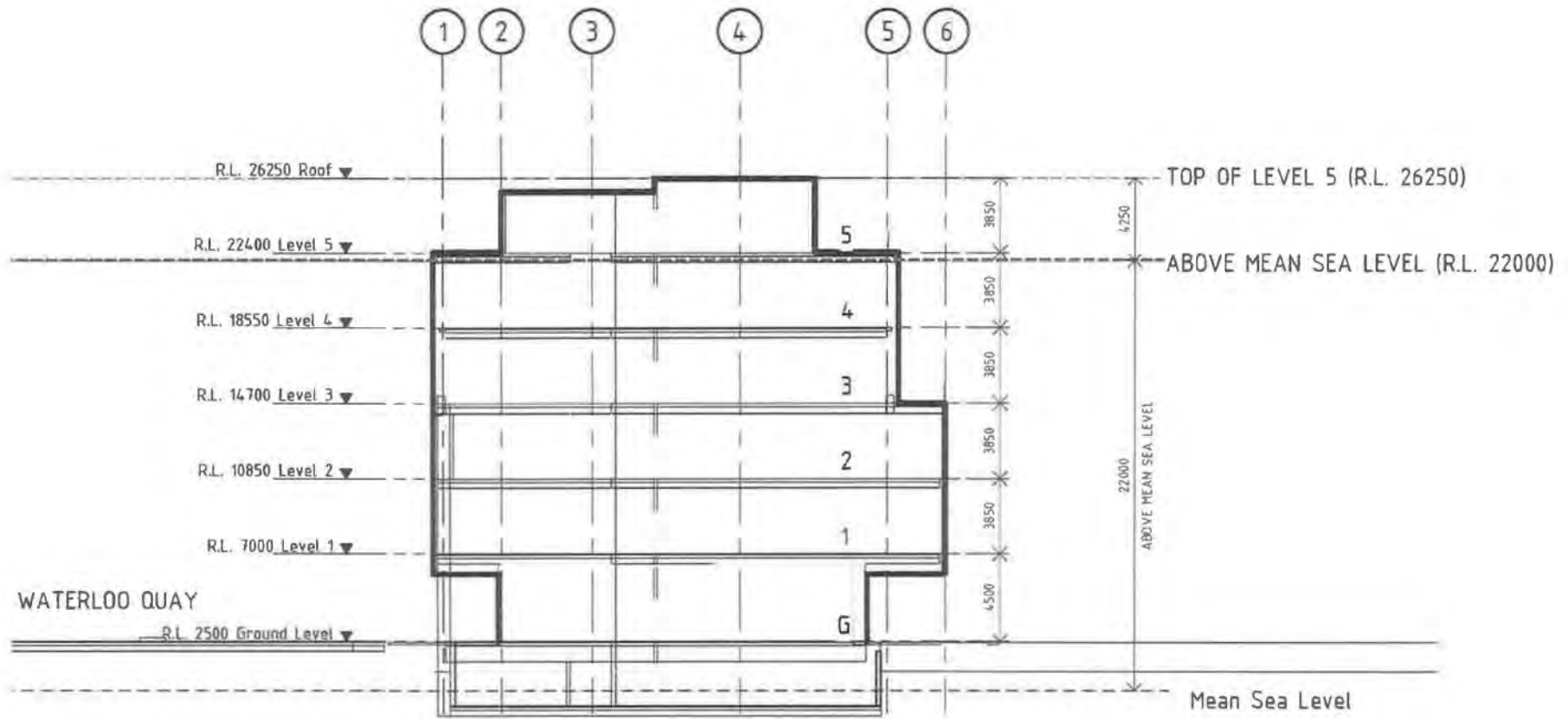
Brian Galt

Revised proposal_ 5 stories

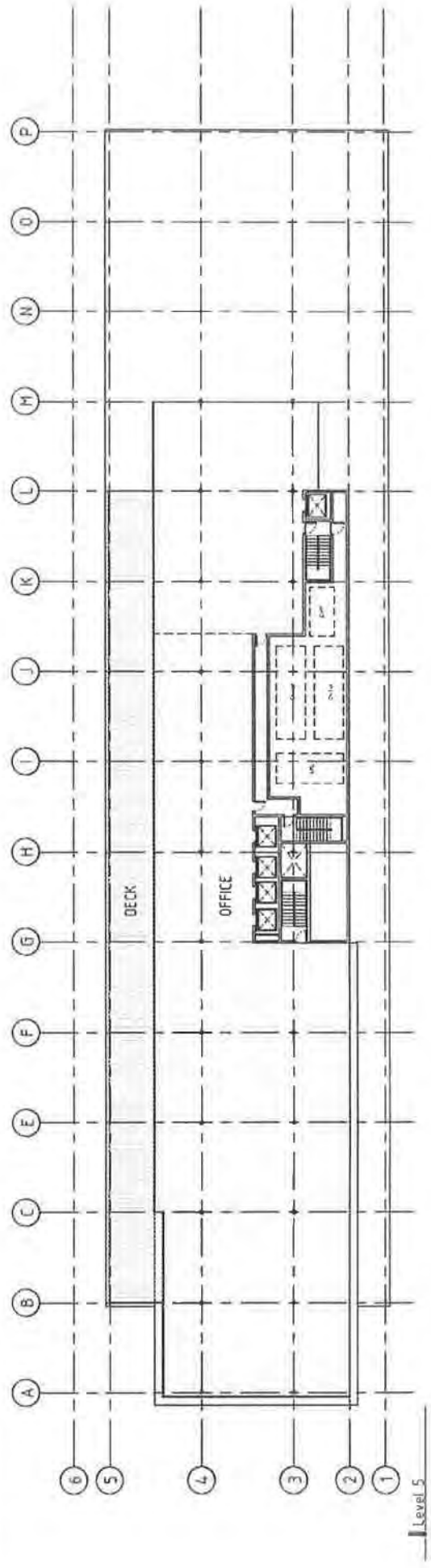


SITE 10 SECTIONS

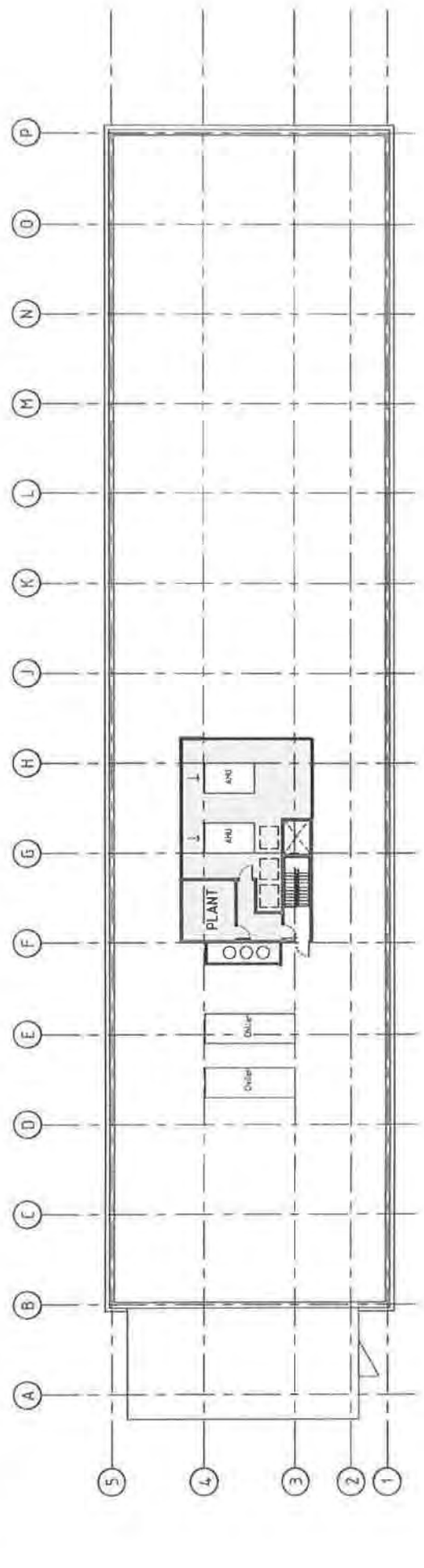
Original proposal_ 6 stories



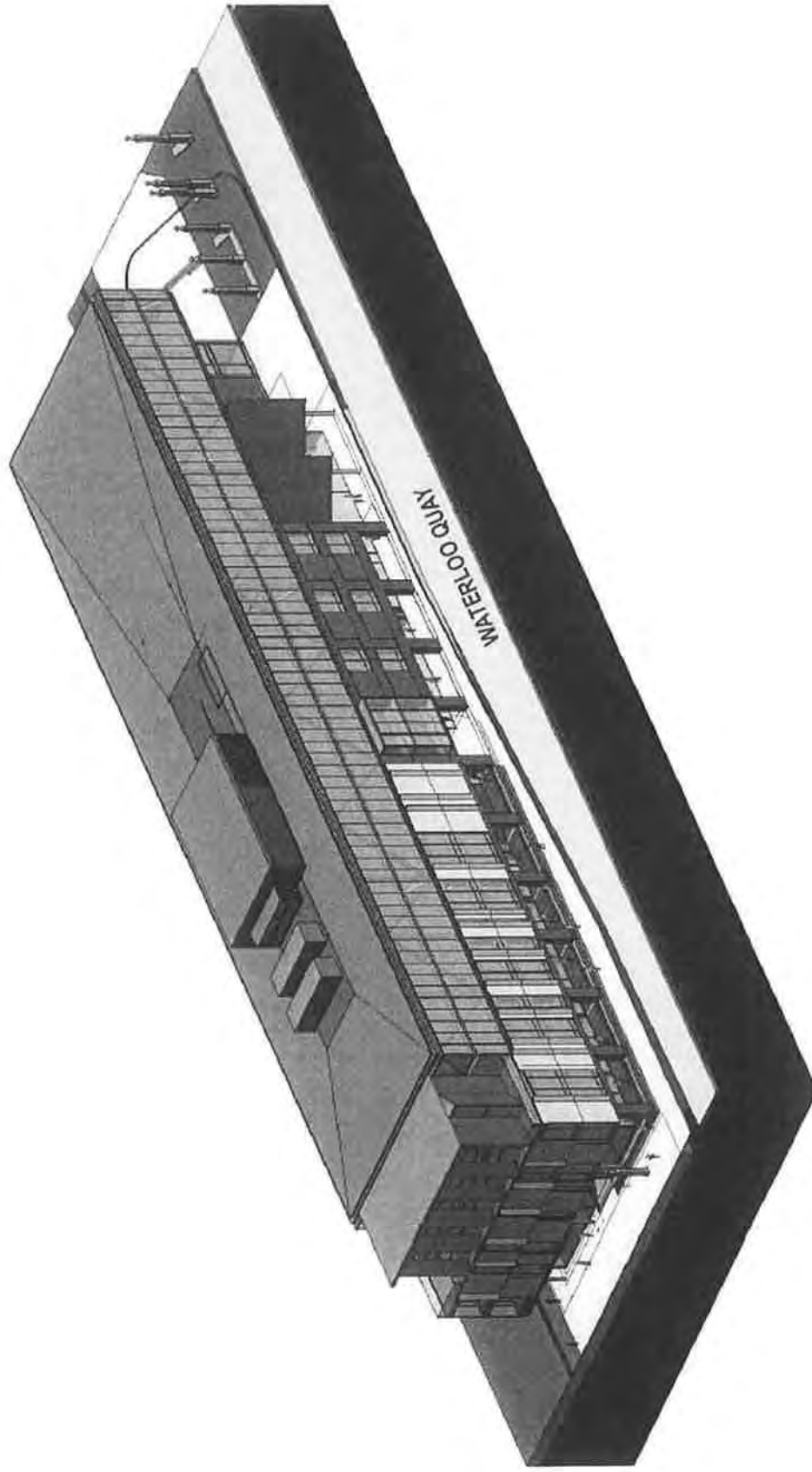
6 STOREY PROPOSAL_Level 5 plan



5 STOREY PROPOSAL_Rooftop Plant



5 STOREY PROPOSAL_Indicative axonometric view



SITE 10 BUILDING VIEWS

13 JUNE 2014

Original proposal_6 stories



Revised proposal_5 stories



Revised proposal_additional views



View from south west (Whitmore Street)



View from north east



WILLIS BOND & Co

CONFIRMATION COPY

13 June 2014

Andrew Wall

By email: a.wall@landlease.co.nz

Dear Andrew

Proposed development at Site 10, Wellington Waterfront – Design approval

We refer to our recent discussions in respect of the above development, in particular, regarding the height of the proposed building. It has been brought to our attention that this is an issue for some neighbouring landowners. In light of this, we have reviewed the design and our redevelopment options and prepared a revised proposal.

To reduce the height of the building requires removing the top storey – this has an impact on overall feasibility but we believe it would be possible to still achieve a viable development. However, we would only do so to minimise opposition to the resource consent process.

We understand from our discussions with you that you would support the building at the lower height. We would be grateful therefore if you would review the information regarding height set out below and the attached sections and perspectives and confirm that you support the revised design.

We are due to finalise our agreement with the land owner Wellington Waterfront very shortly, so would appreciate your urgent consideration of this matter. If you require any clarification, please do not hesitate to contact me or my colleague, Rosalind Luxford, on 805 0000.

The revised proposal

The original proposal provided for a 5.5-storey building, with a 4.50 metre ground floor and 5 levels of office above, each 3.85 metres floor-to-floor. The top storey ("Level 5") was approximately half the footprint of the floors below and set back on all sides. The total height of this building was 26.2 metres.

The revised proposal is for a 5 storey building 22.4 metres above mean sea level to the top of Level 4 with plant on top of this. The building would be comprised as follows:

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Initial here:



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I refer you to the attached sections and rooftop plant plan. While the rooftop plant layout may change slightly, the overall size of this is not expected to increase materially.

Also enclosed are a series of images showing the original scheme (with 6 stories) alongside the revised scheme.

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Yours sincerely



David McGuinness
Willis Bond & Co Limited



I confirm that I will not oppose a resource consent application for a building at Site 10 based on the contents of this letter and attached sections and images.

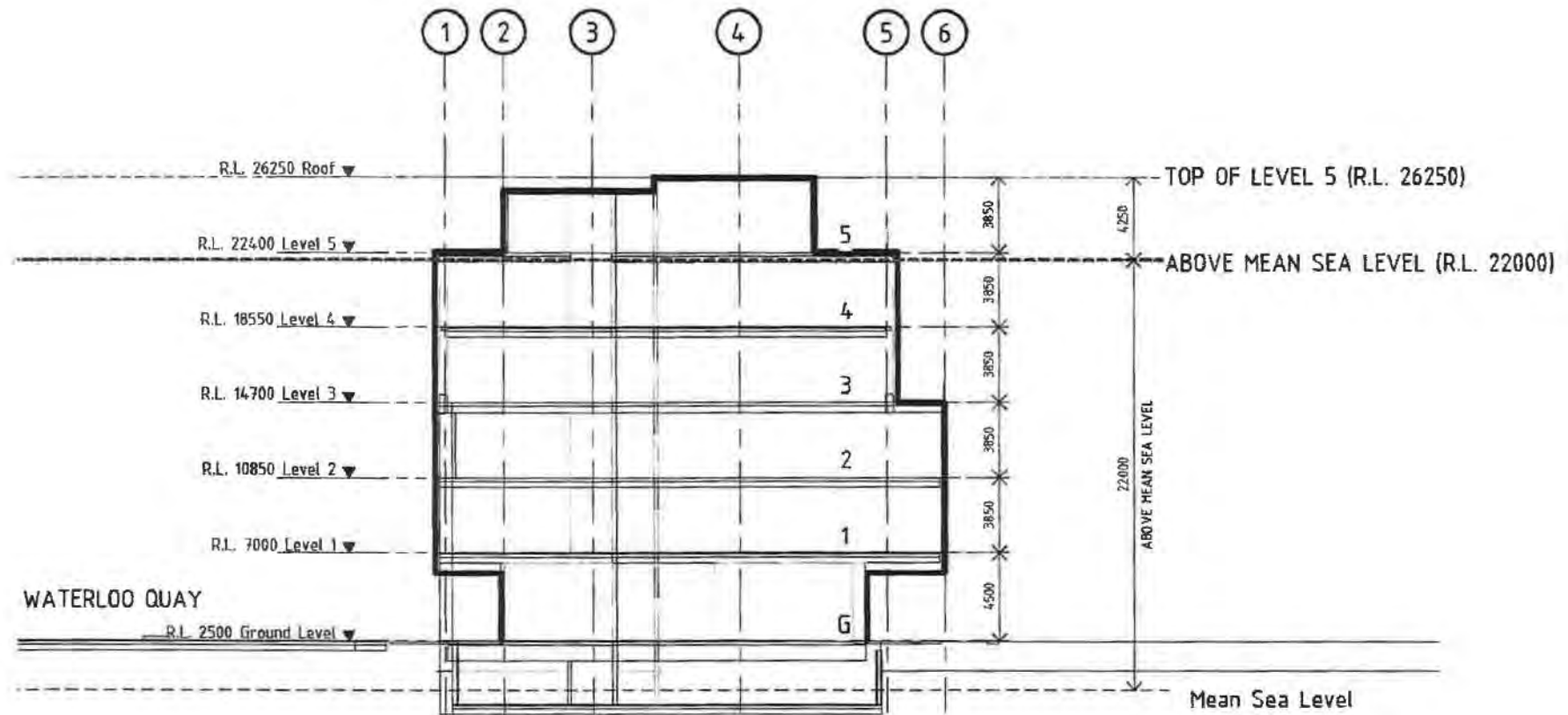
*provided Willis Bond is
the applicant and end
developer.*



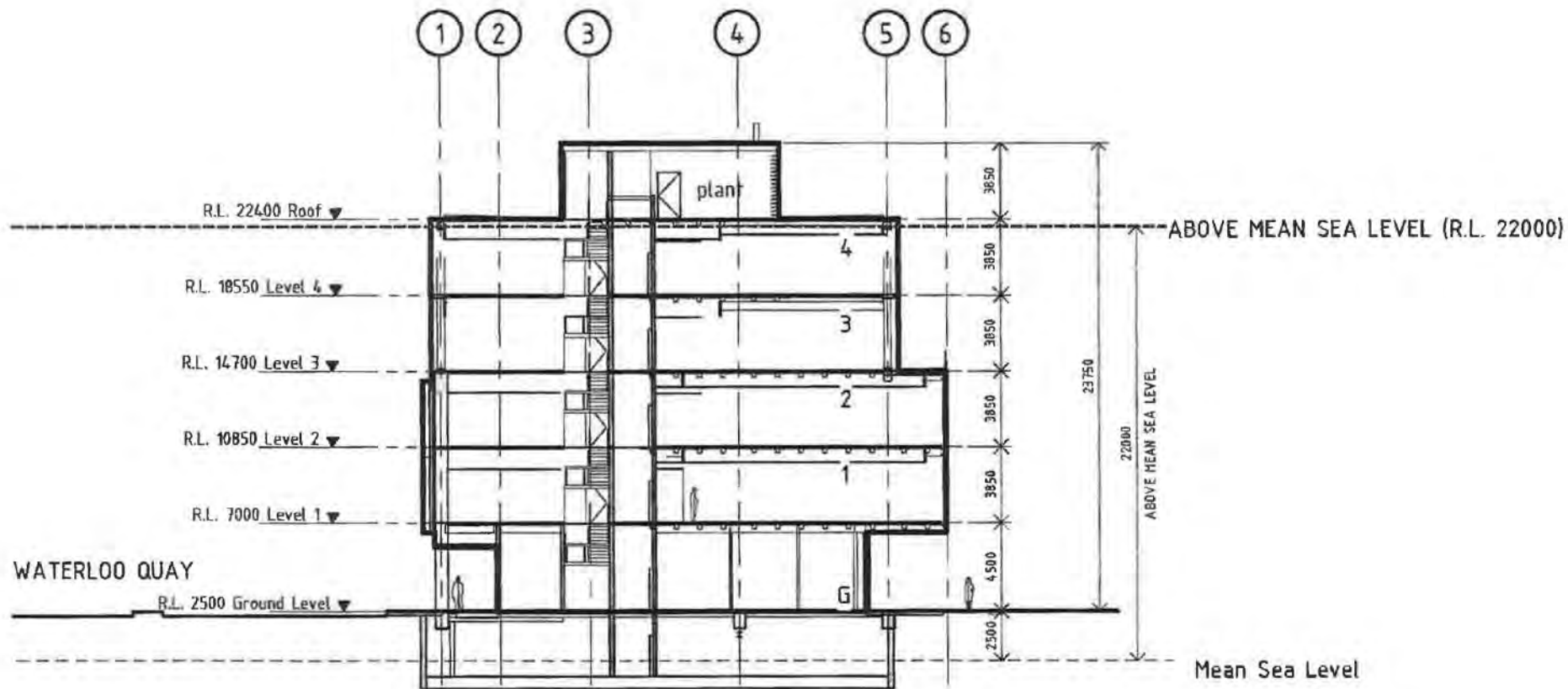
Andrew Wall

SITE 10 SECTIONS

Original proposal_ 6 stories

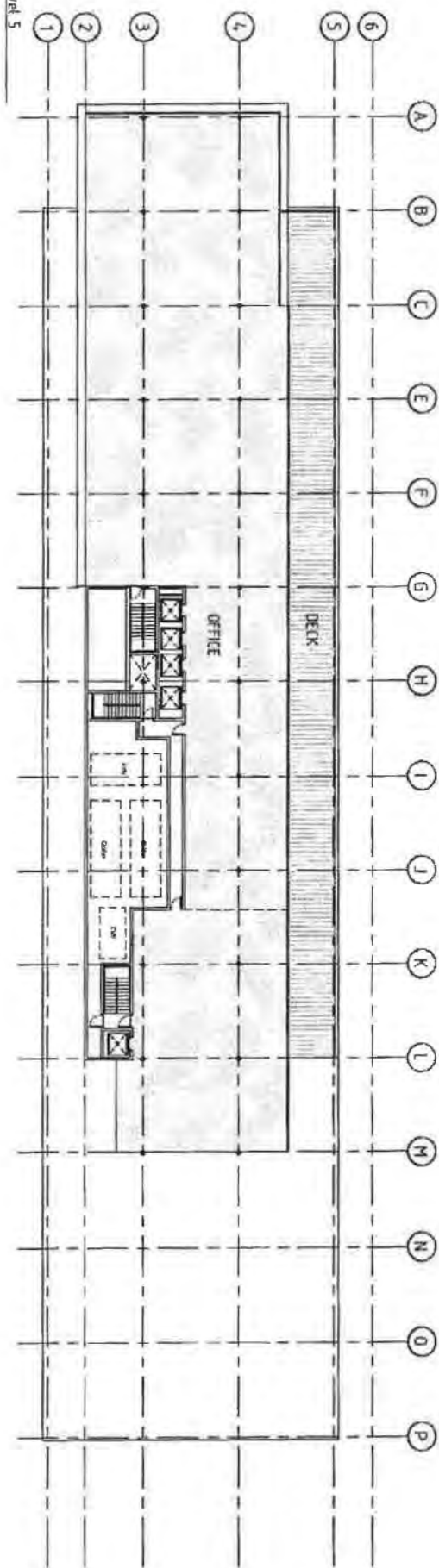


Revised proposal_ 5 stories

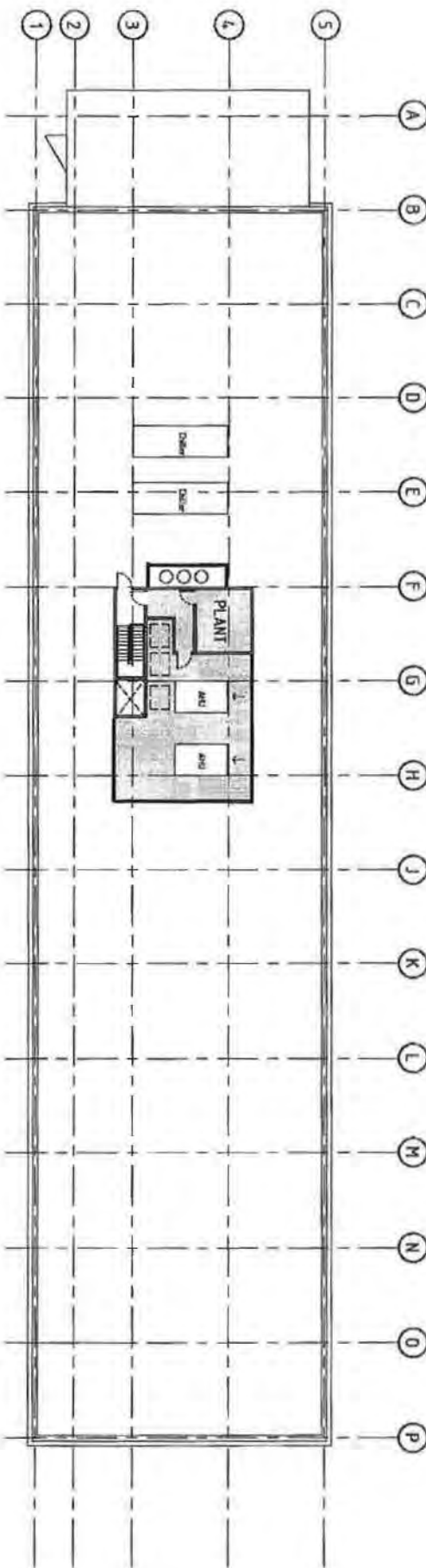


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6 STOREY PROPOSAL_Level 5 plan

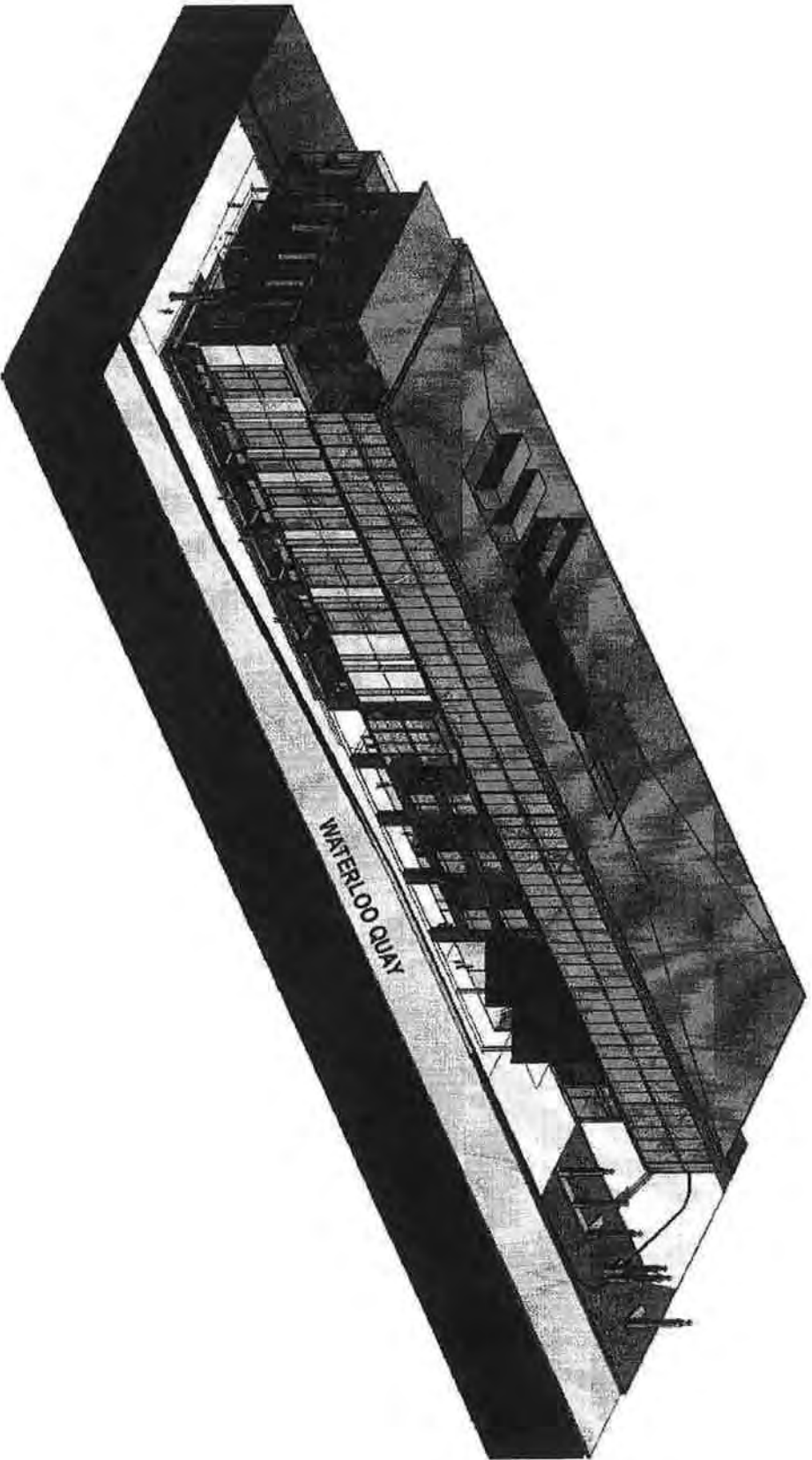


5 STOREY PROPOSAL_Rooftop Plant



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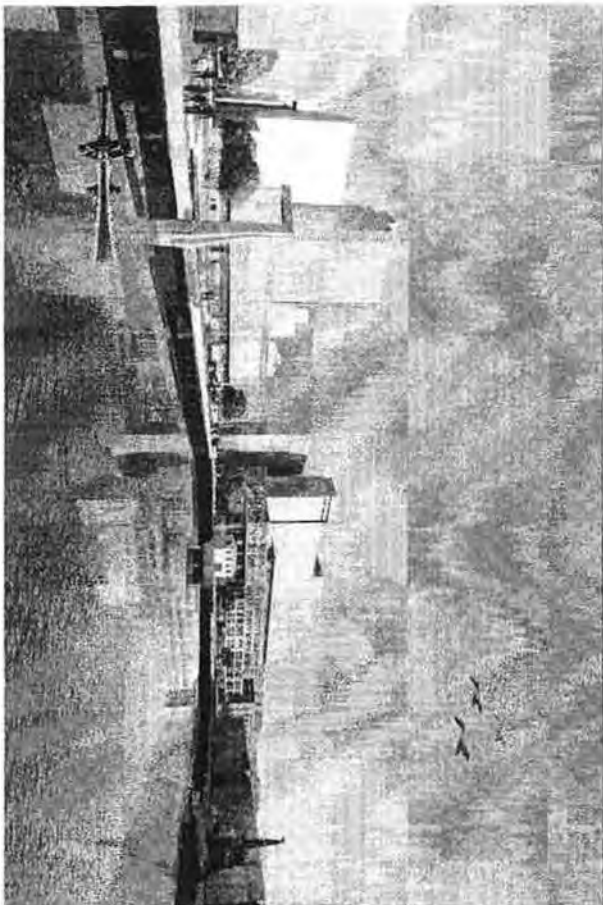
5 STOREY PROPOSAL_Indicative axonometric view



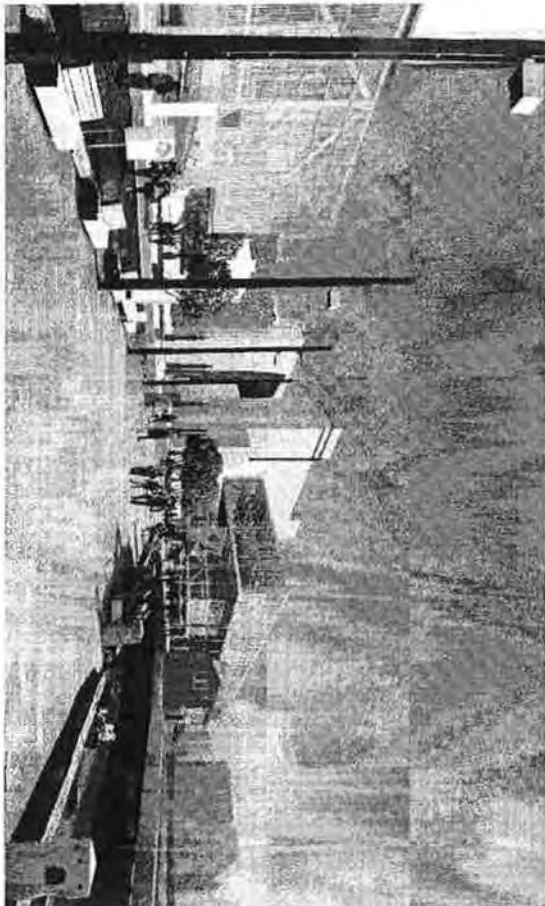
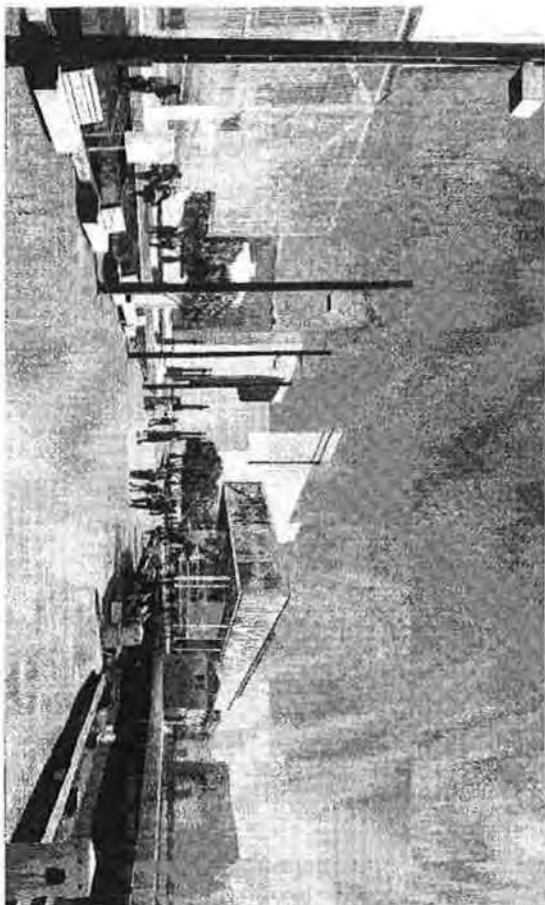
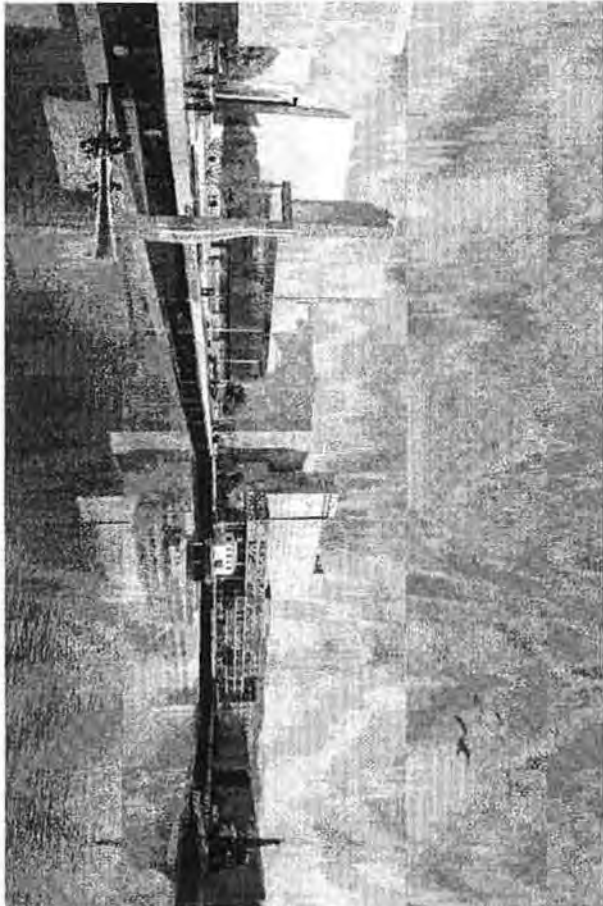
SITE 10 BUILDING VIEWS

13 JUNE 2014

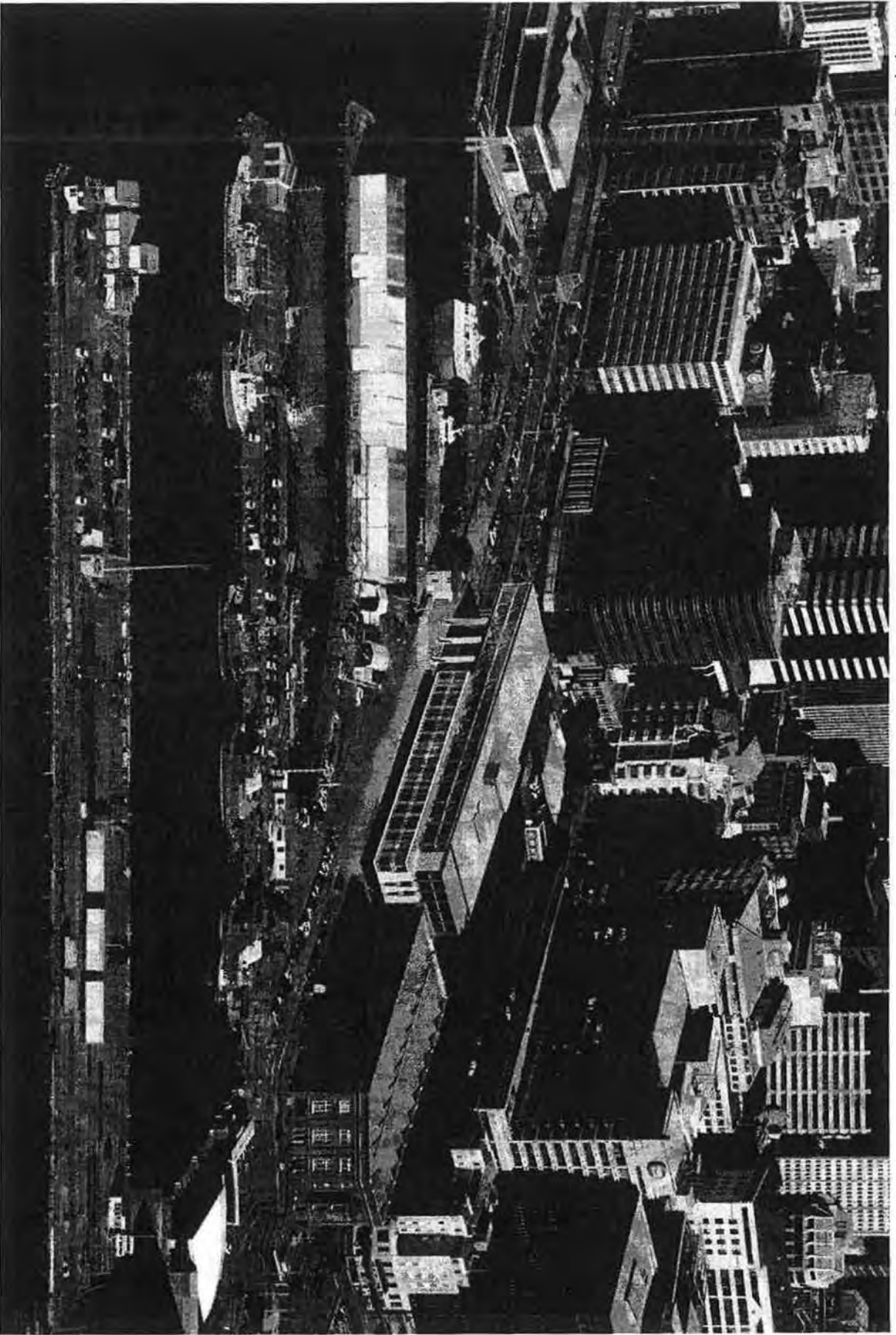
Original proposal 6 stories



Revised proposal 5 stories

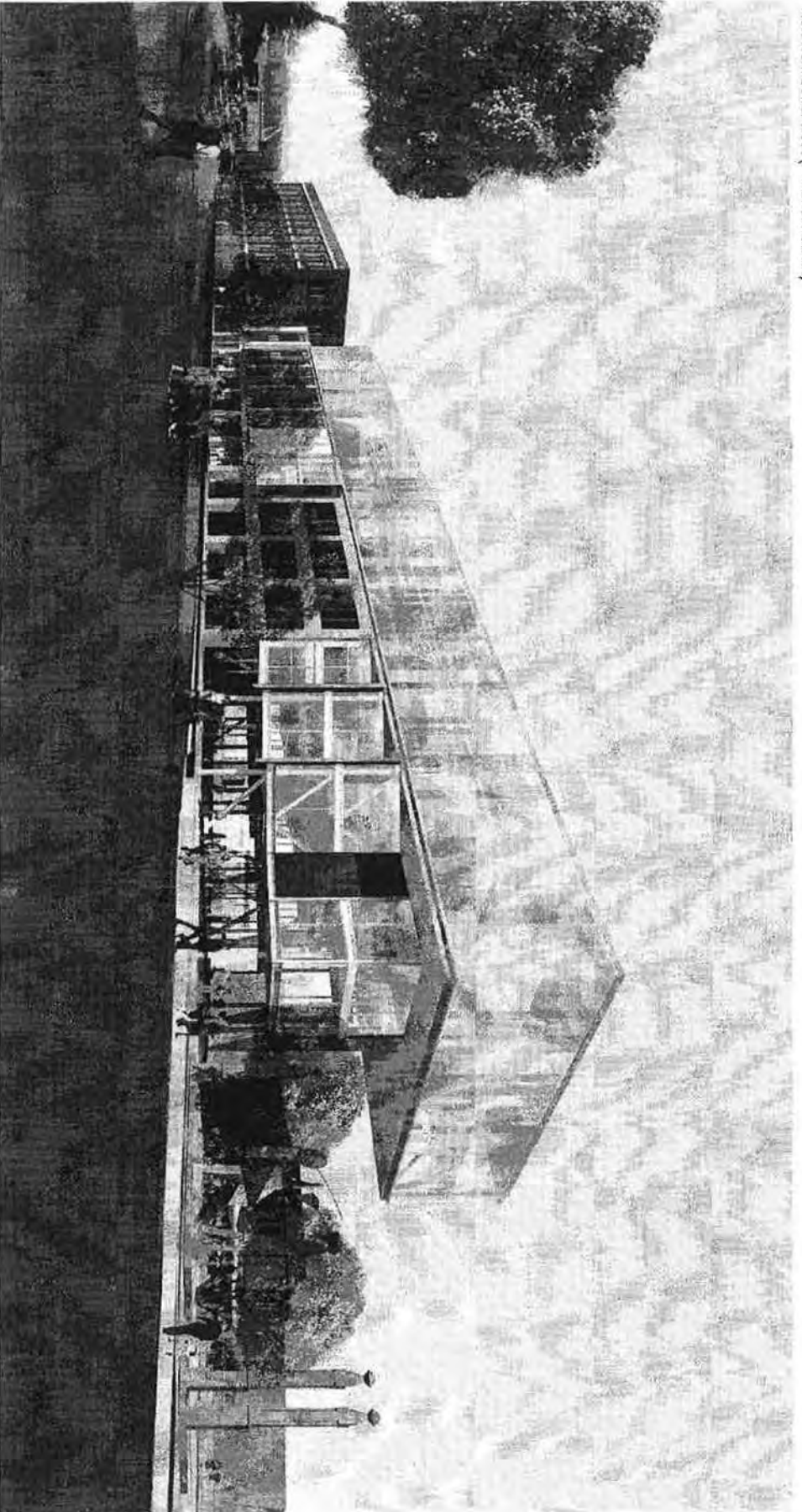


Revised proposal additional views

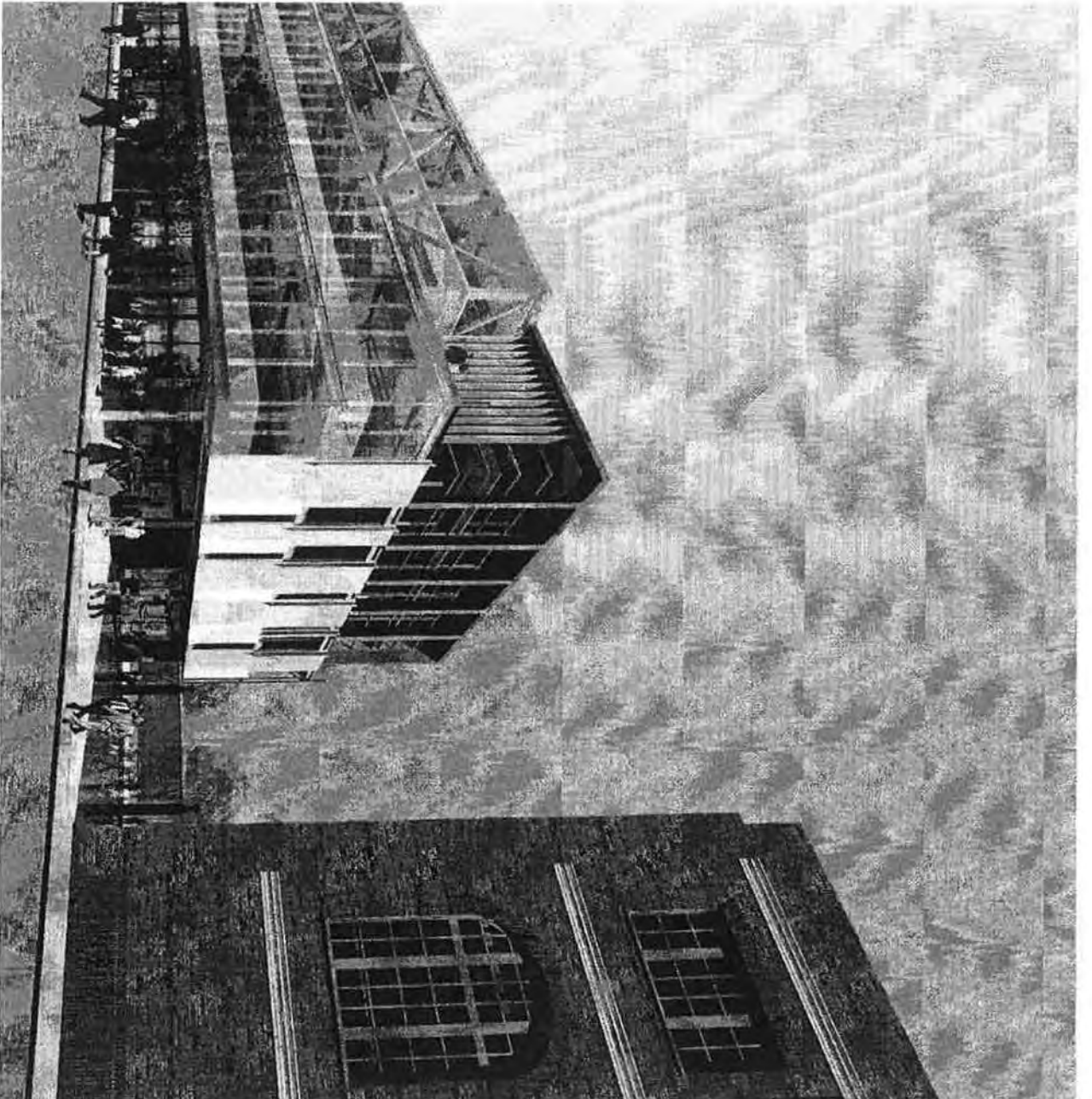


72

View from south west (Whitmore Street)



View from north east



mt

WILLIS BOND & Co

CONFIRMATION COPY

18 June 2014

Tim Dryburgh

By email: tim.dryburgh@z.co.nz

Dear Tim

Proposed development at Site 10, Wellington Waterfront – Design approval

Thank you for your time today to discuss the above proposal development. It was good to meet you and to understand where your concerns lie regarding a building on the site. As we discussed, the height of the building originally proposed (and publicly consulted on in February this year) has raised some concerns with neighbouring landowners. In light of this, we have reviewed the design and our redevelopment options and prepared a revised proposal.

To reduce the height of the building requires removing the top storey – this has an impact on overall feasibility but we believe it would be possible to still achieve a viable development. However, as we explained, we are only considering doing so to minimise opposition to the resource consent process.

We understand from our discussions with you that you would support the building at the lower height. We would be grateful therefor if you would review the information regarding height set out below and the attached sections and perspectives and confirm that you support the revised design.

We are due to finalise our agreement with the land owner Wellington Waterfront very shortly, so would appreciate your urgent consideration of this matter. If you require any clarification, please do not hesitate to contact me or Ros, on 805 0000.

The revised proposal

An Environment Court decision on proposed District Plan Variation 11 in 2012 in respect of Site 10 concluded that construction of a building on the site was appropriate (despite some objections suggesting nothing should be built on the site).

For the purposes of a District Plan provision defining building parameters on the site, the Court recommended a permissible height of 22.0 metres above mean sea level. The ground level at Site 10 is approximately 2.50 metres above mean sea level. Accordingly, a building constructed exactly within these parameters would be around 18.5 metres high.

The original proposal provided for a 5.5-storey building, with a 4.50 metre ground floor and 5 levels of office above, each 3.85 metres floor-to-floor. The top storey ("Level 5") was approximately half the footprint of the floors below and set back on all sides. The total height of this building was 26.2 metres.

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The revised proposal is for a 5 storey building 22.4 metres above mean sea level to the top of Level 4 with plant on top of this. The building would be comprised as follows:

- Ground – floor to floor height – 4.50 metres.
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I refer you to the attached images, sections and rooftop plant plan, copies of which we provided at our meeting today. While the rooftop plant layout may change slightly, the overall size of this is not expected to increase materially.

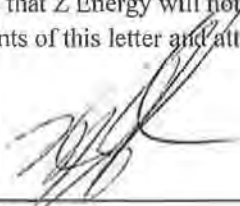
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Yours sincerely



David McGuinness
Willis Bond & Co Limited

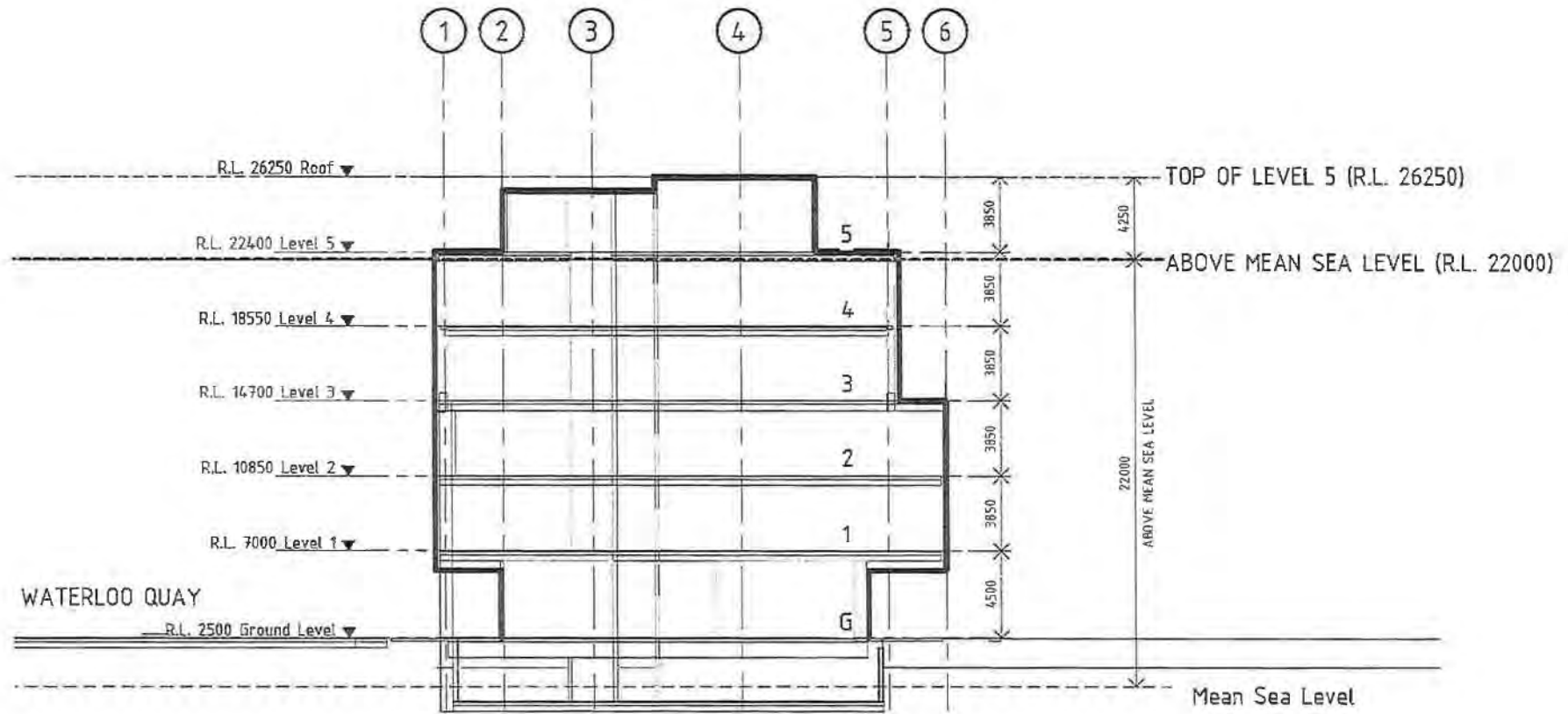
I confirm that Z Energy will not oppose a resource consent application for a building at Site 10 based on the contents of this letter and attached sections and images.



Tim Dryburgh
Z Energy

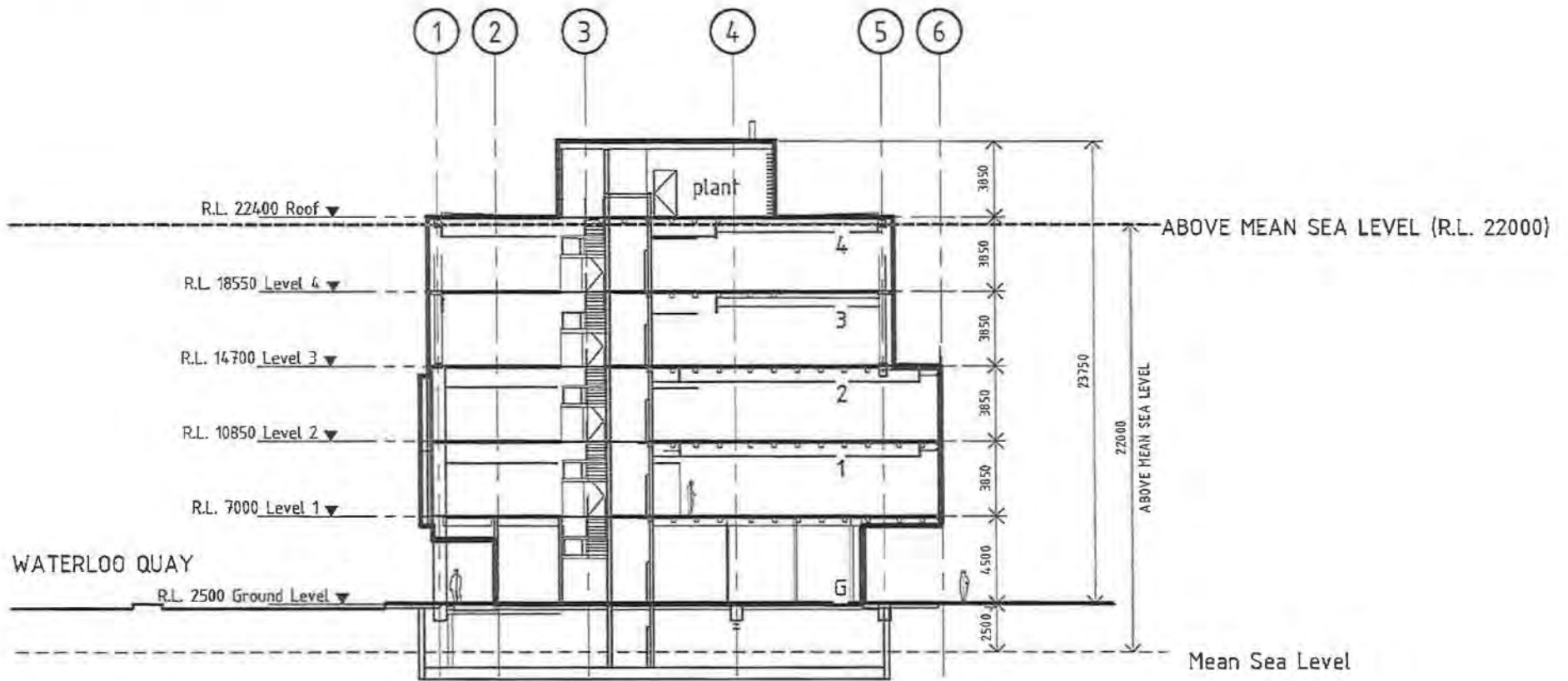
SITE 10 SECTIONS

Original proposal_ 6 stories



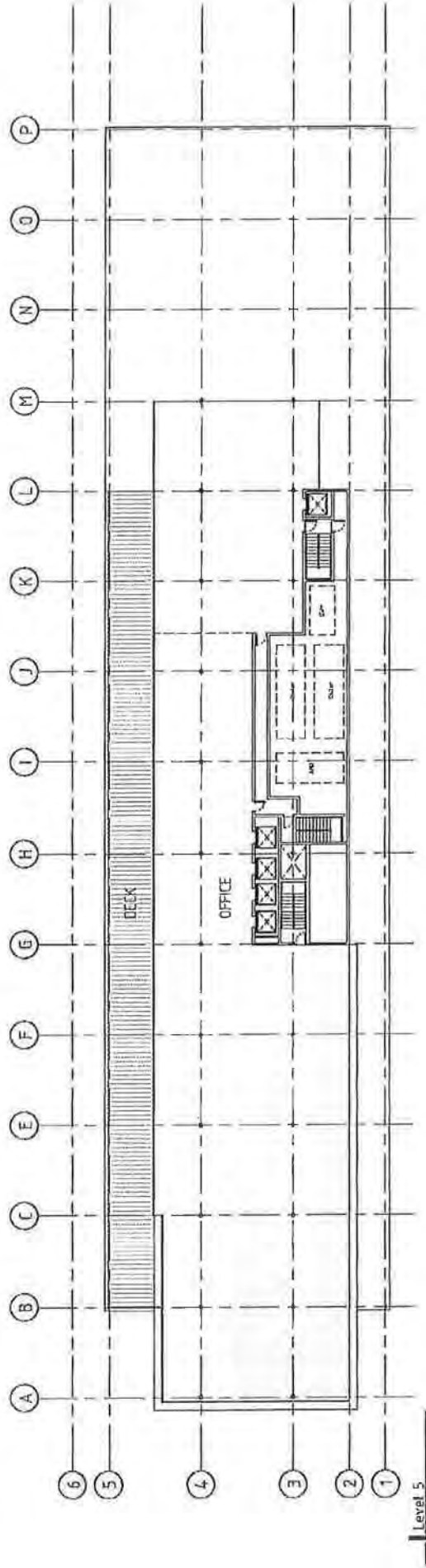
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Revised proposal_ 5 stories

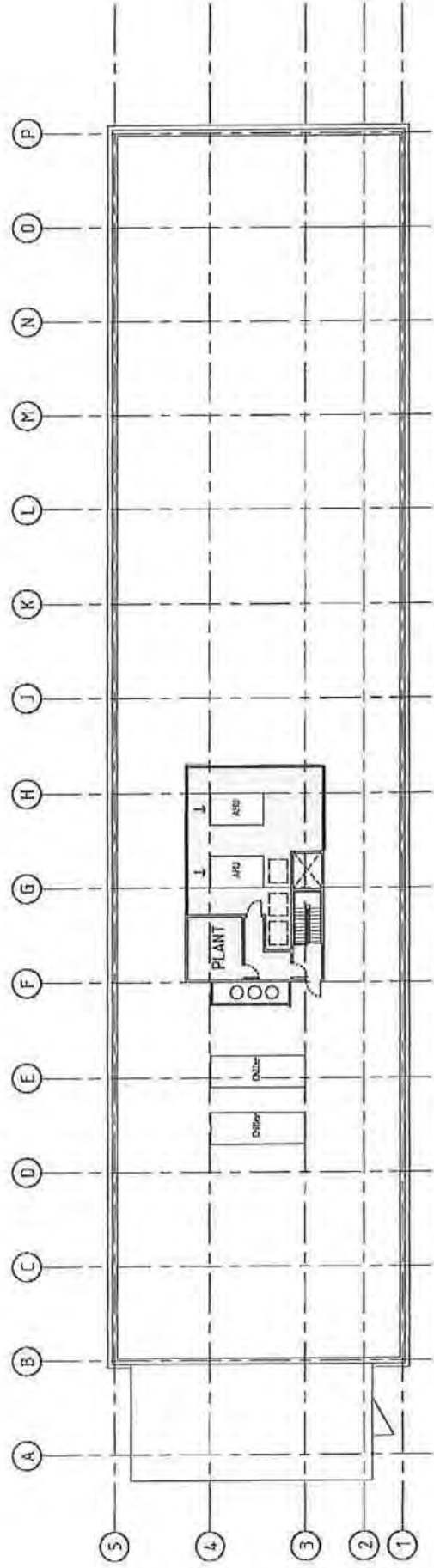


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6 STOREY PROPOSAL_Level 5 plan

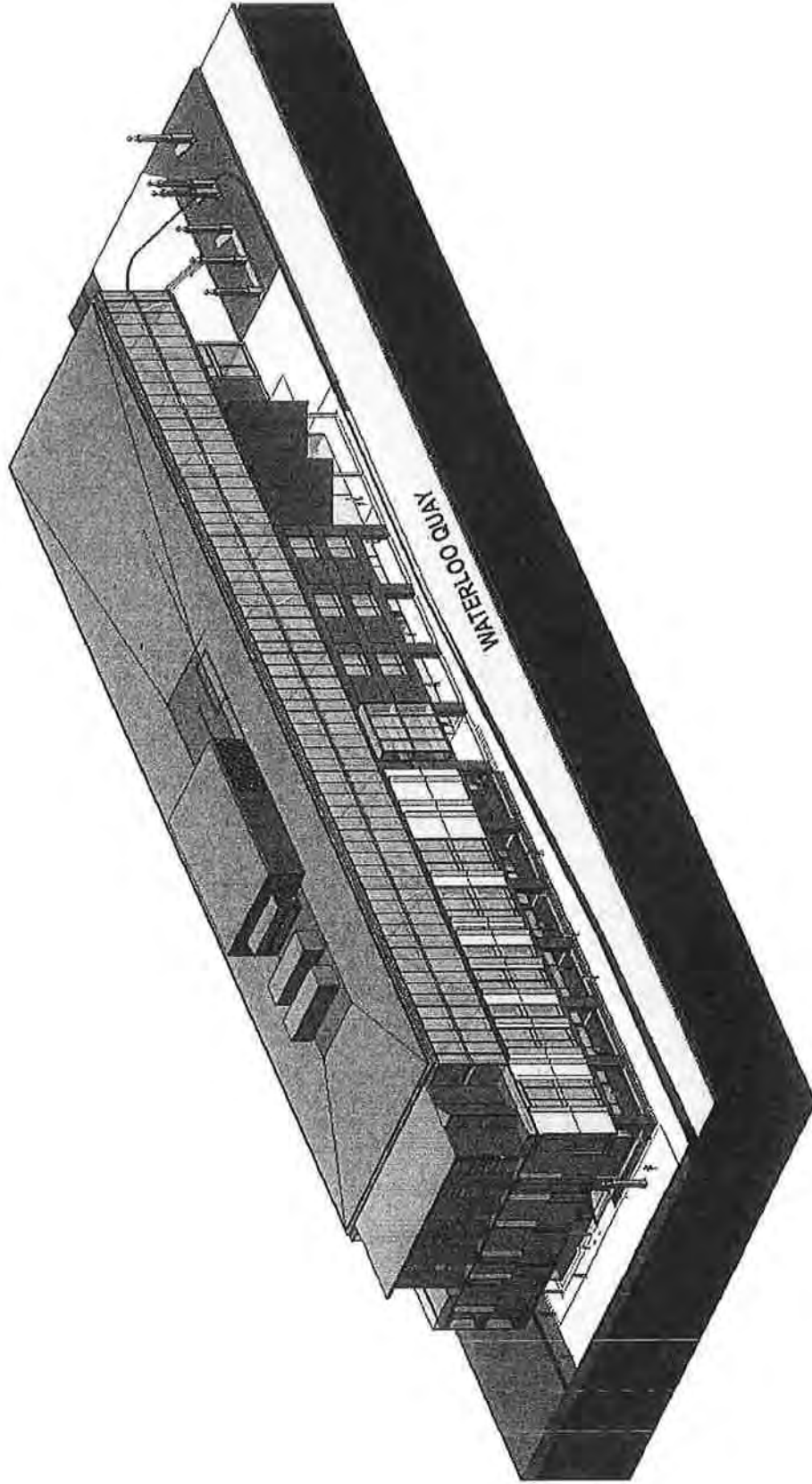


5 STOREY PROPOSAL_Rooftop Plant



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5 STOREY PROPOSAL_Indicative axonometric view

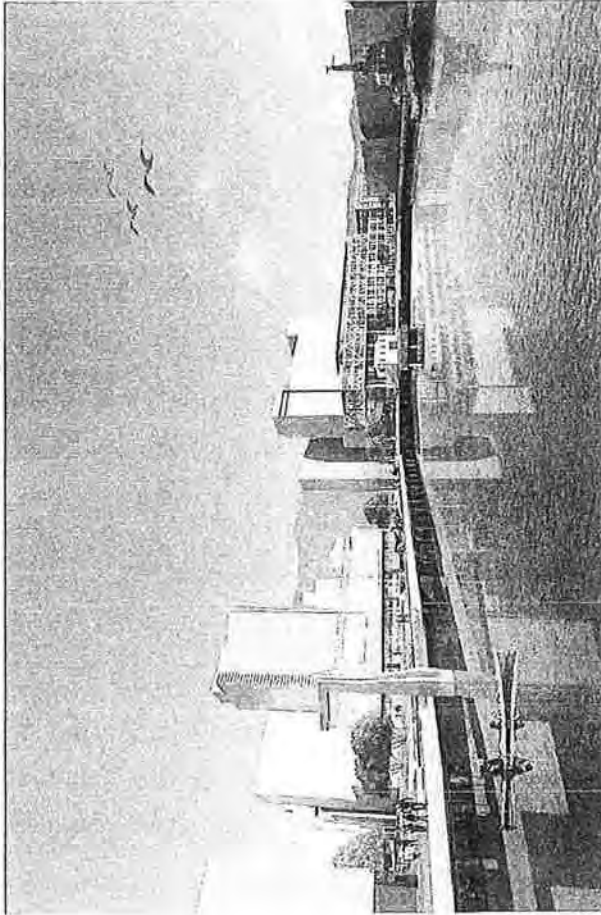


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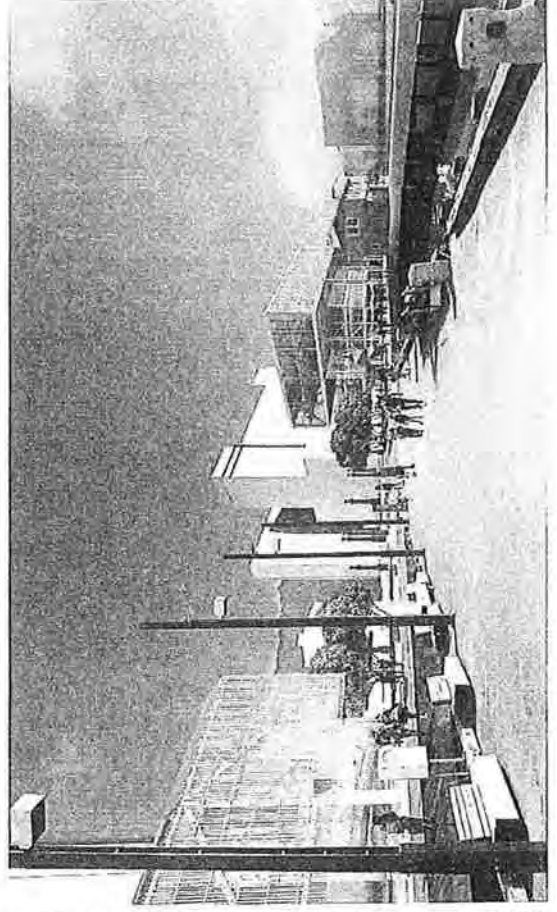
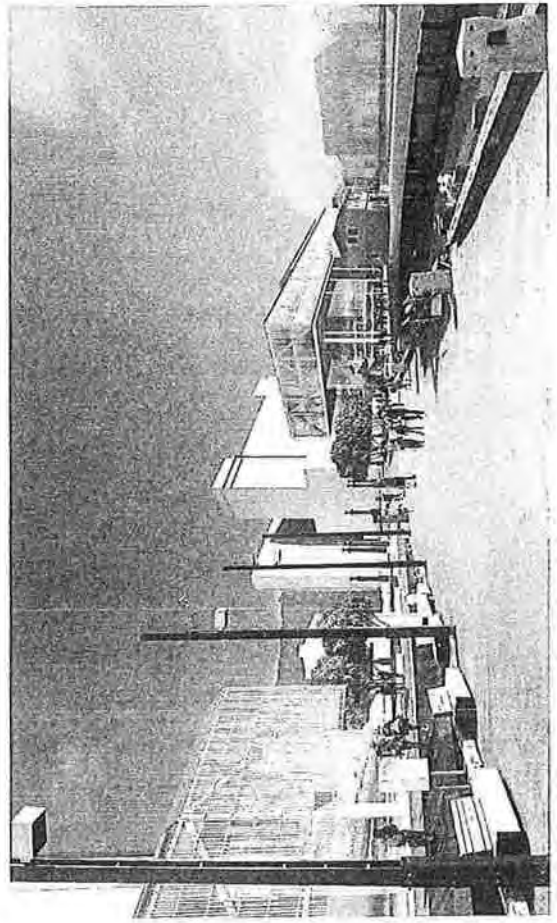
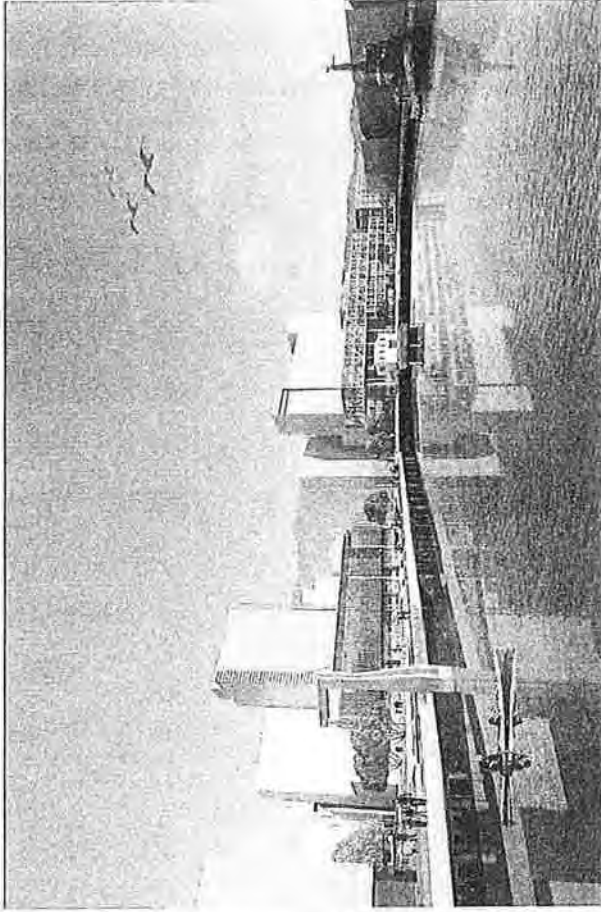
SITE 10 BUILDING VIEWS

13 JUNE 2014

Original proposal_6 stories

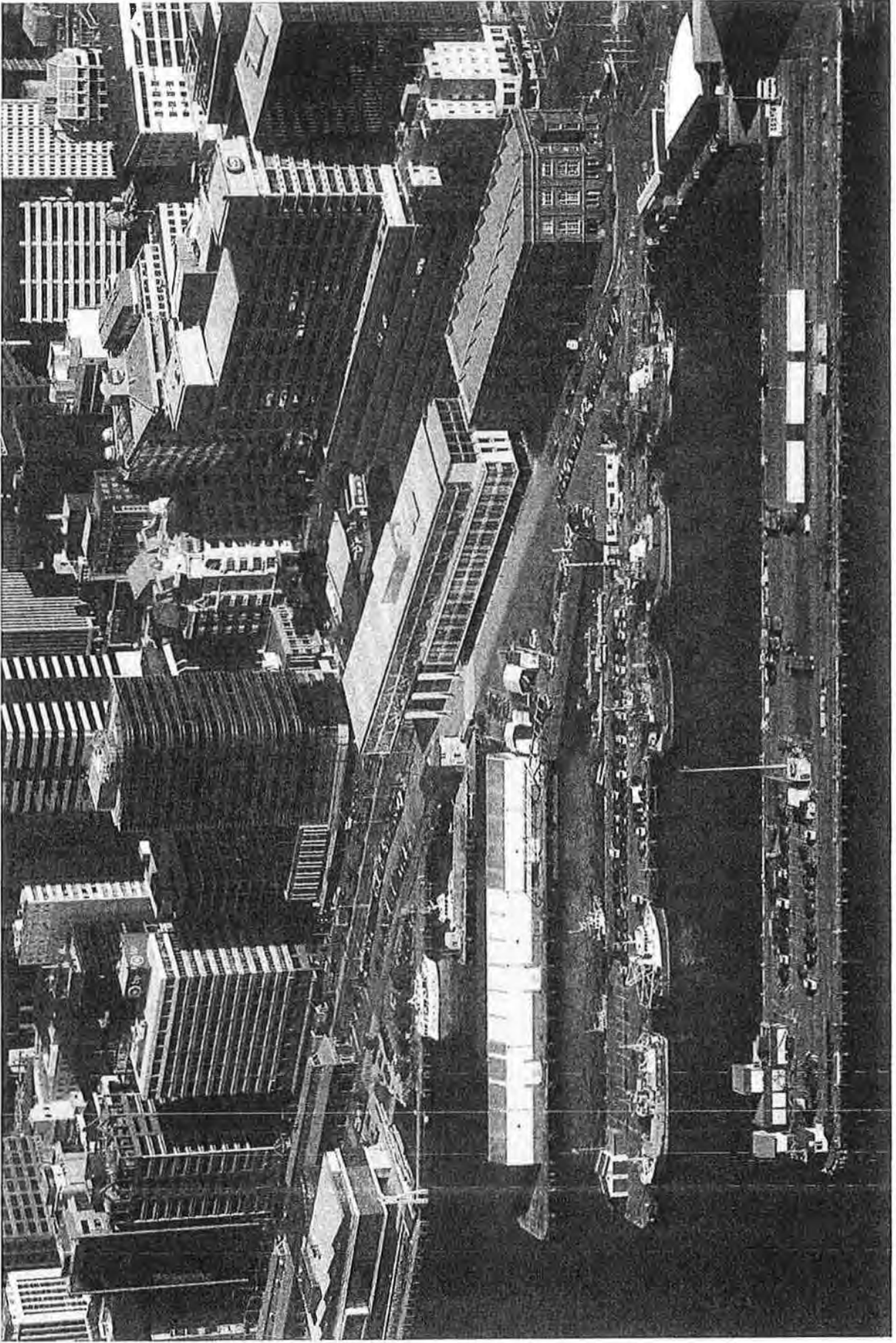


Revised proposal_5 stories



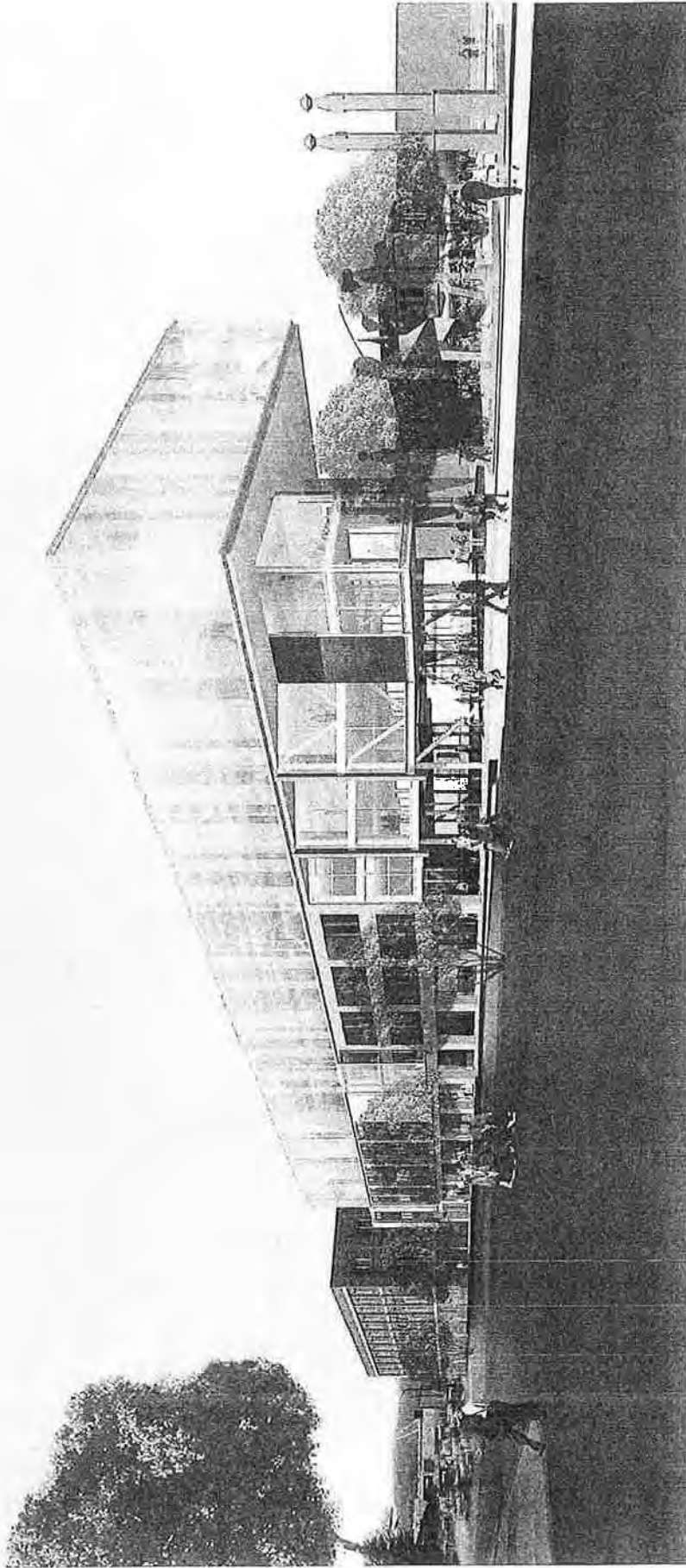
7/12

Revised proposal_additional views



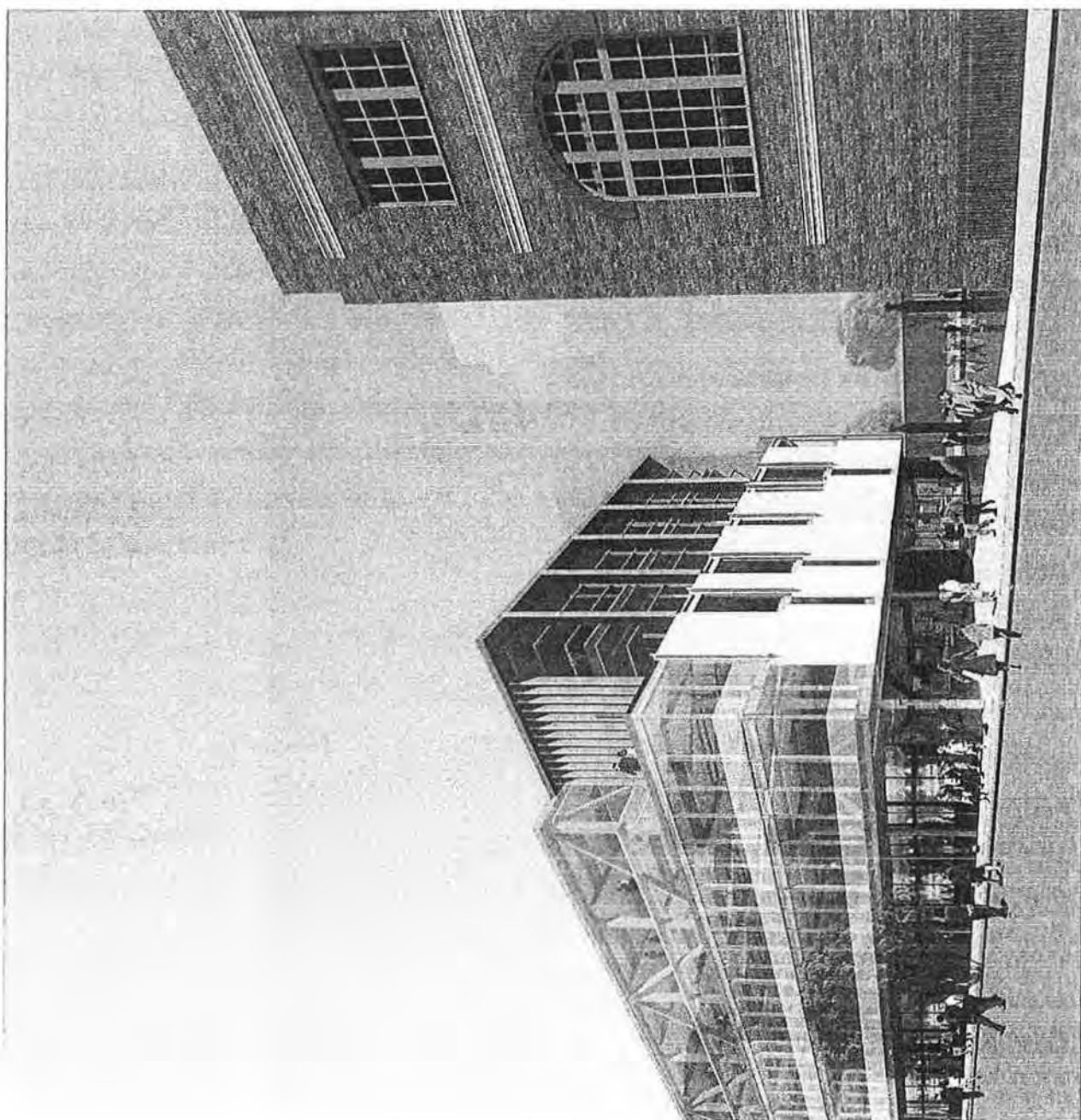
22

View from south west (Whitmore Street)



ME

View from north east



Handwritten signature or initials.