

27 February 2015

Consents
Wellington City Council
101 Wakefield Street
Wellington, 6011
For the attention of Ryan O'Leary

Service Request No's: 319386 & 320128
File Reference: 1014791

Dear Ryan,

North Kumutoto Precinct Project (Applications 1 and 3).

Following Wellington City Council's request for further information in relation to the above applications, please find attached our updated drawings, and comments in relation to the public open space(s). These should be read in conjunction with the responses from other consultants.

Urban Design:

8. ***Please provide details of how the wharf edge will be treated (as seen in section 2, drawing 2.041 revD) as well as the edge of lower deck (as seen on section 2, drawing 2.040 revD). In particular, please clarify how the edge is to be defined from the other space adjoining?***

The wharf edge as shown in section 2, drawing 2.041 has been updated to include a timber wharf edge beam consistent with the existing edge treatment and the edging along Tug Wharf and the wider waterfront promenade. In addition to this timber fenders are placed at regular (3.5m) spacings to further demarcate the water's edge. The light bollards shown will be spaced and designed to prevent vehicles from entering onto the timber wharf structure.

The wharf edge as shown in section 2, drawing 2.040 has a step down at the wharf edge consistent with the treatment to the harbour edge at the end of the Wharf Plaza (between the Meridian building and Steamship building). It is proposed that this 'stepdown' will prevent anybody falling from the main deck into the water. Timber fenders are also placed on the lower edge at regular (3.5m) spacing's. The light bollards shown will be spaced and designed to prevent vehicles from entering onto the timber wharf structure.

9. ***Please provide an elevation of the Toll Booth as would present to Whitmore Plaza, and in particular how this might open north to Whitmore Plaza.***

We have updated drawing 2.049 to include the north elevation of the Toll Booth (detail 5) that will present itself to the Whitmore Plaza. As this is a temporary location for this building until Site 9 is developed it is intended that any structural alterations to the building will be kept to a minimum. Timber casements may be modified / replaced to all allow them to open into the plaza but no additional doors or windows are proposed.

Traffic and Vehicle Parking:

Refer to Traffic Design Group's response and the updated Isthmus drawings illustrating more detail in response to your requests.

Heritage:

27. Please provide details of proposed treatment of various historic gates (including reconfiguring entranceways, lighting and planting in the vicinity of them) including details of where they are to be altered, moved, retained or restored. Please provide an assessment as to what impact such changes may have on historic heritage values and the interpretation of this portion of the Wellington Waterfront Area.

Drawing 0.030 has been added to provide details of the existing and proposed gate locations. Although a number of the gates were restored in the early 2000's some require some additional work (notably the Balance Street gates). The gate restoration will be in line with that carried out on the gates restored as part of the Kumutoto redevelopment in 2007; this will include;

- Full photo record of the gates as they currently stand
- Detailed survey and numbering of gates and post so that they can be returned into the same locations
- Careful removal of the gates from site during the works
- Cleaning of surface rust and structural assessment
- Removal of any additional items (such as locks) that are not original to gates
- Structural repairs
- Application of new protective coatings and paint
- Repositioning gates back on site.

We are happy to work with Wellington City Council during the detailed design and construction stages of the project to develop the restoration methodology and ensure any new fixings will be detailed to ensure they can be easily removed in the future.

We thank you for this opportunity to clarify the points raised.

Yours sincerely,



Dan Males
Isthmus