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13 March 2015

Ryan O'Leary  
Senior Consents Planner  
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P O Box 2199  
**Wellington**

Dear Ryan

**RE: NORTH KUMUTOTO PRECINCT PROJECT - REQUEST FOR FURTHER INFORMATION**

Thank you for your letter of 10 March 2015 outlining your second request for further information pursuant to s92(1) of the Resource Management Act 1991 concerning the North Kumutoto Precinct Project. This second request is again in relation to:

1. **Proposal One:** construction of a five storey commercial building on Site 10 (Application 1 by Site 10 Redevelopment Limited Partnership); and
2. **Proposal Two:** development of public open spaces (Application 3 by Wellington City Council).

In this reply letter the headings and numbering used in your 10 March 2015 letter are followed.

**Ground level confirmation and sea level rise**

1. *Please confirm how the building design takes into consideration the New City Datum/Wellington Vertical datum 1953 and accounts for the 1% AEP storm water level elevation and changes in relative mean sea level since 1953.*

*Note: I have attached Dr Dawes technical assessment for your reference whereby Dr Dawes has raised this matter. This information is required as the proposed designed building levels are pegged to the New City Datum/Wellington Vertical Datum 1953 and have not taken into account the 1% storm tide water level elevation and changes in relative sea level since 1953. Dr Dawe states that sea level is already rising and this needs to be taken into account when setting design floor levels on the basis of Wellington Vertical Datum 1953/New City Datum.*

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The Applicant's have commissioned Richard Reinen-Hamill, Senior Coastal Engineer with Tonkin & Taylor, to undertake a review of the Dr Ian Dawe's technical assessment. Unfortunately, due to the relatively late receipt of Dr Dawe's technical assessment Mr Reinen-Hamill has not yet concluded his review. The Applicants anticipate being able to reply to this request by no later than Friday 20 March 2015.

## Car Parking

2. Please confirm the total number of car parks to be provided within the 'site':

*Note: The total number of car parks provided within the basement level of the new building within Site 10 has been reduced from 66 to 62. The query relates to whether or not the total number within the 'site' (which may include areas external to the building) exceeds 70 (see Rule 13.3.1 and 13.3.7 of the District Plan).*

The total number of basement car parks is 62 (refer Athfield Architects Drawing RC 1.01-B). Three external 15min 'short stay' car parks will be positioned within the immediate curtilage of the Site 10 building on the eastern/harbour facing side of the building (refer attached TDG letter dated 12 March 2015 and Isthmus Drawing 1:047).

Accordingly, the total number of car parks associated with the Site 10 building is 65.

## Architectural Details

3. Please provide details of the materials for the architectural treatment of the soffits of both the Waterloo Quay; and the eastern overhang of the building.
4. Please advise what the window boxes on Waterloo will be clad in.

Please refer Athfield Architects letter dated 12 March 2015 and the referenced pages in the "Kumutoto Site 10 S92 Response Rev B 12 March 2015" document attached.

Note: this Rev B document replaces the version dated 27 February 2015 submitted with our first s92 Reply - UPL letter dated 27 February 2015.

## Earthworks/Geotechnical Assessment

5. Please provide relevant information as to how earthworks stability will be ensured both during and following construction. This would include specific reference to ground conditions and geotechnical considerations for the construction of the basement level carpark of the building on Site 10.

Please refer attached report "Site 10 Wellington Waterfront - Geotechnical Concept Design" (February 2014) prepared by Tonkin & Taylor.

I trust the above, including the attachments, is a satisfactory response to your second s92 request for further information.

If you have any follow-up queries regarding this reply, please do not hesitate to contact me and I will do my very best to respond.

## Updated Drawings

Note: please note that I will separately provide a revised set of Application Drawings and Architect's Statement which incorporate all of the changes made in response to the issues raised in your s92 requests.

Yours sincerely

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Director  
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