

Wellington City Council
101 Wakefield Street
Te Aro, Wellington city.



24th July 2018

ATTENTION: SOPHIE LORD
SENDER: MICHAEL STONYER
PROJECT: 57-59 KINGSFORD SMITH STREET, LYALL BAY
SR: 387233

Dear Sophie,

Description of proposed amendments from previous resource consent submission application drawing set

The following Resource Consent documentation sheets have been supplied in response to the Section 92 Request for Further Information received from Wellington City Council on 30th of January 2018 along with additional changes initiated by the Client:

- A-0.01 Rev G dated 23/07/2018 Site Locality Plan & Drawing Register
- A-0.02 Rev G dated 23/07/2018 Existing Site Plan;
- A-0.03 Rev H dated 23/07/2018 Proposed Site Plan;
- A-1.01 Rev I dated 23/07/2018 Proposed Basement Level Plan;
- A-1.02 Rev L dated 23/07/2018 Proposed Ground Level Plan;
- A-1.03 Rev R dated 23/07/2018 Proposed First Level Plan;
- A-1.04 Rev T dated 23/07/2018 Proposed Second Level Plan;
- A-1.05 Rev S dated 23/07/2018 Proposed Third Level Plan;
- A-1.06 Rev S dated 23/07/2018 Proposed Fourth Level Plan;
- A-1.07 Rev S dated 23/07/2018 Proposed Fifth Level Plan;
- A-1.08 Rev I dated 23/07/2018 Proposed Roof Level Plan;
- A-2.01 Rev G dated 23/07/2018 Proposed Elevations A & B;
- A-2.02 Rev F dated 23/07/2018 Proposed Elevations C & D;
- A-3.01 Rev D dated 23/07/2018 Proposed Sections 1 & 2;
- A-3.02 Rev D dated 23/07/2018 Proposed Sections 3 & 4;
- A-4.01 Rev C dated 23/07/2018 Existing Context Elevations A, B & C;
- A-4.02 Rev C dated 23/07/2018 Height Plane Context Elevations A, B & C;
- Revised External Sunshading Effects showing the shading effect of the 18m tall proposed building on the neighbouring environment over 8 different days of the year (17 page document provided);

- Internal Sunlight Access Plans/ Images to proposed apartment units living room spaces on June 21st. Five drawing sheets provides depicted the First Floor, Second Floor, Third Floor and Fifth Floor Living Room areas. Note that the Fourth Level is not included as it does not contain living room areas;
- Revised internal courtyard sunshading diagrams showing the sunlight access available to courtyard on June 21st. Two drawing sheets produced;
- Additional rendered images showing the proposed building in context and interior views

We note the main changes from the initial Resource Consent application submission drawings are as follows :

- **Height of building has been reduced from 19.8m to 18m tall. This reduction of 1.8m has been achieved by taking 0.9m from the original 4.5m tall ground floor to first floor height, removing 0.15m from the floor to floor height of levels 1 to 4 which was originally 3.0m tall and by removing 0.3m from the top floor level which was originally 3.3m tall;**
- **Total number of household units sought has been reduced from 66 (51 apartments with 15 Dual Key Studios) to 38 (28 apartments with 10 Dual Key Studios). The shell of the apartments removed have been converted into a 53 unit Hotel comprising of 57 beds available. Total number of beds within the building decreased from 143 to 135;**
- **The proposed building is now part Hotel/ Temporary Accommodation and part residential apartment building. The temporary accommodation areas of the building are labelled AU (accommodation units) with the reception area on Level 2;**
- **The proposed household unit dual-key studio apartments will have a stay restricted covenant attached to them of 2 weeks so to allow these dual-key apartments to be rented as temporary accommodation only;**
- **Basement carpark has been dug a further 960mm deeper to allow for a taller basement incorporating car stacker parks;**
- **Total number of car parks now provided is 64 up from the original 59;**
- **A public accessible undercover pedestrian promenade has been added to the ground floor within the site along the southern boundary. This is to allow the pedestrian access to the shopfronts here as well as pedestrian access from the south-eastern Lobby 2;**
- **The northern building wing abutting the private property boundary against 53 Kingsford Smith Street no longer has northern facing decks, only east and west facing decks serving the accommodation units. The 'V' split to this northern wing has been widened further to open the courtyard to more sunlight access.**

- **The proposed exterior elevation facing Lyall Parade and Kingford Smith Street has had a secondary colour and balustrade type introduced to provide an intermediate scale to the project. This darker shade wood and aluminium slat balustrade is best represented in the exterior 3D rendered images;**
- **Exterior screening louvers now proposed to be copper rather than a wood look aluminium. This is to provided better contrast within the darker wood cladded areas;**
- **Ceiling heights within apartments will vary from 2.6m to living areas to 2.45m to the timber clad bulkhead above kitchen and dining rooms. Note that the proposed interspan concrete floor slab is 150mm thick. This provides a clearance of 2.7m between top of concrete slab to underside of concrete slab over. A cavity of 100mm is proposed for lighting, sprinklers, etc. This provides a minimum ceiling height of 2.6m. Ventilation and plumbing ducting shall be concentrated in bulkheads along the intertenancy walls;**

Please feel free to contact me if you have any more queries.

Regards,

Mike Stonyer

Reve Architecture Limited

04 381 3293