

17 June, 2021

Spencer Holmes Limited
PO Box 588
Wellington 6140

Service Request No: 490717
File Reference: 1030897

Attention: Ian Leary

Dear Ian,

Request for Further Information

Service Request Type: RC - Resource Consent
Site Address: 114 Adelaide Road
Legal Description: Lot 1-2 DP 21496
Consent Description: 2. Land Use: Partial demolition and additions and alterations to a heritage building, earthworks and signage

I refer to your resource consent application, lodged on 17 May 2021, for the partial demolition of the existing heritage listed building, additions and alterations, and associated earthworks, and signage, at 114 Adelaide Road. Please refer to Service Request No. 490717 in all correspondence.

APPLICATION DETAILS

The application is for additions and alterations to the existing heritage listed building (The Tramway Hotel) at 114 Adelaide Road. This application proposes:

- 1) The partial addition to the existing heritage listed building
- 2) The additions and alterations to the existing building
- 3) Earthworks associated to the proposed redevelopment works.
- 4) The establishment of signage along the southern façade.

REQUEST FOR FURTHER INFORMATION

I have considered the information provided with the application and discussed the proposal with the Council's relevant experts. The information listed below is required to enable a full assessment of the potential effects of the proposal:

General:

1. The application documents refer to Preliminary Strengthening Plan and a Seismic Strengthening Review, both prepared by Silvester Clark, which were not lodged with the application documents. Can you please provide these documents.

Heritage:

2. There are no demolition plans in the drawing package. Please provide demolition plans for all floors and the roof, for all structures on the existing site, showing the full extent of what is to be demolished for the proposed development and what is to be retained.
3. Some perspective renders are provided in the drawing package; however, they are of mixed quality. In this regard, please provide:
 - a. More accurate rendering of the views provided on sheet A-203
 - b. Existing versions of the views provided on sheets A-203, A-204 and A-205

These renderings should include the surrounding buildings.

4. Reference is made in the Application for Alternative Building document (p7) and in the Heritage Impact Statement (p14) to a new parapet comprising of lightweight concrete panels with a replica moulded cornice that will replace the existing timber-frame parapet (which replaced an earlier and much grander parapet). No further detail is provided. If the applicant wishes the reconstruction of the parapet to be considered as a positive heritage outcome that may or may not have some mitigative effect, then more information is required.
 - a. What will the design of the parapet be based on?
 - b. What will the dimensions relative to the existing parapet be?
 - c. What will the dimensions relative to the original parapet be?
 - d. How will the final material selection be made?
 - e. Will the installation impact on the existing historic fabric of the façade?
5. What is the scope of restoration works for those parts of the building that will be retained within the proposed development? There is no information about this in any of the documents that I can see. It would be useful to understand, for example:
 - a. Are they proposing to clean and repoint the brickwork?
 - b. Are they proposing to retain and restore the existing windows, or replace them?
 - c. This is important not just in order to make a full assessment against the rules, but also to understand the gravitas that can be given to retention of the façade in terms of heritage values – there is a strong theme through the documents that retention of the façade is the main heritage benefit, and that without the development it wouldn't happen, so we need to understand what retention of the façade actually means in the context of the proposal.
6. Can they provide evidence of the enquiries to funding organisations that they have made, or (at least) a list of the organisations that they approached (referred to on p18 of the Application for Alternative Building document).
7. Please provide evidence of the minimum additional floor area (including numbers of floors), taking into account different land-uses, that makes retention of the existing building feasible. This needs to be based on updated costing information.

8. Please provide an assessment by a suitably qualified Heritage Consultant of the proposal against the Heritage New Zealand guidelines. This assessment should pay particular focus to the partial demolition of structures section.

Urban Design:

9. Please provide details and information about the location of plant and services, particularly where these protrude above the roof level, including a roof level plan. At this stage they are not showing any lift mechanism for either the passenger or car lifts either on the roof or in the basement.
10. Information about HVAC services. These are extremely generous 'hotel' rooms that could be used for longer-term stays and function more like residential apartments, which appears to be indicated by things like inclusion of storage cupboards, full sized kitchens and laundry facilities for each unit. If they are proposing services for units on an individual basis there will be exterior venting required and there is no indication of this on any of the plans or elevations.
11. There is not enough information about the exterior detailing. In this regard, please provide the following details and information:
 - a. The colour(s) proposed for the exterior, including the window frames
 - b. Proposed glazing specifications – colour reflectivity etc, including the glass balustrades.
 - c. Depth of setback from the building face of the window panes on the upper floors and information about any explicit structural jointing of wall panels – required to determine if the façade will be adequately detailed.
 - d. Detailing for the proposed thicker/darker bit on the front corner at the upper levels. Is it window frame, or something structural?
12. Has the applicant considered an exterior lighting scheme, particularly for the original building? If yes, please provide details.
13. Plans A101 and A151 appear to propose five entry doors on the ground floor. The plans and elevations are inconsistent in regard to the corner door. There also appears to be a width of under 700mm for the main pedestrian access off Adelaide Road to the reception desk, which is not enough for good access. Can the applicant please clarify how the ground floor is actually going to work? Which is the 'main entry' to the building and how is this going to be given visual prominence/legibility?
14. Plan A101 shows a 'mezzanine level above' which doesn't appear on Plan A151 or any of the sections. Please provide details of this, including how is it accessed?
15. Urban Design is also not particularly comfortable with the assumption that the flank walls will be built out to the full height of this development in the foreseeable future. More information is required about the proposed detailing for these elevations.
16. Presumably if the building functions as a hotel it will required exterior signage in more locations than just over the vehicle entrance. Is the intention for this to be all fully compliant with the rules, or will additional signage trigger District Plan rules?

17. The setback distance of the digital billboard from the front and top edges of the southern elevation.
18. The method of fixing/structure of the digital billboard, including whether it would have a frame, the extent of protrusion from the façade, and the location of any control structure boxes and/or wires

Earthworks:

19. In relation to the proposed earthworks, please provide the following information:
 - a. An earthworks plan that illustrates area are of cut and fill, in relation to boundaries
 - b. Sections that illustrate the earthworks in relation to all boundaries, and clearly demonstrates the maximum area of cut and/or fill.

Vehicle Access/Traffic:

20. Please provide the mechanism of the robotic parking system and the dimensional parking layouts for all proposed car parks.

Wind:

21. Given the scale of the proposal in relation to the surrounding development pattern, please provide a wind tunnel test that illustrates the wind effect on the surrounding pedestrian environment and any residential properties.

Please note that in responding to this request for information (including any additional modifications to the proposed development volunteered by you), the identification of additional infringements and modifications to the plans submitted with the application documentation may require further consequential amendments to the Assessment of Environmental Effects and/or associated plan(s).

Once the information is received and assessed, a decision will be made as to whether the effects of the development are considered to be more than minor and/or if there are any affected parties.

Statutory Information:

Section 92A(1) of the Act states that within 15 working days of the date of this letter (18 June 2021), you must either:

- (a) provide the further information; or
- (b) agree (in writing) to provide the further information (after which the Council will set a reasonable timeframe); or
- (c) refuse (in writing) to provide the further information.

Section 92A(3) of the Act allows the Council to consider the application under section 104 even if you:

- (a) do not respond to the request; or
- (b) agree to provide the information but do not do so; or
- (c) refuse to provide the information.

APPLICATION SUSPENDED

The processing of your resource consent application has been suspended until you provide the further information requested and either you provide the requested written approvals or advise the Council in writing that you wish to proceed with limited or public notification.

If you require any further clarification or would like to discuss this matter, please contact me on the number below.

Yours sincerely,



Peter Daly
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Development Planning and Compliance
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