

2 April 2025

File Ref: IRC-7977

7(2)(a)

7(2)(a)

Thank you for your request of 26 February 2025 to Te Kaunihera o Pōneke | Wellington City Council (the Council) requesting information regarding 200 Adelaide Road, Newtown. Your request has been considered under the Local Government Official Information and Meetings Act 1987 (LGOIMA). Please find my response below.

- *What is the current status of development at 200 Adelaide Road, Newtown?*

There are currently no updates for the development of 200 Adelaide Road, Newtown. The resource consent application by Gibbons Co, attached as **Appendix 01**, was returned to the applicant due to incompleteness and we have received no further applications. Please note, some information has been withheld pursuant to section 7(2)(a) of the LGOIMA to protect the privacy of natural persons, including that of deceased natural persons.

- *Has the council been made aware of plans for a townhouse development on the site?*

As mentioned above, we have received no further applications for this site.

- *Internal correspondence relating to the site over the past 12 months.*

Please find attached as **Appendix 02**. Some information has been withheld pursuant to the following sections of the LGOIMA:

- Section 7(2)(a) and;
 - Section 7(2)(b)(ii) as the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information and;
 - Section 7(2)(c)(i) as the withholding of the information is necessary to protect information which is subject to an obligation of confidence or which any person has been or could be compelled to provide under the authority of any enactment, where the making available of the information would be likely to prejudice the supply of similar information, or information from the same source, and it is in the public interest that such information should continue to be supplied.
- *Any copies of plans, mock-ups, consent applications, and other material relating to proposed development from the past 18 months.*

This information has been withheld in full pursuant to sections 7(2)(a), 7(2)(b)(ii) and 7(2)(c)(i) of the LGOIMA.

- *All correspondence with Kurt Gibbons or representatives for Gibbons Co about the site, including emails, text messages, letters, recordings and summaries of phone calls and meetings.*

Please find this information attached as **Appendix 02**. Some information has been withheld pursuant to sections 7(2)(a), 7(2)(b)(ii) and 7(2)(c)(i) of the LGOIMA.

As per section 7(1) of the LGOIMA, I do not consider that in the circumstances of this response, the withholding of information is outweighed by the other considerations which render it desirable to in the public interest to make the information available.

You have the right, by way of complaint under section 28(1) of the LGOIMA, to request an investigation and review of the Council's decision to withhold information by the Ombudsman. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

If you require further information, please contact official.information@wcc.govt.nz.

Nāku noa, nā

A handwritten signature in black ink, appearing to read 'Laura', with a stylized flourish at the end.

Laura McIlhone
Advisor
Official Information & Privacy
Wellington City Council

Resource consent application/ Fast-Track resource consent

Under Sections 87AAC, 88, Resource Management Act 1991

Notes for the applicant

Use this form to apply for resource consent. It gives us your contact information, details about your proposal and a checklist to help you with your application.
If you have any questions, visit wellingtongovt.nz/resourceconsents, email planning@wcc.govt.nz or phone us on 04 801 3590

Post the completed application to:
PO Box 2199,
Wellington 6140

Or hand to Wellington City Council service desks at:
Te Awe Library, 29 Brandon Street, 8am–5pm, Monday to Friday
Johnsonville Library, 34 Moorefield Road, 10am–5pm, Monday to Friday

General details

This application is for:

land use consent

subdivision consent

fast-track application

combined land use/subdivision consent

Omit this paragraph if the application does not qualify as a fast-track application under section 87AAC.

I

opt out/

do not opt out*

 of the fast-track consent process.

*Select one. Only applies to controlled activities and where an electronic address for service is provided.

The site to which this application relates is described as (legal description)

Any other commonly known name?

No:

Street:

Suburb:

Applicant details

Full name:

Postal address:
(or alternative method of service under s352 of the Act)

Phone: (day)

Mobile:

Email address for service:

Note an electronic address for service must be provided if you are applying for a fast-track resource consent application.

Your agent (if applicable)

Name:

7(2)(a)

Postal address:
(or alternative method of service under s352 of the Act)

Phone: (day)

7(2)(a)

Mobile:

Email address for service:

7(2)(a)

Owner of the site that is the subject of this application

Name:

Postal address:
(or alternative method of service under s352 of the Act)

Phone: (day)

Mobile:

Email address for service:

Occupiers(s) of the site that is the subject of this application	
Name:	
Postal address: (or alternative method of service under s352 of the Act)	
Phone: (day)	Mobile:
Email address for service:	

Important			
Send additional invoices to	Applicant	Agent	Owner

Site description
<p>Describe the site including its natural and physical characteristics and any adjacent uses that may be relevant to the consideration of the application.</p>

Description of activity
<p>Describe clearly the proposal to which this application relates.</p>
<p>There are no other activities that are part of the proposal to which this application relates; or</p> <p>The other activities that are part of the proposal to which the application relates are as follows: [Describe the other activities that are part of the proposal to which the application relates. For any activities that are permitted activities, explain how the activity complies with the requirements, conditions, and permissions for the permitted activity so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991.]</p> <p>(Continue on another page if necessary.)</p>

Are any other resource consent(s) required/granted for this proposal? (To find out, please contact a planning technician on 801 3590)		Yes	No
If yes, show any other resource consent(s) required as part of this proposal by ticking the relevant boxes			
	Resource consent required/granted	Description of required/granted consent	Information attached
Land use consent			Yes No
Subdivision consent			Yes No
Coastal permit (Wellington Regional Council)			
Water permit (Wellington Regional Council)			
Discharge permit (Wellington Regional Council)			
Land use consent (Wellington Regional Council)			

Information which must be submitted with this application

Attach **two copies** of the following information to support this application, to satisfy the requirements of Section 88(2) of the Resource Management Act 1991 (RMA) and rule 3.2.2 in the District Plan. If all of the required information is not provided we may be unable to accept your application and it will be returned to you. Note: all plans must be to a measurable scale.

Permitted activities existing use rights
Where relying on permitted activities and/or existing use rights, these must be supported by:

1. sufficiently detailed plans; and
2. a compliance schedule and/or other supporting information that explains how the activity complies with the requirements of the District Plan or demonstrates how existing use rights are retained.

Assessment of environmental effects (AEE)
If you don't provide an AEE the Council cannot accept your application. The AEE should discuss all the actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included in the AEE. You may have to provide information from experts such as an acoustic consultant or traffic engineer. If the effects of the proposal are very minor then a less-detailed AEE can be submitted.
For more information see clauses 6 and 7 of the Fourth Schedule of the Resource Management Act 1991, which includes information requirements and lists the matters to be addressed in an AEE.

Part 2
I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

Other relevant provisions
I attach an assessment of the proposal against the provisions of any documents referred to in s104(1)(b) if relevant. Refer to clause 2(2) of Schedule 4. Please note that these documents include:

- National Environmental Standards and other regulations
- National Policy Statements
- the NZ Coastal Policy Statement
- the Regional Policy Statement or proposed Regional Policy Statement
- the District Plan or proposed District Plan

Computer freehold registers (certificates of title) for the subject site (no more than three months old):
including any relevant consent notice(s) registered on the computer register
any encumbrances or any other registered instruments, including such things as right of way documents, esplanade instruments, etc

Locality plan (1:500) or aerial photograph (1:500) showing:
the location of the site in relation to other streets or landmarks
street number of the subject site and those of adjoining sites, *(rural sites can be shown at 1:1000 if required)*

Site plan (1:100/200) showing the EXISTING situation on the subject site, including (where relevant):
layout and location of proposed structures and buildings or alterations to existing structures and buildings *(including fences, walls, retaining walls 2.5m or higher)*, depth of front yards and distances from existing buildings on adjoining sites
existing floor plans and elevations
design of earthworks and final levels and contours of the site
road frontages *(including any pedestrian crossings, steps or paths)*
buildings on adjacent sites
topography
watercourses and catchment orientation
all significant vegetation *(including vegetation on adjacent road reserve or surrounding properties)*
hazardous areas

Plan/s showing the PROPOSED development including (where relevant):

layout and location of proposed structures and buildings or alterations to existing structures and buildings (*including fences, walls, retaining walls 2.5m or higher*), depth of front yards and distances from existing buildings on adjoining sites

design of earthworks and final levels and contours of the site

vehicle parking, servicing, circulation and manoeuvring, pedestrian crossings and number and width of kerb crossing/s

roads or right-of-way proposals

calculation of total site coverage

for a non-residential site, the gross floor area of all buildings on the site (*for assessing car parking requirements*)

for a subdivision, the position of all allotment boundaries, the area of all allotments, location and areas of any new roads, any further information requirements such as esp reserves/strips, access strips or any land to be vested in the territorial authority under S237A of the RMA.

details of any signs

all landscape design proposals, site planting and fencing

photo montages

Elevation drawings (1:50/1:100) of all structures to be built or altered (existing and proposed), showing:

relationship of buildings to the natural ground level, existing and finished ground levels and certificate of title boundaries

relevant District Plan sunlight access planes and maximum height, the street elevation, and the relationship of proposed structures to structures on adjacent sites, including the location of existing private outdoor spaces and main living area windows (*where these overlook the development*)

Other information which may be required by the District Plan including:

design statement where design guides apply (<i>multi-units, Central Area buildings, character areas, etc</i>)	Noise report	Other
wind report for Central Area buildings above 18.6 metres	Traffic report	

Written approvals from affected parties:

letter or neighbours' approval form dated and signed by the affected parties AND their signature and the date on the plans submitted with this application. Please note conditional written approvals cannot be accepted.

Information required to calculate any development contribution:	
Household units: number existing	Number proposed
Commercial: gross floor area existing	Gross floor area proposed
Residential subdivision: allotments existing	Allotments proposed

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

This site may be subject to or covered by the NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. This is determined by reference to the Hazardous Activities and Industries List (HAIL) which identifies those activities and industries which are more likely to use or store hazardous substances and therefore have a greater probability of site contamination. A full list can be found on the Ministry for the Environment's website www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.pdf

Has the piece of land subject to this application been used for (<i>including its present use</i>), or is it more likely than not to have been used for an activity on the HAIL?	Yes	No
--	-----	----

If 'Yes', and your application involves subdividing or changing the use of the land, sampling or disturbing soil, or removing or replacing a fuel storage system, then the NES may apply and you may need to seek consent for this concurrently in your application.

Site visit requirements

In order to assess your application it will generally be necessary for the planning officer to visit your site. This typically involves an outdoor inspection only, and there is no need for you to be home for this purpose.

Are there any locked gates, security systems or anything else restricting access by Council staff?	Yes	No
Are there any dogs on the property?	Yes	No
Do you require notice prior to the site visit eg if the property is tenanted?	Yes	No

Are there any other health and safety issues Council staff should be aware of before visiting your site?
If so please provide details so Council staff can take the necessary precautions:

Draft Conditions

Prior to issuing the consent, I would request the Council to send me the draft conditions to review and agree to place the application on hold while I review them

Or I request the Council issue the consent without providing me draft conditions to review

Fees

An initial fee must be paid before we can process your application.

I enclose the initial fee of \$ _____ paid by (please tick the applicable box):

Credit card

Internet banking

Council service desk (receipt attached)

I understand that the Council may invoice me for the actual and reasonable costs incurred to process this application – as identified in Section 36 of the Resource Management Act and the Council's current fee schedule.

Additional fees

If we spend additional time processing requests or incur expenses we need to invoice additional fees. This may happen during processing or once a decision on your application is made. We only charge for amounts over \$65. Likewise, refunds will only be made for unused amounts over \$65.

Our payment terms

Additional fees are due by the 20th of the month following an invoice. If payment is not received, you will be liable for all legal and collection fees.

The declaration below must be signed by the person(s) or entity responsible for paying the application processing costs. If you are an agent, you will need to obtain the signature of the person(s) responsible for paying the fees before submitting the resource consent application to the Council.

How to pay

Internet banking

The Council's bank account number is 06 0582 0106111 00. Use "RC" followed by the site address as a reference.

Online

Pay online using your credit card. Visit **Wellington.govt.nz/payonline**, choose Property from the dropdown box and follow the instructions.

Phone

You can pay over the phone with your credit card.
Phone us on 04 801 3718.

In person

You can make payments by debit card at our Wellington City Council service desks:

Te Awe Library, 29 Brandon Street,
8am–5pm, Monday to Friday

Johnsonville Library, 34 Moorefield Road,
10am–5pm, Monday to Friday .

We also accept Visa, MasterCard and American Express.

Declaration

Subject to my rights under sections 357B and 358 of the RMA to object to any costs, I undertake to pay all costs associated with this application. I also agree to pay all the costs (*including debt collection or legal fees*) of recovering any unpaid costs.

Send all additional invoices to

Full name

Postal address

Applicant/Agent/Other (*give details*)

Phone (*day*)

Mobile

Email

I have read and understand the above conditions.

Signed

Date

NB: A signature is not required if the application is made by electronic means.

Notes for the applicant

Incomplete applications will be returned. The Council may also request further information under Section 92 of the Resource Management Act 1991, to better understand the potential effects of the proposal.

Once this application is lodged with the Council, it becomes public information. If there is sensitive information in the proposal, please let us know.

The Council may require a registered surveyor to certify contours, natural ground level, building site(s) or structure(s), location of boundaries or any other feature which may affect this proposal.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

Privacy information

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991, and so that statistics can be collected by Wellington City Council. The information will be stored on a public register and held by Wellington City Council.

Under the Privacy Act 2020, you have the right to see and correct personal information.

Signature of applicant(s) or agent

Declaration for the applicant or authorised agent or other

I/we confirm that I/we have read and understood the notes above. If a private or family trust is the applicant, at least two New Zealand-based trustees are required to provide contact details and sign this form.

Applicant's name:

Applicant's signature:

Date:

Applicant's name:

Applicant's signature:

Date:

Applicant's name:

Applicant's signature:

Date:

NB: A signature is not required if the application is made by electronic means.

Declaration for the agent authorised to sign on behalf of the applicant

As authorised agent for the applicant, I confirm that I have read and understood the above notes and confirm that I have fully informed the applicant of their/its liability under this document, including for fees and other charges, and that I have the applicant's authority to sign this application on their/its behalf.

Agent's full name:

Agent's signature:

Date:

NB: A signature is not required if the application is made by electronic means.

How do you wish to be served with any correspondence

via electronic address for service
(please ensure you have provided an address on page 1)

via post, ie hardcopy, (or alternative
method of service under s352 of the Act)

From: Lindsay Hannah
Sent: Thursday, 9 May 2024 9:12 am
To: Monique Zorn
Cc: Edward Dyer; noise.team@wcc.govt.nz
Subject: NOISE Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Monique

We would want to see for noise as assessment for fixed plant, operational noise and also construction noise/vibration
Please note the new **construction** noise and **vibration** rules R2 and Standard S2 below:

Noise -R2 Noise from construction, maintenance, earthworks, and demolition activities

1. Activity status: **Permitted**

Where:

- a. All work will occur within the hours of 7.30am to 6.00pm Monday to Saturday; and
- b. Compliance with NOISE-S2 (Construction Activities) is achieved.

Noise -S2 Maximum permitted noise levels by activity

*The noise from any construction, maintenance, earthworks and demolition activities must be measured, assessed, managed and controlled in accordance with the requirements of **NZS6803:1999 Acoustics Construction Noise**.*

Noise due to the following activities shall be exempt from compliance:

1. Urgent repair of utilities to maintain continuity of service, to protect life or limb or minimise or prevent loss or serious damage to property.
2. In the City Centre Zone, where the best practicable option to reduce noise to a reasonable level requires construction work to be undertaken outside normal working hours.

*The vibration from any construction, maintenance, earthworks and demolition activities must be measured, assessed, managed and controlled in accordance with the requirements of **DIN 4150-3:2016 Structural Vibration – Part 3: Effects of Vibration on Structures***

Nothing in this Standard shall be used to prevent emergency work from taking place.

Please also note permitted construction rules includes 'All work will occur within the hours of 7.30am to 6.00pm Monday to Saturday; thus anything outside these hours such as crane set up, night works as concrete pours needs to be assessed also at RC stage, **this is very important now going forward.**

Let me or Ed know if you have any questions please.

Lindsay

From: Monique Zorn <Monique.Zorn@wcc.govt.nz>

Sent: Thursday, May 9, 2024 8:34 AM

To: BUS: Design Review <Design.Review@wcc.govt.nz>; BUS: RC for VA comments <rcforvacomments@wcc.govt.nz>; Land Development <Land.Development@wellingtonwater.co.nz>; John Ashim <John.Ashim@wcc.govt.nz>; John Davies <John.Davies@wcc.govt.nz>; BUS: Noise Team <NoiseTeam@wcc.govt.nz>; 7(2)(a)

Cc: Amon Brown <Amon.Brown@wcc.govt.nz>

Subject: Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344

Morning All,

Can I please have an advisor for this proposal? There are no plans as yet (which is not helpful I know) but I have requested them. 7(2)(c)(i), 7(2)(b)(ii) on the old Tip-Top land. Am just assembling Team-Tip Top.



So at this stage just an allocated human please.

I am after:

- Urban Design
- Traffic
- Flooding
- Three Waters
- Earthworks / Geotech
- Contamination (SN/05/550/02)

Depending on the design and height I may also require a wind advisor and noise advisor.

I'll send the plans out well in advance of yet-to-be-scheduled the meeting.

Thanks,
Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 7(2)(a)

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

**Absolutely Positively
Wellington City Council**

Me Heke Ki Pōneke

From: Monique Zorn <Monique.Zorn@wcc.govt.nz>

Sent: Friday, May 3, 2024 9:12 AM

To: 7(2)(a), 7(2)(b)(ii), 7(2)(c)(i)

Subject: Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344

Morning 7(2)(a)

I have been assigned this pre-app. Will tackle this with enthusiasm on Monday and get back to you with some dates and times early next week.

Have a great weekend!

Kindest,
Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 7(2)(a)

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

From: Bill Stevens <Bill.Stevens@wcc.govt.nz>
Sent: Wednesday, May 1, 2024 1:17 PM
To: Monique Zorn <Monique.Zorn@wcc.govt.nz>
Cc: Hamish Dean <Hamish.Dean@wcc.govt.nz>; Amon Brown <Amon.Brown@wcc.govt.nz>
Subject: FW: Resource Consent Pre-application Meeting Request, 192 - 208 Adelaide Rd, SR 546344

Hi Monique

Pre-app please as discussed. As requested – Amon is reviewer 😊

Thanks

Ngā mihi

Bill Stevens | Team Leader | Resource Consents
Wellington City Council | Council Offices, 113 The Terrace, PO Box 2199 Wellington, NZ
Mobile **7(2)(a)** | Email bill.stevens@wcc.govt.nz | Website www.Wellington.govt.nz

The information contained in this email is privileged and confidential and intended for the addressee only. If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

From: BUS: Planning <BUS.Planning@wcc.govt.nz>
Sent: Tuesday, April 30, 2024 3:03 PM
To: Bill Stevens <Bill.Stevens@wcc.govt.nz>; Hamish Dean <Hamish.Dean@wcc.govt.nz>
Subject: FW: Resource Consent Pre-application Meeting Request, 192 - 208 Adelaide Rd, SR 546344

Kia ora both,
FYI – a pre-app meeting request for 192 - 208 Adelaide Rd, SR 546344. I have contacted the applicant and ‘troved’ the below.
Many thanks,
Amilie

From: Wellington City Council <webcentre@wcc.govt.nz>
Sent: Tuesday, April 30, 2024 2:50 PM
To: BUS: Planning <planning@wcc.govt.nz>
Subject: Resource Consent Pre-application Meeting Request

The following details have been submitted from the Resource Consent Pre-application Meeting Request form on the Wellington.govt.nz website:

Contact Details:

First Name: **7(2)(b)(ii), 7(2)(c)(i)**
Last Name: **7(2)(b)(ii), 7(2)(c)(i)**

Postal Address: 7(2)(b)(ii), 7(2)(c)(i)

Suburb: 7(2)(b)(ii), 7(2)(c)(i)

City: 7(2)(b)(ii), 7(2)(c)(i)

Phone (office hours): 7(2)(b)(ii), 7(2)(c)(i)

Email: 7(2)(b)(ii), 7(2)(c)(i)

Site Address:

Street Address: 192 - 208 Adelaide Rd

Suburb: Newtown

Legal Description (if known):

Applicant / Owner Details:

First Name: GibbonsCo

Last Name: Attn: Kurt Gibbons

Postal Address: Level 1, 32 Blair St

Suburb: Te Aro

City: Wellington

Meeting Attendees:

Owner Name: Kurt Gibbons

Agent Name: Logan Gibbons

Advisor Name: 7(2)(b)(ii), 7(2)(c)(i)

Advisor Expertise: Planning

Advisor Name: 7(2)(b)(ii), 7(2)(c)(i)

Advisor Expertise: Architect

Advisor Name:

Advisor Expertise:

Invoicing Details:

Person being invoiced: Applicant

First Name: Kurt

Last Name: Gibbons

Postal Address: Level 1, 32 Blair Street

Suburb: Te Aro

City: Wellington

Phone: 7(2)(b)(ii), 7(2)(c)(i)

Email: 7(2)(b)(ii), 7(2)(c)(i)

Proposal:

Description of Proposal: 7(2)(b)(ii), 7(2)(c)(i) development of the former Tiptop site between Adelaide Rd and Tasman St.

7(2)(b)(ii), 7(2)(c)(i)

Drawings will be provided shortly.

Specific Issues for Discussion (e.g. traffic & design guide issues, clarification of planning rules): Urban Design

Planning

Traffic

Flooding

Three Waters

Earthworks / Geotech.

Type of meeting required: Standard pre-application

Thank you for sending your pre-application meeting registration. We will contact you within 3 working days to arrange a time.

From: Monique Zorn
Sent: Friday, 10 May 2024 9:31 am
To: 7(2)(a)
Subject: Planning matters, 192 - 208 Adelaide Rd, SR 546344 [S240056]

Morning 7(2)(a)

As below. Two answers and one question deferred to the DP team (so back on that next week).

Have a great day.

Kindest,
Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 7(2)(a)

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

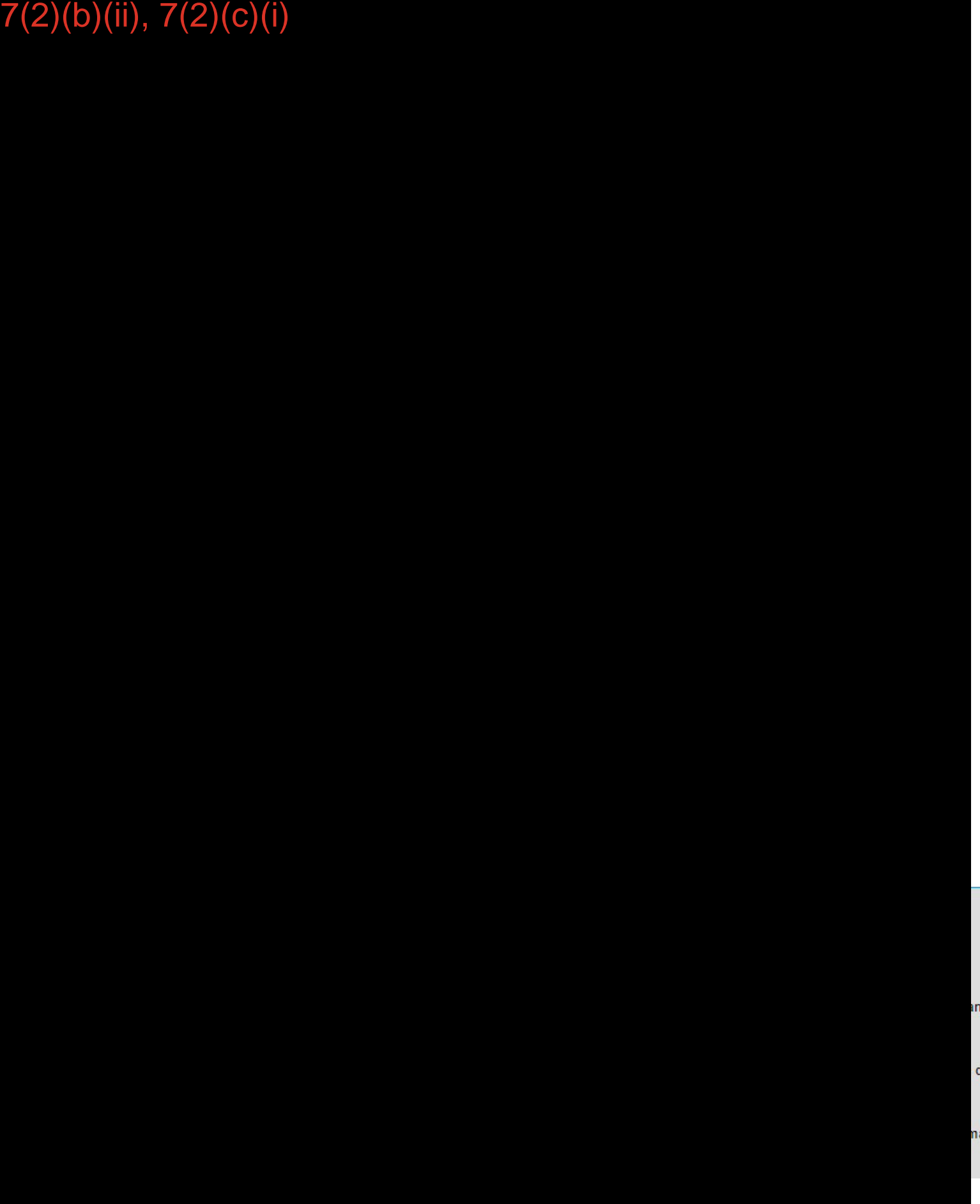
From: 7(2)(a), 7(2)(b)(ii), 7(2)(c)(i)
Sent: Thursday, May 9, 2024 11:59 PM
To: Monique Zorn <Monique.Zorn@wcc.govt.nz>
Subject: RE: Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344 [S240056]

Hi Monique,

Should have plans for you in the morning.

7(2)(b)(ii), 7(2)(c)(i)

7(2)(b)(ii), 7(2)(c)(i)




7(2)(b)(ii), 7(2)(c)(i)

Regards,

7(2)(a), 7(2)(b)(ii), 7(2)(c)(i)

Mon	Tues	Wed	Thurs	Fri
✓	✓	 / X	✓	✓

✓ = In the office  = Working from home X = Not working

Please consider the environment before printing this email.

This email message and any attachments should be treated as CONFIDENTIAL. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify 7(2)(b)(ii), 7(2)(c)(i) immediately and erase all copies of the message and any attachments.

From: Monique Zorn <Monique.Zorn@wcc.govt.nz>

Sent: Thursday, May 9, 2024 8:22 AM

To: 7(2)(a), 7(2)(b)(ii), 7(2)(c)(i)

Subject: FW: Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344

Morning,

Hope his finds you well and warm. Is there a chance we could have some plans so I can get the right advisors for the proposal? WWL and Earthworks aren't able to provide advice without plans and I'd like to kick start the process.

Thanks,
Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 7(2)(a)

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  

The information contained in this email is privileged and confidential and intended for the addressee only.

From: John Ashim
Sent: Friday, 10 May 2024 10:43 am
To: Monique Zorn
Cc: John Davies
Subject: RE: Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Monique,

I would need the following for the application:

- Construction management plan detailing earthworks on site as well as a dust management plan.
- AEE assessing PDP earthworks rule.
- Detailed earthworks plan & sections showing existing, finished GL, cut height, retaining structures, batters etc.
- Erosion sediment control plans with detailed description about each measures used on site, ESCP must contain but not limited to:
 - An illustrated plan that records the key features of the ESCP including the approved area of earthworks (including the approved earthworks plan).
 - A description of the broad approaches to be used to prevent erosion, and minimise problems with dust and water-borne sediment.
 - Measures to limit the area of earthworks exposed to the weather at any one time (sources of dust and sediment).
 - Stabilisation of the site entrance(s) to minimise the tracking of earth by vehicles onto the adjoining roads.
 - The type and location of silt fences to control water-borne sediment.
 - Methods for protecting stormwater sumps from the infiltration of water-borne sediment.
 1. Covering of soil or other material that is stockpiled on the site or transported to, or from, the site, to prevent dust nuisance or erosion by rain and stormwater (creating water-borne sediment).

Kind Regards,

John Ashim

Earthworks Engineer | BE (Civil) & GDip (QS) | Wellington City Council

7(2)(a) | John.Ashim@wcc.govt.nz | Wellington.govt.nz |  

The information contained in this email is privileged and confidential and intended for the addressee only.
If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

From: 7(2)(a)
Sent: Friday, 10 May 2024 11:38 am
To: Monique Zorn
Subject: Re: Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344
Attachments: image002.png

; ->

On Fri, 10 May 2024, 11:18 Monique Zorn, <Monique.Zorn@wcc.govt.nz> wrote:

Thank 7(2)(a) – great analysis – especially your last comment – I’ll weave it into the story. 7(2)(c)(i), 7(2)(b)(ii)

!

Kindest,

Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 7(2)(a)

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |  

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.



From: 7(2)(a)
Sent: Friday, May 10, 2024 11:09 AM
To: Monique Zorn <Monique.Zorn@wcc.govt.nz>; BUS: Design Review <Design.Review@wcc.govt.nz>; BUS: RC for VA comments <rcforvacomments@wcc.govt.nz>; 'Land Development' <Land.Development@wellingtonwater.co.nz>; John Ashim <John.Ashim@wcc.govt.nz>; John Davies <John.Davies@wcc.govt.nz>; BUS: Noise Team <NoiseTeam@wcc.govt.nz>
Cc: Amon Brown <Amon.Brown@wcc.govt.nz>
Subject: RE: Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344

Kia ora Monique

Fascinating variation on the Paddington development.

7(2)(b)(ii), 7(2)(c)(i)



7(2)(a)

From: Monique Zorn <Monique.Zorn@wcc.govt.nz>
Sent: Friday, May 10, 2024 10:25 AM
To: BUS: Design Review <Design.Review@wcc.govt.nz>; BUS: RC for VA comments <rcforvacomments@wcc.govt.nz>; Land Development <Land.Development@wellingtonwater.co.nz>; John Ashim <John.Ashim@wcc.govt.nz>; John Davies <John.Davies@wcc.govt.nz>; BUS: Noise Team <NoiseTeam@wcc.govt.nz>; 7(2)(a)

Cc: Amon Brown <Amon.Brown@wcc.govt.nz>

Subject: RE: Resource Consent Pre-application Meeting, 192 - 208 Adelaide Rd, SR 546344

Hi All,

Please find attached the plans.

It looks like I won't need a wind advisor on this one, so you are off the hook 7(2)(a)! 😊

Thanks for the preliminary notes Noise Team – I don't think you will need to be at the meeting but we will korero afterwards to fine tune the notes.

Thanks Sarah – attached are the plans – it'll be rule LCZ-R19.2 (or.3 – TBC). It does not have an 'active frontage' or a verandah requirement.

WWL – for servicing and flooding – happy to receive your advice whenever suits – also note the site includes 208 Adelaide Road which is the wee residential lot to the south (not included in the line in this image).



Hi John and John, a geotechnical report will be provided and I will get Dave Bull (as discussed with JD) to review the contamination report as part of the lodging process when we get there. No need to come to the meeting.

Traffic team – I haven't heard from you so I will invite Tris to the meeting and if there is a change we can sort further down the track.

Thank you all in anticipation.

Kindest,

Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

From: Sarah Duffell
Sent: Tuesday, 28 May 2024 12:20 pm
To: Monique Zorn
Subject: UD comments for pre-application meeting, 192 - 208 Adelaide Rd, SR 546344

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Monique

Here are some comments for last week's pre-app.

- The site is zoned Local Centre Zone. The proposal will require Urban Design assessment against the Centres and Mixed Use Design Guide, as well as any urban design-related objectives and policies.
- Objectives of the zone state that the LCZ has an important role in accommodating residential growth, and that medium to high density mixed-use development is achieved that contributes to creating a high quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Local Centres and their surrounding residential areas.
- This is a large, regularly-shaped vacant site with two long frontages. Sites such as this are rare and a good urban design outcome would be a comprehensive development that maximised the potential of the site. The zoning anticipates that activities will be of an appropriate scale and type to enhance the vibrancy of Local Centres, support walkable neighbourhoods and support their local purpose.
- The site has a height limit of 27 metres, 7(2)(c)(i), 7(2)(b)(ii) Residential use is provided for, subject to meeting requirements for building size and placement, and provision of adequate amenity. 7(2)(c)(i), 7(2)(b)(ii)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- The site has a notation of significance to Māori. Please refer to G14 in the Design Guide.
- 7(2)(c)(i), 7(2)(b)(ii)

7(2)(c)(i), 7(2)(b)(ii)

7(2)(b)(ii), 7(2)(c)(i)

There are a couple of things in there that weren't explicitly raised as UD issues at the pre-app (Maori site + internal room size...), but I don't think they are major points in the overall message. But if you would prefer to remove them, that's fine too.

Thanks, Sarah

Sarah Duffell

Senior Urban Designer RMA | City Design & Place Planning | Wellington City Council

M 7(2)(a) E sarah.duffell@wcc.govt.nz | W Wellington.govt.nz |

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.

If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

From: Patricia Wood
Sent: Thursday, 6 June 2024 2:58 pm
To: Monique Zorn
Subject: Transport comments - 208 Adelaide Road SR 546344

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Monique,

Transport comments on the proposal 7(2)(b)(ii), 7(2)(c)(i)

- The site is zoned as mixed use. The current proposal includes residential development only.
- 7(2)(b)(ii), 7(2)(c)(i)
- Access to the site is to be via 2 vehicle crossings from the Hanson Street frontage. Use of this frontage is beneficial as it has a lower traffic volume than Adelaide Road.
- The use of 2 vehicle crossings is reasonable due to the large size of the site. It allows for a one-way route to be provided.
- Pedestrian visibility splays will need to be allowed for at the exit vehicle crossing.
- The 4 metre wide driveways within the site are considered single lane, but would be acceptable due to the one way route proposed.
- No particular servicing area is proposed on the site. It is assumed that waste collection vehicles would pick up waste materials from the driveway. 7(2)(b)(ii), 7(2)(c)(i)
- Consideration will need to be given to where servicing vehicles that require a longer period of time e.g. tradesperson's vehicles or furniture removal /delivery vehicles would park. It may be sufficient to provide a smaller servicing area than that currently required, to cater for these vehicles.
- 7(2)(b)(ii), 7(2)(c)(i)
- 7(2)(b)(ii), 7(2)(c)(i)

Regards, Trish

Patricia Wood

Transport and Vehicle Access Engineer | Transport and Infrastructure | Wellington City Council

P 7(2)(a) E patricia.wood@wcc.govt.nz W Wellington.govt.nz |

The information contained in this email is privileged and confidential and intended for the addressee only.

If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents. If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

From: BUS: Planning
Sent: Wednesday, 5 February 2025 12:25 pm
To: BUS: Planning Admin
Cc: 7(2)(a) @wwla.kiwi
Subject: FW: Resource Consent Application Lodgement - 192-208 Adelaide Road
Attachments: resource-consent-application_Logan Gibbons.pdf; WWLA_Adelaide Road_ NESCS AEE_Rev 2_290125.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Krystle

Kia ora Planning Admin,
Are you able to please set up this resource consent application for 7(2)(a)
Thanks,

Amilie Bentley

Planning Technician (Cust Ser) | | Wellington City Council

P | 04 801 3590

E Amilie.Bentley@wcc.govt.nz | W Wellington.govt.nz |  

113 The Terrace

Entry is from The Terrace, Level 7; accessible from Lambton Quay by the 1st floor lifts behind Whitcoulls, Capital on the Quay.

The information contained in this email is privileged and confidential and intended for the addressee only.
If you are not the intended recipient, you are asked to respect that confidentiality and not disclose, copy or make use of its contents.
If received in error you are asked to destroy this email and contact the sender immediately. Your assistance is appreciated.



From: 7(2)(a) @wwla.kiwi>
Sent: Wednesday, 5 February 2025 12:03 pm
To: BUS: Planning <planning@wcc.govt.nz>
Cc: 7(2)(a) @gibbonsco.co.nz; 7(2)(a) @wwla.kiwi>
Subject: Resource Consent Application Lodgement - 192-208 Adelaide Road

You don't often get email from laila.alkamil@wwla.kiwi. [Learn why this is important](#)

Good afternoon,

Please find attached a resource consent application made on behalf of Adelaide 52 Limited under the NESCS in relation to the site located at 192-208 Adelaide Road, Wellington.

Please confirm receipt of this application and confirm the deposit fee for payment.

Kind regards

[REDACTED], MNZPI
Williamson Water and Land Advisory

Phone | 7(2)(a) [REDACTED]
Email | 7(2)(a) [REDACTED]@wwla.kiwi
Web | <https://www.wwla.kiwi/>

10/1 Putaki Drive | Kumeu | Auckland | New Zealand