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27 February 2015

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Dear Ryan

RE: NORTH KUMUTOTO PRECINCT PROJECT - REQUEST FOR FURTHER INFORMATION

Thank you for your letter of 5 February 2015 outlining your request for further information pursuant to s92(1) of the Resource Management Act 1991 concerning the North Kumutoto Precinct Project, and more specifically 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 5 February 2015 request are followed.

Urban Design

1. *Please provide details of the proposed architectural articulation and materials for the building.*

Please refer to the Drawing Package "Kumutoto Site 10 - S92 Response" prepared by Athfield Architects, and more particularly to Drawings titled "Materials and Detail" being pages P2, P3, P4, P5 and P6 of the package.

2. *Please provide Part elevations (or 3D drawings) of sectional parts of the building.*

Please refer to the Drawing Package "Kumutoto Site 10 - S92 Response" prepared by Athfield Architects, and more particularly to Drawings titled "Materials and Detail" being pages P2, P3, P4, P5 and P6 of the package, which provide part elevations of sectional parts of the building.

3. *Please provide cross-sectional information on the effect of the proposed diagonal braces within the Waterloo Quay colonnade.*

Please refer to the Drawing Package "Kumutoto Site 10 - S92 Response" prepared by Athfield Architects, and more particularly to the Drawing titled "Colonnade Section", being page P7.

4. *Please provide shading diagrams and accompanying description/analysis which demonstrates and describes the extent of the shadow cast by the building on the Whitmore Plaza in the Summer and Winter Solstices; and Autumn and Spring Equinoxes.*

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Please refer to the Drawing Package "Kumutoto Site 10 - S92 Response" prepared by Athfield Architects, and more particularly to the Drawings titled "Sun Study - Summer Solstice", "Sun Study - Autumn Equinox", "Sun Study - Winter Solstice" and "Sun Study - Spring Equinox" being pages P8, P9, P10 and P11 of the package.

Attention is also drawn to the shading analysis undertaken by Spencer Holmes (Appendix 14 to the AEE submitted with the application) which included an assessment of the shading on Whitmore Plaza (notated VP03) - refer pages 5 to 6 and more particularly the table included at paragraph 10.7.

5. *Please provide details on the extent of ground floor that is publicly accessible or open space. This should include:*
 - a. *The extent of the building (in area (m²) terms) at ground (as described by the building perimeter line on RC1.02-A comprising: i) Lobbies; ii) Tenancies (yellow); iii) Creative business units (orange); iv) Other (back of house) internal space including service access, stairs and lifts; and v) Public open space (the diagonal through link, overhang and colonnades);*
 - b. *Extent of the ground floor internal space (in area (m²) terms) occupied by: i) Lobbies; ii) Tenancies (Yellow); iii) Creative business units (orange); iv) Other (back of house) internal space including service access, stairs and lifts; and*
 - c. *The extent of the site area of publicly accessible or open space (the diagonal through link, overhang and colonnades etc).*

Please refer to the Drawing Package "Kumutoto Site 10 - S92 Response" prepared by Athfield Architects, and more particularly to the Drawing titled "Ground Floor Area Breakdown" being page P12 of the package.

6. *Please provide details of the site boundaries (established by the WCC brief) overlaid on a plan to be able to determine the relation of overhangs and setbacks to that boundary.*

Please refer to the Drawing Package "Kumutoto Site 10 - S92 Response" prepared by Athfield Architects, and more particularly to the Drawings titled "WCC North Kumutoto Brief Site Boundary" and "WCC North Kumutoto Brief Site Boundary Overlay" being pages P13 and P14 of the package.

7. *Please provide details/elevations of the proposed covered walkway at the Waterloo Quay edge of Site 9, including materials, composition and aesthetic treatment.*

Please refer to the Drawing Package "Kumutoto Site 10 - S92 Response" prepared by Athfield Architects, and more particularly to the Drawing titled "Site 9 Canopy" being page P15 of the package.

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

Please refer Isthmus Drawing 2.041 Rev F and cover letter dated 27 February 2015.

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.*

Please refer to Isthmus Drawings 2.049 Rev B and 2.050 Rev E and cover letter dated 27 February 2015.

Traffic and Vehicle Parking

10. *Please provide full details of the intersections (and approaches) and the pedestrian crossing facilities across Customhouse Quay, north of Whitmore Street. These details should include lane widths, dimensions and turning paths and other relevant details which assist in their operation.*

Please refer Traffic Design Group (TDG) letter dated 27 February 2015, including Appendix A to the letter.

11. *Please clarify whether the new footpath to be provided alongside Site 9 (between the Whitmore Street gates and Waring Taylor Street) will be within legal road or within a private site (please indicate the site boundary of the proposed plan).*

Please refer TDG letter dated 27 February 2015, including Appendix B to the letter.

12. *Please provide details of the proposed modifications to the traffic lanes along Customhouse Quay (see Figure 3 of the Traffic Report by TDG). This should include the lane width(s), footpath width, truck turning paths and other relevant details which assist in its function.*

Please refer TDG letter dated 27 February 2015, including Appendix C to the letter.

13. *Please provide Traffic Engineering advice on how pedestrian safety (and that of other users) will be maintained through the use of the 'shared space'. Please explain how speed will be controlled, detail any distinguishing features (surface treatment, speedbumps etc).*

Please refer to TDG letter dated 27 February 2015.

14. *Please provide details of the input data, phase timing and output etc, used for the traffic modelling presented. Council Traffic Advisors wish to review this material.*

Please refer to TDG letter dated 27 February 2015, including Appendix D1 and Appendix D2.

15. *Please provide details of how any parallel movements from the adjoining Centreport Land will interact with the new shared access lane.*

Please refer to TDG letter dated 27 February 2015, including Appendix E.

16. *Please provide details of the altered car park layout for Site 9 (including any subsequent hard/soft landscaping changes).*

Please refer to TDG letter dated 27 February 2015 and Isthmus Drawing 1.046 (which is included in Appendix B).

17. *Please explain what measures will be implemented to ensure that vehicles exiting the parking ramp will not compromise public safety. These could include measures to warn pedestrians along the building edge of exiting vehicles (via an audible and/or visual system), as well as signal controls for users of the one-way ramp for entry and exit.*

Please refer to TDG letter dated 27 February 2015, including Appendix F.

18. *Please provide tracking paths for larger service vehicles (semi-trailer and a large rigid truck) turning into and out of the intersection with the narrowing of the entry and exit at Customhouse Quay.*

Please refer to TDG letter dated 27 February 2015.

19. Please provide details of how the internal roading network is to be controlled including interactions with users of Site 9.

Please refer to TDG letter dated 27 February 2015.

20. Please provide details of the width of the proposed public footpath adjoining Site 10.

Please refer to TDG letter dated 27 February 2015.

21. Please provide dimensions of the types of vehicles servicing this development (e.g. rubbish trucks, furniture removal). Please clarify if *all* tenancies will have access to the servicing area and how any shared arrangement will be managed. Are there other servicing areas publicly available as an alternative space if the internal area is occupied.

Please refer to TDG letter dated 27 February 2015.

22. Please provide details on how users of the service dock will enter from, and exit onto the shared access lane safely (including tracking curves).

Please refer to TDG letter dated 27 February 2015, including Appendix G.

23. Please provide details of the proposed gradient(s) into the basement level.

Please refer to TDG letter dated 27 February 2015.

24. Please provide details of how all required Emergency Service Vehicles will be able to continue using the shared space (where required).

Please refer to TDG letter dated 27 February 2015.

Contaminated Material

25. Please provide a revised Ground Contamination Statement (or supplementary statement) which provides a response to the matters outlined within the attached letter by URS Limited, dated 16 January 2014 (sic)(attached to this letter) URS Ltd have undertaken a 'peer review' of the application in relation to matters of the proposal/application concerning contaminated land and the storage of hazardous substances. Specifically, I make reference to Sections 2.1, 2.2, 2.3 and 2.4 of the letter by URS.

Tonkin & Taylor have reviewed the URS letter and provided a response in the form of:

- (a) a letter dated 26 February 2015 which provides comment on the various points raised in the URS letter (refer Section 2 of the Tonkin & Taylor letter); and
- (b) an updated/revised version of both the Ground Contamination Assessment and the Draft Contamination Site Management Plan (attached as Appendix A to the 26 February 2015 letter). These documents incorporate the revisions (underscored additions/strikethrough deletions) made by Tonkin & Taylor in response to the issues raised in the URS letter.

Section 3 of the Tonkin & Taylor letter provides comment on the consent conditions proposed by URS. The Applicant endorses the comments made by Tonkin & Taylor, including the comment that three of the recommended conditions ((c), (d) and (f)) should be Advice Notes and not consent conditions.

Although a matter not covered by Tonkin & Taylor, the Applicant accepts that condition (j) recommended by URS relating to fuel storage facilities is appropriate.

26. Please provide advice/comment in relation to the adequacy and effectiveness (in the opinion of an appropriately qualified and experienced practitioner) of the Draft Contaminated Soil Management Plan in light of, and in response to, the comments made by URS Ltd under Section 3 of the attached letter.

Please refer to Section 2 (Table 3) of the Tonkin & Taylor letter dated 26 February 2015.

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.

Please refer Isthmus Drawings 0.030 Rev C and 2.041 Rev F, and cover letter dated 27 February 2015; and Archifact Limited statement dated 25 February 2015.

28. Please provide an assessment (from a Heritage perspective) of the impacts of the Toll Booth Building that is to be situated within the public space - e.g. what is the rationale behind this? What effect does this have on the historic heritage landscape and its readability in this area?

Please refer Isthmus Drawings 2.049 Rev B and 2.050 Rev E; and Archifact Limited statement dated 25 February 2015.

29. The Architectural Design Report identifies the consideration of historic heritage items and their setting has informed design and materials of the proposed new building. Please clarify/explain to what extent and provide an assessment of how the new building contributes to the historic heritage value of individual items and the area as a whole.

Please refer to attached statements from Archifact Limited (25 February 2015) and Athfield Architects (26 February 2015).

Construction Management

30. Please provide details of the intended road closures which will be required during construction and the alternative routes for pedestrians using Waterloo Quay.

L T McGuinness & Co advise as follows:

"Limiting Kumutoto laneway to one way (southbound flow). For alternative pedestrian routes refer Section 5.1 (p11) of the TDG CTMP dated 7 October 2014".

31. Please advise whether over-dimensioned loads will be required and, if so, how their transportation will be catered for.

L T McGuinness & Co advise as follows:

"There is a possibility that there may be a requirement for a limited number of over-dimensioned loads. If and when these are required we will comply with all relevant regulations and provide sufficient notice and submit details for prior approval".

32. Please provide the figures and diagrams referred to in the Traffic Design Group Report (there appears to be some figures missing).

The Construction Traffic Management Plan (CTMP) attached as Appendix A to the Draft Construction Management Plan (Appendix 22 to the AEE) was, unfortunately, a draft and did not include the referenced figures and diagrams.

Attached is a copy of the final version of the CTMP prepared by Traffic Design Group (dated 7 October 2014), which includes the referenced figures and diagrams.

33. *Please advise whether an adequate on-site queuing area is to be provided during the construction phases, or whether queuing of heavy vehicles will be required on Waterloo Quay.*

L T McGuinness & Co advise as follows:

"At this stage it is anticipated that any vehicle queuing will be accommodated on site. If, however, this proves insufficient during a particular phase of construction, we will submit a separate Traffic Management Plan to address this".

Other Matters

In addition to the above matters covered by your section 92 request, we are also in a position to provide you with the following additional material and comment.

1. Groundwater: since lodging the application the Site 10 Redevelopment Limited Partnership has undertaken some preliminary investigations into the Site 10 hydrology, including an assessment of the effect of basement dewatering and potential for discharge of dewatering water to the harbour and/or stormwater. A report prepared by Tonkin and Taylor dated 20 February 2015, which reports on these investigations, is attached.

I trust the above, including the attachments, is a satisfactory response to your 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.

Yours sincerely



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