

## APPENDIX 3

### NORTH KUMUTOTO PUBLIC OPEN SPACES DEVELOPMENT

The Environment Court's 2015 Decision [Decision [2015] NZEnvC 173], granted consent to the Wellington City Council for the development of "landscaped open spaces and associated structures" at North Kumutoto, including the Site 8 'pocket park' and Whitmore Plaza.

The attached drawing (Attachment 1) is the 'approved plan' for the proposed North Kumutoto landscaped open spaces, including those adjacent to Site 9.

The majority of the landscaped open spaces are now (July 2018) completed or close to completion - for example, Photos 1 and 2 below show the Site 8 'pocket park' and Photo 3 on the following page the Whitmore Plaza.



PHOTO 1:



PHOTO 2:

The consent holder for the landscaped open spaces, Wellington City Council, has decided to not complete the area immediately adjacent to Site 9 in advance of the construction of the proposed building on Site 9 (subject to the current resource consent application being approved and consent granted).

This will enable the immediately adjacent area to the north of Site 9 to be occupied as a 'construction zone' (refer Attachment 2) during the construction of the Site 9 building. Following the completion of the Site 9 building, the landscaped open spaces will then be completed by the Wellington City Council.

Attachment 3 is Drawing 1.044 Rev 3 which identifies the extent of the landscaped open space works to be completed by October 2018. It shows that the area to the immediate north of the Site 9 building, and the area adjacent to Customhouse Quay west of Site 9, are both excluded from these current works.

#### 2015 Consent

The consent conditions for the public open spaces [Decision [2015] NZEnvC 198] included the following consent condition:

*(1A) This consent is issued on the basis that the development of the open space and all landscape and physical works to be undertaken in accordance with the related consent (Service Request No 320128) are completed within 6 months of any occupation of the new Site 10 building.*

The consent condition was 'accompanied' by the following note:

*Note: The intent of the condition is to ensure that the integration of the Site 10 building and the development of the open space and all landscaping and physical works on Site 8 and its immediate surrounds, as advanced through the applications and AEE and the hearing and decision-making process and on which this consent is based, is achieved.*

By October 2018 all of the consented open space landscape works, including Site 8 and Whitmore Plaza will be complete, with the exception of the works within the immediate curtilage of Site 9, as described above.

Given that the open space works within the curtelage of Site 9 will be within the construction yard compound, it is, in the Applicant's opinion, logical that these works are delayed until after the completion of the Site 9 building.

However, and notwithstanding that these works are only a small component of the consented works subject to Condition 1A, a s127 amendment application (by the consent holder, the Wellington City Council) will be necessary to extend the completion date for these remaining works adjacent to Site 9.



**PHOTO 3:** Whitmore Plaza

#### **Adjustments to Landscaped Open Spaces Adjacent to Site 9**

The location of the Site 9 building has necessitated some minor adjustments to the proposed landscaped open spaces immediately adjacent to Site 9 as follows:

- (a) minor adjustment of the northernmost gate at Waring Taylor Street to shift this 1200mm south;
- (b) minor adjustment to the set-out of the southernmost gate at Ballance Street; and
- (c) the probable removal of the 'relocated' Toll Booth building at the north end of Site 9.

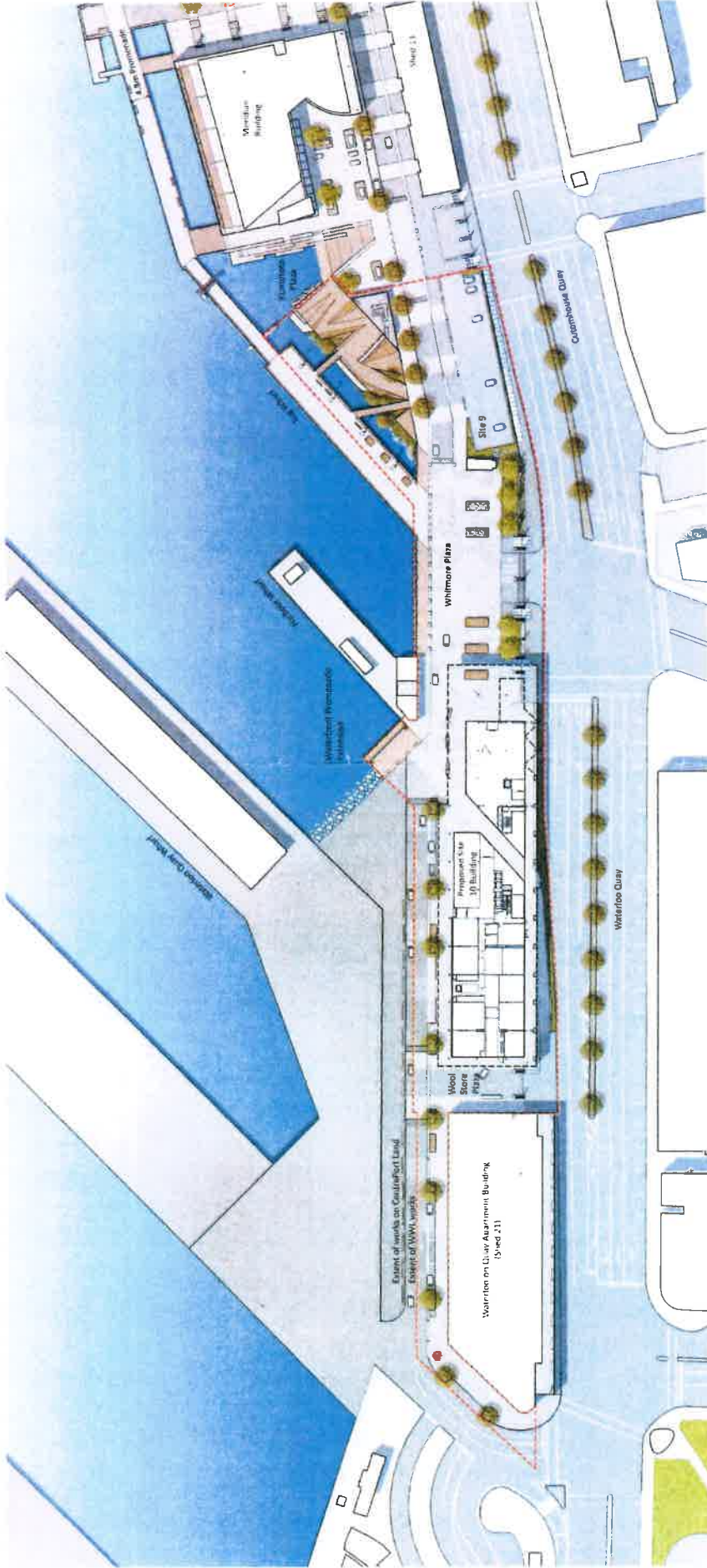
There will be no changes to the consented landscaped open spaces to the immediate east of the proposed Site 9 building, which fronts directly onto Lady Elizabeth Lane.

#### **ATTACHMENTS**

1. Fig 4 - Consented Landscaped Open Spaces Masterplan
2. Site Construction Zone
3. Isthmus Drawing 1.044 Rev 3, Extent of Works Currently Under Construction



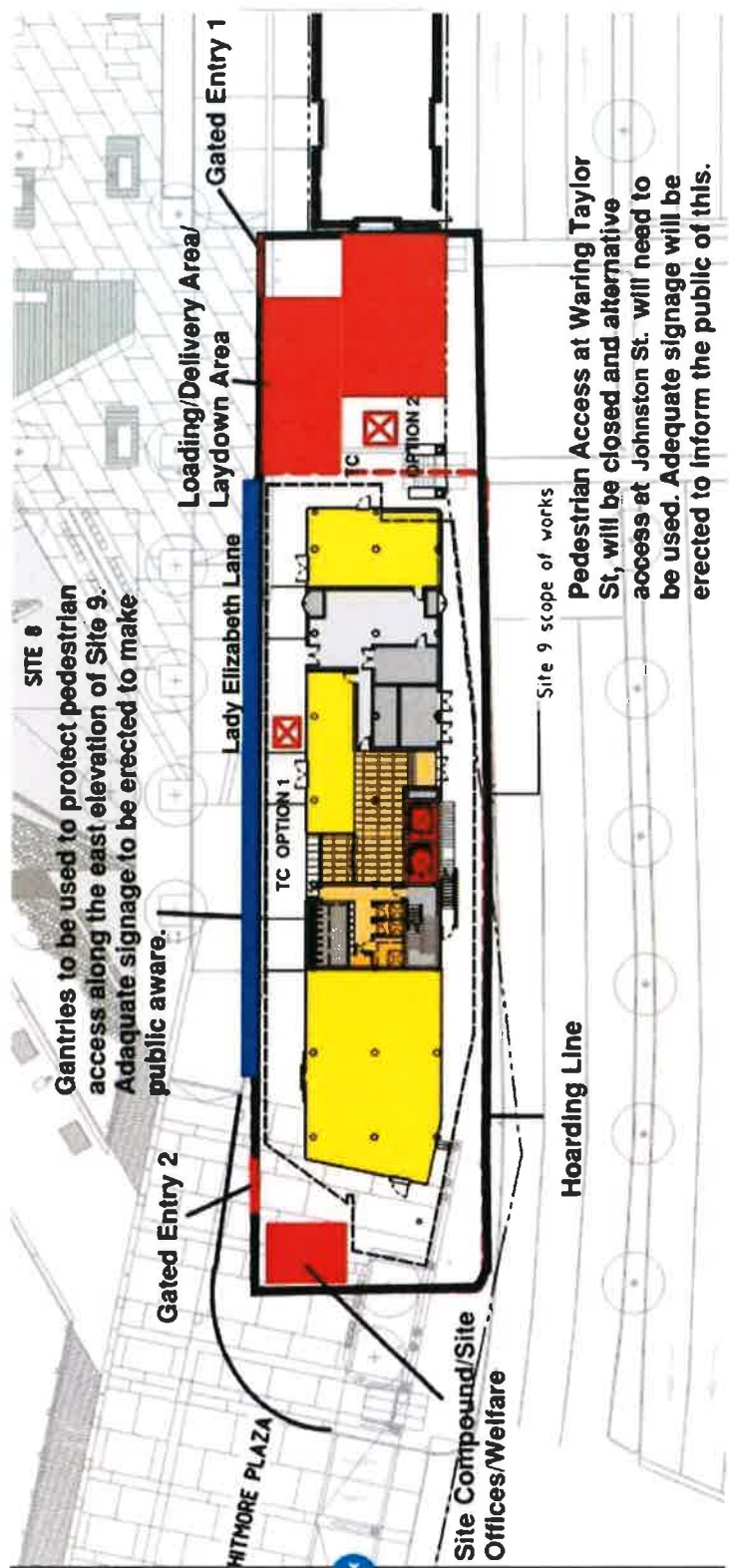
APPROVED  
SR 320128



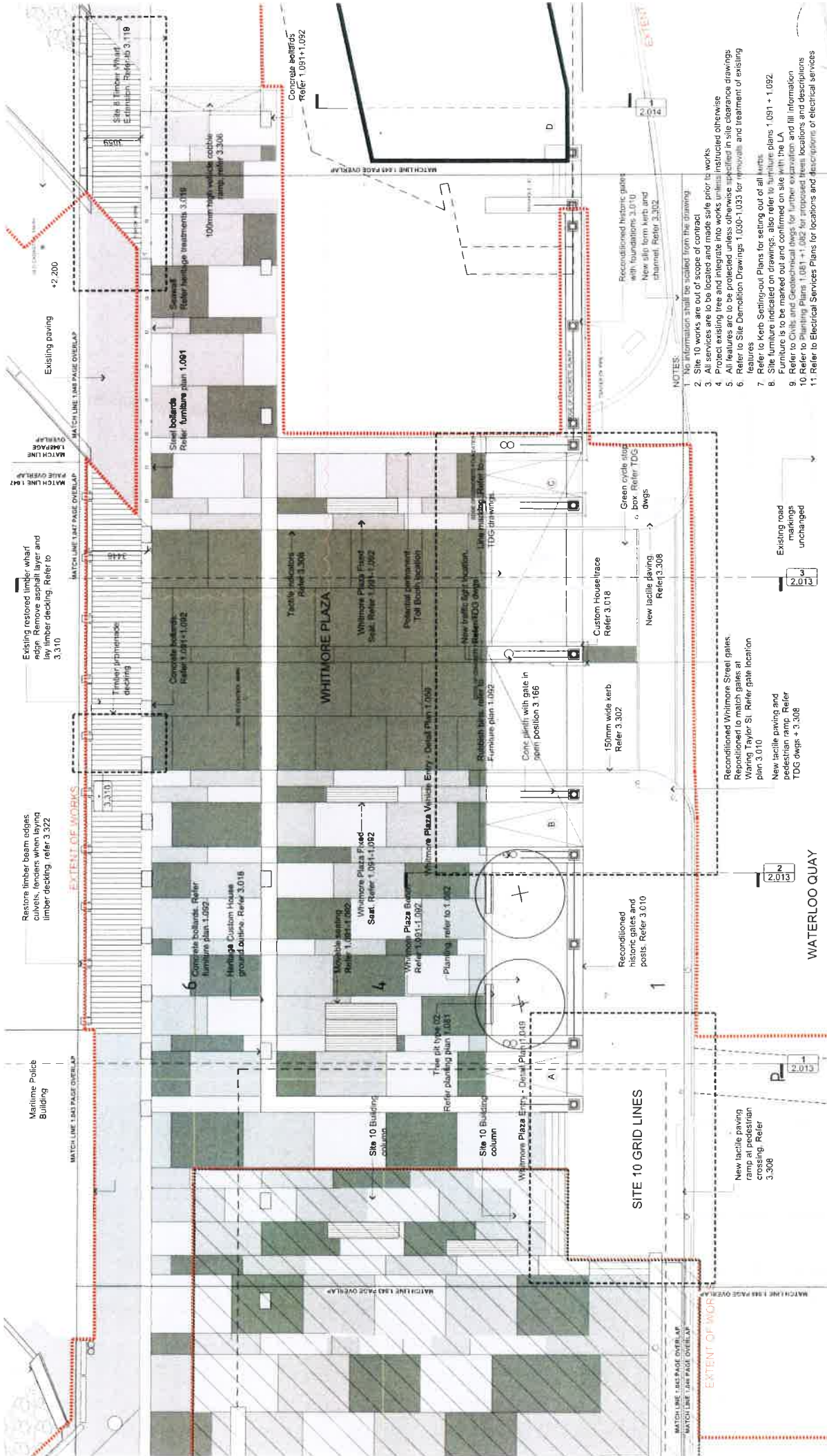
**APPENDIX - NORTH KUMUTOTO**  
to Accompany Statement of Evidence of Daniel George Males  
on Behalf of Site10 Redevelopment Limited Partnership and Wellington City Council

SECTION 4.0

# PROPOSED SITE PLAN



**Pedestrian Access at Waring Taylor St, will be closed and alternative access at Johnston St. will need to be used. Adequate signage will be erected to inform the public of this.**



**Client**  
Wellington City Council

**Scale**  
1:200  
4:200  
8:400  
16:800  
N.A.S.

**Drawing Title**  
General Arrangement  
Plan - Sheet 04

**Job No**  
3158

**Revision**  
1.044

**Engineer**  
Aecom / NZCEL / T+T

**Job No**  
3158

**North**  
N

**Issued For**  
CONSTRUCTION

**Client**  
Isthmus

**Architect**  
Isthmus

**Job Name**  
North Kumutoto

**AKL 01301-04-01-MN-04-019-10-02**  
www.isthmus.co.nz

**For Construction**  
3

**For Construction**  
2

**For Construction**  
1

**Building Consent**  
0

**No. Revision**

**By** Cnk **Date**

**Notes:**

Refer 1.091-1.092 for Surface finishes.

Refer 1.091-1.092 for Planting plan.

Refer 1.091-1.092 for Furniture plan.

Refer 1.091-1.092 for Furniture plan.

3 For Construction

2 For Construction

1 For Construction

0 Building Consent

**Notes:**

1. No information shall be scaled from this drawing.

2. Site 10 works are out of scope of contract.

3. All services are to be located and made safe prior to works.

4. Protect existing trees and integrate into works wherever possible. Indicated otherwise.

5. Features are to be protected unless otherwise indicated in site clearance drawings.

6. Refer to Site Demolition Drawings 1.030-1.033 for removal and treatment of existing.

7. Refer to Kerb Setout Plans for setting out of all kerbs.

8. Site furniture indicated on drawings also refer to furniture plans 1.091 + 1.092.

9. Furniture to be marked out and confirmed on site with the LA.

10. Refer to Civil and Geotechnical drawings for further excavation and fill information.

11. Refer to Planning Plans 1.061 + 1.062 for proposed street locations and descriptions.

11. Refer to Electrical Services Plans for locations and descriptions of electrical services.

**Legend:**

- Concrete Paving Type 1
- Concrete Paving Type 2
- Concrete Paving Type 3
- Concrete Paving Type 4
- Shawall Kerbs
- Custom House
- Extent of Works
- Building Outline
- Potential Tree Location
- Future Location
- Building Overhang
- Site 10 Seismic
- Basement Outline
- Road line marking
- Existing Trees Retained
- Proposed Trees
- Furniture
- Artist Sculpture
- Concrete Sleepers
- Tactiles
- Areas out of Scope
- Cobble Ramp
- Asphalt
- Garden Bed
- Timber Decking
- Rip Rap