

19 May 2022

Wellington City Council
PO Box 2199
Wellington 6140
By email: AJones@propertygroup.co.nz

Wellington
Level 2
5 Cable Street
PO Box 24137
Wellington 6142
Auckland
Level 4
12 Viaduct Harbour Avenue
PO Box 2007
Auckland 1140
willisbond.co.nz

Attention: Angela Jones

Dear Angela

Application for Resource Consent - 110 Jervois Quay - SR 5101418 – Section 92 Further Information Request

We refer to your request for further information (RFI) in respect of the above application dated 10 May 2022. Please see our responses below.

Planning

- 1. Please provide an assessment of that effects of the proposed development on surrounding buildings/activities. Consideration should be given the impact that the proposed building works will have on surrounding properties in terms of amenity including daylight, shading, outlook and privacy. This assessment should be accompanied by shading diagrams (and analysis) that illustrates the shading effects of the proposed building on surrounding properties. Consideration should also given to the occupation of the any potentially affected surrounding properties.***

Response

Shading

The application included at page 23 of Athfield Architect's Design Statement (Appendix 1 to the AEE) a small shading diagram. Please now find attached as Appendix 1 a sun study with shading diagrams showing the shading effects for 10:00am, 12:00pm, 2:00pm and 4:00pm for each of the autumn and spring equinoxes and summer and winter solstices.

Please also find attached as Appendix 2, a set of images showing the outlook before and after the proposal from 1 Cuba Street and three buildings at 138-170 Wakefield Street. All of the views are taken from the top levels of the existing buildings. These images also show the theoretical 27m height plane.

Please find attached a letter from Alistair Aburn of Urban Perspectives (Appendix 3) with an assessment of the relevant effects with regard to shading, daylight, outlook and privacy.

Wellington Water

Flooding

- 2. The applicant has advised that they have undertaken a post development flood model. Can the applicant please advise the name / credentials of the flood modeller.***
- 3. The applicant has advised that a 200 mm freeboard to the top of the foundation slab has been agreed with the Wellington Water Land Development Team. The RSWS (4.2.8) requires a freeboard of 300 mm for commercial and industrial to the underside of the floor slab. Can the applicant please provide correspondence with WWL agreeing the reduced freeboard to the top of the slab or alternatively raise the building.***
- 4. The applicant advises a peak sea level of 2.1 m aMSL. The RSWS Table 4.5 requires a Design Sea Level (aMSL) for Wellington Harbour of 2.17 m aMLS. Please advise if WWL have accepted the reduced design sea level of 2.1 or revise the design.***

Response

The modelling was carried out by René van Lierop (MSc Civil Engineering, CMEngNZ) of Aurecon (the Applicant's civil engineer). René is a Chartered Professional Engineer and a senior member within Aurecon's Water team. He has dedicated his career to hydrology and hydraulics, flood risk management, river and coastal engineering, water infrastructure design and port/marina development.

For over 25 years, René has specialised in catchment management studies, numerical modelling, flood hazard mapping, scour assessments, design solutions analysis, detailed design and erosion protection.

Aurecon have discussed the proposed approach with Alistair Osborne of Wellington Water, who has advised that 200mm freeboard above the 100 year + CC flood level is appropriate. We understand from discussions with each of Wellington Water and Wellington City Council that the freeboard being taken to the top of the slab is an acceptable approach in this instance given the nature of the concrete slab. Refer to the emails attached as Appendix 4.

The ICM model (Southern CBD) provided by Wellington Water has a tidal tail water boundary with a peak level of 2.1m RL. This figure has been accepted by Wellington Water as set out in the email attached at Appendix 5.

Stormwater

- 5. The applicant has undertaken a CCTV investigation of the stormwater culvert beneath the site. Can the applicant please provide the CCTV tape to support the investigation.***
- 6. The applicant has been advised that the culvert is:***
 - i. approximately 100 years old,***
 - ii. is the primary watercourse for the Aro Valley and adjacent CBD,***
 - iii. There is insufficient headroom in the culvert for easy man entry.***

- iv. and that if a section of the culvert fails options for rehabilitation may be severely limited without compromising hydraulic performance.*
- v. completely full and pressurised to above ground level and therefore any reduction in capacity such as might be experienced by any in-situ rehabilitation method employed in the long term if it were built over would increase the upstream flood hazard.*

The applicant has proposed to build over the existing culvert. Whilst they have provided a structural statement confirming that no load will be put on the culvert and provided CCTV of the culverts current condition (which requires review by WWL), a structural assessment of the culvert has not been completed and no information has been provided to demonstrate how the culvert were to be rehabilitated in the future if it failed without compromising the capacity. The current proposal is not compliant with the requirements of the Regional Standard for Water Services and is not acceptable to WWL. WWL have advised that the culvert can be built over but must be replaced first or alternatively must be diverted.

The applicant either needs to provide further information to support a build over of the public stormwater culvert (noting that this may not be acceptable to WWL) or demonstrate that the culvert can be relaid or diverted or alternatively the building footprint altered.

- 7. No new tree planting will be accepted over the public stormwater culvert and where possible tree's which may impact on the culvert performance should be removed and / or root barriers installed. It is unclear from the landscape plan if the tree's in this area are new or existing – Can the applicant please advise.*

Response

With regard to the stormwater culvert, separate discussions are being held with Wellington Water as to the best approach to building close/over this existing asset. An update will be provided as soon as possible.

The CCTV footage was provided to WWL in an email dated 1st February 2022 (refer email 'MFC email issuing CCTV' attached as Appendix 6). We can supply again if WWL are unable to locate this data.

As regards tree planting, please see attached as Appendix 7 revised planting plan prepared by Wraights & Associates Ltd (this plan replaces L1.04 provided with the original application). The proposed new locations for two relocated trees have been adjusted to ensure neither tree (nor their roots) will impact on the stormwater culvert.

Wastewater

- 8. There is a large wastewater storage tank beneath the site entrance. The applicant has been advised that:*
 - i. The tank cannot be built over*
 - ii. 24/7 access to the tank is required for heavy vehicles at all times.*

iii. WWL need to able to safely undertake long terms repairs / refurbishment and renewal of the tank.

The proposal involves:

- Increasing ground level over the public wastewater tank*
- building over wastewater storage tank.*

The applicant has provided a structural assessment confirming that no new load will be placed on the tank and a visual condition and hammer test to detect areas of poor concrete quality has been undertaken, however the applicant's proposed build over of the public wastewater storage tank is not compliant with the requirements of the Regional Standard for Water Services and has not been accepted by the Wellington Water Land Development Team.

It is not considered that the applicant has provided sufficient information in order for a build over of the public wastewater storage tank to be accepted.

The applicant either needs to provide further information to support a build over of wastewater storage tank (noting that this may not be acceptable to WWL), including:

why the existing tank must be built over ?

why the tank cannot be relocated clear of the building ?

(ie why WWL should accept a built over of this asset ?)

name / position and credentials of the person(s) who undertook the structural assessment of the tank.

photographic evidence of the tank inspection.

confirmation of how the building vehicle / pedestrian entrance

arrangement take the tank access / maintenance into account.

Confirmation of how the tank will be accessed – where will maintenance vehicles park?

How the tank will be repaired / refurbished and renewed.

A safety in design assessment.

There is no guarantee that WWL would accept build over of this structure even with additional information.

Note: Wellington Water have advised that point 8 may be able to managed through the detailed design stage. However, the applicant must provide sufficient information as part of their RFI response to demonstrate that this can be managed through detailed design and will not have wider implications with other aspects of the proposal.

Response

The Applicant is in separate discussions with Wellington Water in respect of the wastewater tank and is in the process of obtaining a Detailed Seismic Assessment for the tank on terms agreed with Wellington Water.

The photographic evidence has previously been provided. This can be provided again – please confirm if so required and who to send these to (via an online file transfer system due to file size).

The structural assessment of the tank was undertaken by Dunning Thornton Consultants, the applicant's structural engineer. The inspection of the tank, including the hammer test, were undertaken by Intergrupp. Spencer Holmes also undertook a scan of the wastewater tank, which can be provided should Wellington Water require it.

Regarding each of the wastewater tank and the stormwater culvert, we would be happy to accept a consent condition requiring the approval of Wellington Water Limited to the final design of the proposal insofar as it affects this infrastructure.

Water

- 9. The WWL modelling team have confirmed a FW2 fire demand (equivalent of approximately 25 L/s). The applicant is proposing to meet fire fighting requirements with sprinklers but has quoted a peak fire flow of 52.6 L/s. It is not clear if the applicant is wanting to extract this peak flow from the public network. The applicant is advised that it is unlikely that a peak flow of 52.6 L/s can be extracted from the public network. Calculations supporting the design will be required and either network upgrade or an onsite solution (tanks) provided.***

Response

Hydrant testing has been undertaken to confirm the availability of firefighting flows. Please see attached as Appendix 8 the testing report and Excel results sheet from A D Riley. These confirm steady flows well in excess of the required peak fire flow.

Please let us know if you require further information.

Yours sincerely

Rosalind Luxford
Senior Development Manager

APPENDIX 1 – SHADING DIAGRAMS

16.10 110 Jervois Quay
Resource Consent
Sunlight Analysis
19th May 2022



athfieldarchitects.co.nz

105 Amritsar Street
Wellington 6035
PO Box 3364
Wellington 6140
New Zealand
Tel 64 4 499 1727

SUN STUDY

WINTER SOLSTICE (JUNE 21ST)

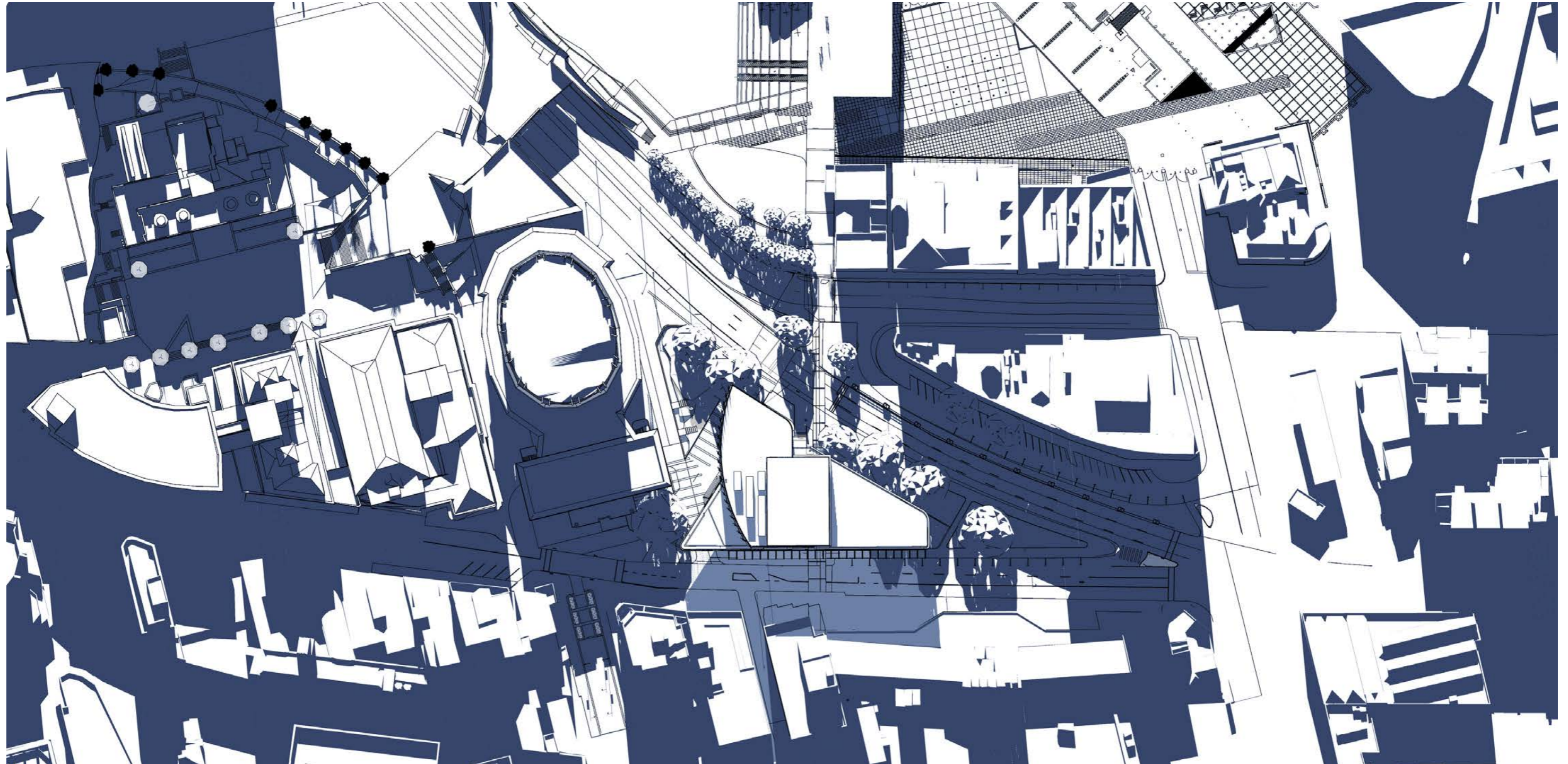
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16.10
MFC Carpark
Sunlight Analysis
19th May 2022

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Winter Solstice (June 21st)
10:00AM

- Existing Shadow
- Additional Proposed Shading

SUN STUDY

WINTER SOLSTICE (JUNE 21ST)

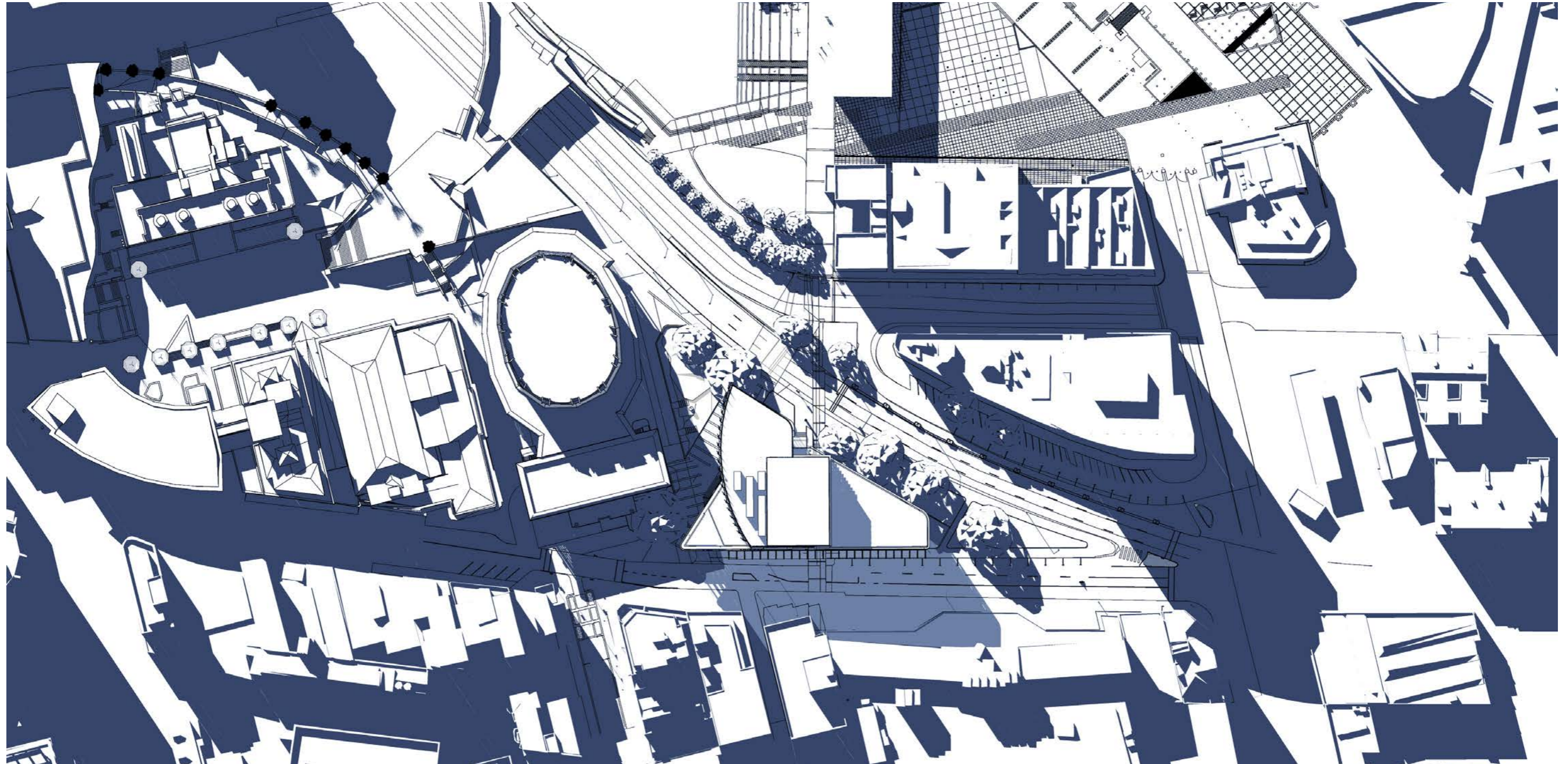
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Winter Solstice (June 21st)
12:00PM

- Existing Shadow
- Additional Proposed Shading

SUN STUDY

WINTER SOLSTICE (JUNE 21ST)

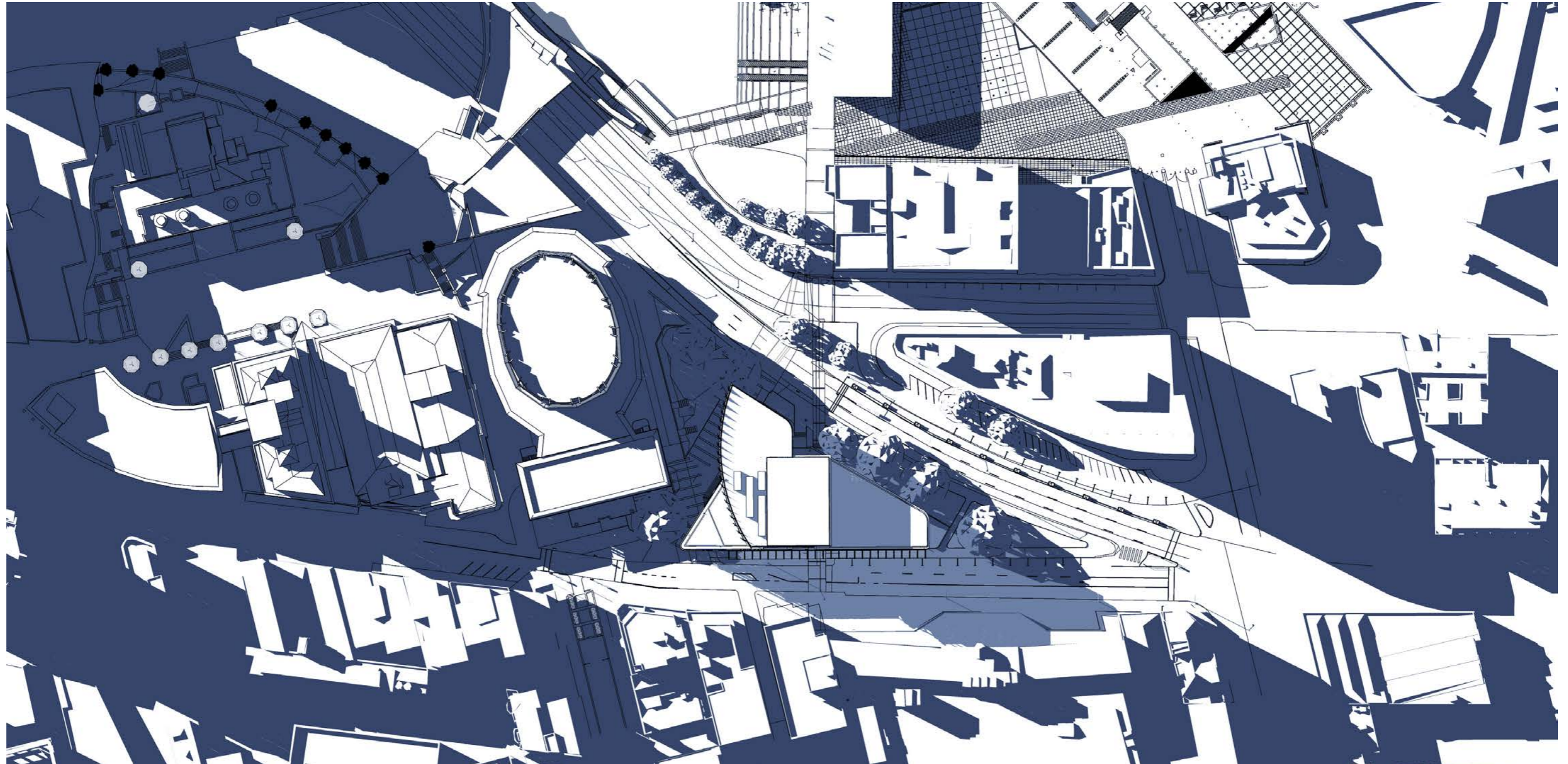
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Winter Solstice (June 21st)
02:00PM

Existing Shadow
Additional Proposed Shading

SUN STUDY

WINTER SOLSTICE (JUNE 21ST)

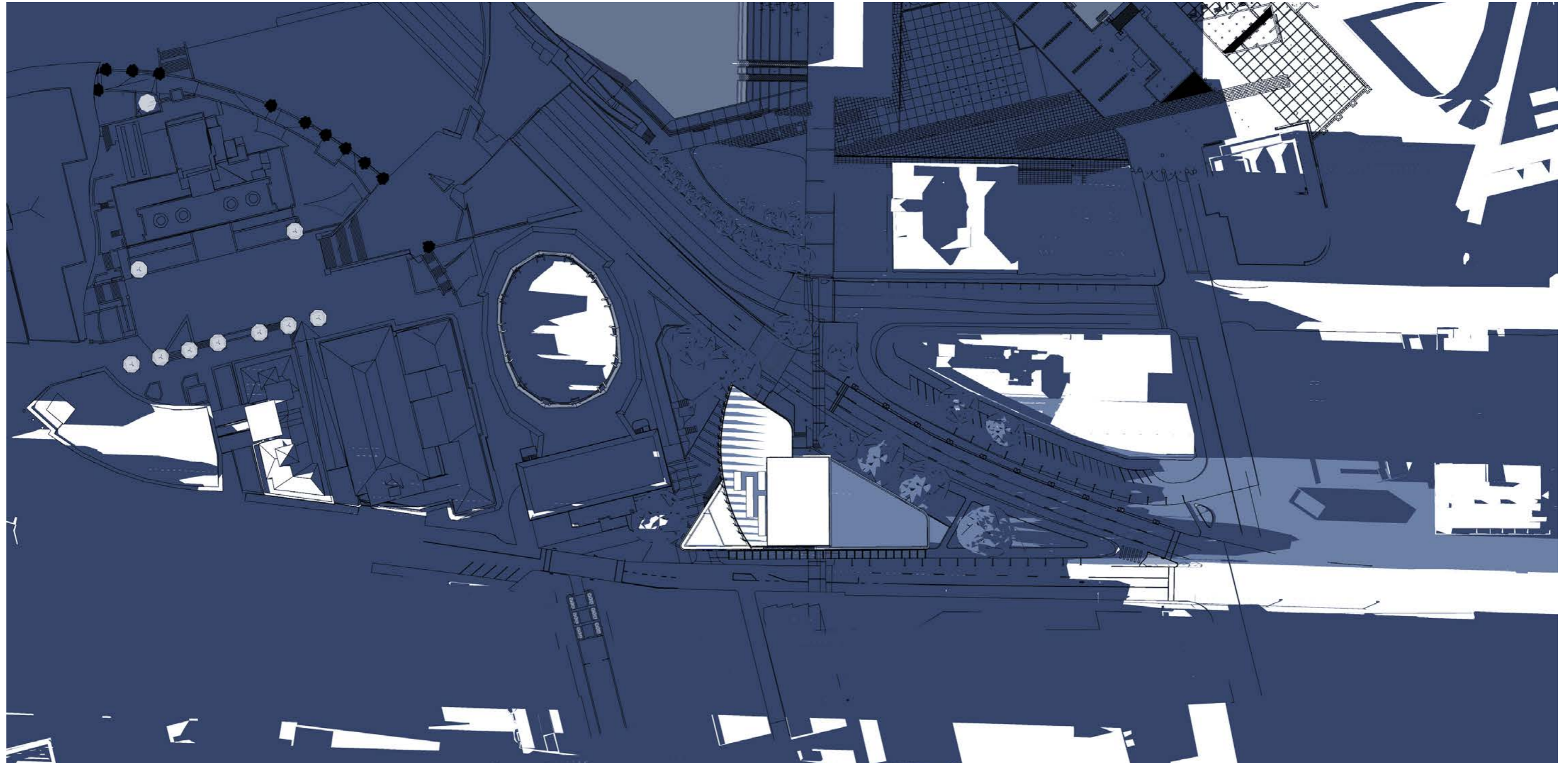
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Winter Solstice (June 21st)
04:00PM

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SUN STUDY SPRING EQUINOX (SEP 23RD)

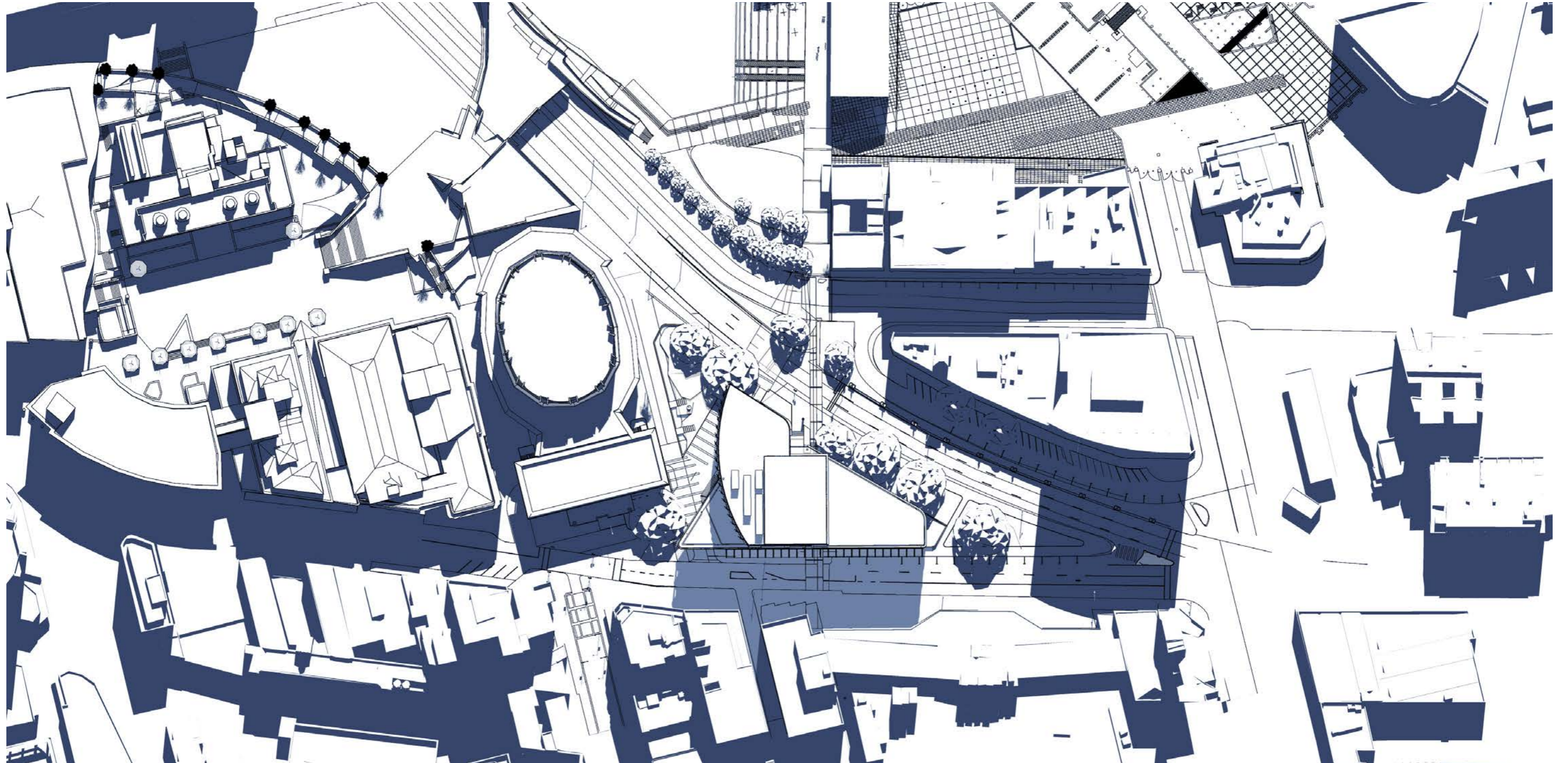
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Spring Equinox (September 23rd)
10:00AM

- Existing Shadow
- Additional Proposed Shading

SUN STUDY

SPRING EQUINOX (SEP 23RD)

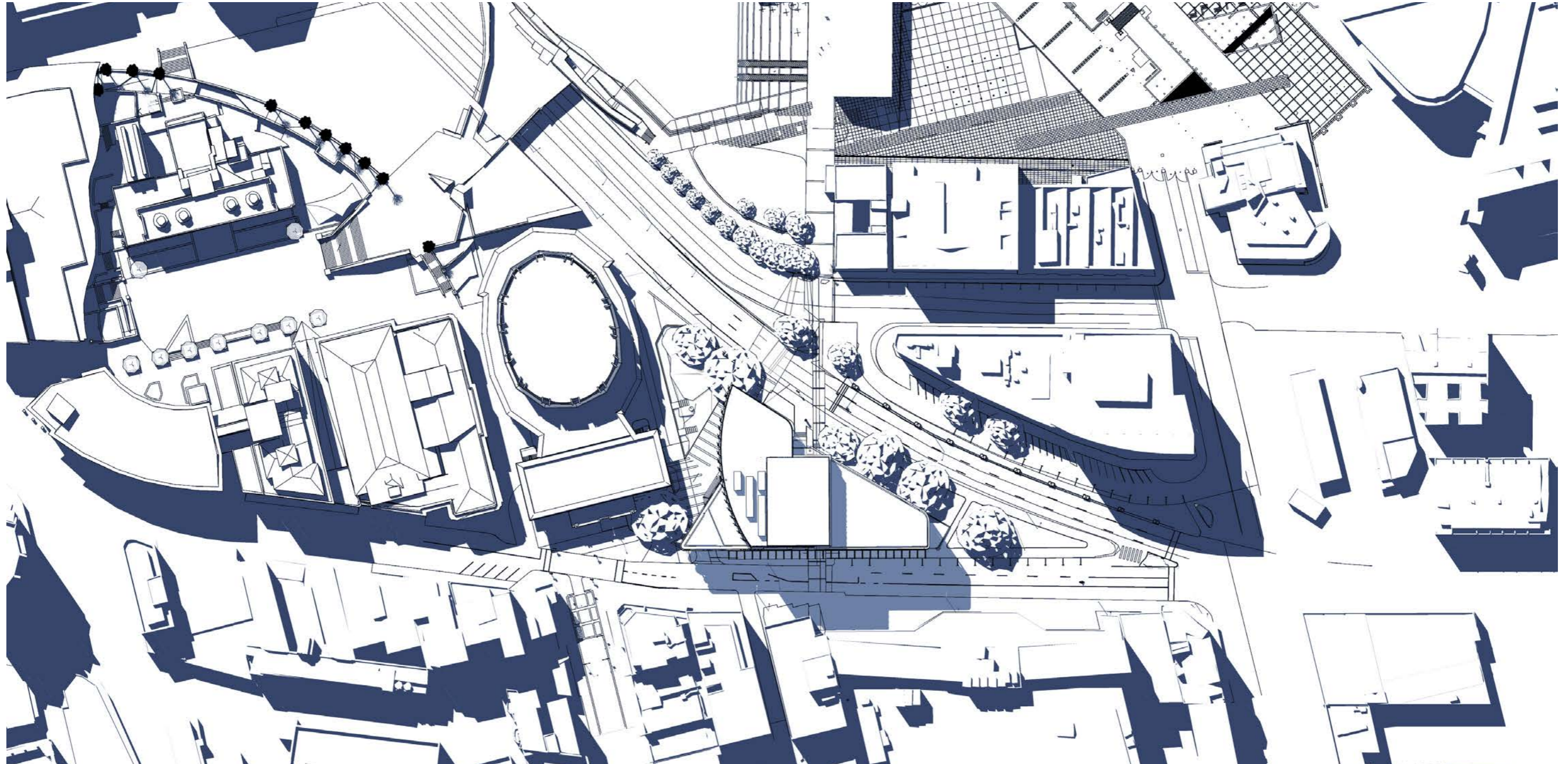
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Spring Equinox (September 23rd)
12:00PM

- Existing Shadow
- Additional Proposed Shading

SUN STUDY

SPRING EQUINOX (SEP 23RD)

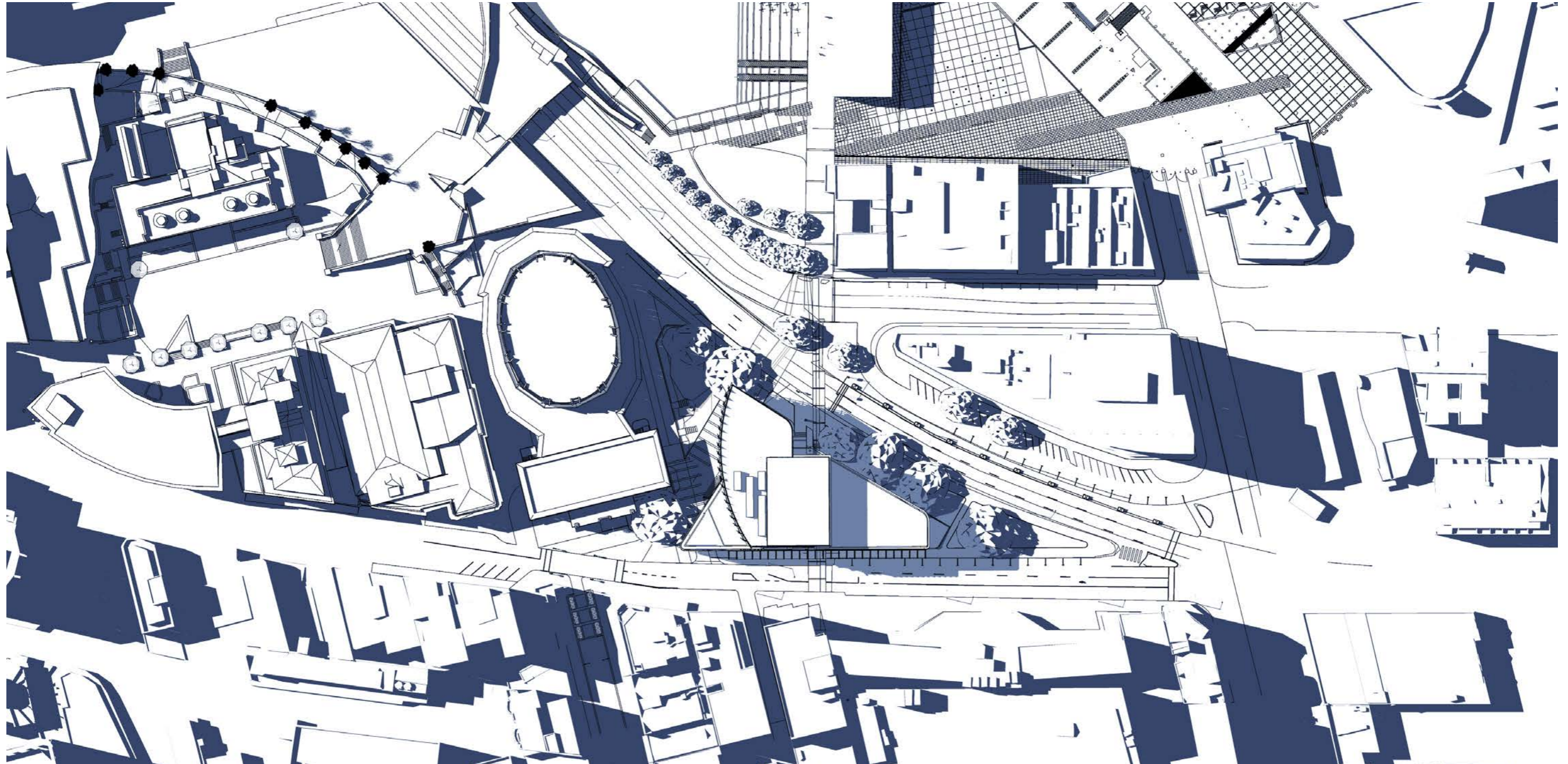
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Spring Equinox (September 23rd)
02:00PM

- Existing Shadow
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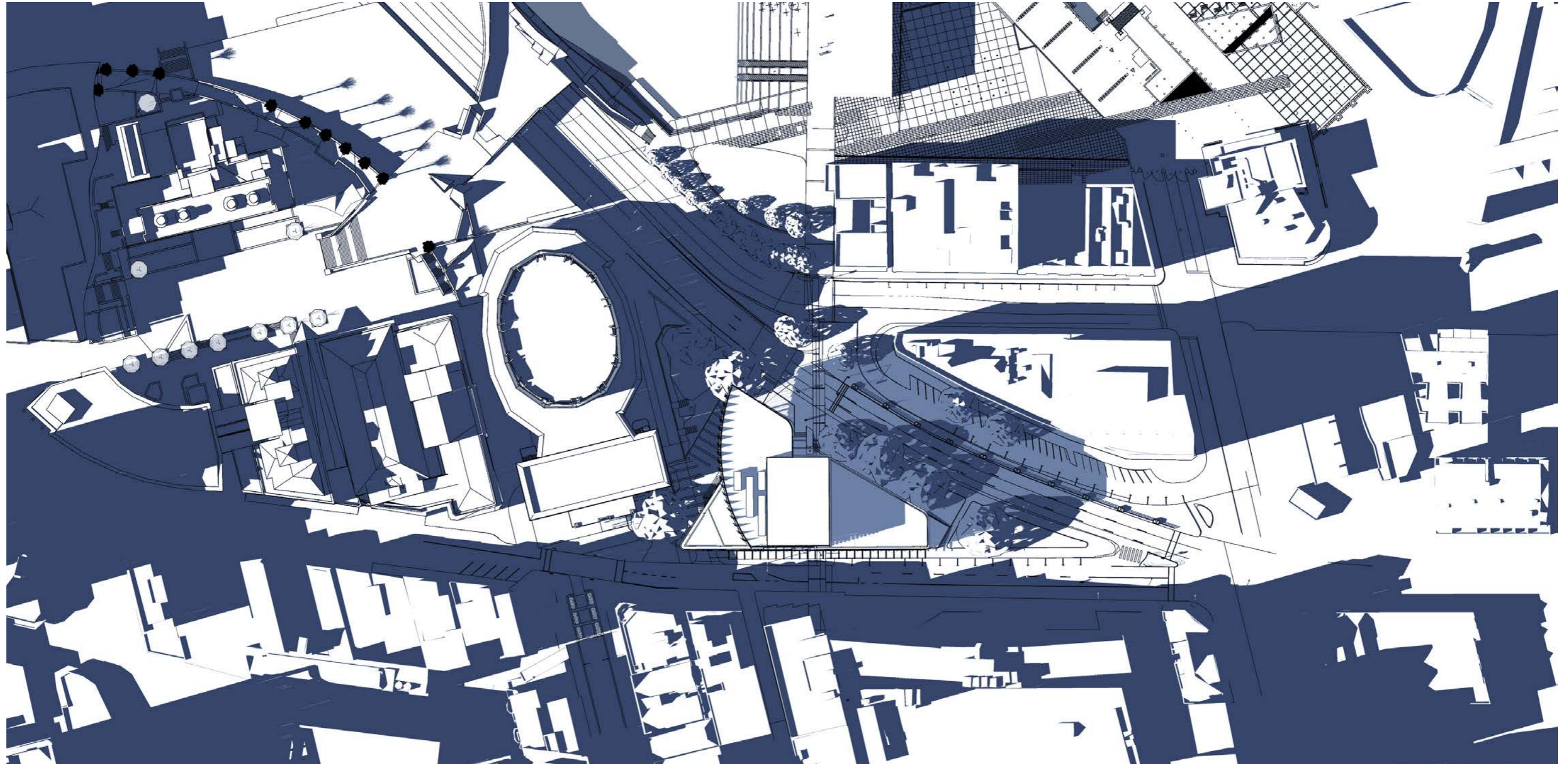
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Spring Equinox (September 23rd)
04:00PM

- Existing Shadow
- Additional Proposed Shading

SUN STUDY

SUMMER SOLSTICE (DEC 22ND)

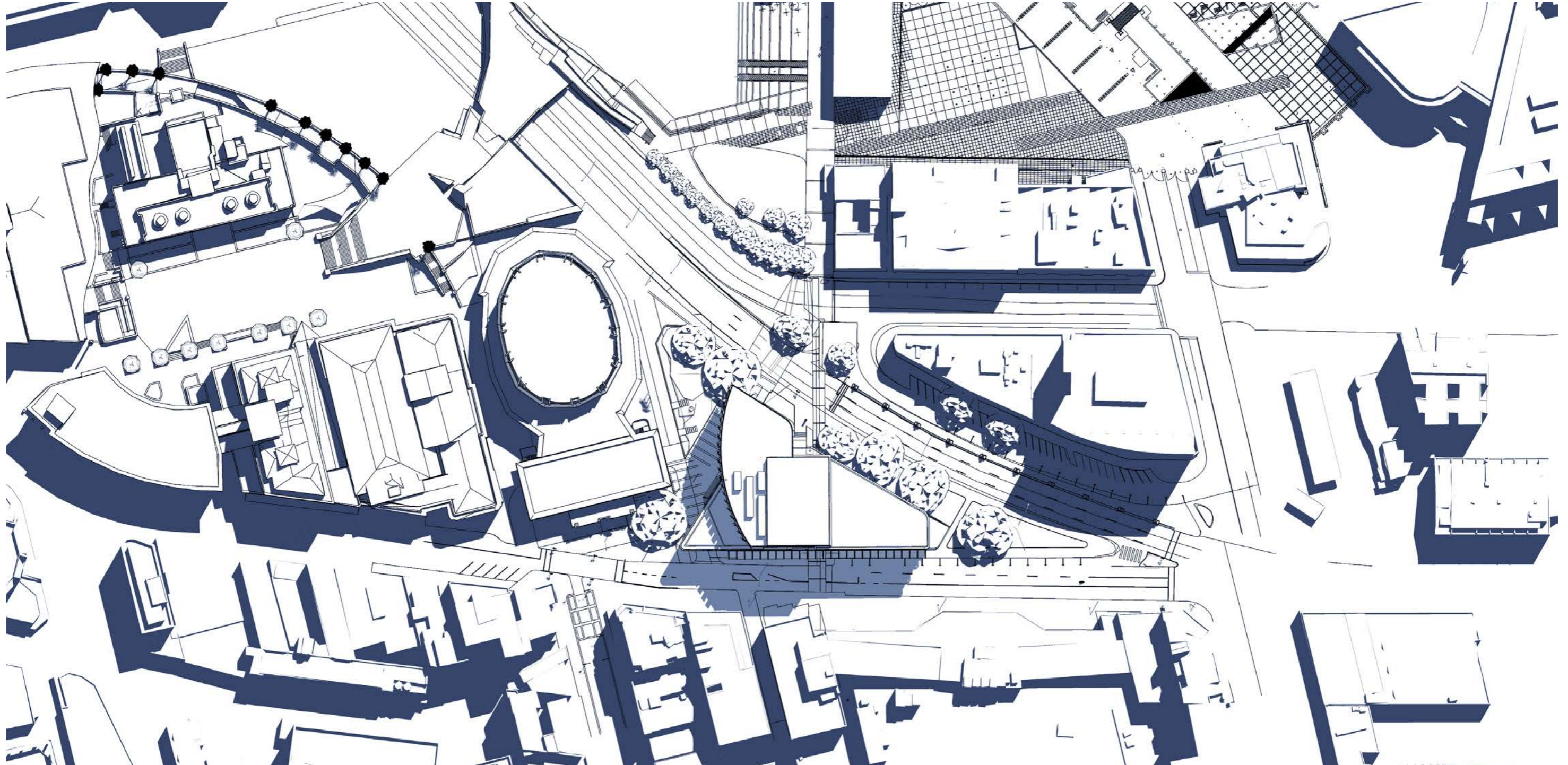
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Sunlight Analysis
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Summer Solstice (December 22nd)
10:00AM

- Existing Shadow
- Additional Proposed Shading

SUN STUDY

SUMMER SOLSTICE (DEC 22ND)

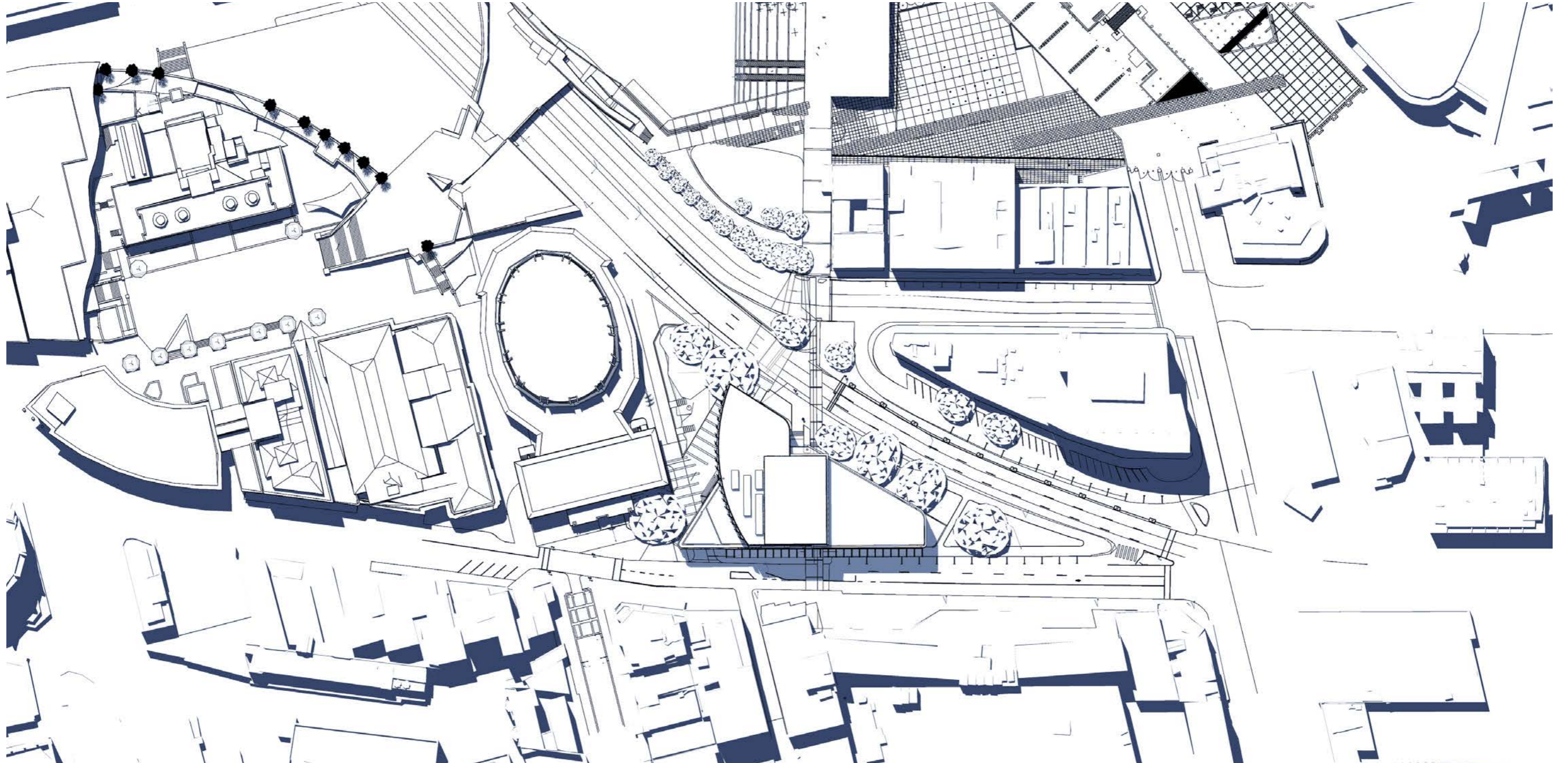
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Summer Solstice (December 22nd)
12:00PM

- Existing Shadow
- Additional Proposed Shading

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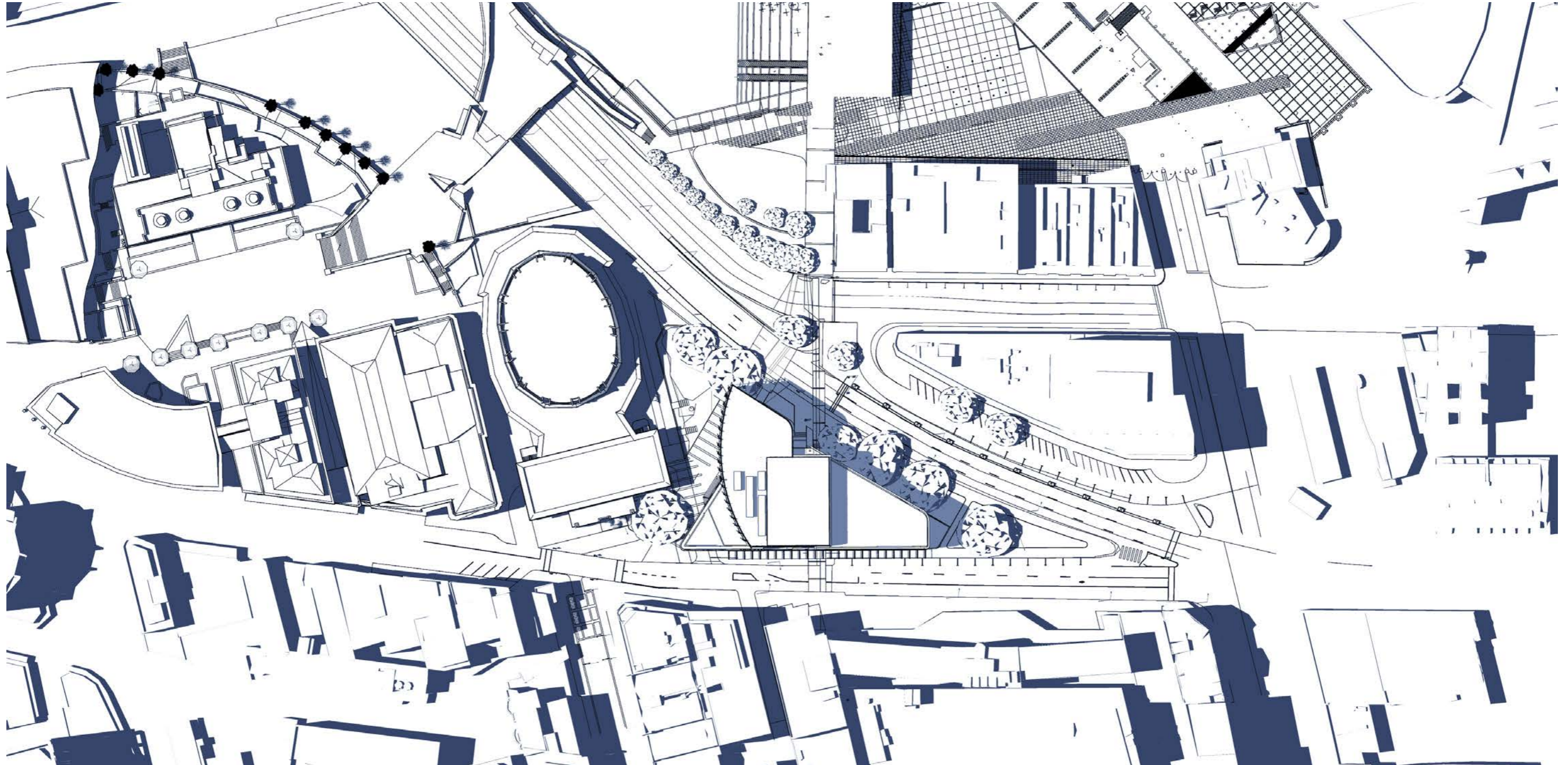
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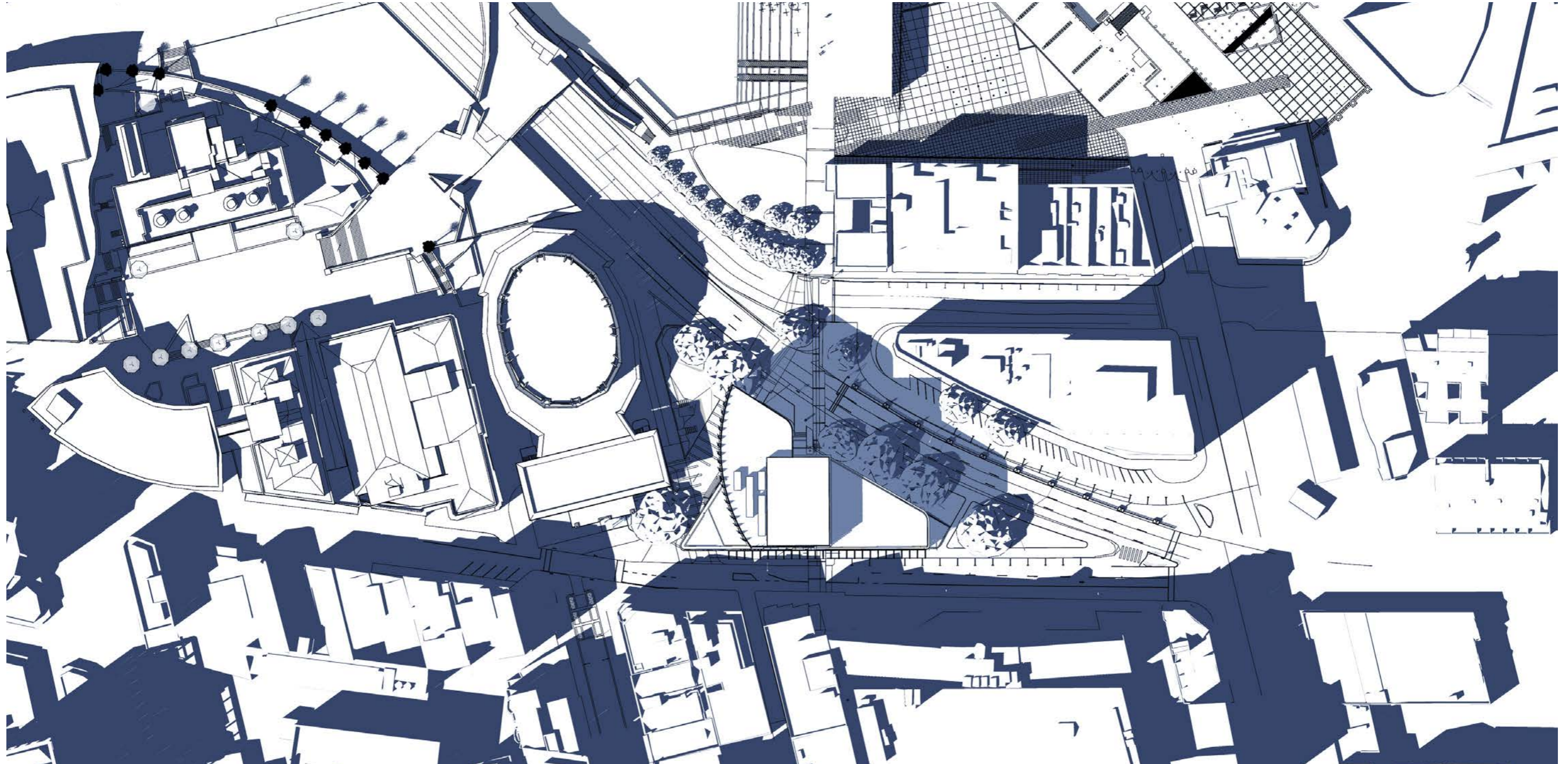
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Summer Solstice (December 22nd)
04:00PM

- Existing Shadow
- Additional Proposed Shading

SUN STUDY

AUTUMN EQUINOX (MARCH 21ST)

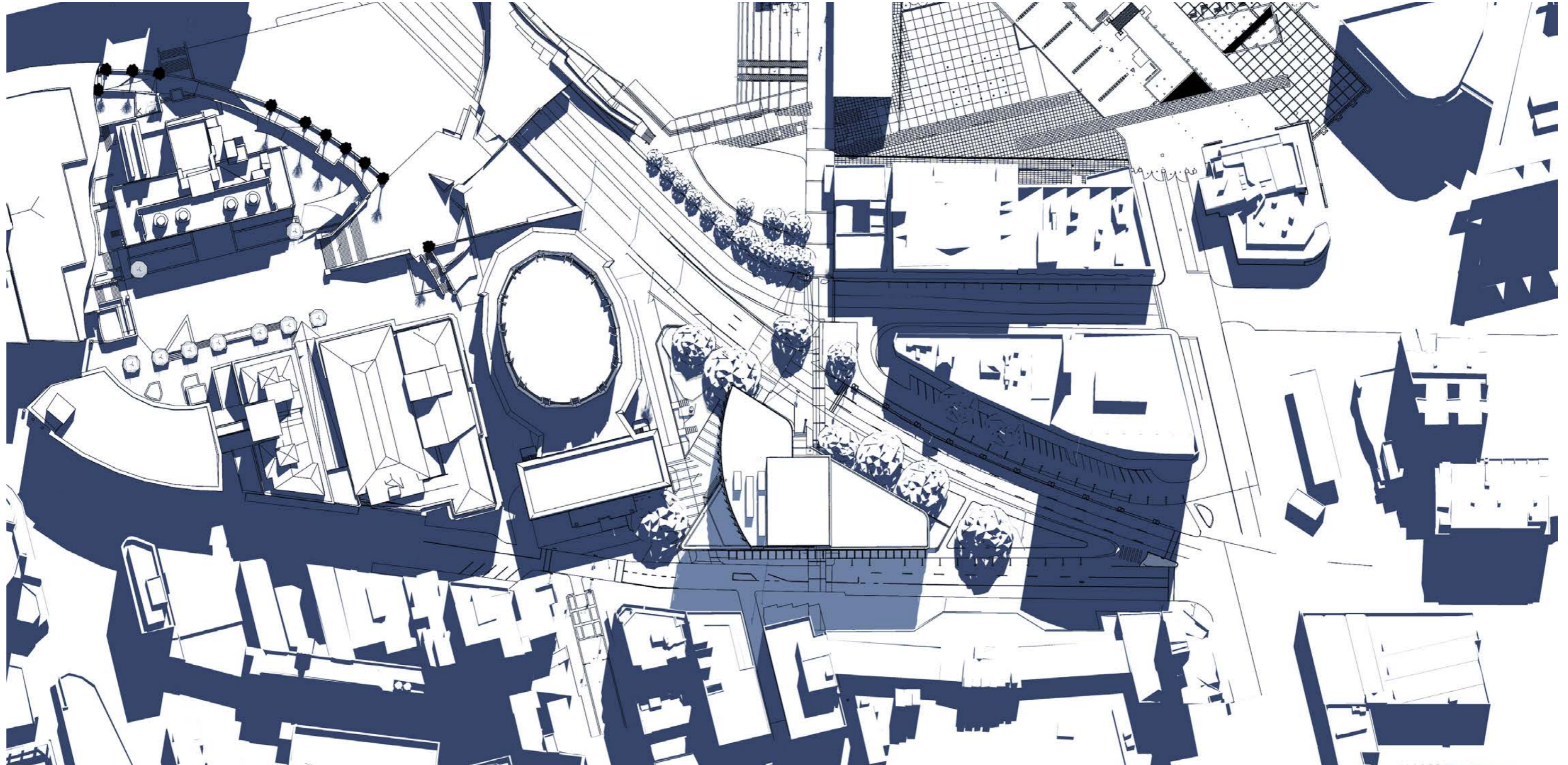
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Autumn Equinox (March 21st)
10:00AM

- Existing Shadow
- Additional Proposed Shading

SUN STUDY

AUTUMN EQUINOX (MARCH 21ST)

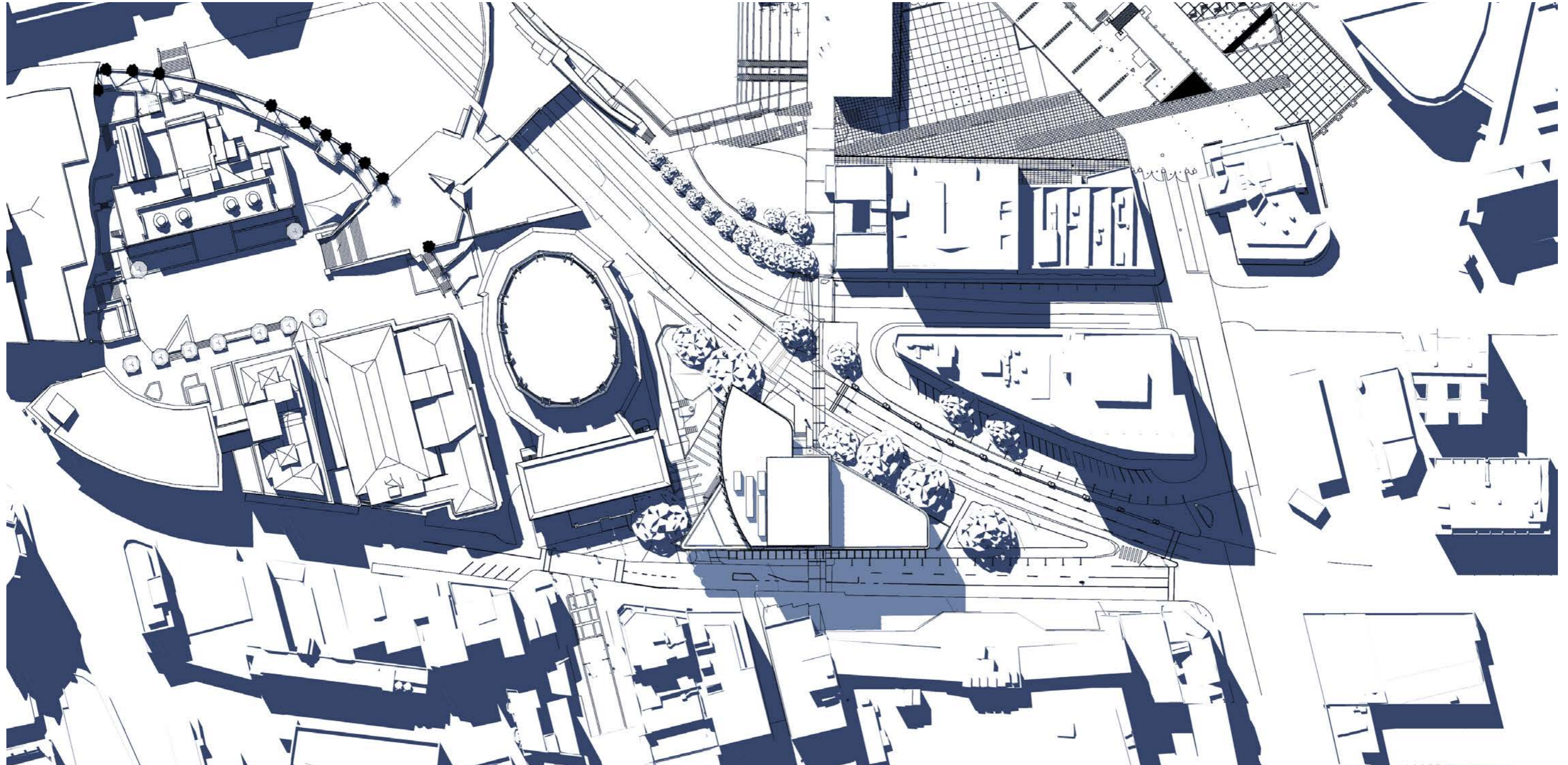
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Autumn Equinox (March 21st)
12:00PM

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SUN STUDY

AUTUMN EQUINOX (MARCH 21ST)

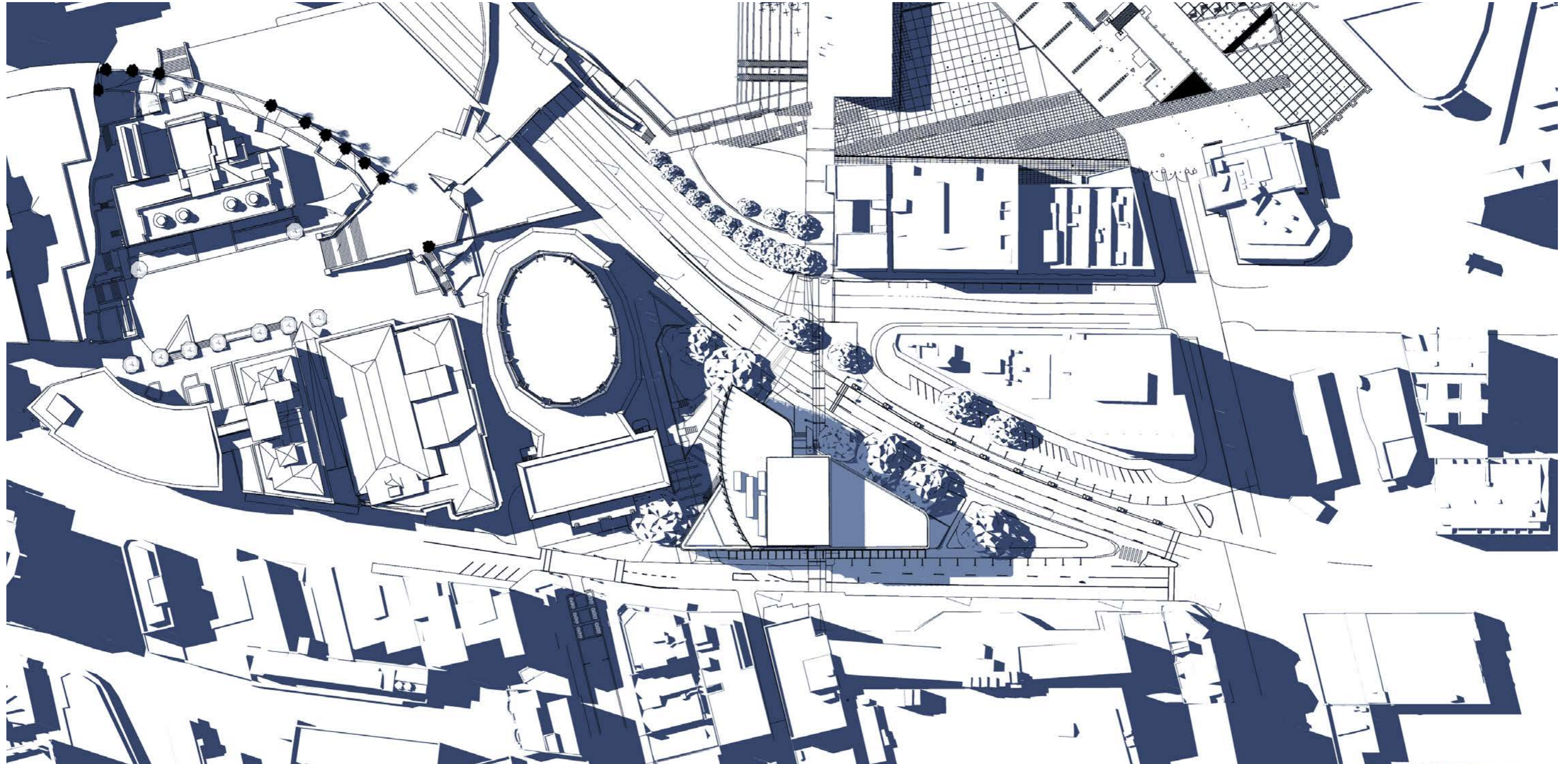
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Autumn Equinox (March 21st)
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AUTUMN EQUINOX (MARCH 21ST)

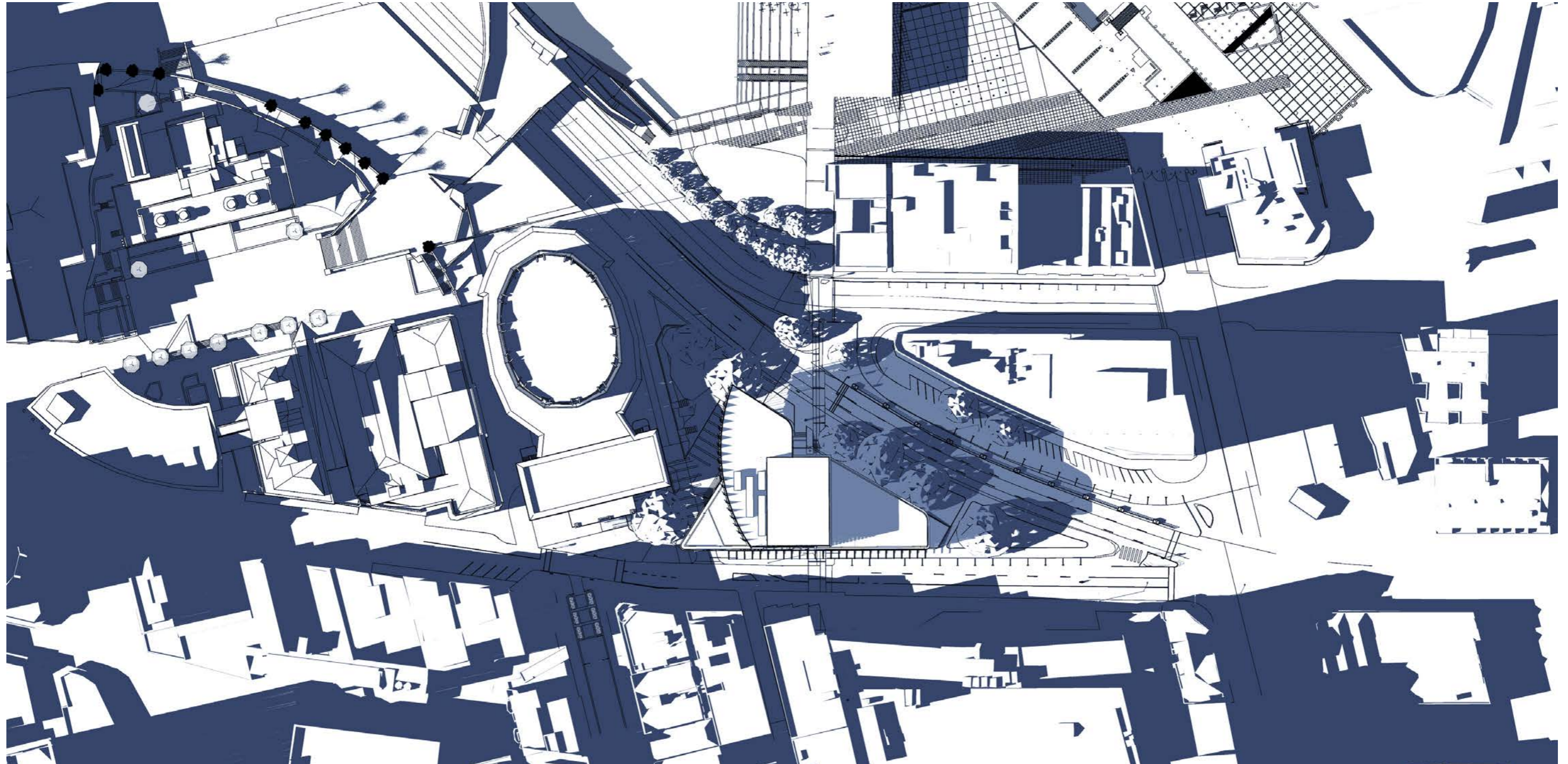
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Autumn Equinox (March 21st)
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APPENDIX 2 – OUTLOOK VIEWS

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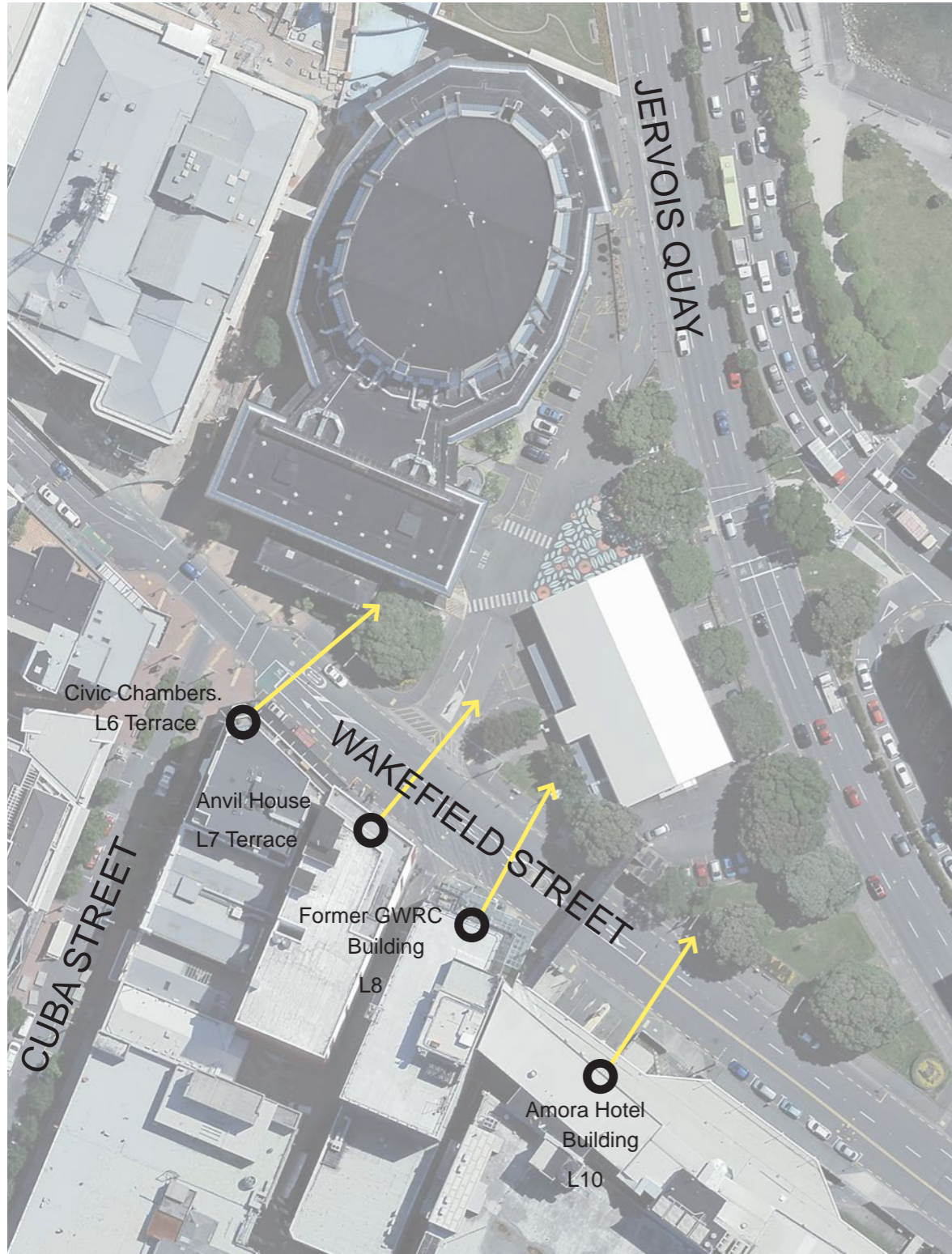
16.10 110 Jervois Quay
Resource Consent
Outlook Assessment Views
16th May 2022



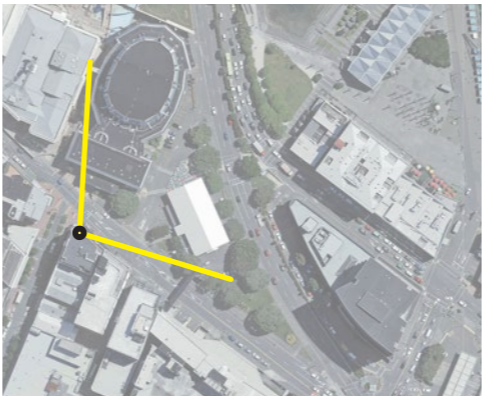
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105 Amritsar Street
Wellington 6035
PO Box 3364
Wellington 6140
New Zealand
Tel 64 4 499 1727

OUTLOOK ASSESSMENT VIEWPOINT LOCATIONS



OUTLOOK ASSESSMENT CIVIC CHAMBERS BUILDING



Key Plan

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16th May 2022

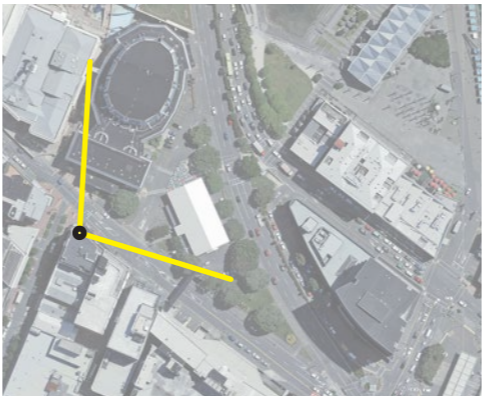


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EXISTING - Civic Chambers Building - Level 6 Terrace

OUTLOOK ASSESSMENT CIVIC CHAMBERS BUILDING



Key Plan

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16th May 2022

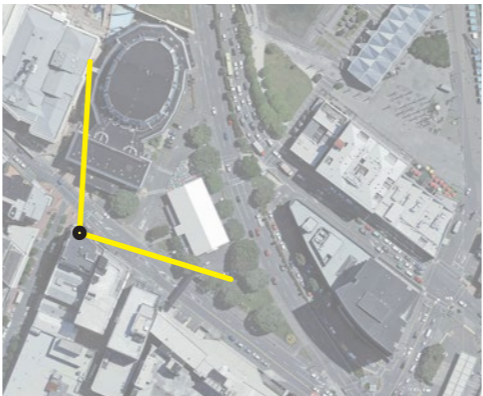


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EXISTING + 27m AGL Mass/Height Plane - Civic Chambers Building - Level 6 Terrace

OUTLOOK ASSESSMENT CIVIC CHAMBERS BUILDING



Key Plan

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16th May 2022

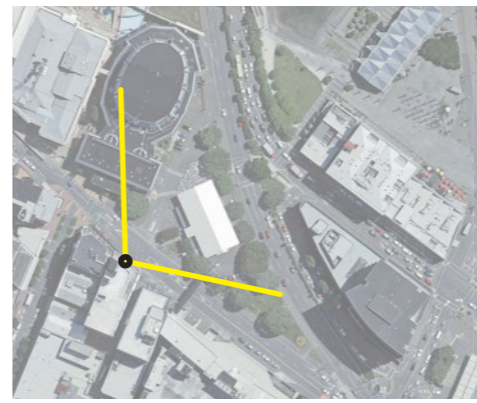


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PROPOSED - Civic Chambers Building - Level 6 Terrace

OUTLOOK ASSESSMENT ANVIL HOUSE BUILDING



Key Plan

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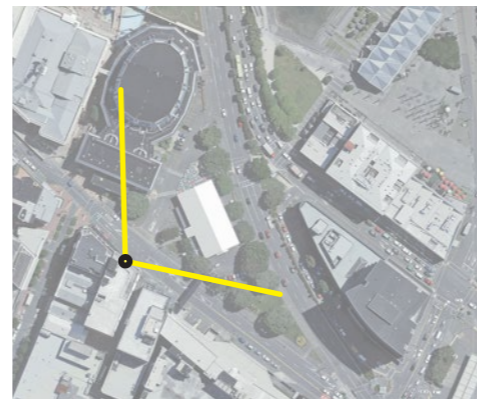


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EXISTING - Anvil House - Level 7 Terrace

OUTLOOK ASSESSMENT ANVIL HOUSE BUILDING



Key Plan

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Resource Consent
Outlook Assessment Views
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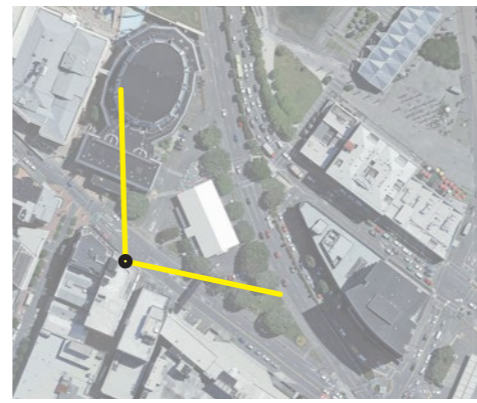
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27m Height Plane

EXISTING + 27m AGL Mass/Height Plane - Anvil House - Level 7 Terrace

OUTLOOK ASSESSMENT ANVIL HOUSE BUILDING



Key Plan

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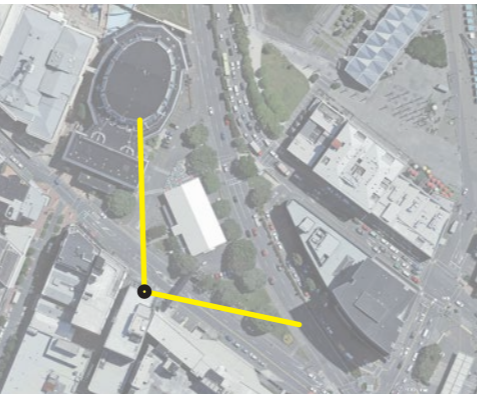
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27m Height Plane

PROPOSED - Anvil House - Level 7 Terrace

OUTLOOK ASSESSMENT FORMER GWRC BUILDING



Key Plan

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Outlook Assessment Views
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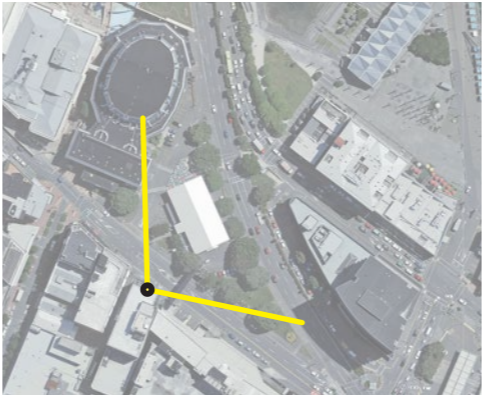


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EXISTING - Former GWRC Building - Level 8

OUTLOOK ASSESSMENT FORMER GWRC BUILDING



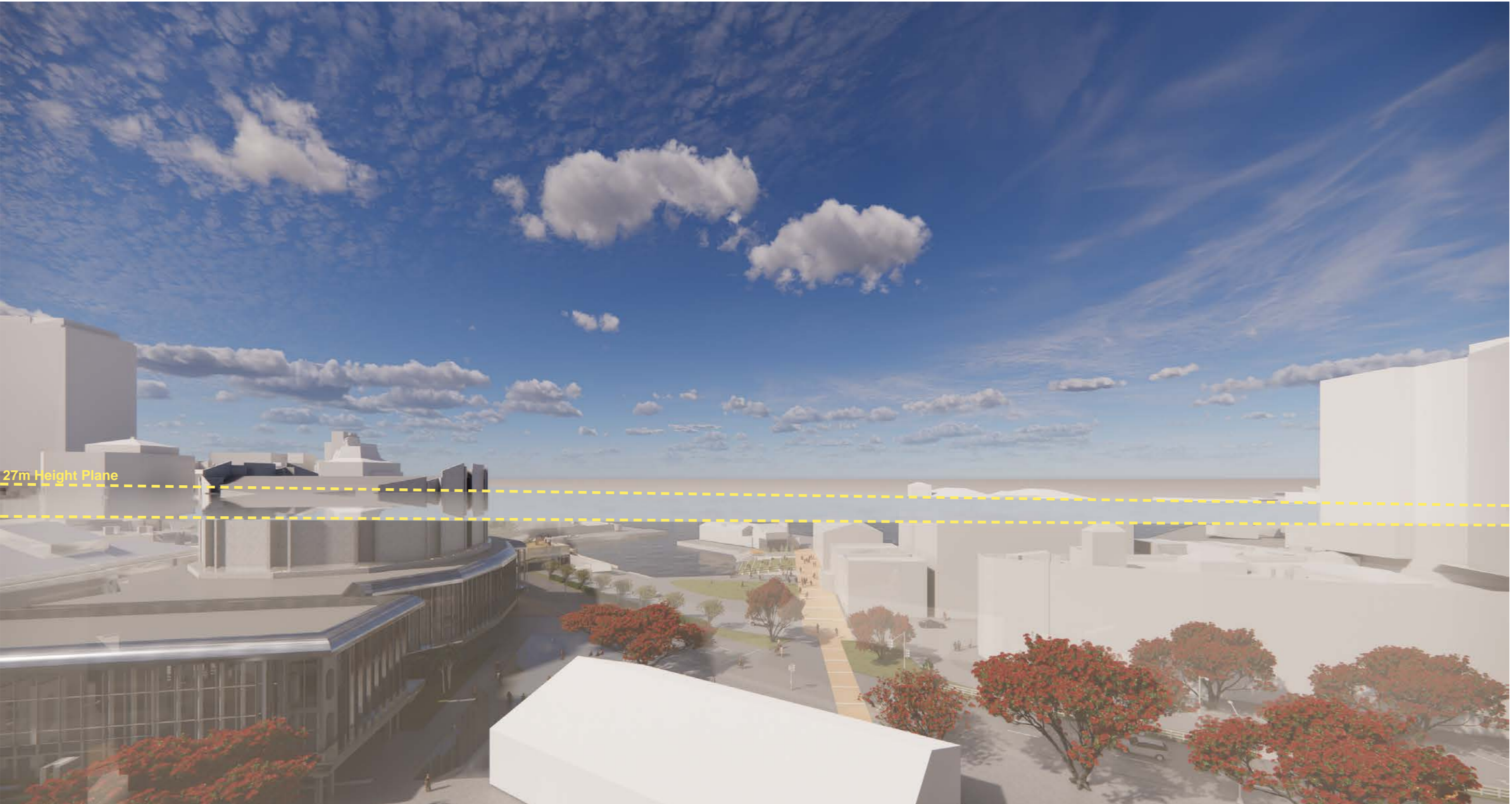
Key Plan

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27m Height Plane

EXISTING + 27m AGL Mass/Height Plane - Former GWRC Building - Level 8

OUTLOOK ASSESSMENT FORMER GWRC BUILDING



Key Plan

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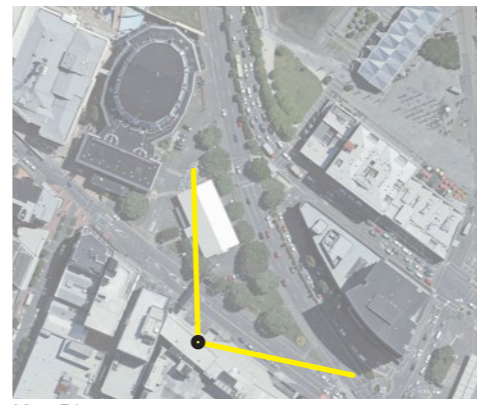


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PROPOSED- Former GWRC Building - Level 8

OUTLOOK ASSESSMENT AMORA HOTEL BUILDING



Key Plan

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BOND**

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110 Jervois Quay
Resource Consent
Outlook Assessment Views
16th May 2022

Page 10

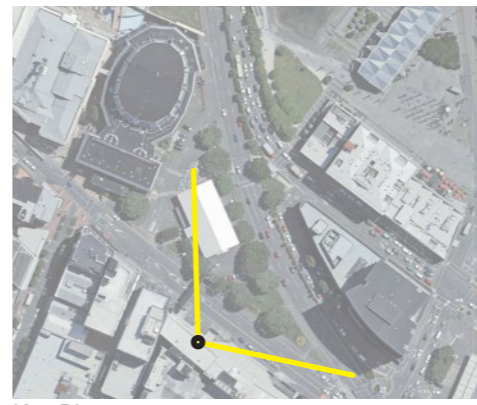


athfield
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architects
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athfield



EXISTING - Amora Hotel - Level 10

OUTLOOK ASSESSMENT AMORA HOTEL BUILDING



Key Plan

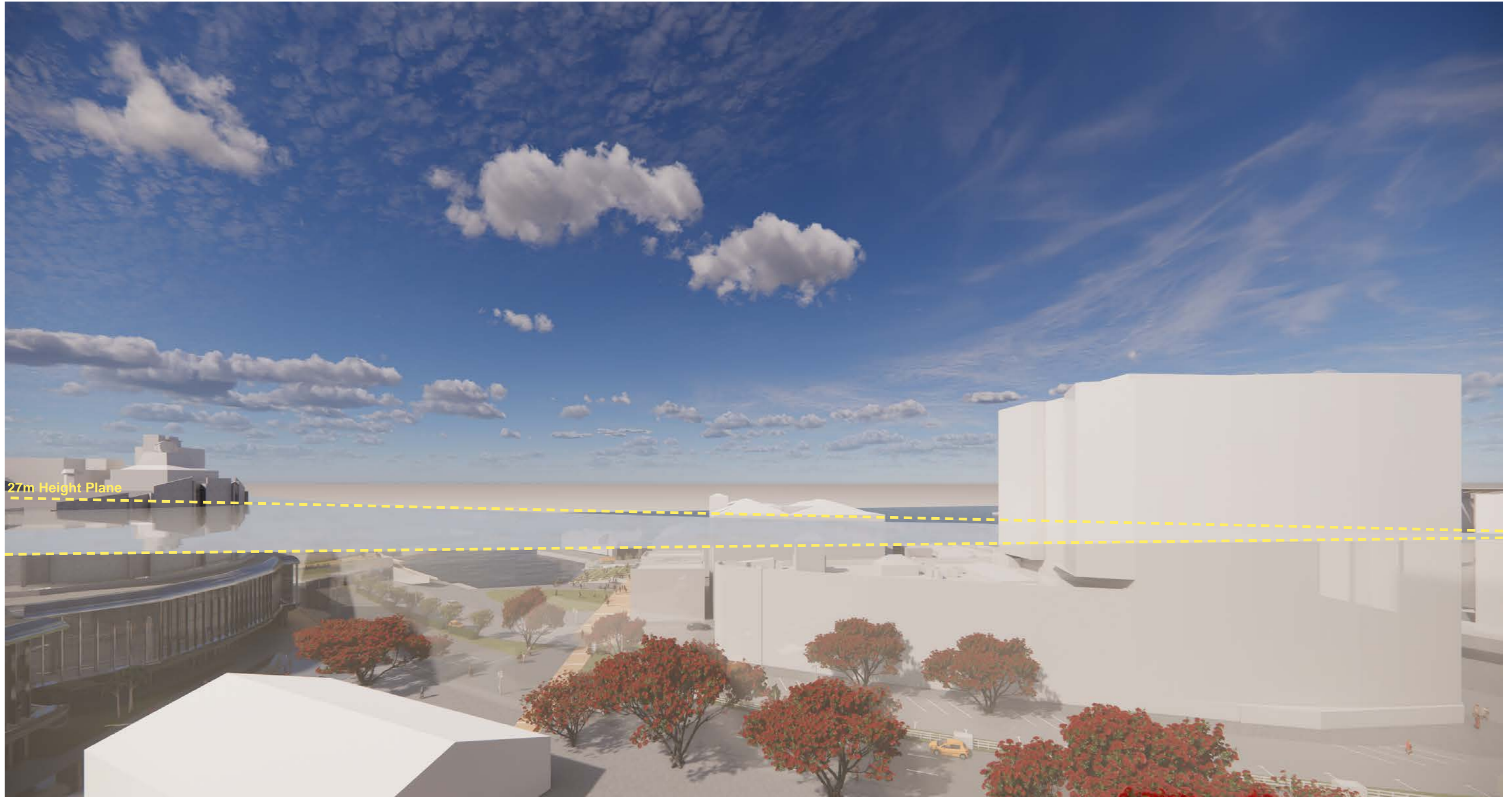
**WILLIS
BOND**

16.10
110 Jervois Quay
Resource Consent
Outlook Assessment Views
16th May 2022

Page 11

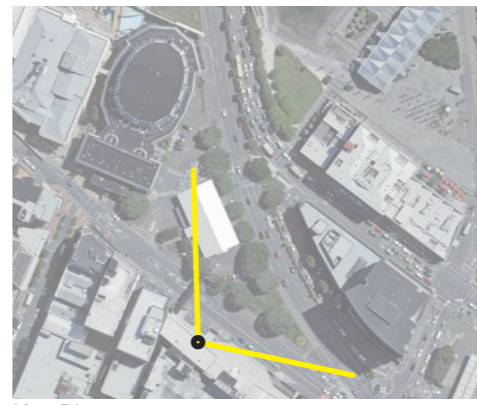


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l i m i t e d
a t h f i e l d



EXISTING + 27m AGL Mass/Height Plane - Amora Hotel - Level 10

OUTLOOK ASSESSMENT AMORA HOTEL BUILDING



Key Plan

**WILLIS
BOND**

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110 Jervois Quay
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Page 12



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PROPOSED - Amora Hotel - Level 10

APPENDIX 3 – ASSESSMENT BY URBAN PERSPECTIVES LIMITED

Level 5
82 Willis Street

19 May 2022

PO Box 9042
Wellington 6141
New ZealandWillis Bond & Co
P O Box 24137
Wellington

Attention: Ros Luxford

rosalind@willisbond.co.nz

Dear Ros

RE: 110 JERVOIS QUAY – SR 5101418 – S92 REQUEST FOR FURTHER INFORMATION

You requested that I review the Council's 10 May 2022 s92 request for further information in relation to the proposed Michael Fowler Centre carpark development.

The Council's request covered two matters:

- Planning;
- and Wellington Water.

In relation to planning, the request was:

Planning

1. Please provide an assessment of that effects of the proposed development on surrounding buildings/activities. Consideration should be given the impact that the proposed building works will have on surrounding properties in terms of amenity including daylight, shading, outlook and privacy. This assessment should be accompanied by shading diagrams (and analysis) that illustrates the shading effects of the proposed building on surrounding properties. Consideration should also given to the occupation of the any potentially affected surrounding properties.

Context for Response

To provide a 'context' for my assessment and reply I draw on the relevant District Plan provisions, including:

- policy framework; and
- applicable building height and building mass standards.

Policy Framework

The District Plan encourages the development of vacant Central Area sites, including sites located within Heritage Areas. I specifically reference Objective 12.2.5 which seeks to "encourage the development of new buildings within the Central Area provided that any potential adverse effects can be avoided or mitigated".

tel: 64 4 499 9725
urban@urbanp.co.nz

Clearly the development of the MFC carpark site, which is effectively 'vacant land' currently occupied by a short-term temporary building, is going to change considerably the 'existing environment' and introduce a range of effects, potentially adverse but also positive effects.

In assessing the potential for adverse effects, especially on amenity, District Plan Policy 12.2.5.10 is relevant:

Provide for consideration of 'permitted baseline' scenarios relating to building height and building bulk when considering the effect of new building work on the amenity of other Central Area properties.

In explanation of the policy, it is stated inter alia, that:

The Central Area is the most intensely developed area of the City. The height and mass standards in the District Plan anticipate further buildings of significant scale across the Central Area. The scale of buildings and their proximity to each other mean that it is impractical to require all of the potential adverse effects of new buildings to be restricted to the site.

It is inevitable that new building works will impact to some degree on surrounding properties in terms of daylight, outlook and privacy. It is for this reason 'permitted baseline' scenarios (informed by building height and building mass standards) are appropriate when considering the impact of the height and mass of new buildings on the amenity of surrounding properties.

An additional relevant policy when assessing the potential effects on Central Area amenity, including the amenity of surrounding properties, is Policy 12.2.6.4 which seeks to:

Protect sunlight access to identified public spaces within the Central Area and ensure new building developments minimise overshadowing of identified public spaces during periods of high public use.

In explanation of the policy it is stated that:

People need direct access to direct sunlight. However, it is accepted that within the Central Area full access is neither reasonable nor practicable. Because there are few rules protecting sunlight within the Central Area, Council will work to ensure that sunlight access is maintained to identified public spaces where people congregate, and at a time of day when they are more heavily used. [emphasis added]

Thus, the District Plan's focus is on protecting sunlight to identified public spaces and not on sunlight to surrounding properties in general.

Where a Central Area site adjoins a Residential Area there are additional standards, including a sunlight access control and a 3m maximum building height within 5m of a Residential Area boundary.

The MFC carpark site does not adjoin a Residential Area, and, in any case, its separation from surrounding properties is significantly more than 5m.

Building Height and Mass Standard

For the Civic Centre Heritage Area the applicable building heights (Rule 13.3.6.1.5) are:

Lower Threshold	15 metres
Upper Threshold	21 metres
Absolute Maximum height	27 metres

The building mass standard does not apply to heritage areas.

Buildings up to 27m require resource consent under Rule 12.3.8.4.B for a Discretionary Activity (Restricted). Thus, buildings to 27m are an outcome that can realistically be anticipated on the MFC carpark site.

Furthermore, if the 27m height limit is exceeded, consent is required for a Discretionary Activity (Unrestricted) under Rule 13.4.9. Thus, and consistent with 'case law', a building above 27m could be appropriate as a discretionary activity, just not necessarily on all sites within the Civic Centre Heritage Area.

Drawing on the above analysis of the policy framework and the building heights applicable to the MFC carpark site, as requested in the s92 request, the focus is on what impact the proposed building might have on surrounding properties in terms of amenity, including daylight, shading, outlook and privacy.

Assessment and Response

Daylight

In relation to daylight, given the 'island' nature of the site and its significant separation from surrounding properties by:

- Customhouse Quay for buildings to the east - John Chambers Building and One Market Lane; and
- Wakefield Street for buildings to the west - Civic Chambers, Anvil House, Pringle House and the ex Amora Hotel

there will be no material impact on the level of daylight received at these properties.

Privacy

As is the case for daylight, given the significant separation of the proposed building from surrounding properties, there will be no material loss of privacy for the occupiers of those buildings.

It is acknowledged that there is an outdoor terrace on 4-level of the "West Wedge" (19.1m above ground). However, this outdoor area is significantly set back from surrounding properties on the opposite side of Wakefield Street.

Note: even in Residential Areas for decks/balconies 1m above ground level a 2m setback from a boundary is deemed sufficient to 'protect' the privacy of adjoining properties.

Shading

The following comments are informed by the shading diagrams prepared by Athfield Architects, which I understand you will separately forward to the Council.

The proposal does not create any shading on the protected open spaces - Civic Square and Taranaki Street Wharf/Lagoon Area.

Thus, the focus is on the shading on the surrounding properties consequent upon the additional height above 27m.

1. No Effect

There is no effect on any surrounding properties at the Summer Solstice.

2. Less than Minor Effect

During the Autumn and Spring Equinoxes there is some shading on the Wakefield properties opposite (#138 Anvil House and #142 Pringle House) around mid-morning; and some shading on the John Chambers and One Market Lane buildings in late afternoon.

This additional shading is considered to be a less than minor effect, particularly given the short period of time it occurs.

At the Winter Solstice in late morning there is some shading on Pringle House and the ex Amora Hotel (#170), which remains on the ex Amora Hotel in the early afternoon.

Throughout the Central Area, during winter when the sun is lowest in the sky, not unexpectedly there is shading. This is acknowledged by the District Plan Policy 12.2.5.4 explanatory notes, with the statement that:

"... it is accepted that within the Central Area full access is neither reasonable nor practicable.

It is noted that both properties, Pringle House and the ex Amora Hotel, have been vacant for many years and are identified as 'earthquake prone' buildings. It is unknown what future plans the owner of the buildings may have for their [re]development. However, it is noted that the District Plan height applicable to the sites is 43.8m.

It is certainly possible therefore that new buildings on those sites will add to the shadow patterns on surrounding properties.

Outlook

Notwithstanding that the District Plan only seeks to protect public views through the viewshaft provisions, where developments exceed the permitted height standards and require consent for a Discretionary Activity (Unrestricted), a relevant matter for assessment is any impact on outlook from other Central Area properties.

Note: impact on 'private views' - i.e. outlook from surrounding Central Area properties is not a matter for assessment when the additional height up to 27m is assessed as a Discretionary Activity (Restricted) under Rule 13.3.8.4.A.

The view montages prepared by Athfield Architects show the 'existing view' and the view including the proposed building from four viewpoints along Wakefield Street. The views are taken from the top level of the buildings. The montages identify the building mass that is above the 27m height plane.

Referring to the photomontages, the following observations are made:

1. Civic Chambers Building

The upper floors of the Lantern impact the view to the south-east. The view which is affected is a view of other Central Area buildings. There is no loss of any harbour view in this direction.

The view to the east to the heritage-listed Rowing Club buildings, and the harbour beyond, is maintained.

Assessment: effects on outlook are less than minor, particularly when regard is (also) had to ability to apply for a Discretionary Activity (Restricted) consent for a building up to the 27m height plane, when loss of outlook would not be a matter of discretion.

2. Anvil House

A clear 'viewshaft' to the harbour and beyond is maintained. As for the Civic Chambers Building, the additional mass above 27m principally blocks out the view to other Central Area buildings, with only a small part of the inner harbour lost from view.

Assessment: effects on outlook are less than minor.

3. Pringle House

The view from Pringle House will be mainly of the new building. However, a building to the 27m height plane would result in the loss of views to the inner harbour. Given that a building to 27m for a Discretionary Activity (Restricted) would be assessed under Rule 13.3.8.4.A, under which loss of outlook and views from surrounding Central Area buildings is not a matter for consideration, a similar view loss could result. The additional view loss above 27m is principally a view of the upper floors of the NZX Centre, and the more distant Hutt Valley and eastern harbour shoreline.

The view of the inner harbour and the Clyde Quay Wharf to the south-east is retained.

Assessment: effects not more than minor.

4. Ex Amora Hotel

The view from the ex Amora Hotel to the inner harbour and the Whairepo Lagoon will be lost, as it would with any building built to the 27m height plane. The additional impact on views from building mass above 27m is not significant. A view of the inner harbour and the distant eastern shore is retained and 'framed' on the right margin by the One Market Lane building.

Assessment: effects less than minor.

Summary Comment

The proposed building does inevitably change the view from the properties on the opposite (west) side of Wakefield Street, as would any building built to the 27m height plane.

With a focus on what additional impact on outlook and view arises as a consequence of the additional building mass above 27m, it is assessed that effects are less than minor for the Civic Chambers Building, Anvil House and the ex Amora Hotel, and not more than minor for Pringle House.

Yours sincerely



Alistair Aburn
Environment and Resource Management Consultant
Director
URBAN PERSPECTIVES LTD
Tel: 474 4111 Email: alistair@urbanp.co.nz

APPENDIX 4 - EMAILS RE FREEBOARD

From: [BUS: BCC Technical Queries](#)
To: [Graham Nash](#)
Subject: RE: Freeboard application to finished floor levels
Date: Tuesday, 14 September 2021 2:38:21 pm
Attachments: [image009.png](#)
[image011.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
[image020.png](#)

Hi Graham,

Thank you for your enquiry. I tried to give you a call as per your email but couldn't reach you.

Feel free to contact me on 04801 3334 to discuss your query.

Kind Regards

Shubham Tomar

Consenting Officer | City Consenting & Compliance | Wellington City Council

E shubham.tomar@wcc.govt.nz | W Wellington.govt.nz |

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From: Graham Nash <Graham.Nash@aurecongroup.com>

Sent: Monday, 13 September 2021 3:05 pm

To: BUS: BCC <ECBU@wcc.govt.nz>

Subject: Freeboard application to finished floor levels

Importance: High

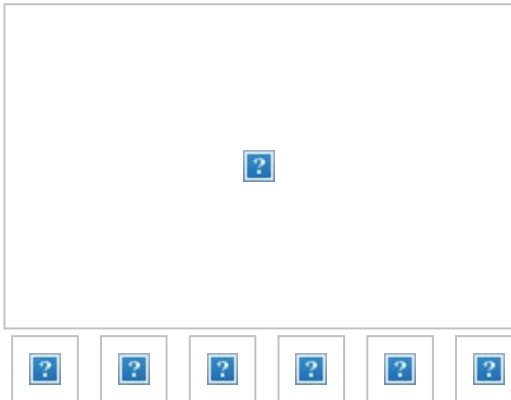
Hi BC team,

Can the appropriate person give me a call to discuss freeboard application to the NZBC and WWL regional standard below, as it relates to concrete slab floors please. The regional standard talks about measuring freeboard to the underside of the floor slab, but I would have thought for a concrete floor slab we could measure to the top of the floor slab

Thanks



Graham Nash BSc(Dist) IEng MICE
Associate, Land Infrastructure, Aurecon
T +64 4 4718768 M +64 27 2516079
Graham.Nash@aurecongroup.com
Spark Central, Level 8, 42-52 Willis Street, Wellington New Zealand 6011
PO Box 1591, Wellington 6140
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Brock Goodison

From: Graham Nash
Sent: Thursday, 18 November 2021 2:33 PM
To: Brock Goodison
Subject: FW: 520408 MFC - Freeboard & Flood Impact

FYI

Graham Nash BSc(Dist) IEng MICE
Associate, Land Infrastructure, Aurecon
T +64 4 4718768 M +64 27 2516079
Graham.Nash@aurecongroup.com

DISCLAIMER

From: Graham Nash
Sent: Tuesday, 21 September 2021 4:40 pm
To: René van Lierop <Rene.VanLierop@aurecongroup.com>; Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>
Cc: Nadia Nitsche <Nadia.Nitsche@wellingtonwater.co.nz>
Subject: RE: 520408 MFC - Freeboard & Flood Impact

Hi Ali

Just to add I've talked to WCC on the bottom of slab/top of slab aspect after chatting to Sarah. They are happy to discuss application for a base-isolated structure – this will be something we'll plan to cover at a pre-app pretty soon

Cheers

Graham Nash BSc(Dist) IEng MICE
Associate, Land Infrastructure, Aurecon
T +64 4 4718768 M +64 27 2516079
Graham.Nash@aurecongroup.com

DISCLAIMER

From: René van Lierop <Rene.VanLierop@aurecongroup.com>
Sent: Tuesday, 21 September 2021 3:41 pm
To: Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>
Cc: Graham Nash <Graham.Nash@aurecongroup.com>; Nadia Nitsche <Nadia.Nitsche@wellingtonwater.co.nz>
Subject: RE: 520408 MFC - Freeboard & Flood Impact

Thanks for your reply Ali.

I understand that the building will be on base isolation and I can imagine that the floor slab can be pretty thick. We will check with the structural team.

We will also check who our contact is in your Land Development Team and will come back with a meeting invite.

Regards

René

René van Lierop
Associate, Water, Aurecon
M +64 021 740930
Rene.vanLierop@aurecongroup.com

DISCLAIMER

From: Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>
Sent: Tuesday, 21 September 2021 3:31 pm
To: René van Lierop <Rene.VanLierop@aurecongroup.com>
Cc: Graham Nash <Graham.Nash@aurecongroup.com>; Nadia Nitsche <Nadia.Nitsche@wellingtonwater.co.nz>
Subject: RE: 520408 MFC - Freeboard & Flood Impact

Kia ora René,

Thanks for the emails. I was just about to get back to you on your freeboard query. WWL applies a freeboard of 200mm for that part that of the city and it would be to the underside of the concrete slab or floor timber joist rather than the finished floor level (although how that applies to commercial buildings I'm not sure).

In terms of the increase as a result of the new building, that is something for discussion with the Land Development Team as well I think, as they'll be making the call. Is it Sarah you have been liaising with on that front? A quick Teams meeting with Nadia, myself, and the Land Development person would be the best way forward.

cheers

Alistair Osborne (he, him) Senior Modeller



Tel 04 912 4400 Mob 021 365 961

Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

From: René van Lierop <Rene.VanLierop@aurecongroup.com>
Sent: Tuesday, 21 September 2021 3:15 pm
To: Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>
Cc: Graham Nash <Graham.Nash@aurecongroup.com>
Subject: RE: 520408 MFC - Freeboard & Flood Impact

Hi Ali

In addition to our email below regarding freeboard, modelling of the impact of the proposed MFC Office Building development on flood levels in the vicinity of the MFC is an increase of up to 20mm for the 100yr ARI + Climate Change design event.

Could you confirm if this is acceptable.

We are happy to have a Teams meeting to discuss you through the proposed development and our assessment. Please let us know and we can arrange for a time.

Thank you

René

René van Lierop
Associate, Water, Aurecon
M +64 021 740930
Rene.vanLierop@aurecongroup.com

DISCLAIMER

From: René van Lierop
Sent: Tuesday, 21 September 2021 10:18 am
To: Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>
Subject: 520408 MFC - Freeboard

Hi Ali

Can you advise us on what freeboard we should allow for the Michael Fowler Centre Office Building?

Thank you

Regards

René

René van Lierop
Associate, Water, Aurecon
M +64 021 740930
www.linkedin.com/in/Rene-van-Lierop
Rene.vanLierop@aurecongroup.com
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APPENDIX 5 – EMAIL FROM WELLINGTON WATER ACCEPTING REDUCED
DESIGN SEA LEVEL OF 2.1M AMSL

From: [Alistair Osborne](#)
To: [René van Lierop](#)
Cc: [Graham Nash](#); [Nadia Nitsche](#)
Subject: RE: MFC Car park development - wastewater tank and culvert
Date: Friday, 6 May 2022 4:23:56 pm
Attachments: [image005.png](#)

Kia ora René,

I have had chat with Nadia, and I can confirm that Wellington Water accepts the reduced design sea level of 2.1m.

Cheers

Alistair Osborne (he, him) Senior Hydraulic Modeller



Tel 04 912 4400 Mob 021 365 961

Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz



From: René van Lierop <Rene.VanLierop@aurecongroup.com>
Sent: Wednesday, 4 May 2022 8:38 am
To: Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>
Cc: Graham Nash <Graham.Nash@aurecongroup.com>
Subject: FW: MFC Car park development - wastewater tank and culvert

Hi Ali

We have received the below highlighted questions from WCC Planner in relation to RC application Michael Fowler Centre Car Park Development.

We have undertaken flood modelling to assess impact of the development and assessing flood levels for setting minimum floor levels.

WCC notes that the adopted peak sea level in the model is 2.1mRL while the RSWS requires a level of 2.17mRL (Refer Item 3 highlighted below).

Could WWL confirm that the adopted peak sea level is acceptable for design and planning purposes for this development.

Thank you.

APPENDIX 6 - EMAIL ISSUING CCTV TO WELLINGTON WATER

Brock Goodison

From: Brock Goodison
Sent: Tuesday, 1 February 2022 12:11 PM
To: Sean de Roo; Samir Hermiz; Paul Winstanley;
Sheena.O'Brien@wellingtonwater.co.nz;
Mohammed.Hassan@wellingtonwater.co.nz; Wade Gosper
Cc: Graham Nash; Kerrin Manuel
Subject: Michael Fowler Centre tank and culvert investigation data

Hi,
Please utilise the below Onedrive link to the investigation footage and reports for the Michael Fowler tank and the culvert beneath the site. The public RC pipe feeding into the culvert on the northern side of the site (i.e. Jervois Quay) was also surveyed.

The link will work only for the following people:
Samir Hermiz, Sean de Roo, Paul Winstanley, Sheena O'Brien, Mohammed Hassan, Wade Gosper

Wade, would you kindly arrange for this data to be stored by WWL so it doesn't need to be accessed from Aurecon's Onedrive?

https://aurecongroup-my.sharepoint.com/:f/p/brock_goodison/Esf_hzPJEIBFqmb7HdSv0f0BKsJ92W703ugiilwG8sxfHg?e=0Y8e40

Let me know if any issues accessing the data.

Regards,

Brock Goodison BE (Hons) Civil CPEng CMEngNZ
Senior Engineer, Land Infrastructure, Aurecon
M +64 27 3481969

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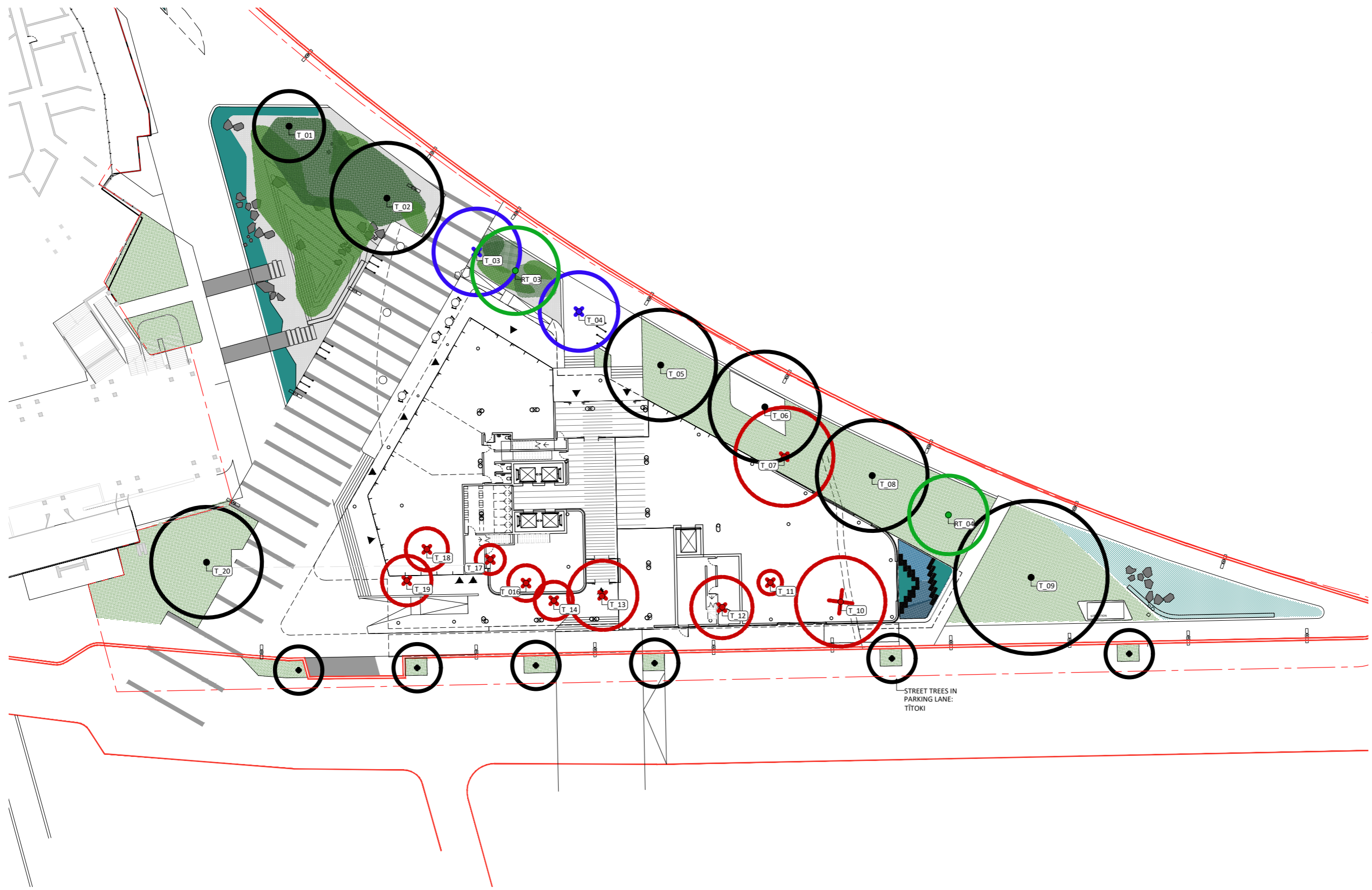
Spark Central, Level 8, 42-52 Willis Street, Wellington New Zealand 6011
aurecongroup.com



*Whakahainga whakaaro
Kia maia, kia kaha, mahi tahi*



APPENDIX 7 – REVISED PLANTING PLAN



KEY PLANTING PLAN

- TREE RETAINED
- TREE TO BE RELOCATED
- RELOCATED TREE
- TREE TO BE REMOVED

- SAW CUT JOINTS
- ROCKY COASTAL GARDEN (CG)
- GARDEN BED (GB)
- RIPARIAN PLANTING (RP)
- RAIN GARDEN PLANTING (RG)
- ABOVE GROUND WATER STORAGE WITH PLANTING (WS)

APPENDIX 8 – HYDRANT TESTING DOCUMENTATION

17 March 2022

Attention: Alice Hoskins
Civil Engineer
Aurecon
Spark Central, Level 8, 42-52 Willis Street, Wellington New Zealand 6011
PO Box 1591, Wellington 6140

Dear Alice

Hydrant Testing for 115 Wakefield Street Wellington

You asked me to do water main testing to assist with the building development project at this site for Willis Bond and their client. This work has been successfully completed without any incidents or issues.

I installed the pressure logger on the fire hydrant in the paving area by the traffic lights outside 128 Wakefield Street. I collected pressure data at 30-second intervals from 9 to 15 March 2022 inclusive. I used Meters Head as the pressure measurement unit. 10.215 Meters = 100 KPA. Static pressure is about 84 meters head in this area of the CBD.

We did the flow testing using 2 hydrants running at the same time, as planned. They were outside 138 and 170 Wakefield Street. We did not fully open them up because of the high pressure and flow rate expected from the 200mm pipe. We got to a combined steady flow of 80 liters per second. There was more capacity to take it further (if we used a 3rd hydrant).

There was only about a 5% drop in pressure between 8.11 and 8.21 AM on 12 March when we did the flow test. I have highlighted this in the pressure data spreadsheet provided with this report to make it easy to see it.

These test results are very good. They should give you everything you need. The small drop in pressure proves my view about there being much more flow capacity available in this big pipe.

Yours faithfully

Chris Parkinson
Manager Leak Detection
ADR
Wellington
04916 6211
021 305 637