

# APPENDIX THREE

17 August 2010

B. Clifford & B. Noom-Hall,  
68 Ayton Drive,  
Whitby,  
Porirua 5024.

Paul Davidson,  
Property Services,  
Wellington City Council,  
P.O. Box 2199,  
101 Wakefield Street,  
WELLINGTON 6140.



Dear Paul,

Re: Proposed Road Stopping – 227 Newlands Road, Newlands.

We own the house at 4 Bracken Road, Newlands.

We have problems now with the noise from the generators at "3" as marked on your map.

At present there is a green barrier across the road at "227" which helps to reduce noise and makes our view more pleasant. There are also several car parks. We presume that both the green area and the car parks would be removed. We would not be happy with this being done as there would be less privacy. The Council spent a large amount of money some years ago in an endeavour to enhance the mall. In our view it didn't do much for the mall area, it was still a use of rate payer's money. Therefore this would be seen as wasted.

Our house at number "4" is the nearest, and most affected to the proposed changes. Number "6" is owned by the Church and people don't live there.

We put up with enough noise now and do not want the green belt to be removed. We believe the proposed changes would depreciate the value of our house, increase the noise level and detract from the surroundings. Therefore we object to this sale.

Yours sincerely,

A handwritten signature in blue ink that appears to read "Brian Clifford".

BRIAN CLIFFORD

A handwritten signature in blue ink that appears to read "Barbara Noom-Hall".

BARBARA NOOM-HALL

# APPENDIX THREE



24 September 2010

B Clifford & B Noom-Hall  
68 Ayton Drive  
Whitby  
PORIRUA 5024

Dear Sir/Madam,

## PROPOSED ROAD STOPPING – 227 NEWLANDS ROAD, NEWLANDS

Thank you for meeting with us last Monday to discuss your objection to the proposed road stopping at 227 Newlands Road, Newlands.

While your objection was invited in relation to the proposed road stopping, some of your concerns relate to the proposed new supermarket. It is acknowledged that without the road stopping proceeding, the supermarket could not be built in the position currently proposed. We have therefore considered all of your concerns, these are listed below with our responses after each.

- **Problems with noise from the generators located in the 'Bakery' building.** The commercial bakery operation closed down over two years ago. All bakery gear has been removed from the building.
- **Removal of trees on the corner of Newlands and Bracken Roads.** If the road stopping and supermarket development proposals are successful, the trees and garden area on the corner of Newlands and Bracken Roads would be removed. Some trees closest to the road on the Newlands Road frontage will remain. There is also a condition on the supermarkets resource consent that some of the other trees will be relocated when the car park area is redeveloped. The final positioning of those trees has yet to be confirmed. The proposed relocation and loss of some trees is considered to be consistent with such a proposed development. While their removal will change your properties outlook, that could have occurred even without proposals to stop road land, or build a supermarket.
- **Removal of existing car parks.** The design of the proposed supermarket results in approx 33 of the existing car parking spaces being removed. However 76 new covered car parks would be created in the supermarkets basement. All of these new car parks will be available for anyone visiting the centre to use, so the number of car park spaces actually increases by 43. All car parks will have a P90 time limit, but anyone wanting to park for any longer than that can use car parks at the rear of the centre, or on the street in the vicinity if needed.
- **Depreciation of your properties value.** The current condition of the Newlands shopping centre is dated and run down. Council has developed a long term revitalisation plan to address that. The plan has been the subject of recent comprehensive public consultation, and it is hoped this will encourage existing retailers to invest in their businesses. The fact

WELLINGTON CITY COUNCIL

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P O Box 2199, 101 Wakefield Street, Wellington 6140, New Zealand  
Ph 64-4-499 4444, Internet [www.Wellington.govt.nz](http://www.Wellington.govt.nz)

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that one of the countries leading supermarket companies plans to build a new supermarket is seen as being key for others deciding to also decide to invest in the centre. We consider any upgrade or redevelopment of the centre will benefit the community, and have a positive affect on the value of nearby properties.

- **Opening hours of the proposed supermarket.** The supermarket trading hours will be 7am to 10pm, Mon to Sun, or very similar.
- **Mesh screens on Newlands and Bracken Road frontages of the proposed supermarket housing air conditioning units, or air intakes.** Refer to the attached statement from the architects of the proposed supermarket Architecture HDT Ltd.
- **Height of the proposed supermarket.** Refer to the attached statement from the architects of the proposed supermarket Architecture HDT Ltd.

0 I trust that the above is clear and helpful, and that I have covered all of your concerns.

We now ask, that in light of you having more information about the town centres development, that you reconsider your objection to the advertised road stopping proposal and advise whether you wish to sustain or withdraw your objection. Either way, please advise your decision in writing (email acceptable) by 4 October 2010.

Depending on your decision, I will advise you of the next steps in the process which could end with this matter being considered by the Environment Court.

I look forward to hearing from you.

Yours sincerely



0 Paul Davidson  
**Property Advisor - Property Services**  
Phone: 04 803-8139  
Fax: 04 801-3002  
e-mail: [paul.davidson@wcc.govt.nz](mailto:paul.davidson@wcc.govt.nz)

# APPENDIX THREE

23rd September 2010

Foodstuffs Properties (Wgtn) Ltd  
PO Box 38896  
Wellington Mail Centre  
LOWER HUTT 5045

Attention: Georgina Kirk

Dear Georgina

**RE: NEWLANDS NEW WORLD  
ROAD STOPPING APPLICATION – POINTS OF CLARIFICATION**

You asked that we write to confirm the following aspects of the proposed supermarket development:

## 1. MESH SCREEN TO CARPARK

- a. The wire mesh panels on the Newlands and Bracken Road facades are an architectural mesh product designed to provide an attractive 'screen' between the basement carpark and the footpath, and provide security for the carpark at night. We have attempted to make this mesh as light and open as possible to allow some visibility into the carpark at all times, which is an important Crime Prevention Through Environmental Design measure.
- b. The mesh does not screen air conditioning units or any other mechanical plant. Such plant equipment is located approx. 40m away from the Bracken Road Façade near the western edge of the building.

## 2. BUILDING HEIGHT

- a. The building follows the natural change in the contours of the site, from a low point along Bracken Road, to a high point at the main entrance at the western edge of the building (towards the tavern).
- b. The height of the building is as follows:
  - i. **Bracken Road Façade**
    - maximum façade height above existing footpath: approx. 6.8m
  - ii. **McMillan Court Façade**
    - average façade height along McMillan Court elevation: approx. 6.3m (taken at mid-point of main NW signage)
    - maximum façade height above new ground level: approx. 8.6m

Yours faithfully  
**ARCHITECTURE HDT LTD.**

Erin Tennent  
**DIRECTOR anzla**



**DIRECTORS**  
Mike Davies  
Erin Tennent  
Mark Bates  
Geoff Glynn

**ASSOCIATE**  
Todd Gilmore

Architecture HDT Ltd  
PO Box 6435  
Wellington 6141  
24 Blair Street  
Wellington 6011

T 04 385 2621  
F 04 385 2629  
E info@hdt.co.nz  
W www.hdt.co.nz

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B. Clifford & B. Noom-Hall,  
68 Ayton Drive,  
Whitby,  
Porirua 5024.

3 ~~September~~ 2010  
~~OCTOBER~~

Paul Davidson,  
Property Services,  
Wellington City Council,  
P.O. Box 2199,  
101 Wakefield Street,  
WELLINGTON 6140.

Dear Paul,

Re: Proposed Road Stopping – 227 Newlands Road, Newlands.

Thank you for your letter of 24 September, with attached points of clarification, referring to the above. We appreciate you and Georgina coming to visit us and talk about the proposed Road Stopping.

Although you have responded to some of our concerns, now we have the specifications of the building and the shop trading hours, we are continuing to object to the road stopping, and construction of the supermarket.

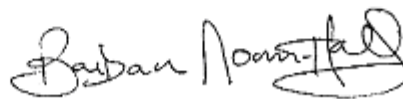
Our main concerns are:-

- 1) That the height and width of the building will block out our light, and totally remove any natural view we have now. In fact we will have no view at all except a concrete building 6.8m high opposite our front windows rising to 8.6m on the McMillan Court Façade.
- 2) The hours of trade will mean greater hours of noise 7 days per week.
- 3) There will be a substantial increase in traffic flow, which will also mean it will increase the difficulty of us entering and exiting our own drive way.
- 4) In addition to the substantial increase to the traffic flow from customers there will be additional noise through generators, servicing of equipment, and early and late finishing of staff, 7 days a week.

So in summary, we feel something needs to be worked out to compensate us for our reduced quality in our living surroundings.

Yours sincerely,

  
BRIAN CLIFFORD

  
BARBARA NOOM-HALL