

5 Discussion

5.1 Summary of Information Search

Information obtained through this PSI has determined that Area A and the wider site have been located within the Town Belt and used as a recreational playing field from the early 1890s and is still currently used for this purpose. The wider site has also been used for recreational activities comprising a second playing field (the upper playing field), walking tracks and native and non-native bush. However, previous investigations have discovered the upper playing field to have historically been used as a brick manufacturing facility.

An email interview with the Sportsfield Manager from Wellington City Council revealed that the lower playing field maintenance procedures comprises a yearly application of Conquest herbicide (active ingredient is 100g/L of picloram as the amine salt and 300g/L triclopyr as the butoxyethyl ester in the form of an emulsifiable concentrate). The historical use of pesticides and or herbicides is not known.

The Preliminary Contamination Investigation, undertaken by CH2M Beca in 2012 for the upper playing field showed the presence of low levels of organochlorine pesticide, DDT, heavy metals (cadmium, lead and nickel) and low levels of PAH. There were no results which exceeded the NESCS criteria in the 2012 assessment, although there were some elevated levels of heavy metals (cadmium, lead and nickel) and PAH above background levels. It shall be noted that the aforementioned Preliminary Contamination Investigation from 2012 only informs this PSI and it may not contribute to the potential contamination of Area A as the upper playing field is approximately 120m north of Area A.

The property file retrieved from Wellington City Council found that the wider site has been located within the Town Belt since approximately 1894. The property file also detailed plans to undertake earthworks from 1920 to develop a playing field within the site along with several structures being constructed during 1954 onwards.

There were building consents to demolish several buildings adjacent to Area A as well as to repair a building located to the south of Area A due to fire damage. Demolition and fire damage may have the potential to contribute to possible contamination of soils within Area A. However, this can only be confirmed by an intrusive investigation (soil sampling) within the immediate and adjacent areas that are known to have experienced fire damage.

On balance, the information obtained through this investigation suggests that Area A has been subject to the application of herbicides for maintenance purposes since the site has been and is currently used as a sports field for recreational purposes. However, the extent of potential contamination from herbicides is unknown as no soil samples have been taken from Area A. Therefore, this investigation cannot conclude the risk to human health.

5.2 Contaminants of Potential Concern

Review of the site historical information has identified the following land use activities which may have resulted in the contamination of soil and/or groundwater at the site. Contaminants of potential concern associated with these activities have also been identified in **Table 3**.

Table 3: Contaminants of Potential Concern.

Activity	HAIL Code	Contaminants of Potential Concern
<ul style="list-style-type: none"> ■ Sports field. 	<ul style="list-style-type: none"> ■ A10: Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds. 	<ul style="list-style-type: none"> ■ Arsenic, lead, copper, mercury; wide range of organic compounds including acidic herbicides, organophosphates, and organochlorines (e.g. endosulfan on golf or bowling greens).

5.3 Exposure Pathway Assessment

The Conceptual Site Model (CSM) (see **Table 4** below) was developed to inform the investigation and to describe the relationship between sources of contamination on site, the human and environmental receptors that may be exposed to those contaminants in the context of recreational use of the site, and the pathways by which those receptors may be exposed.

Table 4: Conceptual Site Model.

Source	Receptor	Pathway	Pathway Complete?
<ul style="list-style-type: none"> ■ Application of pesticides on the lower playing field for maintenance purposes 	Construction workers	Exposure of workers to contaminants in soils and groundwater during construction – dermal contact, ingestion or inhalation of dust/vapours.	Potentially Complete Pathway. If contaminants are present at levels above human health guidelines in the soils which are to be disturbed, then this exposure route could be complete, however given the typical distribution within sports fields and the likely exposure duration this risk is considered low.
	Future site users	Exposure of future site users to contaminants in soils – dermal contact, ingestion or inhalation of dust/vapours.	Potentially Complete Pathway. If contaminants are present at levels above human health guidelines in the soils which are to be disturbed, then this exposure route could be complete however given the

Source	Receptor	Pathway	Pathway Complete?
			typical distribution within sports fields and the likely exposure duration this risk is considered low.
	General public	Exposure of general public to contaminants in soils – dermal contact, ingestion or inhalation of dust/vapours.	Potentially Complete Pathway. The exposure pathway can be managed through management plan controls. Given the typical distribution within sports fields and the likely exposure duration this risk is considered low.
	Groundwater resources for public consumption	Leaching and migration of soil contaminants into groundwater	Incomplete Pathway. No groundwater abstraction wells identified nearby the site.
	Surface water	Sediment and runoff directly into surface water.	Potentially Complete pathway. The exposure pathway can be managed through management plan controls
		Migration of soil contaminants into surface water through shallow groundwater discharging into the Papawai Stream and the unnamed tributary of the Waitangi Stream.	Potentially Complete pathway. The exposure pathway can be managed through management plan controls, however given the typical distribution within sports fields and the very low mobility of the likely contaminants the

Source	Receptor	Pathway	Pathway Complete?
			risk is considered low.

6 Development Implications

6.1 Consents

6.1.1 National Environmental Standard

The *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (NESCS) applies to land as per clause 5(7):

“Land covered:

- (7) The piece of land is a piece of land that is described by 1 of the following:
- (a) an activity or industry described in the HAIL is being undertaken on it;
 - (b) an activity or industry described in the HAIL has been undertaken on it;
 - (c) it is more likely than not that an activity or industry described in the HAIL is being or has been undertaken on it.”

The following HAIL activities have been identified for this site:

- A10: Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds.

The NESCS applies to certain activities taking place on HAIL land. The following activities are triggered for this site:

Soil Disturbance

Under Regulation 8(3) of the NESCS, soil disturbance of up to 25m³ per 500m² and disposal of up to 5m³ per 500m² is allowed as a Permitted Activity.

For this site 10,000m² has been identified as potentially contaminated based on the use of Conquest herbicide on the lower playing field for maintenance purposes. The total volume of soil disturbance that is allowed on this site as a permitted activity under the NESCS is therefore 500m³, of which 100m³ can be disposed of offsite,.

The proposed works on the lower playing field are likely to involve 1,500m³ of soil disturbance from stripping top soil (dimensions of which are contained in **Table 2** of this report).

Accordingly the volume threshold criteria in Regulation 8(3) of the NESCS is not met, and the site is subject to the consenting requirements of the NESCS.

Since no soil samples have been taken from Area A, the extent of potential contamination from herbicides/pesticides is unknown. This therefore presents two possible consenting pathways for the proposed works (Options A and B).

Option A: Firstly, in the absence of a DSI, a Discretionary Activity consent can be applied for in accordance with Regulation 11 of the NESCS (Option A) for the proposed soil disturbance works. In this instance, soil sampling, and reporting of the results will be required as a condition of consent. Soil sampling will characterise potential contamination associated with HAIL areas and determine any storage and disposal/relocation procedures. This type of investigation would entail soil sampling in areas of future proposed earthworks.

Option B: Alternatively, a DSI can be carried out ahead of seeking consents under the NESCS. This would entail an intrusive investigation (soil sampling), of the site. If the outcome of this DSI identified contaminant concentration results below that of the human health guidelines under the NESCS, a controlled activity consent would then be required under regulation 9(1) of the NESCS for subsequent earthwork activity on the site. If contaminants concentrations are identified as being above the recommended human health guidelines, a Restricted Discretionary Consent would need to be applied for in accordance with Regulation 10 of the NESCS.

The status of any consent will depend on the results of an intrusive investigation where soil sampling and laboratory analysis is completed. As outlined above, it is possible to apply for a Discretionary Consent without a DSI.

However in this case we recommend undertaking soil sampling and completing a DSI to enable the potential risks to be appropriately understood and management procedures targeted to onsite conditions.

If the soil testing identifies a potentially complete risk pathway that requires management, a Contaminated Soils Management Plan (CSMP) will be required.

6.1.2 Wellington City District Plan

The rules of the Wellington City Council District Plan in relation to contaminated sites are relevant to this project due to the presence of potentially contaminated soil within the project site. The relevant rules have been identified in **Table 5** below.

Table 5: Assessment against relevant provisions of the Wellington City Council District Plan

Clause	Provision	Comment
<p>Section 32.1 Permitted Activities</p> <p>Section 32.1.3</p>	<p>The use, development or subdivision of potentially contaminated land that has been confirmed as not being contaminated land for its intended use following subsurface investigations and the removal of underground petroleum storage systems to facilitate the collection of subsurface soil samples is a Permitted Activity.</p>	<p>If a recommended DSI is carried out, and identifies that contaminants concentrations are below human health guidelines and background levels, the site works are classed as a permitted activity.</p>
<p>Section 32.2 Discretionary Activities (Restricted)</p> <p>Section 32.2.1</p>	<p>Except as provided for in the Airport Precinct Rules, the remediation, use, development and subdivision of any contaminated land, or potentially contaminated land (unless it has been confirmed as not being contaminated through investigations in a report forwarded in accordance with Rule 32.1.3.1), is a discretionary activity (restricted).</p>	<p>As the site has been identified as 'potentially contaminated' the site works are classed as a discretionary activity (restricted).</p>

The results of an intrusive investigation (recommended under both consenting Options A and B) will confirm whether Area A is considered to be 'contaminated', 'potentially contaminated' or 'not contaminated' under The Wellington City District Plan (Chapter 31 and 32: Contaminated Land).

Should the results of soil sampling find that Area A is contaminated (i.e. the results confirm contamination concentrations above the NESCS guidelines and background levels), this PSI will therefore be used to

support a resource consent for a Discretionary Activity (Restricted) in accordance with Rule 32.2.1 of the Wellington City District Plan (Chapter 31 and 32: Contaminated Land).

6.1.1 Regional Plans

6.1.1.1 Wellington Regional Plan – Discharges to Land

Under the Wellington Regional Plan – Discharges to Land, a Contaminated Site is defined as: *“a site at which hazardous substances occur at concentrations above background levels and where assessment indicates it poses or is likely to pose an immediate or long term hazard to human health or the environment”*.

Based on the background information reviewed as part of this assessment, and the nature of pesticide/herbicide applicate and risk on typical playing fields, the balance of evidence suggests that there is a low risk that hazardous substances occur at concentrations which are likely to pose an immediate or long term hazard to human health or the environment. Therefore Rules 21 and 22 of the Regional Plan for Discharges to Land are not applicable at this time.

The results of soil sampling under consenting Option A, and a DSI under Option B would confirm if Area A is considered a ‘contaminated site’ as classified above.

Should soil sampling indicate that the site is a ‘contaminated site’ for the purposes of the application of the Wellington Regional Plan, rules 21 and 22 will apply and will require that appropriate consents are applied for and obtained.

6.1.1.2 Proposed Natural Resources Plan

Under the Proposed Natural Resources Plan contaminated land is defined as land that has a hazardous substance in or on it that;

(a) has significant adverse effects on the environment; or

(b) is reasonably likely to have significant adverse effects on the environment.

Based on the background information reviewed as part of this assessment, and the nature of pesticide/herbicide applicate and risk on typical playing fields, the balance of evidence suggests that there is a low risk that hazardous substances occur at concentrations which are likely to pose an immediate or long term hazard to human health or the environment. Therefore Rules R55 and R56 for Discharges to Land are not considered to be applicable at this time.

However as discussed above, the results of soil sampling under consenting NESCS Option A, and Option B will confirm if Area A is considered to contain ‘hazardous substance(s)’ as classified above.

Should soil sampling indicate that the site is a ‘contaminated site’ for the purposes of the application of the Proposed Natural Resources Plan, rules R55 and R56 will apply and will require that appropriate consents are applied for and obtained.

6.2 Disposal options

The topsoil to be excavated from Area A is intended to be retained on site for reuse where possible. If this material proves to be unsuitable for reuse it will be disposed to Happy Valley Landfill as required.

Any proposal to dispose topsoil offsite will be subject to soil testing and the consenting requirements of the NESCS, and any required management plan.

7 Summary of Conclusions

- This PSI was undertaken to identify potential contaminants in soils as a result of current and/or historical activities within Area A and potential contaminated land issues relating to human health exposure and to assess the consenting implications of the NESCS.
- The proposed works include the stripping of top soil of the lower playing field to then be used for stockpiling which forms part of the larger Wellington Water Omāroto Reservoir Project.
- The site has been located within the Wellington City Town Belt and used for recreational / sporting purposes since the earliest documents reviewed from the early 1890s.
- The lower playing field has been identified 'at a more likely than not' level of certainty to have had an activity on the Hazardous Activities and Industries List (HAIL) undertaken on it.
- The following HAIL activity has been identified for Area A:
 - A10: Persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds.
- The following risk pathways have been conservatively identified as potentially complete:
 - Exposure of workers to contaminants in soils and groundwater during construction – dermal contact, ingestion or inhalation of dust/vapours.
 - Exposure of future site users to contaminants in soils – dermal contact, ingestion or inhalation of dust/vapours.
 - Exposure of general public to contaminants in soils – dermal contact, ingestion or inhalation of dust/vapours.
 - Sediment and runoff directly into surface water.

The level of risk from the above is assessed as low due to the typical low levels of contaminants found on sports fields and the low exposure risk.

- The extent of potential contamination from herbicides is unknown as no soil samples have been taken from Area A. Therefore, this investigation cannot conclude the risk to human health.
- Based on the results of this investigation, the site is subject to the consent requirements of the NESCS. There are two available pathways for consenting proposed project earthworks on the site under the NESCS (Options A and B).
- **Option A:** A Discretionary Activity consent can be applied for in accordance with Regulation 11 of the NESCS for the proposed soil disturbance works since a Detailed Site Investigation (DSI) has not been carried out for the site. Soil sampling would need to be undertaken within Area A to characterise the potential contamination of the site associated with its HAIL classification and determine any storage and disposal/relocation procedures. This type of investigation would entail soil sampling in areas of future proposed earthworks. Should this type of consent be sought, soil sampling (and reporting of results) will need to be included as a condition of consent within the Discretionary Activity Consent NESCS application.
- **Option B:** Alternatively, a DSI can be carried out ahead of seeking consents under the NESCS which would entail an intrusive investigation (soil sampling) of the site. If the outcome of this DSI identified contaminant concentration results below that of the human health guidelines under the NESCS, a controlled activity consent would be required under regulation 9(1) of the NESCS for subsequent earthwork activity on the site. If contaminants concentrations are above the recommended guidelines, a Restricted Discretionary Consent would need to be applied for in accordance with Regulation 10 (NESCS).
- We recommend that undertaking a DSI in advance of seeking consents under the NESCS (Option B) will provide Wellington Water with a higher level of certainty in planning and delivering the next stages of the project. This will enable Wellington Water to proactively plan how it will respond to addressing contaminant management issues related to managing site earthworks, particularly if any test result exceed NESCS guidelines.

- The results of a DSI will determine if the proposed works are a permitted activity in accordance with Rule 32.2.1 of the Wellington City District Plan (Chapter 31 and 32: Contaminated Land), or otherwise require discretionary consents under this plan.
- The relevant rules under the Regional Plan for Discharges to Land for the Wellington Region and the Proposed Natural Resources Plan for the Wellington Region are not applicable at this time. Soil sampling undertaken under both NESCS Options A and B will determine whether Area A is considered a 'contaminated site' for the purposes of the application of the Wellington Regional Plan (Rules 21 and 22), and/or Proposed Natural Resources Plan for the Wellington Region (Rules R55 and R56).
- If the recommended future soil testing identifies a potentially complete risk pathway that requires management, a Contaminated Soils Management Plan (CSMP) will be required.

8 Limitations

This report has been prepared by Beca Ltd (Beca) solely for Wellington Water Limited (Client). Beca has been requested by the Client to provide a Preliminary Site Investigation, Prince of Wales Reservoir – Lower Playing Field at the Prince of Wales Park. This report is prepared solely for the purpose of the assessment of potential soil and groundwater contamination (Scope). The contents of this report may not be used by Wellington Water Limited for any purpose other than in accordance with the stated Scope.

This report is confidential and is prepared solely for the Client. Beca accepts no liability to any other person for their use of or reliance on this report, and any such use or reliance will be solely at their own risk.

In preparing this report Beca has relied on key information including the following: Contaminated Site Enquiry response email provided by Greater Wellington Regional Council on 6 September 2017; review of the Wellington City Council property files on 15 September 2017; historical aerial photographs from the Retrolens website, the National Library Website, Wellington City Council Web Map, and Google Earth; as well as discharge consent and bore search retrieved from Greater Wellington Regional Council on 8 September 2017.

Unless specifically stated otherwise in this report, Beca has relied on the accuracy, completeness, currency and sufficiency of all information provided to it by, or on behalf of, the Client or any third party, including the information listed above, and has not independently verified the information provided. Beca accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the information provided. Publicly available records are often inaccurate or incomplete.

The contents of this report are based upon our understanding and interpretation of current legislation and guidelines (“Standards”) as consulting professionals, and should not be construed as legal opinions or advice. Unless special arrangements are made, this report will not be updated to take account of subsequent changes to any such Standards.

This report should be read in full, having regard to all stated assumptions, limitations and disclaimers.

Appendix A

Certificate of Title



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier 742981
Land Registration District Wellington
Date Issued 05 July 2016

Prior References

WN46D/917

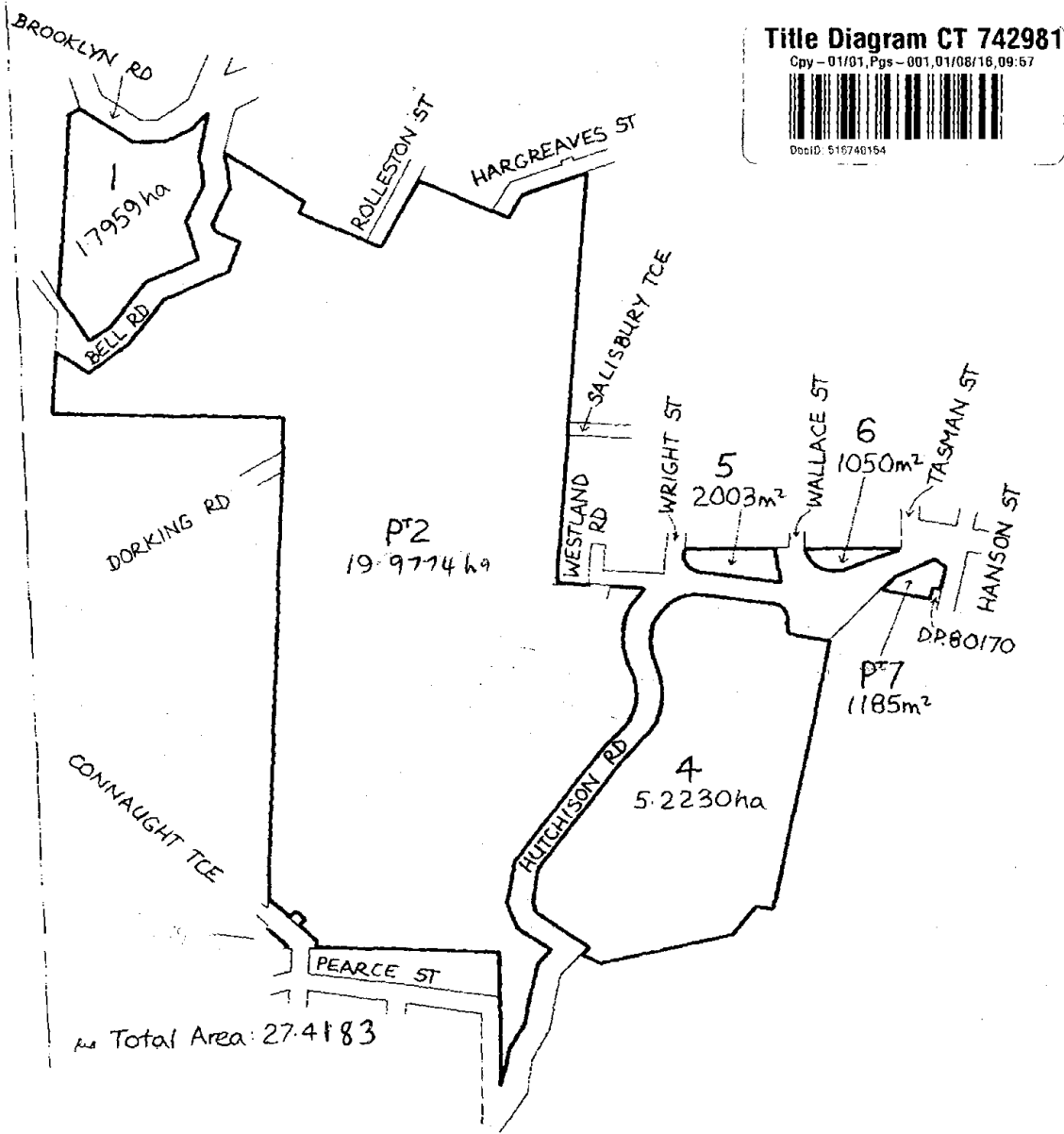
Estate Fee Simple
Area 27.3164 hectares more or less
Legal Description Lot 1 Deposited Plan 10337 and Part Lot 2
Deposited Plan 10337 and Lot 4-6
Deposited Plan 10337 and Part Lot 7
Deposited Plan 10337
Purpose Wellington Town Belt

Proprietors

Wellington City Council

Interests

495095.1 Lease of Lot 4 DP 10337 to The New Zealand Schools of Dance and Drama Premises Management Trust Board Term 21 years computed from 1.1.1981 and extended to 15.4.2018 - 10.6.1982 at 9:17 am
Subject to a electricity right (in gross) over part Lot 2 marked E, F,G & H on DP 78790 in favour of (now) Vector Wellington Electricity Network Limited created by Transfer B426233.2 - 31.3.1995 at 10:40 am
Subject to electricity rights (in gross) over part Lot 7 marked A on DP 80170 in favour of Vector Wellington Electricity Network Limited created by Transfer B534111.2 - 14.8.1996 at 2.52 pm
B618500.4 Variation of Lease 495095.1 extending the term to 15.4.2018 - 17.10.1997 at 9:00 am (Affects Lot 4 DP 10337)
B682420.1 Mortgage of Lease 495095.1 to Bank of New Zealand - 1.9.1998 at 3:00 pm (Affects Lot 4 DP 10337)
9282664.1 Notice pursuant to Section 195(2) Climate Change Response Act 2002 - 17.1.2013 at 4:13 pm (Affects Part Lot 2 DP 10337)
Subject to a right to convey electricity, telecommunications and computer media (in gross) over part Lot 2 marked C, D, E, F & G on DP 481194 in favour of Wellington Electricity Lines Limited created by Easement Instrument 10034296.1 - 13.7.2015 at 4:45 pm



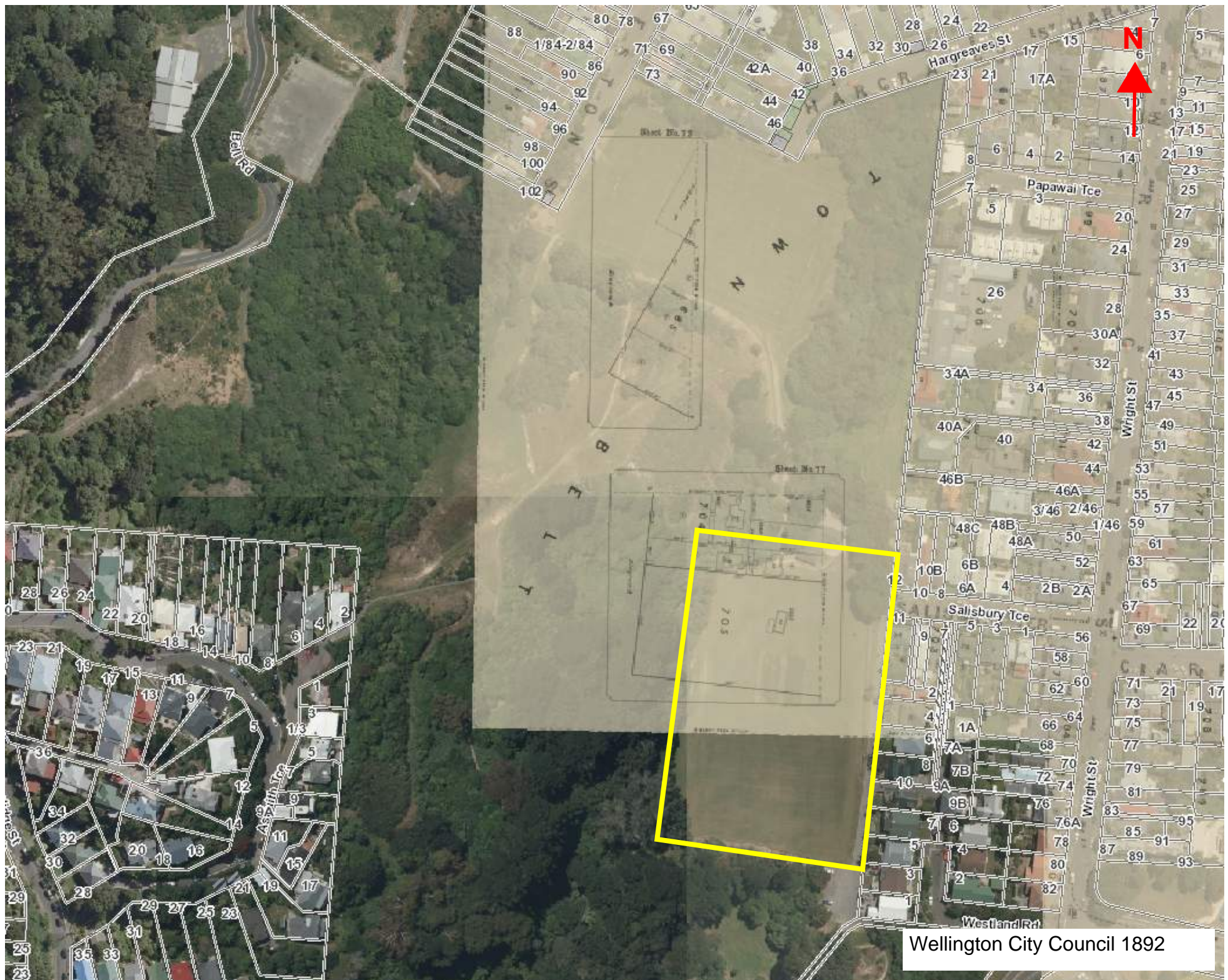
Appendix B

Historical Aerials





Wellington City Council 1892



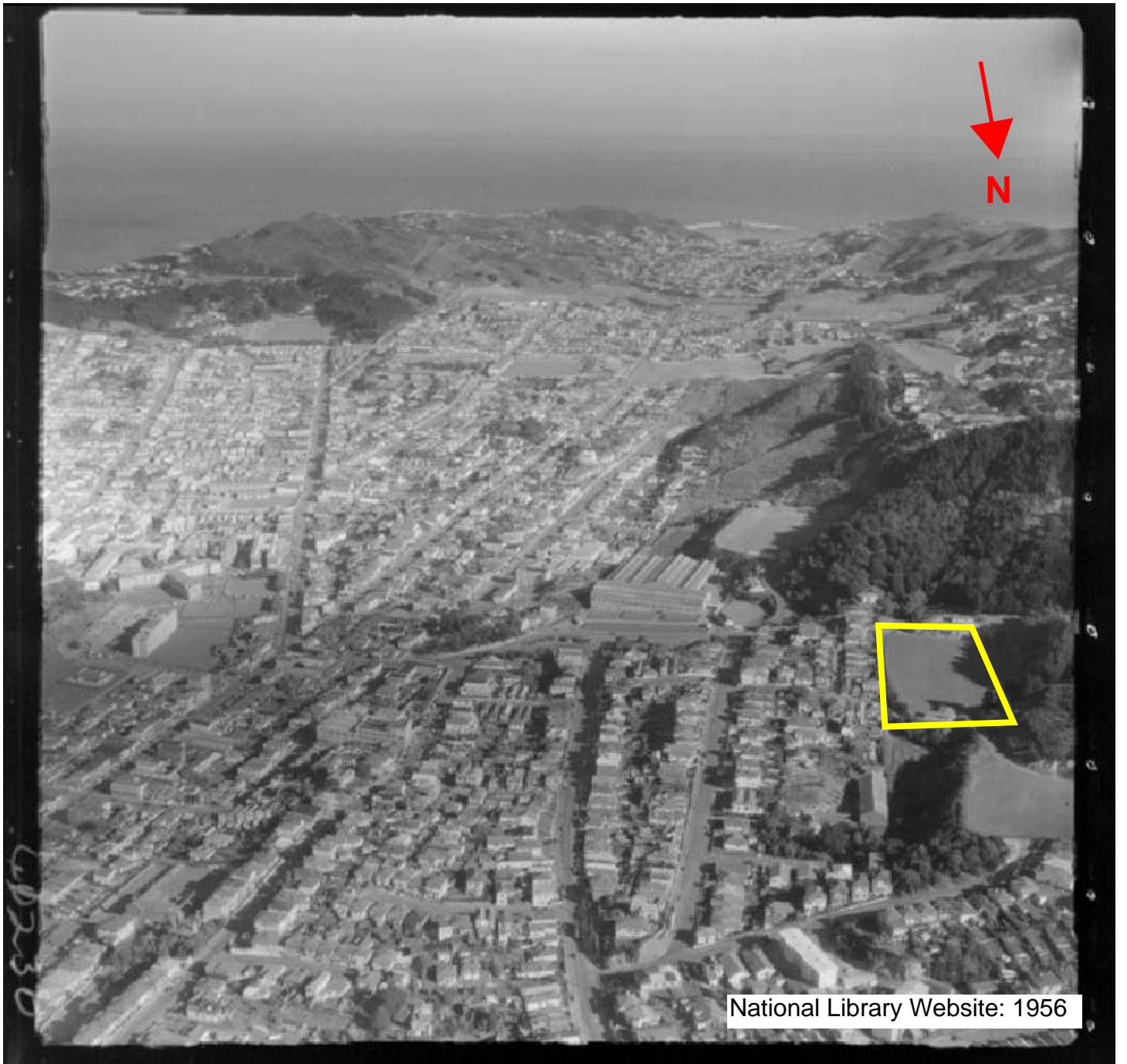
Wellington City Council 1892



Retrolens Website: 1938



Retrolens Website: 1945



National Library Website: 1956

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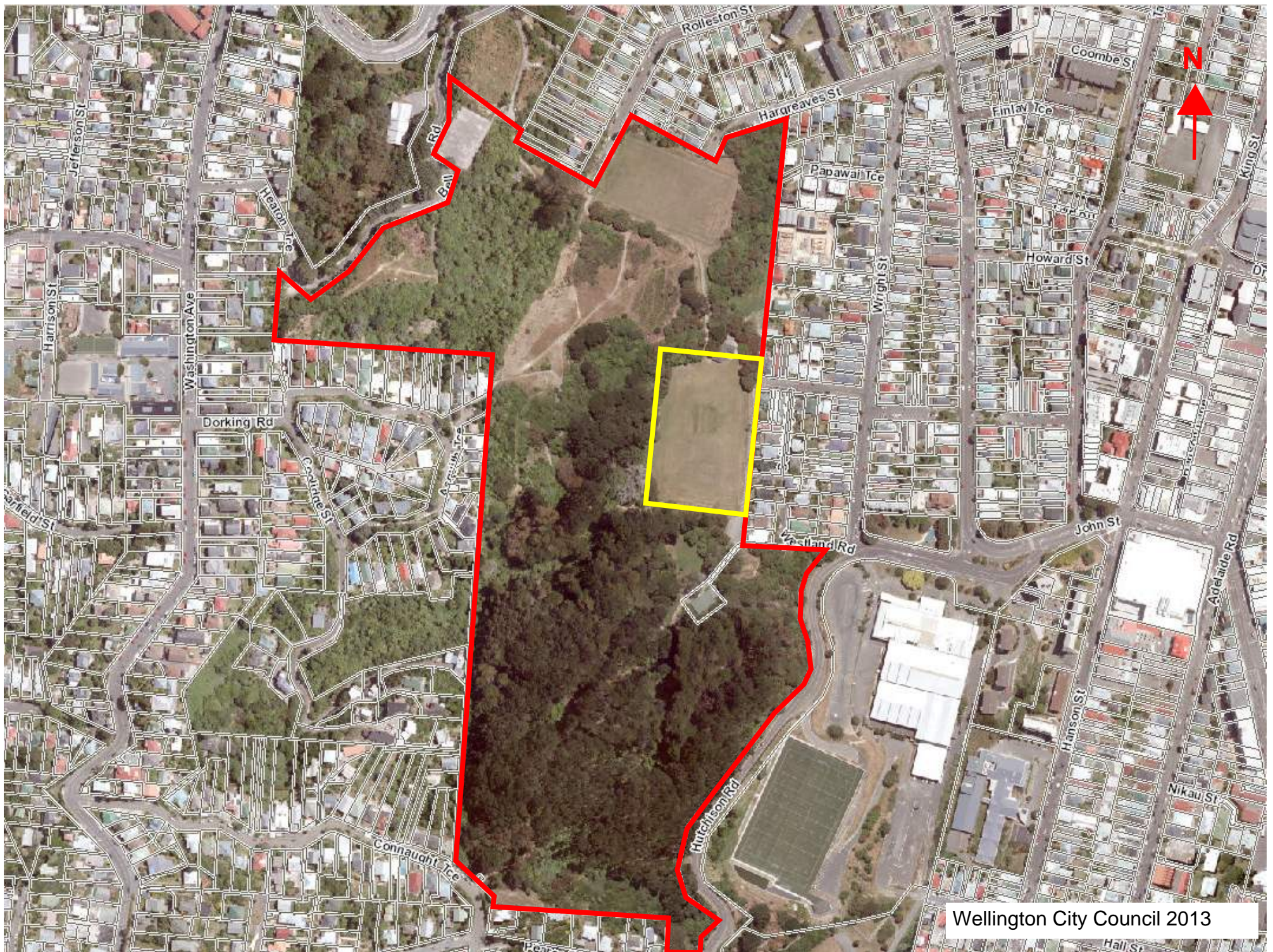
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Wellington City Council 2006





Brooklyn



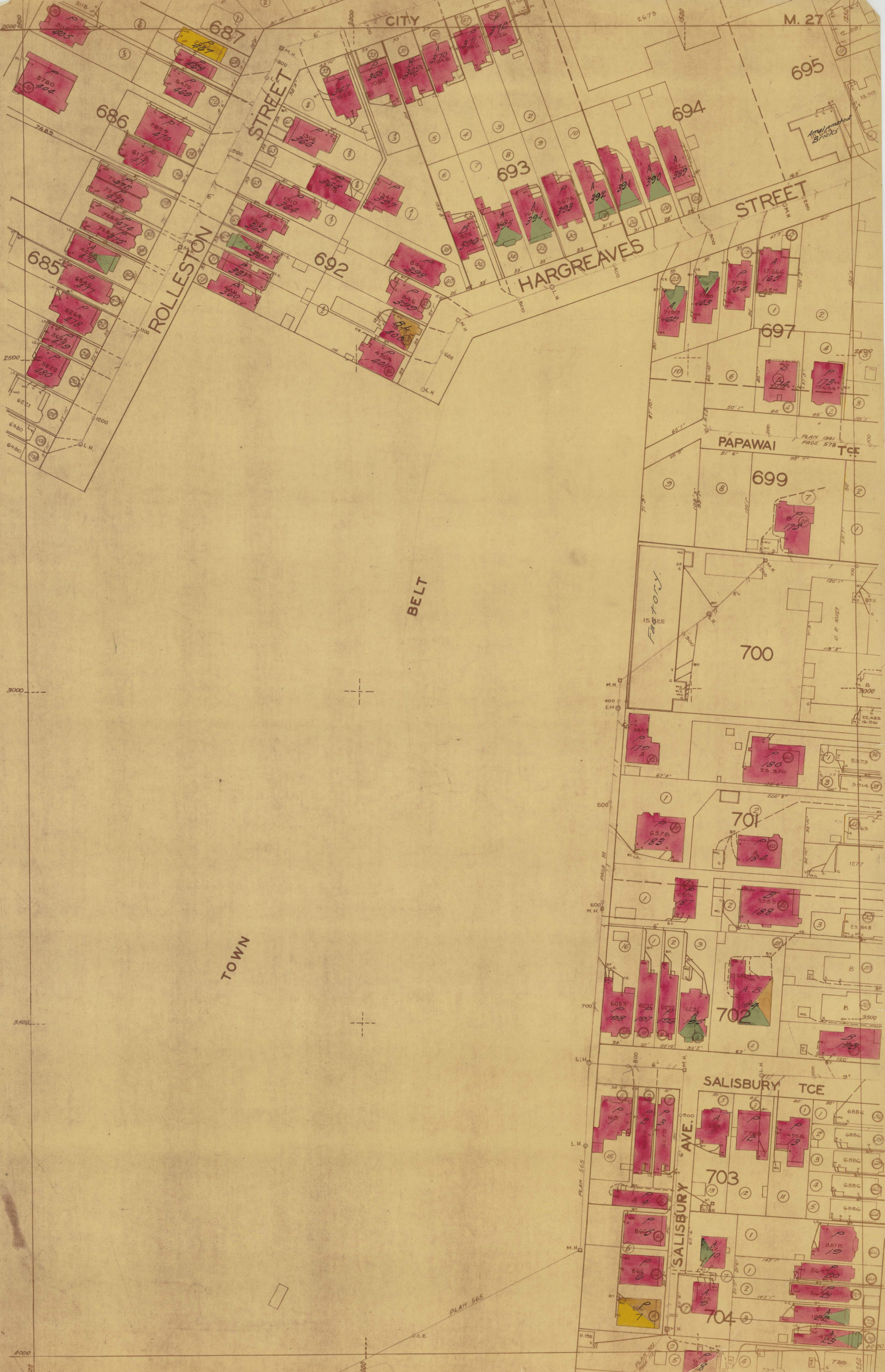
Newtown

Google Earth: 2017

Appendix C

WCC Property File





CITY

M. 27

ROLLESTON STREET

HARGREAVES STREET

ROLLESTON

HARGREAVES

BELT

TOWN

PAPAWAI TCE
PLAN 1341
PAGE 578

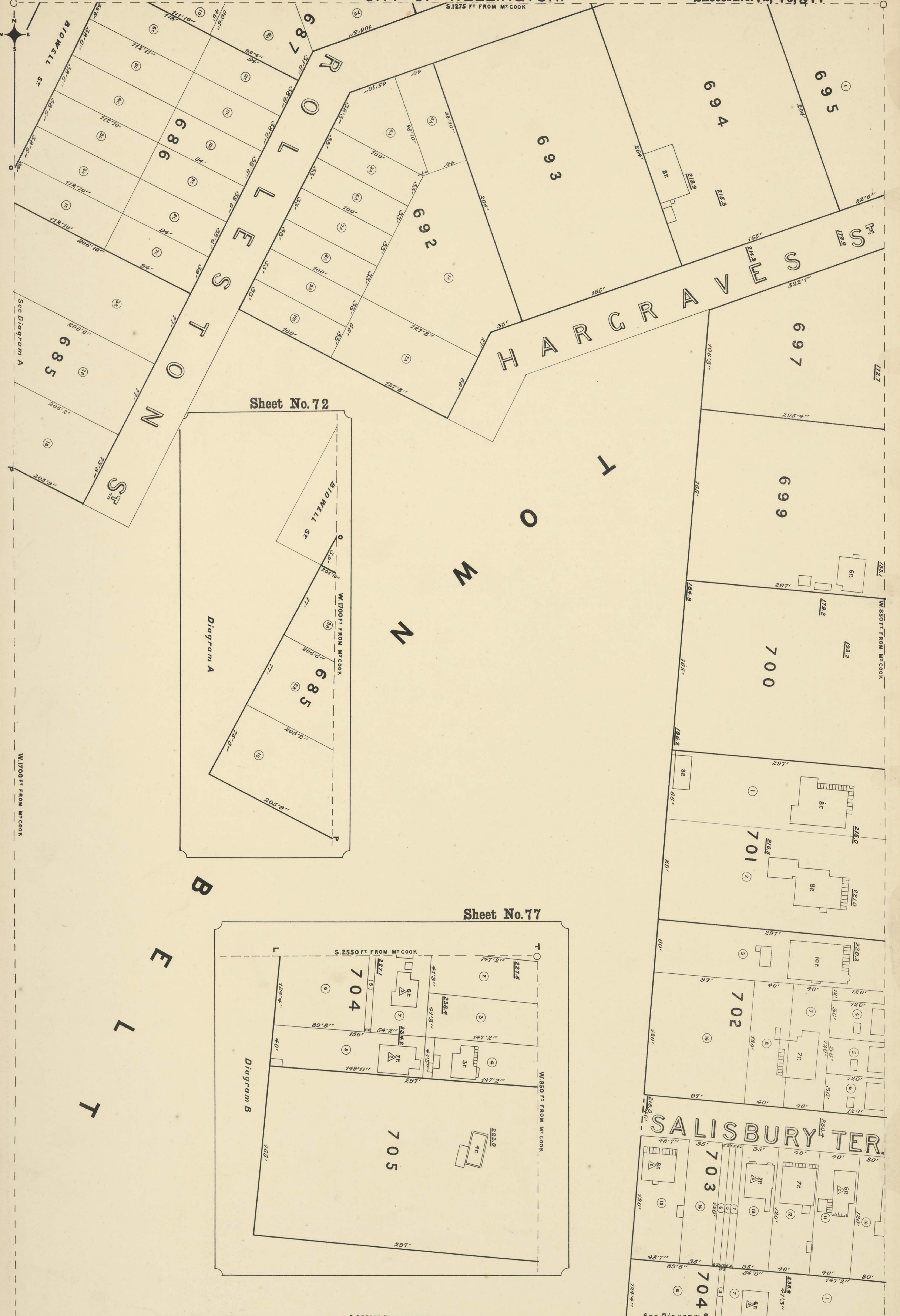
SALISBURY TCE

SALISBURY AVE.

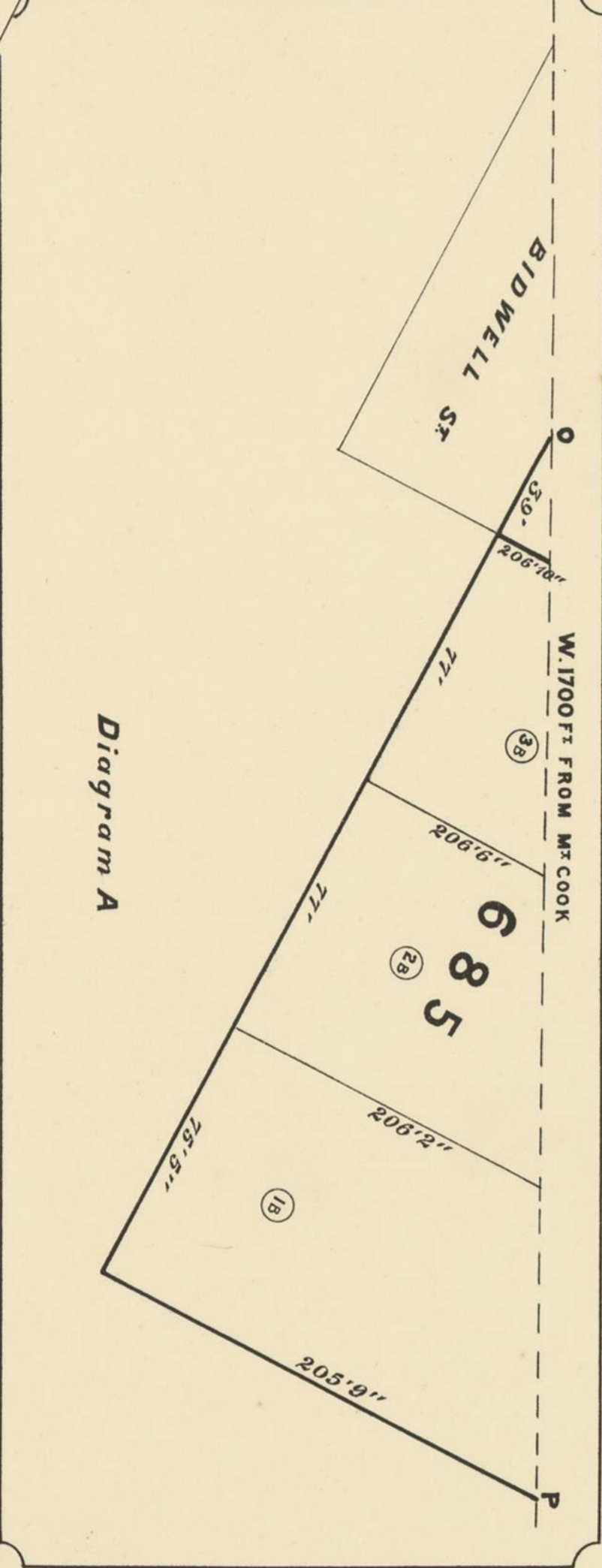
PLAN 565



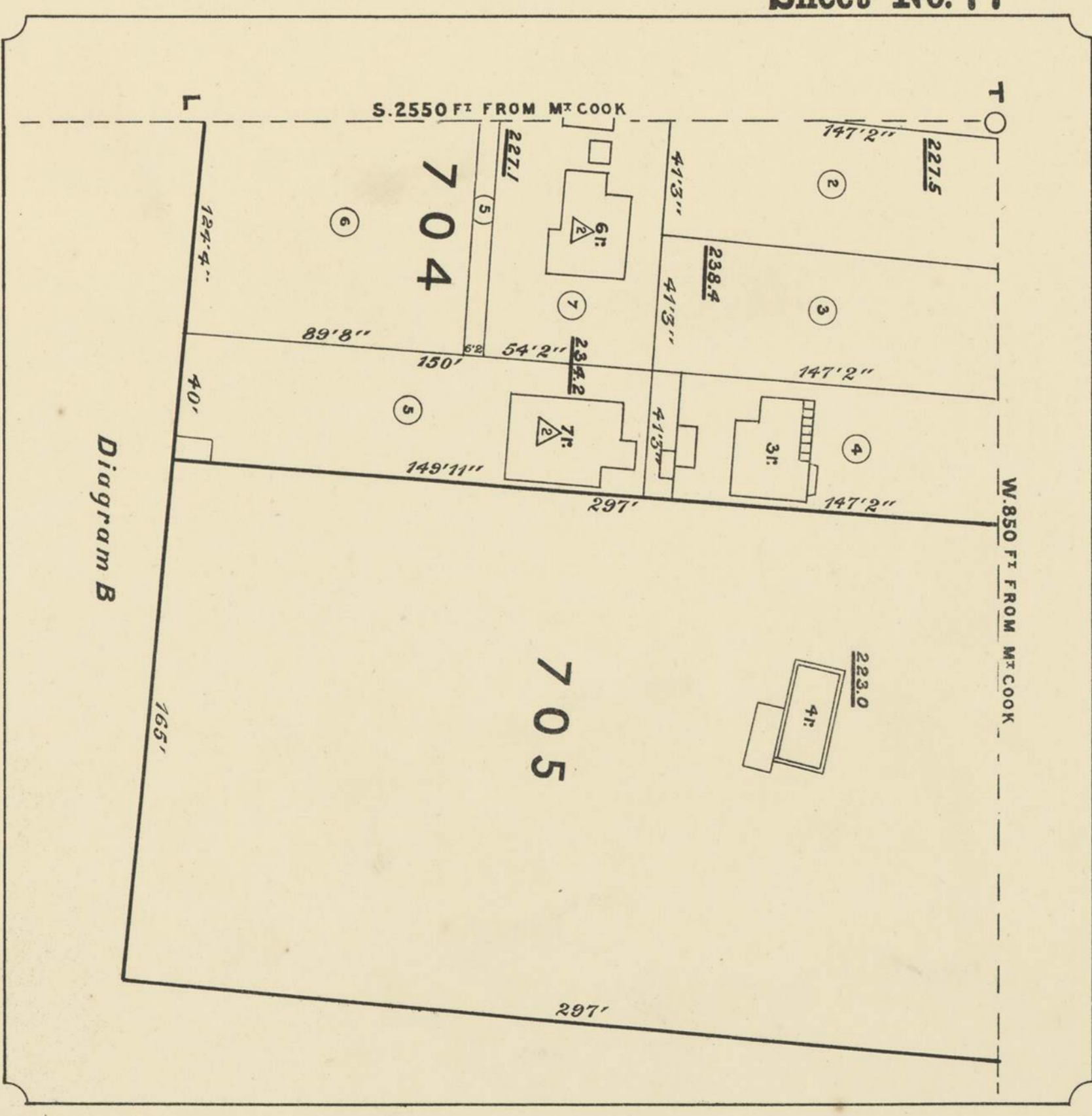
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Sheet No. 72



Sheet No. 77

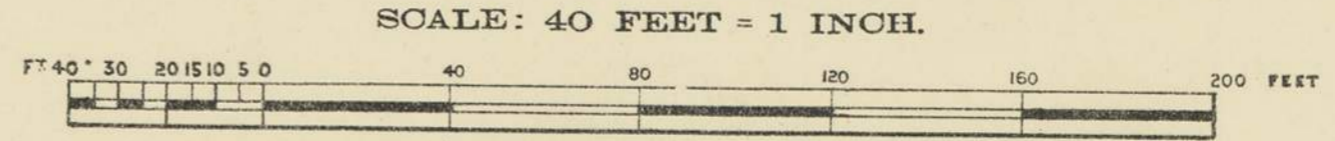


REFERENCE.

TOWN ACRE NUMBERS	SHOWN THUS	725
TOWN ACRE BOUNDARIES	---	---
SECTION NUMBERS	...	7
DEED LINES OF PROPERTIES	---	---
BROWN, THOMSON & CO., LITHO., WELLINGTON		

BRICK WALLS	---
WOODEN	---
IRON	---
IRON ROOFS	---
SHINGLE	---
SLATE	---
VERANDAS	---

STOREYS (OVER ONE)	...	2
NO. OF ROOMS IN DWELLING HOUSES	...	5
LEVELS (TO DATUM 40 FEET BELOW H.W.M.)	...	105.1
GOVERNMENT STANDARD BLOCKS	...	375
FIRE FLOORS (WITH SIZES OF MAIN)	...	4
ELECTRIC LIGHTS	...	+



ALL SHEETS ARE DRAWN DUE NORTH AND SOUTH, AND EACH SHEET MEASURES 1275 FEET BY 850 FEET.

WIDTH OF STREETS NOT GIVEN, 49 FT. 6 IN.

THOMAS WARD,
Authorised Surveyor,
 GREY STREET, WELLINGTON.
 JANUARY, 1891.

Walter Leslie, LITHO. DRAFTSMAN

CONSENT NO.

A299

SR 42993

[000 78:1264:42993] Sm 8/6/98
SITE ADDRESS

HUTCHISON ROAD

OR

1A WESTLAND ROAD

MT COOK.

Building demolished
Site cleared
Logbook 6/1/99

**WORK
COMPLETED**

ISSUE DATE

8/6/98

WELLINGTON CITY COUNCIL
ENVIRONMENT
- 2 JUN 1998
RECEIVED
WAKEFIELD ST. WELLINGTON

"DEMOLITION"

HUTCHISON ROAD
OR

1A WESTLAND ROAD

MT COOK.

SR 42993

SCANNED DOCUMENT

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Cover Sheet - [Please use black pen]

Scanning Code (see below) APP

Service Request No: 42993

Document Name (if not a code) Bldg Cons < 500K

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Section Title Prop., Urban etc (refer WCC Classifications)

File Series 0600 0500., 1040 etc

File No./Link No 725587 Property Link No or File No (Refer WCC Classification)

Description Hutchison Rd.

PC DOCS No. 128065 Date: 3/6/98

No. of pages: 24 Allocate to:

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BC	BUILDING CONSENT	CONSENT	MEMT	MEMO TO	OUT CORRESP
BSR	BUILDING STATUS REPORT	REPORT	MEMF	MEMO FROM	IN CORRESP
WOF	BLDG WARRANT OF FITNESS	IN CORRESP	NOD	NOTICE OF DECISION	CONSENT
CT	CERTIFICATE OF TITLE	LEGAL	PLIM	PARTIAL LIM	LIM
EMT	E MAIL TO	ELECTRONIC MAIL	PLIMA	PARTIAL LIM ATTACHMENT	LIM
EMF	E MAIL FROM	ELECTRONIC MAIL	PIM	PROJECT INFO MEMORANDUM	PIM
FAXT	FAX TO	OUT CORRESP	PIMA	PIM ATTACHMENT	PIM
FAXF	FAX FROM	IN CORRESP	PH	PHOTOGRAPHS	REPORT
FN	FILE NOTE	FILE NOTE	PF	PLUMBING FOLDER	REGISTER
FPA	FOOD PREMISES EVALUATION	FORM	REC	RECEIPT	IN CORRESP
RPE	FOOD RISK FACTOR / PREMISES EVALUATION	FORM	RFA	RISK FACTOR ASSESSMENT	FORM
LIM	LAND INFORMATION MEMORANDUM	LIM	SS	SEALED SURVEY PLAN	PLAN
LT	LAND TRANSFER PLAN	PLAN	SIF	SITE INSPECTION FORM	FORM
LETT	LETTER TO	OUT CORRESP	SUB	SUBMISSION	IN CORRESP
			VP	VALUATION PLAN	PLAN

Purchase order No 4003103

APPLICATION FOR A PIM &/OR BUILDING CONSENT

Section 3 & 33(2), Building Act 1991

PART A - Complete in all cases

Send or deliver your application to the Environmental Control Business Unit, PO Box 2199, ground floor 101 Wakefield Street, Wellington. For enquiries, phone 801 3542.

SR No. 42993
Cust. ID No. 1151584

This application is for a PIM Building Consent

Project Location

Address: 1A Westland Road
Suburb: Prince of Wales Park, Mount Cook
Legal description: Lot 2 DP 10337 Property link No: _____ (if known)

Description of work Demolition of dwelling + 2 sheds

Ensure that certificate of title/s is included with your application.

Owner &/or applicant details

Owner (if also applicant, tick box
Name: Wellington City Council
Attn M. Silbery
Address: PO Box 2199
Suburb: Wellington
Phone (day): 801-3230
Cellphone: _____
Fax: 801-3002
Correspondence/refunds to owner or applicant

Applicant
Business name: _____
Name: _____
Address: _____
Suburb: _____
Phone (day): _____
Cellphone: _____
Fax: _____



Project details

Project type: New Building Alteration Relocation Demolition
Intended life: Specified as _____ years Indefinite but not less than 50 years
Intended use: Ancillary Commercial Communal residential
 Industrial Housing Communal non-residential Outbuildings

Project value (GST inclusive) : \$ 5,000.00

Does the building or site have any cultural heritage significance, or is it on a marae? (refer to District Plan) Yes No

I believe that the information contained in this application is true and correct.

Signed for and on behalf of the owner by the applicant

OR Signed by the owner

X Signature: M Silbery
Name: Michelle Silbery
Property Manager, WCC
Date: 3-4-98

X Signature: _____
Name: _____
Date: _____

APPLICATION FOR DEMOLITION OR RELOCATION

ENVIRONMENTAL CONTROL BUSINESS UNIT

This form must be included with the completed building consent application form

Send or deliver your application to the Environmental Control Business Unit, PO Box 2199, ground floor 101 Wakefield Street, Wellington. For enquiries, phone 801-3542 or fax 801-3013.

Project details

Address: 1A Westland Road, Prince of Wales Park

Suburb: Mount Cook

Name of building (if applicable):



Contractor details

Name of demolition contractor / firm: Miles Contracting Ltd

Address: ... 3 Ashleigh Cres, Miramar

Phone (day): 388 6544 Cellphone: 025 420028 Fax: 388 6533

Name of site supervisor: John (Digger) Miles

Name of demolition sub-contractors / firms:

Address:

Phone (day): Cellphone: Fax:

Demolition

X Proposed tipping location (address / landfill): Happy Valley

X Proposed days and times of cartage: 7 days (7am - 5pm)

Relocated building

Destination address:

Transportation details - also provide to Council's Transportation and Traffic Department:

Technical details

X Access to site - street name: Westland Road

X Vehicle crossing type: existing temporary new permanent

X Means of barricading site access: temporary hoarding gates (which swing inwards)

Other (specify):

X Proposed dates (start): (finish):

X Will existing services on-site be disconnected / sealed? water sewer / stormwater

gas power telephone / cable trolley wires fuel tanks

Are you or anyone else, intending to rebuild on this site? Yes No do not know

Note

Any drains laid prior to 1959 do not comply with Drainage Regulations 1978, and will need to be re-laid for new buildings. Contact the relevant service authorities, and advise them of the extent of your work, and obtain their written approval. A copy of written approvals must accompany this application.

Attach with your application:

- Site plan of premises to be demolished, including street name/s and numbers and site outline.
- Details about the building and relevance to the demolition work, such as type of materials, number of storeys, verandahs etc.

You are required to obtain written approval from the relevant service authorities (refer to "Service Authorities" sheet). A copy of these approvals must accompany this application.

427/148

lease 845935 to The Scottish Harriers and
Amateur Athletic Club Incorporated
a right of way over the parts coloured blue and yellow on Plan 31911
Term 21 years from 1.10.1970 produced
22.10.1970 at 11.07am.

[Signature]
A.L.R.

Mortgage 845936 of lease 845935 to Wellington
District Savings Bank - 22.10.1970
at 11.08am.

[Signature]
A.L.R.

PRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
J. B. Shields A.L.R.

Lease 485387.1 to The Wellington Show
Association (Incorporated). Term 21
years from 1.1.1981 produced 20.4.1982
at 2.11 p.m.

REJECTED

A.L.R.

Lease 495095.1 of Lot 4 on Plan 10337 to
The Wellington Show Association
(Incorporated). Term 21 years computed
from 1.1.1981 produced 10.6.1982 at
9.17 a.m.

[Signature]
A.L.R.

B142876-1
DISCHARGED

Mortgage 495095.2 of Lease 495095.1 to
Bank of New Zealand - 10.6.1982 at
9.17 a.m.

[Signature]
A.L.R.

[Signature]
A.L.R.

B142876-3
DISCHARGED

B.037211.1 Mortgage of Lease 495095.1 to
The Wellington City Council - 11.10.1989
at 9.18 a.m.

[Signature]
A.L.R.

[Signature]
A.L.R.

B142876-2
DISCHARGED

B.045215.1 Mortgage of Lease 495095.1 to
Trust Bank Wellington Limited -
15.11.1989 at 2.11 p.m.

[Signature]
A.L.R.

B.142876.4 Mortgage of Lease 495095.1
to The Wellington City Council - 7.2.1991 at 9.50 a.m.

[Signature]
A.L.R.

WELLINGTON CITY COUNCIL
ENVIRONMENT
02 JUN 1998
RECEIVED
WAKEFIELD ST., WELLINGTON

Price of Wales. H/S/718

SELECTION COPY REGISTER

DATE 27 OCT 1998
NEW ZEALAND.



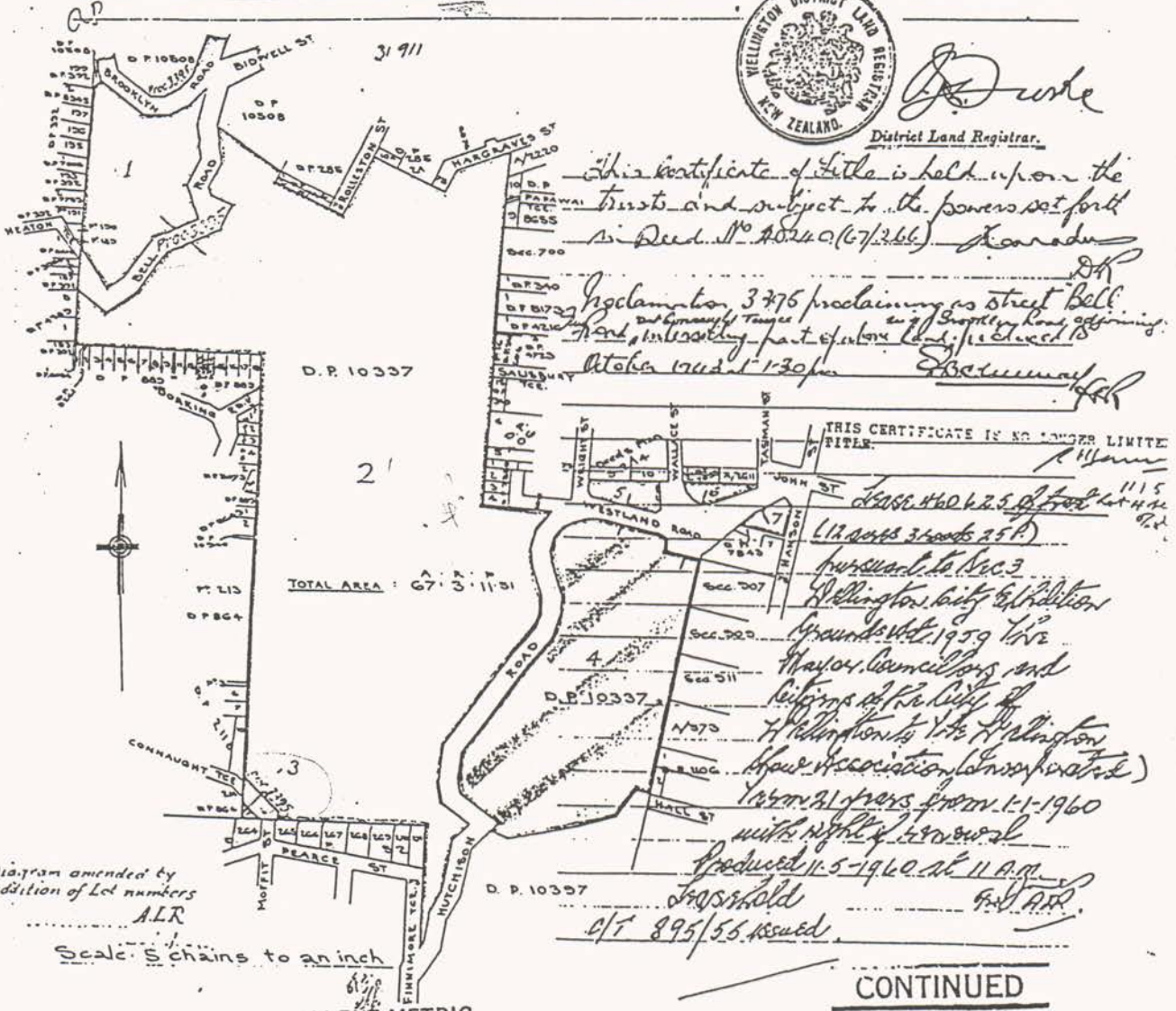
Land Transfer (Compulsory Registration of Titles) Act, 1924.
Reference: Deeds Index. Vol.1 Folio 9A
Application No. C.8369



CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT. LIMITED AS TO DEED

This Certificate, dated the ninth day of April, one thousand nine hundred and thirty-seven under the hand and seal of the District Land Registrar of the Land Registration District of WELLINGTON Witnesseth that THE MAYOR COUNCILLORS AND CITIZENS OF THE CITY OF WELLINGTON are seized of an estate in fee simple upon trust as a Public Recreation Ground for the Inhabitants of the City of Wellington

is seized of an estate in fee simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All ^{those} parcels of land containing together SIXTY SEVEN ACRES THREE ROODES SEVEN AND FIFTY ONE ONE HUNDREDTHS PERCHES more or less situate in the City of Wellington being parts of the Town Belt on the Public Map of the Town of Wellington and a closed street as the same are more particularly shown bordered green in outline on Deposited Plan N.10337



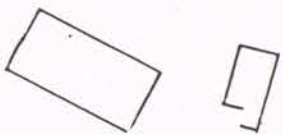
J. D. Duke
District Land Registrar.

This Certificate of Title is held upon the trusts and subject to the powers set forth in Deed No. 10240 (6/2/66) *Haradun*
Proclamation 376 proclaiming as street Bell Road and immediately part of other lands situate in the City of Wellington
October 1942 at 12.30pm *Edmund*
THIS CERTIFICATE IS NO LONGER LIMITED AS TO TITLE.
W. H. Jones
Section 460 & 25 of the Land Act 1948
(11.2 acres 3 roods 25 P.)
pursuant to Sec 3 of the Wellington City Amendment Act 1959
Mayor, Councillors and Citizens of the City of Wellington to the Wellington Race Association (Incorporated)
Year 21 years from 1-1-1960 with right of renewal
Produced 11-5-1960 at N.A.P.
T. Ross
C/T 895/55 issued

Diagram amended by addition of Lot numbers
ALR

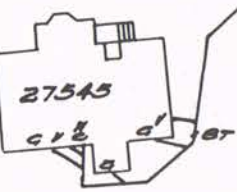
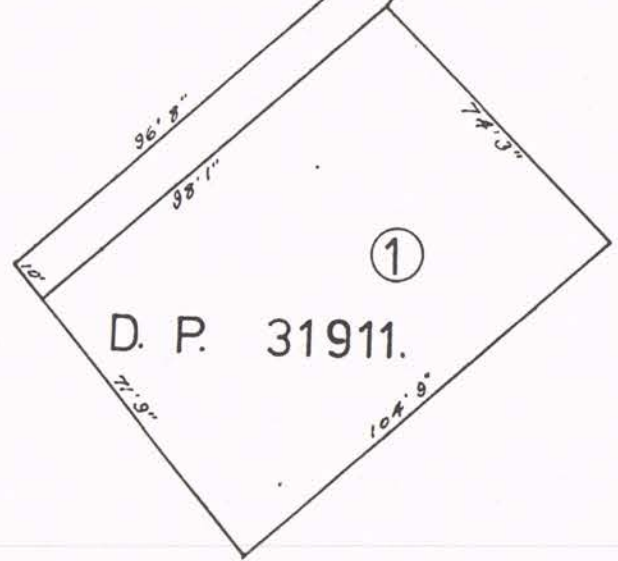
Scale 5 chains to an inch

CONTINUED



TOWN

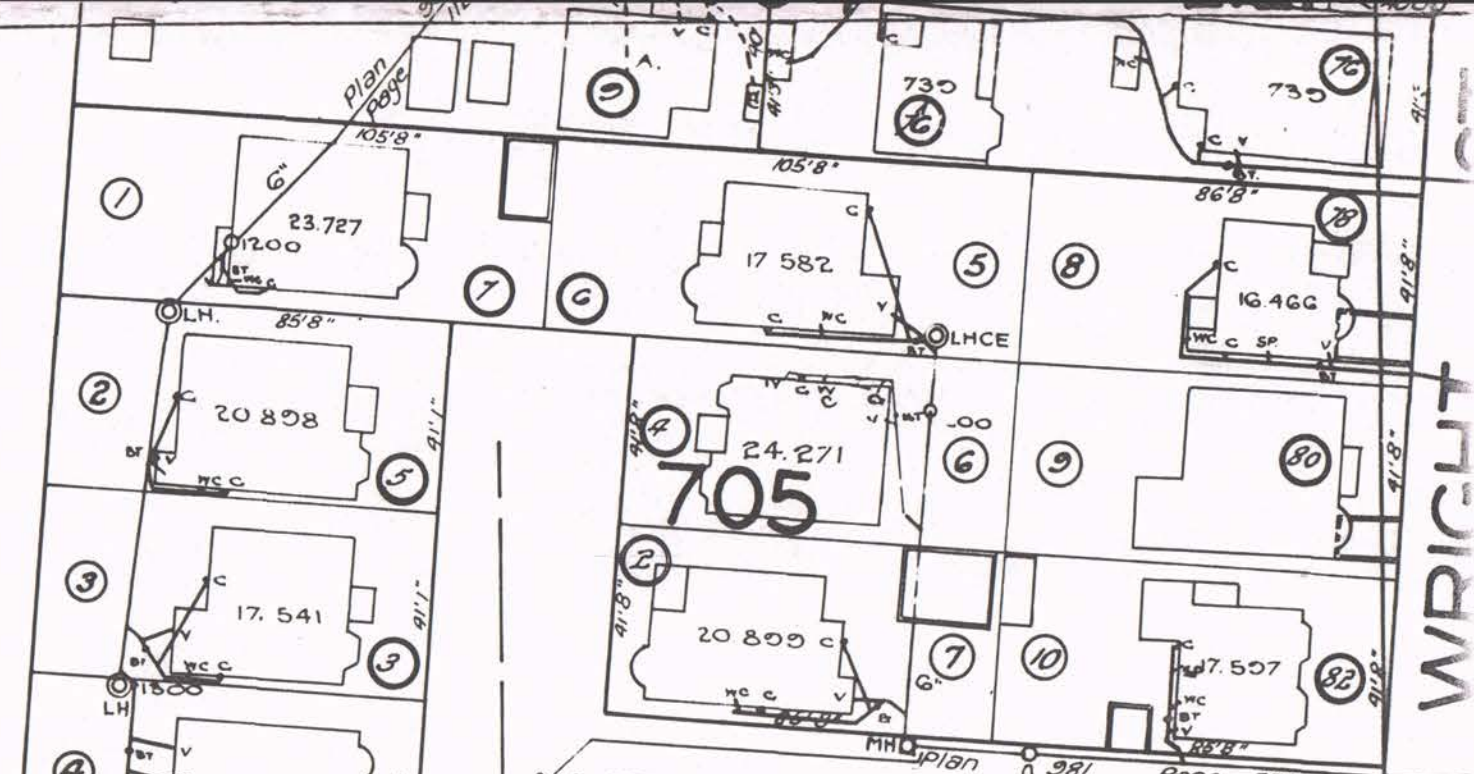
BELT



R. O. W.

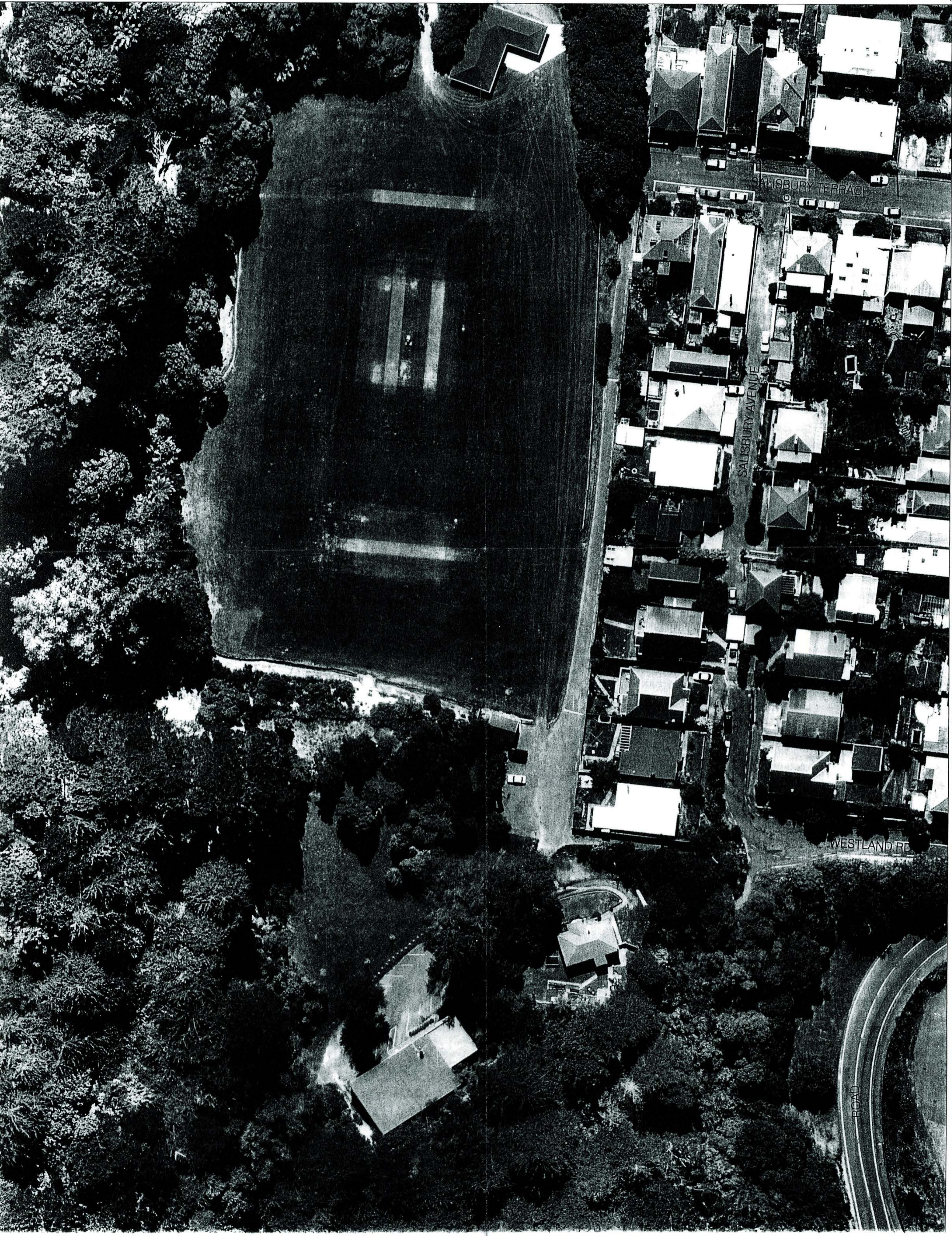
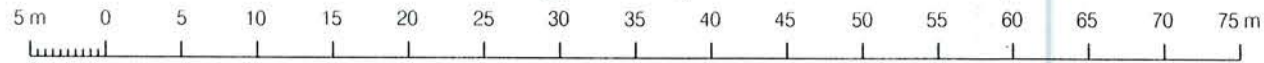
WESTLAND ROAD

WRIGHT



705

4500



2656500 m
39875

Building Consent Allocation Sheet (PC Doc's No 102117)

Date: 4/6/98

Address: 1A WESTLAND ROAD

SR Number: 42993

Project Description: DEMOLITION OF HOUSE & 2 SHEDS No of Sets: 2

	PIM		Consent		Signed	Approval given		In Bin	Out of Bin
Structural	Yes	<input checked="" type="radio"/> No	Yes	<input checked="" type="radio"/> No	DAC		S		
Building	Yes	<input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes	No	[Signature]	[Signature]	B		8/6/98
D Goods	Yes	<input checked="" type="radio"/> No	Yes	<input checked="" type="radio"/> No	[Signature]		DG		
Vehicle	Yes	<input checked="" type="radio"/> No	Yes	<input checked="" type="radio"/> No	Joint		V		
Health	<input checked="" type="radio"/> Yes	No	<input checked="" type="radio"/> Yes	No	[Signature]		H	E4-6	
Resource	Yes	<input checked="" type="radio"/> No	Yes	<input checked="" type="radio"/> No	All		R		
Plumbing	Yes	<input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes	No	RWE	AB	P	Complete	
Drainage	Yes	<input checked="" type="radio"/> No	Yes	<input checked="" type="radio"/> No	Sx		D		
Trade Waste	Yes	<input checked="" type="radio"/> No	Yes	<input checked="" type="radio"/> No	RWE		TW		
Water	Yes	<input checked="" type="radio"/> No	Yes	No	RWE		W		

Conditions of approval:

8 June, 1998

Wellington City Council
P O Box 2199
Te Aro
Wellington

Service Request No. 42993
Link No. 0600 725587

Dear Sir/Madam

RE: APPROVAL OF BUILDING CONSENT 42993

Service Request Type:	Building Consent for less than \$500,000
Site Address:	Hutchison Rd
Project Description:	Demolition of dwelling and two sheds
Intended Life:	0years
Value of Work:	\$ 5000

For booking appointments please read note 6

This is to confirm that:

- 1) The proposed work may be undertaken, subject to any conditions set out below or subject to any authorisations set out below being obtained.
- 2) This consent has been processed and issued based on the information submitted. Issuing of this consent will not preclude Council from taking enforcement actions if field inspections demonstrate that the material submitted for the consent is inaccurate or incorrect.
- 3) This consent does not detail all matters which may or could affect this building consent. Please refer to the PIM which has been issued prior to, or in conjunction with this building consent.
- 4) This consent does not constitute authority to undertake the work if you are not the owner of the land and/or building(s) [such as a lessee]. You are still obliged to seek any approvals necessary.
- 5) A portion of the processing fee (please see attached invoice) covers field inspections of work contained within the building consent, based on a field inspection charge out rate of \$70 per hour inclusive of GST. If because of the way you progress construction

8 June, 1998

Wellington City Council
P O Box 2199
Te Aro
Wellington

Service Request No: 42993
Link No: 0600 725587

PROJECT INFORMATION MEMORANDUM No.42993

Service Request Type: Building Consent for less than \$500,000
Site Address: Hutchison Rd
Project Description: Demolition of dwelling and two sheds
Intended Life: 0years

This Project Information Memorandum is confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the corresponding Building Consent:

No.42993 attached

This Project Information Memorandum includes any relevant:

- A. Information identifying special features of the land. (Please refer to general note No. 4)
- B. Information about the land or building notified to the Council by any statutory organization having the power to classify land and buildings.
- C. Details of existing Stormwater or Wastewater utility systems. (Please refer to general note No. 4)
- D. Details of authorizations other than the Building Consent which must be obtained from the Wellington City Council before the proposed building work may be undertaken. (Please refer to general note No. 5)

HEALTH:

I advise there are no objections to the demolition of the above structure provided the Environmental Health conditions detailed in the Building Consent are observed.
A Building Consent will be needed for this operation to occur.

Catherine Penberthy

Permissions Team

Phone: 801 3859

General Notes

1. This Project Information Memorandum is issued pursuant to Section 31, Building Act, 1991 and Clause 5, Building Regulations, 1992.
2. This Project Information Memorandum will lapse if the corresponding Building Consent is not obtained within 2 years of the date of issue of this Project Information Memorandum. (Regulations 5(3))
3. If the owner or a person undertaking building work believes that this Project Information Memorandum is incorrect, the owner or the person shall immediately advise the WCC, in writing, giving relevant details.
(Regulations 5(6))
4. The information supplied reflects only what is known by the Council to exist and is considered relevant to the proposed project. Some special features or drain may exist on/near the site unbeknown to the Council.
5. This Project Information Memorandum does not attempt to identify:
I) Authorizations that may be required from other organizations for this project, e.g., approval to connect/alter water, gas, power or telecommunication services, Resource Consents relating to water use, etc
6. This Project Information Memorandum does not imply the submitted design meets the requirements of the Building Code. Compliance with the Building Code will be addressed during processing of the Building Consent.
7. The owner is responsible for ensuring that the Consent documents are drafted in full accordance with the Resource Management Act (District Plan) and the Local Government Act (Bylaws) requirements, or obtain the relevant approvals.
Note: If the Building requires an evacuation scheme, contact the New Zealand Fire Service to check if a warning device is required.
8. Any earthworks which exceeds 600mm in depth (measured vertically) or exceeds 10m³ in volume, will require a separate Earthworks Consent under the WCC Bylaw. This must be approved and uplifted from Council before any work is permitted to commence.

Issued by, for and behalf of Wellington City Council.



Rob Baumgren
Environmental Control Business Unit
Wellington City Council
Telephone 3826



Wall • Arlidge Ltd

REGISTERED VALUERS AND PROPERTY CONSULTANTS

3RD FLOOR AUCKLAND BLDG. SOC., BLDG
354 LAMBTON QUAY
WELLINGTON 1
NEW ZEALAND

P. O. BOX 10715 THE TERRACE
TELEPHONE (04) 499-1333
FAX (04) 499-1333

JOHN N. B. WALL
DALE S. WALL
RICHARD S. ARLIDGE
GWENDOLINE P. L. JANSEN
GERALD H. SMITH

PROPERTY ADDRESS 1a Westland Road, Mount Cook, Prince of Wales Park

DATE OF VALUATION June 1994

TENANT Bruce Tunncliffe

DESCRIPTION OF PROPERTY:

1. General

Three bedroom bungalow on the hill above Prince of Wales Park with views to the north having a single car garage remote from the dwelling.

2. Style and Construction

A relatively modern bungalow with construction of concrete foundation wall, asbestos sheet sheathing, corrugated iron roof.

3. Number of Rooms and Facilities

One double bedroom - with double wardrobe.

One twin bedroom - with double wardrobe.

One single bedroom - with single wardrobe.

Lounge - wood burner in brick surround.

Internal hall - carpeted

Kitchen/Dining area - vinyl flooring, electric cooker, stainless steel sink bench, good cupboards.

Bathroom - vinyl flooring, built in bath with shower over, toilet, hand basin, expelair fan.

Laundry - vinyl flooring, stainless steel built in tub with TG&V wall lining.



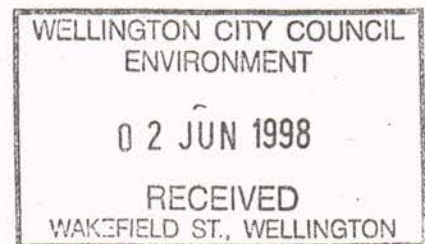
SR42993

4. Condition
 - (a) Exterior - Average
 - (b) Interior - Average
5. Garage/Carport/Parking
Garage at park level with drive up to the house and single carpark.
6. Other Buildings
Shed
7. Grounds and Surround
Defined section.
8. Special Feature Affecting Rent
Carpeted by landlord
9. Current Market Rent
\$230 per week

Valuer:
John N.B. Wall

John N.B. Wall

.....



WELLINGTON CITY COUNCIL

PO Box 2199, 101 Wakefield Street, Wellington, New Zealand. Ph 64-4-499 4444

Fax Message

To: Michelle Silbery

Fax No: 801 3002

From: Catherine Penberthy
Wellington City Council

Ph No: 801 3859 **Fax No:** 801 3012

Date/Time: April 6, 1998 **No of pages: (incl. cover sheet)** One

Subject: Demolition: 1A Westland Road, Mt Cook

The information contained in this fax 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 fax and contact the sender immediately. Your assistance is appreciated.

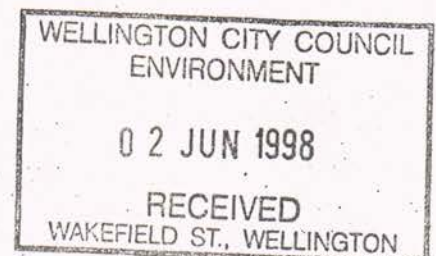
I advise there are no objections to the demolition of the above structure provided the following Environmental Health conditions are observed;

1. The contractor shall maintain a signboard on the site for the duration of the works. This signboard is to be easily read and contain the contractors name and contact telephone numbers in the case of complaint or emergency.
2. All demolition operations must be carried out in such a way to minimise the effect of noise and dust on adjacent properties. NZS 6803P The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work will be used as a guide as to a reasonable level of noise.
3. Consultation with surrounding uses likely to be affected by the demolition works is to be undertaken. Works are to be carried out at times that will cause least annoyance.
4. If demolition work is likely to result in noise effects to residential areas no work with noisy equipment and vehicles is to commence before 7.30am and to finish by 6.00pm. In addition no work with noisy equipment will be permitted on Sundays or Public Holidays.
5. After the building is vacated and securely sealed, but before removal commences the Contractor shall lay rat poison throughout the building. This Section can provide appropriate advice if required.
6. The building should be examined prior to demolition to ensure the site is free from hazardous material such as asbestos. Where hazardous materials are present these shall be removed prior to the demolition in accordance with OSH requirements and in a manner that will prevent environmental contamination.
7. The contractor will be required to comply with any direction from an Environmental Health Officer or Council Noise Control Officer forthwith.

A Building Consent will be needed for this operation to occur.

Yours sincerely

Catherine Penberthy
Catherine Penberthy
Environmental Health Officer
E-mail: Penber1C@wcc.govt.nz



Network Records
Hughmonkton Trust Building
73 Rostrevor Street
Hamilton

Telephone: 0-7-834 5843
Facsimile 0800 422 3329

14 April, 1998

Wellington City Council
Property Services
Box 2199
WELLINGTON

Attention: Michelle Silbery

Dear Madam

RE: DEMOLITION : 1a Westland Road Mt Cook Wellington

Telecom New Zealand Limited has no objections to this proposal.

Please ring free-phone 123 to arrange for the removal of any Telecom overhead/
underground service lines within the demolition area.

A plan showing Telecom plant in the vicinity of your proposal is enclosed

Yours faithfully



Lloyd Evans
NETWORK RECORDS

SR42993

WELLINGTON CITY COUNCIL
ENVIRONMENT
02 JUN 1998
RECEIVED
WAKEFIELD ST., WELLINGTON

15 April 1998

File Ref: 12/108

RECEIVED
- 1 MAY 1998
PROPERTY DEELCE

Ms Michelle Silbery
Property Manager
Wellington City Council

Dear Ms Silbery,

CLEARANCE FOR DEMOLITION – 1A WESTLAND ROAD, MT COOK

Thank you for your fax of 6 April 1998, seeking my comments on your proposal.

Records indicate that there are no public drains on the site of your proposed demolition, or likely to be affected by it. However, should you encounter any public drainage services not recorded on our plans, please contact Public Drainage, Environmental Control Business Unit, for further advice.

It will be necessary for all private drainage connections from the building being demolished to be disconnected and capped off at the junction to the Public Mains. All such work must be carried out by a licenced drainlayer in accordance with the requirements of a Demolition Permit to be issued by the Environmental Control Business Unit.

For a clearance in regard to water services you are advised to contact the Wellington Regional Council.

Yours faithfully



Stuart Gunn
Public Drainage

ENVIRONMENTAL CONTROL BUSINESS UNIT

Phone: 801 3673

Fax: 801 3013

WELLINGTON CITY COUNCIL
ENVIRONMENT
02 JUN 1998
RECEIVED
WAKEFIELD ST., WELLINGTON



Tunake Pōneke Wellington City Council

WELLINGTON CITY COUNCIL

PO Box 2199, 101 Wakefield Street, Wellington, New Zealand. Ph 64-4-499 4444

28 April 1998

Michelle Silbery
Property Services
WCC

Dear Sir/Madam

FILE REFERENCE: 12/108
REMOVAL OF BULDING - 1A WESTLAND RD

Thank you for your fax dated 24 April, 1998.

We have no objections to your proposal to remove the house on the above site, providing our services remain undisturbed and protected by adequate cover. However, should you encounter any drainage services not recorded on our plans, please contact the Drainage and Water Supply Department for further advise.

For a clearance in regard to water services you are advised to contact the Wellington Regional Council.

Yours faithfully

Theodore Chrysoulis
Assistant Engineer
Public Drainage
Phone: 801 3657
Fax: 801 3012

WELLINGTON CITY COUNCIL
ENVIRONMENT
02 JUN 1998
RECEIVED
WAKEFIELD ST., WELLINGTON



FACSIMILE TRANSMISSION

DATE: 8/4/98

TO: Michelle Silbery

FAX: 801-3002

FROM: Dave Goodwin

RE: ^{Demolition} Proposed ~~Encroachment~~ :1A Westland Road, Mt Cook, Wellington

The information contained in this facsimile is CONFIDENTIAL and may also be legally privileged, intended only for the individual or entity named below. If you are not the intended recipient you are hereby notified that any use, review, dissemination, distribution or copying of this document is strictly prohibited. If you have received this document in error, please immediately notify us by telephone (call to the person and number below) and destroy the original message. Thank You

Dear Sir/ Madam

I am writing with reference to the ^{Demolition} ~~Encroachment License~~ at the above property.

Accordingly, Saturn has no objections to your proposal.

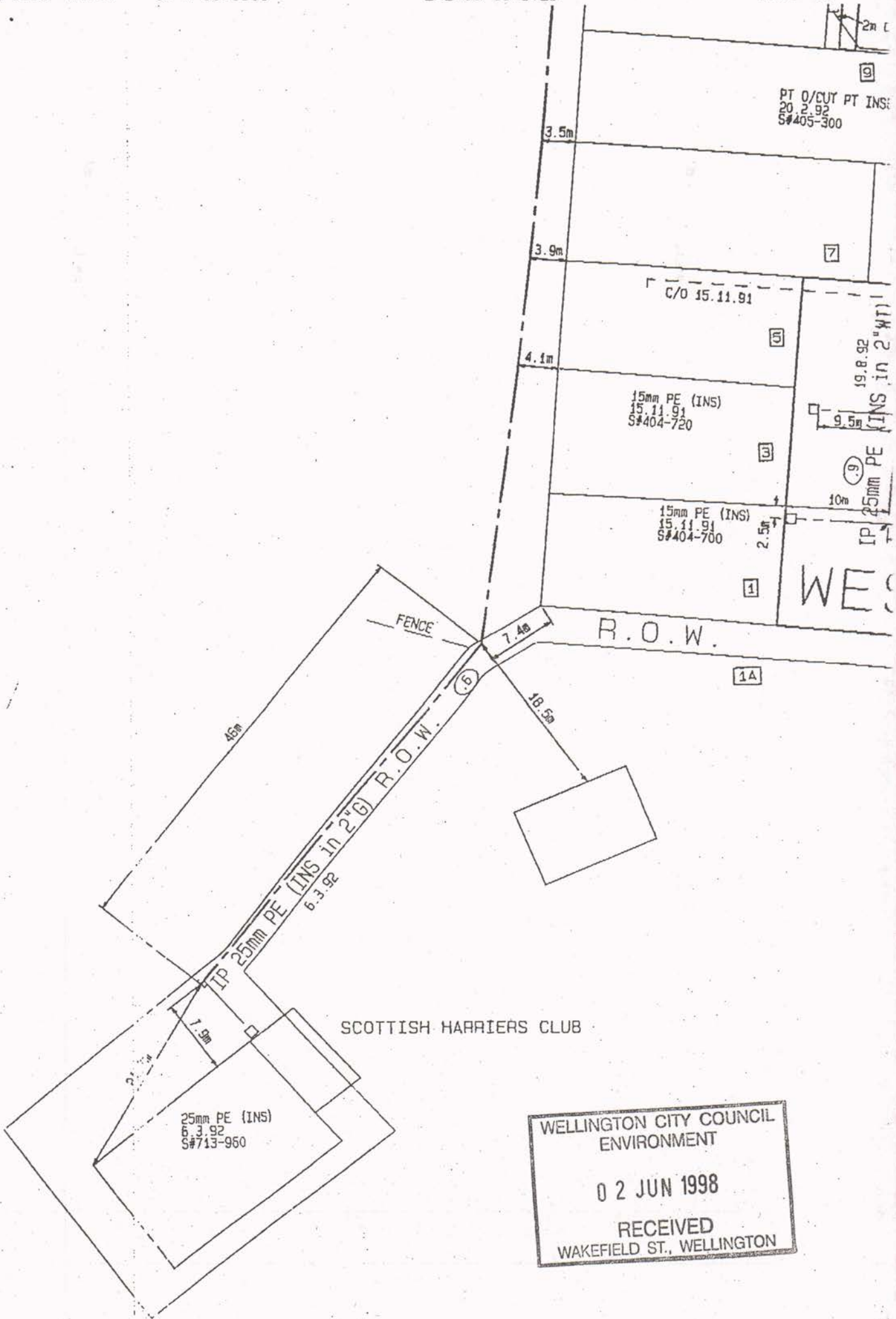
If you have any further questions, please do not hesitate to contact me on Ph. (04) 568-6116 or you can fax me on (04) 568-6145

Yours Sincerely

Dave Goodwin
Field Engineer



SATURN COMMUNICATIONS
Construction Division
21 - 27 Udy Street, Petone
Ph 568-6116 Fax 568-6145



WELLINGTON CITY COUNCIL
 ENVIRONMENT
 02 JUN 1998
 RECEIVED
 WAKEFIELD ST., WELLINGTON

WARNING

1. Please be aware that if you cause damage to Telecom's plant, you may be liable for any loss that Telecom suffered as a result.

2. Plant position is subject to reasonable tolerance. Depth of cover may have changed since installation. It is your responsibility to pothole and verify position and depth of plant before excavating with machinery. Residential lead-ins are not shown on the plan.

If plant is not in the position shown on the plan, or you require help, call 124 and Telecom will provide free assistance.

3. If plans are more than two weeks old, check with 124 as new cable may have been laid since the date of issue.

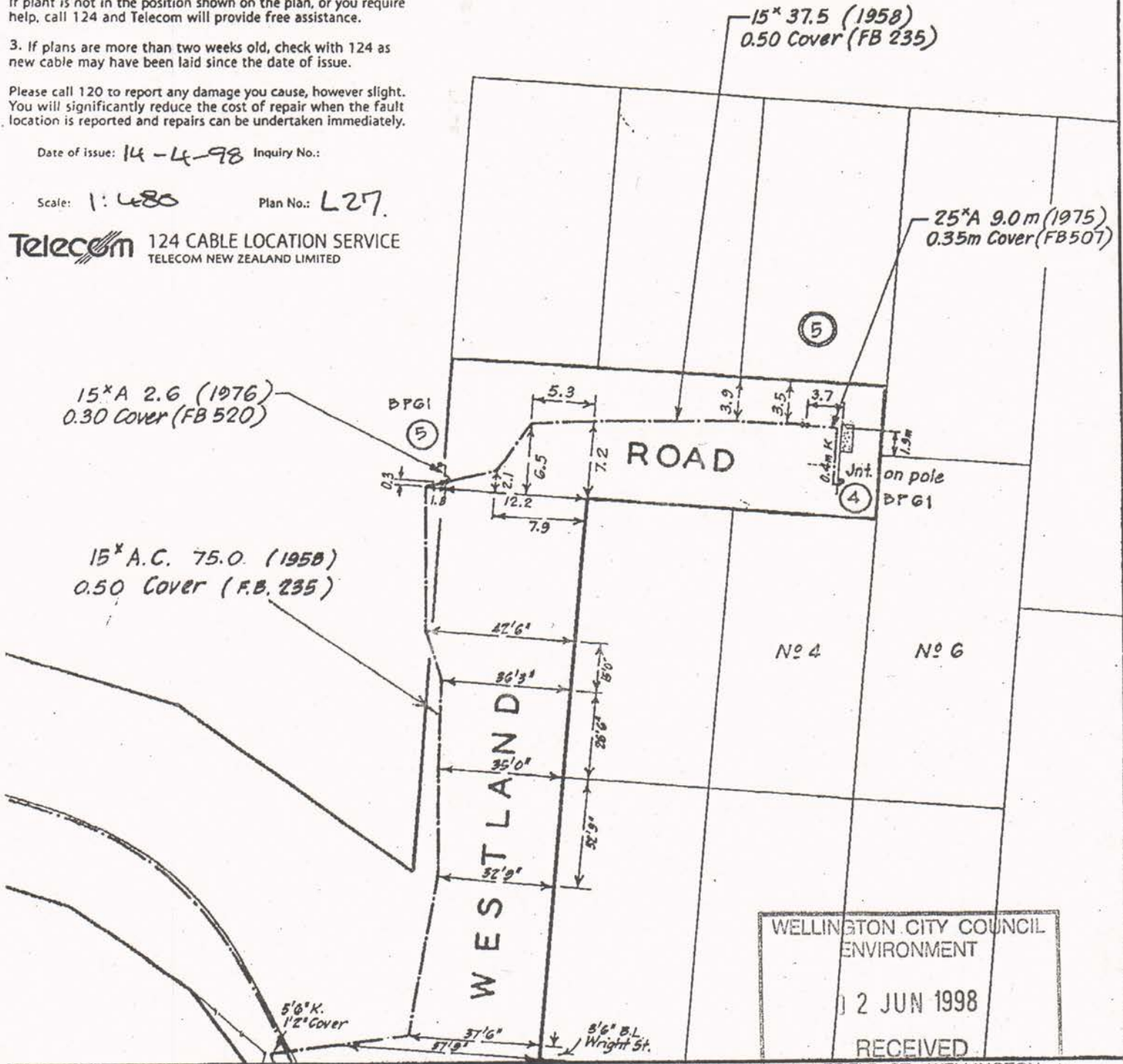
Please call 120 to report any damage you cause, however slight. You will significantly reduce the cost of repair when the fault location is reported and repairs can be undertaken immediately.

Date of issue: 14-4-98 Inquiry No.:

Scale: 1:480

Plan No.: L27.

Telecom 124 CABLE LOCATION SERVICE
TELECOM NEW ZEALAND LIMITED



WELLINGTON CITY COUNCIL
ENVIRONMENT
12 JUN 1998
RECEIVED

NEW ZEALAND POST OFFICE, REGIONAL ENGINEER WELLINGTON, LINGTON

CARE TO BE EXERCISED WHEN WORKING IN THE VICINITY OF THE INDICATED POSITION OF CABLE THE MEASUREMENTS INDICATED ARE SUBJECT TO REASONABLE ALLOWANCE FOR DIVERGENCE

ORIGIN	D.E. WN	CHKD.	<i>g.e. J.H.I.</i>
DRAWN	<i>M.H.</i>	APPD.	<i>g.e. W</i>
TRACED	<i>M.H.</i>	DATE	6.11.98

W.4000 L.27



13 January, 1999

Wellington City Council
P O Box 2199
Te Aro
Wellington

Service Request No. 42993
Link No. 0600 725587

Dear Sir/Madam

CODE COMPLIANCE CERTIFICATE NO.1, PURSUANT TO SECTION 43(2) OF THE BUILDING ACT 1991

Service Request Type: Building Consent for less than \$500,000
Site Address: Hutchison Rd
Project Description: Demolition of dwelling and two sheds

Please accept this letter as a final Code Compliance Certificate in respect of all building works under Building Consent no.42993.

This Code Compliance Certificate excludes any energy work covered by G9 Electricity and G11 Gas.

Signed for and on behalf of the Wellington City Council.

R Gibson
Environmental Control Business Unit
Wellington City Council
Telephone 801-3813

Purchase order No 4003103

APPLICATION FOR A PIM &/OR BUILDING CONSENT

Section 3 & 33(2), Building Act 1991

PART A - Complete in all cases

Send or deliver your application to the Environmental Control Business Unit,
PO Box 2199, ground floor 101 Wakefield Street, Wellington. For enquiries,
phone 801 3542.

SR No. 42993
Cust. ID No. 1151584

This application is for a PIM Building Consent

Project Location

Address: 1A Westland Road
Suburb: Prince of Wales Park, Mount Cook
Legal description: Lot 2 DP 10337 Property link No: _____ (if known)

Description of work Demolition of dwelling + 2 sheds

Ensure that certificate of title/s is included with your application.

Owner &/or applicant details

Owner (if also applicant, tick box)
Name: Wellington City Council
Mia M. Silbery
Address: PO Box 2199
Suburb: Wellington
Phone (day): 801-3230
Cellphone: _____
Fax: 801-3002

Applicant
Business name: _____
Name: _____
Address: _____
Suburb: _____
Phone (day): _____
Cellphone: _____
Fax: _____



Correspondence/refunds to owner or applicant

Project details

Project type: New Building Alteration Relocation Demolition
Intended life: Specified as _____ years Indefinite but not less than 50 years
Intended use: Ancillary Commercial Communal residential
 Industrial Housing Communal non-residential Outbuildings

Project value (GST inclusive): \$ 5,000.00

Does the building or site have any cultural heritage significance, or is it on a marae? (refer to District Plan) Yes No

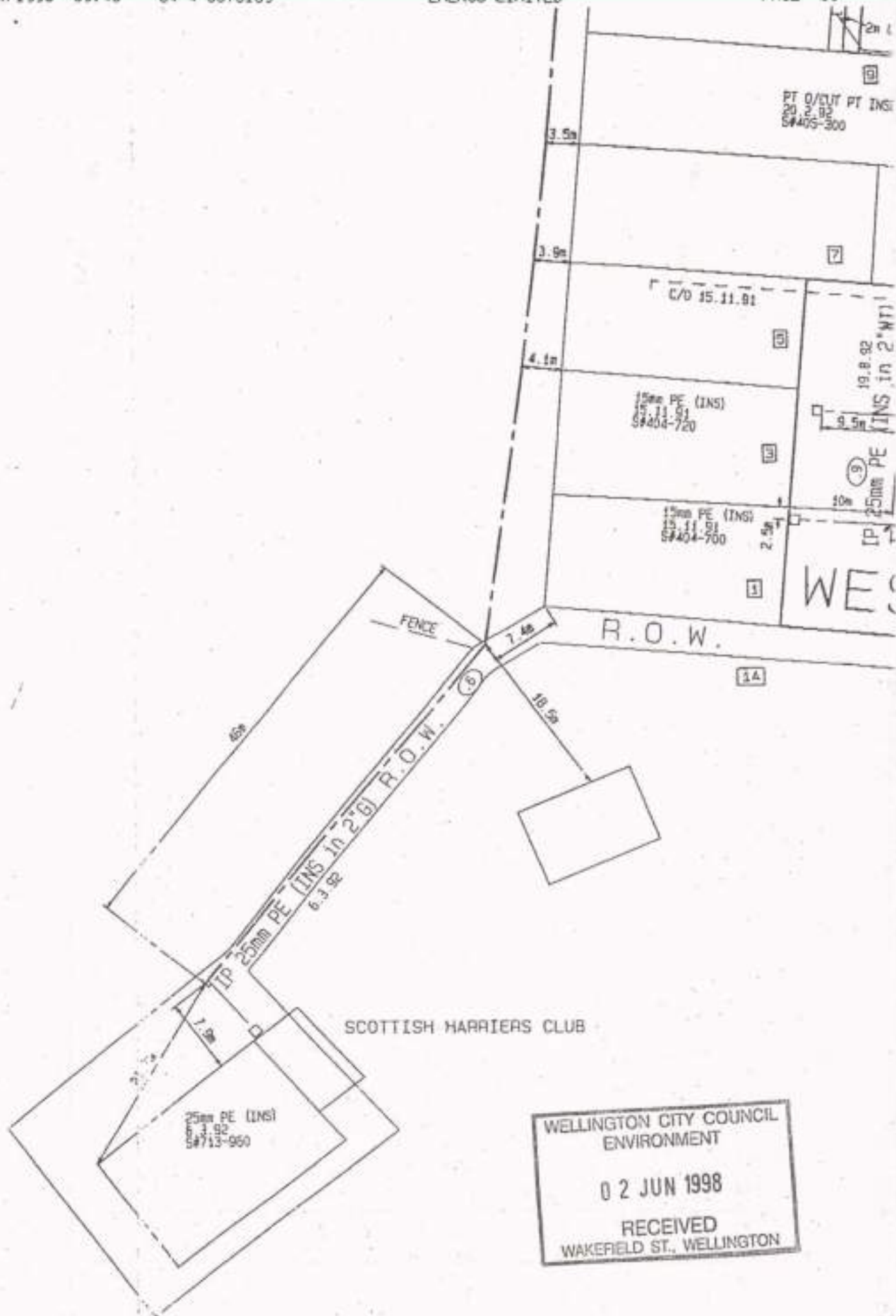
I believe that the information contained in this application is true and correct.

Signed for and on behalf of the owner by the applicant

OR Signed by the owner

Signature: M Silbery
Name: Michelle Silbery
Property Manager, WCC
Date: 3-4-98

Signature: _____
Name: _____
Date: _____





Tonika Pirata
Wellington City Council

WELLINGTON CITY COUNCIL

PO Box 2199, 101 Wakefield Street, Wellington, New Zealand. Ph 64-4-499 4444

28 April 1998

Michelle Silbery
Property Services
WCC

Dear Sir/Madam

FILE REFERENCE: 12/108
REMOVAL OF BULDING - 1A WESTLAND RD

Thank you for your fax dated 24 April, 1998.

We have no objections to your proposal to remove the house on the above site, providing our services remain undisturbed and protected by adequate cover. However, should you encounter any drainage services not recorded on our plans, please contact the Drainage and Water Supply Department for further advise.

For a clearance in regard to water services you are advised to contact the Wellington Regional Council.

Yours faithfully

Theodore Chrysoulis
Assistant Engineer
Public Drainage
Phone: 801 3657
Fax: 801 3012

WELLINGTON CITY COUNCIL
ENVIRONMENT
02 JUN 1998
RECEIVED
WAKERELD ST., WELLINGTON

\$384.25
EFTPOS

WELLINGTON CITY COUNCIL
 83LS **Absolutely**
 26 APR 2006 **POSITIVELY**
 RECEIVED MY HEKE KAI PŌNEKE
 WELLINGTON CITY COUNCIL **Wellington**
 WAKEFIELD ST. WELLINGTON

Application for a Building Consent and/or Project Information Memorandum

Section 33 or section 45, Building Act 2004
 Send or deliver your application to: Building Consents & Licensing Services, Wellington City Council, PO Box 2199, 101 Wakefield Street, Wellington. For enquiries, phone 801 3542.

Council Use Only:

Application #
145496.

Property ID
1057983

Application

I request that you issue a Project Information Memorandum Building Consent for the building work described in this application.

Consent/Project Information Memorandum to be Mailed Collected

The Building

[Project location]

Street address of building:
 1 Westland Road
 Mt Cook
 (Prince of Wales Park)

Legal description of land where building is located:
 [state legal description as at the date of application and, if subdivision is proposed include details of relevant lot numbers and subdivision consent]
 PT Lot 2 DP 10337

Building name: [if applicable]

Location of building within site: [include nearest street access]
 N/A

Number of levels: [include ground level and any levels below ground]
 one

Level/Unit Number: [if applicable]

Area:
 Existing floor area: 6 x 4 m²
 New floor area: 0
 Total floor area: 0

Current, lawfully established, use: [include number of occupants per level and per use if more than 1 level]
 N/A

Year first constructed: [insert year, approximate date is acceptable e.g. c 1920s or 1960-1970]
 13/8/1996

The Project

Description of the building work [provide sufficient description of building work to enable scope of work to be fully understood]
 Demolish single garage.

Will the building work result in a change of use of the building?
 Yes No N/A

Estimated value of the building work on which the building levy will be calculated (including goods and services tax):
 [state estimated value as defined in section 7 of the Building Act 2004]
 \$ ~~1000.00~~ to demolish
 2412.00

If yes, provide details of the new use:
 /

List building consents previously issued for this project (if any):
 [list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years:

Does the building or site have any cultural heritage significance, or is it a marae?
 [refer to District Plan] Yes No

Prince of Wales Park Shed

Power	No
Water	No
Reinstate to	To grass. This will be done internally by our Sportsfield Team



Right side view



Side/rear view



Left side view

WELLINGTON CITY COUNCIL
BCLS
26 APR 2006
RECEIVED
WAKEFIELD ST. WELLINGTON

W.C.C.
RECORDS



Prince of Wales Park Building for Removal



★ building to be removed

WELLINGTON OPEN COUNCIL
 BCPLS
Absolutely
 1:750 APK **POSITIVELY**
 RECEIVED - Wellington
 WAKEFIELD ST. WELL

DATE: 13/11/2001
 Property boundaries
 shown in black
 and are not to be
 relied upon for
 legal purposes
 without the aid of
 a professional
 surveyor
 The Council is not
 responsible for
 any errors or
 omissions
 appearing in this
 plan
 © Crown Copyright
 1999
 All rights reserved
 No part of this
 publication may
 be reproduced
 without the prior
 written permission
 of the Crown
 Copyright Office
 Wellington
 1999

1919

6th August.

RECd.....

ACKd.....

ANSP.....

Recreation ground
Salisbury Terrace.

Reserves Committee 22.5.19.

Director of Parks: Reserves together with
City Engineer to report on to what is
required to put ground in order

SD

Director Reserves

Please confer with City Engineer & report
accordingly

SD 22/5/19

PUBLIC GARDENS, RESERVES, AND
BATHS COMMITTEE. 16.3.20.

Committee to visit ground
SD

Reserves Committee. 23.3.20.

Committee visited & decided to recommend Council
to have the work placed on next years estimates
for the sum of two thousand pounds. £2000.

WELB
23/5/20.

Council 25.3.20

Referred to Reserves Committee for report

SD

Reserves Committee

£2000 teleprovided on Estimates
SD

FILE

COUNCIL REPORT ADOPTED

See Item 14 26/5/20.

24/3/20.

Memo for the Deputy Mayor.

Salisbury Terrace Recreation Ground.

As requested by the Reserves Committee, I beg to report, that I have gone into the question of the cost of completing the above grounds which will furnish one full sized football ground and also 2 Tennis courts.

I estimate the cost of completing the above fit for play at £2,000. I strongly recommend that this work be carried out at an early date.

If a steam shovel was available for the work, I am of opinion that it could be done both quicker and cheaper.

J. G. Mackenzie

DIRECTOR OF PARKS AND RESERVES.

*Noted
24/3/20*

BOTANICAL GARDENS

WELLINGTON,

16th March, 1920.

Memo for the
Reserves Committee.

Re Salisbury Terrace Recreation Grounds

Nine or ten years ago, P. Hutson, Limited was granted permission to excavate clay for pipe making here, and some few years later his interests in the excavating were transferred to the late Enoch Tonks. This work which had been at a standstill for some time was formally terminated by the Council some months ago, leaving a very ugly looking clay face/ A large heap of rotten rock was also left in the centre of the ground, being of no use for brickmaking. This heap has been shifted lately by one of the street gangs under Mr. Rabe, when the cement shortage was on, at a cost of about £300. A stormwater drain was also laid down the gully to the North West of the playing area. Within the last few weeks I have had the fence shifted well back to allow for planting, and to keep the horse back from the face. The grade on the playing area during the recent work was altered from one in 45 to one in 75 to allow for Football. At present we have a flat of about 78 yards by 77; to get the required length for a Football field, we will have to go back about another 50 yards to the South. This will mean moving about 18000 yards of clay. I estimate a very good sports ground with plenty of room for one Football Ground, could be completed for £2,000. There is also plenty of room for several Tennis Courts on a lower level. This site is very

handy to a densely populated part of the Town at present without a recreation ground, and being low lying it is well sheltered from the prevailing winds. The hill to the North West leads up on a gentle slope making a natural grandstand for the spectators.

It is only 300 yards from the Wallace Street Tram Terminus, say 5 minutes walk, and taking all these facts into consideration, I would strongly recommend that the formation of the ground be pushed on ready for sowing down in the Spring. It having been in an unfinished state for so long, I would respectfully suggest that the Committee visit the ground at an early date.

DIRECTOR.

Wellington City Council.

Notice of Motion.

19

I HEREBY GIVE NOTICE that at the next meeting of the Council I will move

That In view of the early erection of a Technical
Colleges at Mount Cook and the imperative necessity
of providing a Recreation ground for the Pupils and
other children in the vicinity. It be a recommendation
to the Reserves Committee that the land now being
excavated off ^{Salisbury} ~~Canterbury~~ Square be earmarked
for that purpose, and that soil be spread and
grass seed sown on that portion now breid,
during the present season of Practicable

W. N. Bennett

Councillor.

WELLINGTON CITY COUNCIL
BCLS
16 MAR 2010
RECEIVED
WAKEFIELD ST. WELLINGTON

Absolutely
POSITIVELY
ME HEKE KI PŌNEKE
WELLINGTON CITY COUNCIL **Wellington**

Application for Amendment to Building Consent

Send or deliver your application to: Building Consents & Licensing Services, Wellington City Council, PO Box 2199, 101 Wakefield Street, Wellington. For enquiries, phone 801 3542.

Note: this application must be accompanied by two of the relevant drawings from the issued building consent set and two copies of the documents with the proposed amendments clearly highlighted on both copies.

*pd -
visa
& 197.50.*

Council Use Only:

Building Officer

Amended plan # (if required)

Existing consent number

202712

The Building

[Project location]

Street address of building

10 Westland Road
Maori Cook
(Prince of Wales Park)

The Project

Description of amended work

[refer to notes overleaf]

Deletion of works in part of building ~~etc~~ destroyed
by fire. - see attached draw / AOS

Value of amendment (GST inclusive)

Does the amendment alter the Project value

Yes \$

(new value)

No

Are there any amendments to systems for which a compliance schedule has been issued?

Yes

No

The Owner

Owner & Agent details

[note: owner details required in all cases]

Owner [if also agent, tick box]

Business: Wgtn Scottish Athletic Club

Address: PO Box 6239

Suburb: Wellington

Phone (day):

Cell phone:

Fax:

Correspondence to

owner

or agent

Agent

Business name:

Contact person: David Cooke

Address: PO Box 3375

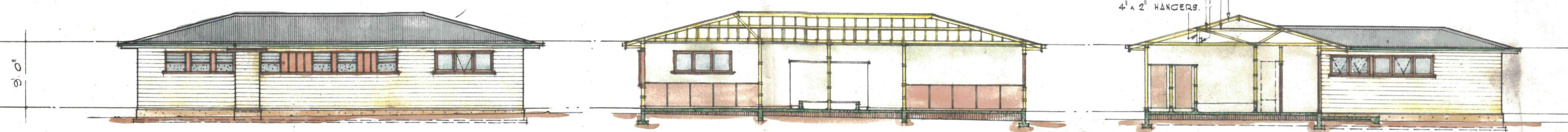
Suburb: Wellington 6140

Phone (day): 472 7083

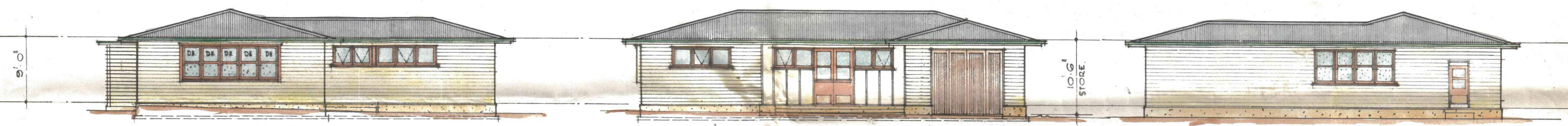
Cell phone: 027 2483 583

Fax: 472 7084

4×2 RAFTERS
 6×1 COLLAR TIES
 2×2 RUNNER
 4×3 STRUTS
 4×2 HANGERS

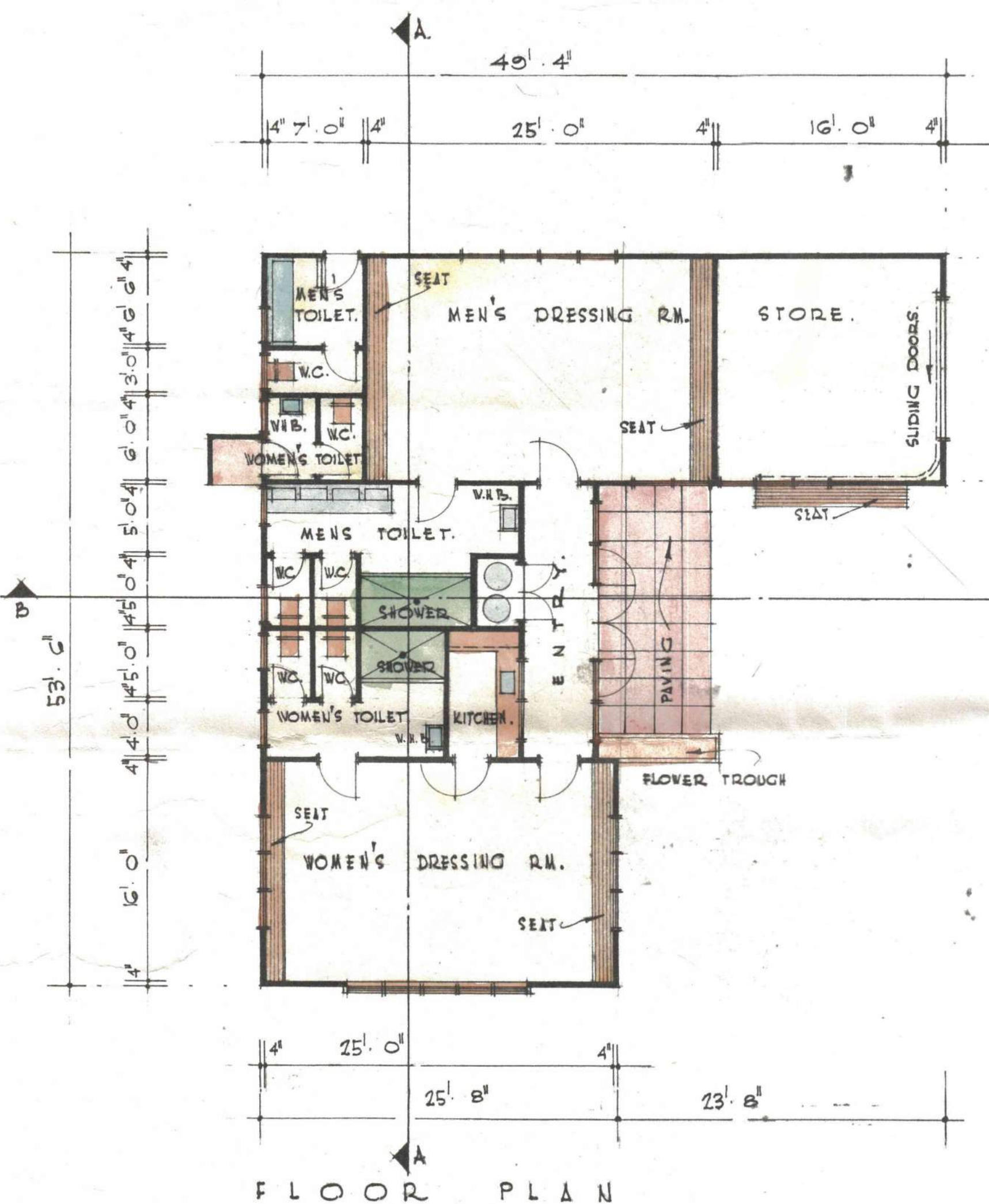


WEST ELEVATION x SECTION A-A x SECTION B-B.

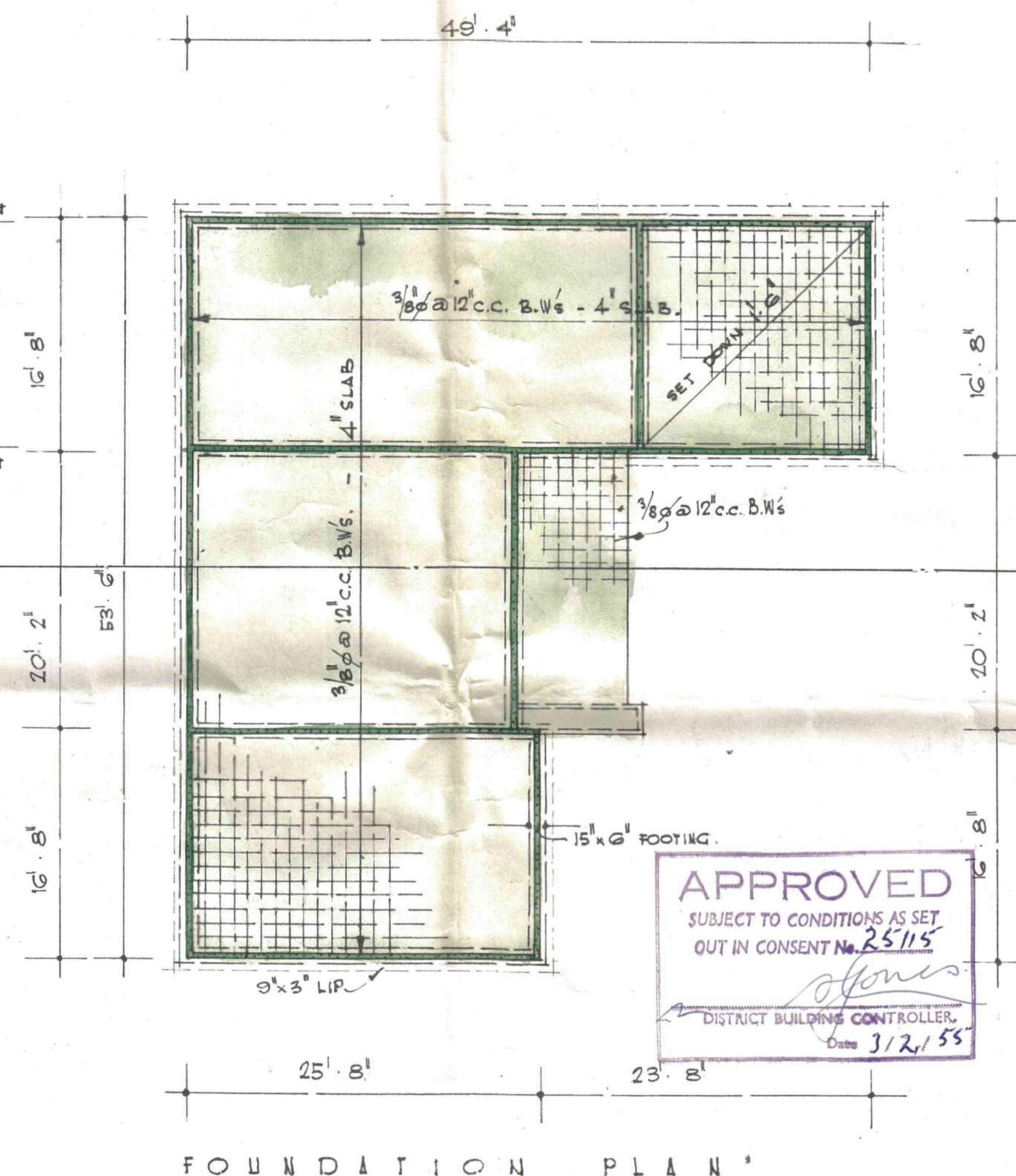


SOUTH ELEVATION EAST ELEVATION NORTH ELEVATION

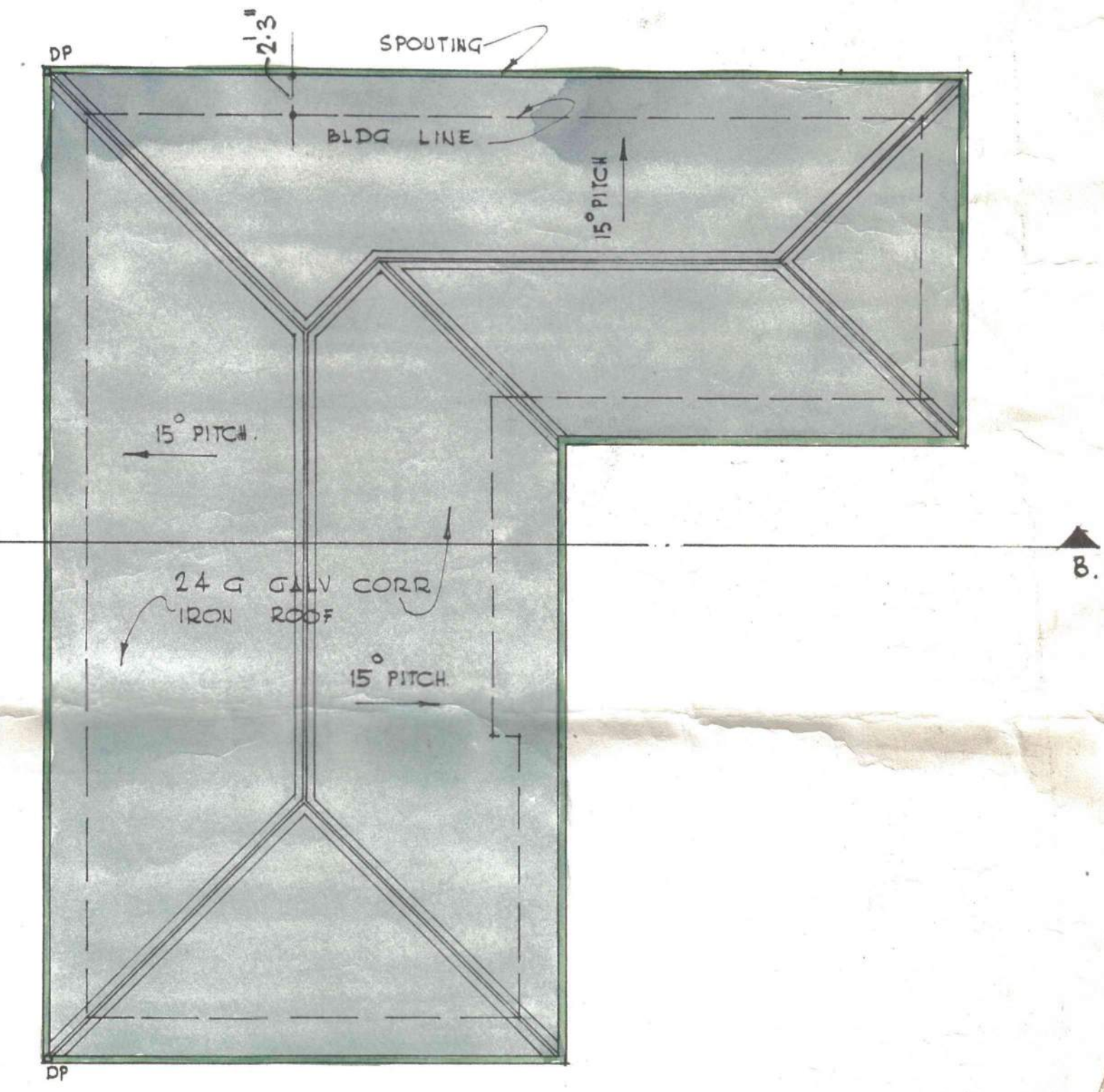
CITY ENGINEER'S DEPARTMENT
 RECEIVED
 17 JAN 1955
 HERCER STREET, WELLINGTON



FLOOR PLAN



FOUNDATION PLAN



ROOF PLAN

CONTRACT No. 450/54
 DATE 30 NOVEMBER 54
 SCALE: $\frac{1}{8}$ TO 1'-0"

SPORTS PAVILION PRINCE OF WALES PARK for the WGTN CITY CORPORATION

SHEET N

ROBERTS & M
 ARCHITECTS &
 CROWN BLDGS.
 WELLINGTON

NORTH

SALISBURY TCE

SPORTS GROUND.

CITY ENGINEER'S DEPARTMENT
RECEIVED
17 JAN 1955
MERCER STREET, WELLINGTON

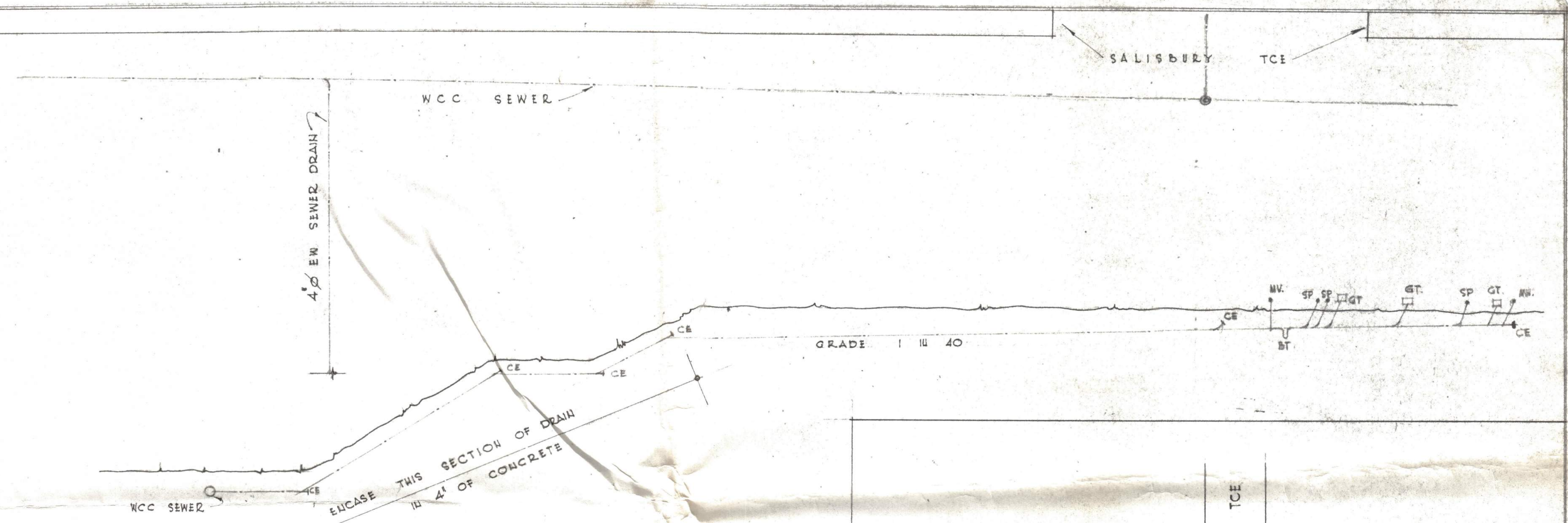


CONTRACT No. 450/54
DATE 29 NOVEMBER 54
SCALE: 1/8" TO 1' 0"

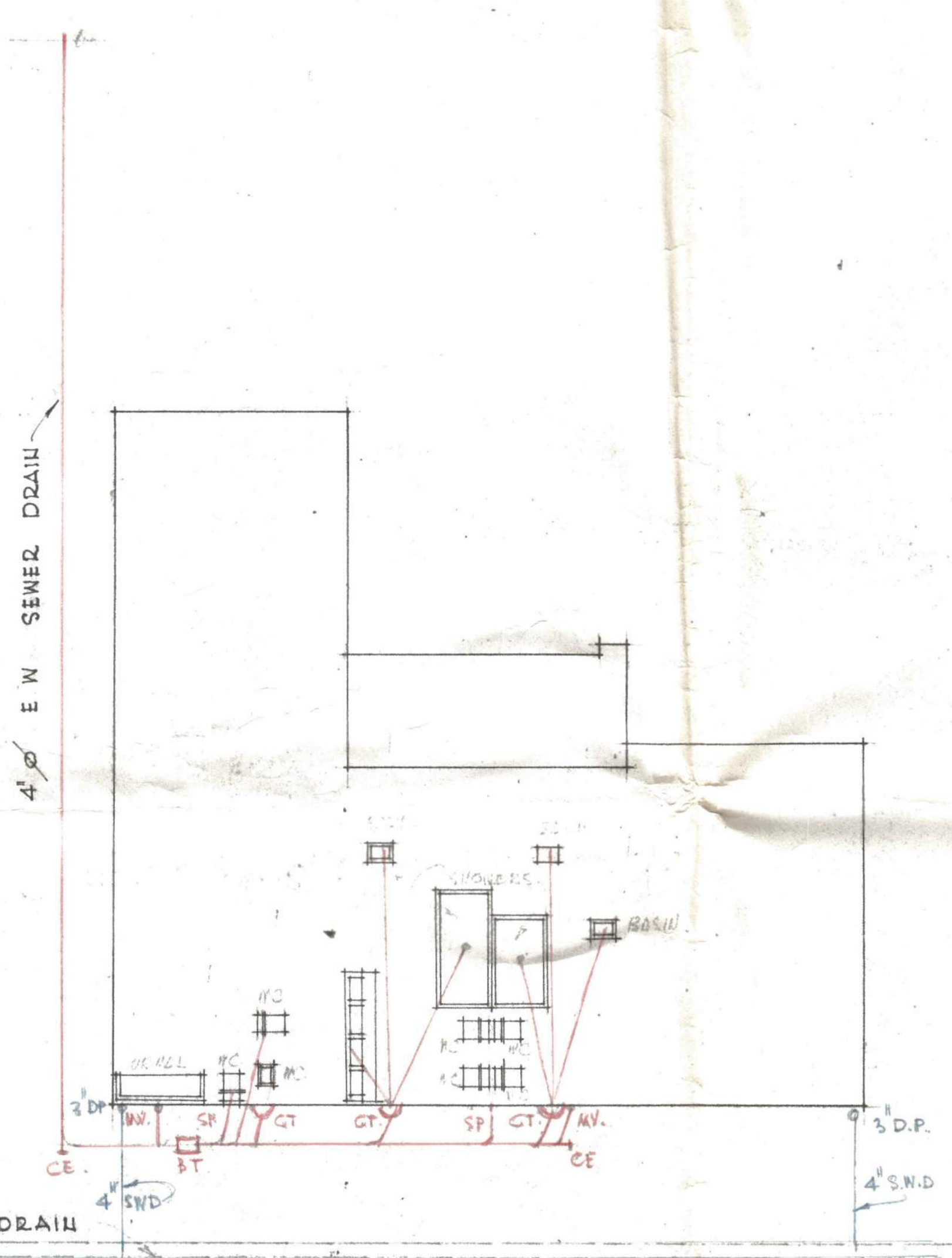
SPORTS PAVILION PRINCE OF WALES PARK for the WGTN CITY CORPORATION

SHEET No 3

ROBERTS & MERCER
ARCHITECTS & STR. ENG.
CROWN BLDGS CUBA ST
WELLINGTON

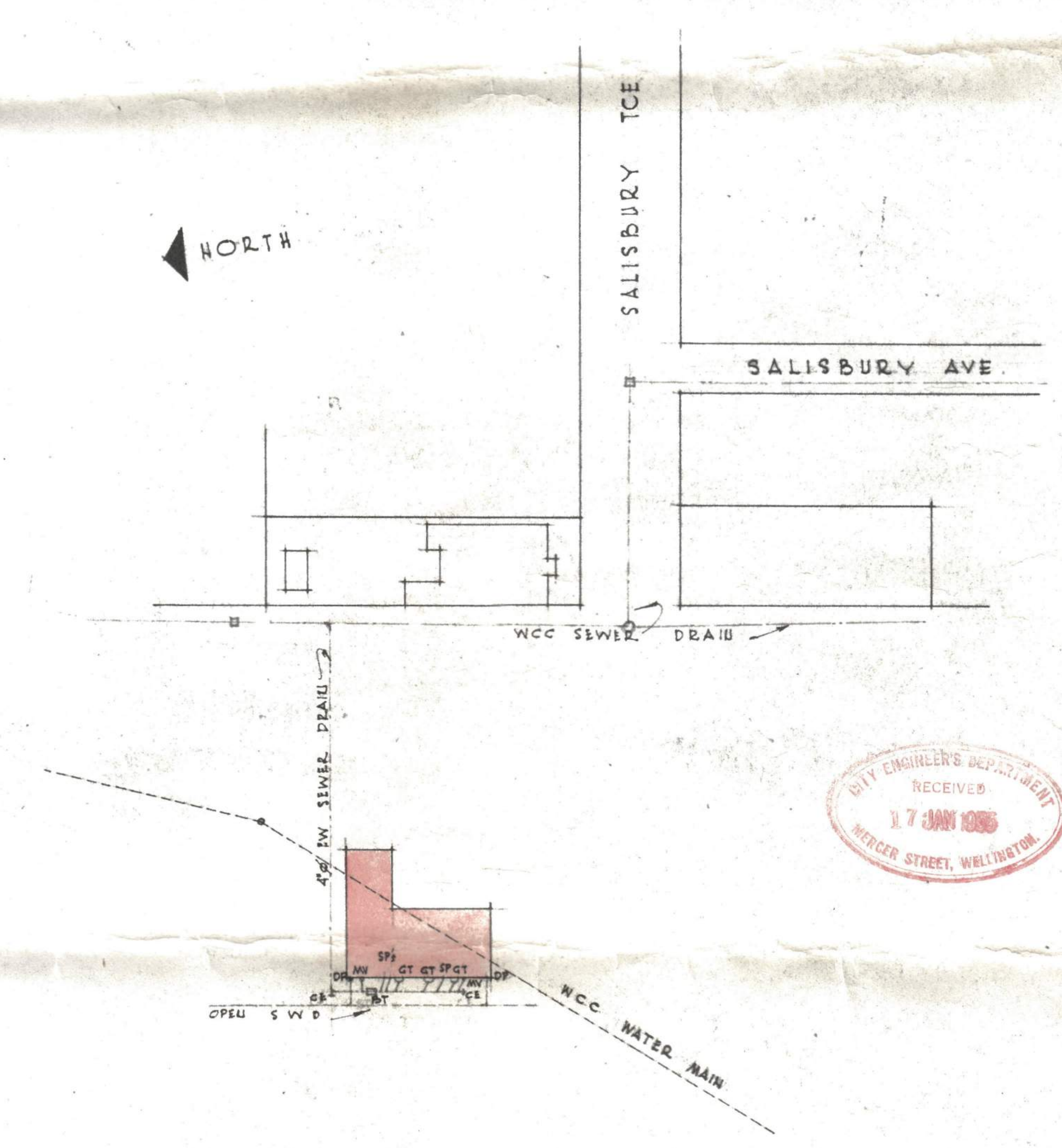


← NORTH



1/8" SCALE SITE PLAN

← NORTH



40" SCALE LOCALITY PLAN SHEET N° 4



CONTRACT N° 456/54
 DATE: NOVEMBER '54
 SCALES AS SHOWN

SPORT'S PAVILION PRINCE OF WALES PARK for the WGTN CITY CORPORATION

ROBERTS & MERCER
 ARCHITECTS & STR. ENG.
 CROWN BLDGS CUBA ST
 WELLINGTON

WELLINGTON CITY COUNCIL
BCLS
20 APR 2010
APPLICATION

WELLINGTON CITY COUNCIL
BCLS
27 APR 2010
RECEIVED

Absolutely
POSITIVELY
ME HEKE KI PŌHĒKE
WELLINGTON CITY COUNCIL
Wellington

Application for a Building Consent and/or Project Information Memorandum

Section 33 or section 45, Building Act 2004
Send or deliver your application to: Building Consents & Licensing Services, Wellington City Council, PO Box 2199, 101 Wakefield Street, Wellington. For enquiries, phone 801 3542.

Council Use Only:

Application #
211024

Property ID

Application

I request that you issue a Project Information Memorandum Building Consent for the building work described in this application.

Consent/Project Information Memorandum to be Mailed Collected

ch
\$211024

The Building

[Project Location]

Street address of building:
Scottish Harriers Club Rooms, Prince of Wales Park, Mt Cook, Wellington

Legal description of land where building is located:
[state legal description as at the date of application and, if subdivision is proposed include details of relevant lot numbers and subdivision consent]
Lot 2 DP 31911
NOW PART LOT 2 D.P. 10337

Building name: [if applicable]

Location of building within site: [include nearest street access]
Car park at Southern end of park

Number of levels: [include ground level and any levels below ground]
2

Level/Unit Number: [if applicable]

Area:
Existing floor area:
New floor area:
Total floor area: No change to floor area

Current, lawfully established, use: [include number of occupants per level and per use if more than 1 level]
Club rooms

Year first constructed: [insert year, approximate date is acceptable e.g. c 1920s or 1960-1970]
1970's

The Project

Description of the building work [provide sufficient description of building work to enable scope of work to be fully understood]
Repair following fire damage

Will the building work result in a change of use of the building?
 Yes No

Estimated value of the building work on which the building levy will be calculated (including goods and services tax)
[state estimated value as defined in section 7 of the Building Act 2004]
\$120,000

If yes, provide details of the new use:

List building consents previously issued for this project (if any):
[list who issued the consent, the date of issue and the consent number]

Intended life of the building if less than 50 years:
Indefinite but not less than 50 years

Does the building or site have any cultural heritage significance, or is it a marae?
[refer to District Plan] Yes No

Appendix D

Site Walkover Photographs



Photograph 1: View from the south east corner of Area A looking north.



Photograph 2: View from the edge of the eastern side of Area A looking west.



Photograph 3: View from the eastern edge of Area A looking south.



Photograph 4: View from the south eastern corner of Area A looking west.



Photograph 5: View from the eastern edge of Area A looking south.





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twitter.com/becagroup



[facebook.com/BecaGroup](https://www.facebook.com/BecaGroup)

**make
everyday
better.**