



Report

TO: Hearings Committee

FROM: Sophie Lord, Planner

DATE: 07 August 2014

SUBJECT: **RESOURCE CONSENT APPLICATION
LUC-2014-203
265 PRINCES STREET, DUNEDIN
PLAZA PROPERTY TRUST LIMITED**

INTRODUCTION

- [1] This report has been prepared on the basis of information available on 07 August 2014. The purpose of the report is to provide a framework for the Committee's consideration of the application and the Committee is not bound by any comments made within the report. The Committee is required to make a thorough assessment of the application using the statutory framework of the Resource Management Act 1991 (the Act) before reaching a decision.

DESCRIPTION OF PROPOSAL

- [2] Resource consent is sought to make repairs not consistent with the original material to the exterior panels and paint the presently unpainted building located at 265 Princes Street, Dunedin. The subject site is legally described as Section 6 Block XLIV Town of Dunedin, held in Computer Freehold Register OT18A/1024 and has an approximate area of 1785m².
- [3] The proposal involves repairs to the exterior cracks in the precast concrete where spalling has occurred. The old mastic joining between the panels are also to be removed and replaced. The repaired precast concrete is then to be painted Resene 'Foundry' and the soffit and vertical concrete fins are to be painted Resene 'Double Sea Fog' and the steel window frames will be painted Resene 'Black'. The building is constructed from unpainted concrete mixed with west-coast sourced serpentine stone, quartz, basalt and granite.
- [4] The applicants state that a specialist exterior coating company has advised that the cracks must be ground out and spalling concrete removed before repairs can be made. However, the full extent to the repairs is currently unknown. The applicants are concerned that once this work is completed, the repair work will be unsightly and devalue the building, therefore exacerbating the existing discolouration and staining of the precast exterior panels. The application also states that the building owners have tried multiple solutions to remove the staining issue unsuccessfully.
- [5] A copy of the application, including plans of the proposed painting and repairs is contained in Appendix 1 of this report. A copy of further information provided subsequent to submissions closing is contained in Appendix 2.

DESCRIPTION OF SITE AND LOCATION

- [6] The John Wickliffe House is prominently located on the corner of Princes Street and Rattray Street, the building also backs Bond Street and Water Street.
- [7] The surrounding urban environment is a mix between heritage and modernist buildings with the notable Chief Post Office to the South, Consultancy House to the East, the BNZ Building to the North and the Dunedin Casino and bottom of High Street to the West. To the north east of the building sits Queens Gardens and to the south-east sits State Highway 1 travelling north.
- [8] Adjoining the site is the Plaza House; the two buildings create an L shape with a public space completing the site. The public space is home to a number of public art works. This includes the notable Cargill monument dedicated to Captain William Cargill; a plaque which sits below the monument marks the location of the first Salvation Army Meeting in New Zealand held onsite in 1883. Three brass penguins called "We are not alone" sculpted in 1999 by Parry Jones also sit onsite.
- [9] This section of North Princes Street is commonly referred to as 'the Exchange', which was the former financial centre of Dunedin and the former site of the Stock Exchange building, a prominent building that was demolished and replaced by the John Wickliffe House in the 1970s.

ACTIVITY STATUS

- [10] The subject site is zoned **Central Activity** in the Dunedin City District Plan and is located within the **North Princes Street/Moray Place/Exchange Townscape Precinct (TH03)**. Princes Street and Rattray Street are identified as District Roads, and Bond Street and Water Street are identified as Local Roads in the Roading hierarchy.

- [11] Central Activity (Section 9)

While the building is located within the Central Activity Zone, there are no relevant rules in Section 9 that require the application to be assessed under this section of the District Plan.

- [12] Townscape (Section 13)

- [13] Rule 13.7.1(ii)(d) permits works on buildings, parts of building and other structures solely for the purposes of restoration or repair of any existing fabric or detailing thereof. These works must be undertaken using the same type of material to that originally used and must retain the original design of the feature under repair. In relation to this rule 'original' refers to the condition of the building or structure prior to the repair of the works being commenced.

The alterations are not in keeping with the original exterior material; therefore the activity is considered to be an alteration and assessed as a **Restricted Discretionary activity** pursuant to Rule 13.7.3(ii).

- [14] Rule 13.7.1(ii)(b)(ii)(a) permits the painting and repainting of building within this precinct, except for those that are presently unpainted. The existing building is not painted. Accordingly, the proposal to paint and make alterations to the building is a **Restricted Discretionary** activity pursuant to Rule 13.7.3(ii).

- [15] Council's discretion is restricted to the effect of the proposed work on the building's relationship with and contribution to, the townscape values of the precinct.

WRITTEN APPROVALS, NOTIFICATION AND SUBMISSIONS

- [16] The application was publicly notified in the Otago Daily Times on 21 June 2014.
- [17] Copies of the application were sent to those parties the Council considered could be directly affected by the proposal. Submissions closed on 18 July 2014.
- [18] Eight submissions were received by the close of the submission period. Three submissions were in support and five submissions were in opposition.
- [19] The submissions are summarised in the table below, and a full copy of the submissions are attached in Appendix 3.

Name of Submitter	Support/ Oppose	Summary of Submission	Wish to be heard?
Geoffrey John Thomson	Support	<ul style="list-style-type: none"> ▪ Submitter supports the application 	No
South Pacific Resorts Limited	Support	<ul style="list-style-type: none"> ▪ Believes that the 'basic repairs' of the buildings should not have triggered a notified consent and because of this Council should refund the application fee; ▪ Believes that Council should not discourage building owners to repair their buildings. 	No
Danmont Property Limited	Support	<ul style="list-style-type: none"> ▪ Submitter supports the application 	No
The Bing Harris Building Co Limited	Oppose	<ul style="list-style-type: none"> ▪ Believes that the exposed aggregate is in keeping with the urban environment and surrounding buildings; ▪ Believes that the proposed paint will give the panels a 'flat' look; ▪ Believes the exposed aggregate should be repaired and left in its' natural state without paint; ▪ Believes that the repairs can be done to the rest of the building without changing the full look of the building. 	Yes
Michael Findlay	Oppose	<ul style="list-style-type: none"> ▪ Believes that painting the building will irrevocably alter the appearance of the building; ▪ Supports painting the steel window frames and uprights, which were originally coloured. Opposes the painting of the aggregate panelling; ▪ Is concerned about the exterior of other buildings in the vicinity, does not want the painting of this building to become a precedent for heritage buildings; ▪ The precast concrete panels fixed to John Wickliffe House were designed to reveal the natural colour and texture of the Serpentine stone in the exterior panels; 	Yes

		<ul style="list-style-type: none"> ▪ Believes that the panels are integral to the building and its' authenticity; ▪ Believes that the deterioration of the exposed concrete surface can be repaired with a selective repair similar to other repaired masonry buildings. 	
Rosemary McQueen	Oppose	<ul style="list-style-type: none"> ▪ Believes that the exterior agglomerate panelling is one of the few attractive features about the John Wickliffe House; ▪ Submitter questions the painting as a solution to the spalling that has occurred, stating that the damage will continue to occur when it's painted. 	Yes
Elizabeth J Kerr	Oppose	<ul style="list-style-type: none"> ▪ Believes that painting such a large building will have adverse effects that can't be mitigated; ▪ Believes that the application is inadequate and deficient in information; ▪ Believes that it is "regrettable that the architects proposed a flat dark paint application to cover the aggregate precast panels which together with the fenestration are a defining aesthetic feature of the original architect's design for the building's external modulation and banding". 	Yes
David R Murray	Oppose	<ul style="list-style-type: none"> ▪ Believes that painting the building will result in significant negative effects on the Townscape Precinct; ▪ Believes the proposal is unsympathetic to the surrounding built environment, unsuited to the architectural conception of the building and at odds with heritage and precinct values; ▪ Submitter believes the building is "one of the city's best examples of international Brutalist design distinctly interpreted in its local context. Such buildings are now recognised internationally for their heritage values, notably in European Countries with centuries of rich heritage to draw from"; ▪ Believes that the colour relates directly to the surrounding environment, stating that the designers were asked to use 'as far as was possible indigenous materials' and states that the colouring is sympathetic with the neighbouring former Chief Post Office and Consultancy House, making it a positive contextualising feature; ▪ Believes that painting is a poor solution to the exposed concrete problems "it will look less modern, and more like a face lifted old building unconvincingly shoehorned into a fashionable 	Yes

		<p>aesthetic”;</p> <ul style="list-style-type: none"> ▪ Believes by granting the application the painting will “confuse the style of the building, which contributes most positively to the precinct in its purer authentic form”, “make the structure more dominating through a less textured finish and dark colour”, “replace a sophisticated texture and finish with a relatively crude one” and “make aesthetic changes inconsistent with best practice in building conservation”. 	
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ENVIRONMENTAL EFFECTS OF ALLOWING THE ACTIVITY

[20] Section 104(1)(a) of the Act requires that the Council have regard to any actual and potential effects on the environment of allowing the activity. ‘Effect’ is defined in Section 3 of the Act as including-

- a) *Any positive or adverse effect; and*
- b) *Any temporary or permanent effect; and*
- c) *Any past, present, or future effect; and*
- d) *Any cumulative effect which arises over time or in combination with other effects—
regardless of the scale, intensity, duration or frequency of the effect, and also includes –*
- e) *Any potential effect of high probability; and*
- f) *Any potential effect of low probability which has a high potential impact.*

[21] As noted above, Council’s discretion is restricted to the effect of the proposed work on the building’s relationship with, and contribution to, the townscape and heritage values of the precinct. A number of assessment matters have been included in the rule to assist the Committee in exercising discretion. These matters are as follows:

- (i) The profile of the building or structure as viewed from public places.
- (ii) The main determinants of the style and character of the building.
- (iii) The scale of the original building and the extent to which any changes are visually dominant.
- (iv) The design and appearance of the building including cladding materials, openings and colour.
- (v) The townscape and heritage significance of the buildings.
- (vi) The relationship of the building to the setting.
- (vii) The importance attributed to the heritage resource by the wider community.
- (viii) The values of any precinct in which the building or structure is or may be located.
- (ix) The conservation principals contained within the ICOMOS New Zealand Charter for the conservation of Places of Cultural Heritage Value.
- (x) Where items are located within the Harbourside Zone, the relevant assessment matters listed within 26.9 including the extent to which the proposal is consistent with the Harbourside Designer Code in Appendix 26.2.

- [22] The policies that inform these matters are also relevant to the exercise of the Committee's discretion. However other matters, derived from Part 2 of the Act or elsewhere, are not relevant when restricted discretionary activities are considered.
- [23] **Assessment of the proposal**
- [24] In considering the merits of the proposal, Council is restricted in its assessment on the effects of the proposal on the building's relationship with, and contribution to, the townscape and heritage values of the precinct and the significance of the building within its context. While such a consideration would seem relatively straight forward, the assessment involves a relatively subjective matter. To assist in determining the appropriateness of the proposed work, the District Plan contains a number of assessment matters. The assessment matters enable the Committee to determine the importance of the subject building within its precinct, and then assess the effect that the proposed work will have in that regard.
- [25] In relation to this particular proposal it must be noted at the outset that the building itself has no specific heritage protection. It is not listed as a heritage building by Heritage New Zealand or the District Plan. Consequently assessment matters (vii), (ix) and (x) are not relevant to this proposal.
- [26] An important consideration for the assessment of effects is the application of what is commonly referred to as the permitted baseline assessment. The purpose of the permitted baseline assessment is to identify the non-fanciful effects of permitted activities and those effects authorised by resource consent in order to quantify the degree of effect of the proposed activity. Effects within the permitted baseline can be disregarded in the effects assessment of the activity.
- [27] The permitted baseline can only be applied to the repair. As of right, a building can be repaired so long the repair is for the purpose of restoration and undertaken in the same material and original design of the feature being repaired.
- [28] **The profile, style, character and the relationship of the building to the setting and as viewed from public space and wider community (Assessment Matter 13.7.3(ii)(vi), 13.7.3(ii) and 13.7.3(ii)(ii) 13.7.3(ii)(vii))**
- [29] The John Wickliffe House is located on a site that is, according to Council's Urban Designer Mr. Peter Christos, "one of the most prominent sites in the exchange and [the building] undoubtedly contributes significantly to the precincts character". The John Wickliffe House, independently, does not carry any specific heritage protection. Mr. Christos describes the style and setting of the building, as being "on the edge of the Exchange Square and can be clearly viewed from multiple viewpoints. The building represents a time when architecture was used to project a sense of modernity and progress, in both social and economic terms."
- [30] Councils consultant Mr. Phillip Hartley, a Chartered Building Surveyor of Salmond Reed Architects who specialises in building defects, building conservation and remedial repairs, agrees with Mr. Christos' description of the architectural style stating that "the site is of high historic importance...the design of the building reflected late modernism in New Zealand, in which architectural forms were designed, and materials selected to 'speak for themselves' without embellishment or elaborate decoration. Painted elements to this building were principally restricted to the steel framed fenestration". I agree with the above statements, and note that one of the main features of

the townscape precinct is the commercial buildings which both promote heritage buildings and the modern movement in architecture, which is considered a unique urban quality in Dunedin.

- [31] It is therefore, my opinion, despite its own lack of heritage protection, that the John Wickliffe house is a very significant component of the North Princes Street/Exchange Townscape Precinct. In the context of its location, the buildings profile, scale and relationship to its setting contribute value and integrity to the Townscape Precinct. Consequently, a relatively simple matter, such as the colour of the building, can have a significant impact either positive or negative, in this regard.
- [32] **The townscape and heritage significance of the buildings (Assessment Matter 13.7.3(ii)(v))**
- [33] The building, as stated above, is an important feature of the North Princes Street/Exchange Townscape Precinct and what is known as 'The Exchange'. The painting of a presently unpainted building in this precinct is and will change the amenity of the zone, however, whether this will negatively impact or positively impact is contested.
- [34] The significance of this building to the Townscape Precinct is integral in assessing the effects of the proposed painting and repairs. The 'significance' assists Council in deciding the protection required for buildings such as this that are not independently protected but are protected in relation to its setting and contribution to the total aesthetic of the precinct.
- [35] I have considered other resource consents for repairs and painting including one for the painting of the Forsyth Barr Building, which was publicly heard in 2006. This consent decision was granted with approved colours decided by Council. The building in the Octagon is of a similar style and age. While the Forsyth Barr building is in a similarly prominent location, I believe that the John Wickliffe House contributes significantly more to the exchange than the Forsyth Barr building does to the Octagon. I also note consent was granted to paint a building on High Street, this building had required concrete repairs and is now painted Resene 'Foundry', again this building does not carry the same significance or contribute to the Townscape precinct as highly as the John Wickliffe Building, in my opinion.
- [36] The significance of this building is clear in its context, as it was obviously designed to fit within the context of the Chief Post office building and Consultancy House. This is immediately apparent when viewed from the corner of Princes Street and Rattray Street.
- [37] One of the submitters states that many buildings in Dunedin and in this precinct have been painted and have lost their original exterior. This is most apparent in Historic buildings that are currently restoring their exterior to the original finish. Those submitters opposing the proposal believe that this building should not follow suit as it will lose the texture and natural stone that covers this building. It is my view that painting the building will detract significantly from the precinct and the surrounding buildings that support and inspired the design of this building.
- [38] **The scale of the original building and the extent to which any changes are visually dominant and the design and appearance of the buildings cladding materials, openings and colour (Assessment Matter 13.7.3(ii)(iv) and 13.7.3(ii)(iii))**
- [39] Repairs

[40] The applicant states that "extensive repairs are required to the precast concrete panels; the repairs include the cracks in the precast concrete and to the spalling concrete. The old mastic joining between the panels is also to be removed and replaced."

[41] Mr. Christos believes that the issue is much more complex than the applicants have stated, his comments are as follows:

The structural integrity of the panels and safety of the public is important as is the viable commercial use of the building. In my view, the approach to the repairs needs to be more focused on conservation. In this instance, I believe that further independent and expert evaluation of the damaged panels is required and such investigations should be based on conservation. This will inform all parties of the best way forward with regard to ensure both the structural and visual integrity of the building.

[42] Mr. Hartley assists in exploring the detail of the required repairs and explains the extent of the reinforced concrete deterioration stating:

The building is constructed of reinforced concrete, with steel bars embedded within the depth of the main structural frame of the building, together with other cast in situ and precast concrete elements. Some reinforcement located close to the concrete surface has been subject to corrosion due to the presence of moisture, which has resulted in cracking and breakdown of the concrete. The nature of cracking includes the vertical and horizontal alignment of principal reinforcing bars and some angular cracks

Inadequately designed and/or executed concrete cover to reinforcement is a major problem associated with failures. In-situ concrete structures tend to exhibit greater faults than pre-cast concrete elements. The protection of reinforcement (concrete cover) is designed according to the quality and thickness of concrete measured from the exposed face of an element (column, beam, slab, etc.), to the closest steel reinforcement embedded within that structure.

There are a number of common reasons for reinforcement being closer to concrete surfaces, in breach of the minimum coverage require by concrete standard. These include; (i) poor design and/or incorrect setting out (which can result from inexperience), (ii) inadequate site supervision (during placement), and (iii) misunderstanding of tolerances (such as not taking into consideration rib patterns, and the greater size of reinforcement assemblages than the individual dimensions of components).

[43] In relation to the repairs, the applicants consider that the cracks must be ground out and spalling concrete be removed before repairs can be made and state that a colour-match is not possible when undertaking the repairs.

[44] Mr. Hartley addresses these issues in his comments below:

The repair proposals are based on a number of misconceptions, and the exemplar to illustrate the proposed repair methodology exhibits a number of failings

- (i) *It is fair to comment that 'spalling concrete results in the building look dilapidated'. However, such visual detraction can be overcome with a scheme of repair utilising well-designed and executed concrete mortar systems (including correct size and colour of concrete aggregate for decorative concrete areas).*

- (ii) *The cause of moisture penetration needs to be fully understood, and demonstrated in a detailed condition statement with supporting evidence, in order to justify the rationale for the remedial works proposal. The key determinant is to separately identify (i) the incidence of reinforcement with inadequate concrete cover, (ii) the nature of moisture penetration through inadequate concrete cover, and (iii) the evidence of leak locations at construction joints, etc.*
- (iii) *The nature of any failure of joint seals should be established.*
- (iv) *The Statement of Intent refers to the advice on repairs being provided by 'a specialist exterior coating company'. Concrete defects analysis and a repair proposal should be an independent process, by professionals with appropriate skills and indemnity for remedial design solutions. In this instance, a Consulting Engineer would be that appropriate professional working in conjunction with the building owners' Architect. Contracting companies do not provide advice that is independent of techniques and materials, and therefore risks ignorance of repair options and bias in favour of contracting solutions.*
- (v) *From the repair exemplar, it is apparent that only part of the reinforcement bar has been exposed prior to coating (red coloured application (which can be seen in figure 5 in Appendix 4)), rather than that of the whole of the bar. Removal of concrete cover around the whole circumference of the bar is necessary in order to access all surfaces to identify conditions, to remove surface rust and/or rust scale, and to treat the whole surface with a proprietary chemical consolidate*

The concrete repair mortar appears to have been applied 'direct from the bag' with no attempt at matching the tone or texture of the concrete band. There are a number of proprietary concrete repair systems, in particular hose manufactured by SIKA and BASF Construction Chemicals who produce varying grades of mortar to suit the original concrete types, and corrosion inhibitors. The Pozilite Mortar is an 'off the shelf' repair mortar, which does not match purpose designed concrete repair systems research and marketed by companies such as SIKA and BASF.

Based upon the information supplied, it is misleading to state than an exact match to the existing weathered concrete will not be possible'. Concrete repairs are commonly undertaken to unpainted concrete buildings that pre-date John Wickliffe House, some of which are scheduled by Local Authorities and or register by Heritage New Zealand. Under such circumstances, painting of unpainted heritage building on the pre-text that repairs would be unsightly, is generally not permitted, and for good reason. With the benefit of careful material selection, appropriate trial samples, and experienced operatives, concrete repairs can be made discrete without the need for painting, and without visual detracton.

- (xi) *The purpose of an appropriately designed concrete repair regime, based on the use of materials of establish use (often referred to as repair systems with compatibility across the range of products) should achieve the level of protection to a reinforced concrete building structure without 'being sealed'. The incidence of materials that have been open to weathering and subsequently sealed is significant, and such an irreversible action should not be undertaken without full consideration of the consequences.*

Building fabric, including concrete, undergo surface moisture penetration and release in a cycle of wetting and drying that does not result in failure. Repairs to address more localised breakdown due to other circumstances

(e.g. failed seal, inadequate concrete cover, etc.) can provide long term remedy without the sealing of repairs surfaces.

- [45] Considering the above statements from Mr. Christos and Mr. Hartley, it is accepted there are obvious failures with the concrete design that need to be addressed and maintained adequately to ensure the spalling doesn't occur further. At this point, the extent to the repairs is uncertain and I consider a full analysis of these repairs would be beneficial. Mr. Hartley has outlined a more intensive approach to the repairs required and a series of alternatives to colour match and repair the cracks. This view differs from the applicant's position.
- [46] It is my opinion that the applicants should explore more robust and sympathetic techniques to repair the cracks and spalling, as this will be an ongoing issue for the building owners due the concrete defect outlined by Mr. Hartley above. Mr. Hartley has also addressed that painting can be avoided due to available alternative colour match repair techniques.
- [47] Painting
- [48] Painting the building is a two pronged issue, one being the risks associated with the painting and once this is established, second is the potential amenity effect of painting on the townscape values and urban environment.
- [49] The applicants are concerned for the current visual appearance due to cracks and staining as well as the visual appearance of the building after repairs have been completed. The applicants state that other techniques to remove staining of concrete surfaces have been unsuccessful. Due to these concerns, the proposed scope includes painting the concrete surfaces in addition to the steel windows. Clear coatings have been considered by the applicants, who have rejected this due to the perception of a 'wet look' which will make the staining issue look more pronounced.
- [50] Mr. Christos examines the proposed painting
- [51] *The concrete panels are integral to the design of the building. They are unique as the aggregate was imported in great quantity from the West Coast specifically for this building. The honed finish high-lights the aggregate and provide a quality finish not dissimilar to stone. Like stone, the concrete panels provide a texture that cannot be replicated by paint. It is the honed aggregate that enables the building to sit in context with neighbouring large stone buildings such as the former Chief Post- office, former BNZ building and Consultancy house. If the panels were to be painted it would not only diminish the architectural quality of the building itself but it would also significantly reduce the ability of John Wickliffe House to relate to neighbouring large un-painted stone buildings within the precinct. In my opinion there is a real risk that a defining quality of John Wickliffe House will be lost should the panels be painted. The building would be severely compromised as an important and prominent example of a 20th century architectural movement and simply become a bland office block. If the building was to be painted, the effects on precinct values would be negative.*
- [52] As stated in the submissions, painting the John Wickliffe House will alter the look of the building. Many buildings in Dunedin have been painted to promote a clean and solid look, however it is apparent that this practice is not being implemented as much currently and the emphasis appears to be changing direction completely. There are many buildings in Dunedin that are trying to remedy this, by removing paint from natural and porous surfaces to restore the whole look.

- [53] One submitter states how that the “the self-colouring of the stone and concrete is fully intentional” the submitter goes on to state that the “precast concrete panels fixed to the John Wickliffe House were designed to reveal the natural colour and texture of the South Island stone used in the facings”. Another submitter suggests that the concrete panels “are integral to the building and are an essential part of its authenticity”. Another submitter states that the exposed aggregate panels are “one of the few redeeming qualities of the John Wickliffe House”. Therefore representing the original architect’s perspective.
- [54] Mr. Hartley comments on the proposed painting:
- The architectural design intent was not based on painted concrete surfaces, and accordingly the juxtaposition of smooth and heavier textured surfaces would be compromised by the application of a paint finish. The proposal that painting the building will diminish future erosion is not a justification in itself for doing so. Paints are complex materials with varying performance specifications, rather than a universal application for the benefits of all conditions. Such statements are made where the paint is professed to ‘seal’ a building against future moisture penetration.*
- [55] *Painted surfaces which seal building surfaces are at risk of moisture entrapment as well as moisture resistance. The most significant failure of building substrates is the trapping of moisture where it cannot escape. Unpainted surfaces allow the movement of moisture, without damage unless materials such as steel reinforcement have insufficient protection, whilst painted surfaces trap moisture which passes through small defects over time.*
- [56] *Claims for vapour permeable paint coatings invariably are not a panacea for all paint solutions. The application of paint to such a large building will be a significant expense, and depending upon the paint type, would require significant service intervals (in which it would have to be renewed) every give to seven years. Annual washing may also be a material requirement.*
- [57] *Painting the varying concrete textures would represent an irreversible process, as it would be virtually impossible to remove a failed paint coating without aggressive techniques that would result in damage to the original surfaces.*
- [58] By avoiding the ‘wet look’ that a clear coat would provide, I consider the applicants have chosen a colour that is inappropriate for the precinct and not in keeping with surrounding buildings. As outlined above, both Mr. Christos and Mr. Hartley believe that painting would not tackle the issue that the applicants are facing. It is my opinion, that due to the full extent of the repairs are unknown at this point, painting will be an inappropriate decision and potentially cause further problems including trapping the water within the concrete and not efficiently sealing the concrete. However, if a full assessment were to be undertaken then Council would be able to better assess the extent of the repairs and potential scarring caused by the repairs.
- [59] In considering Mr. Christos and Mr. Hartley’s comments it is clear that painting the building will negatively affect the aesthetic of the building and the precinct. A consistent finish can be achieved by using a different technique in repairing the material in place of painting the building. It is my opinion that the applicants should make every effort to maintain the serpentine panels to their original design and aesthetic.

Effects Assessment Conclusion

- [60] The opinion of Council's Urban Designer and consultant is that the possible painting of the building is not consistent with the building's architectural detail and the potential colour is inappropriate and not subdued in the context of the North Princes Street/Exchange Townscape Precinct. A full assessment of the potential repairs have not been undertaken at this point, therefore it is difficult to assess the full extent of the potential scarring associated with the repairs. Any cracks in the exterior may be masked by the painting if undertaken without a full assessment of the structural issues in regard to the concrete.
- [61] Mr. Christos concluded that the visual impact of painting will be significantly adverse and Mr. Hartley agrees and concludes that this cannot be reversed. I agree with Mr. Hartley and Mr. Christos' assessment and I consider that the building should not be painted and the sympathetic repairs can be undertaken to represent the original material of the building.
- [62] After considering the likely effects of this proposal above, overall, I consider the effects of the painting to be significantly adverse; however I believe that the adverse visual effects of the repairs can be adequately mitigated provided every measure is taken to restore the repairs to match the current exterior cladding.

OBJECTIVES AND POLICIES ASSESSMENT

Assessment of Objectives and Policies of the District Plan (Section 104(1)(b)(vi))

- [63] Section 104(1)(b)(vi) of the Act requires the Council to have regard to any relevant provisions of the District Plan.
- [64] The following objectives and policies of the District Plan were considered to be relevant to this application:

Sustainability Section	
Objective/Policy	Is the proposal Consistent with or Contrary to the Objectives and Policies?
Objective 4.2.1 Enhance the amenity values of Dunedin. Policy 4.3.1 Maintain and enhance amenity values.	The building is considered to contribute to the amenity values of this precinct. The painting of this building and repairs are not in keeping with the precinct values and will decrease the amenity value of the building. Therefore the proposal is considered to be inconsistent with this objective and policy.
Objective 4.2.4 Ensure that significant natural and physical resource are appropriately protected	The proposal is to paint a building in one of Dunedin's most well-known and prominent corners. The townscape zone boasts characteristics including unpainted brick and stone as a determining feature of the precinct as a locally important feature. The building is not listed as a heritage building, however the building is significantly important to the precinct. Therefore, the painting of the building fails to protect this resource and is considered to be inconsistent with this objective and policies. The proposed repairs will maintain and strengthen the exterior of the building,
Policy 4.3.1 Prove for the protection of natural and physical resources of the city commensurate with local, regional and national significance.	
Policy 4.3.10 Adopt a holistic approach in assessing the effects of the use and development of natural and physical resources.	

	<p>assisting in protecting the building's exterior cladding made of natural resources provided the repairs are sympathetic. This element of the proposal is consistent with this objective and policies</p>
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Townscape Section

Objective/Policy	Is the proposal Consistent with or Contrary to the Objectives and Policies?
<p>Objective 13.2.3 Ensure that buildings and parts of buildings, places and sites which are of heritage value are recognised and protected</p>	<p>The John Wickliffe house, while not of historic value, contributes highly to the surrounding urban environment, which John Wickliffe house was designed to compliment.</p>
<p>Policy 13.3.8 Exposed stone and brick on the facings of buildings within townscape or heritage precincts are to be retained with their natural appearance</p>	<p>Therefore the exposed stone is not only a defining feature, but also a highly valued feature within this townscape precinct. Painting the exposed unpainted stone as well as undertaking the repairs inconsistent with the original material is considered to be inconsistent with these policies and objectives.</p>
<p>Objective 13.2.4 Ensure that building and places that contribute to the townscape character are recognised and maintained</p> <p>Policy 13.3.9 Require alterations to the external design and appearance of all buildings within identified precincts to be in keeping with the character of the precinct</p>	<p>The John Wickliffe house arguably contributes highly to the North Princes Street/Exchange Townscape Precinct. The proposed repairs make no attempt to consider the original material or restore the Brutalist look of the concrete which reinforces its architectural integrity. The buildings current finish is in keeping with the character of the precinct, the chosen colour and painting of the building is likely to compromise the intent of these policies and is therefore inconsistent with them.</p>
<p>Objective 13.2.5 Ensure that the character of significant townscape and heritage precinct is maintained or enhanced</p>	<p>The painting of the building is not compatible with the values of the precinct, which values state that are clad with brick or stone are generally unpainted. Any changes should be compatible with the values of this precinct; painting the whole building a dark colour does not support the colours of the surrounding buildings and will negatively affect the precinct. Therefore the painting is inconsistent with the objectives and policy.</p>
<p>Policy 13.3.4 Protect and enhance the heritage and townscape values of the North Princes Street/Moray Place/Exchange Townscape precinct.</p>	<p>Therefore the painting is inconsistent with the objectives and policy.</p>
<p>Objective 13.2.6 Ensure that development (including alterations and additions to building) does not adversely affect the character and amenity of the central city precincts</p>	<p>The exposed aggregate panels add to the quality of the building as well as the precinct as one of the defining features. The John Wickliffe House sits within a collective of exposed stone exterior clad buildings; the precinct's character will be altered significantly if this is covered. Therefore the repairs are not in keeping with the original material and is inconsistent with the objectives and policy</p>

- [65] Having regard at the relevant objectives and policies individually, and considering these in an overall way, the above assessment indicates that the application is inconsistent with those provisions. The key objective is Objective 13.2.5 which strives to keep the character of the townscape precinct intact through appropriate development. This proposal is inconsistent with the Key objectives and Policies including Objective 13.3.5, 13.2.4, Policy 13.3.8 and Policy 13.3.9, as the alterations do not consider this part of the District Plan and therefore fails to meet those objectives and policies.

DECISION MAKING FRAMEWORK

Part 2 Matters

- [66] When considering an application for resource consent, an assessment of the proposal is to be made subject to the matters outlined in Part 2 of the Act. This includes the ability of the proposal to meet the purpose of the Act, which is to promote the sustainable management of natural and physical resources. Furthermore, the matters of national importance in Section 6 must be recognised and provided for, and particular regard must be had to the matters listed in Section 7.
- [67] Of particular relevance to this application are Sections 5(2)(c) "avoiding, remedying or mitigating any adverse effects of activities on the environment", 6(f) "the protection of historic heritage from inappropriate subdivision, use and development", 7(c) "the maintenance and enhancement of amenity values" and 7(f) "the maintenance and enhancement of the quality of the environment".
- [68] With regards to these sections of the Act, the above assessment of effects has concluded that overall, the effect of the proposal on the existing character amenity and quality of the surrounding environment that can be considered under the Resource Management Act 1991 will be moderately adverse. Accordingly, I consider the proposal is inconsistent with the relevant Part 2 matters detailed above.
- [69] Having regards to Section 6(f) of the Act, there are no matters of national importance as the building is not listed, however it is protected by the Townscape's rules which will be negatively affected by the proposed painting and repairing of the building.
- [70] Having regard to Section 7(c) and 7(f), the painting of an unpainted building and repairs that do not maintain the original appearance have the potential to significantly detract from the amenity values, diminishing the architectural quality of the building and urban environment subsequently.
- [71] Overall I consider the proposal is inconsistent with those matter outlined in Part 2 of the Act.

Section 104

- [72] Section 104(1)(a) states that the Council shall have regard to any actual and potential effects on the environment of allowing the activity. This report assessed the environmental effects of the proposal and concluded that the likely adverse effects of the proposed painting will be significant, however I believe that the effects of the repairs can be adequately mitigated provided every measure is taken to restore the repairs to match the current exterior cladding.
- [73] Section 104(1)(b)(vi) requires the Council to have regard to any relevant objectives and policies of a plan or proposed plan. This report concluded that

the application would be inconsistent with the key objectives and policies relating to the Sustainability and Townscape Sections of the District Plan.

- [74] Section 104(1)(c) requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. No other matters were deemed relevant to this application.

CONCLUSION

- [75] Having regard to the above assessment, I recommend that the application for painting the John Wickliffe House be declined, and the repairs are granted consent subject to appropriate conditions.

RECOMMENDATION

*That, pursuant to Section 34A(1) and 104B and after having regard to Part 2 matters and Section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** in part consent to a Restricted Discretionary activity. It grants consent to make repairs to the John Wickliffe House subject to compliance with conditions of consent imposed by Section 108 shown here and **declines** consent to paint the John Wickliffe House at 265 Princes Street, Dunedin legally described as Section 6 Block XLIV Town of Dunedin, held in Computer Freehold Register OT18A/1024.*

Conditions

1. *Prior to works commencing the applicants shall engage a suitably qualified person to assess the extent of the required repairs and provide a full report and repair specification for assessment by the Resource Consents Manager of the Dunedin City Council.*
2. *The repairs works must be undertaken in a way that is sympathetic to the original design and material of the exterior cladding to a standard where painting is not required.*

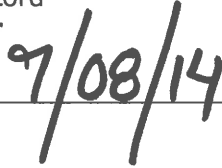
REASONS FOR RECOMMENDATION

- [76] Provided that the recommended conditions of consent are implemented, I consider that the likely adverse effects of the proposed repairs can be adequately mitigated and will be significant.
- [77] The proposal is considered to be inconsistent with the key relevant objectives and policies of the District Plan.
- [78] The proposal is considered to be inconsistent with the Part 2 matters of the Resource Management Act 1991.
- [79] Overall, the proposed painting has been assessed as being likely to give rise to adverse effects on those elements of the Townscape Precinct that the District Plan seeks to protect. The proposed repairs have been assessed as not being likely to give rise to adverse effects on the Townscape zone provided conditions of consent are complied with.
- [80] I therefore recommend that resource consent to paint the building be declined and repairs to the building be granted, subject to recommended conditions of consent.

Report prepared by:



Sophie Lord
Planner

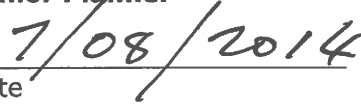


Date

Report checked by:



John Sule
Senior Planner



Date

APPENDIX 1: THE APPLICATION



Application Form for a Resource Consent

50 The Octagon, PO Box 5045, Moray Place
 Dunedin 9058, New Zealand
 Ph 477 4000
 www.dunedin.govt.nz

Application Details

I/We Foundation Corporate Trust Limited - Plaza Property Trust (must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for:

Land Use Consent Subdivision Consent

Brief description of the proposed activity: _____

Apply for Resource Consent for the Exterior painting of John Wickliffe House 265 Princes Street Dunedin.

Have you applied for a Building Consent? Yes, Building Consent Number ABA _____ No

Site location/description

I am/We are the: (owner, occupier, lessee, prospective purchaser etc) of the site

Street Address of Site: 265 Princes Street, DUNEDIN

Legal Description: Lot 1, DP 17417, Valuation Number 27150-05800, Rate ID 2064455, Property No. 50604455

Certificate of Title: _____

Address for correspondence (this will be the first point of contact for all communications for this application)

Name: C/o. Baker Garden Architects Ltd (As Agent) (applicant/agent (delete one))

Address: Po Box 203 Dunedin Postcode: 9054

Phone (daytime): 03 4775214 Fax: 03 4775212 Email: architect@bakergarden.co.nz

Address for Invoices or Refunds (if different from above)

Name: Foundation Corporate Trust Limited - Plaza Property Trust

Address: P O Box 613, DUNEDIN

Bank Account Name _____

Account Number:

--	--

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--	--

 Bank Branch Account Number Suffix

Ownership of the site

Who is the current owner of the site? Foundation Corporate Trust Limited - Plaza Property Trust

If the applicant is not the site owner, please provide the site owner's contact details:

Address: P O Box 613, DUNEDIN Postcode: 9054

Phone (daytime): _____ Fax: _____ Email: _____

Monitoring of your Resource Consent

To assist with setting a date for monitoring, please estimate the date of completion of the work for which Resource Consent is required. Your Resource Consent may be monitored for compliance with any conditions at the completion of the work. (If you do not specify an estimated time for completion, your Resource Consent, if granted, may be monitored three years from the decision date).

August 2014 _____ (month and year)

Detailed description of proposed activity

Please describe the proposed activity for the site, giving as much detail as possible. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please provide proposed site plans and elevations.

See the attached DETAILED DESCRIPTION OF THE PROPOSED ACTIVITY 7th May 2014

Description of site and existing activity

Please describe the existing site, its size, location, orientation and slope. Describe the current usage and type of activity being carried out on the site. Where relevant, discuss the bulk and location of buildings, parking provision, traffic movements, manoeuvring, noise generation, signage, hours of operation, number of people on-site, number of visitors etc. Please also provide plans of the existing site and buildings. Photographs may help.

The building is located within the Central Activity Zone and also within the Townscape and Heritage Precinct.

Built in the 1970's the building is clad in unpainted precast concrete panels and has painted steel windows.

_____ (Attach separate sheets if necessary)

District plan zoning

What is the District Plan zoning of the site? The building is located within the Central Activity Zone (CA)

Are there any overlaying District Plan requirements that apply to the site e.g. in a Landscape Management Area, in a Townscape or Heritage Precinct, Scheduled Buildings on-site etc? If unsure, please check with City Planning staff.

The building is also located within the Townscape and Heritage Precinct.

Breaches of district plan rules

Please detail the rules that will be breached by the proposed activity on the site (if any). Also detail the degree of those breaches. In most circumstances, the only rules you need to consider are the rules from the zone in which your proposal is located. However, you need to remember to consider not just the Zone rules but also the Special Provisions rules that apply to the activity. If unsure, please check with City Planning staff or the Council website.

Painting of buildings within the Townscape and Heritage Precinct requires a Resource Consent.

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name: N/A

Address: _____

Name: _____

Address: _____

Please note: You must submit the completed written approval form(s), and any plans signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is required, but not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Assessment of Effects on Environment (AEE)

In this section you need to consider what effects your proposal will have on the environment. You should discuss all actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effect. i.e. small effect equals small assessment.

You can refer to the Council's relevant checklist and brochure on preparing this assessment. If needed there is the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz. Schedule 4 of the Resource Management Act 1991(RMA) provides some guidance as to what to include.

The colours chosen for the exterior repaint are similar to the existing colours and to the existing weathered concrete panels.

Colours are dark natural tones:

Resene Foundry for the precast concrete

Resene Black for the steel windows

~~Resene Double Sea Fog for the soffits and the panels between windows~~

The resulting effects on the environment will be minor or positive when compared with not painting the building and leaving the exposed concrete repairs and staining exposed.

(Attach separate sheets if necessary)

The following additional Resource Consents from the Otago Regional Council are required and have/have not (delete one) been applied for:

Water Permit Discharge Permit Coastal Permit Land Use Consent for certain uses of lake beds and rivers Not applicable

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.



Signature of Applicant/Agent (delete one): _____ Date: 7th May 2014

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

- Avoid unreasonably prejudicing your commercial position
- Protect information you have supplied to Council in confidence
- Avoid serious offence to tikanga Maori or disclosing location of waahi tapu

What happens when further information is required?

If an application is not in the required form, or does not include adequate information, the Council may reject the application, pursuant to section 88 of the RMA. In addition (section 92 RMA) the Council can request further information from an applicant at any stage through the process where it may help to a better understanding of the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated. The more complete the information provided with the application, the less costly and more quickly a decision will be reached.

Fees

Council recovers all actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed. This can also be viewed on the Council website.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

- In Writing: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058
- In Person: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon
- By Phone: (03) 477 4000, Fax: (03) 474 3451
- By Email: planning@dcc.govt.nz

There is also information on our website at www.dunedin.govt.nz.

Information requirements (two copies required)

- Completed and Signed Application Form
- Description of Activity and Assessment of Effects
- Site Plan, Floor Plan and Elevations (where relevant)
- Certificate of Title (less than 3 months old) including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)
- Written Approvals
- Forms and plans and any other relevant documentation signed and dated by Affected Persons
- Application Fee (cash, cheque or EFTPOS only; no Credit Cards accepted)

In addition, subdivision applications also need the following information

- Number of existing lots. Number of proposed lots.
- Total area of subdivision. The position of all new boundaries.

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information. A full list of the information required for resource consent applications is in the Information Requirements Section of the District Plan.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information and adequate assessment of effects)?

- Yes No

Application: Received Rejected

Received by: Counter Post Courier Other: _____

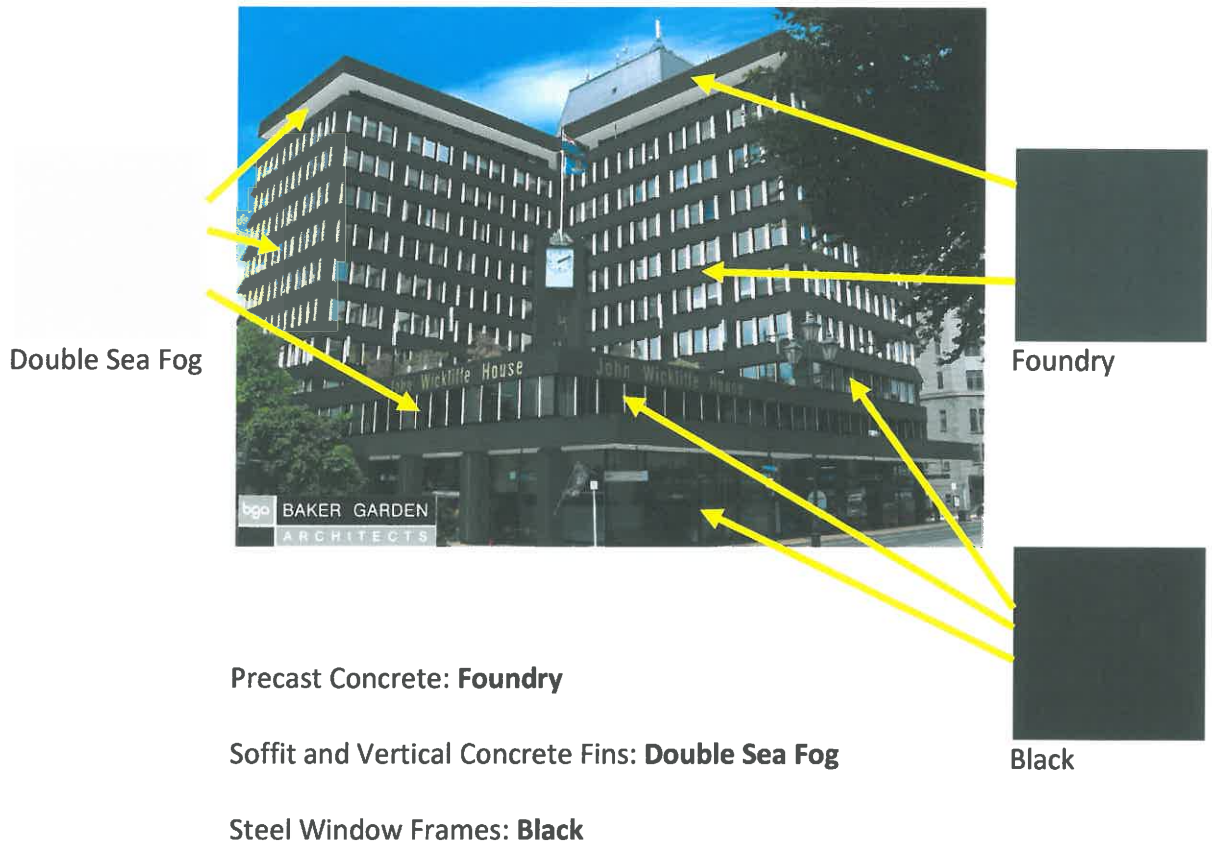
Comments: _____

(Include reasons for rejection and/or notes to handling officer)

Planning Officer: _____ Date: _____

P.O. Box 203 Dunedin
 Phone (03) 477-5214
 Fax (03) 477-5212
 architect@bakergarden.co.nz

**LUC 2014-138 - 265 Princes Street – DUNEDIN
 May 2014**







Ramset New Zealand
 A Division of ITW NZ Ltd
 www.ramset.co.nz

SPECIFICATION

Specification for the installation of Ramset Pozilite™ HB Structural Repair Mortar.

Date: 01/05/2014

Specification Number: JWHD-MMSHB010514

Project Name: Jon Witcliffe House.
 Project Location: 3 Princess St, Dunedin.
 Scope of work: Repairing of Damaged concrete substrates
 Contractor: MMS Ltd, Dunedin

Product/s: Ramset Pozilite™ HB Structural Repair Mortar.
 Ramset Ultrabond132 / Ramset Chemcrete.

1.0 General.

Please be aware that an engineer should have viewed the repair area to determine how extensive the repair is prior to undertaking repair work where steel may be affected.

- 1.1 All work is to be carried out in accordance with the current Ramset NZ technical data sheet
- 1.2 This specification should be read in conjunction with the Contract Documents and Specification for the project.

2.1 Substrate & Surface Preparation.

- 2.1.1 Saw cut or cut back the edges of the repair to a depth of at least 10mm to avoid feather edging and to provide a square edge. Break out the complete repair area to a minimum depth of 10mm up to sawn edge.

Clean the surface and remove any dust, unsound or contaminated material, plaster, oil, paint, grease, corrosion deposits or algae. Where breaking out is not required, roughen the surface and remove any laitance by light scabbling or grit blasting.

Expose fully any corroded steel in the repair area and remove all loose scale and corrosion deposits. Steel should be cleaned to a bright condition. Grit blasting is recommended for this purpose.

Steel reinforcement should be coated with Ramset Epoxy Binder prior to application of repair mortar.

2.2 Priming

- 2.2.1 Prime aread according to instruction on TDS



Ramset New Zealand

A Division of ITW NZ Ltd

www.ramset.co.nz

2.3 Mixing.

2.3.1 Mix according to the instructions on the TDS

2.4 Application.

2.4.1

Exposed steel reinforced bars should be firmly secured to avoid movement during the application process as this will affect mortar compaction, build and bond. Apply the mixed Ramset Pozilite™ HB to the prepared substrate by gloved hand or trowel. Thoroughly compact the mortar onto the primed substrate and around the exposed reinforcement.

Ramset Pozilite™ HB can be applied up to 60mm thickness in vertical sections, and up to 80mm thickness with the use of formwork. If formwork is used, it should have properly sealed faces to ensure water is not absorbed from the repair material. In horizontal locations Ramset Pozilite™ HB can be applied up to 80mm in thickness.

If sagging occurs during application to vertical surfaces, the Ramset Pozilite™ HB should be completely removed and reapplied at a reduced thickness onto the correctly preprimed substrate.

Note: the minimum applied thickness of Ramset Pozilite™ HB is 10mm.

2.5 Finishing.

Finish product using the methods described on the TDS.

Note: For specific details regarding the preparation and application of products refer to the product data sheets.

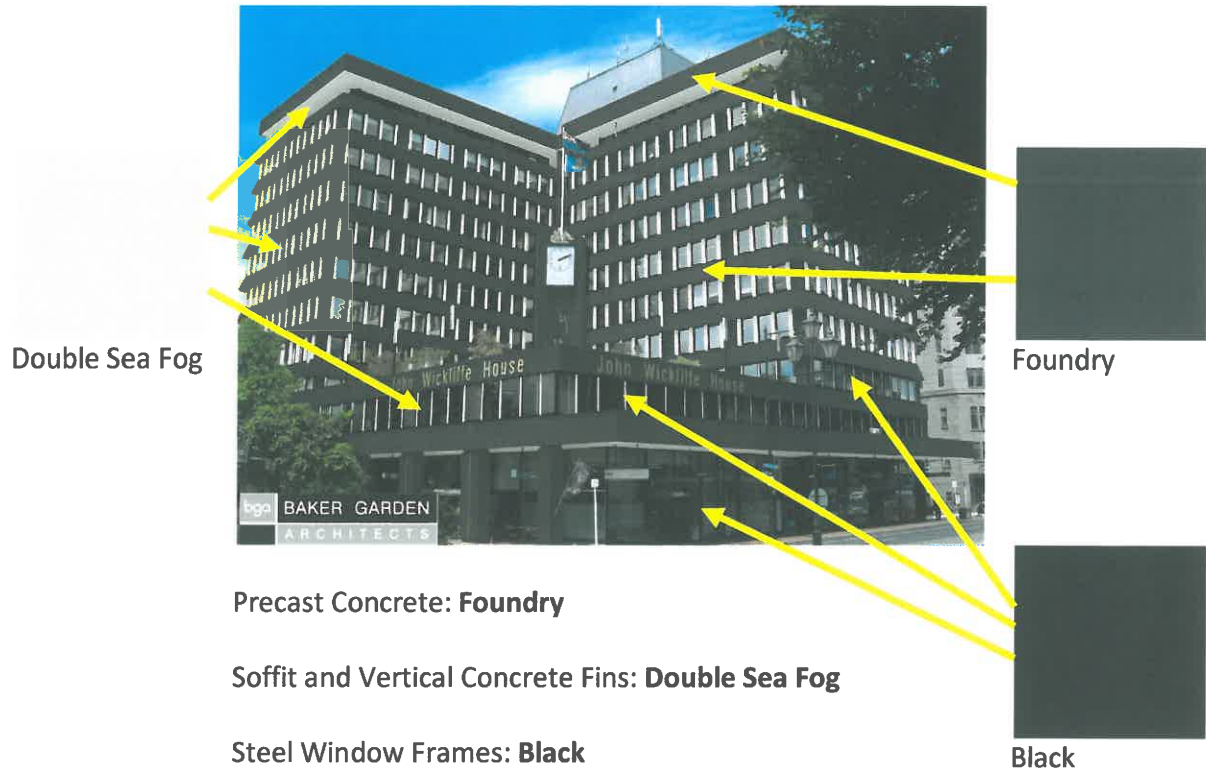
Prepared by: S Marsh

Issue Date: 01/05/14

Version: 1.1

APPENDIX 2: FURTHER INFORMATION

Foundation Corporate Trust Ltd – Plaza Property Trust
 LUC 2014-138 - 265 Princes Street – DUNEDIN
 7th May 2014 R1
DETAILED DESCRIPTION OF THE PROPOSED ACTIVITY



Extensive repairs are required to the precast concrete panels of John Wickliffe House at 265 Princes Street, Dunedin. Repairs are required to cracks in the precast concrete and to spalling concrete. The old mastic jointing between the panels is also to be removed and replaced.

The owners have taken advice from a specialist exterior coating company who advise that the cracks must be ground out and spalling concrete removed before repairs can be made. Whilst every effort will be made to colour match the repaired areas to the existing weathered concrete; an exact match will not be possible. The concrete must then be sealed against further water ingress once repairs have been completed.

The building owners are concerned that the repair work once completed will be unsightly and devalue the building in the eyes of future tenants and investors. These concerns are further exacerbated by the existing discolouration and staining of the precast exterior panels. The owners have tried a number of techniques to remove the staining; none have been successful as the staining has penetrated the concrete.

The owners have decided that in conjunction with the concrete repairs they will clean and paint the exterior of the building. Clear coatings have been considered but they will not conceal the repair marks and they may highlight the staining issue which is more pronounced when the building is wet. Clear coatings are inclined to promote a "wet look".

It is planned to commence repairs and painting with the Ground Floor and the First Floor levels followed by the entire building as funds allow. This is a major investment by the owners which they view as necessary to maintain their asset.

APPENDIX 3: SUBMISSIONS RECEIVED



DUNEDIN CITY
COUNCIL
Kaunihara a-iōhē o Otago

SUBMISSION FORM 13

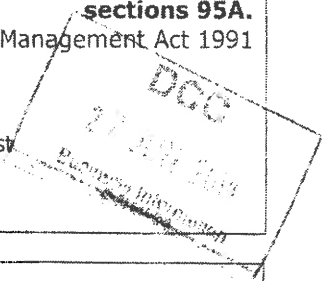
Submission concerning resource consent on publicly notified application under sections 95A.

Sections 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2014-203
Site Address: 265 Princes Street Dunedin
Description of Proposal: Painting of building in townscape precinct

Applicant: Plaza Property Trust



I/We wish to lodge a submission on the above resource consent application:

Your Full Name: JEFFREY JOHN THOMSON

Address for Service (Postal Address): PO BOX 1600 DUNEDIN
Post Code: _____

Telephone: 03-2143071 Facsimile: _____

Email Address: _____

I: ~~Support/Neutral/Oppose~~ this Application I: ~~Do Not~~ wish to be heard in support of this submission at a hearing
If others make a similar submission, I will consider presenting a joint case with them at a hearing.
(Delete the above statement if you would not consider presenting a joint case at a hearing)

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Blank lines for specifying parts of the application.

My submission is [include the reasons for your views]:

Blank lines for the submission content.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Blank lines for the desired decision details.

Signature of submitter: [Signature] **Date:** 23-6-14
(or person authorised to sign on behalf of submitter)

Notes to Submitter:
Closing Date: The closing date for serving submissions on the Dunedin City Council is Friday, 18 July 2014 at 5pm. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Baker Garden Architect Limited, PO Box 203, Dunedin 9054.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to planning@dcc.govt.nz

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified resource consent process.



SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under sections 95A.

Sections 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2014-203
Site Address: 265 Princes Street Dunedin
Description of Proposal: Painting of building in townscape precinct

Applicant: Plaza Property Trust

DCC
- 4 JUL 2014

I/We wish to lodge a submission on the above resource consent application:

Your Full Name: Dunmont Property Ltd

Address for Service (Postal Address): PO Box 5589 Dunedin

Post Code: _____

Telephone: 03 477 8863 Facsimile: _____

Email Address: avonant@vslawyers.co.nz

I: Support / Neutral / Oppose this Application I: Do / Do Not wish to be heard in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

(Delete the above statement if you would not consider presenting a joint case at a hearing)

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

Blank lines for specifying parts of the application.

My submission is [Include the reasons for your views]:

Handwritten 'No' in the first line, followed by blank lines for reasons.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

Blank lines for the desired decision.

Signature of submitter:

Handwritten signature.

(or person authorised to sign on behalf of submitter)

Date:

26/6/14

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Friday, 18 July 2014 at 5pm. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Baker Garden Architect Limited, PO Box 203, Dunedin 9054.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to planning@dcc.govt.nz

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified resource consent process.



DUNEDIN CITY COUNCIL
Kaitiaki-māori o Ōtago

SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under sections 95A.

Sections 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2014-203 **Applicant:** Plaza Property Trust
Site Address: 265 Princes Street Dunedin
Description of Proposal: Painting of building in townscape precinct

I/We wish to lodge a submission on the above resource consent application:

Your Full Name: DAVID RUSSELL MURRAY
Address for Service (Postal Address): 160 ROSS ST., NORMANBY, DUNEDIN
Post Code: 9010

Telephone: 477 1314 Facsimile: _____

Email Address: mr.dpm@plaza.co.nz

I: ~~Support~~ ~~Neutral~~ **Oppose** this Application **Do Not** wish to be heard in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
(Delete the above statement if you would not consider presenting a joint case at a hearing)

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

SEE ADDITIONAL DOCUMENTATION SUPPLIED

My submission is [include the reasons for your views]:

SEE DOCUMENTATION SUPPLIED

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

DECLINE - SEE DOCUMENTATION SUPPLIED

Signature of submitter: [Signature] **Date:** 18.7.14
(or person authorised to sign on behalf of submitter)

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is **Friday, 18 July 2014 at 5pm**. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Baker Garden Architect Limited, PO Box 203, Dunedin 9054.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to planning@dcc.govt.nz

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified resource consent process.

Re: LUC-2014-203

Thank you for the opportunity to submit. I oppose the application because if granted the effects within the Townscape Precinct (TH03) would be significantly negative. Painting the exterior of the building would hide some concrete repairs and staining, however, the proposed solution is more heavy-handed than is practically necessary in terms of both approach and colour. It is unsympathetic to the surrounding built environment, unsuited to the architectural conception of the building, and at odds with heritage and precinct values.

The precinct

It is necessary to understand and appreciate the North Princes Street/Moray Place/Exchange Townscape Precinct (TH03) as it relates to the building. The precinct is notable for its wide variety of heritage and modern buildings. Its strength is that it represents every period in Dunedin's development from the 1860s onwards, with examples of buildings from each decade up to the 1980s. These include low-rise buildings from the 1865-1875 period, four prominent and striking examples of 1880s design, about eight three-storey Edwardian buildings, the notable 1920s and 1930s stripped classical designs of and Queen's Buildings and the former Chief Post Office, and office towers from the 1960s through to the 1980s. This breadth of coverage is recognised in the precinct description statement, which refers to 'an evident showcase of architectural styles in the precinct, the styles varying in period and design'.

The building

The precinct description includes reference to 'Dunedin's largest and most noteworthy commercial buildings, including several leading examples deriving from the Modern Movement in architecture'. These include John Wickliffe House, designed by Miller, White & Dunn and erected between 1973 and 1977. As a forty year old building it is not widely appreciated, but it is one of the major construction projects of 1970s Dunedin and one of the city's best examples of international Brutalist design, distinctly interpreted in its local context. Such buildings are now recognised internationally for their heritage values, notably in European countries with centuries of rich heritage to draw from.

The building is large and prominently sited, giving it a dominating presence, but precast concrete aggregate panels soften its appearance with a speckled texture using exposed West Coast serpentine stone (the architects were asked to use 'as far as was possible indigenous materials'). The cladding relates directly to panels on the nearby former Cargill House (1968-1970) designed by the same architects. Importantly, the colouring is sympathetic with the neighbouring former Chief Post Office and Consultancy House, making it a positive contextualising feature (likely intentional). It is more subtle and sophisticated than a simple painted finish.

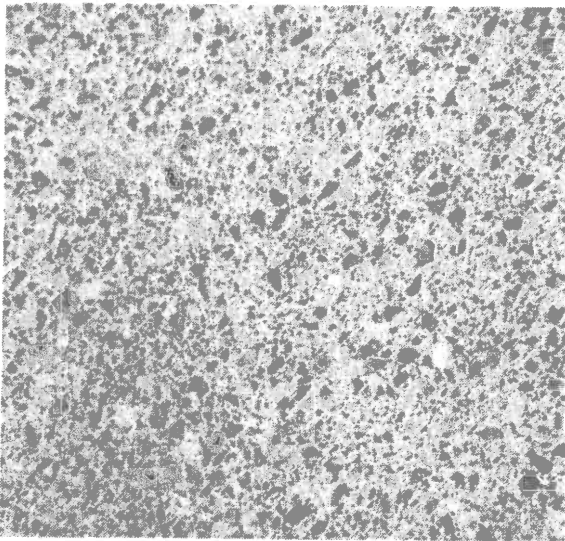
Painting

It is a precinct value that 'Brick and stone cladding is generally unpainted'. This logically includes aggregate surfaces where stone is exposed, and may be extended to other unpainted concrete surfaces. The applicant states that 'the effects [of painting] on the environment will be minor or positive when compared with not painting the building and leaving the exposed concrete repairs and staining exposed'. Concern over scarring is valid, but the applicant should have identified the extent of the problem in the application documentation and extensive painting is a poor solution. Repairs can be left to weather over time and carried out in more or less obtrusive ways. On John Wickliffe House the damage to the aggregate panels appears to be limited, while damage to soffits is more obvious. This is a possible point

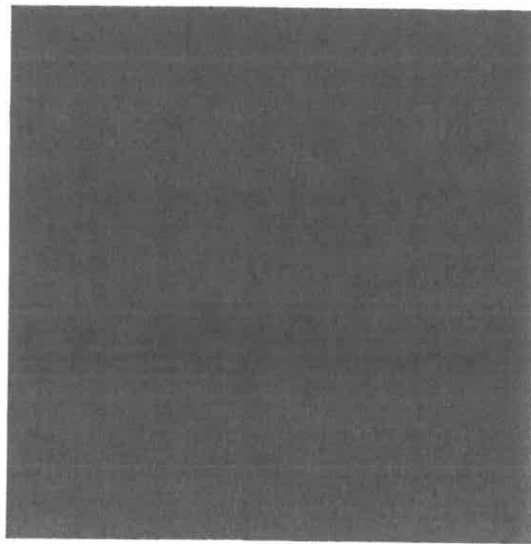
of compromise. The University of Otago's Richardson Building provides precedent in that cladding panels have been left unpainted while other repaired surfaces have been painted.

Colour

The applicant is incorrect in stating that 'the colours chosen for the exterior repaint are similar to the existing colours and to the weathered concrete panels'. The Resene Foundry colour is much darker than the existing colour. A darker aggregate has been used at ground level, but it is also lighter than Resene Foundry. John Wickliffe House is one of the largest buildings in the precinct, and as the proposed colour is strong and blocked, the unfortunate effect of painting would be to give the structure a yet more dominating, even oppressive, impact on the built in environment. It will look less modern, and more like a facelifted old building unconvincingly shoehorned into a fashionable aesthetic. Previously in sympathy with Consultancy House and the former Chief Post Office, it would be thrown into unwelcome contrast.



*Photograph detail of aggregate panel on
John Wickliffe House*



Resene Foundry colour

Summary

I request that the committee decline the application. The principal negative effects will be to:

- make the structure more dominating through a less textured finish and darker colour
- replace a sophisticated texture and finish with a relatively crude one
- make aesthetic changes inconsistent with best practice in building conservation (see ICOMOS charters)
- confuse the style of the building, which contributes most positively to the precinct in its purer, authentic form
- significantly compromise precinct values

David Murray
18 July 2014

Lorna Jackson 034

From: David Murray <mevad@xtra.co.nz>
Sent: Friday, 18 July 2014 02:33 p.m.
To: planning@dcc.govt.nz
Subject: Submission: LUC-2014-203
Attachments: DavidMurray_LUC-2014-203_Form13.pdf; DavidMurray_LUC-2014-203.pdf

Attached find my submission on resource consent application LUC-2014-2013. There are two documents - the Submission Form 13 and additional documentation with the main content of my submission. Please let me know that these have been received.

Thank you for the opportunity to submit.

David Murray

Lorna Jackson

From: ejkerr@ihug.co.nz
Sent: Friday, 18 July 2014 12:41 a.m.
To: planning@dcc.govt.nz
Subject: Resource consent application submission - 438070

This resource consent application submission has been made via the Council website on **18 Jul 2014 12:40am**. The details are listed below.

Personal information

Name Elizabeth Jane Kerr
Address 5/5 Pitt Street Dunedin North 9016 Dunedin
Contact phone 027 375 3278
Fax
Email address ejkerr@ihug.co.nz

Submission details

Consent number LUC-2014-203
Position I oppose this application
Wish to speak? Yes
Present jointly to hearing? Yes
Parts of application that submission relates to The application as a whole.

Reasons for submission

■ Townscape Precinct: This large 'cumbersome' 1970s office building at 265 Princes Street, is located in the district plan listed North Princes Street/Moray Place/Exchange Townscape Precinct (TH03). This is not a listed heritage precinct, despite the Application which states: 'The building is located within the Central Activity Zone and also within the Townscape and Heritage Precinct.' There are heritage values quite obviously present in TH03. Further, there are in this vicinity buildings including this one that have nineteenth and twentieth century architectural heritage values that are well recognised and promoted by those of us with architectural training and credentials and or expertise in architectural history and architectural criticism. Furthermore, there are inherent streetscape character values and precinct values that have yet to be properly described and advocated for, if not protected, in the district plan, for Princes Street and The Exchange. ■
 John Wickliffe House – Architectural Heritage, Character and Amenity Values: Despite the choice of concrete aggregate cladding for the exterior of John Wickliffe House, the building now looks tired, weathered, stained and unprepossessing. It is located in a prominent historic quarter of the CBD (the old city centre, The Exchange - on the site of the former iconic Stock Exchange building), an area which is regenerating well through sensitive motivated ownership and

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investment - as such, work to the exterior of John Wickliffe House is not only welcome but greatly encouraged for enhanced Sense of Place. However, the proposed “repaint” method applied to the precast concrete panels, in a predominately flat dark colour as a weather seal and cosmetic application, is inappropriate for the building as well as to the surrounding built environment – given the bulk, scale, style, and location of John Wickliffe House.

■ **John Wickliffe House – Concrete Repair & Protection:** The proposed remedial work to the precast concrete panels followed by their painting as well as painting to the soffit and vertical concrete fins, and the steel window frames, might ensure that the building exterior is adequately weather-sealed to prevent concrete cracking, spalling and ultimately, concrete failure – if this is a critical structural issue for John Wickliffe House. The Applicant has failed to supply a report from a nationally recognised and suitably qualified expert in the engineering, conservation and maintenance of twentieth century concrete and steel buildings; there is no condition report for John Wickliffe House; and there is no environmental impact assessment report. Without these the application removes opportunity for immediate peer review. Therefore, submitters on the application and the hearings committee have very little to go on – the application is too minimal, it fails to provide an explanation of not only building condition but also other options for rehabilitation of the building exterior, as built. There are no comparative statements or analyses of the building’s architectural merits, the availability of other treatments and applications for the maintenance of external surfaces to achieve a ‘sympathetic’ weather seal – if indeed applied finishes are necessary in this case. The application as a whole is deficient.

■ **Adverse Effects:** Applying paint to exterior surfaces on such a large and upscale building is likely to have adverse effects for our street view readings of John Wickliffe House as much as for the receiving environment, effects that can’t be mitigated. The Ramset specification provided in the absence of full reporting and discussion, like the application as a whole, fails to elaborate the effects on existing heritage values and precinct values, as well as amenity values in this increasingly popular location for business people, residents and visitors – instead it points unconvincingly to (generic) industry accepted best practice for concrete repair and refurbishment of commercial properties – it is regrettable that the architects propose a flat dark paint application to cover the aggregate precast panels which together with the fenestration are a defining aesthetic feature of the original architect’s design for the building’s external modulation and banding.

**Desired
decision**

Decline the application in its entirety.

From: rjmcq@orcon.net.nz
Sent: Thursday, 17 July 2014 09:07 p.m.
To: planning@dcc.govt.nz
Subject: Resource consent application submission - 438063

This resource consent application submission has been made via the Council website on **17 Jul 2014 9:07pm**. The details are listed below.

Personal information

Name Rosemary McQueen
Address 20 Elder St City Rise 9016 Dunedin
Contact phone 6434775147
Fax 6434775147
Email address rjmcq@orcon.net.nz

Submission details

Consent number LUC-2014-203
Position I oppose this application
Wish to speak? No
Present jointly to hearing? Yes
Parts of application that submission relates to The whole of it.
Reasons for submission One of the few attractive things about Wickliffe house is the agglomerate panelling that this application proposes covering in paint. But my concern extends beyond the aesthetic to the physical. How certain are the applicants that painting an agglomerate panel will prevent spalling? I understood that all the research showed that water in its desire to move out of the substrate took whatever prevented its expiration with it. If that include paint the paint would go too.
Desired decision Turn down the application



SUBMISSION FORM 13

Submission concerning resource consent on publicly notified application under sections 95A.

Sections 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2014-203
Site Address: 265 Princes Street Dunedin
Description of Proposal: Painting of building in townscape precinct

Applicant: Plaza Property Trust

DCC
- 4 JUL 2014

I/We wish to lodge a submission on the above resource consent application:

Your Full Name: The Ring Harris Building Co Ltd

Address for Service (Postal Address): PO Box 592
Dunedin

Post Code: _____

Telephone: 03 474-0313 Facsimile: _____

Email Address: consult@ringharris.co.nz

I: **Support/Neutral/Oppose** this Application I: **Do/Do Not** wish to be heard in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.
(Delete the above statement if you would not consider presenting a joint case at a hearing)

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

The painting of the natural looking exposed aggregate.

My submission is [include the reasons for your views]:

Gives a flat painted finish to a building which currently has a more natural look of exposed stone which is keeping with the area and the buildings nearby, eg. Christ Post Office, Consultancy house and Ring Harris.
Note, there is only minimal rusting of reinforcing bars due to adequate cover. This is not concrete cancer and will not become a further significant problem provided damaged areas are adequately repaired.

The decision I wish the Council to make is [give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought]:

While painting goes of not exposed aggregate we believe is fine. The exposed aggregate should be repaired and left in its natural state.

Signature of submitter: [Signature] (Property Manager) Date: 30-6-14
(or person authorised to sign on behalf of submitter)

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Friday, 18 July 2014 at 5pm. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Baker Garden Architect Limited, PO Box 203, Dunedin 9054.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to planning@dcc.govt.nz

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified resource consent process.



SUBMISSION FORM 13
Submission concerning resource consent on publicly notified application under sections 95A.
 Sections 95A, Resource Management Act 1991

To: Dunedin City Council, PO Box 5045, Moray Place, Dunedin 9058

Resource Consent Number: LUC-2014-203 **Applicant:** Plaza Property Trust
Site Address: 265 Princes Street Dunedin
Description of Proposal: Painting of building in townscape precinct

I/We wish to lodge a submission on the above resource consent application:

Your Full Name: South Pacific Resorts Limited

Address for Service (Postal Address): Box 5349, Dunedin

Post Code: _____

Telephone: 0274307262

Facsimile: _____

Email Address: albroade@extra.co.nz

I: **Support/Neutral/Oppose** this Application I: **Do/Do Not** wish to be heard in support of this submission at a hearing

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

(Delete the above statement if you would not consider presenting a joint case at a hearing)

Please use the back of this form or attach other pages as required

The specific parts of the application that this submission relates to are:

To repair and repaint the exterior of a building

My submission is (include the reasons for your views):

That this should not be a notified application. The City has recently expressed concern about buildings not being maintained. To then require a basic repair to be notified when it is minor, clearly needed and will obviously be granted is disappointing. The idea is to encourage not discourage repairs. Does some one in planning think Rattray Street looks good?

The decision I wish the Council to make is (give precise details, including the parts of the application you wish to have amended and the general nature of any conditions sought):

1) Grant the application
 2) Refund the application fee.

Signature of submitter: _____

(or person authorised to sign on behalf of submitter)

Date: 27/6/14

Notes to Submitter:

Closing Date: The closing date for serving submissions on the Dunedin City Council is Friday, 18 July 2014 at 5pm. A copy of your submission must be served on the applicant as soon as reasonably practicable after the service of your submission on the Dunedin City Council. The applicant's address for service is C/O Baker Garden Architect Limited, PO Box 203, Dunedin 9054.

Electronic Submissions: A signature is not required if you make your submission by electronic means. Submissions can be made online at <http://www.dunedin.govt.nz/rma> or sent by email to planning@dcc.govt.nz

Privacy: Please note that submissions are public. Your name and submission will be included in papers that are available to the media and the public. Your submission will only be used for the purpose of the notified resource consent process.

Nic Jepson

From: Alistair Broad <albroad@vodafone.net.nz>
Sent: Monday, 30 June 2014 02:44 p.m.
To: planning@dcc.govt.nz
Cc: architect@bakergarden.co.nz
Subject: 265 Princess Street
Attachments: img417.pdf

Submission of South Pacific Resorts

From: michael.findlay@otago.ac.nz
Sent: Thursday, 10 July 2014 03:58 p.m.
To: planning@dcc.govt.nz
Subject: Resource consent application submission - 436865

This resource consent application submission has been made via the Council website on **10 Jul 2014 3:57pm**. The details are listed below.

Personal information

Name Michael Findlay
Address 8 Dalkeith Road 9023 Port Chalmers
Contact phone 021 02841568
Fax
Email address michael.findlay@otago.ac.nz

Submission details

Consent number LUC-2014-203.
Position I oppose this application

Wish to speak? Yes

Present jointly to hearing? Yes

Parts of application that submission relates to The proposal to paint the precast concrete panels on John Wickliffe House.

Reasons for submission

I wish to argue for a consistent set of heritage preservation standards for all buildings within the DCC Heritage and Townscape designated areas. The proposal to paint John Wickliffe House is a process that will irrevocably alter the appearance of the building. This should be considered as similar to painting a previously unpainted stone building in a heritage precinct. While many buildings were treated in this way in the past, the practice has virtually ceased and emphasis has turned in the opposite direction. Considerable expense has been incurred as paint is removed from natural and porous surfaces during conservation. This may be currently seen in the work carried out on Garrison Hall in Dowling Street where paint is being removed from a brick structure. It is also correct to say that many concrete buildings were painted or render coated with a colour from new. This building was not and the self colouring of the stone and concrete is fully intentional. The precast concrete panels fixed to John Wickliffe House were designed to reveal the natural colour and texture of the south island stone used in the facings. These panels are integral to the building and are an essential part of its authenticity. Deterioration in exposed concrete surfaces is properly dealt with by selective repair in a similar way to which other stone and masonry buildings are repaired. The new material should also be allowed to age and weather into a consistent surface. There is no objection to painting the uprights or the steel window frames, both

of which were originally coloured. These views will be backed up with specialist reports from international concrete conservation associations.

**Desired
decision**

I wish the Council to decline the applicant's proposal to paint the exposed concrete panels of John Wickliffe House.

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APPENDIX 4:

COUNCIL OFFICER EVIDENCE

Memorandum

TO: Sophie Lord, Planner

FROM: Peter Christos (City Development)

DATE: 25 September 2013

SUBJECT: **LUC-2014-204**
John Wickliffe House
267 Princes Street
DUNEDIN

Hi Sophie,

With regards to 265 Princess Street and the proposal to repair and repaint the exterior cladding. The building is within TH03- North Princes Street/Moray Place/Exchange Townscape Precinct. The precinct description states the built character of the area relies on both heritage (Victorian/Edwardian) facades as well as large modernist building. At 43 m high and with a building foot print of around 1800m², 265 Princes Street occupies one of the most prominent sites in the exchange and is undoubtedly contributes significantly to the precincts character. It is on the edge of The Exchange Square and can be clearly viewed from multiple viewpoints. The building represents a time when architecture was used to project a sense of modernity and progress -in both social and economic terms. Appreciation for heritage architecture was not high in the 60/70s and older commercial buildings were at great risk of being replaced. Nowhere in Dunedin is this more apparent than at 265 Princes Street. The tragedy that was the demolition of the Stock Exchange and subsequent building of John Wickliffe House could simply be viewed as the development of Dunedin during the 1960/70s. John Wickliffe House is a good example of an architectural style of the time, regardless of what occupied the site previously.

The International Style relied on simplicity and strong rectilinear form. Concrete and glass arranged in bands to produce a sense of weightlessness and voids was common. A very simple palette of materials was favoured over ornamentation and detail. The concrete panels are integral to the design of the building. They are unique as the aggregate was imported in great quantity from the West Coast specifically for this building. The honed finish high-lights the aggregate and provides a quality finish not dissimilar to stone. Like stone, the concrete panels provide a texture that cannot be replicated by paint. It is the honed aggregate that enables the building to sit in context with neighbouring large stone buildings such as the former Chief Post- office, former BNZ building and Consultancy house. If the panels were to be painted it would not only diminish the architectural quality of the building itself but it would also significantly reduce the ability of John Wickliffe House to relate to neighbouring large un-painted stone buildings within the precinct. In my opinion there is a real risk that a defining quality of John Wickliffe House will be lost should the panels be painted. The building would be severely compromised as an important and prominent example of a 20th century architectural movement and simply become a bland office block. If the building was to be painted, the effects on precinct values would be negative.

The structural integrity of the panels and safety of the public is important as is the viable commercial use of the building. In my view the approach to repairs needs to be more focused on conservation. In this instance, I believe that further independent and expert evaluation of the damaged panels is required and such investigations should be based on conservation. This

will inform all parties of the best way forward with regards to ensure both the structural and visual integrity of the building.

Peter Christos, urban designer

CITY DEVELOPEMNT



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JOHN WICKLIFFE HOUSE

265, Princes Street, Dunedin

Peer Review of Proposed Concrete Repairs & Painting

Prepared by Salmond Reed Architects for:
DUNEDIN CITY COUNCIL
SRA Ref 2014-075 / July 2014

1 Background

BRIEF

Salmond Reed Architects have been commissioned by Dunedin City Council to provide an outline desk-top peer review of the proposal to undertake concrete repairs and paint application to John Wickliffe House.

By way of briefing, Dunedin City Council have provided a number of photographs of the building, a Statement of Intent submitted by the applicant, and a Council memorandum outlining the Resource Consent procedure which posited the following questions:

1. Is there a possibility of repairing the concrete that will not have to result in painting the exterior?
 2. Are there any other techniques to repair the building that are less invasive?
If so, can the work be done to match the original material?
Is this method cost effective?
Is this method the most practical or is what they propose more practical?
 3. What are the risks of either option?
-



CONTEXT

John Wickliffe House is Dunedin's largest office building, completed in 1973, and located with the central city area known as The Exchange. The building is named in honour of John Wickliffe, an English protestant reformer and the name given to the ship that brought Scottish settlers to Port Chalmers in 1848.

The site of John Wickliffe House (and John Wickliffe Plaza) is one of high historic importance, with respect to two nineteenth-century buildings. The Dunedin Post Office (1863), designed by William Mason and better known as the Stock Exchange was located in Princes Street, and the Customhouse Building (1863) was in the adjacent High Street. Both buildings were demolished (1969 and 1973 respectively).

However, the historic Consultancy House (1910) survives next to John Wickliffe House and Plaza, and is registered as a Category 1 historic building by Heritage New Zealand (formerly New Zealand Historic Places Trust).

DESIGN INTENT

John Wickliffe House is a multi-storey building with fairfaced concrete elevations, in which the varying textures of the construction material expresses the decorative interest. The finished concrete varies from plain smooth light tones to the visually stronger stone chipped surfaces.

The design of the building at the end of the 1960s reflected the thirty year period of (late) Modernism in New Zealand, in which architectural forms were designed, and materials selected to 'speak for themselves', without embellishment or elaborate decoration.

Painted elements to this building were principally restricted to the steel framed fenestration.

The building was designed by the firm of Miller, White and Dunn, Registered Architects, with Structural Engineers J. R. G. Hanlon & Partners.

Fig.1 - View of John Wickliffe House:



2 Defects

REINFORCED CONCRETE DETERIORATION

The building is constructed of reinforced concrete, with steel bars embedded within the depth of the main structural frame of the building, together with other cast in-situ and pre-cast concrete elements. Some reinforcement located close to the concrete surface has been subject to corrosion due to the presence of moisture, which has resulted in cracking and breakdown of the concrete. The nature of cracking includes the vertical and horizontal alignment of principal reinforcing bars, and some angular cracks.



Fig.2 - Vertical reinforcing alignment.



Fig.3 - Horizontal reinforcing alignment.



Fig.4 - Angular cracking alignment.

Inadequately designed and/or executed concrete cover to reinforcement is a major problem associated with failures. In-situ concrete structures tend to exhibit greater faults than pre-cast concrete elements. The protection of reinforcement (concrete cover) is designed according to the quality and thickness of concrete measured from the exposed face of an element (column, beam, slab, etc.), to the closest steel reinforcement embedded within that structure.

There are a number of common reasons for reinforcement being closer to concrete surfaces, in breach of the minimum coverage required by concrete standards. These include; (i) poor design and/or incorrect setting out (which can result from inexperience), (ii) inadequate site supervision (during placement), and (iii) misunderstanding of tolerances (such as not taking into consideration rib patterns, and the greater size of reinforcement assemblages than the individual dimensions of components).

3 Remedial Works Proposals

CONCRETE REPAIR METHODOLOGY

APPLICATION PROPOSALS:

The existing conditions, concerns and outline of a remedial works approach is contained in the applicants Statement of Intent, which declares the following:

- (1) Concern for the current visual appearance due to cracks and staining.
 - (2) Extensive repairs are required to precast concrete panels of JWH. Repairs are required to cracks in the precast concrete and spalling concrete.
 - (3) The old mastic jointing between panels to be removed and replaced.
 - (4) The owners have taken advice from a specialist exterior coating company who advise that the cracks must be ground out and spalling concrete removed before repairs can be made.
 - (5) An exact match to the existing weathered concrete will not be possible.
 - (6) The concrete must then be sealed against further water ingress once repairs have been completed.
 - (7) Techniques to remove staining of concrete surfaces have been unsuccessful.
 - (8) Concern for the visual appearance of the building after repairs have been completed.
 - (9) Because of these concerns, the proposed scope of remedial works includes painting the concrete surfaces, in addition to the steel windows. Clear coatings have been considered, and rejected due to the perception of a 'wet look' which will make the staining issue look more pronounced.
-

The Council brief advises the following:

That the “The agent has said that spalling has occurred to the concrete because of water getting behind the exterior resulting in it looking dilapidated”, and “that there will be a 10mm minimum depth for the application of the pozilite mortar”.

Pozilite mortar is a product of Ramset, and marketed as a ‘heavy-duty polymer modified high-build structural repair reinstatement mortar’. The finish colour is identified as ‘Grey’

Photographs provided by Dunedin City Council identify a repair exemplar:



Fig.5 - Sample of treated steel and concrete mortar repair.

COMMENT:

The repair proposals are based on a number of misconceptions, and the exemplar to illustrate the proposed repair methodology exhibits a number of failings:

Proposal (1):

1. It is fair comment to say that 'spalling concrete results in the building looking dilapidated'. However, such visual detraction can be overcome with a scheme of repair utilising a well designed and executed concrete mortar system (including correct size and colour of concrete aggregate for decorative concrete areas).

Proposal (2):

2. The cause of moisture penetration needs to be fully understood, and demonstrated in a detailed condition statement with supporting evidence, in order to justify the rationale for the remedial works proposal. The key determinant is to separately identify (i) the incidence of reinforcement with inadequate concrete cover, (ii) the nature of moisture penetration through the differing concrete structures, and (iii) the evidence of leak locations at construction joints, etc.

Proposal (3):

3. The nature of any failure of joint seals should be established.

Proposal (4):

4. The Statement of Intent refers to the advice on repair being provided by 'a specialist exterior coating company'. Concrete defects analysis and repair proposal should be an independent process, by professionals with appropriate skills and indemnity for remedial design solutions. In this instance, a Consulting Engineer would be that appropriate professional, working in conjunction with the building owners' Architect. Contracting companies do not provide advice that is independent of techniques and materials, and therefore risks ignorance of repair options and bias in favour of contracting solutions.

Proposal (5):

5. From the repair exemplar, it is apparent that only part of the reinforcement bar has been exposed prior to coating (red coloured application), rather than the whole of the bar. Removal of concrete cover around the whole circumference of the bar is necessary in order to access all surfaces to identify conditions, to remove surface rust and/or rust scale, and to treat the whole surface with a proprietary chemical consolidant.

The concrete repair mortar appears to have been applied 'direct from the bag' with no attempt at matching the tone or texture of the concrete band.

There are a number of proprietary concrete repair systems, in particular those manufactured by SIKA and BASF Construction Chemicals who produce varying grades of mortar to suit the original concrete types, and corrosion inhibitors. The Pozilite Mortar is an 'off-the-shelf' repair mortar, which does not match the purpose-designed concrete repair systems research and marketed by companies such as SIKA and BASF.

Based upon the information supplied, it is misleading to state that an 'exact match to the existing weathered concrete will not be possible'. Concrete repairs are commonly undertaken to unpainted concrete buildings that pre-date John Wickliffe House, some of which are Scheduled by Local Authorities, and/or registered by Heritage New Zealand (formerly NZ Historic Places Trust). Under such circumstances, painting of unpainted heritage buildings on the pre-text that repairs would be unsightly, is generally not permitted, and for good reason. With the benefit of careful material selection, appropriate trial samples, and experienced operatives, concrete repairs can be made discrete without the need for painting, and without visual detraction.

Proposal (6):

6. The purpose of an appropriately designed concrete repair regime, based on the use of materials of established use (often referred to as repair systems with compatibility across the range of products) should achieve the level of protection to a reinforced concrete building structure without 'being sealed'. The incidence of materials that have been open to weathering, and subsequently 'sealed', is significant, and is such an irreversible action should not be undertaken without full consideration of the consequences.

Building fabric, including concrete, undergo surface moisture penetration, and release, in a cycle of wetting and drying that does not result in failure. Repairs, to address more localised breakdown due to other circumstances (eg. failed seals, inadequate concrete cover, etc) can provide long term remedy without the sealing repaired surfaces.

Proposal (7):

7. No details have been provided of the techniques used to trial the removal of stains from concrete surfaces.

Proposal (8):

8. Comment as per clause 5.
 9. Comment on the proposal to paint the building is addressed in the following text.
-

EXTERIOR PAINTING PROPOSAL

PROPOSAL:

Our brief advises that “The agent for the [Resource Consent] application suggests that painting the building will help to diminish future erosion of the exterior material”.

COMMENT:

No details of the paint type have been provided, although an image of the after-painting shows a dark colour:

10. The architectural design intent was not based on painted concrete surfaces, and accordingly the juxtaposition of smooth and heavier textured surfaces would be compromised by the application of a paint finish.
 11. The proposal that painting the building will diminish future erosion is not a justification in itself for doing so.
 12. Paints are complex materials with varying performance specifications, rather than a universal application for the benefit of all conditions. Such statements are made where the paint is professed to ‘seal’ a building against future moisture penetration.
 13. Painted surfaces which seal building surfaces are at risk of moisture entrapment as well as moisture resistance. The most significant failure of building substrates is trapping of moisture where it cannot escape. Unpainted surfaces allow the movement of moisture, without damage unless materials such as steel reinforcement have insufficient protection, whilst painted surfaces trap moisture which passes through small defects over time.
 14. Claims for vapour permeable paint coatings invariably are not a panacea for all paint solutions.
 15. The application of paint to such a large building will be a significant expense, and, depending upon the paint type, would require significant service intervals (in which it would have to be renewed) every five to seven years. Annual washing may also be a material requirement.
 16. Painting the varying concrete textures would represent an irreversible process, as it would be virtually impossible to remove a failed paint coating without aggressive techniques that would result in damage to original surfaces.
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4 Specific Questions

BRIEFING DOCUMENT

Our response to specific question raised in our briefing document, some of which have been discussed above in relation to remedial works proposals, is as follows:

COMMENT:

1. **Q** - Is there a possibility of repairing the concrete that will not have to result in painting the exterior.

A – Yes, well designed and executed concrete mortar repairs, appropriately matched to existing surfaces would be both practical - in terms of future protection without the need for painting – and, visually acceptable.

2. **Q** – Are there any other techniques to repair the building that are less invasive.

A – Yes, one technique, albeit complex in engineering terms, would be to consider the efficacy of cathodic protection, a technique that would involve less physical intervention and offer long-term protection to steel reinforcement.

This method, if an engineering review considered it a practical option, would result in less disturbance of original concrete surfaces.

This method is not a cheap alternative, it is an alternative solution that may offer some cost reduction to wholesale physical repairs.

This method is not necessarily the most practical, because it is a complex engineering solution.

Further Note:

Exposing corroding steel reinforcement, in order to stabilise the deterioration, and the repair of disturbed concrete surfaces is an established repair methodology that offers future protection.

A reliance on coatings as part of a repair methodology, would be a misguided approach.

3. Q – What are the risks of either option.

A – The risks involved with physical repair of the reinforcement and concrete are no greater than other building fabric repair solutions **provided** the methodology is sound and the materials used are of the correct standard, ie 'fit for purpose'.

The risk concerning the repair exemplar discussed above, is that without addressing the deterioration to the whole of the steel reinforcement bars subject to corrosion, is that failure will result in the near future.

The risk posed by painting the building are far greater than well executed concrete repairs, thus:

- The risk of moisture entrapment, and exacerbated moisture related deterioration in the future is high.
- The risk of paint deterioration, and inadequate maintenance due to cost (including regular scaffold access) could also be considered high. A failing paint coating would quickly appear dilapidated.
- The application of a paint coating is irreversible (without the risk of permanent damage to substrates in order to remove it), which means that any defects arising from the paint coating would be an ongoing problem.

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