



Memorandum

To	Watercare
Copy	Chessa Stevens
From	Alex Vakhrousheva
Date	12 July 2024
Subject	Queen Street Part 3 s127 Application - Historic Heritage Effects Assessment Addendum

1 Introduction

Watercare Services Limited (Watercare) is undertaking a programme of works to upgrade the wastewater network in Auckland City Centre. The programme has been split into numerous parts. This Memorandum ('Memo') relates to the Part 3 Alignment of the Programme, which involves the installation of a new 1200mm wastewater pipe to be positioned under Queen Street, from the intersection at Mayoral Drive to the intersection at Victoria Street ('the Project').

The Victoria Street shaft has been increased in dimension in order to create room for a relining rig to undertake maintenance. The increase in size is shown in Figure 1 and Figure 2 below. The size of the shaft has increased in length along the east to west directional plane and to the south. The shaft size will increase in size from 3m x 7.5m to 7.4m x 7.6m (internal diameter). The shape of the existing shaft is broadly rectangular, whereas the new shape of the shaft is distinctly more irregular.

The Mayoral Drive shaft is to increase in length by 1 metre to the south (i.e towards the intersection with Mayoral Drive, see Figure 3). The internal dimensions of the shaft will now be 4.6 x 11.6m. It is understood that all other aspects of this shaft (width, depth, construction methodology etc) are to remain the same as proposed in the s92 response. The construction compound has also reduced in size from 62.5m x 13m to 46m x 10.9m at its widest points.

Whilst changes are also proposed to the Wellesley Street shaft, these have not been assessed in this addendum as the adjacent buildings are not identified within the historic heritage overlay.

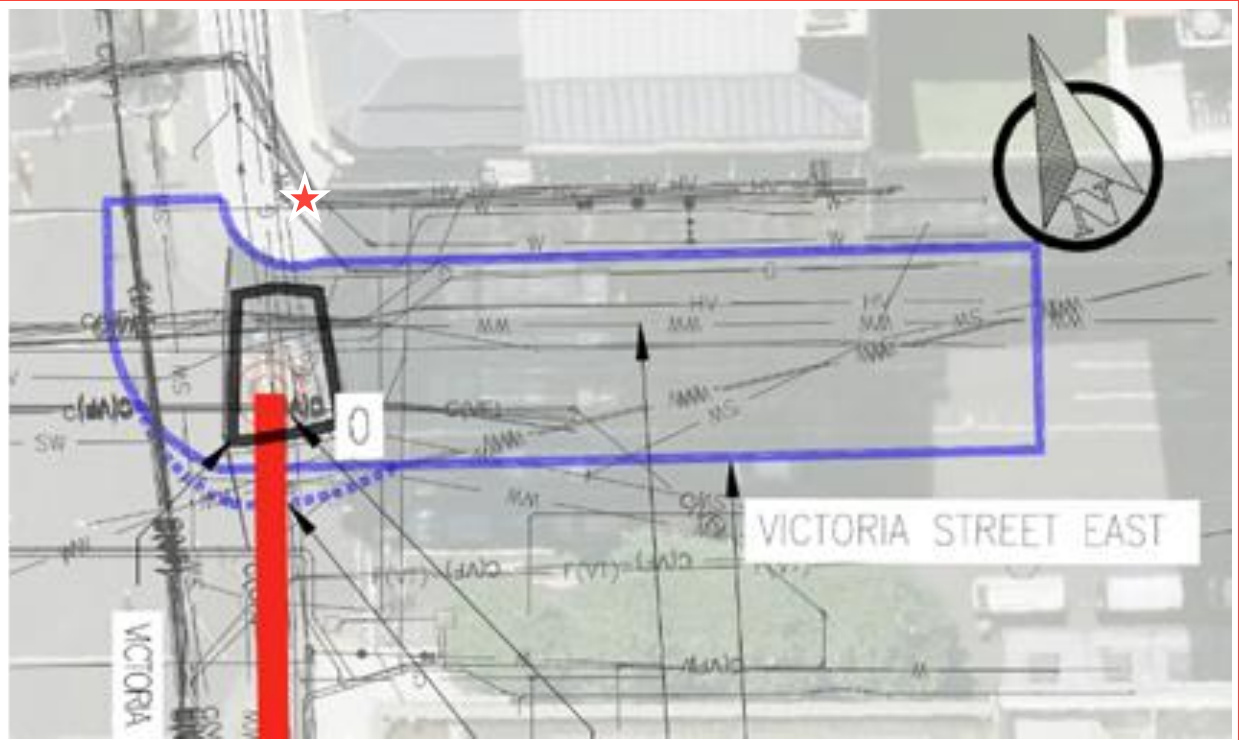


Figure 1: Drawing showing the original size of the Victoria Street shaft outlined in black. The AUP scheduled and HNZPT listed Former John Courts Building (Farmers Building) sits immediately to the north of the shaft and is indicated with a star.
 Source: WSP

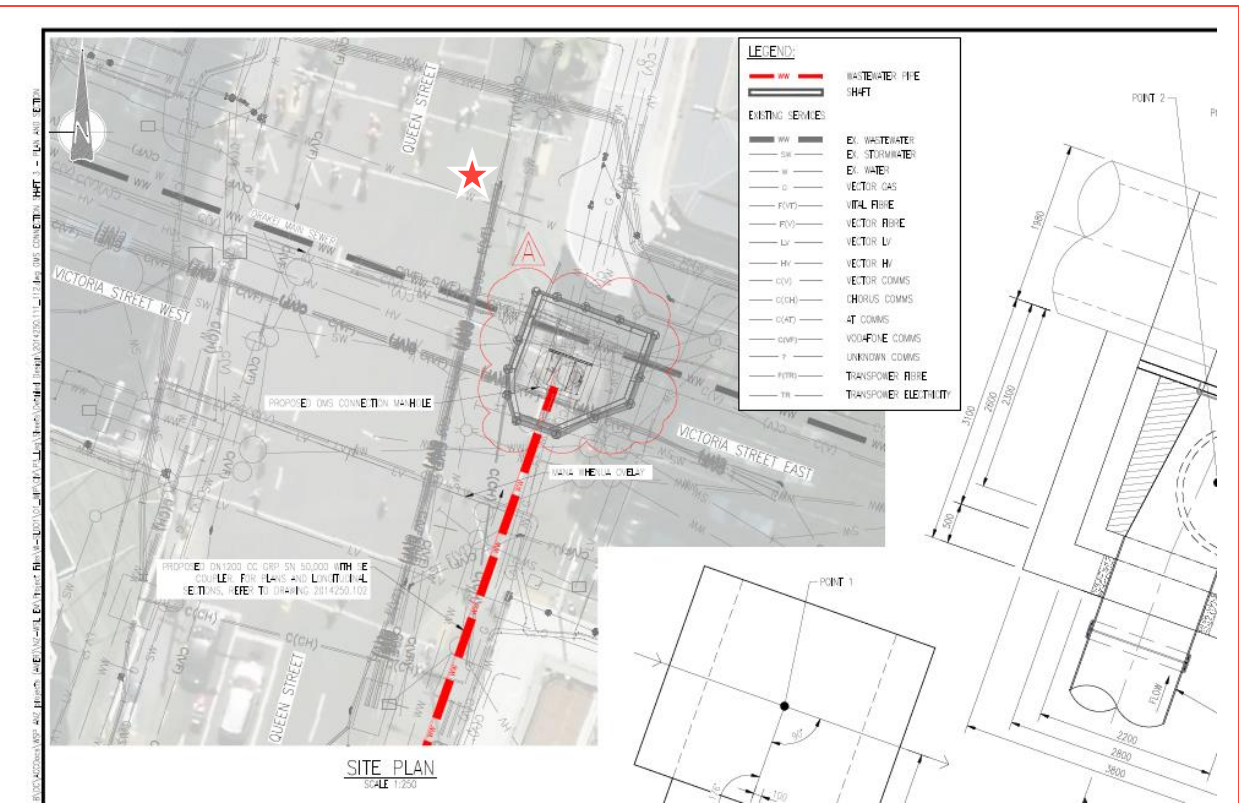


Figure 2: Drawing showing the enlarged size of the Victoria Street shaft, shown in the upper left image on the sheet. The AUP scheduled and HNZPT listed Former John Courts Building (Farmers Building) sits immediately to the north of the shaft and is indicated with a star.
 Source: WSP

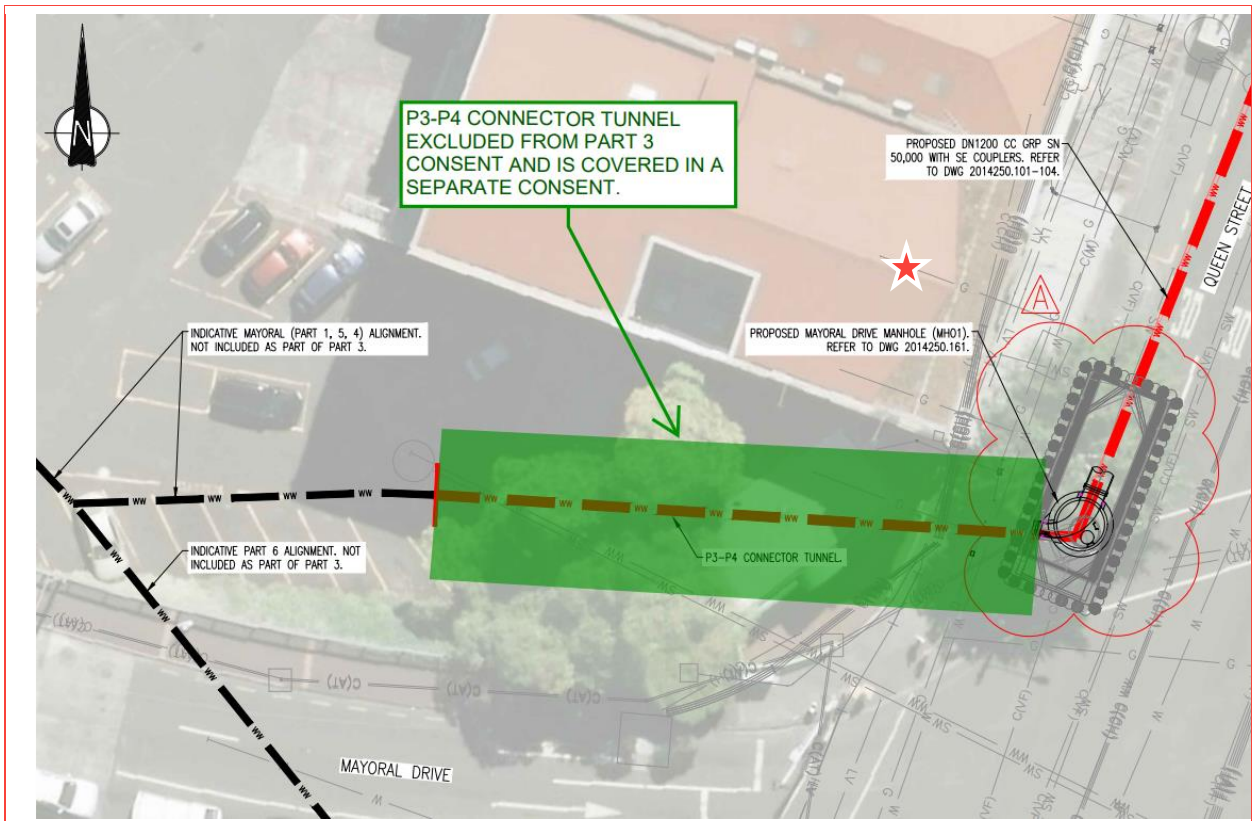


Figure 3: Drawing showing the enlarged size of the Mayoral Drive shaft which is being extended 1 metre to the south. The AUP scheduled and HNZPT listed Sunday School Union Building sits immediately to the west of the shaft and is indicated with a star.
Source: WSP

This memo will summarise the effects of these proposed changes, if any, on the historic heritage within the project area, as identified in the Heritage Effects Assessment (HEA, Rev 4) which was submitted as part of the original Resource Consent application and take into consideration the findings of other relevant specialist reports.

2 Assessment of Proposed Changes

The proposed Victoria Street shaft sits immediately to the south of the Former John Courts Building (Figure 4, also known as the Farmers Building) which was identified as Item #1 in the HEA. The summary of heritage significance for the building is reproduced below. The extent of place (Figure 5) extends into the road reserve where the proposed works are to take place.

Item 1 – Former John Courts Building (1899), 210 Queen Street



Figure 4: The former John Courts Building, now known as the Farmers Building.

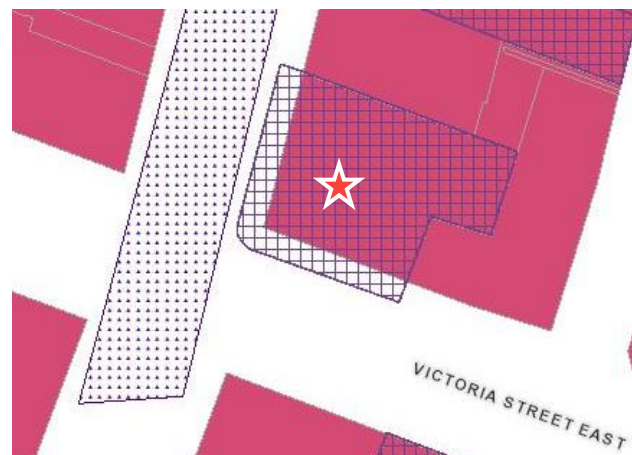


Figure 5: The extent of place afforded to the former John Courts Building (purple hatch).

HNZPT Category	Category II
AUP Schedule Reference	02037
AUP Category	Category A
AUP Values	A, F, G, H
Extent of Place Encroachment	Yes

The proposed Mayoral Drive shaft sits immediately to the east of the Auckland Sunday School Union Building (Figure 6) which was identified as Item #11 in the HEA. The summary of heritage significance for the building is reproduced below. The extent of place (Figure 7) extends into the road reserve where the proposed works are to take place.

Item 11 – Auckland Sunday School Union Building (1920's), 323-327 Queen Street



Figure 6: The Sunday School Union Building on Queen Street



Figure 7: The extent of place afforded to the Sunday School Union Building under the AUP

HNZPT Listing Number	2613
HNZPT Category	Category II
AUP Schedule Reference	02045
AUP Category	Category B
AUP Values	A, F, G
Extent of Place Encroachment	Yes

As a result of the proposed changes to the Victoria Street and Mayoral Drive shafts, amended versions of the Construction Noise and Vibration Assessment (CNVA) and Dewatering Assessment were prepared which found that the enlarged shafts would not result in increased vibration or ground settlement effects. As such, the enlarged shafts do not result in increased adverse effects to historic heritage, namely the Former John Courts Building and the Sunday School Union Building, as compared to the original shaft sizes which were proposed.

The recommendations which were made in the HEA still apply, and should be strictly adhered to, to ensure that any potential damage to heritage buildings within the extent of works is minimised.