

Outlook

Downtown Carpark Redevelopment Te Pumanawa O Tamaki.

From**Date** Wed 4/29/2026 1:14 PM**To** Substantive <substantive@fasttrack.govt.nz>

Good morning,

We would like to object to this proposal on the following grounds.

Our apartments are in very close proximity to the development proposed. (Within The Sebel building across the street). We have long term tenants occupying both properties. We would envisage losing both tenants due to noise, vibration, dust, and being unable to achieve "quiet enjoyment".

Re-leasing would become virtually impossible (there is a proposal by developers to only use the apartments located away from the development, which we firstly do not own, and secondly, would receive no benefit from) due to the issues raised above. If we did find a tenant, it would be on a far lower rental rate due to the issues raised.

Impact during demolition and construction:

1) Noise impact on building and peaceful enjoyment of the area and residences.

Prolonged loss of income due to visual, audible and physical impact on our building and surroundings during the 5.5 year construction period. Our guests deserve quiet enjoyment of the hotel property. The noise breaches are extreme!

The Marshall Day report (appendix 16 – original application – appendix 38 in the updated application) is clear; internal noise levels will be well in excess of what is acceptable INSIDE the hotel. The rules allow for up to 35dB but the report anticipates up to 50dB, which they acknowledge is high enough that "communication would begin to be affected. This will be disturbing for people trying to sleep" (page 14). The reports also totally ignore the fact that the hotel guests arrive via the street and would be subjected to the full noise(70dB anticipated) when choosing the hotel as a place to stay and for residents whilst trying to access their property.

Secondly, the report erroneously presumes "this is a hotel generally for short stays only" and totally ignores that the Sebel Building also has a considerable number of permanent residents in occupation. We also have airline staff and tourists arriving during the day expecting to be able to sleep during the day. With work allowed from 6.30am till 10.30pm (Mon –Fri) and 7am to 11pm (Sat) the impact clearly is huge.

The mitigation proposed (appendix 38) is for the Hotel to only let rooms in areas more removed from the building site!

Both of my apartments are in very close proximity to the redevelopment. Am I now forced to receive NO income during the lengthy 5.5 year construction phase, yet still pay substantial outgoings exceeding \$88,000 for both apartments. This amounts to a potential (and real) loss of \$88,000 in just strata levies and Council fees per year, so around \$500,000 over the construction period. This is

without the interest on loans. This is also without the rental income being achieved to offset these expenses.

2) Vibration rules breaches

The proposal is to breach/exceed vibratory sheet piling regulations by 100%. Again damage to the Sebel Hotel building is likely and discomfort to the Hotel occupiers inevitable.

3) Impact due to restricted access/ traffic management

The proposal is to close the Lower Hobson street slip lane (Southbound) and the right to turn right towards Custom Street West (for a period of 5.5 years!!!)

As a result vehicle traffic (in)to the Sebel carpark/lobby area coming from the Eastern Suburbs or central city will only be possible via long, complicated diversions (not easily signposted).

Can anyone please explain how we are supposed to run a profitable Hotel and Residential apartment complex when access is severely restricted for such an extended period of time?

The vehicle access to Custom Street West coming from Quay Street must be kept operational.

4) Dust nuisance (and resulting extra maintenance cost for BC)

It is inevitable that there will be a lot of dust created both during the demolition process and during construction. This will obviously create problems in several areas:

- a. Guests dining outside on patios for the commercial restaurant units in the Viaduct (part of our BC) will not wish to be outside (loss of income)
- b. The building façade and access steps on both sides will become dusty much quicker than usual causing considerable cost to wash the building more frequently (extra maintenance cost for the BC)
- c. The air-conditioning units and fans etc. on the building roof will have dust ingress causing premature wear and tear (extra maintenance cost for the BC)

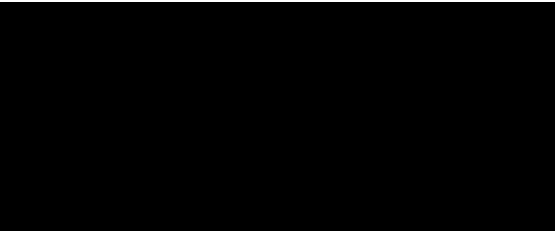
5) Potential damage to our building (extra BC maintenance cost)

It is unacceptable that there will be breaches of the vibration limits during demolition (up to 10 months). The result could be damage to the Sebel Hotel building (cracks etc.) and considerable loss of income to the owners/proprietors.

On top of the direct losses, extra expenses, and damage, we are also concerned about the height, bulk, scale of the development, as well as the very limited setbacks proposed.

We would expect to be fairly compensated, for any damage caused by the redevelopment, as well as the loss of income directly caused by the excessive noise dust, vibration and length of the redevelopment process, being estimated at 5.5 years. (Well in excess of the 2 year requirement)

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Inbox

