

110 Jervois Quay (ex Michael Fowler Centre Car Park)

Minute of meeting between Wellington Water and Willis Bond

4pm, 22 June 2022 via Microsoft Teams

Attendees

Mohammed Hassan, Wellington Water (WW)
Samir Hermiz, WW
Zeean Brydon, WW
Uki Dele, WW
Sheena O'Brien, WW
Steve Hutchison, WW
Adam Thornton, Dunning Thornton Consultants
EngLiang Chin, Tonkin & Taylor
Rosalind Luxford, Willis Bond
Apologies:
Matthew Lillis
Sam Lister

s 9(2)(a)

Detailed Seismic Assessment of Wastewater Tank

AT presented a summary of T&T and DTC's findings in respect of the wastewater tank following a detailed seismic assessment. In summary, the following circumstances were investigated:

- The likely effects of sea-level/water-table rise as a result of climate change;
- The site's potential magnitude of shaking and onset of liquefaction and resulting consequences for the tank including potential displacement and/or settlement;
- The potential for any interaction effects between the proposed building's piles near the tank and the tank in a seismic event; and
- The factors of safety for buoyancy and any implications as a result of the new building.

In summary, the conclusions of the assessment (which will be presented in a full report in due course) are:

- Tank generally compliant with current codes + sea-level rise + potential hazard changes.
- The base of the tank is adequately socketed into the underlying alluviums (below potential liquefaction) to prevent lateral displacement of the tank.
- Unbalanced, seismically induced lateral earth pressures may result in minor settlements (50-100mm) across (or along) the tank. This could result in a small tilt (approx. 0.5 degrees max).
- Tank displacements minimal, proposed pile clearances are satisfactory.
- Flexural demands on tank due to passive soil pressures and pile reactions (for a 1-in-1000 year event) are well within existing tank capacity.
- It is apparent that original design allowed for worst case buoyancy (water at ground level).
- Removal of overburden at eastern end of tank (where proposed to build over) may reduce factors of safety below minimum. Anchor piles or ballast may be required.

Following the presentation, the following items were raised by Wellington Water and discussed:

Access to connection points

Important that the connection points to the tank remain accessible. Confirmed that these are located at the western end of the tank and are not being built over. Noted that in a large seismic event, these would likely dislodge – this is anticipated and one reason why ongoing access is required.

Access to the tank for maintenance

- The deeper end of the tank is located at the western end and this is the main access point. This is not being built over.
- A secondary access hatch at the south-eastern corner will be built over. It is proposed to install a new access hatch approximately halfway along the tank, outside of the building line, to provide secondary access (mainly used for air-flow). SH noted that, while not an improvement on the existing arrangement, it should be satisfactory.
- RL confirmed in respect of truck access and parking that:
 - the majority of parking on the site will be removed as part of the development.
 - there would remain access through the porte cochere of the MFC; a service lane running along the eastern side of the MFC (between it and the proposed new building) would provide ongoing access for vehicles to the rear servicing area and underground car park below and behind MFC.
 - the location where WW tends to access the tank at present would not be affected.
 - loading for the building is occurring off Wakefield Street – there is no new loading space in or immediately adjacent to the building.
- It was acknowledged that while the tank is open, it may create unpleasant odours in the vicinity. This may lead to sensitivities, particularly for the occupier of the tenancy on the south-west corner of the ground floor. RL confirmed that the openings for this tenancy would need to include those located away from the direction of the tank (current entrances include a door into the main lobby and one to the north of the tank). A reverse sensitivity condition, relating to odours, could be included within the Resource Consent.
- SH noted that easements would be required to protect WW's ability to access and maintain the tank. RL agreed, noting these would be helpful for future building owners also.

Stormwater Culvert

The current proposal has the building extending beyond the line of a stormwater culvert located at the site's eastern end. WW had previously advised that prior the culvert being built over, it would need to be replaced, relined or redirected. AT and RL outlined at the meeting an alternative proposal, as follows:

- the final structural bay at the eastern end of the building would be cantilevered from L1 up, such that no foundations would be built over the culvert.
- the ground floor would be constructed of easily demountable walls and a lightweight surface treatment (e.g. similar to pavement) would form the floor, allowing easy access for any work required on the culvert in the future.
- the space would be used by building occupiers for bike parking or something similar – a use which can be relatively easily relocated at short notice.
- the cost of demounting and reconstructing this space would fall to the building owner. This would be captured in an easement instrument which would also protect WW's rights to access and repair/maintain the culvert.

Construction

SH asked who would complete and pay for the work to the tank. RL proposed that this work would be best completed by the contractor constructing the building (L. T. McGuinness) and that the cost of the work would be met by WB as developer, given it was directly necessary as a result of the building works.

WB has previously carried out condition inspections of both the tank and the culvert, including taking CCTV footage. The material from these has been supplied to WW. WW noted it was important that it had the ability to inspect both the tank and the culvert and the works around and in relation to these during the construction. RL confirmed this would be ensured, noting that with LTM managing the site, there was high confidence that WW would be kept properly informed and given reasonable opportunity to attend at site as required. It is also agreed that a condition assessment of both assets before and after the works should be a condition of consent.

LTM had already prepared a draft construction management plan (CMP); this would need to be updated once the designs for the works around the tank and the culvert were finalised and WW would need to sign off on the CMP and associated emergency response plan.

There being no further questions, the meeting ended shortly after 5pm.

Jacob Paget

From: Samantha Maxwell
Sent: Tuesday, 5 July 2022 2:54 pm
To: Fast Track Consenting
Subject: [COMMERCIAL]FW: FTCA Jervois Quay - further information
Attachments: Minute of meeting with Wellington Water 22 June 2022.pdf; RE: 110 Jervois Quay (MFC Car Park) - minutes of meeting, 22 June 2022

Ngā mihi nui,
Samantha Maxwell (she/her)
Analyst
Fast Track Consenting Team

Ministry for the Environment | Manatū Mō Te Taiao
s 9(2)(a) | mfe.govt.nz

MfE are on the move! From 28 June 2022 we will be located at 8 Willis Street. We look forward to welcoming you to our new premises. Ministry staff work flexibly by default. For me this means, you may receive an email from me outside of usual working hours. Please respond at a time that is convenient for you.



Ministry for the
Environment
Manatū Mō Te Taiao



From: Rosalind Luxford <s 9(2)(a)>
Sent: Tuesday, 5 July 2022 1:12 pm
To: Samantha Maxwell <s 9(2)(a)>
Cc: Max Gander-Cooper <s 9(2)(a)>
Subject: FTCA Jervois Quay - further information

MFE CYBER SECURITY WARNING

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi Samantha

Apologies for the delay in sending this across to you – I've only had the confirmation on the minutes from Wellington Water through this morning.

Wellington Water discussions

Please see attached:

- minute of meeting on 22 June 2022;
- email from Mohammed Hassan re next steps.

FTEs after completion

Further to your request for the anticipated ongoing full time equivalent (FTE) jobs that will be created by the project, please see below a more detailed breakdown of the anticipated ongoing occupation within the retail, education and commercial tenancies:

Ground floor retail (c.750sqm): Approximately 25 staff.

Education (c.4200sqm): 350 persons (approximately 90 permanent staff; 220 students and 35 visiting staff p.a. average)

Commercial office (c.8,000sqm): Approximately 800 workers.

Design adjustments

These are still being developed, but I hope to send through more detail early next week. As noted before, fundamentally the building will remain as per the proposal.

Kind regards

Ros

Rosalind Luxford

s 9(2)(a)

willisbond.co.nz

Wellington: Level 2 | 5 Cable Street | PO Box 24137 | Wellington 6142

WILLIS BOND



Ma tini ma mano ka rapa te whai

Jacob Paget

From: Mohammed Hassan <s 9(2)(a)>
Sent: Tuesday, 5 July 2022 10:15 am
To: Rosalind Luxford
Cc: zeean.brydon; Steve Hutchison; Sam Lister; Samir Hermiz; Land Development
Subject: RE: 110 Jervois Quay (MFC Car Park) - minutes of meeting, 22 June 2022
Attachments: 110 Jervois Quay (MFC car park) - minutes of meeting 22 June 2022

Hi Rosalind

Zeean our consultant will prepare the conditions for the consent following receipt of the final DSA.

Zeean

Steve, Sam Lister and I can review the proposed conditions, advice notes etc.

Regards

Mohammed Hassan Team Leader Land Development Consenting



Mob s 9(2)(a)

Private Bag 39804, Wellington Mail Centre 5045
Level 4, 25 Victoria Street, Petone, Lower Hutt



From: Rosalind Luxford <s 9(2)(a)>
Sent: Tuesday, 5 July 2022 9:38 am
To: Mohammed Hassan <s 9(2)(a)>
Subject: RE: 110 Jervois Quay (MFC Car Park) - minutes of meeting, 22 June 2022

Many thanks Mohammed, much appreciated.

I assume that to the extent required, it is now a case of WW feeding back to WCC (via Angela Jones) on the consent process, but please let me know if you are expecting anything further from us in the meantime.

I will send across the final DSA of the wastewater tank when I receive this.

Kind regards

Ros

Rosalind Luxford

s 9(2)(a)

willisbond.co.nz

Wellington: Level 2 | 5 Cable Street | PO Box 24137 | Wellington 6142

From: Mohammed Hassan s 9(2)(a)

Sent: Tuesday, 5 July 2022 9:21 am

To: Rosalind Luxford <s 9(2)(a)>

Subject: RE: 110 Jervois Quay (MFC Car Park) - minutes of meeting, 22 June 2022

Hi Rosalind

Thanks just a couple of tweaks.

Regards

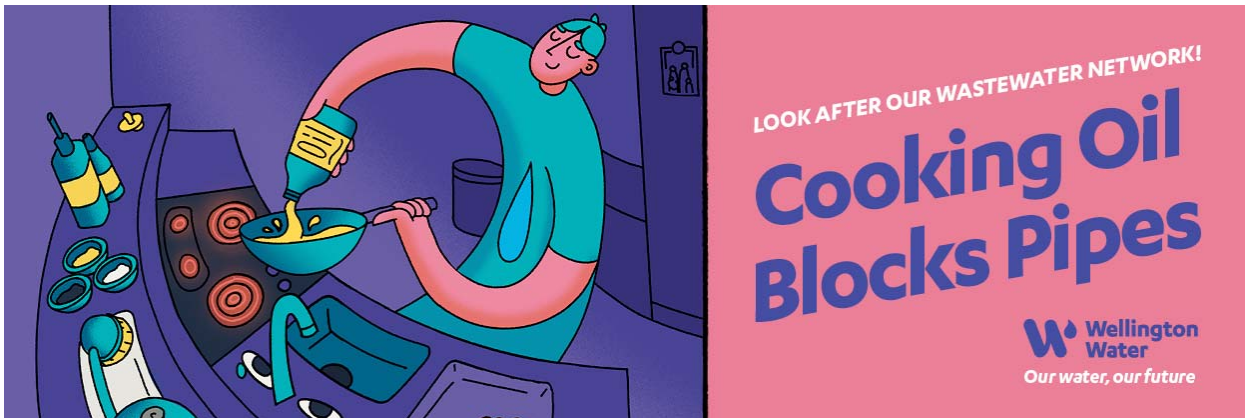
Mohammed Hassan Team Leader Land Development Consenting



Mob s 9(2)(a)

Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt



From: Rosalind Luxford <s 9(2)(a)>

Sent: Monday, 4 July 2022 2:59 pm

To: Mohammed Hassan s 9(2)(a) >

Subject: RE: 110 Jervois Quay (MFC Car Park) - minutes of meeting, 22 June 2022

Hi Mohammed

Just following up on the attached. Are you happy for me to issue these to the wider group as a final set of minutes?