

# Comments on applications for referral under the COVID-19 Recovery (Fast-track Consenting) Act 2020

*This form is for local authorities to provide comments to the Minister for the Environment on an application to refer a project to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.*

|  |                                     |
|--|-------------------------------------|
| <b>Local authority providing comment</b>         | Greater Wellington Regional Council |
| <b>Contact person (if follow-up is required)</b> | Shaun Andrewartha – s 9(2)(a)       |
|  | Claire McKeivitt- s 9(2)(a)         |
|  | Click or tap here to enter text.    |

## Comment form

Please use the table below to comment on the application.

|  |   |
|--|---|
| <b>Project name</b>                              | Jervois Quay Project  |
| <b>General comment – potential benefits</b>      | No comment.   |
| <b>General comment – significant issues</b>      | GWRC does not hold any significant concerns over the development of the site.<br><br>As the GWRC will be responsible for enforcing the conditions of consent (if granted), GWRC requests that the conditions of consent are consistent with similar developments consented by GWRC around the region.   |
| <b>Is Fast-track appropriate?</b>                | GWRC is satisfied that the proposal is suitable for the FTCA.   |
| <b>Environmental compliance history</b>          | MFC Development Limited Partnership, or its parent companies do not have any recorded compliance history with Greater Wellington Regional Council.  |
| <b>Reports and assessments normally required</b> | <ul style="list-style-type: none"> <li>- <b>Contaminated Site Management Plan (CSMP)</b><br/>The proposed site is list on the Selected Land Use Register (SLUR) as SLUR category – contamination confirmed. A CSMP would ideally be submitted with the application, but can be addressed through a condition of consent and certified prior to construction to allow the contractor undertaking the works to be involved in the formation of the plan.</li> <li>- <b>Erosion and Sediment Control Plan (ESCP)</b><br/>At a minimum a draft ESCP would need to be submitted with the application, but it is preferred if a final ESCP is submitted with the application. This should include calculations which show adequate sizing of all erosion and sediment devices. This should be prepared in accordance with the relevant GWRC guidelines.</li> <li>- <b>Dewatering Management Plan (DMP)</b><br/>Ideally submitted in draft as part of the application and should include measures to manage the effects associated with dewatering.</li> <li>- <b>Detailed Site Investigation (DSI) for Contaminated Land</b><br/>At least part of the site is listed within Greater Wellington’s Selected Land Use Registrar (SLUR), as a Hazardous Activities and Industries Lists (HAIL) activity.</li> </ul> |

|   |   |
|---|---|
|   | <p>- <b>Operational Stormwater Assessment/Infrastructure Report</b></p> <p>Water Sensitive Urban Design measures will be required to minimise contaminants discharged from the site. Policies P73 and P79 of the Proposed Natural Resource Plan provide good guidance for preparing this report.</p>  |
| <b>Iwi and iwi authorities</b>  | Ngāti Toa Rangatira<br>Taranaki Whānui ki te Upoko o te Ika   |
| <b>Relationship agreements under the RMA</b>  | N/A   |
| <b>Insert responses to other specific requests in the Minister’s letter (if applicable)</b> | <p>Specific questions asked include the following:</p> <ol style="list-style-type: none"> <li><b>1. Are there any reasons that you consider it more appropriate for the project, or part of the project, to proceed through existing Resource Management Act 1991 consenting processes rather than the processes in the FTCA?</b><br/>Greater Wellington considers it appropriate for the project to process through the FTCA.<br/>The matters that need to be addressed through a regional consenting process are typical of other large scale urban developments.<br/>Our only concern would be that the conditions imposed on the consent (if granted) are consistent with conditions imposed on other similar developments, and sufficient to manage the adverse environmental effects from the development.</li> <li><b>2. What reports and assessments would normally be required by the council for a project of this nature in this area?</b><br/>Please see above.</li> <li><b>3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your region?</b><br/>Please see above.</li> </ol> |
| <b>Other considerations</b>   | N/A   |

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry’s proactive release of information. Please advise if you object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.

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|  |                                     |
|--|-------------------------------------|
| <b>Organisation providing comment</b>            | Heritage New Zealand Pouhere Taonga |
| <b>Contact person (if follow-up is required)</b> | Peter Richardson                    |
|  | PO Box 2629, Wellington             |
|  | s 9(2)(a)                           |

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|   |   |
|---|---|
| <b>Project name</b>                           | 110 Jervois Quay  |
| <b>General comment</b>                        | <p>Heritage New Zealand Pouhere Taonga (HNZPT) has assessed the referral application with input from specialist regional heritage staff.</p> <p>The site of the application is adjacent to listed and scheduled heritage places and is part of the scheduled Civic Square heritage area.</p> <p>Based on the information provided, HNZPT has no objection to this project being referred to an expert panel. We look forward to providing comments on the project's effects on historic heritage.</p> |
| <b>Other considerations</b>                   | We note that the applicant intends to apply for an archaeological authority from HNZPT. The authority process will provide an opportunity to assess potential archaeological values and appropriate management of any archaeological resources.   |
| <b>[Insert specific requests for comment]</b> | N/A   |

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|  |  |
|--|--|
| <b>Local authority providing comment</b>         | Wellington City Council                    |
| <b>Contact person (if follow-up is required)</b> | Hamish Dean, Resource Consents Team Leader |
|  | s 9(2)(a)                                  |
|  | s 9(2)(a)                                  |

## Comment form

Please use the table below to comment on the application.

|   |   |
|---|---|
| <b>Project name</b>                         | Jervois Quay Project  |
| <b>General comment – potential benefits</b> | <p>The application site is located at the southeast corner of a larger 3.36ha allotment (Lot 1 DP 494594) which encompasses the Civic Centre Heritage Area. The defined application site has frontage to both Wakefield Street and Jervois Quay and is immediately alongside the Michael Fowler Centre. The site currently accommodates a temporary building which is occupied by the Royal New Ballet while their permanent accommodation is undergoing seismic strengthening and refurbishment.</p> <p>Given the site location the proposed development will be visually prominent from the both the immediately surrounding environment as well as the Wellington waterfront area.</p> <p>The proposal will have the following benefits:</p> <ul style="list-style-type: none"> <li>• Providing economic and employment benefits for the duration of the development and construction period.</li> <li>• Providing additional commercial accommodation space within the Wellington central business district.</li> <li>• Utilisation of a currently underutilised and visually prominent central Wellington site.</li> <li>• Provide an opportunity to enhance the pedestrian amenity (including shelter) between the lower end of Cuba Street and the Wellington waterfront with an opportunity for interaction between the development site and the wider public open spaces.</li> </ul> |
| <b>General comment – significant issues</b> | <p><b>1. Design Process</b></p> <p>The Council acknowledges that the proposal is a high quality design and significant effort has been made by the applicant to develop a proposal that responds to the context of the site and surrounding environment.</p> <p><b>2. Activity Status</b></p> <p>The proposal requires consent under the following District Plan rules:</p>   |

- Rule 13.3.1 – Central Area activities – no on-site service/loading area (Discretionary Restricted)
- Rule 13.3.4 – Central Area building - design and external appearance (Discretionary Restricted)
- Rule 13.3.8 – Central Area building – wind and verandahs (Discretionary Restricted)
- Rule 13.3.9 – Central Area building – building that exceeds absolute maximum height (Discretionary Restricted)
- Rule 21B.2.1 – New building in a Heritage Area (Discretionary Restricted)
- Rule 21B.2.3 – Earthworks in a Heritage Area (Discretionary Restricted)
- Rule 30.2.2 – Earthworks (Discretionary Restricted)
- Rule 31.1.3 – Use and development of a contaminated site (Discretionary Restricted)

The overall activity status of the application is a Discretionary Activity.

Resource consent is also required under Regulation 11 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES) 2011.

### 3. Effects

The effects of the proposal fall into the following broad categories:

- Building design/landscape
- Building height
- Heritage
- Wind
- Neighbouring amenity
- Traffic/servicing
- Earthworks
- Contamination
- Civil/Infrastructure
- Noise
- Construction

Through the assessment of the application that has already been submitted with Wellington City Council (SR510418) the proposal has general support of the majority of internal advisors, including urban design.

Council's heritage advisor, whilst has provided general support of the development, has raised some concern with the height of the 'lantern' part of the building and requested that the height of this part of the building is reduced by 4m.

The application has not addressed the potential effects of the proposal (particularly with regard to building height) on the amenity of the surrounding properties, including the Amora Hotel (148 Wakefield Street) that is located to the south of the application site on Wakefield Street. Further information has been requested with regard to the potential effects of the development on surrounding buildings/activities in terms of amenity including daylight, shading, outlook and privacy. This assessment should be accompanied by shading diagrams (and analysis) that illustrates the shading effects of the proposed building on surrounding properties. Following the receipt of this information consideration can be then given to if any neighbouring properties are considered affected parties to the development.

This assessment on the amenity of surrounding properties can take into account a 'permitted baseline scenario' (in the context of District Plan policy 12.2.5.10). District Plan standard 13.6.3.1.6 sets out the lower threshold, upper threshold and absolute maximum height. Any proposal that exceeds upper threshold will require consent for the height of the building. The upper threshold for the site is 21m above ground level. If the applicant decides to use a

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|  | <p>permitted baseline scenario when assessing the effects the surrounding properties then this must be based on a 21m building height. The proposed building has a maximum height of 38.2m i.e. 7.2m above the upper threshold building height.</p> <p>Wellington Water have also reviewed the proposal and has raised concerns with regard to the proposal to build over the public stormwater culvert and public wastewater storage tank and has requested further information with regard to civil/infrastructure design of the development.</p> <p>The significant issues of the development therefore relate the building height, both in respect its relationship to the surrounding environment and on the amenity of surrounding properties. The issue of building height will likely be the focus of any notification decision.</p>   |
| <b>Is Fast-track appropriate?</b>                | <p>The Council supports both the development of this currently underutilised site and the overall design outcomes and response to the development. There are however some unresolved matters including infrastructure and potential effects on surrounding properties, particularly as a result from the height of the building which exceeds District Plan upper threshold standard. The Council have requested further information on these aspects the development and are currently awaiting for the applicant to respond.</p> <p>The Council is yet to make a notification decision. This will be done following the receipt and assessment of the further information.</p> <p>If this project were to go through the fast track legislation, then any potentially affected parties or the wider public (if public notification is required) would have limited legal rights of participation.</p> <p>For these reasons, the Council does not believe that a fast track consenting process is appropriate in this instance.</p> |
| <b>Environmental compliance history</b>          | <p>The applicant is MFC Development Limited Partnership. This company has no record of enforcement matters/issues with Wellington City Council. The New Zealand companies register identifies Willis Bond and Company Limited (Willis Bond) as being the ultimate holding company. Willis Bond is an experienced development company who have completed a number of high profile developments in Wellington. All of these developments are monitored by the Council's Compliance Monitoring Team. The Council is not aware of any compliance issues with MFC Development Limited Partnership or Willis Bond.</p>   |
| <b>Reports and assessments normally required</b> | <p>The following reports/assessments would be required for this application:</p> <ul style="list-style-type: none"> <li>• Design Statement</li> <li>• Urban Design Assessment against the Central Area Design Guide (including CPTED assessment)</li> <li>• Townscape views</li> <li>• Heritage Assessment</li> <li>• Wind Assessment (based on Wind Tunnel Test)</li> <li>• Arborist Assessment</li> <li>• Transport Assessment (given no loading area is being provided)</li> <li>• Acoustic Assessment (relating to roof top plant)</li> <li>• Contamination Assessment</li> <li>• Civil/Infrastructure Assessment</li> <li>• Earthworks/Geotechnical Report</li> <li>• Landscape Plans</li> <li>• Shading diagrams (and analysis)</li> </ul>   |
| <b>Iwi and iwi authorities</b>                   | <p>The Council's mandated iwi partners are:</p>  |

|   |   |
|---|---|
|   | <ul style="list-style-type: none"> <li>• Te Rūnanga o To Rangatira, 2/4 Nohorua Street, Takapuwhia, Porirua 5022</li> <li>• Port Nicholson Block Trust, PO Box 12164, Thorndon, Wellington 6011</li> </ul> <p>If the proposal was publicly notified the Council would serve notice on both iwi.</p> <p>The applicant has provided a copy of a letter of support for the development on behalf of The Wellington Tenth Trust.</p>  |
| <b>Relationship agreements under the RMA</b>  | <p>The Council have no specific relationship agreements under the RMA.</p>  |
| <b>Insert responses to other specific requests in the Minister’s letter (if applicable)</b> | <p><u>Question 1: Are there any reasons that you consider it more appropriate for the project, or part of the project, to continue to proceed through existing Resource Management Act 1991 (RMA) consenting processes rather than the processes in the FTCA?</u></p> <p>The Council is concerned that there would be a number of adjacent property owners that may be directly affected by the proposal. The further information from the applicant has been requested from the applicant before the consideration of affected parties is made through a notification decision.</p> <p>This notification decision will also need to consider whether public notification is required resulting from the effects of the development, particularly as it will be above the District Plan ‘absolute height limit’ for the site and visual prominence of the site from the wider environment.</p> <p>If the proposal was to go through the RMA consent process a notification decision would be made. Until this assessment was completed the timing (and any possible delays) would not be known.</p> <p><u>Question 2: What reports and assessments would normally be required by the Council for a project of this nature in this area?</u></p> <p>The necessary reports and assessments have been listed previously in these comments.</p> <p><u>Question 3: Does the applicant, or company owned by the applicant, have any environmental regulatory compliance history in your city?</u></p> <p>As noted above, the Council is not aware of any compliance issues with One Tasman Development Limited Partnership / Willis Bond Limited.</p> <p><u>Question 4: Can you provide an update on the status of the consent you are currently processing for this project?</u></p> <p>The application is currently suspended pending the applicant response to a further information request. A section 92 further information request was sent to the applicant on 10 May 2022. The further information request relates the potential effects on the amenity of surrounding properties including daylight, shading, outlook and privacy. Further information is also sought in relation to infrastructure services. A copy of the further information request is attached.</p> <p><u>Question 5: Do you intend to undertake a subdivision of the project site, and if so, when do you anticipate that this will occur?</u></p> <p>This question should be directed to the applicant for a response.</p> |
| <b>Other considerations</b>   | <p>The Council would like to review/have input to draft conditions, should the proposal be accepted for fast-track consent.</p>   |

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10 May 2022

MFC Development Limited Partnership  
C/- Urban Perspectives Ltd  
PO Box 9042  
Wellington

Service Request No: 510418  
File Reference:

Via Email: s 9(2)(a)

Dear Alistair,

***Request for Further Information Pursuant to Section 92(1) of the Resource Management Act 1991***

|                       |  |
|-----------------------|--|
| Service Request Type: | Resource Consent   |
| Site Address:         | 110 Jervois Quay (MFC carpark)   |
| Legal Description:    | Lot 1 DP494594   |
| Consent Type:         | Land Use   |
| Consent Description:  | Construction of a Central Area building within a listed Heritage Area with associated earthworks |

I am writing in relation to your application for the construction of a Central Area building within a listed Heritage Area with associated earthworks (our ref: SR510418). This letter is a request for further information under section 92 of the Resource Management Act 1991 (the Act).

**Requested information:**

The further information required is detailed below. This will help the Council to better understand your proposed activity, its effect on the environment, and the ways any adverse effects on the environment might be mitigated.

*Planning*

1. Please provide an assessment of that effects of the proposed development on surrounding buildings/activities. Consideration should be given the impact that the proposed building works will have on surrounding properties in terms of amenity including daylight, shading, outlook and privacy. This assessment should be accompanied by shading diagrams (and analysis) that illustrates the shading effects of the proposed building on surrounding properties. Consideration should also given to the occupation of the any potentially affected surrounding properties.

*Wellington Water*

**Flooding**

2. The applicant has advised that they have undertaken a post development flood model. Can the applicant please advise the name / credentials of the flood modeller.

3. The applicant has advised that a 200 mm freeboard to the top of the foundation slab has been agreed with the Wellington Water Land Development Team. The RSWS (4.2.8) requires a freeboard of 300 mm for commercial and industrial to the underside of the floor slab. Can the applicant please provide correspondence with WWL agreeing the reduced freeboard to the top of the slab or alternatively raise the building.
4. The applicant advises a peak sea level of 2.1 m aMSL. The RSWS Table 4.5 requires a Design Sea Level (aMSL) for Wellington Harbour of 2.17 m aMSL. Please advise if WWL have accepted the reduced design sea level of 2.1 or revise the design.

#### Stormwater

5. The applicant has undertaken a CCTV investigation of the stormwater culvert beneath the site. Can the applicant please provide the CCTV tape to support the investigation.
6. The applicant has been advised that the culvert is:
  - i. approximately 100 years old,
  - ii. is the primary watercourse for the Aro Valley and adjacent CBD,
  - iii. There is insufficient headroom in the culvert for easy man entry.
  - iv. and that if a section of the culvert fails options for rehabilitation may be severely limited without compromising hydraulic performance.
  - v. completely full and pressurised to above ground level and therefore any reduction in capacity such as might be experienced by any in-situ rehabilitation method employed in the long term if it were built over would increase the upstream flood hazard.

The applicant has proposed to build over the existing culvert. Whilst they have provided a structural statement confirming that no load will be put on the culvert and provided CCTV of the culverts current condition (which requires review by WWL), a structural assessment of the culvert has not been completed and no information has been provided to demonstrate how the culvert were to be rehabilitated in the future if it failed without compromising the capacity. The current proposal is *not compliant* with the requirements of the Regional Standard for Water Services and is *not acceptable* to WWL. WWL have advised that the culvert can be built over but must be replaced first or alternatively must be diverted.

The applicant either needs to provide further information to support a build over of the public stormwater culvert (noting that this may not be acceptable to WWL) or demonstrate that the culvert can be relaid or diverted or alternatively the building footprint altered.

7. No new tree planting will be accepted over the public stormwater culvert and where possible tree's which may impact on the culvert performance should be removed and / or root barriers installed. It is unclear from the landscape plan if the tree's in this area are new or existing – Can the applicant please advise.

#### Wastewater

8. There is a large wastewater storage tank beneath the site entrance. The applicant has been advised that:
  - i. The tank cannot be built over

- ii. 24/7 access to the tank is required for heavy vehicles at all times.
- iii. WWL need to be able to safely undertake long term repairs / refurbishment and renewal of the tank.

The proposal involves:

- Increasing ground level over the public wastewater tank
- building over wastewater storage tank.

The applicant has provided a structural assessment confirming that no new load will be placed on the tank and a visual condition and hammer test to detect areas of poor concrete quality has been undertaken, however the applicant's proposed build over of the public wastewater storage tank is *not compliant* with the requirements of the Regional Standard for Water Services and *has not been accepted* by the Wellington Water Land Development Team.

It is not considered that the applicant has provided sufficient information in order for a build over of the public wastewater storage tank to be accepted.

The applicant either needs to provide further information to support a build over of wastewater storage tank (noting that this may not be acceptable to WWL), including:

- why the existing tank must be built over ?
- why the tank cannot be relocated clear of the building ?
- (ie why WWL should accept a build over of this asset ?)
- name / position and credentials of the person(s) who undertook the structural assessment of the tank.
- photographic evidence of the tank inspection.
- confirmation of how the building vehicle / pedestrian entrance arrangement take the tank access / maintenance into account.
- Confirmation of how the tank will be accessed – where will maintenance vehicles park ?
- How the tank will be repaired / refurbished and renewed.
- A safety in design assessment.

There is no guarantee that WWL would accept build over of this structure even with additional information.

Note: Wellington Water have advised that point 8 may be able to be managed through the detailed design stage. However, the applicant must provide sufficient information as part of their RFI response to demonstrate that this can be managed through detailed design and will not have wider implications with other aspects of the proposal.

## Water

9. The WWL modelling team have confirmed a FW2 fire demand (equivalent of approximately 25 L/s). The applicant is proposing to meet fire fighting requirements with sprinklers but has quoted a peak fire flow of 52.6 L/s. It is not clear if the applicant is wanting to extract this peak flow from the public network. The applicant is advised that it is unlikely that a peak flow of 52.6 L/s can be extracted from the public network. Calculations supporting the design will be required and either network upgrade or an onsite solution (tanks) provided.

Responding to this request:

Pursuant to section 92A(1) of the Act, ***within 15 working days*** of the date of this letter you must either:

- provide the requested information; or
- provide written confirmation that you can not provide the requested information within the time frame, but do intend to provide it; or
- provide written confirmation that you do not agree to provide the requested information.

The processing of your application has been put on hold from 10 May 2022 and any time taken by you to provide all required information is excluded from any time limits for processing your application.

If you cannot provide the requested information within this time frame, but do intend to provide it, then please provide:

- written confirmation that you can provide it
- the likely date that you will be able to provide it by, and
- any constraints that you may have on not being able to provide it within the set time frame.

The Council will then set a revised time frame for the information to be provided and provide this to you in writing.

If you have provided all the requested information, then we will consider its adequacy and make a decision on the scope of this. A decision will then be made on whether any parties are considered adversely affected from whom you will need to obtain written approval in order for the proposal to be considered on a non-notified basis, or whether your application requires notification or limited notification.

If you have not provided the requested information because you did not respond to the request, or agreed to respond but did not deliver within the agreed timeframe, or refused to provide the information, the Council must notify the application under section 95C of the Act prior to being able to proceed further. Please note that the Council has the ability under section 36AAB(2) of the Act to leave the application on suspend until the notification fee has been paid to it in full.

If you require any further clarification or would like to discuss this matter, please contact me on the number below.

Yours sincerely,



Angela Jones  
Consultant Planner  
Wellington City Council  
Telephone

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|  |                                   |
|--|-----------------------------------|
| <b>Organisation providing comment</b>            | Wellington Water Limited          |
| <b>Contact person (if follow-up is required)</b> | Olena Chan                        |
|  | Manager Growth & Land Development |
|  | Network Strategy and Planning     |

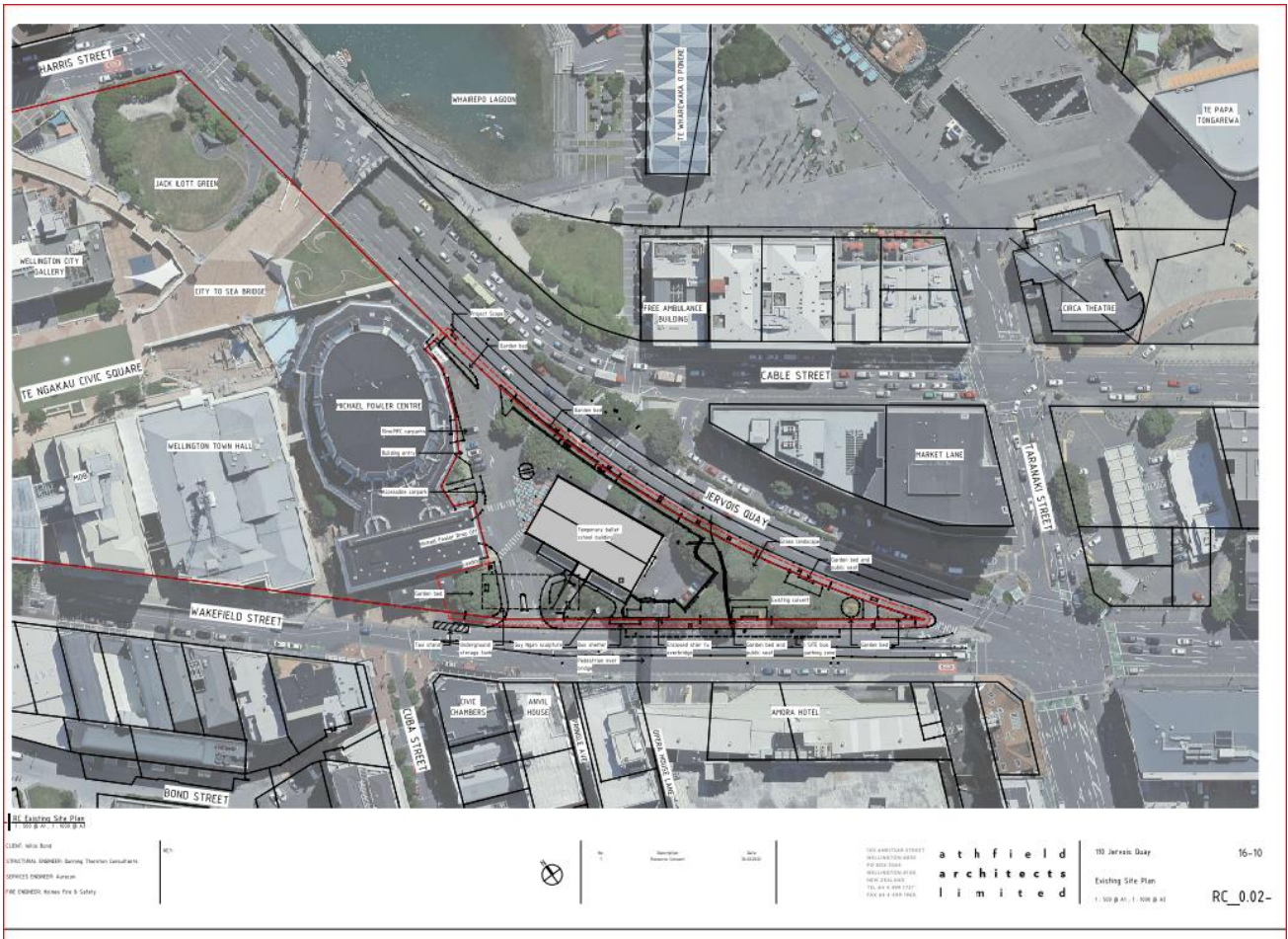
## Comment form

Please use the table below to comment on the application.

|                        |   |
|------------------------|---|
| <b>Project name</b>    | Jervois Quay Project  |
| <b>General comment</b> | <p>Wellington Water Limited makes this submission in its capacity as the existing network management and maintenance service provider to the Wellington City Council.</p> <p>Wellington Water has outstanding concerns regarding Jervois Quay Project’s potential impact on two significant water assets that are on the development site, specifically:</p> <ul style="list-style-type: none"> <li>- The Michael Fowler Centre (MFC) wastewater storage facility is a concrete storage tank with a capacity of around 850m<sup>3</sup>. The facility provides wastewater overflow storage and is a key network asset to manage potential wastewater discharges to the Wellington Harbour; and</li> <li>- A stormwater main that is ~100-year old ovoid brick pipe (1220mm by 2210mm) and serves a large stormwater catchment originating from the Aro Valley.</li> </ul> <p>The proposed building over these two assets will have implications for their ongoing and future operational management and replacement, and result in increased risk to the assets during construction.</p> <p>Wellington Water has reviewed of the proposed plans RC2.00- 2.03; 1.01; 0.02 dated 26 Feb 2022, and Landscape Plans L1.01 – L1.02. The proposed plans do not alleviate WWL’s concerns regarding the potential impact to the level of service the wastewater tank is designed to provide in this location in the city, and the challenges of suitable alternative land availability if a tank were to be replaced. Further, the proposed building on the site will result in restricted access to this facility for both maintenance and its future replacement. Wellington Water is also concerned with the operational impacts from this storage facility such as odour when in use or maintenance on the future residents of the proposed development/building</p> <p>This stormwater main is theoretically at the end of its useful life and its condition cannot be confidently determined from available techniques such as closed circuit television survey (CCTV). This is because the pipe is located in a potential fill area and therefore may not be fully supported insitu on competent ground/materials. The pipe is also likely to be vulnerable to movement and cracking in large earthquakes and any failure has the potential for liquefied materials to enter the</p> |

|  |   |
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|  | <p>pipe during earthquakes resulting in partial loss of service. If this stormwater pipe fails the repairs may become very difficult and costly.</p> <p>Wellington Water’s considers that effects to the stormwater pipe are able to be mitigated through either structurally lined or it is replaced along a new alignment outside the perimeter of the proposed building. Either option would result in a more resilient pipeline, reduce its failure risk and increase the asset life by around 50 years. These options are in accordance with the RSWS <i>Section 4.12 Building in close proximity to pipes</i>.</p> <p>In addition to the above matters, Wellington Water has wider interest in the proceedings to ensure that effects to the operational three water networks are appropriately avoided or mitigated, and that consent conditions for design, construction, and connection of new 3-W assets are included where relevant.</p> |
| <p><b>Other considerations</b></p>                   | <ol style="list-style-type: none"> <li>1. Wellington City Council has requested Wellington Water (7 April 2022) to undertake an assessment regarding the replacement of the wastewater tank – this has not been completed.</li> <li>2. The applicant is undertaking a DSA of the wastewater tank – this has not yet been completed.</li> </ol>  |
| <p><b>[Insert specific requests for comment]</b></p> | <p>No specific requests have been received from the Minister</p>  |

Note: All comments, including your name and contact details, will be made available to the public and the applicant either in response to an Official Information Act request or as part of the Ministry’s proactive release of information. Please advise if you object to the release of any information contained in your comments, including your name and contact details. You have the right to request access to or to correct any personal information you supply to the Ministry.



Excerpt from Plan RC\_002 showing the site plan which shows the underground wastewater tank and the existing public stormwater culvert