



Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:

Project name: One Tasman Pukeahu Park
Application number: PJ-0000787
Date received: 12/01/2022

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in this approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry via email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track guidance](#) to help applicants prepare applications for projects to be referred.

Part I: Applicant

Applicant details

Person or entity making the request: Willis Bond and Company Limited

Contact person: Nick Owen

Job title: Development Manager

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address:

c/- Willis Bond & Co, P O Box 24137, Wellington 6142

Address for service (if different from above)

Organisation: Urban Perspectives Ltd

Contact person: Alistair Aburn

Job title: Resource Consent Consultant

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address:

Urban Perspectives Ltd, PO Box 9042, Wellington 6141

Part II: Project location

The application: does not relate to the coastal marine area

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

A cadastral map and/or aerial imagery to clearly show the project location will help.

1 Tasman Street, Mount Cook, Wellington, 6021, New Zealand

1 and 23 Tasman Street, Mount Cook, Wellington

Legal description(s):

A current copy of the relevant Record(s) of Title will help.

1 Tasman Street: Sec 1219 Town of Wellington - Record of Title 102370023 Tasman Street: Pt Sec 665 Town of Wellington - Record of Title WN401/11

Registered legal land owner(s):

One Tasman Development Limited Partnership.

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

The Applicant, One Tasman Redevelopment Limited Partnership, is the registered owner of 1 and 23 Tasman Street.

Part III: Project details

Description

Project name: One Tasman Pukeahu Park

Project summary:

Please provide a brief summary (no more than 2-3 lines) of the proposed project.

One Tasman Pukeahu Park is Willis Bond's latest Wellington residential development. It is a comprehensive redevelopment of the site at 1 and 23 Tasman Street providing a total of approximately 213 new high quality, sustainable and ultra-resilient residential dwellings.

Project details:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application needs only to provide a general level of detail.

One Tasman Pukeahu Park is Willis Bond's latest Wellington residential development. It is a comprehensive redevelopment of the site at 1 and 23 Tasman Street providing a total of approximately 213 new high quality, sustainable and ultra-resilient residential dwellings.

A diverse range of housing typologies, including studio, one-bedroom, one-bedroom plus, two-bedroom and three-bedroom apartments (circa 196 apartments will be delivered in a nine and a half storey northern apartment building (~104 apartments) and a nine-storey southern apartment building (~92 apartments), and ~17 two and three-storey, one, two, three and four-bedroom terrace houses.

The new apartment tower buildings will be base-isolated and achieve in excess of a 100%NBS rating concerning seismic resilience and incorporate 'low damage design' principles.

Total building coverage of the 5,095sqm site is approximately 53%, thus enabling the provision of significant on-site landscaping, shared communal spaces and controlled through-site pedestrian access.

On-site parking is restricted to residents only and at a rate of approximately 0.5 parks per residential unit encouraging sustainable transport initiatives. The low level of on-site parking is reflective of the site's location relative to the Wellington Central Area (CBD), which is within easy walking distance of the CBD and all its amenities, and nearby of Kent and Cambridge Terraces, a high-frequency bus route. Bicycle storage at approximately one per residential unit and EV charging stations are also provided on-site.

The Tasman Street site sits at the interface between Te Aro at the southern end of the Wellington Central Area and Mount Cook and is adjacent to the Pukeahu National War Memorial Park on its northern boundary. The former National Museum and the National War Memorial and Carillon are to the west of the site.

At present, 1 Tasman Street is occupied by the now vacant Tasman Gardens Apartments buildings. The Body Corporate (42-unit title holders) placed the property on the market in 2020 due to the uneconomic costs associated with repairing the earthquake-prone six-level apartment building (33 units) and the severely compromised 'weather tightness' two-level townhouses (10 units).

23 Tasman Street is a two-storey villa previously occupied by the Tasman Street Veterinary Clinic. 23 Tasman Street is now vacant.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

The project is planned to be delivered in two (2) stages, to commence immediately after planning approval is obtained.

Detailed design and preparation of relevant construction documentation is currently underway, having commenced in Jan 2021, with the intent to obtain all necessary approvals ahead of the milestones below.

Early Works: Demolition, excavation and site preparation works are scheduled to commence (subject to planning approvals) in Q3 2022.

Stage 1: Comprises of the Northern Apartments (approximately 104 1 Bed, 1 Bed +, 2 and 3 bedroom apartments over ten levels) and 17no. terraces houses ranging from 1-4 bedrooms in size. Market release (subject to planning approval) is targeted for Q2 2022. Construction commencement is scheduled for Q1 2023. Construction completion is scheduled for Q1 2024.

Stage 2: Comprises of the Southern Apartments (approximately 96 studio, 1 bed, 1 bed +, 2 bed and 3 bedroom apartments over nine (9) levels). The market release is scheduled for Q2 2023. Construction commencement is scheduled for Q1 2024. Construction completion is scheduled for Q1 2025.

The primary factors informing the staging strategy are market absorption (Stage 1 will be the largest number of apartments released to the market in a single tranche by Willis Bond in any of its projects to date), and construction capacity (the ability for our primary contractor LT McGuinness to procure materials and obtain the labour for such a significant amount of concurrent construction).

There are opportunities for potential modification to this strategy, for instance, releasing Stage 2 to the market early pending the successful uptake of Stage 1 – these opportunities will be monitored closely by Willis Bond and implemented if appropriate.

Consents / approvals required

Relevant local authorities: Greater Wellington Regional Council, Wellington City Council

Resource consent(s) / designation required:

Land-use consent, Water permit, Subdivision consent, Discharge permit

Relevant zoning, overlays and other features:

Please provide details of the zoning, overlays and other features identified in the relevant plan(s) that relate to the project location.

Legal description(s)	Relevant plan	Zone	Overlays	Other features
Wellington City District Plan	District Plan	Central Area	N/A	N/A
Greater Wellington Regional Natural Resources Plan	Natural Resources Plan	N/A	N/A	N/A

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
District Plan	Central Area Rule 13.3.3	Provision of on-site parking (more than 70 carparks)	Restricted Discretionary Activity	1 and 23 Tasman Street
District Plan	Central Area Rule 13.3.4	Design, external appearance, and siting; and the placement of building mass.	Restricted Discretionary Activity	1 and 23 Tasman Street
District Plan	Central Area Rule 13.3.8.3	Provision of two site accesses for vehicles.	Restricted Discretionary Activity	1 and 23 Tasman Street

District Plan	Central Area Rule 13.3.8.8	Wind effects – non-compliance with standards.	Restricted Discretionary Activity	1 and 23 Tasman Street
District Plan	Central Area Rule 13.3.9	Building height above restricted discretionary height standard (18.6m + 35%).	Non-Complying Activity	1 and 23 Tasman Street
District Plan	Earthworks Rule 30.2.2	Earthworks in excess of the standards applying to sites in the Central Area.	Restricted Discretionary Activity	1 and 23 Tasman Street
District Plan	Contaminated Land Rule 32.2.1	Potential for finding contaminated soil during earthworks. Note: if contaminated soil is found during earthworks, consent may also be necessary under the National Environmental Standard (NES) for Assessing & Managing Contaminants in Soil to Protect Human Health.	Restricted Discretionary Activity	1 and 23 Tasman Street
Regional Natural Resources Plan	Regional Rule R142 - Water Permit	Dewatering associated with the installation of building foundations and piles.	Discretionary Activity	1 and 23 Tasman Street
Regional Natural Resources Plan	Regional Rule R68 - Discharge Permit	Discharge of water to the land (stormwater network) - dewatering.	Discretionary Activity	1 and 23 Tasman Street

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the COVID-19 Recovery (Fast-track Consenting) Act 2020 details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

An application for resource consent for One Tasman Pukeahu Park was lodged with the Wellington City Council on 7 October 2021. No decision has been made by the Wellington City Council under s95-s95E of the RMA concerning notification of the application.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

No resource consents/designations are required for the project by anyone other than the Applicant.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

As the site was associated with human activity before 1900, an archaeological authority will be required under the Heritage New Zealand Pouhere Taonga Act 2014. The authority has not yet been applied for, however:

- The areas necessary for ground disturbance for the project have previously been subject to large scale excavation when the existing buildings were constructed.
- The likelihood that any archaeological resources will be encountered during the earthworks required for this project is therefore remote.
- Accidental discovery protocols for archaeological resources will be adhered to in accordance with the authority, once obtained.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, detail when you anticipate construction activities will begin, and be completed:

Please provide a high-level timeline outlining key milestones, e.g. detailed design, procurement, funding, site works commencement and completion.

Based on the project being granted referred project status under the Act, the key milestones are anticipated to be:
Concept Design (complete) - Feb 2021 to May 2021 Preliminary Design (complete) - Jun 2021 to 30 Sep 2021
Stage 1 Developed Design (ongoing) - Nov 2021 to May 2022 Demolition of existing structures - May 2022 to Nov 2022
Market Launch Q2 2022 Detailed Design - Jun 2022 to Oct 2022 Construction - Dec 2022 to Jan 2025
Stage 2 Developed Design – Oct 2022 to Mar 2022 Market Launch Q2 2023 Detailed Design – Mar 2023 to Jul 2023
Construction - Nov 2023 – Dec 2025

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Ministry for Culture Heritage, Heritage NZ.

Local authorities

Detail all consultation undertaken with relevant local authorities:

Pre-application consultation with Wellington City Council officers (planning, urban design, heritage, wind, and traffic) was undertaken prior to lodging the resource consent application on 7 October 2021.

In addition to the official consultation, the proposed development has been reviewed by an independent Urban Design Panel, the members of which were jointly agreed by the Applicant and the Wellington City Council, and which the Applicant engaged with on a voluntary basis following a request from the Council's Team Leader Design Review/Urban Design, Dr Farzad Zamini. The Panel provided strong support for the project – this is attached at Attachment 3 – Urban Design Panel Recommendations.

At this point, no consultation has been undertaken with the Greater Wellington Regional Council in relation to the water permit and discharge permit approvals that will be required in relation to the dewatering works.

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

There is a range of persons who the Applicant has considered may be affected, including:

- Wellington Tenth Trust
- Heritage New Zealand Pouhere Taonga
- Ministry of Culture and Heritage
- Massey University
- Wellington High School

Detail all consultation undertaken with the above persons or parties:

Ongoing, proactive engagement with each of the affected parties listed above was undertaken throughout the early design phases of the project. Letters of support have been provided from each of the above organisations after ongoing consultation and are attached to this application for reference – refer to Attachment 4 – StakeholderLettersOfSupport.

Wellington Tenth Trust: an initial hui was held with Ms Liz Mellish MNZM, the Chairperson of Te Raukura Te Wharewaka O Poneke who confirmed that the Wellington Tenth Trust is the mandated iwi authority for the Te Aro/Mt Cook area.

Following the hui, the Applicant commissioned Raukura Consultants (Morris Te Whiti Love) to prepare a cultural impact assessment (CIA) report on behalf of the Wellington Tenth Trust and Port Nicholson Block Settlement Trust. The final CIA report has been received by the Applicant.

Ms Mellish, in a letter dated 5 June 2021, confirmed the Trust's support for the proposed development.

Separate engagement and consultation through the design phase of the project has resulted in support from each of the following:

- Heritage New Zealand Pouhere Taonga
- Ministry of Culture and Heritage
- Massey University
- Wellington High School

Of direct relevance to the consultation undertaken by the Applicant, it is noted that the owner of Lot 2 DP 87064 comprising 2.9ha, which covers the former Dominion Museum building and grounds, is Capitol Hill Limited (CHL). CHL is jointly owned (50/50) by the Wellington Tenth Trust and Massey University. Both parties have provided letters supporting the development.

It is also noted that the registered owner of Part Sec 1266 Town of Wellington (5640sqm) which incorporates the National War Memorial and Carillon is "Her Majesty the Queen", as is the Pukeahu National War Memorial Park. A letter of support has been provided by the Ministry of Culture and Heritage.

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to Te Kāhui Māngai – Directory of Iwi and Māori Organisations.

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
Wellington Tenth Trust	Engagement and consultation was undertaken at the commencement of the project.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
Wellington Tenth Trust	Engagement and consultation were undertaken at the commencement of the project. In a letter to the Applicant dated 15 June 2021, it was confirmed that: "Wellington Tenth Trust is an iwi authority established as a result of the agreement between the New Zealand Company and the Rangitira of Te Atiawa in 1839. The Trust is an Ahu Whenua Trust under Te Ture Whenua Maori Act 1993".

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

The project does not involve land returned under a Treaty settlement.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

The project is not within a customary marine title area.

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

The project is not within a protected customary rights area.

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

The actual and potential effects of the proposal relate to: 1. Urban Design Effects 2. Heritage Effects 3. Cultural Effects 4. Wind Effects 5. Traffic and Transportation Effects 6. CPTED Effects 7. Earthworks Effects 8. Demolition and Construction Effects 9. Positive Effects

Independent assessment reports have been prepared in relation to each of the above effects. Only the Urban Design and Heritage Assessment Reports have been provided as part of this application at Attachment 5 and Attachment 6 respectively, however expert reports have been prepared for all of the listed issues and can be provided on request.

1. Urban Design Effects: the two apartment buildings exceed the building heights permitted under the operative District Plan. Potential adverse urban design effects relate principally to design quality (design excellence), urban form and townscape. The independent urban design assessment concludes that "the planning and design of the proposal will deliver an integrated development with a coherent building form designed with reference to its context and "will provide a large number of residential units within a mix of residential typologies on a city site adjacent to a large public space that makes it highly suitable for a high-density

residential development”. The design of the development is assessed as achieving compliance with the objectives and guidelines of the Central Area Urban Design Guide and delivering “design excellence”.

1. Heritage Effects: it is noted that 1 and 23 Tasman Street are not within or adjacent to a listed heritage area, nor will the development physically affect any nearby listed heritage building. The site is nevertheless located immediately adjacent to the Pukeahu National War Memorial Park which, although it is not a listed heritage area, is an area of city, regional and national significance. Heritage New Zealand Pouhere Taonga and the Ministry of Culture and Heritage have both provided letters confirming support for the development. The independent heritage assessment commissioned by the Applicant concludes, inter alia, that: “the proposed development at 1 and 23 Tasman Street represents an appropriate and supportable scheme that respects the identified historic heritage values of the adjacent and nearby heritage buildings, elements, and spaces, minimises effects, and enhances those values and the wider public benefit”, noting that: “the National War Memorial and Carillon tower is significantly higher than the proposed development and remains the primary skyline element that will be visible from the Te Aro Valley and the wider Wellington
1. Cultural Effects: the cultural impact assessment report (CIA) prepared on behalf of the Wellington Tenth Trust and Port Nicholson Block Settlement Trust confirms that it is: “unlikely that any Maori cultural archaeology would be found on the site as it has been the subject of many building developments from the time of colonisation. The Trusts do not think any archaeological examination of the site prior to the development is required after clearance of the existing buildings” adding, however, that “there is a need for an accidental discovery protocol for this development to cover the low possibility of cultural material being discovered on the site”.
1. Wind Effects: under the Wellington District Plan all Central Area buildings above 18.6m are required to be ‘wind tunnel tested’. Initial testing did identify some areas of adverse wind effects and, as a consequence, design modifications were undertaken to address/mitigate the effects to an acceptable level. Importantly, the wind tunnel tests confirmed that there would be an improvement in the wind environment in the Pukeahu National War Memorial Park.
1. Traffic/Transportation Effects: as more than 70 car parks will be provided on-site, the District Plan requires that a traffic impact assessment (TIA) report addresses the potential for any adverse effects associated with the movement of vehicular traffic to and from the site and the movement of vehicular traffic within the surrounding street. The independent TIA concluded that the: “assessment of the site’s forecast traffic activity has shown that vehicle volume generated on the adjacent roading network will be small and will not give rise to any material impacts in terms of performance. Furthermore, the site’s proximity and easy pedestrian and cycle access to the CBD and its associated amenities, along with convenient access to key bus stops located within a short walk of the site that connects with high-frequency bus services to/from the CBD and surrounding wider suburbs, supports the use of sustainable transport modes over private vehicle transport”.
1. CPTED Effects: ‘crime prevention through environmental design (CPTED) principles were incorporated into the design process with independent advice sought from Dr Frank Stoks, an acknowledged CPTED expert. Dr Stoks concluded that: “... prudent CPTED measures have been embedded and refined during the design process, and to a level commensurate with the resource consent application”. Dr Stoks’ report identified a small number of areas where, as part of the development design process following the granting of resource consent, some further amendments/refinements could be considered and addressed”.
1. Earthworks Effects: as with all major Central Area developments, significant site preparation earthworks will be required. These earthworks and the associated temporary effects will be managed through the implementation of a comprehensive and robust earthworks management plan (EMP), a standard resource consent condition on all Central Area resource consents.
1. Demolition and Construction: it is inevitable that the development will give rise to temporary adverse effects, particularly on nearby neighbours. As with site earthworks, demolition and construction works will be subject to comprehensive and robust management plans addressing demolition and construction-related traffic effects and demolition and construction related-noise and vibration effects. If resource consent is granted, the appointed principal contractor will be L T McGuinness & Co, a very experienced contractor responsible for a large number of Central Area developments in
1. Positive Effects: One Tasman Pukeahu Park will deliver significant positive effects, including providing for a significant increase in the supply of housing, an increase from the previous 42 units to approximately 213

units, thus enabling a significant number of new residents to add to the vibrancy and vitality of the Central Area, as encouraged by the District Plan. The project will deliver a high quality 'built environment' combining design excellence along with seismic resilience and sustainability – each dwelling achieving a minimum 7 Star HomeStar. The project will deliver on the District Plan principle of enhancing the “Central Area as a location for high-quality inner-city living”.

The project will contribute to the purpose of the Covid-19 Recovery Act in generating employment, principally during the construction phase, increasing housing supply and contributing to a well-functioning Central Area urban environment.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

The only National Policy Statement that is relevant to this project is the new National Policy Statement on Urban Development (NPS-UD) which will come into force on 20 August 2020.

Objectives 1, 2 and 4 of the NPS-UD are of particular relevance to the project. These objectives direct that:

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 2: Planning decisions improve housing affordability by supporting competitive land and development markets.

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

The project will give effect to these objectives in the following ways:

1. the repurposing of the site for a significantly increased number of housing units (a key component of well-functioning urban environments) that will enable additional (new to the Central Area) residents to provide for their social and economic wellbeing; while releasing housing stock elsewhere in the city as new residents move into One Tasman Pukeahu Park; and
1. by establishing a high amenity development (building form, design, and external appearance) that responds positively to the public amenity of the surrounding area, with its strong emphasis on historic heritage amenities and

The proposal is also consistent with the direction of the NPS-UD to facilitate the benefits of intensification in city centre zones (Policy 3), to realise as much development capacity as possible.

Part IX: Purpose of the Act

Your application must be supported by an explanation how the project will help achieve the purpose of the Act, that is to “urgently promote employment to support New Zealand's recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project's economic benefits and costs for people or industries affected by COVID-19:

As stated above, the referral of this project by the Minister will provide the certainty of investment needed to promote employment to support Wellington's recovery from the adverse economic and social impacts of the Covid-19 pandemic. The project has a construction value of approximately \$145m. The project is one of the most significant residential developments in Wellington in the current market, and the largest residential project undertaken by Willis

Bond, who has a strong and successful track record of delivering high quality, resilient property developments throughout New Zealand. The project will help to stimulate the economy by creating new jobs; boosting household incomes, and lifting Gross Domestic Product (GDP) across the lower North Island.

The project will primarily benefit those working in the construction industry and will create significant employment opportunities for a sustained period across an almost 36-month construction period. Further benefits are described below in this application and further workforce benefits can be provided by our contracting partner LT McGuinness as required.

Project's effects on the social and cultural wellbeing of current and future generations:

The project will enhance the attractiveness of residential living in Wellington's Central Area. Diversity of residential dwelling typologies will attract a diversity of residents, but most importantly provide high-quality housing within walking distance of the city providing day and night activation of the city and surrounding suburbs.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

If the project is referred, it is understood resource consent could be granted by Q2 of 2022.

Referral of this project by the Minister will provide the certainty of investment needed to promote employment to support Wellington's recovery from the adverse economic and social impacts of the Covid-19 pandemic.

In contrast, if the project has to be processed under the RMA, the Wellington City Council may conclude under s95A of the RMA that the proposal requires to be publicly notified, despite the unwavering support of significant stakeholders for the quality development. This will introduce uncertainty, delay and significant additional cost which could undermine the project's overall viability/timeframes, despite all the early engagement and consultation with potentially affected parties and their subsequent support for the project.

If the normal RMA processes are used, determination of the application is unlikely to be achieved until well into 2023, a 12 to 18+ month delay. This will delay employment and there will be significant opportunity costs due to escalation, for a project that is 'ready to go to the market'.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

Referral of the project and the granting of resource consent will immediately enable the full engagement of approximately 30 consultant and sub-consultant firms to undertake services associated with the detailed design, project management and procurement of construction of the project – providing significant employment opportunities in a wide range of consulting disciplines.

In addition to these pre-construction activities, construction-related personnel (principal contractor and sub-contractors) is anticipated to reach a daily average of 40, 180, 250 and 100 tradesmen (FTE) on-site in 2022, 2023, 2024 and 2025 respectively, with thirty-five plus sub-contracted trades working simultaneously on the project. In addition to this, we anticipate there being a further one hundred jobs created with off-site prefabrication, as well as thirty full-time design consultants across a range of disciplines.

Post-construction, there will be work generated from the ongoing maintenance of the site as well as full employment opportunities generated from the on-site café and resident services manager.

Housing supply:

The project will create approximately 213 new quality, sustainable, resilient dwellings for a range of residents at various price points in the market. A deliberately diverse range of residential dwelling types is proposed in the development – including studio units, one bed, one bed plus, two bed, three bed and four-bedroom apartments, garden terraces and terrace houses. This is a five-fold increase over the 42 dilapidated, earthquake-prone units currently occupying the site.

Contributing to well-functioning urban environments:

The existing site, currently occupied by now vacant buildings, which are earthquake-prone and/or 'weather tightness' compromised, detracts from the existing urban environment.

The project will remedy this, transforming the site into a high-quality residential development that will contribute positively to the surrounding public environment, provide much needed sustainable, resilient housing close to key infrastructure, transport infrastructure and perhaps most importantly within walking/cycling distance of the city centre, promoting sustainable and healthy living initiatives.

The importance of design excellence and the sustainable, resilient building is highly valued by Willis Bond, and the proposed development is a strong representation of this ethos. The project has been designed by award-winning Athfield Architects Ltd and Wraight and Associates Landscape Architects Ltd – who have recently completed Pukeahu Park for Ministry for the Culture and Heritage and will significantly enhance the amenity of the site.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

During construction, the project will help to stimulate the economy by creating new jobs; boosting household incomes, and lifting Gross Domestic Product (GDP) across the lower North Island.

Post competition, the project will deliver approximately 213 resilient and high-quality dwellings to Wellington's Central Business District. This will provide for a significant increase in the supply of housing, improve the resiliency of Wellington's building stock, reduce traffic congestion and dependence on public transport networks, and also encourage walking and cycling to work. For those that do need to drive, on-site EV charging will enable residents to commute sustainably.

The scale and quality of the development will also function as a catalyst for further development and urban repair across the precinct. This is particularly relevant in light of the Wellington City Council's recently adopted Spatial Plan that calls for increased housing and intensification in this part of the city.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The urban nature of the One Tasman Pukeahu Park development is such that it will not directly improve coastal, freshwater, air quality or biodiversity outcomes; nor will it adversely impact these environmental outcomes.

Minimising waste:

One of the tools that the main contractor will be utilising is a Waste Minimisation Record that feeds off the REBRI (Resource Efficiency in the Building and Related Industries) Resource Routing Calculator. This device looks to track and reduces the amount of building material waste generated during construction that would otherwise be sent to the landfill. The objective of this tool, according to BRANZ, is to 1) reduce waste disposal costs, 2) save money on raw materials 3) use materials more effectively 4) reduce the environmental impact from landfill disposal 5) maximise the amount of waste diverted from landfills and clean fills and 6) minimise contamination and damage.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

The apartments are targeting a 7-Star Homestar v4 Certification and have been designed to incorporate: High-performance thermal envelopes, including Low-E solar control double glazing and enhanced wall, roof and floor thermal insulation; Heat recovery ventilation systems incorporating bypass for summer free cooling; Apartment ventilation capacity to exceed NZBC minimums, with variable speed for demand control; Water efficient fittings and fixtures; Environmentally certified building materials; High efficiency LED lighting; Energy sub-metering; Electric vehicle charging; and Bike parking and amenities for residents and visitors.

The terrace houses are also targeting a minimum 7-star Homestar v4 Certification, with design work underway to determine the viability of 8-Star Homestar v4 Certification.

Promoting the protection of historic heritage:

The site sits close to several listed heritage buildings, including the former Dominion Museum, the National War Memorial and Carillon, the former Buckle Street Police Barracks and associated brick wall, and is immediately adjacent (on its northern boundary) to the Pukeahu National War Memorial Park.

A key consideration during the preliminary design phase, which involved exploring several alternative development options, alongside engagement and consultation with Heritage New Zealand Pouhere Taonga, was to address and minimise the potential for adverse effects on historic heritage.

Given the subsequent support provided by Heritage New Zealand Pouhere Taonga and the Ministry of Culture and Heritage, as well as from Wellington Tenth Trust, both as the iwi authority and the part-owner (along with Massey University) of the former Dominion Museum and grounds, it is considered that appropriate regard has been had to the protection of historic heritage in the design of the proposed development.

This confirmed support from iwi and the heritage custodians is an outcome the Applicant is very pleased to have received and endorses the Applicant's independent heritage advisor's conclusion that One Tasman Pukeahu Park is an "appropriate and supportable scheme that enhances" that respects the identified historic heritage values of the surrounding area.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The project will remove the existing earthquake-prone/unsafe buildings from the site. The buildings are founded on good quality soil, and the site is not subject to flooding risk, and therefore appropriate for resilient, sustainable residential housing.

The new apartment tower buildings will be base-isolated and achieve in excess of a 100%NBS rating in relation to seismic resilience and incorporate 'low damage design' principles

Other public benefit:

The One Tasman Pukeahu Park development will have demonstrable public benefits mainly by significantly improving the streetscape and visual amenity of the site and in a manner compatible with the historic heritage values associated with the wider area.

Whether there is potential for the project to have significant adverse environmental effects:

Given the considered design approach, with the protection of historic heritage being a key consideration, it is considered that there is no potential for the One Tasman Pukeahu Park development to have significant adverse environmental effects. This is mainly because:

1. assessed against the existing environment (effectively a 'brownfields site') the project is strongly positive through delivering a significant number of high-quality residential units in the development with strongly positive streetscape and townscape qualities and contributions; and
1. the proposal has a high level of consistency with the applicable District Plan principles guiding Central Area development, and the related objectives and policies and anticipated environmental

One Tasman Pukeahu Park has a high-level consistency with the Covid-19 Recovery Act in generating employment, increasing housing supply and contributing to well-functioning urban environments, and all the while avoiding any significant adverse effects on the environment.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

The location of the project is not within any hazard area identified by the District Plan and is sufficiently elevated to be well-positioned to cope with the effects of climate change and sea-level rise, and very low risk of flooding.

The structural, geotechnical, and architectural design addresses and mitigates natural hazards with a high-performance structure expected to perform well more than code minimum requirements. In addition, the

development will result in some remediation of existing in-ground (low-level) contamination and disposal of hazardous materials within the existing buildings.

The two apartment structures will also be base-isolated to provide a very high level of seismic life-safety protection. Coupled with damage avoidance and protection of contents, the apartment buildings will well exceed code expectations. Above the base isolators, these structures will be predominantly steel framed to provide strength and resilience at the least weight and mass. The upper floor slabs will be predominantly reinforced concrete with options for timber substitution to improve carbon embedment.

The other structures will be more conventional but designed for low-ductility demands and low damage.

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/Enforcement Action and Outcome
Wellington City Council	No compliance and/or enforcement action has been taken against the Applicant under the RMA.
Greater Wellington Regional Council	No compliance and/or enforcement action has been taken against the Applicant under the RMA.

Part XII: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Lachlan McGuinness

01/01/2021

Signature of person or entity making the request

Date

Important notes:

- Please note that this application form, including your name and contact details and all supporting documents, submitted to the Minister for the Environment and/or Minister of Conservation and the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.
- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Please note that if the Minister for the Environment and/or Minister of Conservation accepts your application for referral to an expert consenting panel, you will then need to lodge a consent application and/or notice of requirement for a designation (or to alter a designation) in the approved form with the Environmental Protection Authority. The application will need to contain the information set out in Schedule 6, clauses 9-13 of the Act.
- Information presented to the Minister for the Environment and/or Minister of Conservation and shared with other Ministers, local authorities and the Environmental Protection Authority under the

Act (including officials at government departments and agencies) is subject to disclosure under the Official Information Act 1982 (OIA) or the Local Government Official Information and Meetings Act 1987 (LGOIMA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA and LGOIMA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA and LGOIMA is available at www.ombudsman.parliament.nz.

Checklist

Where relevant to your application, please provide a copy of the following information.

Yes	Correspondence from the registered legal land owner(s)
Yes	Correspondence from persons or parties you consider are likely to be affected by the project
No	Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
No	Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
No	Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.