

**From:** s 9(2)(a)  
**To:** s 9(2)(a)  
**Cc:** s 9(2)(a) [Fast Track Consenting](#)  
**Subject:** RE: One Tasman, Pukeahu Park - Seeking Clarity on Application Information  
**Date:** Friday, 21 January 2022 4:47:22 pm  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.jpg](#)  
[image548044.png](#)  
[image648796.jpg](#)  
[1.0 FTC\\_CafeWorkAmenity.pdf](#)  
[2.0 PlanningContext.pdf](#)

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

Kia ora Samantha,

Please see our responses to your points below:

**1. The café/work and living opportunity proposed**

- *Café* - The prime northwest corner of the site is dedicated to a 80m<sup>2</sup> café tenancy that will serve residents, users of the park and the high-pedestrian flows traversing Tasman and Tory Street.
- *Work* – The configuration of the South tower’s ground floor units enables the option for a 36m<sup>2</sup> area to be utilised as a mixed-use or WFH type office space. As this comes with independent access to the street, this area could also be realised as a standalone retail unit.
- *Amenity* – There is a 75m<sup>2</sup> shared space on the ground floor of the Northern Apartments. This bookable, dual access, area has been designed as a flexible open space that can cater to a variety of activities.
- *Please see attachment 1.0 for details.*

**2. District plan baseline and maximum height proposed**

- Under the operative District Plan, which is currently under review, the permitted activity height is 18.6m above ground. An additional 35% to 25.11m can consent as a restricted discretionary activity, subject to building mass not exceeding 75%. The proposed building mass for the One Tasman Pukeahu Park development is 70%.
- Under the recent Council-adopted Spatial Plan, a height of 8 storeys is proposed for the Tasman Street site. This proposed increased height was incorporated into the non-statutory DRAFT which the Council released for consultation in October 2021. The Council proposes to notify the statutory Proposed District Plan in May/June 2022.
- The One Tasman Pukeahu Park development has a maximum height of 36.6m above ground (the ‘east wing’/Level 10 on Building A, the northern apartments building) and 37.7m to the top of the lift machine room.
- Given that the proposed maximum height at 37.7m exceeds the restricted discretionary activity height under the operative District Plan, consent is required for a non-complying activity
- *Please see attachment 2.0 for details.*

**3. Full time equivalents (FTEs) including sub-contractors**

- Full time consultant equivalents (FTEs) summarised below (for clarification, this does not include sub-contractors who were capture in our prior estimates).

Year	2022	2023	2024	2025	Total
FTEs	14.0	12.7	8.9	5.1	31.7

- These numbers sit in addition to workers on-site and those working in enabling industries (e.g., pre-fabrication, transport).
- Please note that these estimates relate to both stages of the development.

Please let me know if there was anything else that you were after otherwise, I hope that you and the team have a great long weekend.

Nga mihi,  
Lachie

Lachlan McGuinness

s 9(2)(a)  
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Willis Bond supports the NZ Government's COVID-19 vaccination programme.

We require all visitors to our offices in Auckland and Wellington to have a valid vaccine pass sighted by our staff upon entry. For any off-site meetings, we may request to view your company vaccine policy prior to attendance.

**From:** Samantha Maxwell s 9(2)(a)

**Sent:** Wednesday, 19 January 2022 11:24 am

**To:** Nick Owen s 9(2)(a)

**Cc:** Lachlan McGuinness s 9(2)(a); Rebecca Perrett s 9(2)(a); Fast Track Consenting <fasttrackconsenting@mfe.govt.nz>

**Subject:** One Tasman, Pukeahu Park - Seeking Clarity on Application Information

Kia ora Nick,

Following your conversation with Rebecca this morning, we are seeking clarity on the information provided in your application. These points are:

4. The café/work and living opportunity proposed
5. District plan baseline and maximum height proposed
6. Full time equivalents (FTEs) including sub-contractors

Nga mihi nui,

**Samantha Maxwell (she/her)**

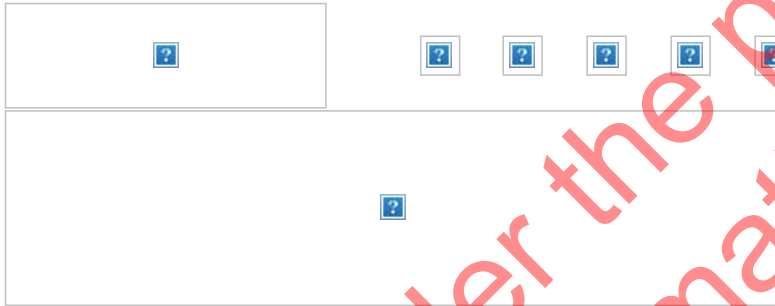
*Graduate Analyst*

*Fast Track Consenting Team*

Ministry for the Environment | Manatu Mo Te Taiao

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*Ministry staff work flexibly by default. For me this means, I work Monday to Thursday, with limited availability on Friday.*



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