



FTC #110: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions

Application 2022-081 One Tasman Pukeahu Park

Date Submitted:	27 January 2022	Tracking #: BRF-1090	
Security Level	In-Confidence	MfE Priority:	Urgent

	Action sought:	Response by:
To Hon David Parker, Minister for the Environment	Decision on recommendations in Table A	TBC

Actions for Minister's Office Staff	Return the signed briefing to MfE
Number of attachments: 2	Attachments: <ul style="list-style-type: none"> 1. Letter from the Minister for the Environment to relevant Ministers of the Crown 2. Copy of One Tasman Pukeahu Park application and supporting information – to send with letters to Ministers

Ministry for the Environment contacts

Position	Name	Cell phone	1 st contact
Principal Author	Samantha Maxwell		
Manager	Stephanie Frame	s 9(2)(a)	✓
Director	Sara Clarke	s 9(2)(a)	

Released under the Official Information Act 1982

FTC #110: Application for referred project under the COVID-19 Recovery (Fast-track Consenting) Act 2020 – Stage 1 decisions

Key Messages

1. We seek your initial decisions on an application from Willis Bond and Company Limited to refer the One Tasman Pukeahu Park project (the Project) to an expert consenting panel (a panel) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the FTCA).
2. The Project is to redevelop two suburban properties covering approximately 5,000 square metres, to replace existing vacant residential buildings with two apartment buildings and terraced housing that will provide approximately 213 residential units (in a range of housing typologies including studios and one, two, three and four-bedroom units), a café, workspace (for office or retail) and indoor multi-use space. The applicant intends to deliver the Project in two stages with construction completed at the beginning of 2025.
3. The Project site is located on the north-east corner of Tasman Street, Mount Cook, Wellington, adjacent to the former Dominion Museum site (now part of the Massey University campus), and the Pukeahu National War Memorial Park.
4. The Project involves demolition of earthquake-prone and/or weather-tightness compromised buildings, earthworks, construction of two apartment buildings (up to nine and a half storeys), terraced housing (up to three storeys) and associated infrastructure, and subdivision.
5. The Project requires land-use and subdivision consents under the Wellington City District Plan (WCDP) and land use consent under the Resource Management (National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES-CS). Water and discharge permits are required under the Greater Wellington Regional Natural Resources Plan.
6. The Project site is zoned Central Area in the WCDP. The proposed activities exceed permitted bulk and location standards, with non-complying activity status for the proposed building height.
7. We have undertaken an initial (Stage 1) analysis of the application, and this is presented along with our recommendations in Table A.
8. The Project meets all the eligibility criteria in section 18(3) of the FTCA, but more analysis is needed before we can advise you if it meets the purpose of the FTCA (thus satisfying section 18(2) of the FTCA) and advise you on matters in section 23(5) which may influence your referral decision.
9. We recommend you progress consideration of the application to the next stage of analysis (Stage 2) and invite comments from Wellington City Council, Greater Wellington Regional Council, and specific Ministers listed in section 21(6) of the FTCA.
10. We recommend you invite comments from the Associate Minister for the Environment (Urban Development) as an additional Minister under section 21(6)(n) of the FTCA.

Statutory Framework Summary

11. You are the sole decision maker for referral of the Project as it will not occur in the coastal marine area.
12. You may decline the referral application before seeking comments from the relevant local authorities and any relevant Ministers:

- a. if you are satisfied the Project does not meet the referral criteria in section 18 of the FTCA, (which include helping to achieve the purpose of the FTCA) (see sections 18(2) and 23(1) of the FTCA)
 - b. for any other reason (see section 23(2) of the FTCA).
13. If you do not decline the referral application at this stage:
- a. you must provide the application to, and invite comments from, the relevant local authorities and the relevant Ministers prescribed by section 21(6) of the FTCA
 - b. you may provide the application to and invite comments from any other person.
14. You are also able to request further information from the applicant or any relevant local authority at any time before you decide to decline or accept the referral application (see section 22 of the FTCA).

Action Sought

15. Please indicate your decision on the recommendations in Table A.

Signature



Stephanie Frame
Manager – Fast-track Consenting

Released under the provisions of the Official Information Act 1982

Table A: Stage 1 initial assessment of project eligibility – projects where the Minister for the Environment is the only decision maker

Project to progress

Project details	Project description	Project funding	Is Project eligible for referral? [section 18(3)]	Will the Project help to achieve the purpose of the FTCA? [section 18(2)]						Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood the Project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]	Any other relevant matters [section 19(f)]		
<p>Project name One Tasman Pukeahu Park</p> <p>Applicant Willis Bond and Company Limited c/- Urban Perspectives Ltd</p> <p>Location 1 and 23 Tasman Street, Mount Cook, Wellington</p>	<p>The Project is to redevelop two suburban properties covering approximately 5,000 square metres, to replace existing vacant residential buildings with two apartment buildings and terraced housing that will provide approximately 213 residential units (in a range of housing typologies including studios and one, two, three and four-bedroom units), a café, workspace (for office or retail) and indoor multi-use space.</p> <p>The applicant intends to deliver the Project in two stages with construction completed at the beginning of 2025.</p>	<p>The applicant is the legal owner of the project site.</p> <p>The applicant advises that the Project has a construction value of approximately \$145m and is the largest residential project they have undertaken.</p> <p>Their contracting partner is LT McGuinness.</p> <p>Given the applicant's contract partner and strong track record of delivering property development throughout New Zealand, we do not have any concerns about the applicant's ability to fund the Project.</p>	<p>Based on available information at this stage, we consider the Project is eligible for referral because:</p> <ul style="list-style-type: none"> it does not include any prohibited activities it does not include land returned under a Treaty settlement it does not occur in a customary marine title area or protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011. 	<p>The applicant has provided an economic assessment that estimates the Project will:</p> <ul style="list-style-type: none"> Engage approximately 30 consultant and sub-consultant firms with an average of 8 full time equivalent (FTE) jobs over 4 years provide an average of 143 FTE construction related jobs over 4 years provide ongoing employment opportunities from site maintenance and the commercial activities (café and resident services manager). 	<p>The Project has the potential for positive effects on the social wellbeing of current and future generations as it will:</p> <ul style="list-style-type: none"> generate employment through the provision of approximately 151 FTE jobs over 4 years and ongoing employment increase housing supply through the construction of approximately 213 residential units in a range of typologies. 	<p>The applicant considers that the fast-track process will allow the Project to progress approximately 12-18 months faster than under standard Resource Management Act (RMA) process, due to the likelihood of public notification and subsequent appeal under standard process.</p> <p>We recommend seeking comment from Wellington City Council and Greater Wellington Regional Council on the appropriateness of using the FTCA process.</p>	<p>Based on the information provided by the applicant we consider that the Project may result in the following public benefits:</p> <ul style="list-style-type: none"> generating employment increasing housing supply in an area close to jobs and services contribute to well-functioning urban environments 	<p>The applicant has advised that the Project has the potential for adverse environmental effects including:</p> <ul style="list-style-type: none"> urban design effects relating principally to urban form and townscape due to the two proposed apartment buildings exceeding the building heights permitted under the operative Wellington City District Plan heritage effects given the proximity of the site to historic sites of interest to the community (noting they are not listed heritage sites or buildings) cultural effects wind effects traffic and transportation effects <p>effects on land stability, water quality and general amenity arising from earthworks, demolition, and construction. The applicant has stated that overall adverse effects will not be significant.</p> <p>We note that a panel can consider</p>	<p>The applicant has undertaken engagement and received letters of support from:</p> <ul style="list-style-type: none"> Hikoikoi Management Ltd. Heritage New Zealand Ministry for Culture and Heritage Massey University Wellington High School. <p>The Project has a maximum height of 36.6m above ground (plus plant equipment). The permitted activity height in the Wellington City District Plan (WCDDP) is 18.6m. and the WCDDP provides as a restricted discretionary activity for the buildings up to 25.11m where building mass (volume) of only 70% of a site is proposed. This results in the Project having overall activity status under the WCDDP as a non-complying activity, with an 11.5m height exceedance.</p> <p>The Project has been designed by Athfield Architects Ltd and Wraight and Associates Landscape Architects Ltd, who have recently completed works for Pukeahu Park for Ministry for the Culture and Heritage and have taken into consideration the surrounding buildings and spaces in the Project design.</p>	<p>a. Note that section 23(3) of the FTCA permits you to decline the referral application without inviting comments from the relevant local authorities and any relevant Ministers.</p> <p>b. Note that you have not yet provided the application to, nor sought any comments on it from, relevant local authorities or relevant Ministers but that you are required to do so if you do not decline the application under section 23(3) of the FTCA.</p> <p>c. Note that section 21(3) of the FTCA permits you to forward an application to, and invite written comments from, any other person.</p> <p>d. Note that section 22 of the FTCA permits you to request further information from the applicant or relevant local authorities at any time before you decide whether to accept or decline an application.</p> <p>e. Agree to progress the One Tasman Pukeahu Park Project to our Stage 2 analysis. The Project warrants further analysis because it has potential to achieve the purpose of the FTCA but we need to consider some matters further before providing you with our final advice on the referral application.</p> <p>f. Agree to provide the application to, and invite comments from:</p> <ul style="list-style-type: none"> the Ministers listed in section 21(6) of the FTCA Associate Minister for the Environment (Urban Development) relevant local authorities <p>g. Sign the attached letter to Ministers listed in section 21(6) of the FTCA and the Associate Minister for the Environment (Urban Development)</p> <p>h. Note that while awaiting these comments, the Ministry for the Environment will, in consultation</p>	<p>Yes/No</p> <p>Yes/No</p> <p>Yes/No</p>

Project details	Project description	Project funding	Is Project eligible for referral? [section 18(3)]	Will the Project help to achieve the purpose of the FTCA? [section 18(2)]						Recommendations	Minister's decisions
				Economic benefits and costs for people or industries affected by COVID-19 [section 19(a)]	Effect on social and cultural wellbeing of current and future generations [section 19(b)]	Likelihood the Project will progress faster under the FTCA than would otherwise be the case [section 19(c)]	Public benefit [section 19(d)]	Potential for significant adverse environmental effects, including greenhouse gas emissions [section 19(e)]	Any other relevant matters [section 19(f)]		
								this and any appropriate mitigation, offsetting, or compensation to manage adverse effects of the development.		with the Office of Māori Crown Relations – Te Arawhiti, prepare a report for the purpose of section 17 of the FTCA.	

Signed:

Hon David Parker
Minister for the Environment

Date

Released under the provision of the Official Information Act 1982