

BRF-1090

2nd February 2022

Barbara McKerrow
Chief Executive
Wellington City Council
Email: [s9\(2\)\(a\)](mailto:s9(2)(a)@wcc.govt.nz)

Dear Barbara McKerrow

COVID-19 Recovery (Fast-track Consenting) Act 2020 – comments sought on referral application – One Tasman, Pukeahu Park

The Minister for the Environment (the Minister) has received an application from Willis Bond and Company Limited to refer the One Tasman, Pukeahu Park project to an expert consenting panel (a panel) for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (FTCA).

The project is described in Attachment A and a copy of the application documents is electronically attached.

Under delegated authority from the Minister and pursuant to section 21(2) of the FTCA, I invite you to provide written comments on the referral application. A template is attached for this purpose. Comment is sought on the specific matters outlined in the table below, and on any other matter you consider relevant to the Minister's decision on whether or not to accept the application.

The above information is provided to you in confidence and as part of the statutory process set out in the FTCA. Please do not forward the application or request for comments to anyone outside your organisation.

Specific questions on the application
<ol style="list-style-type: none">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 (RMA) consenting processes rather than the processes in the FTCA?2. What reports and assessments would normally be required by the Council for a project of this nature in this area?3. Does the applicant, or a company owned by the applicant, have any environmental regulatory compliance history in your city?

If the Minister accepts the application and the project is referred to a panel the Council will have the opportunity to nominate a local authority representative (who could be a councillor or independent hearings commissioner) to sit on the panel and determine the RMA approvals for the project. The applicant will provide a detailed assessment of environmental effects and cultural impact assessments at this stage and the Council will have the opportunity to provide further comments to the panel. The Ministry for the Environment has prepared guidance on local authority involvement with fast-track consenting projects which you can access on the Ministry for the Environment website.

Please provide your comments via return email within 10 working days to ensure that the Minister takes your comments into consideration when making his decision. Note that the Minister is not required to consider any comments provided after this time.

If it is more efficient for you to discuss the application, please contact the Ministry for the Environment's Fast-track Consenting Team at fasttrackconsenting@mfe.govt.nz to arrange an appointment.

Yours sincerely



Stephanie Frame
Manager, Fast-track Consenting Team

Attachments:

- A. Details of proposed project
- B. Application to refer the One Tasman, Pukeahu Park project to an expert consenting panel, including supporting information
- C. Response template for written comments

cc: Halley Wiseman, Consents Manager,
Wellington City Council - § 9(2)(a)

Attachment A – Details of proposed project

Project	Applicant	Details
One Tasman, Pukeahu Park	Willis Bond and Company Limited	<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. The applicant intends to deliver the Project in two stages with construction completed at the beginning of 2025.</p> <p>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</p> <p>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.</p>

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