

4 March 2022

Samantha Maxwell  
Ministry for the Environment  
s 9(2)(a)

Wellington  
Level 2  
5 Cable Street  
PO Box 24137  
Wellington 6142

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12 Viaduct Harbour Avenue  
PO Box 2007  
Auckland 1140  
willisbond.co.nz

Dear Samantha,

*One Tasman Pukeahu Park – 1 Tasman St, Mt Cook, Wellington*

We refer to your recent query regarding the ‘applicant’ for our COVID-19 Recovery (Fast-track Consenting) application, in particular an explanation of One Tasman Development Limited Partnership, Willis Bond and their respective roles, and an indication of funding structure for this project.

**Project “Applicant”**

One Tasman Development Limited Partnership (“**One Tasman Development LP**”), is a development entity established to undertake the delivery of the One Tasman Pukeahu Park project, and are the intended “applicant” as detailed in Part I of the application. They are the owner of the land to which this application relates, and shall be the beneficiary of any consent granted. The General Partner is One Tasman (GP) Limited.

Willis Bond and Company Limited (“**Willis Bond**”) is a property development and investment firm based in Wellington, New Zealand.

One Tasman Development LP engage Willis Bond to perform, among other things Development Management services and as such, are bound by a Development Management Agreement. This agreement assigns the management rights of the development entity to Willis Bond, allowing Willis Bond to enable the delivery of the project on One Tasman Development LP’s behalf.

All legal agreements relating to the delivery of One Tasman Pukeahu Park are facilitated by Willis Bond but formed between One Tasman Development LP and the opposing contracted party.

Willis Bond and One Tasman (GP) Limited have common directors.

**Project funding**

The project is funded by a mix of equity and debt capital. One Tasman Development LP derives its equity from its Limited Partners. These are Willis

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Bond Capital Partners III – an investment fund managed by Willis Bond, and Willis Bond and Company Investments Limited. A significant amount of equity has already been committed to the project, and ongoing commitment is forecast to enable the immediate delivery of this project.

Willis Bond has delivered over 15 projects under this organizational structure.

████████████████████ please do not hesitate to contact me

Yours sincerely,



David McGuinness  
Director - One Tasman (GP) Limited  
Director - Willis Bond and Company. Limited

Copy:  
Nick Owen  
Development Manager, Willis Bond and Company. Limited

Wellington  
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5 Cable Street  
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the Official Information Act 1982

## Samantha Maxwell

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**From:** Nick Owen s 9(2)(a)  
**Sent:** Tuesday, 22 March 2022 10:22 am  
**To:** Samantha Maxwell  
**Cc:** Lachlan McGuinness; Jess Hollis  
**Subject:** Re: [COMMERCIAL]RE: One Tasman Pukeahu Park  
**Attachments:** 220110\_ReferralApplication\_OneTasman\_Attachment\_1  
\_GeneralArrangementDrawings\_Reduced\_AmendementsMarkUp\_v2.pdf

Hi Samantha,

Thanks for your time on the phone.

As discussed, the scheme has evolved concurrent with the MfE Application process. There are now 210 dwellings proposed, in lieu of 213. The scheme remains consistent with the application on the basis the original application referred (deliberately on MfE pre-app advice) to approximate numbers.

Below and attached is a summary of the changes in finite detail. I wouldn't expect this level of detail translates into the project scope below, however is provided to you for context.

- An additional 1 dwelling in the Northern Apartments (at ground floor in lieu of the previous waste room)
- An additional 4 dwellings in the Southern Apartments (at ground floor in lieu of carparking)
- Removed the 8no. Courtyard Terraces located above the carpark structure.
- Consolidated of all waste, storage and bicycle storage facilities into the carpark structure

The sustainability initiatives, street scape and interface with public space are consistent with the original application, as too are the provision of carparking spaces. These changes are the result of further refinement of the design with the consultants concurrent with the MfE Application process, and are considered relevant for the merits based assessment in the next phase of the process.

We have sought legal and planning advice on this and are comfortable from our side that the amendments to the scheme have no impact on the original application with respect in particular to the referral criteria s18 and tests in s19 of the Act. Changes will be picked up in the documents that are ultimately provided to the panel (if successful), on advice from our planning expert. We would be interested in your view on this.

As such, the amendments to your words below are proposed to address the evolution of the scheme.

I look forward to discussing this on Teams shortly. We do not want to disrupt what appears to be good momentum on the application and so will take your advice on this matter.

Thanks,

Nick Owen  
s 9(2)(a)  
willisbond.co.nz  
Wellington: Level 2 | 5 Cable Street | PO Box 24137 | Wellington 6142

---

**From:** Samantha Maxwell s 9(2)(a)  
**Date:** Monday, 21 March 2022 at 2:27 PM  
**To:** Nick Owen s 9(2)(a)

Cc: Lachlan McGuinness s 9(2)(a) [REDACTED] nz>, Jess Hollis s 9(2)(a) [REDACTED]

Subject: [COMMERCIAL]RE: One Tasman Pukeahu Park

Kia ora Nick,

We are in the process of finalising our second advice briefing to the Minister.

As discussed in our pre-application meetings, if the Minister chooses to refer this project, the Ministry will work with the Parliamentary Counsel Office on the legislative process of drafting a referral order for the Order in Council, which is the legal framework clearly defining the scope of the Project. Once the referral order has been progressed, it is difficult to amend, and we need to make sure that the scope of the project is accurately reflected. We therefore wanted to run some wording past you, that will form the basis of the drafting instructions (in the event the Minister decides to refer your project), for your feedback. Please read the below and let me know if you are happy with how the project scope is reflected, or if you consider amendments are necessary:

*The scope of the project is to redevelop 2 suburban properties by removing existing buildings and infrastructure and establishing a mixed-use development comprising—*

*(a) 2 apartment blocks, one of 10 storey's and one of 9 storeys, each up to 9 and a 1/2 storeys and up to 36.6 metres high above ground level (excluding the top of lift overrun and basement levels) to provide:*

*approximately 201 (+/- 5%) 196 residential units;*

*amenity space for residents;*

*retail and/or commercial premises;*

*(b) terraced housing up to 3 storeys to provide approximately up to 17 residential units;*

*(c) outdoor shared communal spaces;*

*(d) associated infrastructure, including vehicle and pedestrian accessways, and the infrastructure for three waters services.*

There are a few points we are seeking to clarify in this description of the project scope:

- What does the half story include? – the ½ storey refers to the footprint of the upper most level of the north tower, in that it is the eastern part of the tower only ie. ½ the footprint. It is not actually a half storey. As such, the buildings should be referred to as 10 storey's and 9 storey's for North and South respectively.
- Is the amenity space (bookable, dual access, area) solely for the residents use, or will it be available to the public? – the amenity space will be primarily for residents' use, however public will not be precluded from attending the space for any of its intended uses. The space will be owned and managed by the Body Corporate – its location is provided on the attached plan
- What do the shared communal spaces include and can you indicate this on the plan? The communal space is a flexible, multi-functional space that can be utilised for a number of uses including bookable meetings, co-work premises, exercise etc. They can be setup as required. – it is indicated on the attached plan. It is the same as the amenity space.
- What is meant by a controlled through-site pedestrian access? Access through the site will be controlled by security gates, ie. residents and visitors only will be able to move through the site, it will not be open to the general public.

Ngā mihi nui,

**Samantha Maxwell (she/her)**

*Analyst*

*Fast Track Consenting Team*

Ministry for the Environment | Manatū Mō Te Taiao

s 9(2)(a) [REDACTED] | [mfe.govt.nz](http://mfe.govt.nz)

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



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NOTES:

- Apartments
- Townhouses
- Cafe
- Apartment Amenities
- Circulation
- Lifts
- Stairwell
- Services
- Covered Parking

KEY:



STRUCTURAL ENGINEER:  
Dunning Thornton Consultants

SERVICES ENGINEER:  
AURECON GROUP

FIRE ENGINEER:  
Holmes Fire

No.	Description	Date
01	Resource Consent	30.09.21



One Tasman Pukeahu Park 20-42  
1-23 Tasman Street

GA Plan Level 01

1 : 400 @ A3

RC 1.03-





NOTES:

Car Park Total - Option 3	
Basement:	59
Ground:	33
Level 1:	31
<b>Total:</b>	<b>123</b>
Approx. Area (m <sup>2</sup> )	
Basement:	1654
Ground:	976
Level 1:	851
<b>Total:</b>	<b>3481</b>
=28.3m <sup>2</sup> per car park	
Bike parks:	134
Storage lockers:	none

7. Proposed Arrangement



KEY:

No.	Description	Date
1	Willis Bond & Co	
2	Structural Engineer: Dunning Thornton Consultants	
3	Services Engineer: Aurecon	
4	Fire Engineer: Holmes Fire	
5	Project Management: RCP	
6	ECI Contractor: LT McGuinness	

For Discussion  
14.03.22

One Tasman Pukeahu 20-42  
Park  
Wellington

Car Park Option 3 - Ground Plan

As indicated @ A1 - Half Scale  
@A3 SK.0.12-

## Samantha Maxwell

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**From:** Nick Owen <s 9(2)(a)>  
**Sent:** Wednesday, 23 March 2022 12:41 pm  
**To:** Fast Track Consenting  
**Cc:** Samantha Maxwell; Jess Hollis  
**Subject:** Fwd: [COMMERCIAL]RE: One Tasman Pukeahu Park

Kia Ora Samantha,

FYI as discussed.

Ngā mihi,

Nick Owen  
s 9(2)(a)  
willisbond.co.nz  
Wellington: Level 2 | 5 Cable Street | PO Box 24137 | Wellington 6142

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**From:** Nick Owen <s 9(2)(a)>  
**Sent:** Wednesday, March 23, 2022 10:47 AM  
**To:** Samantha Maxwell <s 9(2)(a)>  
**Cc:** Lachlan McGuinness <s 9(2)(a)>; Jess Hollis <s 9(2)(a)>  
**Subject:** Re: [COMMERCIAL]RE: One Tasman Pukeahu Park

Kia Ora Samantha, Jess,

Apologies for the delay I was just closing out advice from our lawyer and planner. Further to the below and our Teams conversation I can confirm the following.

- The overall number of residential dwellings has been amended from 213 to 210 (comprising 201 apartments, and 9 terrace houses). A net change of 3 dwellings (or 1.4%), and therefore remains consistent with the approximately 213 dwellings referred to in the original application.
- The information provided in the original application regarding employment metrics, and economic benefits of the scheme remain consistent.
- The changes to the scheme do not change to the status of the project with respect to the relevant rules and policies outlined in the original application.
- On site car parking has been amended slightly from 112 to 115. Note this remains significantly below the permitted 1 space per 100sqm GFA (circa 200 spaces). Note the application referred only to the fact spaces provided were in excess of 70 cars and therefore a Restricted Discretionary Activity.

Regarding the definition of the “multi function amenity area”, our planner has advised that given retail, commercial and residential uses are all permitted uses in the Central Area, it is in his opinion not a sensitive item and so long as the definition in the Order of Council enables “residential amenity” as a general reference to this ancillary space this is sufficient. Please let me know if you require more on this issue, or would benefit from a direct conversation.

I look forward to hearing from you soon

Thanks,

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**From:** Samantha Maxwell [REDACTED]  
**Date:** Monday, 21 March 2022 at 2:27 PM  
**To:** Nick Owen [REDACTED]  
**Cc:** Lachlan McGuinness [REDACTED], Jess Hollis [REDACTED]  
**Subject:** [COMMERCIAL]RE: One Tasman Pukeahu Park

Kia ora Nick,

We are in the process of finalising our second advice briefing to the Minister.

As discussed in our pre-application meetings, if the Minister chooses to refer this project, the Ministry will work with the Parliamentary Counsel Office on the legislative process of drafting a referral order for the Order in Council, which is the legal framework clearly defining the scope of the Project. Once the referral order has been progressed, it is difficult to amend, and we need to make sure that the scope of the project is accurately reflected. We therefore wanted to run some wording past you, that will form the basis of the drafting instructions (in the event the Minister decides to refer your project), for your feedback. Please read the below and let me know if you are happy with how the project scope is reflected, or if you consider amendments are necessary:

*The scope of the project is to redevelop 2 suburban properties by removing existing buildings and infrastructure and establishing a mixed-use development comprising—*

*(a) 2 apartment blocks, each up to 9 and a 1/2 storeys and up to 36.6 metres high above ground level (excluding the top of lift overrun and basement levels) to provide:*

*approximately 196 residential units;*

*amenity space for residents;*

*retail and commercial premises;*

*(b) terraced housing up to 3 storeys to provide approximately 17 residential units;*

*(c) outdoor shared communal spaces;*

*(d) associated infrastructure, including vehicle and pedestrian accessways, and the infrastructure for three waters services.*

There are a few points we are seeking to clarify in this description of the project scope:

- What does the half story include?
- Is the amenity space (bookable, dual access, area) solely for the residents use, or will it be available to the public?
- What do the shared communal spaces include and can you indicate this on the plan?
- What is meant by a controlled through-site pedestrian access?

Ngā mihi nui,

**Samantha Maxwell (she/her)**

Analyst

Fast Track Consenting Team

Ministry for the Environment | Manatū Mō Te Taiao

[REDACTED] | [mfe.govt.nz](https://mfe.govt.nz)

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





**From:** Nick Owen § 9(2)(a)  
**Sent:** Friday, 18 March 2022 11:55 am  
**To:** Samantha Maxwell § 9(2)(a)  
**Cc:** Lachlan McGuinness § 9(2)(a)  
**Subject:** One Tasman Pukeahu Park

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

Hi Samantha,

I wondered if you could provide an update re. progress with the minister over the last week?

Give me a call if suits.

Thanks

Nick Owen  
§ 9(2)(a)  
willisbond.co.nz  
Wellington: Level 2 | 5 Cable Street | PO Box 24137 | Wellington 6142

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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 arrival. For any off-site meetings, we may request to view your company vaccine policy prior to attendance.

## Jacob Paget

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**From:** Jess Hollis  
**Sent:** Wednesday, 30 March 2022 5:20 pm  
**To:** Fast Track Consenting  
**Cc:** Samantha Maxwell  
**Subject:** [COMMERCIAL]FW: Tasman - MfE Query - URGENT  
**Attachments:** Definition of Storey[10].docx

For filing please

### Jess Hollis – Contractor, Fast-track Consenting Team

Ministry for the Environment – Manatū Mō Te Taiao

Mobile: s 9(2)(a) Email: s 9(2)(a) Website: www.mfe.govt.nz

---

**From:** Nick Owen s 9(2)(a)  
**Sent:** Wednesday, 30 March 2022 11:59 am  
**To:** Samantha Maxwell s 9(2)(a); Jess Hollis s 9(2)(a)  
**Cc:** Lachlan McGuinness s 9(2)(a); Alistair Aburn s 9(2)(a) s 9(2)(a)  
**Subject:** FW: Tasman - MfE Query - URGENT

### MFE CYBER SECURITY WARNING

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

Hi Samantha, Jess,

Please see below and attached. We are comfortable that the description of the development enables the buildings as intended.

Alistair is happy to discuss on the phone if required.

Thanks,

Nick Owen  
s 9(2)(a)  
willisbond.co.nz  
Wellington: Level 2 | 5 Cable Street | PO Box 24137 | Wellington 6142

---

**From:** Alistair Aburn s 9(2)(a)  
**Date:** Wednesday, 30 March 2022 at 11:47 AM  
**To:** Nick Owen s 9(2)(a)  
**Subject:** RE: Tasman - MfE Query - URGENT

Yes, that is my interpretation.

Cheers

Aliistair

Alistair Aburn

In the office Mondays to  
Thursdays inclusive, and  
not on Fridays.

ph: 04 474 4111  
Level 5, 82 Willis Street  
PO Box 9042, Wellington  
New Zealand

---

**From:** Nick Owen s 9(2)(a)  
**Sent:** Wednesday, 30 March 2022 11:39 AM  
**To:** Alistair Aburn s 9(2)(a); John Hardwick-Smith s 9(2)(a); Andre Bishop  
s 9(2)(a); Simon Greenway s 9(2)(a)  
**Cc:** Lachlan McGuinness s 9(2)(a)  
**Subject:** Re: Tasman - MfE Query - URGENT

Thanks Alistair, and just confirming the same is true for the terrace houses, in particular the Courtyard Terraces. I.e. these are considered to be 3 storeys (comprising 1 level carpark, 2 levels of terrace) on top of a 'basement level' of carparking, which is partially submerged into the existing ground level.

Nick Owen

s 9(2)(a)

willisbond.co.nz

Wellington: Level 2 | 5 Cable Street | PO Box 24137 | Wellington 6142

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**From:** Alistair Aburn <s 9(2)(a)>  
**Date:** Wednesday, 30 March 2022 at 11:33 AM  
**To:** Nick Owen s 9(2)(a), John Hardwick-Smith s 9(2)(a), Andre  
Bishop s 9(2)(a), Simon Greenway s 9(2)(a)  
**Cc:** Lachlan McGuinness s 9(2)(a)  
**Subject:** RE: Tasman - MfE Query - URGENT

Hi Nick

I have attached the DP definitions for:

- storey
- building height; and
- ground level

Given the above definitions, I feel that we are OK referring to 10 and 9 storeys respectively, given the explicit statement that basement levels are excluded (e.g. for the Southern Apartments) in the project scope.

Note: even though a new (lower) ground level may be established as a result of excavation to create a basement level, the reference point for building height is the existing ground level – hence 9 storeys (excluding basement level) is accurate.

Perhaps a follow-up phone call – if necessary

Cheers  
Alistair

Alistair Aburn

In the office Mondays to  
Thursdays inclusive, and  
not on Fridays.

ph: 04 474 4111  
Level 5, 82 Willis Street  
PO Box 9042, Wellington  
New Zealand

---

**From:** Nick Owen <§ 9(2)(a)>  
**Sent:** Wednesday, 30 March 2022 10:55 AM  
**To:** John Hardwick-Smith <§ 9(2)(a)>; Andre Bishop <§ 9(2)(a)>;  
Alistair Aburn <§ 9(2)(a)>; Simon Greenway <§ 9(2)(a)>;  
**Cc:** Lachlan McGuinness <§ 9(2)(a)>  
**Subject:** FW: Tasman - MfE Query - URGENT

Hi Andre, Alistair

MfE are seeking final confirmation that the building heights that we have provided and reference to storey's are consistent with the methodology referred to in the district plan, and that this description enables our scheme as we intend.

Can you confirm that the description of 37m and south 33m for the north and south tower enables the scheme as drawn in the attached – I've requested we round the figures up for flexibility to which MfE have agreed, and that the definition below regarding storey's enables all three terrace house building, I note specifically that the Courtyard Terraces sit on top of 2 levels of carparking, I assume on the assumption that the lower level of parking is considered basement, even though it is only partially submerged? I've looked at the District Plan, and there appears to be no definition of 'basement' and so want to be absolutely clear that this is correct.

*The project is to redevelop two suburban properties located at 1 and 23 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, by removing existing buildings and infrastructure and establishing a development that provides approximately 218 residential units including:*

- a. *one 10-storey building and one 9-storey building, respectively up to ~~36.637~~ metres and ~~32.333~~ metres high above ground level (excluding the top of lift overrun and basement levels), providing ~~approximately 201~~ residential apartment units, amenity space for residents and space for retail and/or commercial purposes*
- b. *three~~two~~ buildings up to 3 storeys high (excluding basement levels) providing ~~approximately 9~~ terrace house residential units, ~~and~~ space for retail and/or commercial purposes, ancillary uses such as bike storage, waste management and carparking*
- c. *~~a car park building~~*
- d. *outdoor shared communal spaces.*

If you can confirm ASAP please, Ministers session is this afternoon.

Thanks,

Nick Owen

s 9(2)(a)

willisbond.co.nz

Wellington: Level 2 | 5 Cable Street | PO Box 24137 | Wellington 6142

# WILLIS BOND



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 arrival.

For any off-site meetings, we may request to view your company vaccine policy prior to attendance.

---

**From:** Nick Owen <s 9(2)(a)>

**Date:** Wednesday, 30 March 2022 at 10:28 AM

**To:** Alistair Aburn s 9(2)(a)

**Subject:** Tasman - MfE Query - URGENT

Hi Alistair, can you please call me ASAP re. an MfE query.

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the Official Information Act 1982

**HEIGHT:**

means in relation to a building [or structure] <sup>PC6</sup> the vertical distance between any part of [that] <sup>PC6</sup> building [or structure] <sup>PC6</sup> and the ground level [immediately below,] <sup>PC6</sup> or mean sea level where specified [in this plan. This calculation is subject to:

- the calculation of ground level in relation to any building or structure built lower than the existing ground level is outlined in the definition of 'ground level' <sup>PC6</sup>

**GROUND LEVEL FOR THE PURPOSE OF MEASURING BUILDING HEIGHT:**

means the existing ground level directly below the portion of building being measured. When measuring ground level under an existing building (for the purposes of calculating maximum height), the ground level will be taken as either:

- the existing ground level where this can be ascertained; or
- where the existing ground level cannot be ascertained, an assessed ground level will be used to measure maximum height. Maximum building height will be calculated by measuring ground level at various points along the outside edge of the existing building and projecting these vertically to the maximum permitted building height applying to the site. The maximum height will then be defined by linking these points together to form a surface across the existing building that follows the slope of the ground. There is no maximum number of points that may be used to define the height plane, but as a minimum the calculation must include one point at every corner of the existing house.

**STOREY:**

means a floor (full or mezzanine) or level of a building including the ground floor level. Where height is measured in relation to storeys, the maximum floor to floor height per storey is 4.2 metres, except that the ground floor may have a maximum height of 8 metres.

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