

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Friday, 17 February 2023 2:52:22 pm

Submitter details

First name: James
Last name: Krall
Address: 80 Rugby Street
Suburb: Mt Cook
City: Wellington
Phone: 0275415666
Email: james_krall@yahoo.com

Application details

Applicant name: One Tasman Development Limited Partnership
Site address: 1 - 23 Tasman Street, Mt Cook
Service request number: 528330
Submission: I / we support the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:

I support this application. The existing building obviously needs to be removed, I understand it's an earthquake risk and a leaky building disaster... I wonder who approved that? Something must replace it soon, lest we forget the disaster of the nearby Chinese Embassy site (ex Food Stuffs)

The proposed building looks great and is a significant investment in our community. I do not personally know the developers but they have a great reputation and have a proven history of quality construction.

I can see no reason why this application should not be granted without conditions ASAP

Aspects of the application that you are neutral towards:

It would be nice if the building was bigger, but that is not my decision to make.

The reasons for my / our submission are:

I am a long time local resident and I have seen a vacant site across the road from my residence for years. This has been a disaster for the local community; if you don't think so, come and look at the place at 2am any night! This process has failed for Food Stuffs and I have seen the Chinese Embassy not be built for years. I regret that I did not write in support of the Food Stuffs application or the Flyover for that matter. I am writing in support of this application because I don't want to see another disaster.

The decision I / we would like Wellington City Council to make is:

Approve this consent without conditions. Please encourage investment in our community, we need it.

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Friday, 17 February 2023 3:50:18 pm

Submitter details

First name: Sangeeth
Last name: Pushewalage
Address: 17/4 Sussex Street
Suburb: Mount Cook
City: Wellington
Phone: 02108495222
Email: ssudharaka@hotmail.com

Application details

Applicant name: Willis Bon
Site address: 1-23 Tasman Street
Service request number: 528330
Submission: I / we support the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:

Wellington city needs more residential housing and this can be easily achieved by building high rise apartment complexes with the use of seismic technology. This development achieves it, so I support it.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

The decision I / we would like Wellington City Council to make is:

Ensure the development implements the base isolation appropriately. With the recent earthquake, this is crucial to ensure the safety of significant number of people living in 10 floors.

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Monday, 20 February 2023 9:25:01 am

Submitter details

First name: Darko
Last name: Petrovic
Address: 5/12 Stanley Street, Berhampore
Suburb: Wellington
City: Wellington
Phone: 0212671584
Email: Darkopetrovic@gmail.com

Application details

Applicant name: One Tasman Development Limited Partnership
Site address: 1-23 Taman Street, Mt Cook
Service request number: 528330
Submission: I / we support the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:

This housing development will be a great (albeit early) start to the newurban development strategy that Wellington is aiming to implement to ensure sustainable urban development.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

I fully support all high density developments especially within the central city and inner city areas of Wellington. This will add to the "quarter-hour" urban scape which aims to develop a more sustainable urban form in which housing, transport and amenities are all reachable within a relatively small travel time, more housing options are available and a sense of community is supported.

This will ensure than Wellington continues to develop as a compact, vibrant city.

The decision I / we would like Wellington City Council to make is:

Approve the development as it is proposed

Submission on resource consent application

RECEIVED
Wellington City
Council
Arapaki
Services Centre

20 FEB 2023

**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Notes for the applicant

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Send the completed submission via email to consent.submissions@wcc.govt.nz or hand it in to us at:

Resource Consents

Wellington City Council

PO Box 2199, 12 Manners Street, Wellington

Submission details

Name of applicant: URBAN PERSPECTIVE ON BEHALF OF ONE TASHAN DEVELOPMENT LTD

Site address:

1-23 TASMAN STREET MOUNT COOK

Proposal: APARTMENT BLOCKS ONE 10 STOREYS & ONE 9 STOREYS

Service request number: 528330

Support the application

Oppose the application

Neutral

Submitter details

Name of submitter: TODORA KOLEFF

Address of submitter:

21 SHANNON ST MOUNT VICTORIA WELLINGTON 6011

Phone (day): —

Mobile:

0212313559

Email: DORAKOLEFFO@GMAIL.COM DORAKOLEFFO@GMAIL.COM.

Submission statements (use additional pages if required)

The aspects of the application that I ~~support~~/oppose are:

BLOCKING ALL LIGHT.
LOOSING SUNLIGHT.

The reasons for my submission are:

LOOSING LIGHT.

**The decision I/we would like Wellington City Council to make is
(include any conditions of consent you would like to see imposed):**

BLOCKS SHOULD NO MORE THAN 5 STOREYS HIGH MAX.

Note: *Select one.

I request/ do not request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

Oral submission at the hearing

- I/we wish to speak in support of the submission If others make a similar submission, I will consider presenting a joint case with them at the hearing
- I/we do not wish to speak in support of the submission

Signature(s) of submitter(s) or agent of submitter(s)*



Date

17-2-2023

Note:

- The Council must receive this submission before the closing date and time indicated in the public notice. A copy of this submission must also be given to the applicant, as soon as reasonably possible, at the applicant's address for service.
- All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to attend the hearing, please phone 04 801 3590 so that the necessary arrangements can be made.
- This is not a statutory form, but is provided as a guide to people wishing to lodge a submission.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy information

All submissions (including name and contact details) are published and made available to elected members and to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.

How do you wish to be served with any correspondence

- via email (please ensure you have provided your email address on page 1) via post, ie hardcopy

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Thursday, 23 February 2023 6:18:41 pm

Submitter details

First name: Tyrone
Last name: Anderson
Address: 242 Taranaki Street
Suburb: Mt Cook
City: Wellington
Phone: 0277728499
Email: OpenWellington@gmail.com

Application details

Applicant name: One Tasman Development Limited Partnership
Site address: 1-23 Tasman Street
Service request number: 528330
Submission: I / we object the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:
The current consent of 528330 as outlined below.

Aspects of the application that you are neutral towards:
The currently approved consent.

The reasons for my / our submission are:

I am writing to express our strong opposition to the proposed development by One Tasman Development Limited Partnership, which seeks to construct a multi-unit development comprising two apartment blocks, one at 10 storeys and one at nine storeys, and increase the number of on-site carparks in an additional basement level car park, as well as make changes to the façade treatment of the buildings.

Our main concern with this proposal is that it openly goes against the heritage value of the area, mainly the nearby Pukeahu National War Memorial Park. The park is a significant site in Wellington as well as New Zealand, with great cultural and historical significance, being established in 2015 to commemorate the centenary of the First World War and to honor the service and sacrifice of New Zealand's military personnel, past and present, also serving as a reminder of the significance of the Maori in the first world war. It is widely used throughout the year and serves as one of the few heritage sites you can visibly see from afar as a reminder to our collective past.

The proposed development would have a negative impact on the surrounding area, as it would create a sense of overcrowding and overwhelm the heritage building/site - Pukeahu National War Memorial Park. This would undermine the character and charm of the area, which is a key drawcard for residents and visitors alike. The sheer size and bulkiness of the proposed structure serves to only distract from what is a structure made to be observed

from both on the stone courtyard on site as well as afar, the development in its proposed design will leave this key heritage area as something one can not simply wonder towards. In its current form, travel from all directions can see it - this again was one of its key designs.

Moreover, the proposed development would only provide minimal housing to the area, which is not enough to justify the significant negative impact it would have on the heritage value of the area, notably the nearby Pukeahu National War Memorial Park. Instead, We believe that any development in this area should prioritize preserving the character and heritage of the area while still meeting the need for housing.

A key objective of the district plan as acknowledged by Willis Bond & LT Mcguinnes is affordable housing - this housing will not be affordable as seen publicly in similar developments - Victoria Lane for example. Willis Bond themselves advertise the development as "One Tasman – Pukeahu Park" therefore profiting from the success of the significant heritage site whilst removing a significant part of it from the general public - the ability to view it from afar.

In light of these concerns, I urge the council to reject this proposal and instead work towards a development that is more in keeping with the heritage value of the area, including the cultural significance of the nearby Pukeahu National War Memorial Park, and provides a more balanced approach to housing in the area.

The decision I / we would like Wellington City Council to make is:

To recognize the City's historic heritage and protect it from inappropriate development as per your objectives of the district plan.

If consented:

To condition construction to be fully restricted during cultural events where the nearby park will be used.

To condition the construction so that no works can take place on weekends.

To condition construction so that no works can take place during mornings or nights.

To condition parking of heavy trucks on Tasman street and nearby streets, including workers trucks.

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Saturday, 25 February 2023 10:41:11 pm

Submitter details

First name: Stuart
Last name: Gray
Address: 62 Tasman St, Mt Cook
Suburb: Mount Cook
City: Wellington
Phone: 0211664916
Email: willhelm1905@gmail.com

Application details

Applicant name: Willis Bond/ L T McGuiness
Site address: 1-23 Tasman Street
Service request number: 528330
Submission: I / we object the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:

Although I overall agree on housing intensification in Wellington especially in designated areas like Adelaide Rd, I oppose the 1-23 Tasman St development on mainly its height. Pukeahu National Memorial Park is an of extreme importance to our heritage and nation. It shouldn't be dominated by a huge housing development towering above. Reading the consent this is downplayed as having minor effect but on viewing from different areas it significantly blocks the view of the Carillion. This is an iconic structure in Wellington and has major meaning to all of New Zealands population.

The other reason I oppose this development is with 221 apartments the parking will be much worse in an already clogged street. 138 parks isn't enough. They may own E-bikes and walk but the majority of homeowners still have a car too and need somewhere to park. I notice there is no mention of the impact of construction on Mount Cook School or other affected parties in the area. The whole consent application plays down any adverse effects and to say the building design adds to the character of the heritage area is a joke (WCC has a very low bar when it comes to the asthetics of buildings or public spaces).

In summary it would be great if this development could be made less obtrusive, but I'm only resident and ratepayer so my opinion doesn't carry weight like a developer where money is involved and at this stage WCC would have made a decision so this is just a formality like all "public consultations".

Aspects of the application that you are neutral towards:

Neutral towards a housing development as one has been there for years (just not on that scale).

The reasons for my / our submission are:

Size of development is too big.

The decision I / we would like Wellington City Council to make is:

Lessen height of towers.

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Tuesday, 28 February 2023 4:21:40 pm

Submitter details

First name: Alyssa
Last name: Hatton
Address: 10/15 Roxbrugh Street
Suburb: Mount Victoria
City: Wellington
Phone: 0226793683
Email: alyssahatton.amh@gmail.com

Application details

Applicant name: Urban Perspectives Ltd
Site address: 1-23 Tasman Street Mount Cook
Service request number: 528330
Submission: I / we object the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:

I oppose the proposed development. Putting such a large building in this area undermines the heritage value of the surrounding land. What's more, it feels disrespectful to have such a towering structure shadowing the area around the National War Memorial. A development like this would be much better suited in other areas.

Aspects of the application that you are neutral towards:

None

The reasons for my / our submission are:

As a resident of Wellington, I feel this development goes against the vision of the city and is not in keeping with the heritage of the area.

The decision I / we would like Wellington City Council to make is:

I would like WCC to deny consent to build this development.



HERITAGE NEW ZEALAND
POUHERE TAONGA

Tairangahia a tua whakarere;
Tatakihia nga reanga o amuri ake nei
Honouring the past; Inspiring the future

8 March 2023

File reference: 33003-079

Resource Consents
Wellington City Council
PO Box 2199,
12 Manners Street, Wellington

consent.submissions@wcc.govt.nz

Kia ora

**SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA ON RESOURCE CONSENT APPLICATION
FOR 1-23 TASMAN STREET DEVELOPMENT MOUNT COOK**

To: Wellington City Council

Name of Submitter: Heritage New Zealand Pouhere Taonga

Service Request Number: 528330

1. Heritage New Zealand Pouhere Taonga (HNZPT) is an autonomous Crown Entity with statutory responsibility under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.
2. **HNZPT is not a trade competitor for the purposes of Section 308B of the Resource Management Act 1991.**
3. **Heritage New Zealand Pouhere Taonga submission is:**
 - **Support the application subject to appropriate conditions of consent.**
4. **The reasons for the HNZPT position are as follows:**

HNZPT has previously provided a letter on this project at a draft stage which expressed supported for the development. In alignment with the letter dated 8 October 2021, HNZPT is able to support the construction

of a multi-unit development comprising two apartment blocks: one at 10 storeys and one at nine storeys, at 1-23 Tasman Street.

The version of the proposed development which is the subject of this notified consent is of the same scale and closely similar design to the version which was addressed in the HNZPT letter of 8 October 2021.

The project site is located at a highly significant heritage landscape, including a number of Category 1 places, recognised historic areas, and a proposed National Historic Landmark. HNZPT supports the development as it provides the opportunity to provide a high-quality development in a heritage rich area.

An archaeological authority has been granted for this proposed development (authority granted 17 June 2022). It should be noted, as stated in the authority, that the granting of the archaeological authority does not constitute affected party approval under the Resource Management Act 1991 or in any way prejudice the response of HNZPT to any other consent processes in respect of the proposed works.

Heritage New Zealand does wish to be heard in support of the submission.

Yours sincerely

Dean Raymond



Area Manager / *Kaiwhakahaere ā-Takiwā*
Central Region / *Te Takiwā o Te Pūtahi a Māui*
Heritage New Zealand Pouhere Taonga

Address for service

Heritage New Zealand Pouhere Taonga
Central Region *Te Takiwā o Te Pūtahi a Māui*
PO Box 2629
Wellington 6140
Ph: 04 494 8320
Contact person: Dean Raymond, Area Manager
Email: draymond@heritage.org.nz

Submission on resource consent application

**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

Notes for the applicant

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Send the completed submission via email to consent.submissions@wcc.govt.nz or hand it in to us at:

Resource Consents

Wellington City Council

PO Box 2199, 12 Manners Street, Wellington

Submission details

Name of applicant: One Tasman Development Limited Partnership

Site address: 1-23 Tasman Street, Mount Cook, Wellington

Proposal: 1-23 Tasman Street, Mount Cook

Service request number: 528330

Support the application Oppose the application Neutral

Submitter details

Name of submitter: Dr Ben Schrader for Historic Places Wellington

Address of submitter: 3 Manuka St,
Ōtaki Beach, 5512

Phone (day):

Mobile:

027 354 3221

Email: lisben@xtra.co.nz

Submission statements *(use additional pages if required)*

The aspects of the application that I support/oppose are:

Historic Places Wellington supports the One Tasman development. It sits within a precinct of nationally important historic heritage – the Basin Reserve to the east and Pukeahu Park to the west – and any new development within this area needs to be respectful of this status. We feel this has been largely realised here. We welcome the attempts the developer has made to refer to the existing historic heritage within Pukeahu Park and environs. This includes referencing the former Police Station and Home of Compassion creche through the provision of brick-clad town houses on the corner of Old Buckle and Tasman Streets and mirroring the Carillon's soaring form through the provision of a glazed and narrow tower-like element in the northern apartment building. The relationship between these buildings is improved by both being on the Te Aro grid, rather than the Newtown one, as laid out by William Mein Smith in Wellington's 1840 town plan.

We oppose the obscuring of the Carillon and Pukeahu/Mt Cook ridge from certain eastern aspects of the Basin Reserve area, but welcome the view shaft of the Carillon from the Mt Victoria Tunnel created by the relocation of the southern apartment building several metres south of its original site. This mitigates to some extent the loss of the wider view. We also have some reservations about the sheer bulk of the apartment buildings in an otherwise low-rise area, but accept that such bulk is now allowed within the District Plan and higher densities are inevitable in the area. HPW accepts the need for more higher density housing in the central city and see this development as an example of 'density done well'.

The reasons for my submission are:

Historic Places Wellington is an incorporated society that advocates for the preservation of built and historic heritage in Wellington/Pōneke. We are not opposed to new building developments in the city, but look for outcomes that respects and enhances existing built and historic heritage. We believe that the One Tasman development largely realises these aims. This result is all too rare in this city and so HPW feels it is important to voice our support when it happens. We also believe that the complex provides the opportunity to enhance the historic heritage of the area by showing how old and new buildings can be integrated in a way that enriches each other and creates a diverse and dynamic townscape which people want to be in.

The decision I/we would like Wellington City Council to make is
(include any conditions of consent you would like to see imposed):

We would like the Wellington City Council to approve the One Tasman development.

We suggest the developer be asked to provide some interpretation – possibly in the proposed café or nearby – that relates the heritage of the area and the developer’s attempts to acknowledge it in the scheme. We believe Wellingtonians would find this fascinating. It would also highlight how historic heritage continues to contribute to the city’s urban identity and sense of place.

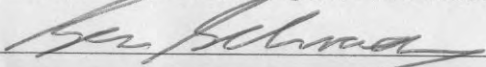
Note: *Select one.

I request/ do not request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

Oral submission at the hearing

- I/we wish to speak in support of the submission
- I/we do not wish to speak in support of the submission
- If others make a similar submission, I will consider presenting a joint case with them at the hearing

Signature(s) of submitter(s) or agent of submitter(s)*



Date

9 March 2023

Note:

- The Council must receive this submission before the closing date and time indicated in the public notice. A copy of this submission must also be given to the applicant, as soon as reasonably possible, at the applicant’s address for service.
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- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

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How do you wish to be served with any correspondence

- via email *(please ensure you have provided your email address on page 1)*
- via post, ie hardcopy

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Wednesday, 8 March 2023 8:14:21 am

Submitter details

First name: David
Last name: Povey
Address: Massey University
Suburb: Mount Cook
City: Wellington
Phone: 64224170915
Email: d.povey@massey.ac.nz

Application details

Applicant name: WillisBond
Site address: 1-23 Tasman Street
Service request number: 528330
Submission: I / we support the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:

The University supports the proposed residential redevelopment of the area. We see limited potential for staff and student accommodation and an increase in amenity generally as useful for the University.

Aspects of the application that you are neutral towards:

We have raised traffic management through construction and parking capacity with WillisBond and have received some comfort from their responses and the increased car parking now included.

The reasons for my / our submission are:

Community input and engagement with Council process.

The decision I / we would like Wellington City Council to make is:

Nil

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for SR 528830
Date: Tuesday, 14 March 2023 3:27:16 pm

Submitter details

First name: Peter
Last name: McLuskie
Address: 82 Raroa Rd, Kelburn, Kelburn
Suburb: Kelburn
City: Wellington
Phone: 0211110510
Email: peter.mcluskie@wcc.govt.nz

Application details

Applicant name: One Tasman Development Limited Partnership
Site address: 1 - 23 Tasman St
Service request number: SR 528830
Submission: I / we object the application
Oral submission at the hearing: I / we wish to speak in support of mine / our submission
How long will you need for your presentation: 15 minutes
If others make a similar submission: I / we will consider presenting a joint case with them at the hearing

Aspects of the application that you support or oppose:

The proposal is out of keeping with the surrounding area, creating building that will dominate the surrounding landscape. The buildings will significantly reduce the amenity value of surrounding properties (I am the owner of unit 29/4 Sussex St. Sunlight to surrounding properties will be severely reduced by the proposed buildings.

Furthermore the proposal adjoins areas of great heritage and cultural significance (19 Buckle St, 36 Buckle St and the Basin Reserve). I contend that the development is out of keeping with the historic and cultural values of these areas.

Aspects of the application that you are neutral towards:

I do not oppose the use of the property for housing purposes - it is the height and scale of the proposal that I am objecting to.

The reasons for my / our submission are:

To oppose granting resource consent for the proposal as it currently stands.

The decision I / we would like Wellington City Council to make is:

I would like WCC to reject the proposal in its current form. If the proposal is approved then conditions should be placed on it, reducing the maximum height of any building to 12 metres.

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Thursday, 16 March 2023 11:53:13 am

Submitter details

First name: Nicola
Last name: Bennett
Address: c/o National Army Museum, State Highway 1
Suburb: Waiouru
City: Waiouru
Phone: 063876911
Email: nicola.bennett@nzdf.mil.nz

Application details

Applicant name: One Tasman Development Ltd Partnerships
Site address: 1-23 Tasman Street, Mt Cook
Service request number: 528330
Submission: I / we object the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:

The height of the proposed buildings will detract from the aesthetics of the neighbouring Pukeahu National War Memorial Park and thereby the significance it represents. Also the length of construction and its resulting impacts of such a large building project on the memorial. Finally what is to say in the future, residents of these proposed buildings won't then object to dawn and other memorial events taking place at Pukeahu (this has recently happened in Auckland).

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

Pukeahu National War Memorial Park is our national place of remembrance where we honour the sacrifice of all those who have given their lives for this country. Significant investment has gone into Pukeahu and the proposed development will devalue and diminish this sacred space for all of New Zealand.

The decision I / we would like Wellington City Council to make is:

To decline any resource consent that will result in a building project that will negatively impact on the Pukeahu War Memorial Park and what this represents to our country.

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Thursday, 16 March 2023 2:44:46 pm

Submitter details

First name: Graeme
Last name: Hildred
Address: 91 Eden Street
Suburb: Island Bay
City: Wellington
Phone: 021660878
Email: graemehildred@gmail.com

Application details

Applicant name: Graeme Hildred
Site address: U34 & U52, 4 Sussex Street, Mt Cook 6021
Service request number: 528330
Submission: I / we object the application
Oral submission at the hearing: I / we wish to speak in support of mine / our submission
How long will you need for your presentation: 10 minutes
If others make a similar submission: I / we will consider presenting a joint case with them at the hearing

Aspects of the application that you support or oppose:

- 1) The construction activities operating hours.
- 2) Lack of specific conditions to protect tenants in neighbouring properties from:
 - o Construction Dust
 - o Construction Noise and Vibration
 - o Ventilation, noise and light from the car park building.
- 3) Lack of specific conditions to compensate owners and body corporates of neighbouring properties for any financial burden they incur, directly or indirectly, from construction activities. Examples are loss of rent and property damage.

Aspects of the application that you are neutral towards:

The design of the building except for the wall of the car parking building on the boundary with 4 Sussex Street.

The reasons for my / our submission are:

The Resource Consent decision doesn't appear to seriously look at the impact of the construction on residents in neighbouring properties and how these can be mitigated. Considering this is a non-complying activity we would hope these are seriously taken into consideration and conditions added to the resource consent to ensure the One Tasman Development Limited Partnership (the developer) does it best to reduce any impact.

The draft construction management plan (AEE Appendix 20) and requirement to submit a draft Construction Noise and Vibration Management Plan 20 working days prior to work commencing don't appear to address the above.

For your information a neighbouring property is a residential complex at 4 Sussex Street. This complex was built in 2003 to supply rental accommodation to university students and

contains 28 five-bedroom units, 2 two-bedroom unit and 37 studios. The bedrooms were designed so students could sleep and study in them. The ventilation in the bedroom is provided by the bedroom's single glazed window. In total the complex houses 181 young adults and most are still students.

On the boundary side to the development there are 54 rooms, and all these are bedrooms in five-bedroom units. Any tenants in these rooms will feel the full impact of the demolition and construction. It would affect their ability to study, rest and sleep during the day so will make it very hard for property owners to get and retain tenants for these rooms over this period.

Our 2 units have in total of 6 bedrooms on the boundary side.

Our main concerns are:

- 1) Health and well-being of the tenants on the boundary side of the complex due to:
 - o Dust from the demolition & construction activities entering their bedrooms via the windows. Possibility of causing health issues.
 - o Noise and vibration from the demolition & construction activities impacting the ability to study, rest and sleep in their bedrooms. Could lead to increase stress and anxiety levels. And this could result in health issues.
 - o Dust covering the window and reducing natural light.
 - o Car parking noise impacting the tenant's ability to rest or sleep in their bedroom. The Acoustical Design Report predicts that the car parking activities won't comply with the District Plan noise levels.
 - o If the car park ventilation is on the boundary side, then car emission may enter the bedrooms via the open windows. Possibility of causing health issues.
- 2) The financial burden to property owners and body corporate from the construction activity due to:
 - o Loss of rental due to the demolition & construction dust, noise and vibrations.
 - o Cost to repair any possible damage caused by the vibrations mainly when demolition, piling and earthworks. This could impact both property owners and the body corporate.
 - o Increased body corporate costs to cover additional building washes and maybe wellbeing activities for the tenants to help them through this period.

The decision I / we would like Wellington City Council to make is:

We would like the specific changes and conditions added to the resource consent to ensure the developer mitigates the impacts to our tenants, buildings and finances.

1) Construction Dust

Propose adding the conditions that:

- On the boundary with 4 Sussex Street that scaffolding and scrim will be installed up to the height of the roofline of the residential buildings next to the boundary. This is to remain until all activities generating dust are completed.
- Developer will fund quarterly building washes for all buildings at 4 Sussex Street while activities generating dusts are happening.

This hopefully should greatly reduce the impact of dust on the tenants in the bedrooms on the boundary side and for all other tenants in the complex.

2) Construction Noise and Vibration

The only way to mitigate this for the tenants (especially the 54 in the bedrooms on the

boundary side) is reduce the work hours and days. Even this won't stop making this period hell for tenants but at least they will get some relief from the resource consent conditions of 6 days per week, 6.30am (Sat 7.30am) to 6.30pm, with the possibility of night work.

Proposing the following changes and conditions:

- Reduce the hours of operating to 7.30am to 6.00pm. This means clause 36 is not required. Reasoning for this is it is certain that complaints will be made by one or more tenants from 4 Sussex Street.
- Remove the quiet setup time in clause 35b. Due to the proximity of the 54 bedrooms to the site it is likely any activity at 6.30am will disturb some of the tenants. Nothing is quiet at 6.30am.
- Change Saturday to no work.
- Change so no work to be done at night-time over the whole construction period.
- Include a condition that independent noise monitoring sensors are in place so it can be determined that the developer doesn't exceed the limits set out in Table 2 and Table 3 of the 'NZS6803:1999 Acoustics – Construction'.
- Include a condition that independent vibration monitoring sensors are in place so it can be determined that the developer doesn't exceed the limits set out in German Standards 'DIN 4150-3:2016 'Structural Vibration – Part 3'.

Of course, even with these changes it still will be very hard to get and retain tenants over this period. Owners of neighbouring properties are likely be financially worse off while the developer is profiting from this activity. So, it's only fair and reasonable that the developer compensates the property owners for this.

To mitigate the financial burden for the property owners and body corporates we propose:

- Include a condition that the developer will cover all loss of rent incurred by property owners over the demolition and construction period. This will be paid monthly to the property owners. This will cover the inability to rent the unit and any rent discounting to rent the unit. Normal rent would be based on rent levels prior to the development starting. This will mainly affect the units with bedrooms on the boundary side and isn't that complex to do. The normal rents are reasonable stable and consistent within our residential complex (approximately \$1050 per week per five-bedroom unit). The calculation would be normal rent less rent collected = loss of rent.
- An independent report is obtained that provides an accurate assessment of the potential affects the vibrations may have on the foundations and structural integrity of the neighbouring building. This would be at the developer costs and be included in the resource consent's documents.
- Include a condition that the burden of proof that any damage to neighbouring properties was not caused by construction vibrations/activities falls solely with the developer. And the developer will cover all costs to property owners and body corporates to make good on these damages. Also we request assurance, that is legally enforceable, that any damage will be fully and effectively remedied by the developer. This will ensure the developer is proactive in determining the state of neighbouring properties at their cost prior to development starting.

3) Carpark Building

- Include a condition that there will be no forms of ventilation on boundary car park wall with 4 Sussex Street that will allow car emissions from the car park to enter the bedrooms in the residential complex at 4 Sussex Street.
- Include a condition that the boundary car park wall will be soundproofed so car parking activities comply with the District Plan noise levels for tenants in the bedrooms in the

residential complex at 4 Sussex Street.

- Include a condition that the car park wall facing 4 Sussex Street is designed to ensure vehicle headlights don't shine into the apartment bedrooms.

Submission on resource consent application

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Notes for the applicant

Use this form to make a submission on a resource consent application you support or oppose. You can also make a submission online, visit wellington.govt.nz/have-your-say/public-notice.

If you have any questions, visit wellington.govt.nz/resourceconsents, or email planning@wcc.govt.nz or phone us on 04 801 3590.

Send the completed submission via email to consent.submissions@wcc.govt.nz or hand it in to us at:

Resource Consents

Wellington City Council

PO Box 2199, 12 Manners Street, Wellington

Submission details

Name of applicant: Basin Reserve Body Corporate 323504

Site address: 4 Sussex Street, Mt Cook
Wellington

Proposal: One Tasman Development Limited Partnership

Service request number: 528330 Richard and Margaret Cooke



Support the application



Oppose the application

Neutral

Submitter details

Name of submitter: Richard Cooke - Basin Reserve Body Corporate 323504 - Secretary/Manager

Address of submitter: P O Box 183
Waikanae, 5250

Phone (day): Mobile 021 626273

Mobile:

Email: richard@glendinnings.co.nz

Submission statements (use additional pages if required)

The aspects of the application that I support/oppose are:

Refer details in the attached four page report

The reasons for my submission are:

Refer details in the attached four page report

**The decision I/we would like Wellington City Council to make is
(include any conditions of consent you would like to see imposed):**

Refer details in the attached four page report

Note: *Select one.

I request/ do not request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

Oral submission at the hearing

- I/we wish to speak in support of the submission If others make a similar submission, I will consider presenting a joint case with them at the hearing
- I/we do not wish to speak in support of the submission

Signature(s) of submitter(s) or agent of submitter(s)*

U. Cooke

Date

16. 3. 23

Note:

- The Council must receive this submission before the closing date and time indicated in the public notice. A copy of this submission must also be given to the applicant, as soon as reasonably possible, at the applicant's address for service.
- All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to attend the hearing, please phone 04 801 3590 so that the necessary arrangements can be made.
- This is not a statutory form, but is provided as a guide to people wishing to lodge a submission.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy information

All submissions (including name and contact details) are published and made available to elected members and to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.

How do you wish to be served with any correspondence

- via email (please ensure you have provided your email address on page 1) via post, ie hardcopy

**Basin Reserve Apartment complex
Body Corporate 323504 (BC)
4 Sussex Street, Mount Cook
Wellington**

Submission statements

We support:

- The design of the building except for the wall of the car parking building on the boundary with 4 Sussex Street.

We oppose:

- The construction activities operating hours.
- Lack of specific conditions to protect tenants in neighbouring properties from:
 - Construction Dust
 - Construction Noise and Vibration
 - Ventilation, noise and light from the car park building.
- Lack of specific conditions to compensate owners and body corporates of neighbouring properties for any financial burden they incur, directly or indirectly, from construction activities. Examples are loss of rent and property damage.

The reasons for the BC submission:

The Resource Consent decision does not appear to seriously look at the impact during the construction on residents in neighbouring properties and how these can be mitigated. Considering this is a non-complying activity we would hope these are seriously taken into consideration and conditions added to the resource consent to ensure the One Tasman Development Limited Partnership (the developer) does its best to reduce any impact.

The draft construction management plan (AEE Appendix 20) and requirement to submit a draft Construction Noise and Vibration Management Plan 20 working days prior to work commencing does not appear to address the above.

The Basin Reserve Complex was built in 2003 to supply rental accommodation to university students and contains 28 five-bedroom units, 2 two-bedroom units and 37 studios. The bedrooms were designed so students could sleep and study in them. The ventilation in all bedrooms is provided by single glazed windows. In total the complex houses 181 young adults and most are still students.

On the boundary side to the development there are 54 bedrooms all of which are in the five-bedroom units. Any tenants in these rooms will feel the full impact of the demolition and construction. It will affect their ability to study, rest and sleep during the day so will make it very hard for property owners to get and retain tenants for these rooms over this period.

The 67 apartments are all privately owned and BC Levies are paid monthly to cover insurance, exterior and common area maintenance including a contribution to the Long Term Maintenance Fund.

The BC and all owners main concerns are:

- Health and well-being of the tenants particularly on the boundary side of the complex facing the Tasman development from the following:
 - Dust from the demolition & construction activities entering their bedrooms via the windows. Possibility of causing health issues.
 - Noise and vibration from the demolition & construction activities impacting the ability to study, rest and sleep in their bedrooms. Could lead to increased stress and anxiety levels which could result in health issues.
 - Dust covering the windows and reducing natural light.
 - Car parking noise impacting the tenant's ability to rest or sleep in their bedroom. The Acoustical Design Report predicts that the car parking activities will not comply with the District Plan noise levels.
 - If the car park ventilation is on the boundary side, then car emissions may enter the bedrooms via the open windows. Possibility of causing health issues.
- The financial burden and impact to property owners and the BC from the construction activity.
 - Loss of rental due to the demolition & construction dust, noise and vibrations.
 - Cost to repair any possible damage caused by the vibrations mainly during demolition, piling and earthworks.
 - Increased BC costs to cover additional building washes and maybe wellbeing activities for the tenants to help them through this period.

The decisions the BC and owners would like Wellington City Council to make include the following:

Specific changes and conditions added to the resource consent to ensure the applicant mitigates the impacts to our tenants, buildings and finances.

Construction Dust

Propose adding the conditions that:

- On the boundary with 4 Sussex Street scaffolding and scrim will be installed up to the height of the roofline of the residential buildings next to the boundary. This is to remain until all activities generating dust are completed.
- Developer will fund quarterly building washes for all buildings at 4 Sussex Street while activities generating dust is happening.

This hopefully should greatly reduce the impact of dust on the tenants in the bedrooms on the boundary side and for all other tenants in the complex.

Construction Noise and Vibration

The only way to mitigate this for the tenants (especially the 54 in the bedrooms on the boundary side) is reduce the work hours and days. Even this won't stop making this period

extremely uncomfortable for tenants but at least they will get some relief from the resource consent conditions of 6 days per week, 6.30am (Sat 7.30am) to 6.30pm, with the possibility of night work.

Proposing the following changes and conditions:

- Reduce the hours of operating to 7.30am to 6.00pm. This means clause 36 is not required. *Reasoning for this is it is certain that complaints will be made by one or more tenants from 4 Sussex Street.*
- Remove the quiet setup time in clause 35b. *Due to the proximity of the 54 bedrooms to the site it is likely any activity at 6.30am will disturb some of the tenants. Nothing is quiet at 6.30am.*
- Change Saturday to no work.
- Change so no work to be done at night-time over the whole construction period.
- Include a condition that independent noise monitoring sensors are in place so it can be determined that the developer doesn't exceed the limits set out in Table 2 and Table 3 of the 'NZS6803:1999 Acoustics – Construction'.
- Include a condition that independent vibration monitoring sensors are in place so it can be determined that the developer doesn't exceed the limits set out in German Standards 'DIN 4150-3:2016 'Structural Vibration – Part 3'.

Even with these changes it will still be very hard to get and retain tenants over this period. Owners of neighbouring properties are also likely to be financially worse off while the developer is profiting from this activity. So, it's only fair and reasonable that the developer compensates the property owners for this.

Vibration Effects on the Basin Reserve Complex land and buildings

The BC is greatly concerned as to the effects that the vibration will have on the foundations and structural integrity of the buildings and requests that an accurate assessment is undertaken to the potential affect or vibration to the Basin Reserve Complex land, services and buildings caused by construction activities in building the proposed development.

The BC requests that the developer provide some assurance, that is **legally enforceable**, that any damage caused to the Basin reserve complex, services and buildings will be fully and effectively remedied.

Carpark Buildings

- **Ventilation**

Include a condition that there will be no forms of ventilation on boundary car park wall with 4 Sussex Street that will allow car emissions from the car park to enter the bedrooms in the residential complex at 4 Sussex Street.

- **Noise**

Include a condition that the boundary car park wall will be soundproofed so car parking activities comply with the District Plan noise levels for tenants in the bedrooms in the residential complex at 4 Sussex Street.

- **Vehicle Headlights**

Include a condition that the car park walls facing 4 Sussex Street are high enough so as to ensure vehicle headlights do not shine into the apartment bedrooms

To mitigate the financial burden for the property owners and body corporates we propose:

- Including a condition that the developer will cover all loss of rent incurred by property owners over the demolition and construction period. This will be paid monthly to the property owners. This will cover the inability to rent the unit and any rent discounting to rent the unit. Normal rent would be based on rent levels prior to the development starting. *This will mainly affect the units with bedrooms on the boundary side and is not that complex to do. The normal rents are reasonably stable and consistent within the Basin Reserve residential complex (approximately \$1050 per week per five-bedroom unit and \$330 per week for studios). The calculation would be normal rent less rent collected = loss of rent.*
- An independent report is obtained that provides an accurate assessment of the potential affects the vibrations may have on the foundations and structural integrity of the neighbouring building. This would be at the developer's cost and be included in the resource consent's documents.
- Including a condition that the burden of proof that any damage to neighbouring properties was not caused by construction vibrations falls solely with the developers and the developer will cover all costs to property owners and body corporates to make good on these damages. Also we request assurance, that is legally enforceable, that any damage will be fully and effectively remedied by the developer. *This will ensure the developer is proactive in determining the state of neighbouring properties at their cost prior to development starting.*

The Body Corporate Committee would like to meet with the developer to discuss the concerns and comments in this submission.

Basin Reserve Body Corporate 323504

Mike Wiles
Chairperson
M 027 4317373

Richard Cooke
Secretary/Manager
M 021 626273

Submission on resource consent application

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Notes for the applicant

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Resource Consents

Wellington City Council

PO Box 2199, 12 Manners Street, Wellington

Submission details

Name of applicant: Urban Perspectives Ltd

Site address: 1-23 Taman Street, Mt Cook

Proposal: Construction of a multi-unit development comprising two apartment blocks

Service request number: 528330

Support the application Oppose the application Neutral

Submitter details

Name of submitter: The Wellington Seventh-day Adventist Church

Address of submitter: 27 Tasman Street, Mt Cook, Wellington

Phone (day): 021 159 6399

Mobile: 021 159 6399

Email: clerk@wellingtonsda.org.nz

Submission statements *(use additional pages if required)*

The aspects of the application that I support/oppose are:

The Church recognises the need to address issues with the existing 'Tasman Gardens' site, as well as the ongoing need for quality housing.

The Church does not wish to specifically endorse this development, however it does not - generally - seek to oppose development either.

The Church has no objections to the contractor and Council coming to an agreement regarding construction works on Sundays.

To the Wellington City Council Resource Consents Team,

RE: Resource Consent Application SR. 528330: 1-23 Tasman Street

The Wellington Seventh-day Adventist Church (the Church) at 27 Tasman Street is located close to the proposed development, with only a narrow lot (25 Tasman Street) separating the two sites. As such we are likely to be affected by the proposed works.

The Church recognises the need to address issues with the existing 'Tasman Gardens' site, as well as the ongoing need for quality housing.

The Church does not wish to specifically endorse this development, however it does not - generally - seek to oppose development either.

The Church notes the lengthy period of construction proposed and the potential for challenges presented by construction traffic and noise over a long period of time (multiple years).

Accordingly, we request that Council require the final Construction Management Plan (CMP) to restrict 'Noisy Works' and activities generating significant vibration from occurring during the primary hours of operation for the Church, namely 9:30am - 12:30pm on Saturdays.

Besides weekly services, another significant function of a church is to provide a venue for funeral services, where the deceased can be farewelled by family and friends with dignity and respect.

Accordingly, we request that the Council require the addition of a provision in the final CMP where, the Church having provided the Contractor's nominated contact person with 48 hours notice, the undertaking of 'Noisy Works' and activities generating significant vibration will be restricted for the duration of the funeral service - up to a maximum of three hours in a single day - and that this will also be factored into traffic management for that day.

The Church notes that Tasman Street, where it has parking both sides, gets quite narrow. We also note that the official record of accidents that have occurred on Tasman Street is inaccurate, having witnessed numerous incidents that appear to have gone unrecorded. We consider that the movement of large construction trucks and trailers, such as those carrying demolition material or hardfill, is likely to create a significant hazard which will need very careful management.

The Church has no objections to the contractor and Council coming to an agreement regarding construction works on Sundays.

Yours sincerely,



Kenneth Landall
Church Clerk

From: [Website Team](#)
To: [BUS: Consent Submissions](#)
Subject: Submission on notified resource consent application for 528330
Date: Friday, 17 March 2023 10:30:51 am

Submitter details

First name: Rhys
Last name: Morris
Address: IAC51/25 Graham Street, Petone, 25 Graham Street
Suburb: Lower Hutt
City: Lower Hutt
Phone: 021854800
Email: rhyslyn2051@gmail.com

Application details

Applicant name: One Tasman developments
Site address: ! - 23 Tasman street
Service request number: 528330
Submission: I / we support the application
Oral submission at the hearing: I / we do not wish to speak in support of mine / our submission
How long will you need for your presentation:
If others make a similar submission:

Aspects of the application that you support or oppose:

As an owner of an affected property at 25 Sussex Street I have no objection to this development.

Aspects of the application that you are neutral towards:

The reasons for my / our submission are:

No Objection. Development will increase housing supply.

The decision I / we would like Wellington City Council to make is:

Developers to work closely with the owners of 22 Sussex Street.

Submission on resource consent application

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Notes for the applicant

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Send the completed submission via email to consent.submissions@wcc.govt.nz or hand it in to us at:

Resource Consents
Wellington City Council
PO Box 2199, 12 Manners Street, Wellington

Submission details

Name of applicant:

Site address:

Proposal:

Service request number:

Support the application

Oppose the application

Neutral

Submitter details

Name of submitter:

Address of submitter:

Phone (*day*):

Mobile:

Email:

Submission statements *(use additional pages if required)*

The aspects of the application that I support/oppose are:

The reasons for my submission are:

**The decision I/we would like Wellington City Council to make is
(include any conditions of consent you would like to see imposed):**

Note: *Select one.

I request/ do not request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

Oral submission at the hearing

I/we wish to speak in support of the submission
I/we do not wish to speak in support of the submission

If others make a similar submission, I will consider presenting a joint case with them at the hearing

Signature(s) of submitter(s) or agent of submitter(s)*	Date
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Note:

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- | | |
|--|--|
| <ul style="list-style-type: none"> • it is frivolous or vexatious • it discloses no reasonable or relevant case • it would be an abuse of the hearing process to allow the submission (or the part) to be taken further | <ul style="list-style-type: none"> • it contains offensive language • it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter. |
|--|--|

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How do you wish to be served with any correspondence

via email (please ensure you have provided your email address on page 1)	via post, ie hardcopy
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Waka Kotahi NZ Transport Agency Reference: 2023-0176

17th March 2023

Wellington City Council
113 The Terrace,
Wellington Central
Wellington
Via email: consent.submissions@wcc.govt.nz

C/- Alistair Aburn - Consultant
Level 5/82,
Willis Street,
Wellington Central,
Wellington
Via email: alistair@urbanp.co.nz

Dear Monique,

Submission on SR-528330 – Resource Consent application for the construction of a multi-unit development comprising two apartment blocks at 1 – 23 Tasman Street, Mount Cook.

Attached is the Waka Kotahi NZ Transport Agency submission on the notified resource consent application proposed by Urban Perspectives on behalf of One Tasman Perspectives to Construct a multi-unit development comprising two apartment blocks: one at 10 storeys and one at nine storeys, increase the number of on-site carparks in an additional basement level car park, and undertake some changes to the façade treatment of the apartment buildings at 1 – 23 Tasman Street, Mount Cook.

We welcome the opportunity to discuss the contents of our submission with Wellington City Council and/or the applicant as required.

If you have any questions, please contact me.

Yours sincerely



Planner – Poutiaki Taiao / Environmental Planning
System Design, Transport Services

Phone: 021 794 084

Email: josh.kenneally@nzta.govt.nz

FORM 13, SECTION 9, RESOURCE MANAGEMENT ACT 1991

Submission on resource consent application for the construction of a multi-unit development comprising of two apartment blocks, one nine storeys and one ten storeys and three levels of underground carparking at 1 -23 Tasman Street, Mount Cook, SR-528330.

To: Wellington City Council
C/- Monique Zorn, Senior Consents Planner
Wellington City Council

Via email: consent.submissions@wcc.govt.nz

Address for service: Waka Kotahi NZ Transport Agency
Level 7, Majestic Centre
PO Box 5084, Lambton Quay
Wellington 6145

- 1. This is a submission on resource consent application for the construction of a multi-unit development comprising of two apartment blocks, one nine storeys and one ten storeys and three levels of underground carparking at 1 -23 Tasman Street, Mount Cook, SR-528330. The proposal is a non-complying activity.**
- 2. Waka Kotahi NZ Transport Agency (Waka Kotahi) could not gain an advantage in trade competition through this submission.**
- 3. Role of Waka Kotahi**

Waka Kotahi is a Crown entity with its functions, powers and responsibilities set out in the Land Transport Management Act 2003 (LTMA) and the Government Rounding Powers Act 1989. The primary objective of Waka Kotahi under Section 94 of the LTMA is to contribute to an effective, efficient, and safe land transport system in the public interest.

An integrated approach to transport planning, funding and delivery is taken by Waka Kotahi. This includes investment in public transport, walking and cycling, local roads and the construction and operation of state highways.

4. State highway environment and context

- 4.1 The State Highway 1 (SH1) westbound route through Wellington City is identified as a nationally significant route under the One Network Road Classification¹, and carries approximately 19,347 vehicles**

¹ NZ's national road classification system, recognising how busy the road is, it's connections and the availability of other routes - <https://www.nzta.govt.nz/roads-and-rail/road-efficiency-group/projects/onrc>

² The ONRC is a new framework that categorises roads throughout the country considers the needs of all road users, be they motorists, cyclists or pedestrians - <https://www.nzta.govt.nz/planning-and-investment/planning/transport-excellence-partnership/>

per day, of which 3% / 580 are heavy vehicles. The Buckle Street section of SH1 is listed as an 'Urban Connector' road under Waka Kotahi's One Network Framework², providing a vital connection from the Wellington international airport to Wellington City and the wider state highway network connecting Wellington to the rest of the North Island.

- 4.2 SH1 in this location, is a one-way north-bound multi-laned road that narrows to two lanes as it turns northbound to westbound following the two-forked junction demarcating Sussex Street from Buckle Street. SH1 proceeds straighten and widen to three lanes through the Arras Tunnel, which passes under Tory Street and the Pukeahu National War Memorial Park. SH1 sits within a series of concrete retaining walls, adjoining and running underneath the Pukeahu Park.
- 4.3 In order to serve its function as a nationally significant route, SH1 requires protection from inappropriate land use and development. Land use and development adjacent to or in the vicinity of the state highway needs to be carefully managed to ensure that it does not affect the function of the state highway including its ability to operate safely, serve the community, and support ongoing economic growth.

5. The specific parts of the application that this submission relates to are:

- 5.1 Land use consent is sought to construct a multi-unit residential development comprising of two residential apartment blocks and two levels of underground carparking facilities.
- 5.2 Resource consent is sought for a non-complying activity in accordance with the Operative Wellington District Plan and partially operative Proposed Wellington District Plan. The application requires consent for numerous breaches of standards outlined in the Operative Wellington District Plan including earthworks, building height, site access, parking, building mass and servicing.
- 5.3 It is noted on 15th November 2022 resource consent was granted by Wellington City Council (SR 500876) to "*demolish the existing buildings on the sites at both 1 and 23 Tasman Street and construct a development comprising of 171 residential units and one commercial unit (café) within five buildings*". The principal changes of the proposed development and the development consented under SR 500876 are as follows:
- Increase in height of consented northern (five storeys) and southern (eight storeys) apartment buildings to 10 storeys and one at nine storeys respectively;
 - increase the number of on-site carparks in an additional basement level carpark; and
 - changes to the façade treatment of the apartment buildings.
- 5.4 SR 500876 was processed on a non-notified basis with the overall effects on the existing environment anticipated to be less than minor. The notification decision report considered a number of factors including noise and construction effects, which were considered to have a less than minor effect on the environment, as a result Waka Kotahi was not considered to be an affected party.
- 5.5 This is therefore the first opportunity Waka Kotahi has been given to make an assessment of the proposed activity at this location as an affected party, and to ensure that it does not compromise the safe and efficient function of the state highway network.
- 5.6 It is noted the applicant anticipates the development granted consent under SR 500876 to form part of the existing environment and therefore to be of relevance for any assessment of effects on the receiving environment.
- 5.7 It is important to note that no specific geotechnical assessment was submitted as part of the application specifically considering geotechnical and structural effects of the development on the adjacent Arras tunnel approach retaining walls or any potential wider effects on the state highway network.

6. The submission of Waka Kotahi is:

- (i) Waka Kotahi **supports the application in part**. Waka Kotahi supports the benefits of the proposed development as it contributes to a compact urban form and the wider outcomes that a compact urban form supports including transport mode shift and emission reduction outcomes. However, Waka Kotahi is unable to support any further progress of the proposal without a better understanding the potential geotechnical effects on the adjacent state highway network.

Geotechnical and Structural Effects

- (ii) Waka Kotahi is concerned with the potential structural and geotechnical effects the proposed development poses to the resilience, safety, and ongoing operation of the state highway network. This is primarily due to the scale of the development and proximity of the proposed underground carparking structures to the southern Arras Tunnel wall.
- (iii) Waka Kotahi is concerned the potential geotechnical effects of the proposal have not been adequately considered or addressed as part of the applicant's Assessment of Environmental Effects, namely any effects on adjacent sections of the Arras Tunnel walls and the wider SH1. To adequately assess the risks of the development Waka Kotahi will need to review geotechnical information prepared by a suitably qualified professional which includes site investigation data, geotechnical assessments, recommendations; and geotechnical design (design report).
- (iv) Waka Kotahi requires a comprehensive assessment to be prepared by a suitably qualified geotechnical professional addressing:
- Ground water changes;
 - Settlement;
 - Ground lateral deformations (lateral movement);
 - Stability of site;
 - Any additional load on the Arras Tunnel walls;
 - If there is a need for additional monitoring (groundwater/movement); and
 - Any other adverse effects the development could pose to the ongoing operation of the State Highway network.

7. Waka Kotahi seeks the following decision from the consent authority:

- (i) Waka Kotahi supports the proposal in principle but opposes further progression of the application until a comprehensive assessment (from a suitably qualified geotechnical professional) of the geotechnical and structural effects has been provided for review by Waka Kotahi. This will assist our understanding of any adverse geotechnical or structural effects the proposed development may have on the Arras Tunnel/SH1 to allow Waka Kotahi to assess the adequacy of the assessment of effects and proposed mitigation. Until such information and the opportunity for input has been provided, Waka Kotahi does not support the approval of the proposed application.
- (ii) Any other relief that would provide for the adequate consideration of potential effects on the Arras Tunnel and wider state highway environment resulting from the proposed development.

8. Waka Kotahi does wish to be heard in support of this submission.

- 9. If others make a similar submission, Waka Kotahi will consider presenting a joint case with them at the hearing.**

10. **Waka Kotahi is willing to work with the applicant in advance of a hearing.**

Signature:



Caitlin Kelly
Principal Planner– Poutiaki Taiao / Environmental Planning
System Design, Transport Services
Pursuant to an authority delegated by Waka Kotahi NZ Transport Agency

17th March 2022

Address for service: Waka Kotahi NZ Transport Agency
Level 7, Majestic Centre
PO Box 5084, Lambton Quay
Wellington 6145

Contact Person: Josh Kenneally
Telephone Number: 021 794 084
E-mail: josh.kenneally@nzta.govt.nz
Alternate Email: EnvironmentalPlanning@nzta.govt.nz

Submission on resource consent application

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Notes for the applicant

Use this form to make a submission on a resource consent application you support or oppose. You can also make a submission online, visit wellington.govt.nz/have-your-say/public-notices.

If you have any questions, visit wellington.govt.nz/resourceconsents, or email planning@wcc.govt.nz or phone us on 04 801 3590.

Send the completed submission via email to consent.submissions@wcc.govt.nz or hand it in to us at:

Resource Consents

Wellington City Council

PO Box 2199, 12 Manners Street, Wellington

Submission details

Name of applicant: Aaron Burke c/- Property Doctors Ltd

Site address: 1-23 Tasman Street, Mount Cook

Proposal:

Service request number: 1014088

Support the application Oppose the application Neutral

Submitter details

Name of submitter: Aaron Burke

Address of submitter: 10 Dornoch Place, Papakowhai, PORIRUA 5024

Phone (day):

Mobile:

0275300057

Email: aaron@wellington-property.co.nz

Submission statements *(use additional pages if required)*

The aspects of the application that I support/oppose are:

Please refer to the following 4 pages.

The reasons for my submission are:

Please refer to the following 4 pages.

**The decision I/we would like Wellington City Council to make is
(include any conditions of consent you would like to see imposed):**

Please refer to the following 4 pages.

Note: *Select one.

I request/ do not request*, pursuant to section 100A of the Act, that you delegate your functions, powers, and duties to hear and decide the application to 1 or more hearings commissioners who are not members of the local authority.

Oral submission at the hearing

- I/we wish to speak in support of the submission If others make a similar submission, I will consider presenting a joint case with them at the hearing
- I/we do not wish to speak in support of the submission

Signature(s) of submitter(s) or agent of submitter(s)*

Date

17/03/23

Note:

- The Council must receive this submission before the closing date and time indicated in the public notice. A copy of this submission must also be given to the applicant, as soon as reasonably possible, at the applicant's address for service.
- All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind about whether you wish to attend the hearing, please phone 04 801 3590 so that the necessary arrangements can be made.
- This is not a statutory form, but is provided as a guide to people wishing to lodge a submission.

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious
- it discloses no reasonable or relevant case
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- it contains offensive language
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Privacy information

All submissions (including name and contact details) are published and made available to elected members and to the public from our offices and on our website. Personal information will also be used for the administration of the notified resource consent process. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.

How do you wish to be served with any correspondence

- via email (please ensure you have provided your email address on page 1) via post, ie hardcopy

**Basin Reserve Apartment complex
Body Corporate 323504 (BC)
4 Sussex Street, Mount Cook
Wellington**

Submission statements

We support:

- The design of the building except for the wall of the car parking building on the boundary with 4 Sussex Street.

We oppose:

- The construction activities operating hours.
- Lack of specific conditions to protect tenants in neighbouring properties from:
 - Construction Dust
 - Construction Noise and Vibration
 - Ventilation, noise and light from the car park building.
- Lack of specific conditions to compensate owners and body corporates of neighbouring properties for any financial burden they incur, directly or indirectly, from construction activities. Examples are loss of rent and property damage.

The reasons for the BC submission:

The Resource Consent decision does not appear to seriously look at the impact during the construction on residents in neighbouring properties and how these can be mitigated. Considering this is a non-complying activity we would hope these are seriously taken into consideration and conditions added to the resource consent to ensure the One Tasman Development Limited Partnership (the developer) does its best to reduce any impact.

The draft construction management plan (AEE Appendix 20) and requirement to submit a draft Construction Noise and Vibration Management Plan 20 working days prior to work commencing does not appear to address the above.

The Basin Reserve Complex was built in 2003 to supply rental accommodation to university students and contains 28 five-bedroom units, 2 two-bedroom units and 37 studios. The bedrooms were designed so students could sleep and study in them. The ventilation in all bedrooms is provided by single glazed windows. In total the complex houses 181 young adults and most are still students.

On the boundary side to the development there are 54 bedrooms all of which are in the five-bedroom units. Any tenants in these rooms will feel the full impact of the demolition and construction. It will affect their ability to study, rest and sleep during the day so will make it very hard for property owners to get and retain tenants for these rooms over this period.

The 67 apartments are all privately owned and BC Levies are paid monthly to cover insurance, exterior and common area maintenance including a contribution to the Long Term Maintenance Fund.

The BC and all owners main concerns are:

- Health and well-being of the tenants particularly on the boundary side of the complex facing the Tasman development from the following:
 - Dust from the demolition & construction activities entering their bedrooms via the windows. Possibility of causing health issues.
 - Noise and vibration from the demolition & construction activities impacting the ability to study, rest and sleep in their bedrooms. Could lead to increased stress and anxiety levels which could result in health issues.
 - Dust covering the windows and reducing natural light.
 - Car parking noise impacting the tenant's ability to rest or sleep in their bedroom. The Acoustical Design Report predicts that the car parking activities will not comply with the District Plan noise levels.
 - If the car park ventilation is on the boundary side, then car emissions may enter the bedrooms via the open windows. Possibility of causing health issues.
- The financial burden and impact to property owners and the BC from the construction activity.
 - Loss of rental due to the demolition & construction dust, noise and vibrations.
 - Cost to repair any possible damage caused by the vibrations mainly during demolition, piling and earthworks.
 - Increased BC costs to cover additional building washes and maybe wellbeing activities for the tenants to help them through this period.

The decisions the BC and owners would like Wellington City Council to make include the following:

Specific changes and conditions added to the resource consent to ensure the applicant mitigates the impacts to our tenants, buildings and finances.

Construction Dust

Propose adding the conditions that:

- On the boundary with 4 Sussex Street scaffolding and scrim will be installed up to the height of the roofline of the residential buildings next to the boundary. This is to remain until all activities generating dust are completed.
- Developer will fund quarterly building washes for all buildings at 4 Sussex Street while activities generating dust is happening.

This hopefully should greatly reduce the impact of dust on the tenants in the bedrooms on the boundary side and for all other tenants in the complex.

Construction Noise and Vibration

The only way to mitigate this for the tenants (especially the 54 in the bedrooms on the boundary side) is reduce the work hours and days. Even this won't stop making this period

extremely uncomfortable for tenants but at least they will get some relief from the resource consent conditions of 6 days per week, 6.30am (Sat 7.30am) to 6.30pm, with the possibility of night work.

Proposing the following changes and conditions:

- Reduce the hours of operating to 7.30am to 6.00pm. This means clause 36 is not required. *Reasoning for this is it is certain that complaints will be made by one or more tenants from 4 Sussex Street.*
- Remove the quiet setup time in clause 35b. *Due to the proximity of the 54 bedrooms to the site it is likely any activity at 6.30am will disturb some of the tenants. Nothing is quiet at 6.30am.*
- Change Saturday to no work.
- Change so no work to be done at night-time over the whole construction period.
- Include a condition that independent noise monitoring sensors are in place so it can be determined that the developer doesn't exceed the limits set out in Table 2 and Table 3 of the 'NZS6803:1999 Acoustics – Construction'.
- Include a condition that independent vibration monitoring sensors are in place so it can be determined that the developer doesn't exceed the limits set out in German Standards 'DIN 4150-3:2016 'Structural Vibration – Part 3'.

Even with these changes it will still be very hard to get and retain tenants over this period. Owners of neighbouring properties are also likely to be financially worse off while the developer is profiting from this activity. So, it's only fair and reasonable that the developer compensates the property owners for this.

Vibration Effects on the Basin Reserve Complex land and buildings

The BC is greatly concerned as to the effects that the vibration will have on the foundations and structural integrity of the buildings and requests that an accurate assessment is undertaken to the potential affect or vibration to the Basin Reserve Complex land, services and buildings caused by construction activities in building the proposed development.

The BC requests that the developer provide some assurance, that is **legally enforceable**, that any damage caused to the Basin reserve complex, services and buildings will be fully and effectively remedied.

Carpark Buildings

- **Ventilation**

Include a condition that there will be no forms of ventilation on boundary car park wall with 4 Sussex Street that will allow car emissions from the car park to enter the bedrooms in the residential complex at 4 Sussex Street.

- **Noise**

Include a condition that the boundary car park wall will be soundproofed so car parking activities comply with the District Plan noise levels for tenants in the bedrooms in the residential complex at 4 Sussex Street.

- **Vehicle Headlights**

Include a condition that the car park walls facing 4 Sussex Street are high enough so as to ensure vehicle headlights do not shine into the apartment bedrooms

To mitigate the financial burden for the property owners and body corporates we propose:

- Including a condition that the developer will cover all loss of rent incurred by property owners over the demolition and construction period. This will be paid monthly to the property owners. This will cover the inability to rent the unit and any rent discounting to rent the unit. Normal rent would be based on rent levels prior to the development starting. *This will mainly affect the units with bedrooms on the boundary side and is not that complex to do. The normal rents are reasonably stable and consistent within the Basin Reserve residential complex (approximately \$1050 per week per five-bedroom unit and \$330 per week for studios). The calculation would be normal rent less rent collected = loss of rent.*
- An independent report is obtained that provides an accurate assessment of the potential affects the vibrations may have on the foundations and structural integrity of the neighbouring building. This would be at the developer's cost and be included in the resource consent's documents.
- Including a condition that the burden of proof that any damage to neighbouring properties was not caused by construction vibrations falls solely with the developers and the developer will cover all costs to property owners and body corporates to make good on these damages. Also we request assurance, that is legally enforceable, that any damage will be fully and effectively remedied by the developer. *This will ensure the developer is proactive in determining the state of neighbouring properties at their cost prior to development starting.*

The Body Corporate Committee would like to meet with the developer to discuss the concerns and comments in this submission.

Basin Reserve Body Corporate 323504

Mike Wiles
Chairperson
M 027 4317373

Richard Cooke
Secretary/Manager
M 021 626273