

NORTH KUMUTOTO PROJECT - WELLINGTON WATERFRONT

EXPLANATORY NOTE TO APPLICATIONS ¹

The “North Kumutoto Precinct Project” (the Project) consists of the construction, maintenance and use of a five-level commercial building at 10 Waterloo Quay (Site 10); and the construction, use and maintenance of public open spaces, including Site 8 and the Whitmore Plaza.

PROJECT PARTNERS

The Project Partners are Site 10 Redevelopment Limited Partnership and Wellington City Council.

Site 10 Redevelopment Limited Partnership is seeking consent for the Site 10 building. Wellington City Council is seeking consent for the development of the public open spaces.

The consent applications are being lodged concurrently to enable integrated assessment and decision-making.

THE APPLICATIONS

Consent is required under both the Wellington City District Plan and various Regional Plans. Accordingly, applications are being made to both the Wellington City Council and Wellington Regional Council as follows:

Applications by Site 10 Redevelopment Limited Partnership

1. To the Wellington City Council for land use consent for a new building on Site 10, associated earthworks, the use of potentially contaminated land and on-site storage of hazardous substances (diesel fuel). Consent is also sought under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011).
2. To the Greater Wellington Regional Council for a water permit and for the diversion of or take of ground water associated with the construction of the basement level of the Site 10 building, and for discharge permits in relation to any potential discharge of contaminants to ground water or to land, including the stormwater system.

Applications by Wellington City Council

3. To the Wellington City Council for land use consent for new public open spaces at North Kumutoto, including the establishment of a building (former Toll Booth building), and associated earthworks and the use of potentially contaminated land. Consent is also sought under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2011).
4. To the Greater Wellington Regional Council for coastal permits for the occupation of structures associated with proposed works in the coastal marine area, the construction of new structures in the coastal marine area and associated modification of the protected wharf edge and reclamation edge, and for potential discharges to the coastal marine area during the construction of the public open spaces in and adjacent to the coastal marine area.

Subdivision Consent

A subdivision consent for the proposed Site 10 new lot of 2,924m² (more or less) will also be required. This will be submitted separately to Wellington City Council.

APPLICATION DOCUMENTATION

The application documentation consists of four volumes:

Volume 1: consists of the applications (Form 9s x 4) plus the application drawings

Volume 2: consists of the Assessment of Environmental Effects (AEE) Report

Volumes 3 and 4: consist of the Appendices to the AEE, including the technical assessment reports.

¹ The Explanatory Note does not form part of the applications - but rather is for explanatory purposes only.