

From: [Monique Zorn](#)
To: [Alistair Aburn](#)
Cc: [Hamish Dean](#)
Subject: One Tasman - additional matters
Date: Friday, 24 March 2023 3:22:00 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)

Afternoon Alistair,

Further to our discussion yesterday please find below the matters my advisors consider have not been addressed in the application.

Wellington Water:

1. Can they confirm there is no change to the proposed ownership model previously presented
2. Confirm the yield is now 221 units and provide wastewater flow calculations based on the final yield. Note: WWL have confirmed an available capacity within the receiving network of 10 L/s and previously accepted a discharge of 10.4 L/s as not requiring mitigation. Any uplift in excess of this will likely require wastewater mitigation.
3. THW-O1, THW-P1 or Policy 42 of the Regional Plan; stormwater treatment will be required and needs addressing.

Waste Management:

4. The approximate area shown on the plans for waste management currently looks to be 50m². Based on the previously advice for 213 units this area is required to be 190m². Accordingly a more suitably sized waste management area needs to be shown on the plans.

Thank you for the email and the plans received this afternoon prior to you receiving this email. I have forwarded that email to the Waste Management advisor but include their comment above. I will check to see if it has been adequately addressed and let you know next week.

Traffic:

5. Given the non-complying vehicle crossing length, an assessment which considers the effect on on-street parking is required.
6. Confirmation is required that the pick up/drop off zone in Tasman Street is proposed by the applicant to be for One Tasman occupiers/visitors only. If this is to be for their exclusive use, please note that this will be required to go through a Traffic Resolution process which lies outside of this process and for which no guarantee can be given on such approval.
7. Confirmation is required that the 1 in 4 gradient of the ramp between the basement and lower basement parking levels represents the maximum gradient i.e. that along the inside wheel-track.

Wind/Parks/Encroachments:

8. Concern has been raised over the off-site wind mitigation (trees) and whether these can be practically installed given the number of servicing mains that run directly below where these are proposed to be located. Confirmation is required that none of these services will be affected by either the tree pits or subsequent root systems. Note: No. 2 Sussex Street (Part Section 664 Town of Wellington) is owned by Waka Kotahi and one of the proposed trees will be located on their land.

Heritage:

9. The applicant has previously provided a “flythrough” of the proposal moving from the Mt Victoria Tunnel to Taranaki Street. It would be appreciated if we had access to this file.

I look forward to your response.

Have a good weekend.

Kind regards,
Monique

Monique Zorn

Senior Consents Planner | Wellington City Council

M 027 803 0548

E Monique.Zorn@wcc.govt.nz | W Wellington.govt.nz |

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