

Land Use Resource Consent Conditions – Assessment of Application Update 31-03-2023

Date: 19 September 2022

SR500876 – 1 Tasman St, Mt Cook

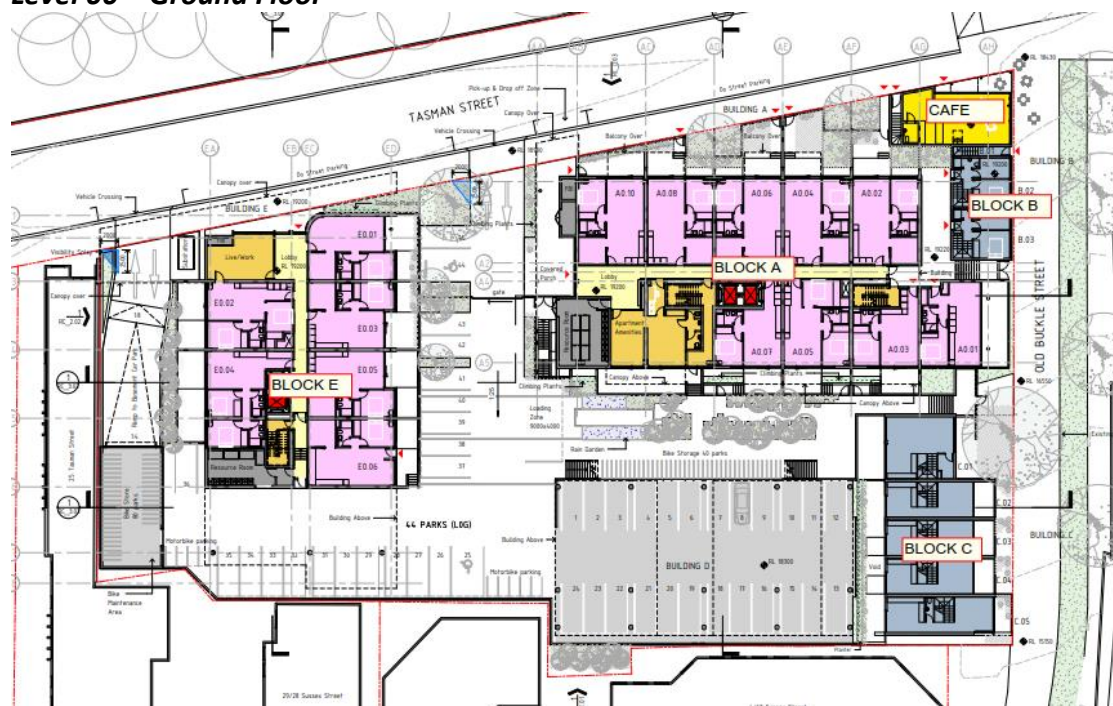
Planner: Monique Zorn (WCC Planner)

Understanding of Application

The applicant is seeking a 221-unit Subdivision and Land Use Consent at 1 Tasman St, Mt Cook (Section 1219 TN of Wellington) creating:

- Northern Apartment Block – Building A
- Southern Apartment Block – Building E
- Café at the corner of Old Buckle St and 1 Tasman St.
- Townhouses
 - 5 townhouses (Block C) front Old Buckle Street and have basement levels below the road reserve – with access to the car parking basement to the rear of the units).
 - 8 townhouses (Block D) are internal to the site and elevated at first floor level above the ground floor car parking
 - 2 townhouses (Block B, Units B01 and B04) at the corner of Old Buckle St and Tasman St. These townhouses are located above the new café.
 - townhouses (Block B, Units B02 and B03) at the corner of Old Buckle St and Tasman Street.

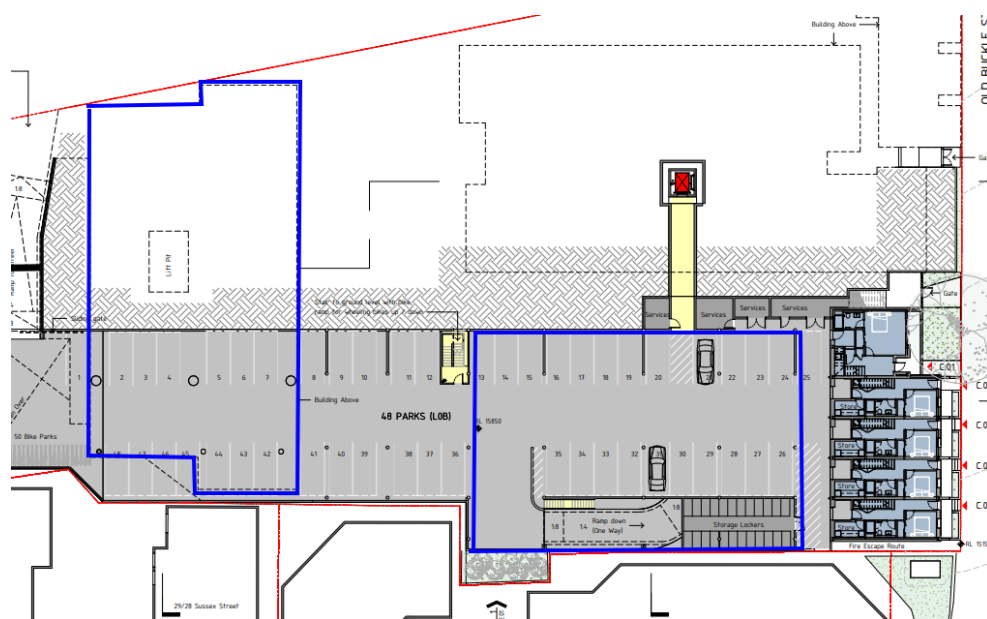
Level 00 – Ground Floor



Level 01 Plan



The site includes a basement car park located below Block E, Block D and to the rear of Block C. As above the Block C townhouses have a basement level and an access to the basement level car park. The basement is typically smaller on the March 2023 plan set with the lockers removed, however an additional link have been provided to Block A and additional servicing rooms provided between the basement and block A. These will significantly restrict servicing options between Block A and D – the servicing within this area will be private and it will be the applicant’s responsibility to ensure sufficient space for the servicing.



Basement Level Car Park & Block C Townhouses with Block A and D outlines

Ownership Model

The applicant has advised (via phone) that they intend **the servicing arrangement as described below**. They have confirmed (March 2023 application RFI response) that **there are no changes to this arrangement**:

- Block B and C be will be put forward for fee simple subdivision.

From discussion with the WCC planner it is understood that the café and dwellings B01 and B04 will be a single fee simple lot.

- Blocks A and D will be managed by a Body Corporate.
- Block E will be managed by a separate Body Corporate.

The applicant has previously confirmed (via email from Aurecon) that:

- The applicant does not want a legal agreement between the fee simple landowners and the Body Corporate managing the apartments in terms of ongoing operation and maintenance requirements.

The following assessment and advice notes are to be applied:

General

The Aurecon Civil Infrastructure report provided with the RC application **was updated 25 January 2023 to support the amended application**. The amended report reflects **discussions with WWL regarding the servicing arrangement and a sketch proposal has been provided**. Detailed design is required to support the development.

Existing Building

There are existing buildings in the site which **will be** demolished to accommodate the proposed development, all existing service connections will need to be abandoned.

Water Supply

WWL modelling team confirmed (August 21) that the pressure on the public main is expected to be 60 – 65 m which meets the level of service criteria for water, and that the flow capacity from the existing hydrants is expected to be compliant with FW2.

The applicant has completed hydrant testing (June 21). The hydrant test was only able to test a flow of 38.5 L/s from the first hydrant in Tasman St. The pressure drop was low 1 – 2 % and the design team concluded that there was a lot more capacity within the 150 mm diameter pipe tested.

A hydrant flow of 38.5 L/s would achieve FW2 only and upgrade of the existing network and / or onsite solutions (sprinklers or tanks) may be required to support the development. The residual pressure, pressure change and water supply calculations are not included within the RC and these documents will be required to support the final design, including confirmation of the fire rating of the building by a fire engineer.

The applicant is proposing:

- A DN100 ~~metered~~ public rider main taken from the DN150 main within Tasman St. This is acceptable to WWL, the size will need to be confirmed and the main would terminate within the access central to Blocks A, D and E.
- Separate and individual domestic connections from the rider main servicing the apartment blocks A and D and E, with appropriate backflow prevention. ~~and the townhouse blocks B, C and D.~~
- Fire Supply connections from the rider main for Blocks A and E
- Separate metered water supply for the café,
- Separate and individual domestic connections for the townhouses in Block B,
- Separate and individual domestic connections for the townhouses in Block C.
- That the existing hydrants meet the firefighting requirements for the townhouses.
- Disconnection of the existing site connections
- An easement in gross in favour of WCC is duly granted or reserved.

The proposal requires ~~reflects discussions with WWL, minor clarifications are proposed as below:~~

- Block B Fee Simple Residential Units are provided with separate and individual connections to the 200 mm public main in Old Buckle Rd. Single 32 mm connections splitting to 2 x tobies at the boundary may be installed for B01 and 04 and also for B02 and 03.
- Block B Café is provided with a single 20 mm metered connection from the 200 mm public main in Old Buckle Rd with a toby at the site boundary.
- Block C Fee Simple Residential Units are provided with separate and individual connections to the 200 mm public main in Old Buckle Rd with a toby at the boundary. Single 32 mm connections splitting to 2 x tobies at the boundary may be installed for pairs of units.
- Each unit / dwelling within Blocks A, D and E are to have a shut off valve to allow individual isolation.

Stormwater Connections

The applicant is proposing ~~to service the site by:~~

- Extending a public main into the site from the DN300 mm diameter main in Old Buckle St.
- Blocks A, D and E are provided with a separate and individual connections to the extended public main.
- A new shared private stormwater main is constructed within the footpath at the front of the Blocks C and B and each townhouse provided with a separate and individual connection to this main. NOTE THIS WILL NOT BE A SHARED SYSTEM UNTIL THE FEE SIMPLE SUBDIVISION OCCURS, HOWEVER MUST BE INSTALLED WITH THIS INTENT.

The proposal is generally in accordance with the advice provided by WWL, however the creation of a shared private drain with the public road reserve would not be

acceptable and this would either need to be a public main (which would be acceptable) or each townhouse for Blocks C and B would need a separate and individual connection to the existing public stormwater main or the common shared private drain would need to be located within the site boundary.

Note – If the size of the basement is not reduced the Block E may need to be provided with a connection to the public main on the north side of Tasman Street.

Flooding

The WWL flood modelling shows flooding in Tasman St near the intersection with Old Buckle St and along Old Buckle Street. A more in-depth review of the flooding in the area by the WWL modelling team confirms that the flooding is shallow and not expected to extend into the site. The modelling team have not recommended any FFLs



Stormwater Neutrality

WWL have confirmed (pre app enquiry response dated 21 May 2021) that stormwater neutrality would not be required for this site as the pre development site is almost entirely 100% impermeable.

Stormwater Treatment

The unit title development requires assessment against:

- Policy 42 of the Regional Policy Statement (RPS), and
- Proposed District Plan (PDP) Three Waters Objective THW-O1
- Proposed District Plan Three Waters Policy THW-P1

It is also noted that at > 3,000 m² GWRC consent including consent for operational stormwater discharge will likely be required.

The applicant has not addressed THW-01 or THW-P1 within their application. Wellington Water would not recommend granting of this resource consent until such time as a concept proposal for WSUD addressing THW-01 and THW-P1 is provided by the applicant to demonstrate that a compliant scheme can be achieved on site.

In the absence of any assessment from the applicant it is considered that to comply with the RPS and PDP the unit title development will need to incorporate a site wide solution. The site wide system should take into account the full development but the device(s) should be located so that each device is the responsibility of a single Body Corporate.

Wastewater

The original applicant advises a PWWF demand of 10.4 L/s based on 212 units. The WWL modelling team have confirmed that there is at least 10 L/s spare capacity within the local network during a 1-year LTS design event and WWL confirmed (21 May 2021) that wastewater mitigation was not required for this site. With the uplift to 221 units the increase in wastewater flow will be 0.08 L/s with an overall peak estimate of 10.48 L/s. This assessment is based on 3.1 persons per unit which is considered to be a conservatively high, it also assumes that the peak discharge from the café and the peak discharge from the residential units will occur at the same time. It is unlikely that this will be the case and wastewater mitigation is still not considered to be required for this development.

The applicant is proposing:

- Extending a public main into the site from the wastewater main in Old Buckle St.
- Blocks A, D and E will be provided with separate and individual connections to the extended public main.
- A new shared private stormwater main is constructed within the footpath at the front of the Blocks C and B and each townhouse provided with a separate and individual connection to this main. NOTE THIS WILL NOT BE A SHARED SYSTEM UNTIL THE TOWNHOUSES ARE PUT FORWARD FOR SUBDIVISION BUT MUST BE CREATED WITH THIS INTENT.

The proposal is generally in accordance with the advice provided by WWL, however the creation of a shared private drain with the public road reserve would not be acceptable and this would either need to be a public main (which would be acceptable) or each townhouse for Blocks C and B would need a separate and individual connection to the existing public wastewater main or a shared system created within the site boundary.

Note – If the size of the basement is not reduced the Block E may need to be provided with a connection to the public main on the north side of Tasman Street.

The existing public main within the site boundary only serves the site and will be abandoned as part of the works.

The applicant has confirmed that indicatively a gravity connection will be possible, however they do state that this will require investigation on site and that the connection may need to be moved 'downstream' if required to facilitate a connection or alternatively a connection to the existing public main within the site boundary will be required.

Summary

With appropriate management / mitigation there should be no issues servicing the new dwellings for water, wastewater and stormwater.

It is understood under the PDP that conditions can be applied to ensure appropriate results for servicing.

Proposed LU Consent Conditions & Advice Notes – Updated 31-03-2023 (read in conjunction with tracked set).

Servicing Conditions:

Engineering Standards:

39. The consent holder must comply with the requirements of the Wellington City Council Code of Practice for Land Development (either its current version or replacement document), unless otherwise modified by condition(s) of the consent or agreed in writing by the Wellington Water Land Development Team. These are the engineering standards for mitigating adverse effects on the environment from wastewater and stormwater drainage, water supply and utility structures.
40. No construction shall start prior to following engineering plans in relation to water supply, stormwater or wastewater drainage, being accepted in writing by the Wellington Water Land Development Team:
 - i. engineering plans and design certificate,
 - ii. specifications,
41. Where existing buildings are to be or have been demolished to create these dwellings / Lots, all existing water supply, wastewater and stormwater connections and any existing redundant public mains are required to be disconnected by capping (stormwater and wastewater) or disconnection (water) from the public main, with the Council advised of the final treatment by way of including this information on the as-built plan.

Notes:

1. Where drainage works are required, permits in addition to this resource consent is required: namely
 - Building Consent for private drains,
 - Public Drainage Permit for public drainsSome of the engineering plans and specifications in the consent condition above are to be submitted during the application stage for these permit(s).
2. The Design and Construction documentation needs to include a copy of the Safety in Design documentation generated in response to the legal requirements under the Health and Safety at Work Act (2015) section 39.
3. Scheme and other indicative layout plans that were submitted as part of the application will be used by Council for information purposes only. These plans will not be used for granting approval under the condition above. Approvals will only be given on detailed engineering plans.
4. Wellington Water Ltd have updated to the New Zealand Vertical Datum 2016 (NZVD2016) and As-Built plans will be required to be in terms of the NZVD2016..
5. Prior to connection, an application for water supply, wastewater and stormwater is required to be made to the Council. All works must be inspected, and all testing

Water:

42. The consent holder must provide to Wellington Water Land Development Team for review and approval, a design statement endorsed by a Chartered Professional Engineer on:
- i. Calculations, specifications and design plans to confirm:
 - a. That there is sufficient water supply pressure and flow for the development to meet the Wellington City Code of Practice for Land Development 2012 for domestic water, and
 - b. that the site achieves a compliant fire design in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies SNZ PAS 4509:2008,
 - c. the size of the Block A, D and E domestic connections,
 - d. the size of the Block A and E firefighting connections.
 - ii. Calculations based on pressure logging (for a minimum one-week period) and flow readings taken from the nearest hydrant.

Notes:

1. Upgrading of the existing water infrastructure and / or site solutions (sprinklers and / or tanks) may be required if the Code's requirements cannot be achieved or if the proposal will have a detrimental effect on existing users.
 2. The design statement shall include the following statement: "The design of the water mains and services complies with the Wellington City Council Code of Practice for Land Development and current Wellington City Council Water Supply Specification"
 3. Please note that permission is required prior to using or testing hydrants.
43. An easement in gross in favour of the Wellington City Council over the public wastewater, stormwater and water supply mains where they are laid within private property must be duly granted or reserved.

Advice Note: *Easements in Gross shall be in accordance with the requirements of the Regional Standard for Water Services.*

44. The consent holder must provide:
- i. Each residential dwelling in Blocks B and C with separate and individual 20 mm ID water supply connections to the public water supply main in Old Buckle Street, each with a manifold at the property boundary.

Alternatively, single 32 mm ID connection can be provided to service groups of 2 Lots splitting to individual tobies at the property boundary.
 - ii. the Café within Block B with a separate appropriately sized metered water supply connection to the public water supply main in Old Buckle Street, with a manifold at the property boundary. An RPZ – type backflow preventer is required if the connection is greater than 20 mm ID.
 - iii. Blocks A, D and E with an appropriately sized separate and individual water supply connection to a public water supply main for domestic water

supply, with an appropriately located manifold. An RPZ – type backflow preventer is required if the connection is greater than 20 mm ID.

45. An engraved plastic tag reading “WATER SUPPLY MANIFOLD FOR (Street No)” is to be secured to the manifold clearly showing which house is served by the manifold.

Note: Where the manifold is located that can be identified as clearly serving a specific lot, an engraved plastic tag may not be required.

46. The consent holder may construct a new public water main within the site to service Blocks A, D and E.
47. The consent holder shall provide each dwelling/unit within Block A, D and E with a separate water supply shut-off valve. The shut-off valve shall be located such that each dwelling or unit can be independently isolated, if required.
48. The consent holder shall provide Blocks A and E with separate and individual fire-fighting connections in accordance with the NZ Fire Service Code of Practice for Firefighting Water Supplies NZS PAS 4509:2008 [and the Code of Practice for Land Development], and:
 - i. a separate application for the fire connection must be submitted to Council, along with detailed calculations as per condition (d) and a layout plan showing the proposed connection. The design of the fire service connection and sprinkler system shall allow for any head loss incurred by the required backflow prevention containment device.
 - ii. The consent holder shall provide all fire connections/sprinkler connections with a double check detector check backflow prevention containment device.

Note: A backflow device of a commercial or industrial site is required to be added to the building warrant of fitness (BWF) compliance schedule for the property.

49. No water supply pipe(s) for Blocks B or C can pass through a new lot, or cross a proposed boundary between lots, to serve another lot being created by the subdivision, except where it is within an associated right of way or access lot.

A Surveyor must certify in writing that, at the time of certification, this has been achieved.

Wastewater and Stormwater:

50. The development of this site will require the public stormwater and wastewater mains to be extended to serve the proposed lots. All newly constructed wastewater and stormwater mains to be vested in Council shall be approved by Wellington Water Land Development Team based on a [video or] closed circuit television (CCTV) inspection carried out by the consent holder in accordance with the New Zealand Pipe Inspection Manual Fourth Edition. A pan tilt camera shall be used, and lateral connections shall be inspected from inside the main.

Note: It is anticipated that public stormwater and wastewater mains will be extended from Old Buckle Street into the site to service the apartments and fee simple lots.

51. The consent holder must provide:
- i. each residential dwelling in Blocks B and C,
 - ii. the Café within Block B, and
 - iii. Blocks A, D and E,

with appropriately sized separate and direct, wastewater and stormwater connections to a public wastewater and stormwater network.

Note: It is anticipated that the above condition will be achieved by providing each dwelling / block with a connection to the public main extended under condition (50), alternatively Block E may be provided with separate and direct connections to the public mains in Tasman Street or the existing public main within the site itself.

Alternatively,

The consent holder may create a **single** private stormwater and wastewater drain to serve Blocks B and / or Block C (separately), and

- i. As any drain will become a common shared service in the future it / they must be located so that all of the individual connections can be made within the site boundary.
- ii. Each Lot must be provided with suitably sized, separate and direct lateral connections to the 'shared' drain.

Note: The 'shared' private drain must be located in an accessible location for ongoing operation and maintenance. The creation of a common shared private drain within the basement at the rear of Block B will not be accepted by WWL.

52. All stormwater and wastewater lateral connections and / or 'shared drains' are to in accordance with the Wellington City Council Code of Practice for Land Development and must be at locations approved in writing by the Wellington Water Land Development Team.

Stormwater Treatment:

53. To avoid impact on the receiving network and environment, stormwater treatment is required. The site must therefore be provided with a stormwater management system. The stormwater management system(s) must be approved in writing by the Wellington Water Land Development Team and the following aspects must be met;
- i. Stormwater Treatment must be designed in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019, Version 1.1 and approved by the Wellington Water Land Development Team,
 - ii. All connections to the stormwater system must be trapped to minimize debris entering the system.
54. Prior to Engineering Approval, the consent holder must prepare a draft Operation and Maintenance Manual for all stormwater device(s) setting out the principles of the general operation and maintenance for the stormwater system(s) and associated management devices. The draft Operations and Maintenance Manual shall be submitted to the Wellington Water Land Development Team for approval and is to include, but not be limited to:

- i. a detailed technical data sheet
- ii. all the requirements as defined within the Water Sensitive Design for Stormwater: Treatment Device Design Guideline.
- iii. details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices
- iv. a programme for regular maintenance and inspection of the stormwater system
- v. a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices
- vi. a programme for post storm maintenance
- vii. a programme for inspection and maintenance of outfall erosion
- viii. general inspection checklists for all aspects of the stormwater system, including visual check of roadside sumps and outfalls
- ix. a programme for inspection and maintenance of vegetation associated with the stormwater devices.
- x. recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas.

Notes:

1. The consent holder may also require Greater Wellington Regional Council approval for the proposed stormwater management system.
 2. The stormwater treatment devices must be located so that they are owned and operated by a single entity.
55. Any combination of exposed (ie unpainted) galvanised steel (with greater than 99% zinc coating) or copper may result in contamination of stormwater runoff upon corrosion of surfaces and therefore stormwater from these materials used for exterior construction, including but not limited to roofing, cladding, gutters and downpipes, shall not be discharged to the public stormwater network (either directly or indirectly) unless treated on-site by a water quality device
56. The site has been provided with a stormwater treatment device. The future owner(s) / Body Corporate must
- i. ensure that all connections to the system(s) are trapped to minimise debris entering the system.
 - ii. follow the required operation, maintenance and renewal of the system(s), set out in the operation and maintenance manual, to ensure the stormwater treatment system it is in full working order at all times.
 - iii. cannot increase stormwater discharge, through an increase in non-permeable areas, without Council approval; as an increase in stormwater discharge may result in failure of the stormwater detention systems.

Note: Upon the issue of the certificate pursuant to section 224 or at such earlier time as may be required, a Consent Notice pursuant to section 221 will be issued. The Consent Notice will specify condition (s) including all subclauses above to be registered against the Computer Freehold Register to issue in respect of the parent parcel.

As-builts:

57. At the conclusion of the engineering works and prior to s224 approval (should a subdivision be undertaken), the consent holder must submit as-built drawings

that meet the requirements of Regional As-Built Specification for Water Services, for any new water supply, wastewater and stormwater drainage.

58. Once an as-built plan has been submitted and within one month of completion of any drainage works and prior to s224 (should a subdivision be undertaken), the Consent holder must arrange for a final inspection with the Wellington Water Senior Drainage Inspector.

Notes:

1. Where possible, all as-built plans are to be submitted in both hard copy (PDF) and electronically. Electronic copies are to be submitted in CAD format (.DWG file) drawn in the NZGD 2000 New Zealand Transverse Mercator' coordinate system.
2. Wellington Water Ltd have updated to the New Zealand Vertical Datum 2016 (NZVD2016) on 1 July 2022. Hence Engineering Plans and As-Built plans are required to be in terms of the NZVD2016.

Prepared by: Zeean Brydon **Date:** 19 September 2022
Contractor/E2Environmental Consulting Engineers