

Level 5  
82 Willis Street

PO Box 9042  
Wellington 6141  
New Zealand

1 February 2023

Resource Consents Manager  
Wellington City Council  
PO Box 2199  
**Wellington 6140**

Email: [planning.admin@wcc.govt.nz](mailto:planning.admin@wcc.govt.nz)

Attention: Monique Zorn

Dear Monique

**Re: Resource Consent Application - One Tasman Development Limited Partnership - 1-23 Tasman Street, Pukeahu/Mount Cook**

On behalf of our client, One Tasman Development Limited Partnership (the Applicant) I, enclose a resource consent application (loaded onto the memory stick) for the proposed One Tasman Pukeahu Park residential complex at 1-23 Tasman Street, Pukeahu/Mount Cook.

Pursuant to s95A(3) of the Resource Management Act 1991, the Applicant requests public notification of the application.

The \$20,800.00 application deposit fee for public notification has been paid by internet banking to 06 0582 0106111 00 - reference "**RC - 1-23 Tasman Street**". Confirmation of payment is attached.

#### **Background to and Scope of the Application**

The background to the current application started with the lodging of a resource consent application in October 2021 for a comprehensive redevelopment of the site, with the development incorporating two apartment buildings of ten storeys (the Northern Apartments) and nine storeys (the Southern Apartments).

In the lead-up to lodging the application, and at the specific request of the Council's Team Leader, Design Review (Dr Farzad Zamani), the Applicant agreed to the proposed development being subject to a review by an independent Urban Design Panel.

The Panel confirmed its overall endorsement of the proposed development in its report dated 24 May 2021.

With this endorsement, the Applicant proceeded to finalise the numerous technical reports leading to the application being lodged with Council on 8 October 2021.

However, after responding to Council's section 92 requests for further information and subsequent discussions with the Council's advisors, and being advised that the Council's heritage advisor did not support the height of the proposed apartment buildings, the

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Applicant submitted a revised design, the principal change being a reduction in the height of the two apartment buildings to eight and five storeys.

The Applicant agreed to submit the revised design given the imperative of achieving a non-notified resource consent to address commercial risk in what are very difficult economic times for major construction projects, with delays in consenting being a major contributor to this risk.

Council subsequently granted Resource Consent 500876 on 15 November 2022:

*To construct a new multi-building, multi-storey residential development, with a café; along with associated earthworks.*

The consented development included two buildings at eight storeys (Northern Apartments) and five storeys (Southern Apartments).

The current application is for an increase in the height of the two apartment buildings to ten and nine storeys respectively.

Other related changes involve a small increase in the number of on-site carparks commensurate with the increased number of apartments, and some minor changes to the design details of the east facades of the two apartment buildings.

In all other respects, the current application plans are in general accordance with the listed drawings referenced in Condition 1 to SR 500876.

In applying for resource consent for the increased height, back to the height first proposed in the October 2021 application, the Applicant has had regard to the 22 July 2022 notification of the Proposed District Plan (PDP), which, following the directive of the National Policy Statement - Urban Development (2020), has incorporated new objectives and policies for the City Centre Zone. As stated in the Introduction to the City Centre Zone, the aim is:

*Maximise development capacity to accommodate projected growth, an increase in the scale and intensity of development is enabled across the zone. This includes building height, density and urban form tailored to align with the outcomes sought by the National Policy Statement - Urban Development (NPS-UD) and to reflect the higher, denser nature of development within the City Centre Zone.*

In the Applicant's opinion, the current application is consistent with this aim.

Yours sincerely



Alistair Aburn  
Environment and Resource Management Consultant  
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Due Date: 01 Feb 2023

Willis Bond + Company Ltd  
413438

**Batch Information**

Batch Name: ONETAS  
Batch No: 57365217  
Batch Input: New Batch  
Status: Processed  
Payment Type: Domestic One-Off Payment  
Group: ONE TASMAN

**Signatories**

Challenge Code:	8519993
Signatory	Response
Allison Sheales	4037148
Wayne Silver	1637625

**Funds From**

Account Number: 01-0194-00712187-000  
Account Name: One Tasman Develo  
Particulars: WCC  
Code: TASMAN ST  
Reference: RC-1-23 TASM

**Charges**

Account Number: 01-0194-00712187-000  
Account Name: One Tasman Develo

**Other Party**

Short Code:  
Account Number: 06-0582-00106111-000  
Account Name: WELLINGTON CITY COUN  
Particulars: ONE TASMAN  
Code: TASMAN ST  
Reference: RC-1-23 TASM

Amount: \$20,800.00