

**ONE TASMAN PUKEAHU PARK
1-23 TASMAN STREET
PUKEAHU / MOUNT COOK**

PROPOSED RESIDENTIAL DEVELOPMENT



**APPLICATION FOR RESOURCE CONSENT
ONE TASMAN DEVELOPMENT LIMITED
PARTNERSHIP
FEBRUARY 2023**

Resource consent application/ Fast-Track resource consent

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Under Sections 87AAC, 88, Resource Management Act 1991

Notes for the applicant

Use this form to apply for resource consent. It gives us your contact information, details about your proposal and a checklist to help you with your application.

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

Send the completed application or hand it in to us at:

Resource Consents

Wellington City Council

PO Box 2199, 101 Wakefield Street, Wellington

General details

This application is for: land use consent subdivision consent fast-track application
 combined land use/subdivision consent

Omit this paragraph if the application does not qualify as a fast-track application under section 87AAC.

I opt out/ do not opt out* of the fast-track consent process.

*Select one. Only applies to controlled activities and where an electronic address for service is provided.

The site to which this application relates is described as (legal description) Sec 1219 Town of Wellington & Lot 1 DP 568221

Any other commonly known name?

No: 1 and 23

Street: Tasman Street

Suburb: Pukeahu/Mount Cook

Applicant details

Full name: One Tasman Development Limited Partnership

Postal address:

(or alternative method of service under s352 of the Act) c/- Willis Bond & Co Ltd, P O Box 24137, Wellington 6142. Attention: Nick Owen

Phone: (day) (04) 805 0000

Mobile: 022 048 7916 (Nick Owen)

Email address for service: alistair@urbanp.co.nz

Note an electronic address for service must be provided if you are applying for a fast-track resource consent application.

Your agent (if applicable)

Name: Alistair Aburn

Postal address:

(or alternative method of service under s352 of the Act) c/- Urban Perspectives Ltd, P O Box 9042, Wellington 6141.

Phone: (day) (04) 474 4111

Mobile:

Email address for service: alistair@urbanp.co.nz

Owner of the site that is the subject of this application

Name: One Tasman Development Limited Partnership

Postal address:

(or alternative method of service under s352 of the Act) c/- Willis Bond & Co Ltd, 24137, Wellington 6142. Attention: Nick Owen

Phone: (day) (04) 805 0000

Mobile: 022 048 7916 (Nick Owen)

Email address for service: alistair@urbanp.co.nz

Occupiers(s) of the site that is the subject of this application

Name: One Tasman Development Limited Partnership

Postal address:

(or alternative method of service under s352 of the Act) c/- Willis Bond & Co Ltd, P O Box 24137, Wellington 6142. Attention: Nick Owen

Phone: (day) (04) 805 0000

Mobile: 022 048 7916 (Nick Owen)

Email address for service: alistair@urbanp.co.nz

Important

Send additional invoices to Applicant Agent Owner

Site description

Describe the site including its natural and physical characteristics and any adjacent uses that may be relevant to the consideration of the application.

Refer Section 2.1 of the AEE.

Description of activity

Describe clearly the proposal to which this application relates.

Refer Section 2 of the AEE, including 2.4 which confirms the scope of the application.

- There are no other activities that are part of the proposal to which this application relates; or
- The other activities that are part of the proposal to which the application relates are as follows:
[Describe the other activities that are part of the proposal to which the application relates. For any activities that are permitted activities, explain how the activity complies with the requirements, conditions, and permissions for the permitted activity so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991.]

(Continue on another page if necessary.)

Are any other resource consent(s) required/granted for this proposal? Yes No
 (To find out, please contact a planning technician on 801 3590)

If yes, show any other resource consent(s) required as part of this proposal by ticking the relevant boxes

	Resource consent required/granted	Description of required/granted consent	Information attached
Land use consent	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Subdivision consent	<input type="checkbox"/>		<input type="checkbox"/> Yes <input type="checkbox"/> No
Coastal permit (Wellington Regional Council)	<input type="checkbox"/>		
Water permit (Wellington Regional Council)	<input type="checkbox"/>		
Discharge permit (Wellington Regional Council)	<input checked="" type="checkbox"/>		
Land use consent (Wellington Regional Council)	<input checked="" type="checkbox"/>		

Information which must be submitted with this application

Attach **two copies** of the following information to support this application, to satisfy the requirements of Section 88(2) of the Resource Management Act 1991 (RMA) and rule 3.2.2 in the District Plan. If all of the required information is not provided we may be unable to accept your application and it will be returned to you. Note: all plans must be to a measurable scale.

Permitted activities existing use rights

Where relying on permitted activities and/or existing use rights, these must be supported by:

1. sufficiently detailed plans; and
2. a compliance schedule and/or other supporting information that explains how the activity complies with the requirements of the District Plan or demonstrates how existing use rights are retained.

Assessment of environmental effects (AEE)

If you don't provide an AEE the Council cannot accept your application. The AEE should discuss all the actual and potential effects on the environment arising from this proposal. The amount of detail provided must reflect the nature and scale of the development and its likely effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included in the AEE. You may have to provide information from experts such as an acoustic consultant or traffic engineer. If the effects of the proposal are very minor then a less-detailed AEE can be submitted.

For more information see clauses 6 and 7 of the Fourth Schedule of the Resource Management Act 1991, which includes information requirements and lists the matters to be addressed in an AEE.

Part 2

I attach an assessment of the proposed activity against the matters set out in Part 2 of the Resource Management Act 1991.

Other relevant provisions

I attach an assessment of the proposal against the provisions of any documents referred to in s104(1)(b) if relevant. Refer to clause 2(2) of Schedule 4. Please note that these documents include:

- National Environmental Standards and other regulations
- National Policy Statements
- the NZ Coastal Policy Statement
- the Regional Policy Statement or proposed Regional Policy Statement
- the District Plan or proposed District Plan

Computer freehold registers (certificates of title) for the subject site (no more than three months old):

- including any relevant consent notice(s) registered on the computer register
- any encumbrances or any other registered instruments, including such things as right of way documents, esplanade instruments, etc

Locality plan (1:500) or aerial photograph (1:500) showing:

- the location of the site in relation to other streets or landmarks
- street number of the subject site and those of adjoining sites, (rural sites can be shown at 1:1000 if required)

Site plan (1:100/200) showing the EXISTING situation on the subject site, including (where relevant):

- layout and location of proposed structures and buildings or alterations to existing structures and buildings (including fences, walls, retaining walls 2.5m or higher), depth of front yards and distances from existing buildings on adjoining sites
- existing floor plans and elevations
- design of earthworks and final levels and contours of the site
- road frontages (including any pedestrian crossings, steps or paths)
- buildings on adjacent sites
- topography
- watercourses and catchment orientation
- all significant vegetation (including vegetation on adjacent road reserve or surrounding properties)
- hazardous areas

Plan/s showing the PROPOSED development including (where relevant):

- layout and location of proposed structures and buildings or alterations to existing structures and buildings (*including fences, walls, retaining walls 2.5m or higher*), depth of front yards and distances from existing buildings on adjoining sites
- design of earthworks and final levels and contours of the site
- vehicle parking, servicing, circulation and manoeuvring, pedestrian crossings and number and width of kerb crossing/s
- roads or right-of-way proposals
- calculation of total site coverage
- for a non-residential site, the gross floor area of all buildings on the site (*for assessing car parking requirements*)
- for a subdivision, the position of all allotment boundaries, the area of all allotments, location and areas of any new roads, any further information requirements such as esp reserves/strips, access strips or any land to be vested in the territorial authority under S237A of the RMA.
- details of any signs
- all landscape design proposals, site planting and fencing
- photo montages

Elevation drawings (1:50/1:100) of all structures to be built or altered (existing and proposed), showing:

- relationship of buildings to the natural ground level, existing and finished ground levels and certificate of title boundaries
- relevant District Plan sunlight access planes and maximum height, the street elevation, and the relationship of proposed structures to structures on adjacent sites, including the location of existing private outdoor spaces and main living area windows (*where these overlook the development*)

Other information which may be required by the District Plan including:

- design statement where design guides apply (*multi-units, Central Area buildings, character areas, etc*)
- wind report for Central Area buildings above 18.6 metres
- Noise report
- Traffic report
- Other

Written approvals from affected parties:

- letter or neighbours' approval form dated and signed by the affected parties AND their signature and the date on the plans submitted with this application. Please note conditional written approvals cannot be accepted.

Information required to calculate any development contribution:

Household units: number existing	42	Number proposed	221
Commercial: gross floor area existing	0	Gross floor area proposed	37
Residential subdivision: allotments existing		Allotments proposed	

National Environmental Standard (NES) for Assessing and Managing Contaminants in Soil to Protect Human Health

This site may be subject to or covered by the NES for Assessing and Managing Contaminants in Soil to Protect Human Health Regulations 2011. This is determined by reference to the Hazardous Activities and Industries List (HAIL) which identifies those activities and industries which are more likely to use or store hazardous substances and therefore have a greater probability of site contamination. A full list can be found on the Ministry for the Environment's website www.mfe.govt.nz/issues/hazardous/contaminated/hazardous-activities-industries-list.pdf

Has the piece of land subject to this application been used for (*including its present use*), or is it more likely than not to have been used for an activity on the HAIL?

Yes No

If 'Yes', and your application involves subdividing or changing the use of the land, sampling or disturbing soil, or removing or replacing a fuel storage system, then the NES may apply and you may need to seek consent for this concurrently in your application.

Site visit requirements

In order to assess your application it will generally be necessary for the planning officer to visit your site. This typically involves an outdoor inspection only, and there is no need for you to be home for this purpose.

Are there any locked gates, security systems or anything else restricting access by Council staff? Yes No

Are there any dogs on the property? Yes No

Do you require notice prior to the site visit eg if the property is tenanted? Yes No

Are there any other health and safety issues Council staff should be aware of before visiting your site? If so please provide details so Council staff can take the necessary precautions:

Fees

An initial fee must be paid before we can process your application.

I enclose the initial fee of \$ 20.800.00 paid by (please tick the applicable box):

Credit card Internet banking Service Centre (receipt attached)

I understand that the Council may invoice me for the actual and reasonable costs incurred to process this application - as identified in Section 36 of the Resource Management Act and the Council's current fee schedule.

Additional fees

If we spend additional time processing requests or incur expenses we need to invoice additional fees. This may happen during processing or once a decision on your application is made. We only charge for amounts over \$65. Likewise, refunds will only be made for unused amounts over \$65.

Our payment terms

Additional fees are due by the 20th of the month following an invoice. If payment is not received, you will be liable for all legal and collection fees.

The declaration below must be signed by the person(s) or entity responsible for paying the application processing costs. If you are an agent, you will need to obtain the signature of the person(s) responsible for paying the fees before submitting the resource consent application to the Council.

How to pay

Internet banking

The Council's bank account number is 06 0582 0106111 00. Use "RC" followed by the site address as a reference.

Online

Pay online using your credit card. Visit Wellington.govt.nz/payonline, choose Property from the dropdown box and follow the instructions.

Phone

You can pay over the phone with your credit card. Phone us on 04 801 3718.

In person

You can make payments by cash or EFTPOS at:

Wellington City Council Service Centre

12 Manners Street

8am-5pm, Monday to Friday.

We also accept Visa, MasterCard and American Express.

Declaration

Subject to my rights under sections 357B and 358 of the RMA to object to any costs, I undertake to pay all costs associated with this application. I also agree to pay all the costs (including debt collection or legal fees) of recovering any unpaid costs.

Send all additional invoices to

Full name One Tasman Development Limited Partnership

Postal address c/- Willis Bond & Co Ltd, P O Box 24137, Wellington 6142. Attention: Nick Owen

Applicant/Agent/Other (give details)

Phone (day) (04) 805 0000

Mobile 022 048 7916

Email nick@willisbond.co.nz

I have read and understand the above conditions.

Signed

Date

1 February 2023

NB: A signature is not required if the application is made by electronic means.

Notes for the applicant

Incomplete applications will be returned. The Council may also request further information under Section 92 of the Resource Management Act 1991, to better understand the potential effects of the proposal.

Once this application is lodged with the Council, it becomes public information. If there is sensitive information in the proposal, please let us know.

The Council may require a registered surveyor to certify contours, natural ground level, building site(s) or structure(s), location of boundaries or any other feature which may affect this proposal.

Fast-track application

Under the fast-track resource consent process, notice of the decision must be given within 10 working days after the date the application was first lodged with the authority, unless the applicant opts out of that process at the time of lodgement.

A fast-track application may cease to be a fast-track application under section 87AAC(2) of the Act.

Privacy information

The information you have provided on this form is required so that your application can be processed under the Resource Management Act 1991, and so that statistics can be collected by Wellington City Council. The information will be stored on a public register and held by Wellington City Council.

Under the Privacy Act 2020, you have the right to see and correct personal information.


Signature of applicant(s) or agent

Declaration for the applicant or authorised agent or other

I/we confirm that I/we have read and understood the notes above. If a private or family trust is the applicant, at least two New Zealand-based trustees are required to provide contact details and sign this form.

Applicant's name: One Tasman Development Limited Partnership

Applicant's signature:


ALISTAIR AUBURN (AS AGENT)

Date:

1 February 2023

Applicant's name:

Applicant's signature:

Date:

Applicant's name:

Applicant's signature:

Date:

NB: A signature is not required if the application is made by electronic means.

Declaration for the agent authorised to sign on behalf of the applicant

As authorised agent for the applicant, I confirm that I have read and understood the above notes and confirm that I have fully informed the applicant of their/its liability under this document, including for fees and other charges, and that I have the applicant's authority to sign this application on their/its behalf.

Agent's full name: Alistair Aburn

Agent's signature:



Date:

1 February 2023

NB: A signature is not required if the application is made by electronic means.

How do you wish to be served with any correspondence

via electronic address for service
(please ensure you have provided an address on page 1)

via post, ie hardcopy, (or alternative method of service under s352 of the Act)



Property Information

Search Result:
 Date of Imagery: January 2021
 Report Date: 06 Oct 2021

Copyright Notice

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 from LINZ. Crown copyright reserved.

Data Statement

Accuracy of aerial imagery +/- 0.5m. Accuracy of property
 boundaries: 1.5m in urban areas, up to 30m in rural areas.
 Property boundaries and legal descriptions sourced from LINZ.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 1023700
Land Registration District Wellington
Date Issued 15 November 2021

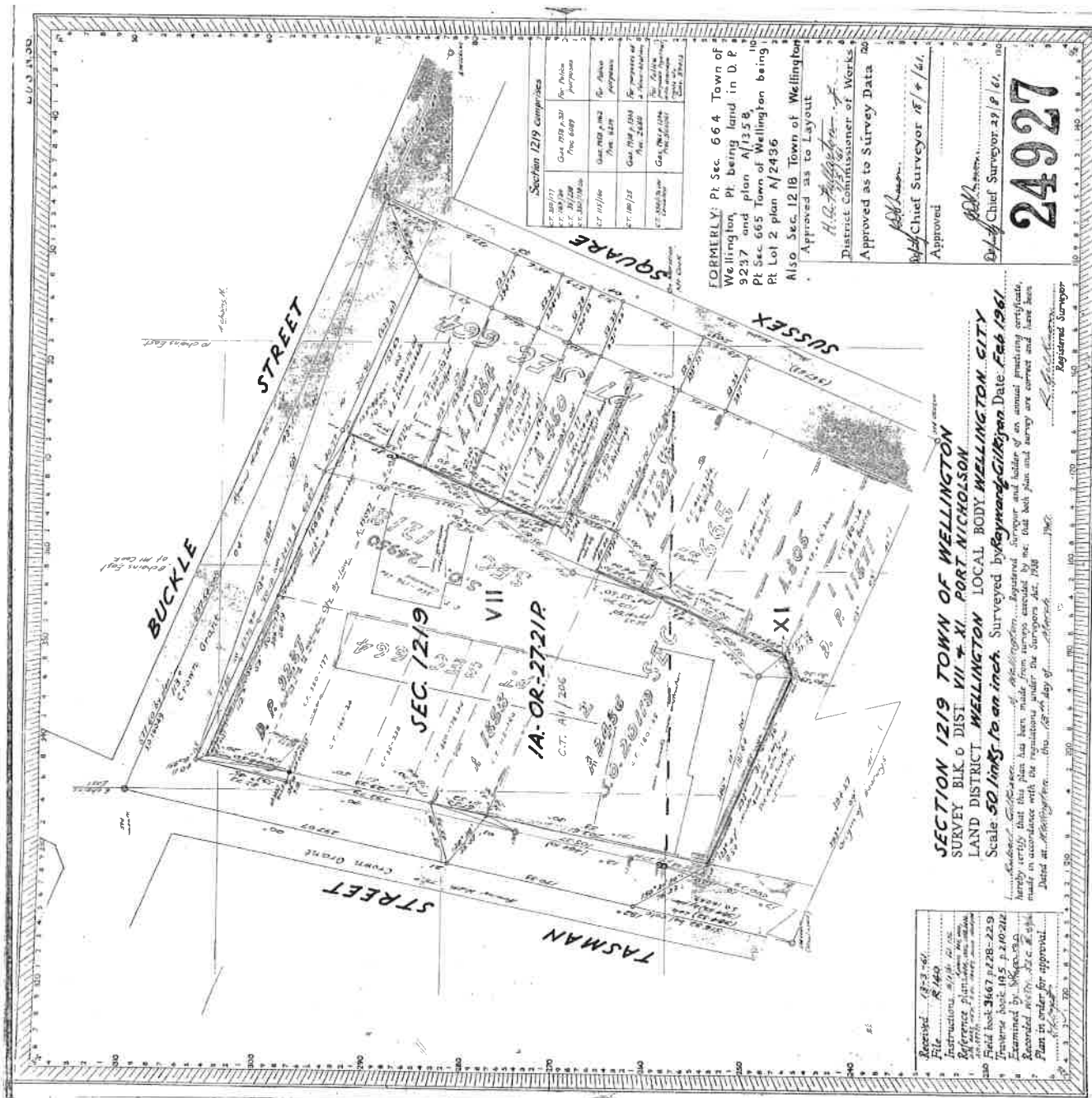
Prior References

WN48D/821	WN48D/822	WN48D/823
WN48D/824	WN48D/825	WN48D/826
WN48D/827	WN48D/828	WN48D/829
WN48D/830	WN48D/831	WN48D/832
WN48D/833	WN48D/834	WN48D/835
WN48D/836	WN48D/837	WN48D/838
WN48D/839	WN48D/840	WN48D/841
WN48D/842	WN48D/843	WN48D/844
WN48D/846	WN48D/847	WN48D/849
WN48D/850	WN48D/851	WN48D/852
WN48D/853	WN48D/854	WN48D/855
WN48D/856	WN48D/857	WN48D/858
WN48D/859	WN48D/860	WN48D/861
WN48D/862	WN48D/863	WN51D/775
WN51D/776		

Estate Fee Simple
Area 4735 square metres more or less
Legal Description Section 1219 Town of Wellington
Registered Owners
One Tasman Development Limited Partnership

Interests

Appurtenant to part formerly contained in RT WN28B/489 is a drainage right created by Conveyance 60060 (102/698)
12264136.47 Mortgage to ANZ Bank New Zealand Limited - 15.11.2021 at 2:47 pm



Received 12/3/61
 File R 249
 Instructions 1/1/61
 Reference plan 1/1/61
 249
 Plan book 3167 p. 228-229
 Entered 1/1/61 p. 2/10/61
 Examined by 1/1/61
 Recorded 1/1/61 p. 2/10/61
 Plan in order for approval.

SECTION 1219 TOWN OF WELLINGTON
 SURVEY BLK 6 DIST. VII & XI PORT NICHOLSON
 LAND DISTRICT WELLINGTON LOCAL BODY WELLINGTON CITY
 Scale 50 Links to an inch. Surveyed by Raymond G. GIBBON Date Feb 1961
 I hereby certify that this plan has been made from surveys conducted by me, and holder of an annual practicing certificate, made in accordance with the regulations under the Surveyors Act, 1958
 Dated at Wellington this 1st day of February 1961
 Registered Surveyor

Section 1219 comprises

ST 189/177	Gas 1918 p. 231	By Public
ST 189/178	Plan 1889	purpose
ST 189/179	Gas 1918 p. 231	
ST 189/180	Gas 1918 p. 231	
ST 189/181	Gas 1918 p. 231	
ST 189/182	Gas 1918 p. 231	
ST 189/183	Gas 1918 p. 231	
ST 189/184	Gas 1918 p. 231	
ST 189/185	Gas 1918 p. 231	
ST 189/186	Gas 1918 p. 231	
ST 189/187	Gas 1918 p. 231	
ST 189/188	Gas 1918 p. 231	
ST 189/189	Gas 1918 p. 231	
ST 189/190	Gas 1918 p. 231	

FORMERLY Pt. Sec. 66 4 Town of Wellington Pt. being laid in D.P. 9237 and plan A/1358 Pt Sec 665 Town of Wellington being Pt Lot 2 plan A/2436
 Also Sec. 1218 Town of Wellington Approved as to Layout
 Approved as to Survey Data 20
 District Commissioner of Works
 Chief Surveyor 15/1/61

24927



Lot 2 DP 87064
29044m²

Sec 12-19 Town of Wellington
4733m²

Pt Sec 665 Town of Wellington
352m²

Lot 1 DP 88607
1901m²

Lot 1 DP 28375
1286m²

terranel
property information online



Property Information
Search Result: January 2021
Report Date: 06 Dec 2021

Copyright Notice
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Data Statement
Accuracy of aerial imagery +/-0.5m. Accuracy of property boundaries: 1-2m in urban areas, up to 30m in rural areas. Property boundaries and legal descriptions sourced from LITZ.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R. W. Muir
Registrar-General
of Land

Identifier 1020801
Land Registration District Wellington
Date Issued 02 August 2022

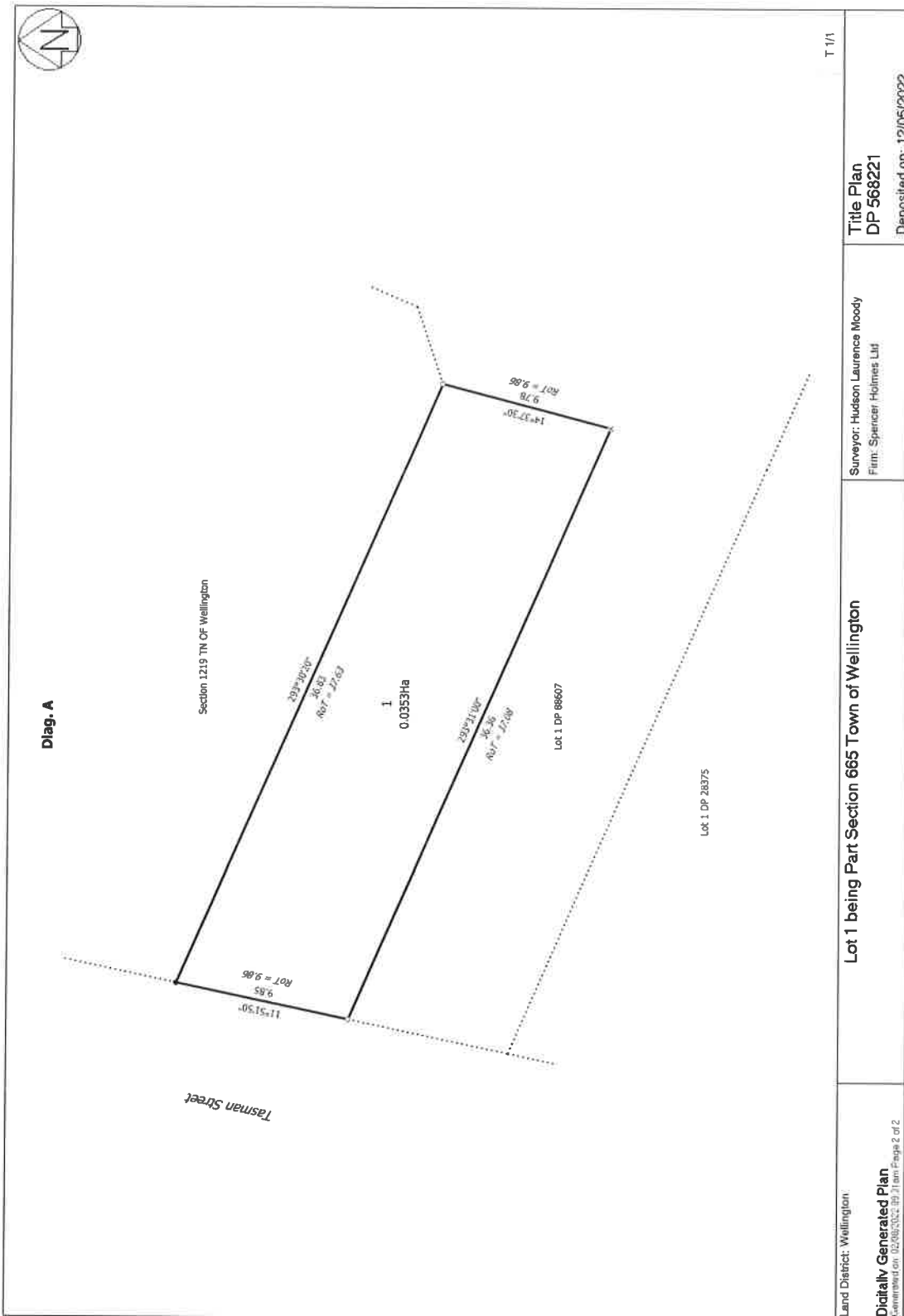
Prior References
WN401/11

Estate Fee Simple
Area 353 square metres more or less
Legal Description Lot 1 Deposited Plan 568221

Registered Owners
One Tasman Development Limited Partnership

Interests

12193142.3 Mortgage to ANZ Bank New Zealand Limited - 30.7.2021 at 3:30 pm



Land District: Wellington	Surveyor: Hudson Laurence Moody Firm: Spencer Holmes Ltd	Title Plan DP 568221	Deposited on: 12/05/2022
Lot 1 being Part Section 665 Town of Wellington			
Digitally Generated Plan Commission: 02/04/2022 DP 568221 Page 2 of 2			