

Friday 5 August 2022

OIA IRO-262

Email: [REDACTED]@stuff.co.nz

Kia ora [REDACTED],

Official information request for all internal and external correspondence regarding the proposed Chinese Embassy on Tasman St.

I write regarding your official information request dated Thursday 7 July 2022 for all internal and external correspondence regarding the proposed Chinese Embassy on Tasman St over the past five years.

We have considered your request in accordance with the Local Government Official Information and Meetings Act and determined that we are able to grant your request in full.

The information you have requested is enclosed in our email response to you.

Pursuant to [section 7\(2\)\(a\) and 7\(2\)\(f\)\(i\)](#) of the Local government Official information and Meetings Act 1987 some information in the provided correspondence has been redacted.

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at www.ombudsman.parliament.nz or freephone 0800 802 602.

Ngā mihi

[REDACTED]
**Manager Customer Experience, Customer Operations Group
Wellington Water Ltd**

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www.wellingtonwater.co.nz

Our water, our future.

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Chinese Embassy
Date: Wednesday, 29 November 2017 12:02:15 pm

Good afternoon all.

We have a confidential application for a Land use consent to construct embassy and residential dwellings on site border by:

- 53-85 Rugby Street
- 45 – 75 Tasman Street
- 16 – 30 Douglas Street and
- 2 Belfast Street

[REDACTED]
Are you able to tell me anything stormwater for this site – capacities 9i suspect we will apply neutrality), floor levels etc.

[REDACTED]
Can you provide me with any information as it regards to wastewater capacity to service this development. [REDACTED] I am not sure if some methodology has been discussed for this site already.

Thanks

[REDACTED] Senior Land Development Engineer



[REDACTED]
Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

From: [REDACTED]
To: [REDACTED]
Subject: FW: Chinese Embassy - Service Diversions, 45 Tasman Street, public drainage permit SE 426287
Date: Wednesday, 22 June 2022 1:35:27 pm
Attachments: [502716 ChEmb Combined WWL accepted Drawing Set.pdf](#)
[Public Drainage Permit July 2015 - Copy.DOC](#)
[20160419091004738.pdf](#)

From: [REDACTED]
Sent: 22 January 2019 08:19
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: RE: Chinese Embassy - Service Diversions, 45 Tasman Street, public drainage permit SE 426287

Hi [REDACTED]

The public drainage permit for this job is SR 426287.

Please complete the attached forms and send them back to me.

1. Application for public drainage permit.
2. Health and Safety Certification by Designer form.

The public drainage permit fee will be 8% of the cost of the works, Please send me the full name and address for who will pay the public drainage permit fee to issue the tax invoice then I will send it to you to make the payment to WCC.

Could you please send me a copy of the receipt?

Please note:

It is required from the drainlayer before starting any work to provide (send to me):

1. Health and Safety plan.
2. Public Liability Insurance.

Regards,

[REDACTED] **Drainage Engineer - Land Development**



[REDACTED]
Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt

www.wellingtonwater.co.nz

From: [REDACTED]

Sent: Sunday, 20 January 2019 2:30 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED],

Please find attached stamped accepted plans (Drainage) for this development. Thank you so much for your patience and good work on this one...

Could you please liaise with [REDACTED] over the Public Drainage Permit Process.

Kindest Regards

[REDACTED]

From: [REDACTED]

Sent: Friday, 18 January 2019 2:04 p.m.

To: [REDACTED]

Cc: [REDACTED]

Subject: Chinese Embassy - Service Diversions

Hi [REDACTED]

Thank you for your email.

We are aware of the discrepancy between levels. We have based our design on levels obtained by our surveyors in a recent survey. We are thus more confident in the survey level than the as-built level.

We will state on the construction drawings that the Contractor must confirm the invert level prior to construction. If the invert level is in fact as per the as-built drawings, we have an alternative route for the sewer line which will avoid clashing with the stormwater line. Please see attached sketch.

It is further noted that currently the Chinese Embassy's preference is to divert the large trunk sewer around the site, in which case we will not be constructing this 250mm wastewater diversion. The economic feasibility of the trunk sewer diversion is currently being investigated.

Please get in touch if you have any questions.

All the best

[REDACTED]
Civil Engineer, Aurecon

[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Friday, 18 January 2019 10:16 AM
To: [REDACTED]
Subject: FW: Chinese Embassy - Service Diversions

Sorry I meant to attach the two plans...

Regards

[REDACTED]

From: [REDACTED]
Sent: Friday, 18 January 2019 10:15 a.m.
To: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED],

Sorry when I chased up our Wastewater modeller earlier this week he noticed that the levels of your design that another member of the modelling team inputted before Christmas didn't match what we had in our model.

Where the confusion lies is according to the Asbuilt the invert level of the last manhole in Tasman Street prior to it going into your client's site is 13.06 (MH N29-009) but on the design plan it shows it level being 14.01 (MH FS MH%). We suspect there is still enough fall to MH FS MH1 based on this lower invert level at the start but it does mean the line is deeper down Tasman Street and could mean a clash where it crosses the Stormwater alignment at the Tasman / Rugby intersection.

Let me know your thoughts....

Regards

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 11 December 2018 9:54 a.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Good Morning [REDACTED]

Please find attached the revised drawings for the Chinese Embassy Project with the 1500 diameter pipe.

We will really appreciate your soonest feedback on these.

Please get in touch if you have any questions.

All the best

[REDACTED]
Civil Engineer, Aurecon

[REDACTED]

From: [REDACTED]
Sent: Friday, 30 November 2018 10:31 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED],

If you would like to send through revised construction plans for approval I can approve them normally with conditions and then I will initiate the Public Drainage Permit process.

[REDACTED] from our team handles these so he will let you know what is required for that stage.

Regards

[REDACTED]

From: [REDACTED]
Sent: Thursday, 29 November 2018 10:11 PM
To: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED],

I have spoken to the Chinese Embassy and based on the conversation we had last week, they are happy to install the 1500dia pipe rather than the 1350dia.

What are the next steps? Do you have any formal feedback on the documentation we previously provided?

Kind Regards,

[REDACTED] BEng (Civil & Environmental) (Hons), BSci, BComm, CMEngNZ, CPEng
Senior Civil Engineer, Aurecon

[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Monday, 19 November 2018 8:14 AM
To: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED]

How did the re-running of the model go?

To keep to the Chinese Embassy's timeframes, we are proposing to tender the works on current design and will state we are pending Wellington Water approvals and construction would obviously not start until we have WW approval. We could also get them to provide a unit rate for the larger pipe size. If your modelling shows a larger pipe is required we can issue an NTT.

Do you have any objections to this approach? I believe the Chinese Embassy team here in

Wellington are under pressure from Beijing to get the contact out to market, so trying to accommodate them where we can.

Kind Regards,

[REDACTED] BEng (Civil & Environmental) (Hons), BSci, BComm, CMEngNZ, CPEng
Senior Civil Engineer, Aurecon

DISCLAIMER

From: [REDACTED]
Sent: Sunday, 11 November 2018 11:58 AM
To: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED],

I just thought I would drop you a quick line regarding where we are up to...

We ran the model with the extension to the 1350 and we found that there was still some overflow going through the site so we are rerunning the model over the weekend with a larger diameter pipe to see if we can remove the flooding from the site.

We will also do some downstream flood depth comparisons to see what the impact is of the proposed works.

I will be in touch shortly

Regards

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 6 November 2018 10:13 AM
To: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED]t,

I have just left a message on your phone. I was just wanting to touch base with you on the Chinese Embassy project.

I have a meeting with the client later today and they are getting a little nervous on timeframes so it would be great to give them some feedback.

Thanks [REDACTED].

Kind Regards,

[REDACTED] BEng (Civil & Environmental) (Hons), BSci, BComm, CMEngNZ, CPEng
Senior Civil Engineer, Aurecon

[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Thursday, 18 October 2018 3:21 PM
To: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED],

Just waiting on the results from the modelling.. Hopefully it should be available soon. Once we get that probably worthwhile me coming in for a chat.

Regards

[REDACTED]

From: [REDACTED]
Sent: Thursday, 18 October 2018 3:18 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED]

I am just following up on the Chinese Embassy service diversions.

Have you had any more thought / comments since our conversation last week?

Kind Regards,

[REDACTED] BEng (Civil & Environmental) (Hons), BSci, BComm, CMEngNZ, CPEng
Senior Civil Engineer, Aurecon

[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Tuesday, 2 October 2018 2:42 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED]

As discussed, I will be on leave from Thursday this week for two weeks.

My colleagues [REDACTED] (Project Leader) and [REDACTED] will be available to answer any queries in my absence.

I have Cc'd them into this email, their contact details are:

[REDACTED]

All the best

[REDACTED]
Civil Engineer, Aurecon
[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Thursday, 27 September 2018 4:47 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Good Afternoon [REDACTED]

I sent you a link to the Chinese Embassy – Service Diversions Design Report (including drawings) as it is too large to email.

Please let me know if you have any issues accessing it.

It will be great if we could set up a meeting to discuss the project (and any concerns you may have) once you have had a chance to look through the document.

Please do not hesitate to get in touch should you have any queries.

All the best

[REDACTED]
Civil Engineer, Aurecon
[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Wednesday, 29 August 2018 3:46 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED]

Great to hear for you... You can submit it to me in the first instance and I can liaise with the rest of the team around the Public Drainage Permit process.

Regards
[REDACTED]

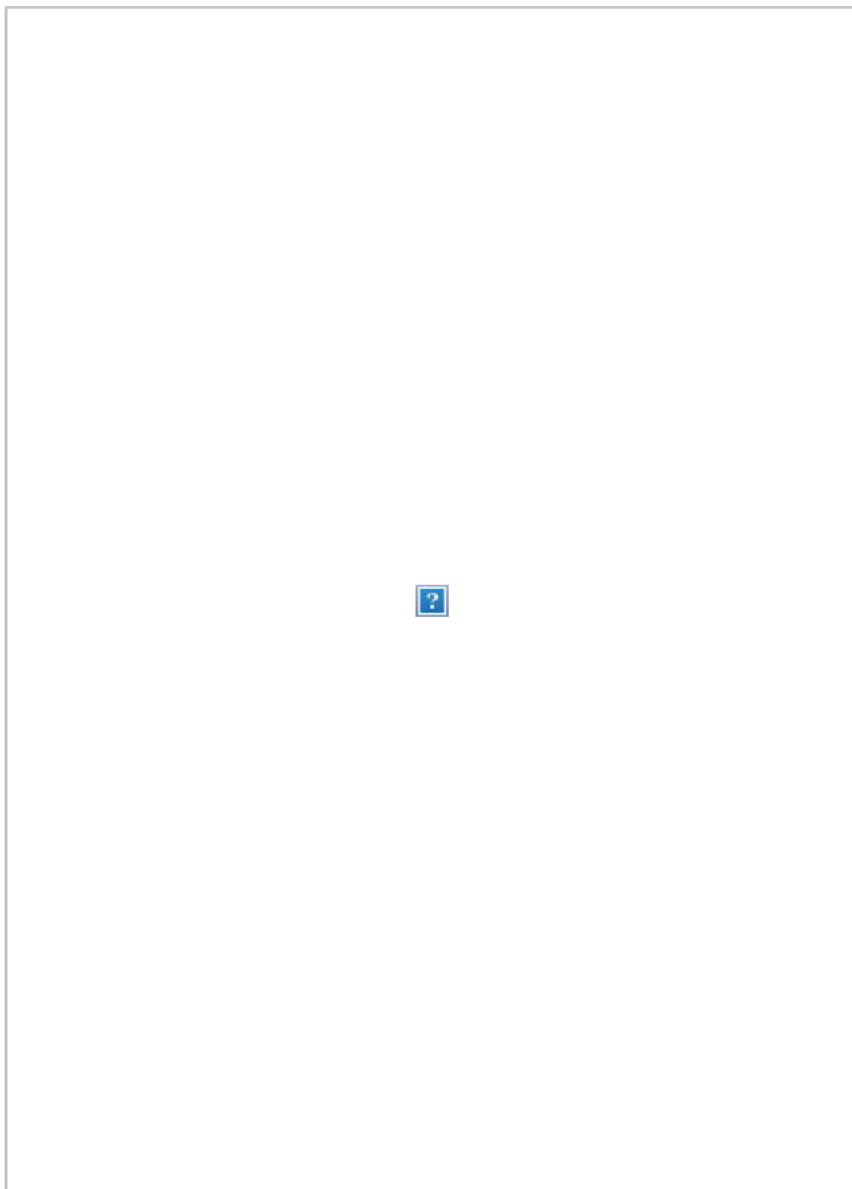
From: [REDACTED]
Sent: Wednesday, 29 August 2018 3:26 p.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

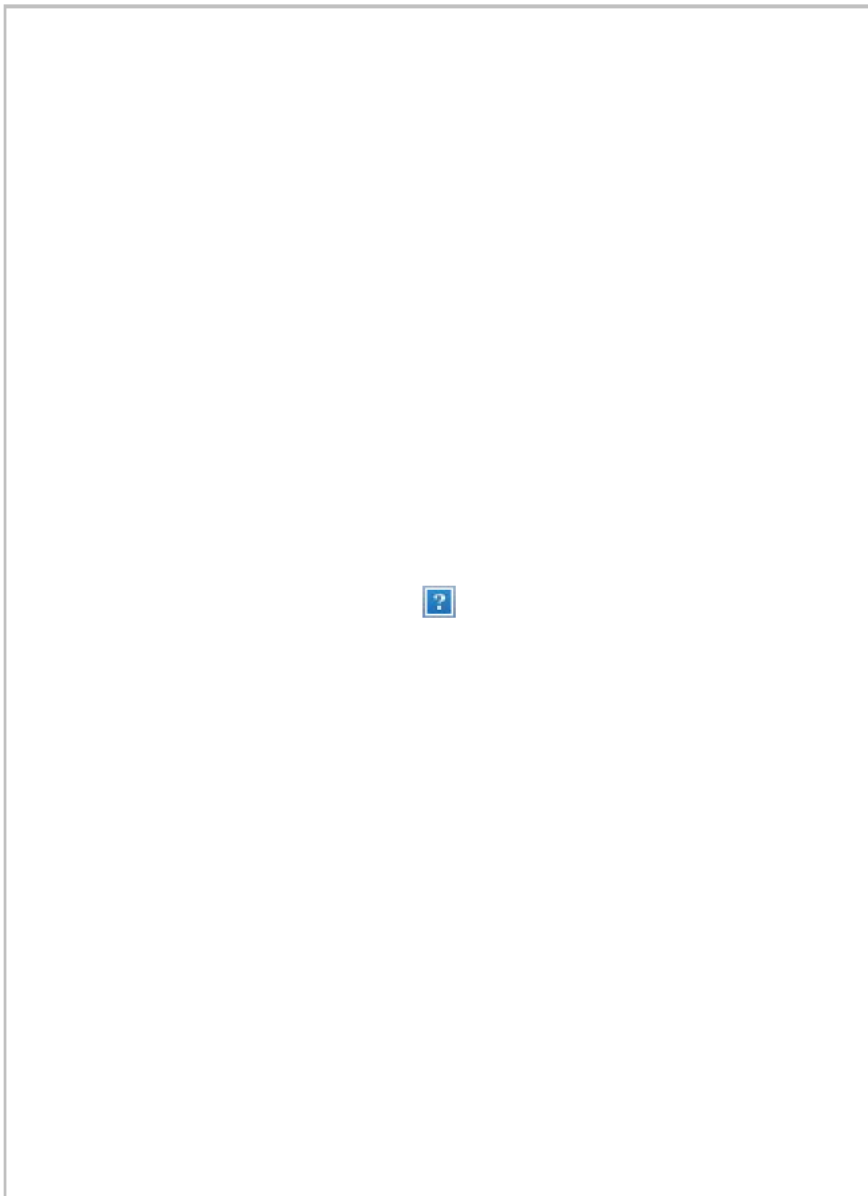
Hi [REDACTED]

Our client is still considering their options with regards to the large trunk sewer as per the emails below.

They do however want us to go ahead with the more conventional diversions of the 900mm diameter stormwater and 150mm diameter wastewater pipelines around the site (along Tasman and Rugby Streets, depicted below). We are aiming to submit the drawings and design report to Wellington Water for approval in about two weeks' time.

Should we submit this to you for approval, or is there someone else at Wellington Water that I should get in touch with?





All the best

[REDACTED]
Civil Engineer, Aurecon
[REDACTED]

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Chinese Embassy - Service Diversions
Date: Friday, 6 July 2018 9:10:41 am
Attachments: [Bio-Reactor outlet.jpg](#)

Hi [REDACTED],
Based on the amount of material present in wastewater flows having any grating whatsoever is simply not acceptable. Given the evidence below I believe it is very likely that the interceptor will block and flood your clients site with a great deal of raw sewage. I wonder if there was a way of [REDACTED]

Kindest Regards

[REDACTED] Senior Engineer – Land Development



[REDACTED]
Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt
www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

From: [REDACTED]
Sent: Thursday, 5 July 2018 5:35 p.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

The proposed arrangement would not be feasible.
The amount of inorganic material in wastewater would block the grating and reduce hydraulic capacity, even at the 150mm centres shown.
By way of past experience I had to review a major issue at the Porirua wastewater treatment plant in 2013. A similar (albeit horizontal) grate had been placed over a 900mm outlet pipe and the hair and fine fibre mostly blocked that outlet, photo attached. That led to the aeration tank overflowing and Porirua City Council being fined in the Environment Court. That treatment plant has milliscreens with 2mm gaps upstream of the outlet pipe which remove the majority of the screenings. The blockage in the photograph attached occurred about 18 months after the grate was installed. The grate has since been removed.

Manual raking of a static screen would not be acceptable. The only alternative I can think of would be an automated screen. That would require screenings to be removed continuously and would present many challenges in a residential area. I have not checked the catchment flow but it is probably larger than Porirua which removes 14 tonnes of screenings a month for comparison.

Regards,

[REDACTED] Chief Advisor, Wastewater

Wellington Water



Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt
www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

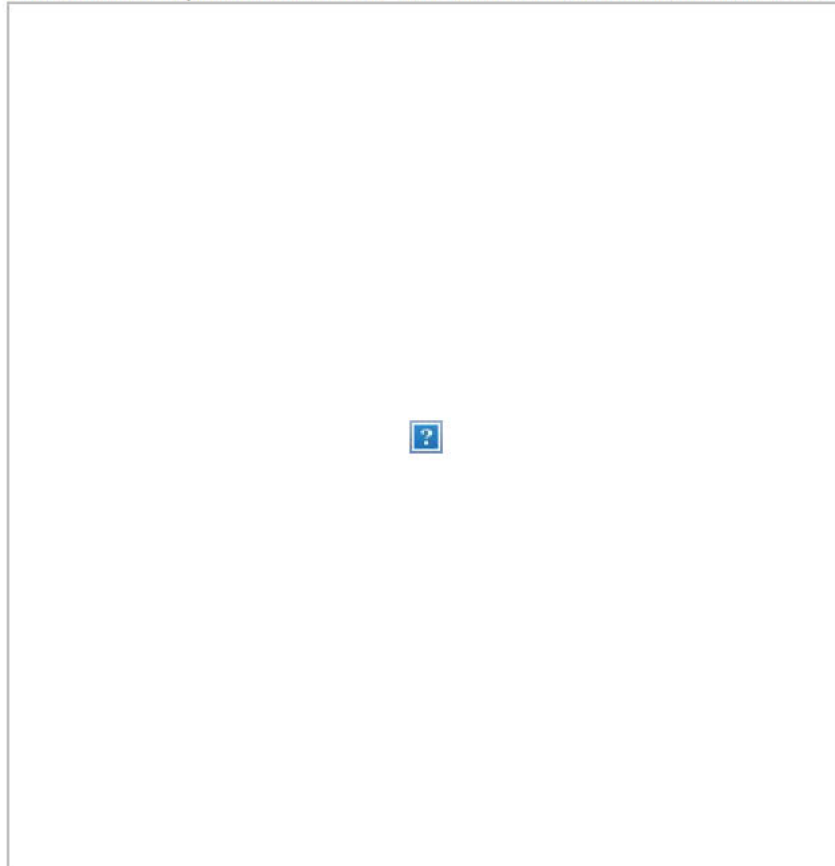
From: [REDACTED]
Sent: Thursday, 5 July 2018 12:17 p.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Chinese Embassy - Service Diversions

Hi [REDACTED],
I have a fundamental question for you... Do you think it is feasible for a [REDACTED] to be placed "inline" on the 1200 x 800 interceptor prior to and immediately after the embassy site?

Regards

From: [REDACTED]
Sent: Thursday, 5 July 2018 9:44 a.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy - Service Diversions

Hi [REDACTED],
Thank you for your email.
In summary, a new embassy for the Peoples Republic of China is proposed in Wellington, at 75 Rugby Street in Mount Cook. A large trunk sewer (800mm x 1200mm masonry, egg-shaped sewer) runs between upstream manhole WW16953 and downstream manhole WW16964 – see figure below.



[REDACTED]

1. The pipe clashes with the proposed building basement and foundations

2. [REDACTED]

Aurecon has previously discusses a report with Wellington Water (*Intercepting Sewer Options Report - 30 August 2017, Rev 1 - attached*) which looked at options to divert the trunk sewer around the site – this was eventually turned down by the Chinese due to the vast cost implications.

Following this, preliminary discussions have been undertaken with Wellington Water in September 2017 and an online replacement with multiple smaller pipes was provisionally identified as an acceptable solution.

The design has since progressed and [REDACTED]

[REDACTED] We recognise that this may cause maintenance concerns for Wellington Water and therefore need to start the conversation with you to understand what an acceptable solution will be.

It should be noted that this is an [REDACTED]

[REDACTED] Furthermore, no legal easements exist for the services within the site.

However, considering that the asset will remain Wellington Water owned, the Chinese endeavours to follow an approach acceptable by yourselves.

The big question at this point in time is really whether a [REDACTED] across the 4 x 600mm diameter pipes will be accepted by Wellington Water – please refer to attached concept drawings (502716-0000-DRG-CC-0022 – 0024).

[REDACTED]
Happy to discuss.

All the best

[REDACTED]
Civil Engineer, Aurecon
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: FW: Chinese Embassy Service Diversions - Dewatering Consent
Date: Wednesday, 6 July 2022 8:00:00 am
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Back to searching my emails and it looks like it came up again mid 2019.

I don't recall or see in my records any further correspondence.

I have an enquiry in with Land Development team [REDACTED] to check whether anything more recent.

[REDACTED]

From: [REDACTED]
Sent: Friday, 14 June 2019 1:18 pm
To: [REDACTED]
Subject: Re: Chinese Embassy Service Diversions - Dewatering Consent

Roger that

Nga mihi

[REDACTED]
Sent from my iPhone

On 14/06/2019, at 12:04 PM, [REDACTED] > wrote:

[REDACTED]

As a WCC CCR heads up – worth you being aware of the Chinese Embassy project down on Rugby St/ Tasman St (old Boys & Girls Institute I think) where they are looking to redevelop a site which has the main Wellington interceptor running across it.

We had some discussions with them a year or so ago where they were keen to put some [REDACTED] [REDACTED] on it or preferably that we divert it. Both options have fundamental problems (blocking risk or who pays the millions to move it respectively) and we were pushing back.

[REDACTED] so I will give you advance warning in case it heads that way.

[REDACTED]

<image008.jpg>

From: [REDACTED]
Sent: Friday, 14 June 2019 11:52 AM
To: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

No... Still a work in progress.... ☺

Have a good weekend...

From: [REDACTED]
Sent: Friday, 14 June 2019 11:51 a.m.
To: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Separately and not for Anna or Leon of course – did the security issue with the interceptor under the site get resolved?

From: [REDACTED]
Sent: Friday, 14 June 2019 10:43 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED] and [REDACTED],

This something I would normally talk to [REDACTED] first about with respect to the possibility of a trade waste permit but I would also like to raise this with you guys as well as it is potentially a large flow (1.74 l/s average) and I suspect, given the size of the flow, involves a temporary discharge into the interceptor.

The reason why I am keen to help them is the fact that the works they are undertaking, that may require dewatering, are completing an upgrade to Council's infrastructure (Stormwater and Wastewater mains) that were previously completed just upstream of their site. We have been trying to see if they can use our dewatering consent however Greater Wellington won't allow it unless the work is being undertaken on WCC / WWL's behalf.

Di you think there is some potential for them to discharge (if required) into the wastewater network. I note that we have given permits for this work before subject to confirmation of what the potential contaminants are.

Have a great weekend..!

Regards

[REDACTED]

From: [REDACTED]
Sent: Friday, 14 June 2019 9:27 a.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]

We are still grappling with this resource consent application.

We would like to establish whether we can discharge into the wastewater system as there is a chance that the groundwater will have contaminants which exceed the threshold for discharge into the stormwater system.

Our geotech team have done some preliminary draft calculations which suggests we will need to dewater approximately 150 000 l/day. Can you please advise whether we will be able to discharge this quantity of water into the wastewater system?

Your soonest feedback will be greatly appreciated.

All the best

[REDACTED]
Civil Engineer, Aurecon

[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Friday, 31 May 2019 12:07 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED],

We do not believe we will be able to get our Risk and Assurance people to sign off on taking on liability from others.

I am more than happy to still meet with GW if you think explaining some of the background and the current situation to them will help.

Regards

[REDACTED]

From: [REDACTED]
Sent: Thursday, 30 May 2019 12:04 p.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]

Please see below for more clarity from GWRC on the use of Wellington Water global consent for the proposed works.

We will require written confirmation from WWL that we can use their global consent due to liability issues.

Do you see this as being a problem?

All the best

[REDACTED]
Civil Engineer, Aurecon

[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Thursday, 30 May 2019 11:46 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]

I have just had a quick chat about this to my colleague about the proposed meeting.

We haven't got confirmation on if this proposed work is WWL contracting Aurecon to do works under the WWL global consent.

As noted if this proposed works is not for WWL, then separate consent will be required. Or written confirmation from WWL they are satisfied for you to use their consent due to liability issues.

As noted whether works is done on behalf of WWL under their consent or under separate consent the ground settlement effects and other assessments would likely be required.

If you could get back to me on if Aurecon is doing the works for/on behalf of WWL or if you have written approval or will be seeking separate consent.

We are happy to come to your office, or alternatively could host the meeting at our office if that suits you better?

All the best

[REDACTED]
Civil Engineer, Aurecon

DISCLAIMER

From: [REDACTED]
Sent: Thursday, 9 May 2019 1:15 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]

I have just received this further email from GWRC. Something else to discuss in the meeting today.

Kind regards,

[REDACTED]
Civil Engineer, Aurecon

DISCLAIMER

From: [REDACTED]
Sent: Thursday, 9 May 2019 12:58 PM
To: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]

I have just had a quick chat about this to my colleague about your query.

I just want to confirm who has requested these works – is WWL contracting Aurecon to do works under their global consent?

If this proposed works is not for WWL, then separate consent will be required. However, whether works is done on behalf of WWL under their consent or under separate consent the ground settlement effects and other assessments would likely be required.

Please confirm and let me know if you have any questions.

Thanks

From: [REDACTED]
Sent: Wednesday, May 8, 2019 4:24 PM
To: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]

Thank you for getting back to us and providing clarifications for the below questions.

We will consult with our client and be in touch.

Kind regards,

[REDACTED]
Civil Engineer, Aurecon

DISCLAIMER

From: [REDACTED]
Sent: Tuesday, 7 May 2019 2:04 PM
To: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Kia ora [REDACTED]

Just following up with some further comments from our hydrogeologist who has reviewed the Contaminated Land Protocols and the GWRC Resource Consent. You will be required to update these documents in addition to the processes outlined in their email. We require the updating of the Protocols 10 days prior to construction.

The previous comments noted below still stand;

Have Aurecon conducted a Medium or High Risk Construction Management Plan (CMP) intrusive geotechnical investigation and analysis, other than determining groundwater levels? If so, have they determined whether there will be 'minor' or 'more than minor' dewatering ground settlement effects?

If so, then this dewatering activity is outside the bounds of the WWL global dewatering consent. Aurecon will have to apply for a separate dewatering resource consent on behalf of their client. If they haven't conducted an intrusive geotechnical investigation yet, then they need to do a High Risk CMP to determine whether they can use WWL's global dewatering consent.

If you have any questions, let me know.

Thanks

[REDACTED]

From: [REDACTED]
Sent: Wednesday, May 1, 2019 2:37 PM
To: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Thanks for your email, [REDACTED].

Our hydrogeologist has had a quick look at this and has raised the following questions for Aurecon;

Have Aurecon conducted a Medium or High Risk Construction Management Plan (CMP) intrusive geotechnical investigation and analysis, other than determining groundwater levels? If so, have they determined whether there will be 'minor' or 'more than minor' dewatering ground settlement effects?

If so, then this dewatering activity is outside the bounds of the WWL global dewatering consent. Aurecon will have to apply for a separate dewatering resource consent on behalf of their client. If they haven't conducted an intrusive geotechnical investigation yet, then they need to do a High Risk CMP to determine whether they can use WWL's global dewatering consent.

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Chinese Embassy Service Diversions - Dewatering Consent
Date: Monday, 17 June 2019 2:48:24 pm
Attachments: [Embassy Diversion.pdf](#)

Hi [REDACTED],

Welcome back....

Please find below samples of groundwater that potentially may need to be removed as part of dewatering in order to install new Stormwater and Wastewater lines in Tasman and Rugby Streets.

I will come up and see you to see if it is feasible that they obtain a trade waste permit in order to discharge to the Wastewater system.

Regards

[REDACTED]

From: [REDACTED]
Sent: Monday, 17 June 2019 1:01 PM

To: [REDACTED]

Cc: [REDACTED]
[REDACTED]

Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]

[REDACTED] has requested that I respond to your request for information on the contaminants and their concentrations in groundwater beneath the Chinese Embassy site. The information presented below is sourced from a single monitoring round of 5 wells located on that site. Their relevance to the current quality of groundwater in the location of the proposed service line trench is unknown and so the information should be viewed as indicative only.

In February 2017 Aurecon collected water samples from 5 monitoring wells previously installed on the site. These samples were analysed for heavy metals, TPH, BTEX, VOCs and SVOCs (including PAHs and organochlorine pesticides). Results were assessed against the ANZECC/ARMCANZ 2000 guidelines for protection of freshwater and marine species (95% trigger levels), or MfE Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand, Tier 1 potable guidelines. Summarised results for detected contaminants are:

- Heavy metals: One ANZECC/ARMCANZ exceedance for nickel (0.0028mg/l) and one for zinc (0.026mg/l);
- TPH: Three detections of C₁₀ – C₁₄ TPH, and two detections of C₁₅ – C₃₆ TPH (all below the Tier 1 guidelines);
- BTEX: Three detections of ethylbenzene (all below the Tier 1 guidelines);
- VOCs: One detection for vinyl acetate (0.015mg/l and 0.016mg/l in duplicate);
- SVOCs: Four detections of 2-Methylphenol, two detections of 2,4-Dimethylphenol, four detections of 4-Methylphenol and of isophorone.

There was a difficulty identifying guideline values to compare the VOC and SVOC results with, although comparison with SEPA guidelines for protection of surface water suggested no exceedances.

Please note that all other results were below the laboratory limit of reporting.

I would be happy to send you the analytical reports and monitoring well locations if you would like, just let me know. I'm aware that I have not provided all the individual concentrations in the summary above, please let me know if you would like these.

Kind regards

[REDACTED]

Associate Contaminated Land Specialist, Aurecon

[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Friday, 14 June 2019 11:11 AM
To: [REDACTED]
Cc: [REDACTED]
[REDACTED]

Subject: FW: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]
Please see email from Wellington Water below. Can you please provide him with the details of what contamination may be encountered based on the DSI from the Chinese Embassy site?
Thank you.
All the best

[REDACTED]
Civil Engineer, Aurecon
[REDACTED]

DISCLAIMER

From: [REDACTED]
Sent: Friday, 14 June 2019 11:00 AM
To: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED],
I have gone cap in hand to the powers that be... Do you have some idea of what the contaminants may be and what sort of concentrations they may be at..?
Regards

From: [REDACTED]
Sent: Friday, 14 June 2019 9:27 a.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Chinese Embassy Service Diversions - Dewatering Consent

Hi [REDACTED]
We are still grappling with this resource consent application.
We would like to establish whether we can discharge into the wastewater system as there is a chance that the groundwater will have contaminants which exceed the threshold for discharge into the stormwater system.
Our geotech team have done some preliminary draft calculations which suggests we will need to dewater approximately 150 000 l/day. Can you please advise whether we will be able to discharge this quantity of water into the wastewater system?
Your soonest feedback will be greatly appreciated.
All the best

[REDACTED]
Civil Engineer, Aurecon
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Chinese Embassy: Options for Trunk Sewer Diversion
Date: Thursday, 30 November 2017 9:06:00 am
Attachments: [254818-001-REP-CC-0002 Sewer Options 30 Aug 17 Abridged.pdf](#)

Hi [REDACTED]

This was the only background report I have.

[REDACTED] may have more info – I haven't been involved directly in any external discussions, only internal direction which is that we are not opposed to the diversion of the main provided that there is no loss in hydraulic capacity and no cost to WCC / Wellington Water.

I think [REDACTED] were involved in some discussions and that [REDACTED] was to check whether any up-sizing was required, in which case we will have to think hard about it – budgets are very tight!

Regards.

From: [REDACTED]
Sent: Wednesday, 6 September 2017 4:15 p m.
To: [REDACTED]
Cc: [REDACTED]
Subject: Fwd: Chinese Embassy: Options for Trunk Sewer Diversion
Hi Guys

Here is more detail on the proposed diversion of the trunk main.

If I organise a meeting who should attend from our end?

Cheers

[REDACTED]
Sent from iPad

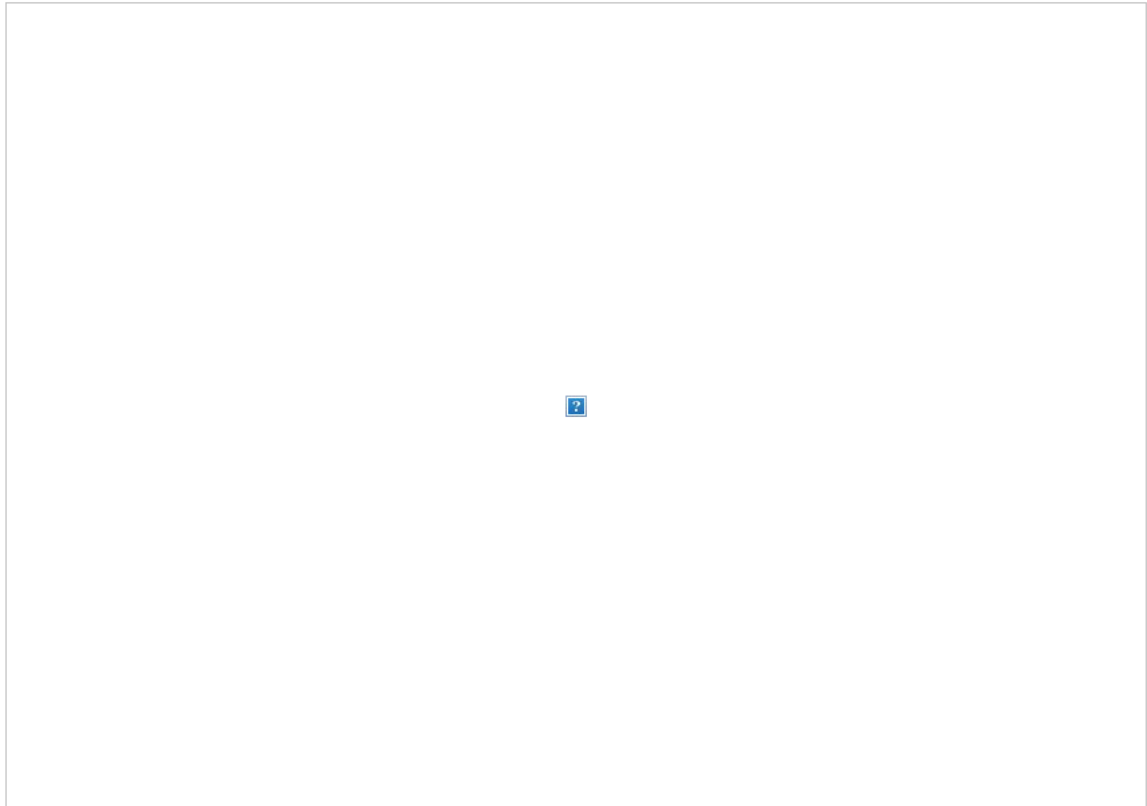
Begin forwarded message:

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Chinese Embassy Options for Trunk Sewer Diversion

Hi [REDACTED]

The Embassy is comfortable with us progressing investigations on this matter. Could I please request a time to discuss?

Please find attached for your information an abridged report outlining options considered with high level discussion on relative merits (information deleted primarily cost related). As outlined previously, the key concern from the perspective of our client is security and serious consideration is being given to diversion options. Given the topographical restrictions and network connection requirements options we believe are limited - indicative long-sections of potential gravity solutions outlined below:



Preliminary discussion on the hydraulics included in report. I have discussed with our tunnelling specialists and can outline in more detail the proposed methodologies, risks and opportunities.

Let me know when suits and can coordinate a time.

Regards

[REDACTED]
Technical Director, Land Infrastructure, Aurecon

DISCLAIMER

From: [REDACTED]

Sent: Wednesday, 30 August 2017 9:51 a.m.

To: [REDACTED]

Subject: Re: Options for Trunk Sewer Diversion

Hi [REDACTED]

Apologies. Yes we have. [REDACTED] is pretty comfortable with the idea provided that we get calcs etc. He has also allocated one of our investigation engineers to help with the review.

Happy to meet with you and him but would need to be next week sorry.

Let me know some times that suit and I will sort something out.

Cheers

[REDACTED]

Sent from my iPhone

On 30/08/2017, at 9:42 AM, [REDACTED] wrote:

Hi [REDACTED] – I am just checking if there has been further discussion internally on this matter. Our client is keen to progress so would appreciate opportunity to discuss with whomever you deem appropriate

Regards

[REDACTED]

Technical Director, Land Infrastructure, Aurecon

[REDACTED]

DISCLAIMER

From: [REDACTED]

Sent: Saturday, 19 August 2017 11:48 a.m.

To: [REDACTED]

Cc: [REDACTED]

Subject: Re: Options for Trunk Sewer Diversion

Hi [REDACTED]

Cheers for this. I understand that Llew is looking at some of the as-built stuff for Arras tunnel and will get back to you.

In terms of the actual relocation I have asked our Chief Advisor [REDACTED] to have a look at this as it is a pretty major project etc. I have explained to him the confidential nature of this project at this stage.

I was out to the office on Friday in meetings so haven't spoken to him since I sent it to him but I will chase up on Monday and see if he has had a chance to look at it. I think it would be well worthwhile having him in the meeting to discuss this as I don't want issues later.

I will let you know when suits to meet.

Cheers

[REDACTED]

Sent from iPad

On 18/08/2017, at 10 52 AM, [REDACTED] wrote:

Hi [REDACTED]

We have discussed options for duplication, protection and diversion of the trunk sewer through the proposed Chinese embassy site by the Basin with our client

They have expressed interest (and preference) at progressing investigations for a full diversion on the understanding that this may come at cost. Based on the information provided to date we have undertaken some initial calculations for rough order sizing, losses and resulting velocities (which would benefit from a greater understanding on the flow profile). To date we are focusing on maintaining hydraulic neutrality – however O&M considerations to be confirmed

Gravity options include:

<image001.png>

Prior to committing too far to a particular path I request a meeting to gauge what would be acceptable to Wellington water and key issues from perspective of the asset owner. Option 1A, while best hydraulically we believe has some significant construction challenges at Arras tunnel and we request as-built data you may have in this area (anecdotally we have heard upgrades were undertaken as part of enabling works for the tunnel)

Micro-tunnelling viability, jacking lengths, geotech investigations, risks and rough order costings are all to be fully addressed prior to progressing. It is noted that this is all pre-feasibility and no decisions have been made. There may be potential to look at future proofing options on this asset should it be of advantage to WCC (noting that there are some obvious benefits to WCC to replace an aging asset with a new pipe)

Could I please request some time to discuss options and gauge Wellington water position on such a diversion

Regards

[REDACTED]

Technical Director, Land Infrastructure, Aurecon

[REDACTED]

Spark Central, Level 8, 42-52 Willis Street, Wellington New Zealand 6011

PO Box 1591, Wellington 6140

aurecongroup.com

<image004.png>

<image005.png> <image006.png> <image007.png> <image008.png> <image009.png> <image010.png>

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From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Re:RE: Re:Contact at Wellington Water - services diversion at 75 Rugby street
Date: Wednesday, 6 July 2022 9:06:00 am
Attachments: [local G A 1974 Diversion of the drain.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[FW Chinese Embassy - Service Diversions 45 Tasman Street public drainage permit SE 426287.msg](#)
[image010.png](#)

Update – confirming Land Development team have been recently approached on this issue of media interest and have had correspondence below.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 6 July 2022 8:55 am
To: [REDACTED]
Cc: [REDACTED]
Subject: FW: Re:RE: Re:Contact at Wellington Water - services diversion at 75 Rugby street

Hi [REDACTED]

For your information.

[REDACTED]

From: [REDACTED]
Sent: Thursday, 23 June 2022 12:55 pm
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Re:RE: Re:Contact at Wellington Water - services diversion at 75 Rugby street

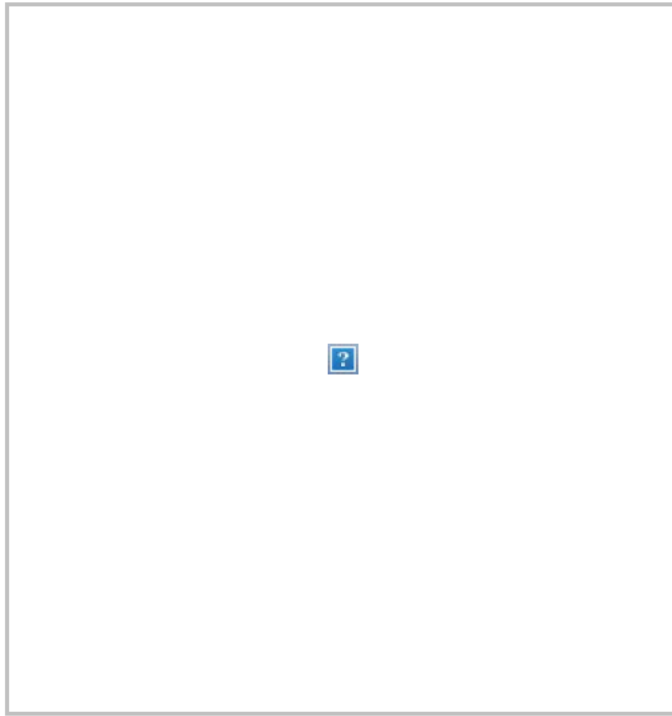
Dear [REDACTED]

Thanks you for meeting [REDACTED] and myself last Monday. Wellington Water advice and responses to your question are as below.

1. 请问知道我馆项目吗

Do you know some understanding about the new campus of China Embassy and existing underground public pipelines which need to be diverted outside the campus ?

Thanks for providing your embassy plans and updating us on your proposals to develop the 75 Rugby Street. The wastewater and the stormwater pipes in the north west corner of the site can be realigned along Tasman Street. We note you have an approved plans to relocate these drains to be clear of the proposed building under public drainage permit SR 426287, please see the attached email.



2. 对于地下管线改线一般处理方式，城市方面是否有补偿

To relocate or divert the public pipelines, is there any cost sharing arrangement be considered by the city ?

For any existing public pipelines that need to be relocated due to the development proposals the costs is fully born by the developer/land owner. Wellington City or Wellington Water does not provide any funding for the relocation of the pipes. Please see the section 451 from Local Government Act 1974 (see copy attached).

3. 对于我们新馆地下三条管线改线的看法

Your attitude to the services diversion under our new campus?

Based on our understanding of the network we consider relocating the stormwater and the wastewater public pipes in the northwest corner of the site is achievable and should not be an issue in terms of servicing the existing properties connected to this system upstream of the diversion proposed. However we would like your consultant to provide the design and any engineering calculations to confirm that there will not be any impact on the network performance including the hydraulics and its capacity.

The relocation of the truck sewer will be very difficult and may not be hydraulically feasible. Also we note it will be very expensive as this main sewer line is servicing a very large catchment. We recommend that once you engage your consultants they discuss any options with Wellington Water.

Please see the below standard and requirements for building close to the public mains (see the link below):
<https://www.wellingtonwater.co.nz/assets/DMSDocuments/Wellington-Water-Regional-Standard-for-Water-Services-v3.0-December-2021.pdf>

3.8 building in close proximity to public pipelines.

<https://www.wellingtonwater.co.nz/assets/DMSDocuments/Wellington-Water-Regional-Specification-for-Water-Services-v3.0-December-2021.pdf>

Drawing DR09

4. 对于实施的意见、建议

Any suggestions to the performance or execution of the diversion work, such as design, bid,

construction, supervise etc ?

We recommend that you engage an experienced engineering consultant to assist you with the design, tendering, construction works supervision for the water supply, stormwater and wastewater works to develop your site. Wellington Water has used the following consultants for similar projects in the Wellington City area.

- **GHD consultants Limited**



- **Beca**



- **WSP**



- **Tonkin and Taylor**



- **Stantec**



Please note you are not restricted to these consultants you can use any other consultants who also provide similar services.

5. 有无良好资源可供利用——设计师、承包商、项目管理

Any resource such as designer, contractors or project managers can be recommended?

The consultant will be able to advise you on the contractors who carry out similar works and have experience in the Wellington City CBD area.

6. 对于选择设计师、承包商的建议

Any suggestion on selection of designer and contractors ?

Our list of approved contractors who work on the water supply projects is at the link here [Approved](#)

[water supply connection contractors - Wellington Water](#)

The consultant will be able to advise you further on the contractors you could use for both stormwater and wastewater works.

7. 可否采取设计+建造的合同

Is design and build contract possible or recommended?

For the type of contract for this work the engineering consultant will be able to give you the range of options including [design/build](#) type contracts. They may also suggest what option may be most cost effective for this type of works depending on the overall development and all of the drainage including the internal buildings/site drainage.

8. 设计及施工周期的预计

Any assumption to the time period about design and construction to the relocation or diversion?

We recommend you check with the consultant and the contractors. We do know that the contractors are very busy currently so early discussions with them is recommended.

9. 对于未来新馆的三水连接——点位、程序

Any suggestion to the new campus connection to city water systems, the connection points and any requirements to the connections ?

For water supply you can have single metered connection with a backflow preventor, for stormwater and wastewater you can have more than one connection if required but we recommend that your consultant assesses how best the site can be connected to the public network along the roads.

Please note before connection to public water/wastewater and stormwater network is made you will need approval of the engineering plans from Wellington Water and you will need to apply for the water supply and drainage (wastewater/stormwater) connection approvals. For these approvals you will need to apply to Wellington City Council and pay the fees. During the works Wellington Water inspector will check the works and as-built plans are required on completion of the works.

Please don't hesitate to call us if you need any more information.

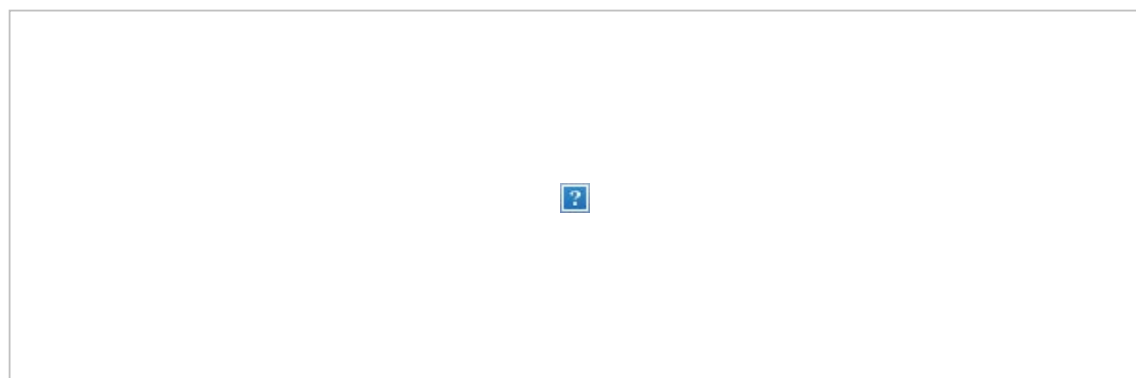
Regards

 Team Leader Land Development Consenting





Private Bag 39804, Wellington Mail Centre 5045
Level 4, 25 Victoria Street, Petone, Lower Hutt



From: [REDACTED]

Sent: Thursday, 16 June 2022 2:49 pm

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: Re:RE: Re:Contact at Wellington Water - services diversion at 75 Rugby street

Hi, Mr. [REDACTED],

Thank you for providing many possible meeting time, I'll come back after talked with my colleague. Before our meeting, I'd like to present our topics and would like to hear from you first idea to them:

1. 请问知道我馆项目吗

Do you know some understanding about the new campus of China Embassy and existing underground public pipelines which need to be diverted outside the campus ?

2. 对于地下管线改线一般处理方式，城市方面是否有补偿

To relocate or divert the public pipelines, is there any cost sharing arrangement be considered by the city ?

3. 对于我们新馆地下三条管线改线的看法

Your attitude to the services diversion under our new campus?

4. 对于实施的意见、建议

Any suggestions to the performance or execution of the diversion work, such as design, bid, construction, supervise etc ?

5. 有无良好资源可供利用——设计师、承包商、项目管理

Any resource such as designer, contractors or project managers can be recommended?

6. 对于选择设计师、承包商的建议

Any suggestion on selection of designer and contractors ?

7. 可否采取设计+建造的合同

Is design and build contract possible or recommended?

8. 设计及施工周期的预计

Any assumption to the time period about design and construction to the relocation or diversion?

9. 对于未来新馆的三水连接——点位、程序

Any suggestion to the new campus connection to city water systems, the connection points and any requirements to the connections ?

Thanks and best regards,

[REDACTED]

At 2022-06-16 06:42:05, [REDACTED] wrote:

Hi [REDACTED]

Nice to hear from you. Would you like me to setup a time to meet, I am available at 3.30pm next Monday or 11.00 am on Tuesday. We can meet either online on teams or at our offices in Petone. I have

more gaps in my diary the following week if that suits, please let me know.

Regards

[REDACTED] Team Leader Land Development Consenting



[REDACTED]

Private Bag 39804, Wellington Mail Centre 5045
Level 4, 25 Victoria Street, Petone, Lower Hutt



From: [REDACTED]

Sent: Thursday, 16 June 2022 10:34 am

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: Re:Contact at Wellington Water - services diversion at 75 Rugby street

[REDACTED], thank you very much for introduce us to Mr. [REDACTED]

Dear Mr. [REDACTED], It's our pleasure to get to know you and would like to meet you at your convenient time.

We look forward of your supporting on the construction of new campus of China Embassy.

Best regards,

[REDACTED]

At 2022-06-15 13:30:13, [REDACTED] wrote:

Dear Mr [REDACTED],

I hope your day has been going well.

I'm pleased to let you know that [REDACTED] (cc'd) will be the point of contact for you enquiry re three waters services diversion at 75 Rugby Street from Wellington Water.

[REDACTED] **Team Leader Land Development Consenting**

[REDACTED]

Level 4, 25 Victoria Street, Petone, Lower Hutt

I will leave [REDACTED] to take it over from now on. If there's anything else [REDACTED] and me can assist with, please do not hesitate to contact us.

Warm regards

[REDACTED]

International Relations Advisor | Strategy, Policy & Research | Wellington City Council

[REDACTED] | [W Wellington.govt.nz](http://www.wellington.govt.nz) |  | 

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From: [REDACTED]

Sent: 15 June 2022 12:03

To: [REDACTED]

Cc: [REDACTED]

[REDACTED]

Subject: RE: Enquiry from Chinese Embassy : services diversion at 75 Rugby street

Hi [REDACTED]

You can contact me regarding the three waters services diversion at 75 Rugby Street. My contact details are as below.

Regards

[REDACTED] **Team Leader Land Development Consenting**



[REDACTED]

Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt

From: [REDACTED] >

Sent: 14 June 2022 15:09

To: [REDACTED]
[REDACTED]

Cc: [REDACTED]

Subject: Re:services diversion at 75 Rugby street

At 2022-06-13 07:39:58, [REDACTED] > wrote:

Dear [REDACTED] and [REDACTED],

This is Mr. [REDACTED] and Miss [REDACTED], building officers of the new chancery of Chinese Embassy at 75 Rugby street.

I hope this message finds you all well.

We know that you were contacted before by our consultant Aurecon, and by our predecessor Mr. [REDACTED] and Miss [REDACTED] and would like to contact with you again and talk on the work of services diversion at 75 Rugby Street.

Kind regards,

[REDACTED]
Chinese Embassy in NZ
[REDACTED]

From: [REDACTED]
To: [cjp](#)
Cc: [REDACTED]; [Land Development](#)
Subject: RE: BUILDING IN CLOSE PROXIMITY
Date: Thursday, 21 July 2022 8:00:00 pm
Attachments: [AM-site-level-all.pdf](#)
[image001.png](#)
[image002.png](#)

Hi Mr. [REDACTED]

Our apologies for a late reply. Wellington Waters preliminary thoughts on the trunk sewer (interceptor) is outlined below.

1. This interceptor asset is an “egg shaped” brick construction trunk sewer, built as the original “Interceptor” in the late 1890’s. It appears to be in reasonable condition, but by nature of its age and materials of construction should be considered brittle and effectively fragile. Any heavy construction equipment should avoid the alignment above and close to the asset as it may not be capable of withstanding those loads. Building or foundation loads also need to be carefully managed.
2. The asset is relatively shallow (approx. 600mm cover as we understand). The interceptor location should be surveyed and its depth and alignment confirmed to inform your building design. The asset also receives significant flow from Oriental Bay / Mt Victoria areas, and there is no alternative flow path for that flow so the asset is very high criticality in our ranking. Note the majority of the inflow is pumped so will have higher corrosion risk than a gravity catchment. Wellington Water understands the trunk sewer has sufficient hydraulic capacity however is laid at a shallow grade of approximately 1:900 so careful consideration to dry weather flow velocity would be required by designer if the interceptor is to be relocated away from you site.
3. Building over or in close proximity would also be highly risky. Wellington Water first preference would be to relay on an alignment that is not under a building. Relaying a new pipe with ductile and corrosion resistant materials (nominally HDPE) with an equivalent hydraulic capacity would provide for a long design life (nominally 100 years) would provide longer term certainty for the site owner. Relaying will also present any opportunity to provide any special requirements for our contractors entering the site for maintenance.
4. If the interceptor realignment is technically and/or economically not feasible that a possible approach could be to rehabilitate the asset in place using fibreglass Cured In Place Pipe or similar. That would provide structural strength to prolong the asset life and significantly reduce risks of construction however would have a lower design life (approx. 50 years) and require significant work to keep wastewater flows operating during construction works. It may be practically more straightforward and cost effective in this case (relatively shallow depth, mostly open site) to lay a new pipe parallel to the existing asset and abandon the existing pipe.
5. Wellington Water’s preference is that building over the interceptor is avoided but if building over is required due to site layout considerations then appropriate spacing from building piles and foundations should be made. This would include appropriate set back from loading and the use of compressible material to avoid loading on the asset, even for a new or rehabilitated pipe.
6. As this site is a foreign embassy we understand there would be some special considerations. Normally Wellington Water would recommend an easement along the pipe is provided in favour of Wellington City Council/Wellington Water. We expect that there would be other legal requirements in this case that we should work through.
7. If the pipeline is not replaced or strengthened prior to the embassy construction we consider that there would be significant risk if there is to be a building over it and Wellington Water

would be concerned about any potential damage especially during construction works. Rehabilitating an asset like this with a CIPP liner or similar is much more difficult if the asset has deteriorated significantly and in the worst case may not even be feasible.

We recommend that you engage experienced engineers to work through the options together with Wellington Water to come up with an acceptable option to both yourselves, Wellington Water and Wellington City Council for the interceptor. We also recommend that the location and vertical alignment of the interceptor is surveyed to accurately inform your building design including the foundations.

Please let us know if have any questions.





Regards,

 Team Leader Land Development Consenting



Private Bag 39804, Wellington Mail Centre 5045
Level 4, 25 Victoria Street, Petone, Lower Hutt



From: 
Sent: Wednesday, 13 July 2022 6:50 pm
To: 

Cc: 
Subject: BUILDING IN CLOSE PROXIMITY

Dear Mr.  and Mr. 

I wish you all well.

For studying the possible ways to deal with the brick trunk, our architect would like to know more about "building in close proximity".

We know in the past, our plot was almost fully covered by buildings. Our new buildings mainly are one to three stories, and only locate along the perimeter and at the centre, please see attached building site plan.

You mentioned that the structure above the trunk should be like bridge and pointed drawing DR09 should followed.

We'd like to know if any special requirement to our construction above the trunk.
We assume that there are no manholes in our plot, can we just buildings above the trunk but we'll leave the minimum space at either side the trunk and will not press on it.
Your further guide would be appreciate.
Best regards,



From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Options for Trunk Sewer Diversion
Date: Thursday, 24 August 2017 3:57:06 pm

Hi [REDACTED],

Please follow the link to download the as-builts for the wastewater work done as part of the Arras Tunnel construction:
<https://www.dropbox.com/sh/8qk54xbd59rbhoy/AABLBCAjpSQG2dNfATSmCgFNa?dl=0>

Regards,

[REDACTED] **Team Leader, Information Development**



[REDACTED]
Private Bag 39804, Wellington Mail Centre 5045
Level 4, IBM House, 25 Victoria Street, Petone, Lower Hutt
www.wellingtonwater.co.nz

Wellington Water is owned by the Hutt, Porirua, Upper Hutt and Wellington city councils and Greater Wellington Regional Council.
We manage their drinking water, wastewater and stormwater services.

From: [REDACTED]
Sent: Saturday, 19 August 2017 11:48 a.m.
To: [REDACTED]
Cc: [REDACTED]
Subject: re: Options for Trunk Sewer Diversion

Hi [REDACTED]

Cheers for this. I understand that [REDACTED] is looking at some of the as-built stuff for Arras tunnel and will get back to you. In terms of the actual relocation I have asked our Chief Advisor [REDACTED] to have a look at this as it is a pretty major project etc. I have explained to him the confidential nature of this project at this stage. I was out to the office on Friday in meetings so haven't spoken to him since I sent it to him but I will chase up on Monday and see if he has had a chance to look at it. I think it would be well worthwhile having him in the meeting to discuss this as I don't want issues later.

I will let you know when suits to meet.

Cheers

[REDACTED]

Sent from iPad

On 18/08/2017, at 10:52 AM, [REDACTED] wrote:

Hi [REDACTED]

We have discussed options for duplication, protection and diversion of the trunk sewer through the proposed Chinese embassy site by the Basin with our client.

They have expressed interest (and preference) at progressing investigations for a full diversion on the understanding that this may come at cost. Based on the information provided to date we have undertaken some initial calculations for rough order sizing, losses and resulting velocities (which would benefit from a greater understanding on the flow profile). To date we are focusing on maintaining hydraulic neutrality – however O&M considerations to be confirmed.

Gravity options include:

<image001.png>

Prior to committing too far to a particular path I request a meeting to gauge what would be acceptable to Wellington water and key issues from perspective of the asset owner. Option 1A, while best hydraulically we believe has some significant construction challenges at Arras tunnel and we request as-built data you may have in this area (anecdotally we have heard upgrades were undertaken as part of enabling works for the tunnel).

Micro-tunnelling viability, jacking lengths, geotech investigations, risks and rough order costings are all to be fully addressed prior to progressing. It is noted that this is all pre-feasibility and no decisions have been made. There may be potential to look at future proofing options on this asset should it be of advantage to WCC (noting that there are some obvious benefits to WCC to replace an aging asset with a new pipe).

Could I please request some time to discuss options and gauge Wellington water position on such a diversion.

Regards

[REDACTED]
Technical Director, Land Infrastructure, Aurecon

[REDACTED]
Spark Central, Level 8, 42-52 Willis Street, Wellington New Zealand 6011
PO Box 1591, Wellington 6140
aurecongroup.com

<image004.png>

<image005.png> <image006.png> <image007.png> <image008.png> <image009.png> <image010.png>

DISCLAIMER

From: [REDACTED]
To: [REDACTED]; [Mark Scott](#)
Subject: RE: Re:
Date: Tuesday, 5 July 2022 3:37:00 pm
Attachments: [image001.png](#)

Yes, just spoke to Mark Scott.

It did come up a few years ago. It is also quite sensitive, so would be best if we can leave to WCC to make any comment.

I will try to dig out my old correspondence. It pre-dates [REDACTED], was when [REDACTED] was our Land Development Manager.

[REDACTED]

From: [REDACTED] [REDACTED]@wellingtonwater.co.nz>
Sent: Tuesday, 5 July 2022 3:30 pm
To: [REDACTED] <[REDACTED]@wellingtonwater.co.nz>; Mark Scott <Mark.Scott@wellingtonwater.co.nz>
Subject: FW: Re:

[REDACTED] – you mentioned this today?

From: Media <Media@wellingtonwater.co.nz>
Sent: Tuesday, 5 July 2022 12:04 pm
To: [REDACTED] <[REDACTED]@wellingtonwater.co.nz>; [REDACTED] <[REDACTED]@wellingtonwater.co.nz>
Subject: FW: Re:

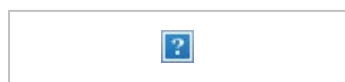
Hi both

Do either of you have any knowledge of this issue raised by Tom Hunt of Stuff?

Cheers

Mark

Mark Scott Senior Communications Advisor - Media



Mob 021 975859

Private Bag 39804, Wellington Mail Centre 5045
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: Tom Hunt <tom.hunt@stuff.co.nz>
Sent: Tuesday, 5 July 2022 11:44 am
To: Media <Media@wellingtonwater.co.nz>

Subject: Re:

Thanks Mark

On Tue, Jul 5, 2022 at 11:36 AM Media <Media@wellingtonwater.co.nz> wrote:

Hi Tom. I'm checking the issue for you and will find a 'map reader' who can help. I'll come back to you as soon as I can.

Cheers

M

Mark Scott Senior Communications Advisor - Media



Mob 021 975859

Private Bag 39804, Wellington Mail Centre 5045
Level 4, 25 Victoria Street, Petone, Lower Hutt

From: Tom Hunt <tom.hunt@stuff.co.nz>

Sent: Tuesday, 5 July 2022 10:48 am

To: Tayla Gaskin <Tayla.Gaskin@wellingtonwater.co.nz>; Media <Media@wellingtonwater.co.nz>

Subject:

Hi Tayla,

I am looking at a tip that, apparently, the Chinese Embassy wants to divert sewerage pipes away from its planned embassy on Tasman St due to them being an espionage risk - map of site attached.

Can I find out if there have been any approaches to Wellington Water about this?

Also, would someone who understands these maps be able to talk to me so i can understand what sewerage pipes are there?

Thanks

Tom

--

Tom Hunt

Senior reporter
+64 27 472 9378
10 Brandon Street,
Wellington 6011



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