

Invitation for Comment on Molesworth Street Office development

Molesworth Street Office development is a Referred Project under the COVID-19 Recovery (Fast-track Consenting) Act 2020

Application name	Molesworth Street Office development
EPA reference	FTC000021
Applicant/s	Prime Property Group Limited
Comments due by	22 July 2021
Accessing the application	https://www.epa.govt.nz/fast-track-consenting/referred-projects/molesworth-street-office-development/the-application/

An application has been made by Prime Property Group Limited (the applicant) under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the act) for resource consents. The scope of this project is to construct a 12-storey office building that includes retail or café space, a lobby, loading bays, and basement carpark.

To comment on the project application, please fill in the details on the attached form and:

- **Email** the form to Molesworthfasttrack@epa.govt.nz . Please mark in the subject line: “Comments on Molesworth Street Office development Fast Track Application (Your name/organisation) by **22 July 2021**”; or
- **Post** the form to Molesworth Street Office development Fast Track Application, Environmental Protection Authority, Private Bag 63002, Waterloo Quay, Wellington 6140 in time for the form to be received by the **22 July 2021**; or
- **Deliver in person** to Environmental Protection Authority, Grant Thornton House, Level 10, 215 Lambton Quay, Wellington by **22 July 2021**. Please note that due to potential changes in COVID-19 Alert Levels our reception may not be open to the public. We suggest phoning ahead to check.

Comments must be received by the EPA, on behalf of the Molesworth Street Office development Expert Consenting Panel, no later than **22 July 2021**.

If your comment is not received by the EPA by **22 July 2021** the Panel is not required to consider your comment (although it may decide to). Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 there is no right to seek a waiver of the time limit.

If you are an iwi authority you may share the consent application with hapū whose rohe is in the project area in the application, and choose to include comments from the hapū with any comments you may wish to provide.

Important information

Your personal information will be held by the EPA and used in relation to the project consent application process. You have the right to access and correct personal information held by the EPA.

A copy of your comments, including all personal information, will be provided to the Expert Consenting Panel and the applicant.

All comments received on the application will be available on the EPA website.

If you are a corporate entity making comments on this application, your full contact details will be publicly available. For individuals, your name will be publicly available but your contact details (phone number, address, and email) will not be publicly available.

Please do not use copyright material without the permission of the copyright holder.

All information held by the EPA is subject to the Official Information Act 1982.

More information on the fast-track consenting process can be found at <https://www.epa.govt.nz/fast-track-consenting/about/>.

Your Comment on the Molesworth Street Office development

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	New Zealand Deerstalkers Association Limited Partnership
*First name	John
*Last name	Kovacs

2. *We will email you draft conditions of consent for your comment about this application

YES	I can receive emails and my email address is correct	<input type="checkbox"/>	I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

The New Zealand Deerstalkers Association (NZDA) Limited Partnership is the owner of the property at [REDACTED]. By way of background the NZDA is a small non-profit organisation funded by its members, and our building has been recently refurbished to an “as new” modern standard. The building serves as the National Office for our organisation, a club meeting hall for the NZDA Wellington Branch, and the offices and museum operated by the NZDA Heritage Trust.

The property also includes a number of car parks, both on Collina Terrace adjoining the Red Cross building, and on the property itself. These car parks are leased to help fund the running costs of the building, and we also lease meeting space to other organisations.

While the NZDA has no specific objection to the application, we note that no information has been provided, explaining the likely impact on the Collina Terrace. Accordingly, there is some uncertainty and therefore concern around the impact of the project on our organisation.

Our concerns can be summarised as follows;

- Access to the building for our staff, NZDA members, volunteers, and the public.
- Access to our car parks and potential loss of rental income if access is disrupted.
- Interruption to meeting space rental.
- The effect of dust, dirt etc on our newly completed building, our HVAC systems, newly planted gardens and our newly sealed car park.
- Potential for damage to our property during construction.
- Damage to the Collina Terrace road surface

Access by staff and members of NZDA.

The building accommodates the NZDA National Office with a small staff occupying the premises daily, volunteers working from the building during the week, and both branch and committee meetings held monthly. If access is affected, the need to find temporary office and meeting space will place a financial burden on our organisation.

Potential loss of rental income

The NZDA property includes an ownership interest in the roadway that forms Collina Terrace and we have car parks both on Collina Terrace itself, and at the front of the property. If access to these car parks is interrupted during construction, we face a loss of rental income that is significant for our organisation.

We also derive income from renting meeting space in our building and there is some concern that this revenue stream will also be affected, either by restricted access to the building or construction noise, dust etc.

Potential damage to our building

During the demolition of the previous structure on Molesworth Street some minor damage such as cracked windows etc was noted by our staff, as the result of vibration from demolition work. We anticipate that vibration from pile driving etc has the potential to cause similar damage.

Accumulation of dust, dirt etc from construction is also likely to affect our building particularly given that construction will occur over an extended period, with potential for negative affects on our new HVAC system.

Damage to Collina Terrace Roadway

While no information has been provided regarding the use of Collina Terrace by the developer during construction, we would expect that heavy vehicles and equipment will make use of access provided by Collina Terrace, and that some damage to the road surface is likely. It would therefore be our expectation that the street be resealed by the developer prior to the issue of Code of Compliance.

Summary

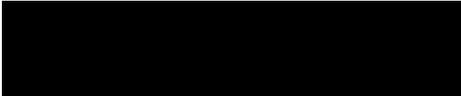
The NZDA Limited Partnership has no specific objection to the application however there is potential for significant financial impact and as a result we would expect the consent to be subject to the following conditions;

1. Prime Property to compensate NZDA for leasing of temporary, alternative premises if required.
2. Prime Property to compensate NZDA for the loss of revenue from both car park rental and meeting hall rental.
3. Prime Property to reimbursement of the cost of any repairs or remedial work required as a result of any damage to the building, gardens, or car parks caused by the developer.
4. Prime Property to arrange and pay for exterior cleaning of the NZDA building and gutters, and cleaning of HVAC filters.
5. The re-sealing of Collina Terrace at the conclusion of construction.

Kind regards



John Kovacs
General Partner
New Zealand Deerstalkers Association Limited Partnership



Thank you for your comments