

# Application for Resource Consent

## Under clause 2(1) of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020

This form is to be used to apply for a resource consent(s) for listed projects and referred projects under clause 2(1) of Schedule 6 to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (“the Act”). If the project also includes a Notice of Requirement please also complete the separate Notice of Requirement form.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 unless otherwise stated.

Resource consent applications cannot be lodged with the EPA or determined by a panel if they relate to an activity that:

- is classified as a prohibited activity in a relevant plan or proposed plan, or in regulations made under the Resource Management Act 1991 (including any national environmental standard); and
- is to occur within a customary marine title area, unless agreed in writing with the appropriate customary marine title group.

The information required for resource consent applications are prescribed in clauses 9-12 of Schedule 6 of the Act.

Your application must:

- Include the information required (which is listed in the Resource Consent Application checklist on this form); and
- Comply with any restrictions or obligations, such as any information requirements included in Schedule 2 or 3 of the Act, as applicable.

The information you provide must be in sufficient detail that corresponds with the scale and significance of the effects that the activity may have on the environment, taking into account any proposals to manage the adverse effects through conditions. If these information requirements are not met, the Environmental Protection Authority (EPA) must return your application.

If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.

We recommend that you discuss your application with the EPA before lodging the application. Please contact the EPA:

By phone: 0800 080 065; or

By Email: [fasttrack@epa.govt.nz](mailto:fasttrack@epa.govt.nz)

Applications must be submitted to the EPA by email [fasttrack@epa.govt.nz](mailto:fasttrack@epa.govt.nz) and in hard copy (six hard copies required). Hard copies are to be sent to the Environmental Protection Authority, Level 10, 215 Lambton Quay, Wellington.

Please also provide one copy of a redacted version (clearly labelled) that does not disclose personal contact details for you (the applicant) and any other individual, including persons identified as owners or occupiers of land or affected persons.

If your application includes or is for a coastal permit to undertake an aquaculture activity, an additional copy of the application documents must be included for the EPA to provide to the Director-General of the Ministry for Primary Industries.

All documents lodged with this application, must be indexed.

Electronic documents shall be separated into smaller files less than 30MB.

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

If your application is accepted as complying with the requirements of clause 3 of Schedule 6 of the Act, it will be provided to specified parties invited to comment by the expert consenting panel. Any personal contact details (phone number, address and email) including any owners and occupiers listed in application documents, will not be made publicly available.

Your full application (including business contact details) will be publicly available on our website.

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

We will recover from you the actual and reasonable costs incurred in respect of this application. We may suspend processing your application for non-payment of costs. A copy of the EPA Cost Recovery Policy is available on the EPA website: <https://www.epa.govt.nz/fast-track-consenting/making-an-application/>

## Part 1: Applicant details

<b>Project Name and identifier (as named in Schedule 2 or referral order):</b> Molesworth Street Office Development	
Person or entity authorised to undertake project (as named in Schedule 2 or referral order): Prime Property Group	
Key contact name: Eyal Aharoni	
Phone: 021455033	Email: <a href="mailto:e@primeproperty.co.nz">e@primeproperty.co.nz</a>
Email address for service <a href="mailto:e@primeproperty.co.nz">e@primeproperty.co.nz</a>	
Postal Address (if preferred method of service) Via Email	

## Consultant details

Company: Spencer Holmes Ltd	
Full name of consultant: Ian Leary	
Phone: 021 517953	Email: <a href="mailto:itl@spencerholmes.co.nz">itl@spencerholmes.co.nz</a>
Email address for service: <a href="mailto:itl@spencerholmes.co.nz">itl@spencerholmes.co.nz</a>	
Postal Address (if preferred method of service): Via Email	

If you are making this application on behalf of the applicant please attach evidence that you are authorised to make this application.

Please direct all correspondence from the EPA to:

- Applicant  
 Consultant

## Part 2: Type of application for resource consent

This application is for the following type(s) of resource consent (please tick all that apply):

- land-use consent  
 subdivision consent  
 water permit  
 discharge permit  
 coastal permit:  
 for reclamation  
 aquaculture activities  
 other

### Part 3: Brief description of the application

Please provide a brief description of the application and the consents sought:

Attach additional pages if required

The construction of a 12 storey office building with 1 below ground level parking, loading facilities on the ground floor, together with retail outlets at ground. The building is designed to achieve 5 Green Star and NabersNZ 5 Star. The building is to be base isolated. Additional works include earthworks

### Part 4: Schedule of application documents

List all documents submitted with the application

Attach additional pages if required – See second page of document to see all attachments

Attachment number	Document name and date	Author	Document versions
01	Copy of Schedule 5 Notice	EPA	-
02	Computer Freehold Register	LINZ	-
03	Architectural Plans	Jasmax Architects	B/C
04	Design Statement	Jasmax Architects	D
05	Heritage Assessment	Ian Bowman	-
06	Wind Tunnel Study	WPS	-
07	Transport Assessment	Traffic Concepts	-
08	Preliminary Site Investigation	PDP	-
09	Cultural Impact Assessment	Morris Love	-
10	Earthworks Management Plan	Keyway Construction	-
11	Economic Benefits Report	Keyway Construction	-

### Part 5: Description of inquiries made to identify occupiers

Please explain what reasonable inquiries were made to identify the occupiers of the land on which the project is to be undertaken and the land adjacent to that land.

Attach additional pages if required

The names and mailing addresses of all owners and occupiers of land adjacent the site have been provided and included in the attached assessment.

## Part 6: Is this application part of a project planned to proceed in stages?

- Yes (see below)  
 No

**If the project is planned to proceed in stages, please provide details of the nature and timing of the staging and indicative lodgement dates for each stage. Note that a new application should be lodged for each separate stage.**

Attach additional pages if required

N/A

## Part 7: Signature

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct, and that I am authorised to make this application.

I understand that the EPA can recover actual and reasonable costs incurred in relation to this application.



27 May 2021

Signature of applicant (or person authorised to make application)

Date

**Note: The information checklist on the following page must be completed prior to lodging this application. The checklist is designed to assist you in providing all the relevant information. If an application does not comply with all requirements then the EPA must return it to the person who lodged it.**

# Resource Consent Application Checklist

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>A description of the proposed activity <b>(clause 9(1)(a))</b></p>	<p>Page 5</p>	<p>Y</p>
<p>A description and map of the site at which the activity is to occur <b>(clause 9(1)(b))</b></p>	<p>Figure 4, page 10</p>	<p>Y</p>
<p>Confirmation that the consent application complies with clause 3(1) <b>(clause 9(1)(c))</b></p>	<p>Page 12</p>	<p>Y</p>
<p>The full name and address of each owner of the site and of land adjacent to the site, and each occupier of the site and of land adjacent to the site who, after reasonable inquiry, is able to be identified <b>(clause 9(1)(d))</b></p>	<p>Page 12</p>	<p>Y</p>
<p>A description of any other activities that are part of the proposal to which the application relates <b>(clause 9(1)(e))</b></p>	<p>N/A</p>	<p>N/A</p>
<p>A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the proposal to which the application relates <b>(clause 9(1)(f))</b></p>	<p>N/A</p>	<p>N/A</p>
<p>An assessment of the activity against</p> <ul style="list-style-type: none"> <li>(i) Part 2 of the Resource Management Act 1991; and</li> <li>(ii) the purpose of the Act; and</li> <li>(iii) the matters set out in section 19 of the Act</li> </ul> <p><b>(clause 9(1)(g))</b></p>	<p>Page 14</p>	<p>Y</p>
<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <ul style="list-style-type: none"> <li>(i) a national environmental standard:</li> <li>(ii) other regulations made under the Resource Management Act 1991:</li> <li>(iii) a national policy statement:</li> <li>(iv) a New Zealand coastal policy statement:</li> <li>(v) a regional policy statement or proposed regional policy statement:</li> <li>(vi) a plan or proposed plan;</li> <li>(vii) a planning document recognised by a relevant iwi authority and lodged with a local authority</li> </ul> <p>Including an assessment of the activity against:</p> <ul style="list-style-type: none"> <li>• Any relevant objective, policy, or rules in any of the documents listed above.</li> <li>• Any requirement, condition, or permission in any of the documents listed above</li> <li>• Any other requirements in any of those documents</li> </ul> <p><b>(clause 9(1)(h) and clause 9(2) and (3))</b></p>	<p>Page 16</p>	<p>Y</p>

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<p>Information about any Treaty settlements, that apply in the project area, including the identification of the relevant provisions in those Treaty settlements, and a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area <b>(clause 9(1)(i))</b></p>	<p>N/A</p>	<p>N/A</p>
<p>The conditions proposed for the consent. <b>(clause 9(1)(j))</b></p>	<p>Page 17</p>	<p>Y</p>
<p>An assessment of the activity's effects on the environment, which must:</p> <ul style="list-style-type: none"> <li>• Include the information required by clause 10 of Schedule 6; and</li> <li>• Cover the matters specified in clause 11 of Schedule 6.</li> </ul> <p><b>(clauses 9(4) 10 and 11)</b></p>	<p>Page 33</p>	<p>Y</p>
<p>A cultural impact assessment:</p> <ul style="list-style-type: none"> <li>• Prepared by or on behalf of the relevant iwi authority or authorities; or</li> <li>• If one is not provided, a statement of the reasons given by the iwi authority for not providing it</li> </ul> <p><b>(clause 9(5))</b></p>	<p>Attachment 9</p>	<p>Y</p>
<p>If a permitted activity is part of the proposal to which the consent application relates, include a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity. <b>(clause 9(6)(a))</b></p>	<p>N/A</p>	<p>N/A</p>
<p>If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011, include an assessment of the activity against any resource management matters set out in the planning document. <b>(clause 9(6)(b))</b></p>	<p>N/A</p>	<p>N/A</p>
<p>In the case of a referred project, all additional information required by the referral order <b>(clause 9(6)(c))</b></p>	<p>Attachment 1</p>	<p>Y</p>
<p><b>Subdivisions or Reclamation</b></p>		
<p>If the application is for subdivision, in addition to the information required under clause 9, an application for a subdivision in a project area must include information that adequately defines:</p> <ul style="list-style-type: none"> <li>• The position of all new boundaries;</li> <li>• The areas of all new allotments, unless the subdivision involves a cross lease, company lease or unit plan;</li> <li>• The locations and areas of new reserves to be created, including any esplanade reserves and esplanade strips</li> <li>• The locations and areas of existing esplanade reserves, esplanade strips and access strips</li> <li>• The location and areas of any part of the bed of a river or lake to be vested in a territorial authority under section 237A of the Resource Management Act 1991</li> </ul>	<p>N/A</p>	<p>N/A</p>

<p>In accordance with clauses 9-12 of Schedule 6 of the COVID-19 Recovery (Fast-track Consenting) Act 2020 the following information must be provided for resource consents for listed or referred projects:</p> <p>(all clauses in this checklist are from Schedule 6 of the Act)</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<ul style="list-style-type: none"> <li>The locations and areas of any land within the coastal marine area that is to become part of the common marine and coastal area under section 237A of the Resource Management Act 1991</li> <li>The locations and areas of land to be set aside as new roads</li> </ul> <p>(clause 12(1))</p>		
<p>If the application is for reclamation(s), in addition to the information required under clause 9, information must also be included to show the area to be reclaimed, including the following:</p> <ul style="list-style-type: none"> <li>The location of the area to be reclaimed</li> <li>If practicable, the position of all new boundaries</li> <li>Any part of the reclaimed area to be set aside as an esplanade reserve or esplanade strip</li> </ul> <p>(clause 12(2))</p>	<p>N/A</p>	<p>N/A</p>

<p>Other restrictions or obligations</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>In the case of a listed project, the application complies with any restrictions or obligations in Schedule 2</p> <p>OR</p> <p>In the case of a referred project, the application complies with any restrictions or obligations in Schedule 3 and the referral order</p>	<p>Attachment 1</p>	<p>Y</p>
<p>Confirmation that the project does not include any of the activities set out in clause 2(4) of Schedule 6</p>	<p>Page 4</p>	<p>Y</p>

<p>Evidence of authorisation</p>	<p>Application Reference (Section and page)</p>	<p>✓</p>
<p>Evidence of authorisation if you are making this application on behalf of the applicant who must be a person authorised in accordance with section 15 of the Act</p>	<p>Attachment 1</p>	<p>Y</p>