

File ref: FTC000021

06 July 2021

Ian Leary  
Via email: [itl@spencerholmes.co.nz](mailto:itl@spencerholmes.co.nz)

Private Bag 63002  
Wellington 6140, New Zealand  
  
Level 10, Grant Thornton House  
215 Lambton Quay  
Wellington 6011, New Zealand  
  
[epa.govt.nz](http://epa.govt.nz)  
+64 4 916 2426  
  
NZBN: 9429041901977

Tēnā koe Ian,

**Request for information from Prime Property Group Limited in relation to Molesworth Street Office Development under COVID-19 Recovery (Fast-track Consenting) Act 2020**

The Molesworth Street Office Development Expert Consenting Panel (the Panel), has directed the EPA to request further information from you under clause 25 of Schedule 6 of the COVID-19 Recovery Act 2020 (the Act), relating to the Molesworth Street Office Development consent application.

As directed by the panel, the EPA is seeking the following information:

1. Please advise whether any specific wind mitigation measures are proposed in the vicinity of the south-eastern corner of the proposed building where gust speeds have increased over the 20m/s District Plan Safety Criteria as described in the WSP Wind Tunnel Study (Attachment 4 to the Application at pages 12-13).
2. Please provide an assessment by a suitably qualified urban design professional of the proposal by specific reference to the Central Area Urban Design Guide and consistent with clause 3.2.4.1 of the Operative District Plan. (See Application at pages 34-35).
3. Please provide an assessment by a suitably qualified urban design professional as to whether the proposal achieves design excellence given that the building height exceeds the permitted height but is within the 15% design excellence allowance. (See District Plan Policy 12.2.5.5 and COVID-19 Recovery (Fast-Track Consenting) Referred Projects 2020 (**Order in Council**), Schedule 5, clause 6(d)).
4. The Application at page 10 shows the Site as including Collina Terrace and refers to the definition of Site in Chapter 3.10 of the District Plan. Collina Terrace adjoins the carpark next door to the Red Cross building. This carpark is zoned Inner Residential. The Panel is yet to consider the interpretation of *Site* (and *Site* area) but it would assist the Panel if the applicant could provide elevations in the

vicinity of where Collina Terrace adjoins the land zoned Inner Residential to demonstrate whether the Application can comply with Rules 13.6.3.1.9 and 13.6.3.1.10 (if applicable)?

5. Please advise whether Heritage New Zealand / Pouhere Taonga has been consulted and if so what was the outcome of that consultation. (Order in Council clause 6(b))
6. Please advise whether there is, or there will likely to be, any stormwater discharges to the stormwater network from the site during construction and if so how they will be managed in compliance with any relevant statutory requirements and the requirements of Wellington City Council and Wellington Water Limited.
7. Please provide an assessment of the Proposal as against the following objective and policies in the District Plan:
  - Objective 20.2.1;
  - Policy 12.2.5.6;
  - Policy 12.2.6.1;
  - Policy 12.2.6.10; and
  - Policy 12.2.15.6.

In accordance with clause 25 of Schedule 6 of the Act Prime Property Group Limited must;

- a) Provide electronic copies of the information or report requested; or
- b) Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA by **Monday 19 July 2021**.

Please note, the information will be provided to the panel, the applicant and every person who provided comments on the application. The information will also be made available on the EPA website.

If you have any questions or further queries, please don't hesitate to contact Elliott Dennett on [elliott.dennett@epa.govt.nz](mailto:elliott.dennett@epa.govt.nz) or +64 4 474 5518.

Nākū noā, na



Sandra Balcombe

Manager Land and Oceans Applications