

COVID-19 Recovery (Fast-track Consenting) Act 2020

Molesworth Street Office Development Consent Application by Primeproperty Group Limited.

M-1 Minute of the Molesworth Street Office Development Expert Consenting Panel – 30 June 2021

1. Under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), an Expert Consenting Panel has been appointed to determine consent applications for Molesworth Street Office Development (the application). Molesworth Street Office Development Expert Consenting Panel (the Panel) is comprised of myself (as Chairperson), Lindsay Daysh, and Juliane Chetham.
2. The Panel must invite written comments on the application from the persons or groups listed in clauses 17(6) and 17(7)¹ of Schedule 6 for a referred project.
3. In addition to the requirements of clauses 17(6) and 17(7) of Schedule 6, the Panel may invite written comments from any other person that the Panel considers appropriate under clause 17(8) of Schedule 6 of the Act.
4. The Panel notes that clause 17(1) of Schedule 6 prohibits them from giving public or limited notifications

Determination of owners and occupiers of land who must be invited for comment (clauses 17(6) (g) and 17(6) (h) of Schedule 6)

5. The Panel has considered the application, the extent of the land on which the project is to be undertaken (the site), and the land adjacent to the site. In identifying the extent of land that is adjacent to the site, the Panel considered that land directly adjoining the site, land across a local road from the site, and land identified as within the context of the site as shown on map 1 appended to this Minute, is all land that is adjacent to the site for the purposes of clauses 17(6)(g) and 17(6)(h) of Schedule 6.
6. The Panel considers that the owners and occupiers of the land parcels comprising the site, and the land adjacent to that land, being made up of the land parcels described in paragraph 5, must be invited for comment in accordance with clauses 17(6)(g) and 17(6)(h) of Schedule 6.
7. A map identifying these properties is appended to this Minute as map 1.

Persons who must be invited for comment under clause 17(7) of Schedule 6

8. The persons that must be invited for comment in accordance with clause 17(7) of Schedule 6 are listed in clause 7 of Schedule 5 of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 (the referral order). For this application no further persons are identified.

¹ The persons that must be invited for comment in accordance with clause 17(7) of Schedule 6 are listed in clause 7 of Schedule 5 of the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020.

Additional person(s) the Panel consider it appropriate to invite comment from (clause 17(8) of Schedule 6)

9. In addition to the person(s) that must be invited for comment under clauses 17(6) and 17(7) of Schedule 6, the Panel, under clause 17(8) of Schedule 6 also considers it appropriate to invite comment from the following person(s):

Identified Person(s)	Reason for Inviting Comment
Thorndon Residents Association	Identified as an active interested party who may have an interest in the development of the site.

10. The Panel further records that if even if it had not regarded land within the context of the site as shown on Map1 appended to this Minute, as falling within clauses 17(6)(g) and 17(6)(h) of Schedule 6, it would nevertheless have regarded the owners and occupiers of such land as additional persons it considered appropriate to invite comments from under clause 17(8) of Schedule 6.

Date determined for closing comments

The decision on person(s) who must be invited for comment and those that the Panel considers appropriate to invite comment from was made on 29 June 2021.

Invitations to comment are to be sent on **01 July 2021**.

Clause 18(1) of Schedule 6 specifies that written comments must be received by the Environmental Protection Authority (EPA), on behalf of the Panel on a specified date (which must be 10 working days after the date on which the invitation is given under clause 17(2)).

For Molesworth Street Office Development Application, there are several persons or groups the Panel must invite comment from that can only be contacted via postal addresses or other non-electronic means. To avoid any prejudice to postal or non-electronic recipients, the Panel considers it appropriate and correct at law to allow time for the invitation to be received, before the 10 working days by which a written reply must be received by the EPA begins.

The Panel has therefore allowed five days for delivery and has determined the date by which comments must be received by the EPA to be **22 July 2021**.

Comments on the application can be sent to the EPA by email at molesworthfasttrack@epa.govt.nz



Duncan Laing

Chairperson

Molesworth Street Office Development Expert Consenting Panel

Map 1

Molesworth Street Office Development - Project Area and Surrounding Land



Legend

- Land identified by the applicant as land on which the project is to be undertaken
- Land directly adjoining land on which the project is undertaken
- Land not adjoining but across the road from land on which the project is to be undertaken
- Land within the context of the site
- Roads

0 0.025 0.05 km

