

File ref: FTC000021

09 August 2021

Ian Leary
Via email: 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
+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:

- A number of comments from parties invited to comment have raised the question of impacts arising from the potential use of Collina Terrace for construction related purposes.
- Given that Collina Terrace is owned by a number of different parties, is subject to statutory restrictions on its use, and is currently used for access to a number of properties, what use (if any) does the applicant propose to make of Collina Terrace for construction related purposes, and if so, what measures would the applicant intend to put in place to mitigate construction related impacts on the other landowners and users of Collina Terrace and to remedy any damage to the land? (The applicant's attention is drawn to the legal opinion provided by Ian Gordon, Barrister, as to the nature of the statutory rights and restrictions relating to the use the use of Collina Terrace.)
- One submitter has raised concern about possibility of damage to the brick sewer traversing the site from east to west. Please provide information as to how far below foundation level is the brick sewer.
- Also what contingency measures does the applicant propose to protect the brick sewer from damage during construction or if necessary to replace it?
- Does the applicant intend to address the matters raised by the Port Nicholson Block Settlement Trust in terms of ensuring the retention of the mana of Pipitea Pa with artworks/structures and information posts on the site or within the new building, and if so how?

- Please provide an assessment by a suitably qualified person as to the likelihood or otherwise of material relating to pre-1900 activity that occurred when Wellington was developing as a colonial settlement. As part of that assessment, please include information (if possible) as to the depth of excavations undertaken when the previous office building was constructed.
- Please provide details as to what if any arrangements have been made with the Wellington Diocesan Board of Trustees in terms of landscaping the “shared area” at the southern end of the site.

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 **Thursday 19 August 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 or +64 4 474 5518.

Nākū noā, na



Sandra Balcombe

Manager Land and Oceans Applications