

File ref: FTC000021

20 August 2021

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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:

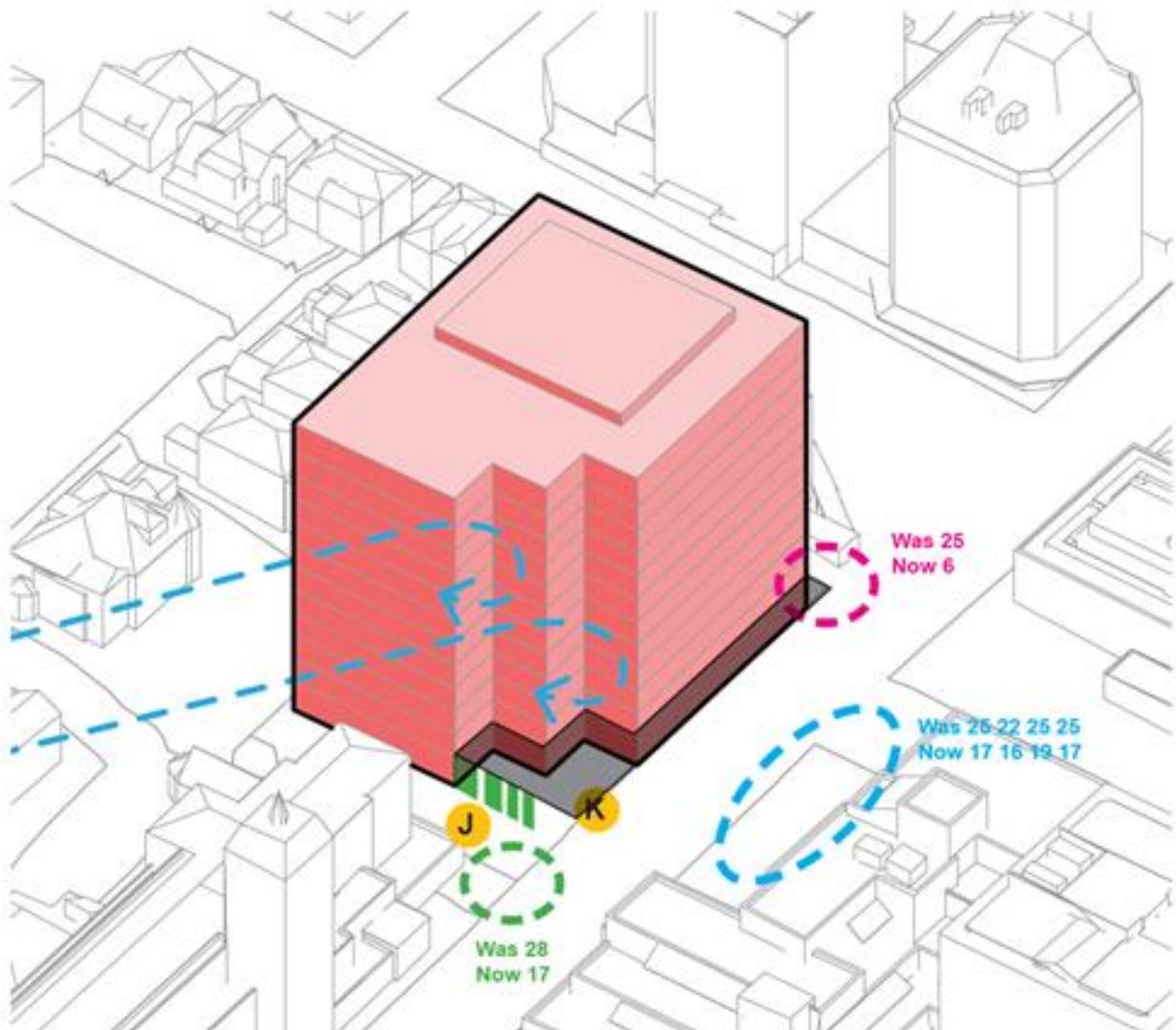
The EPA has engaged Dr Michael Donn to provide an independent review of the WSP Wind Tunnel Study report and other information in the application on wind modelling. Dr Donn has made a request for further information as follows:

In addition to the plans and the wind reports, I have now reviewed the full content of Attachment 4: the Resource Consent Design Statement from Jasmax.

Page 20 contains summary diagram:

Overall Best Performance in Wind Option 5: Stepped Corner

- Previous problem areas - wind reduced below 20m/s threshold
- corner points J&K require localised wind mitigation
- Possible solutions to test at concept design - plaza canopy, hit and miss screening to south boundary, landscaping/trees



This diagram indicates that the park across the road (blue dotted oval) has been measured in 4 different places and has been significantly improved. It also indicates that the area near the entrance has been significantly improved and there is a planned screen to be added.

However, on second glance, the data in this diagram does not fit with the data in the wind tunnel test.

I have compiled the relevant pages from the wind tunnel test to enable comparison and these are enclosed in the attachment.

Before I complete my wind assessment, I would be interested to have the Applicant's comments as to how respective data sets should be reconciled.

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 **Friday 27 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