

File ref: FTC000021

28 October 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.

The Panel records that JASMAX, in response to the McIndoe Urban Peer Review (dated 26 August 2021), provided a report (Architect's Response to Urban Design Peer Review) (dated 17th September 2021), which included Supporting Views (Renders, Elevations, and Photomontages) for the original proposal, plus some similar material for a Lowered Tower Scheme.

The Panel notes that the JASMAX response of 17th September 2021 did not include any amended plans replacing or supplementing its Design Peer Review dated 17 September 2021 included in the original application as lodged.

The Panel is of the view that a final and comprehensive set of plans and other documents (including photomontages) for the amended proposals are of importance should the Panel grant consent for either the Higher (original) or Lower Schemes. As directed by the Panel, the EPA is now seeking the following information:

- A set of new architectural drawings (plans, floor plans, roof treatment and elevations) of the Higher Tower Scheme (original height) to replace Drawings RC-0000 to RC-9001 (Grand Total 38) showing the changes proposed by Architect's Response to the Urban Design Peer Review dated 17 September 2021.
- A similar set of new architectural drawings for the Lower Tower Scheme as outlined by the Architect's Response to the Urban Design Peer Review dated 17 September 2021.

- A plan showing in elevation the revised interface of the stone plinth with the glass treatment above (between levels 2 and 3).
- A plan showing in elevation the addition fins proposed to be included at the top of the building, as well as a description of the material to be used.
- A plan showing the “Overall Circulation Showing Pedestrian and Car Separation” (see Page 68 of 61 Molesworth Street - Resource Consent Design Statement - Rev D, July 2020) showing modification including additional pedestrian entry direct to Molesworth Street.
- An updated Resource Consent Design Statement including updating the attached Design Response and Supporting Studies, where required. (It is anticipated that the Supporting Views document (Response to Urban Design Review) and the Lowered Tower Scheme (Overview, Massing, Height and Scale, Visualisations, and Elevation) would form part of this updated Design Statement.) In particular, the Panel requests revised copies of;
 - 3.2 Visualisations – Main Entry, Pages 30 – 31, and
 - 3.2 Visualisations – Lobby and Café, Pages 32 – 33.
- For the Lowered Tower Scheme revised copies of 2.5 Sun Shading Studies Pages 21 and 22 of 61 Molesworth Street - Resource Consent Design Statement - Rev D, July 2020.
- Confirmation that the photomontages in Section 4.0 Supporting Studies from 61 Molesworth Street - Resource Consent Design Statement - Rev D, July 2020 included as part of the original application, pages 44 – 67 are replaced by the new photomontages provided as part of Architect’s Response to the Urban Design Peer Review dated 17 September 2021.

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 05 November 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