



2020-B-07161

7 October 2020

Eyal Aharoni  
Chief Executive Officer  
Primeproperty Group Limited

s 9(2)(a)

Dear Eyal Aharoni

**COVID-19 Recovery (Fast-Track Consenting) Act 2020 - Notice of Decision (Section 25)  
– Molesworth Street Office Development**

Thank you for your application to refer Molesworth Street Office Development to an expert consenting panel for consideration under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act).

The application is to construct a 12-storey office building including retail/café space and a basement carpark.

I have considered: the application, a report on Treaty of Waitangi obligations, comments received from relevant local authorities and Ministers, and further information provided by the applicant.

Having considered this information, and the requirements of sections 18 and 19 of the Act, I have made a decision, under section 24(2) of the Act to **accept** your application for referral as the project meets the referral criteria in section 18 of the Act and I consider the project will help to achieve the Act's purpose because:

1. The project aims to provide 14 full-time jobs in the first 18 months and another 200 full-time jobs in the following 30 months. These jobs will be in the construction sector which has been impacted by COVID-19.
2. The project seeks to promote a vibrant and well-functioning urban environment by redeveloping a vacant site in the Wellington CBD, which is well-connected by public transport.
3. By developing an underutilised site for high quality office spaces, the project aims to contribute to well-functioning urban environments.
4. Any adverse effects arising from the application and mitigation measures could be tested through the expert consenting panel having regard to Part 2 of the RMA and the purpose of the Act.

### *Information requirements*

I am required under the Act to seek comments on applications from relevant local authorities.

Wellington City Council and Greater Wellington commented on the particular reports or assessments that would be needed to support this application. I have listed these reports and assessments in an Appendix to this decision letter.

Under section 24(2)(d) of the Act, as part of this approval I require you to provide these reports and assessments with your application to the Environmental Protection Authority (EPA). Providing these reports and assessments to the EPA will streamline their consideration of your application.

As required by the Act, I am providing a copy of this decision to the persons, entities and groups specified in section 25(2).

Please contact officials at the Ministry for the Environment ([fasttrackconsenting@mfe.govt.nz](mailto:fasttrackconsenting@mfe.govt.nz)) if you have any questions or wish to discuss this decision.

Yours sincerely



Hon David Parker  
**Minister for the Environment**

cc Ministers of/for:

Arts, Culture, and Heritage; Conservation; Climate Change; Defence; Education; Housing; Infrastructure; Land Information; Local Government; Māori Crown Relations—Te Arawhiti; Transport; Treaty of Waitangi Negotiations; and Urban Development

## APPENDIX OF INFORMATION REQUIREMENTS (SECTION 24(2)(d) OF THE ACT)

- A heritage report prepared by a heritage expert [required because the site is adjacent to the heritage listed Cathedral of Saint Pauls and protection of historic heritage is an important consideration in both the RMA and the Act (section 19(d)(viii)]
- A preliminary site investigation (PSI) or detailed on-site investigation (DSI) report and compliance with any requirements of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 [because the site is classified as contaminated land.]
- A Design Statement, including a statement as to how the proposal achieves design excellence given that the building height exceeds the permitted height, but is within the 15% design excellence allowance.
- A written approval of Wellington Water Limited if the proposal involves a discharge of dewatered water and/or stormwater to the stormwater network during works.
- An earthworks management plan.
- A summary of any consultation undertaken with iwi or Heritage New Zealand Pouhere Taonga.
- Any additional information required to be submitted by the district council and the regional council if the application went through standard Resource Management Act processes. This will require consideration of the information requirements specified in the relevant district and regional plans.