

Application for a project to be referred to an expert consenting panel

(Pursuant to Section 20 of the COVID-19 Recovery (Fast-track Consenting) Act 2020)

For office use only:	Application number:
	Date received:

This form must be used by applicants making a request to the responsible Minister(s) for a project to be referred to an expert consenting panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020.

All legislative references relate to the COVID-19 Recovery (Fast-track Consenting) Act 2020 (the Act), unless stated otherwise.

The information requirements for making an application are described in Section 20(3) of the Act. Your application must be made in the approved form and contain all of the required information. If these requirements are not met, the Minister(s) may decline your application due to insufficient information.

Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail, sufficient to inform the Minister's decision on the application, as opposed to the level of detail provided to an expert consenting panel deciding applications for resource consents or notices of requirement for designations.

We recommend you discuss your application and the information requirements with the Ministry for the Environment (the Ministry) before the request is lodged. Please contact the Ministry:

Email: fasttrackconsenting@mfe.govt.nz

The Ministry has also prepared [Fast-track consenting guidance](#) to help applicants prepare applications for projects to be referred.

Applications must be submitted to the Minister via email: fasttrackconsenting@mfe.govt.nz

To complete this form, please scroll down and click in the appropriate field.

Part I: Applicant

Applicant details

Person or entity making the request:

Te Herenga Waka—Victoria University of Wellington

Contact person: Grant Guilford

Job title: Vice-Chancellor

Phone: s 9(2)(a)

Email: s 9(2)(a)

Postal address: PO Box 600, Wellington

Address for service (if different from above)

Organisation: Urban Perspectives Ltd

Contact person: Peter Coop

Job title: Resource Consent Consultant

Phone: s 9(2)(a)

Email: s 9(2)(a)

Email address for service: s 9(2)(a)

Postal address: PO Box 9042, Wellington 6141

Part II: Project location

The application (click to place an "X" in the relevant box):

- does not relate to the coastal marine area
- relates partly to the coastal marine area
- relates wholly to the coastal marine area.

If the application relates to the coastal marine area wholly or in part, references to the Minister in this form should be read as the Minister for the Environment and Minister of Conservation.

Site address / location:

320-320A The Terrace, Wellington

Attached is a site plan that identifies the location of the project.

A cadastral map and/or aerial imagery to clearly show the project location will help.

Legal description(s):

Gordon Wilson Flats

Address: 320 The Terrace

Record of title: 256859

Legal description: Lot 1 Deposited Plan 363050

McLeans Flats

Address: 320A The Terrace

Record of title: 256860

Legal description: Lot 2 Deposited Plan 363050

Substation

Address: 302 The Terrace

Record of title: WN704/50

Legal description: Pt Lot 1 Deposited Plan 7388"

Copies of the records of title are attached.

A current copy of the relevant Record(s) of Title will help.

Registered legal land owner(s):

Victoria University of Wellington (VUW) and Wellington Electricity Lines Ltd (WEL).

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work that is required for the project:

As shown on the records of title attached, the University is the legal owner of 320 and 320A The Terrace (being the land held in records of title 256859 and 256860 respectively).

Adjoining 320 The Terrace is a small parcel of land owned by WEL (held in record of title WN704/50). It accommodates an electricity substation. The University is in negotiations with WEL for a land exchange for the re-provision and upgrading of the substation as part of the project. It is anticipated this will be mutually beneficial. If the land exchange does not occur, the University will not seek consent in respect of the WEL substation site.

Part III: Project details

Description

Project name: Te Huanui – A New Front Door for our Global-Civic University

Project description:

Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

Context

Te Herenga Waka—Victoria University of Wellington has a vision to be a world-leading capital city university and one of the great global-civic universities. This vision is supported by a goal to expand the transformative impact that the University has on the wider community through teaching, research and engagement.

With three distinctive campuses, two embedded in the city centre and one in Kelburn, we are an integral part of Wellington's pulse and landscape.

Key drivers for the University are a determination to seize opportunities to expand our international position and showcase ourselves as a world-leading capital city university in the Asia-Pacific region. We are connected to New Zealand's decision makers, industry partners and the Wellington community through our inner city location. Our three campuses are clearly identifiable as part of the University footprint in the city of Wellington. Our vision is for those campus locations to support the highest

standards of scholarship and research and therefore to continue to contribute to New Zealand's economic and social aspirations.

The Covid-19 pandemic means that the strategic context in which we operate in is changing. The Te Herenga Waka Resilience Programme will guide and inform our future operating model and, as part of this, it will be more important than ever to use our estate as best as we can. Moreover, we will seek opportunities arising from Covid-19 to become even more student-focused and to make a step change in how we use our buildings and other spaces. Our campuses will be the anchor for our university community and encourage vibrant, face-to-face experiences.

On campus experiences will be blended with our digital platform so that students can learn at the pace and place of their choice. Our digital platform will also connect staff with international communities of research. Our Campus Master Plan 2020 will guide our decision making around capital investment in our buildings and campuses by setting our objectives, forecasting demand, identifying challenges and planning an ambitious ten-year roadmap that articulates how we will deliver on our vision.

There is an opportunity for New Zealand to benefit from the strong international reputation we have gained through our handling of the COVID-19 crisis. The world class facilities proposed by our project will significantly contribute to the objectives of this recovery plan.

Te Huanui Project

The project for which referral is sought is the Te Huanui Project. The name Te Huanui denotes a pathway and the prosperity gained along one's journey.

The project involves the redevelopment of our site at 320 and 320A The Terrace to meet the changing needs of our students, staff and research partners by building a hub of 17,000m² of innovative teaching and research facilities, a pedestrian plaza that will positively contribute to the neighbourhood and streetscape, and a new pedestrian link from The Terrace up to the main Kelburn Campus and beyond.

Attached are a set of drawings of the project. The lead designers are award winning Athfield Architects Ltd, advised by a skilled team of campus planners and designers.

The existing site contains unsafe and derelict buildings that are vacant, unusable and earthquake prone and significantly detract from the neighbourhood. Our project will transform the site with world class learning, teaching and research facilities in modern, fit for purpose buildings that are integrated with our existing Kelburn Campus. The positive contribution to the neighbourhood, city and region will be significant.

The scale of the proposed investment in the project is approximately s 9(2)(b)(ii). This represents the University's largest proposed investment into the Wellington economy for many years. Stage 1 investment alone will be in the order of s 9(2)(b)(ii)

This scale of investment will be transformative for the site and significantly assist the Government's efforts to promote the recovery from the adverse effects of the Covid-19 pandemic, including our ability to attract international students in future and contribute outstanding graduates to the regional and national economies.

Attached is a brief statement that provides further explanation of the site context and our project objectives.

Where applicable, describe the staging of the project, including the nature and timing of the staging:

If the project is referred, resource consent could be granted in the last quarter of 2020.

Detailed design work is therefore programmed to commence in the fourth quarter of 2020 with on-site works for Stage 1 commencing in the second quarter of 2021.

Stage 1 will include demolition, enabling works, the two main new teaching and research buildings, basement parking/servicing, plaza and associated landscaping, pedestrian link from The Terrace up to the Kelburn Campus, and alterations and repurposing of the existing McLean Flats Building. Completion of Stage 1 will occur in the first quarter of 2026.

Stage 2 comprises the balance of the project and will be influenced by the Covid-19 recovery and student enrolment numbers, including international enrolments.

Consents / approvals required

Relevant local authorities: Greater Wellington Regional Council and Wellington City Council

Resource consent(s) / Designation required (click to place an "X" in the relevant box/s):

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Land-use consent | <input type="checkbox"/> Subdivision consent | <input type="checkbox"/> Coastal permit |
| <input type="checkbox"/> Water permit | <input type="checkbox"/> Discharge permit | <input type="checkbox"/> Designation |
| <input type="checkbox"/> Alteration to designation | | |

Rule(s) consent is required under and activity status:

Please provide details of all rules consent is required under. Please note that Section 18(3)(a) of the Act details that the project **must not include** an activity that is described as a prohibited activity in the Resource Management Act 1991, regulations made under that Act (including a national environmental standard), or a plan or proposed plan.

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
District Plan	Rule 30.2.1	Earthworks in excess of the earthworks standards	Restricted Discretionary Activity	Areas proposed for construction
District Plan	Rule 32.2.1	To disturb soil that has the potential to be contaminated	Restricted Discretionary Activity	Small localised areas of the site
NES Soil Contamination	Regulation 11	To disturb soil that has the potential to be contaminated	Discretionary Activity	Small localised areas of the site
District Plan	Rules 5.4.1 and 5.4.4.A	Non-residential activities and non-residential buildings on a Residential Area site	Discretionary Activity	320A The Terrace (McLean Flats site)
District Plan	Rule 21A.2.1	Demolition of a listed heritage building (Gordon Wilson Flats)	Restricted Discretionary Activity	320 The Terrace
District Plan	Rule 9.2.3	Management of the demolition of Gordon Wilson Flats	Controlled Activity	320 The Terrace

Relevant plan / standard	Relevant rule / regulation	Reason for consent	Activity status	Location of proposed activity
District Plan	Rule 9.3.2	Construction of buildings and structures	Restricted Discretionary Activity	320 The Terrace

320 The Terrace is zoned Institutional Precinct under the Wellington City District Plan. The Precinct applies to Te Herenga Waka—Victoria University of Wellington, Massey University and Wellington Hospital, all of which are major institutions located among residential areas close to the central area. These three institutions were previously protected by Public Works designations and make an important contribution to the cultural and economic welfare of the city.

Because of their special characteristics, these institutions are the subject of specific management provisions in the District Plan. In particular, the District Plan recognises that:

- sites are intensely developed
- the institutions generate large flows of people and vehicles both day and night
- considerable pressure for change is arising from growing student numbers and a need to become more integrated with other community activities.

Activities associated with the primary function of the relevant institution, i.e. university-related activities, are permitted. Resource consent is required for some earthworks, demolition and construction activities as set out in the table above.

320A The Terrace, having been purchased by the University only recently (2019), remains zoned Inner Residential, therefore university-related activities require resource consent in this zone as set out in the table above. There will be an opportunity for the re-zoning of this site through the up-coming Wellington District Plan review process.

It is confirmed that the project does not include any activity that is a prohibited activity under the RMA, its regulations, or Plan or Proposed Plan.

Resource consent applications already made, or notices of requirement already lodged, on the same or a similar project:

Please provide details of the applications and notices, and any decisions made on them. Schedule 6 clause 28(3) of the Act details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991 in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Act for the same, or substantially the same, activity.

No applications for resource consent applications for the project have been applied for and which need to be withdrawn under schedule 6 clause 28(3) of the Act.

Resource consent(s) / Designation required for the project by someone other than the applicant, including details on whether these have been obtained:

No resource consents/designations are required for the project by anyone other than the Applicant.

Other legal authorisations (other than contractual) required to begin the project (eg, authorities under the Heritage New Zealand Pouhere Taonga Act 2014 or concessions under the Conservation Act 1987), including details on whether these have been obtained:

As the site was associated with human activity prior to 1900, an archaeological authority will be required under the Heritage New Zealand Pouhere Taonga Act 2014. The authority has not yet been applied for; however:

- the areas necessary for ground disturbance for the project have previously been subject to large scale excavation when the existing buildings were constructed
- the likelihood that any archaeological resources will be encountered during the earthworks required for this project is therefore remote
- accidental discovery protocols for archaeological resources will be adhered to in accordance with the authority, once obtained.

Construction readiness

If the resource consent(s) are granted, and/or notice of requirement is confirmed, when do you anticipate construction activities will begin, and be completed?

Please provide a high level timeline outlining key milestones, eg, detailed design, procurement, funding, site works commencement and completion.

Based on the project being granted referred project status under the Act, the key milestones are anticipated to be:

- Q4 2020 = Resource consent obtained
- Q4 2020 = Design process (18 months duration)
- Q2 2021 = Demolition works commence (8 months duration)
- Q4 2021 = Enabling works (6 months)
- Q2 2022 = Main construction works (46 months)
- Q1 2026 = Stage 1 completed for the start of the academic year
- 2027 and beyond = Stage 2

Part IV: Consultation

Government ministries and departments

Detail all consultation undertaken with relevant government ministries and departments:

Not applicable

Local authorities

Detail all consultation undertaken with relevant local authorities:

Wellington City Council (and its resource consent, heritage and urban design officers) has previously supported growth of the university and the delisting and demolition of the derelict Gordon Wilson Flats. This has included changing the zoning of the land from Residential to VUW Institutional Precinct. We are also in consultation with Wellington City Council officers about this project. This has assisted to identify the applicable rules under the District Plan and information requirements for the application for resource consent.

There has been consultation with resource consent officers of the Greater Wellington Regional Council. This has confirmed that while regional resource consents may be required for the project, whether any such consents are required should be determined by GWRC following detailed design (i.e. in Q3 2021).

Other persons/parties

Detail all other persons or parties you consider are likely to be affected by the project:

Persons affected will include:

- University staff, students and researchers
- economic promotion organisations (e.g. Wellington Chamber of Commerce and the economic promotion departments / policy makers within the City and Regional Councils)

- residential neighbours
- heritage advocates.

Detail all consultation undertaken with the above persons or parties:

Affected residents have been advised of the plans through a flyer drop and invitation to an open meeting (27 July 2020). We have also established a website for the project (www.wgtn.ac.nz/huanui) to provide comprehensive information, invite feedback and questions and advise our intention to apply for resource consent.

There has previously been consultation with Heritage NZ. Neither the Gordon Wilson Flats or the McLean Flats are listed by Heritage NZ and the site is not within a Heritage Area.

Part V: Iwi authorities and Treaty settlements

For help with identifying relevant iwi authorities, you may wish to refer to [Te Kāhui Māngai - Directory of Iwi and Māori Organisations](#).

Iwi authorities and Treaty settlement entities

Detail all consultation undertaken with iwi authorities whose area of interest includes the area in which the project will occur:

Iwi authority	Consultation undertaken
	The location of the project is not identified in any statutory or non-statutory Plan as being of special importance to Māori. Consultation has yet to occur with the relevant iwi authority but a Cultural Impact Assessment will be sought from them and included in the application for resource consent as required by the Act.

Detail all consultation undertaken with Treaty settlement entities whose area of interest includes the area in which the project will occur:

Treaty settlement entity	Consultation undertaken
	The location of the project is not identified in any statutory or non-statutory Plan as being of special importance to Māori. Consultation has yet to occur with the relevant iwi authority/Treaty settlement entity but a Cultural Impact Assessment will be sought from them and included in the application for resource consent as required by the Act.

Treaty settlements

Treaty settlements that apply to the geographical location of the project, and a summary of the relevant principles and provisions in those settlements, including any statutory acknowledgement areas:

Section 18(3)(b) of the Act details that the project **must not include** an activity that will occur on land returned under a Treaty settlement where that activity has not been agreed to in writing by the relevant land owner.

The project does not involve land returned under a Treaty settlement.

Part VI: Marine and Coastal Area (Takutai Moana) Act 2011

Customary marine title areas

Customary marine title areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(c) of the Act details that the project **must not include** an activity that will occur in a customary marine title area where that activity has not been agreed to in writing by the holder of the relevant customary marine title order.

The project is not within a customary marine title area.

Protected customary rights areas

Protected customary rights areas under the Marine and Coastal Area (Takutai Moana) Act 2011 that apply to the location of the project:

Section 18(3)(d) of the Act details that the project **must not include** an activity that will occur in a protected customary rights area and have a more than minor adverse effect on the exercise of the protected customary right, where that activity has not been agreed to in writing by the holder of the relevant protected customary rights recognition order.

The project is not within a protected customary rights area.

Part VII: Adverse effects

Description of the anticipated and known adverse effects of the project on the environment, including greenhouse gas emissions:

In considering whether a project will help to achieve the purpose of the Act, the Minister may have regard to, under Section 19(e) of the Act, whether there is potential for the project to have significant adverse environmental effects. Please provide details on both the nature and scale of the anticipated and known adverse effects, noting that Section 20(2)(b) of the Act specifies that the application need only provide a general level of detail.

The proposed demolition of the Gordon Wilson Flats may result in adverse effects on historic heritage. This building is a listed heritage building under the District Plan; however it is not listed by Heritage New Zealand Pouhere Taonga (Heritage New Zealand) on the New Zealand Heritage List / Rārangī Kōrero.

The University has commissioned an independent heritage assessment of both Gordon Wilson Flats and the McLean Flats from a heritage expert. Although not currently included in the District Plan as a heritage building, the heritage assessment concludes the McLean Flats has significant heritage value. The proposed demolition of the Gordon Wilson Flats will be mitigated by the proposed retention, restoration and adaptive reuse of the McLean Flats. Other mitigation measures such as digital recording will be proposed as conditions of resource consent.

There will be temporary adverse effects associated with the process of demolition of Gordon Wilson Flats. These are anticipated and provided for by Controlled Activity Rule 9.2.3 of the District Plan. The Demolition Management Plan required under Rule 9.2.3 (see table in Part III of this application) will ensure the temporary adverse effects are avoided or appropriately mitigated.

There will be temporary adverse effects from earthworks and construction but these will be appropriately mitigated by the City Council's standard resource consent conditions that will be proposed. The conditions will require the preparation of an Earthworks and Construction Management Plan, Construction Traffic and Parking Management

Plan, Contaminated Soil Management Plan, and Geotechnical Supervision.

This project will have a wide range of positive effects that cumulatively will significantly outweigh any adverse effects including:

- (i) assisting the purpose of the Covid-19 Recovery (Fast-track Consenting) Act 2020
- (ii) efficiently utilising the site for the benefit of the community
- (iii) addressing the derelict and earthquake prone buildings
- (iv) improving sunlight access into adjoining sites
- (v) creating an attractive and accessible neighbourhood plaza
- (vi) creating a new pedestrian link from The Terrace up to the Kelburn Campus and beyond
- (viii) providing new and fit for purpose learning and teaching floorspace for students and staff
- (ix) providing dedicated research facilities for students, staff, and research/teaching partners
- (x) an enhanced, activated streetscape.

Part VIII: National policy statements and national environmental standards

General assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard:

The only National Policy Statement that is relevant to this project is the new National Policy Statement on Urban Development (NPS-UD) which will come into force on 20 August 2020.

Objectives 1 and 4 of the NPS-UD are of particular relevance to the project. These objectives direct that:

Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities and future generations.

The project will give effect to these objectives in the following ways:

- The repurposing of the site recognises the changing needs of people over time. The site is a valuable inner city resource that has not been utilised for some years and was underutilised for decades prior. The project will unlock the potential of this key resource, with the proposed buildings providing a place of education and employment for many, and the pedestrian connection up to the Kelburn Campus and beyond providing a valuable pathway all. The site will once more become a part of, and contribute to, the functioning of Wellington's urban environment.
- The excellent teaching and research facilities proposed to be developed will enable students, staff and the University research partners to provide for their social, economic, cultural and environmental wellbeing and assist in the recovery from the adverse effects of the COVID-19 pandemic.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) has limited relevance to the project. This is because there are only limited pockets of potential contamination. Any earthworks will be appropriately managed by adopting standard safety protocols that will be incorporated into the Earthworks Management Plan proposed as a condition of resource consent.

Part IX: Purpose of the Act

Your application must be supported by an explanation of how the project will help to achieve the purpose of the Act, being to “urgently promote employment to support New Zealand’s recovery from the economic and social impacts of COVID-19 and to support the certainty of ongoing investment across New Zealand, while continuing to promote the sustainable management of natural and physical resources”.

In considering whether the project will help to achieve the purpose of the Act, the Minister may have regard to the specific matters referred to below, and any other matter that the Minister considers relevant.

Project’s economic benefits and costs for people or industries affected by COVID-19:

Wellington’s economy has been adversely affected by the Covid-19 pandemic, notably in the consultancy, construction and services sectors that are sensitive to the decline in development investment. In addition, the tertiary education sector has been severely impacted, in particular due to impacts on international student enrolments. There is strong potential to capitalise on New Zealand’s good international reputation, which has benefited from the handling of the COVID-19 crisis. By initiating the project during a period of lower enrolment, we would hope to generate employment during the construction period, and subsequently position the University to deliver a new world class facility as New Zealand reopens for business in the near future.

The scale of investment associated with this project is very significant with ^{s 9(2)(b)(iii)} proposed for Stage 1 alone. The level of employment this will underpin will be commensurately significant (see Employment/Job Creation section). The project will initially employ a wide range of building design personnel, including the likes of architects, landscape architects, structural and civil engineers, quantity surveyors, building services engineers, and project managers.

Referral of the project will enable this employment to begin in Q4 2020 and extend for 18 months. Referral of the project will also enable site works (demolition and enabling works) to start in Q2 2021, with the main construction works starting in Q2 2022 and continuing for nearly four years (46 months).

There will be indirect employment supported by the project; for example, Council personnel, local food and beverage operators, security personnel, and accommodation for construction crews.

When completed, the University’s new world class learning, teaching and research facilities in a key gateway location on The Terrace will provide a compelling drawcard for domestic and international students and researchers who are committed to furthering their tertiary education and expert research careers.

Project’s effects on the social and cultural wellbeing of current and future generations:

The project will enhance the attractiveness of New Zealand, and Wellington specifically, for tertiary education, teaching and research in world class campus facilities. Future generations of students, staff and researchers will benefit from the site being transformed from its derelict and unusable existing environment to a highly usable and attractive educational campus.

Whether the project would be likely to progress faster by using the processes provided by the Act than would otherwise be the case:

If the project is referred, resource consent could be granted in Q4 2020. Should the project instead be processed under the RMA, it will need to be publicly notified, which will introduce uncertainty, delay and significant additional cost which could undermine the project’s overall viability.

If the normal RMA processes are used, determination of the application is unlikely to be achieved until well into 2022,

an 18-24 month delay. This will delay employment and there will be significant opportunity cost due to escalation. Cost Managers RLB have calculated the cost to the university could be in the order of s 9(2)(b)(ii)

We have strong reason to believe that referral of this project by the Minister will provide the certainty of investment needed to promote employment to support Wellington's and New Zealand's recovery from the adverse economic and social impacts of the Covid-19 pandemic.

Whether the project may result in a 'public benefit':

Examples of a public benefit as included in Section 19(d) of the Act are included below as prompts only.

Employment/job creation:

Referral of the project and the granting of resource consent will immediately enable the employment of a range of consultants to undertake the detailed design, project management and procurement of construction personnel.

RCP Ltd has estimated that approximately 30 consultancy disciplines will be employed in the project and between 60-90 FTE positions generated, 90 at peak, and with the majority needing to be employed regularly or for consistent periods during the four-year construction period.

RCP also estimate that additional demolition, earthworks and construction related employment will be between 250-350 persons covering the wide range of construction related trades and supply. Examples include the supply and transport of materials, construction logistics, building construction, building fit out, and commissioning of plant. Examples of post-construction jobs include facilities management, and employment in building and site maintenance work.

Additional employment supported by the project will include Wellington City Council building inspectors, compliance monitoring officers, security personnel and service/hospitality providers in the near vicinity of the project.

Housing supply:

The project relates to the tertiary education sector and does not involve housing.

The site does not form part of the overall campus strategy for student and postgraduate housing. Student accommodation facilities are located and planned elsewhere on the existing Kelburn Campus.

Contributing to well-functioning urban environments:

The existing site, complete with large derelict buildings, significantly detract from the urban environment.

The project will remedy this, transforming the site into an integral part of the University campus, providing a new 'front door' to the City, and creating a new pedestrian link from The Terrace up to the existing campus and beyond. Along with state-of-the-art teaching and research facilities, the project will include a spacious outdoor entrance, which would become a space for daytime events. The pedestrian link will assist to reinvigorate the south of The Terrace.

The project will be attractively designed by award-winning Athfield Architects Ltd and Wraight and Associates Landscape Architects Ltd, and will significantly enhance the amenity of neighbours and the streetscape of The Terrace.

The University has also employed independent urban design experts McIndoeUrban Ltd to provide input into and peer review the project design, thereby ensuring that the high design standards required by the University for new campus development are reflected in the project.

Providing infrastructure to improve economic, employment, and environmental outcomes, and increase productivity:

The Wellington Regional Economic Strategy tasks the University to invest in the provision of infrastructure to improve the region's and Wellington's economic performance.

New social infrastructure such as this project (as well as excellent teaching and research staff it will attract) will be critical to making New Zealand and Wellington more attractive for both overseas and domestic students and optimising the University's international reputation as a world class learning and research facility. A high standard of University infrastructure will help persuade more students to commit themselves to tertiary education, which in turn will contribute to New Zealand's skilled workforce. Economic and productivity gains will continue to increase over time.

This project is strongly aligned to this desirable goal.

Improving environmental outcomes for coastal or freshwater quality, air quality, or indigenous biodiversity:

The urban nature of the project means that it will not directly improve coastal, freshwater, air quality or biodiversity outcomes. The project does not involve activities that would adversely impact these environmental outcomes.

Minimising waste:

At the detail design stage of the project, consideration will be given to waste minimisation initiatives during construction, including careful selection of material sizes, utilising local supplies where available, and reuse/recycling of by-products from construction.

Contributing to New Zealand's efforts to mitigate climate change and transition more quickly to a low-emissions economy (in terms of reducing New Zealand's net emissions of greenhouse gases):

The project is targeting formal Net Zero Carbon certification through alignment with the New Zealand Green Building Council's CarboNZero certification scheme.

This will result in a strong design focus on the incorporation of passive design principles and energy efficiency, avoidance of on-site fossil fuel combustion (all electric systems) and reduced embodied carbon in the building structure and construction materials. A large proportion of building structures will be of timber construction, significantly reducing the upfront embodied carbon associated with conventional concrete and steel.

An aspirational target for the project is to also achieve formal Net Zero Energy certification. Opportunities are being explored for the building itself to be used as a Living Laboratory for academic study and research in conjunction with the energy, architecture and building science programmes. This will in turn further focus students and the Wellington public on the building's climate change response.

The development will be aligned with Green Star criteria that support climate change mitigation such as the incorporation of facilities that promote low carbon modes of transport, the minimisation of construction and demolition waste to landfill, facilities to help reduce operational waste, and the specification of low environmental impact materials.

The aim is that the project will be an exemplar carbon responsive development and in turn will demonstrate how other developments can also transition to a low-emission economy.

Promoting the protection of historic heritage:

Neither the existing Gordon Wilson Flats nor the McLean Flats are included by Heritage New Zealand in the New Zealand Heitage List/Rārangī Kōrere. The site is also not within a heritage area.

The Gordon Wilson Flats building is currently listed on the District Plan heritage list. A previous application to the Wellington City Council for removal of the Gordon Wilson Flats from the heritage list was successful. While this was

overturned on appeal to the Environment Court, the Environment Court decision included a strong dissenting decision from the sitting Judge (the majority decision was delivered by two commissioners).

The University has commissioned an independent assessment of the heritage value of both buildings and this has confirmed that both have heritage value, with the McLean Flats arguably having more value than the Gordon Wilson Flats. The feasibility of retaining the Gordon Wilson Flats in the middle of the redevelopment site has been extensively assessed by the University; however, no alternative site layout or design is viable.

The loss of heritage value by the demolition of Gordon Wilson Flats will be offset by the retention and repurposing of McLean Flats.

In addition, there will be ongoing returns to the community from enhancing the learning, teaching and research service to the community that will be able to be provided by the University through this project. Other benefits to the community include, but are not limited to, the new pedestrian link from The Terrace to and through the Kelburn campus and beyond, improved sunlight access into adjoining properties to the south, significant enhancement to the existing environment of the site, and activation of the street frontage.

Strengthening environmental, economic, and social resilience, in terms of managing the risks from natural hazards and the effects of climate change:

The project will address the existing unsafe state of the buildings and site and enable the removal of the existing security fences and measures that have had to be put in place to keep people away from the buildings and site because of danger from falling masonry, particularly during seismic events.

The project will be designed with a high level of resilience to ground shaking events commensurate with the importance of providing students, staff and visitors with safety and security. The buildings will be greater than 100%NBS (IL3) and incorporate Low Damage Design principles.

Other public benefit:

As previously noted, the project will have public benefits mainly by significantly improving the streetscape and visual amenity compared to the existing environment.

The project will also make good use of existing public infrastructure by not requiring additional roads or reticulated infrastructure from the Wellington City Council or its agents (i.e. Wellington Water Ltd).

Whether there is potential for the project to have significant adverse environmental effects:

There is no potential for the project to have significant adverse environmental effects. This is mainly because:

- (i) assessed against the existing environment (an unusable site and derelict, unsafe buildings), the project is overwhelmingly positive
- (ii) the project has a high level of consistency with the applicable design guidance contained in the District Plan and in the NZ Urban Design Protocol
- (iii) the project has a high level of consistency with the Covid-19 Recovery Act in promoting employment and peoples safety, health and wellbeing under s5 of the RMA.

Part X: Climate change and natural hazards

Description of whether and how the project would be affected by climate change and natural hazards:

The location of the project is not within any hazard area identified by the District and is sufficiently elevated above Wellington Harbour to be well positioned to cope with the effects of climate change and sea level rise.

The project will be designed with a high level of resilience to ground shaking events commensurate with the importance of providing students, staff and visitors with safety and security. The buildings will be greater than 100%NBS (IL3) and incorporate Low Damage Design principles

Part XI: Track record

A summary of all compliance and/or enforcement actions taken against the applicant by a local authority under the Resource Management Act 1991, and the outcome of those actions:

Local authority	Compliance/enforcement action and outcome
Greater Wellington Regional Council	No compliance and/or enforcement action has been taken against the Applicant under the RMA.
Wellington City Council	No compliance and/or enforcement action has been taken against the Applicant under the RMA.
	[Tab to add further rows]

Part XII: Declaration

By typing your name in the space provided, you are electronically signing this application form and certifying the information given in this application is true and correct.

Grant Guilford

4 August 2020

Signature of person or entity making the request

Date



Important notes:

- Please ensure all sections, where relevant, of the application form are completed as failure to provide the required details may result in your application being declined.
- Further information may be requested at any time before a decision is made on the application.
- Information presented to the Minister for the Environment and/or Minister of Conservation (and the respective agencies) is subject to disclosure under the Official Information Act 1982 (OIA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA. Further information on the OIA is available at www.ombudsmen.parliament.nz.

Information held by the Minister(s) and the agencies may have to be released under the OIA in response to a request from a member of the public (or any other body) for that information unless there are grounds for withholding that information. The grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information.

Checklist

Where relevant to your application, please provide a copy of the following information (click to place an "X" in each box to confirm):

- Correspondence from the registered legal land owner(s)
- Correspondence from persons or parties you consider are likely to be affected by the project
- Written agreement from the relevant landowner where the project includes an activity that will occur on land returned under a Treaty settlement.
- Written agreement from the holder of the relevant customary marine title order where the project includes an activity that will occur in a customary marine title area.
- Written agreement from the holder of the relevant protected customary marine rights recognition order where the project includes an activity that will occur in a protected customary rights area.

Released under the provisions of the Official Information Act 1982