



13 July 2021

Environmental Protection Authority

C/O Elliott Dennett

Senior Advisor

Fast-track Consents

Environmental Protection Authority

by email: molesworthfasttrack@epa.govt.nz

Duncan Laing

Chairperson

Molesworth Street Office Development Expert Consenting Panel

Tēnā koe

The Thorndon Residents' Association is appreciative of being given information for consideration concerning: *the Covid 19 Recovery (Fast Track Consulting) Referred Projects Order 2020 Schedule for* [REDACTED].

The Association has made the information available to residents via its website.

This is a newly planned building by Prime Property. The previous building on the site was demolished shortly after it succumbed to the Kaikoura earthquake sequence in 2016. The scope of this project is to construct a 12-storey office building that includes retail or café space, a lobby, loading bays, and basement carpark.

The Association submitted a number of questions concerning the development and most of these received detailed and timely replies. We appreciated Elliott Denett's timeliness.

The Thorndon Residents' Association is pleased that this part of Thorndon will again be developed rather than being a wasteland/parking space.

There were naturally several issues that are not covered in the reports which make up the developer's submission but that will have an impact on businesses, residents and pedestrians during the construction period of the development.

The Association is concerned that a comprehensive traffic management plan be developed as well as a comprehensive construction plan (including progress dates). The Thorndon Residents' Association would request being kept up-to-date with the content of both plans when work actually begins. This will enable the Association to help keep residents informed and any adverse issues can be alerted by the Association to the construction company via a site or project manager.

The Association was informed in regular meetings held every two months of the progress of the demolition of Revera House and the Freyberg House/Defence House which was on the corner of Aitken and Mulgrave Streets. Both those buildings were victims of the Kaikoura event.

This allowed the Association to inform residents of progress and maintain excellent communication with the construction companies involved in the demolition work.

The Thorndon Residents' Association would formally request the same courtesy be accorded it during the construction of the new building at [REDACTED].

The Association questions the following reference. There is no James Street in the area.

*1.2 SITE ACCESS Access to the site during construction will be via **James** Street with a stabilised entry to the site. The approved traffic management plan (by the Contractor) should always be adhered to.*

The Association also questions the identification of Molesworth Street as a Collector road and Mulgrave as a Principal road and yet under *Attachment 7: Traffic Report* there is no mention of Murphy Street. Given the site's location, Murphy St is the likely busy feeder route used to travel to the site from the urban motorway, and linked along Pipitea St. Is there an explanation for Murphy not being mentioned (or for that matter Pipitea)? Is there some analysis missing in this regard?

Nāku noa, nā

R

Richard Murcott

Chair
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