

Meeting Two: Revera House decommissioning

Friday 31 March 2017 10am Wellington Regional Emergency Management Office (WREMO)

Hosts: Ken Bailey

Jacqui Hastie

Both hosts are part of the Wellington City Council's (WCC) Recovery/Resilience Team (RE: 14 November 2016 earthquake). This meeting was specifically concerning buildings in Thorndon.

The representative for Revera House was present – Mark Crosswell. There was no representative from the Defence building.

The subject of this meeting is the decommissioning of Revera House.

It should not be underestimated the impact decommissioning, demolition and building will have on Thorndon/Pipitea as a result of the 14 November 2016 earthquake.

The Thorndon Residents Association is concerned about the well being of the suburb/community.

The following issues were raised by the TRA and answers are in RED.

Traffic

Detailed planning needs to be presented as any part of a Building Consent request submitted by contractors to the Wellington City Council to alter the suburbs present landscape. The Council must approve the best possible solution to traffic flow and must monitor and stop any change that may happen if trucks/contractors find the exiting and entering the narrow roads, in the immediate area, too difficult.

WCC representatives made it clear that the Building Consents once submitted and approved would result in notifications where applicable to interested parties but were not going to be available for discussion or debate prior to approval.

Thorndon/Pipitea is the gateway in and out of Wellington. It contains the motorway, Tinakori Road and Thorndon Quay as major arterial routes in and out of the city. There are 'bottleneck' times and places already caused by the volume of traffic that traverses the suburb.

There are 3 secondary schools, 3 primary schools and a number of crèche in the area. Primary creates 2.30pm – 3.30pm pick-up issues (mainly private cars not buses), Secondary 3.3pm – 4pm pick-ups with considerable road blockages in Pipitea, Hobson, and Molesworth Sts.

Revera are aware of the traffic issues and times when these issues are at their height according to their representative who states they have studied the matter. They will work outside these peak times in terms of moving materials off site.

Pipitea is a narrow street, made worse by the extended curbage outside the GCSB and Wellington Girls College (there is a crossing at this point as well). Both these areas have 5 minute parking spaces.

There is parking underneath Revera House for the workers (60 carparks) and so they will not encroach on surrounding areas.

Put these times together with general traffic flows and there are at times impassable roads. Hobson St (south) has both Ambulance and Fire Services that need clear access from their depots at the end of the road.

There will be no blockage caused by the decommissioning of Revera House as they will be moving trucks in a different direction.

Flows of traffic outside Revera House will depend if any further encroachment occurs onto the road. At present the footpath has a covered walkway to protect pedestrians.

There is a covered walkway on the pavement outside the building and scaffolding will be erected around the building in the next few weeks. The scaffolding will be covered in fine mesh. Sealing the building in the white wrap seen recently in buildings around Wellington has proved to be a problem with the wind blowing this protection off the buildings.

What scaffolding would be needed by St Pauls Apartments for their water proofing project?

This has not been made clear yet.

Revera House would be taking trucks down Pipitea, into Moturoa and presumably onto Thorndon Quay? Please confirm. These roads are very tight with parking and have pedestrian crossings and islands (Pipitea and Hobson), plus tight turns.

Trucks will be turning out of Pipitea St and into Murphy St and then down to Thorndon Quay.

Trucks from the Revera site should not be allowed to travel these roads between the hours of 7.30am to 9am and 2.30pm and 4pm. If there is any time needed to exit or enter the site during these times that block the road there will be a domino effect down all adjacent roads and motorway exits and entrance flyovers.

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Other Issues

Dust (look at the fine grey concrete dust all over the gardens of the townhouses houses on the corner of Murphy and Pipitea – Pipitea Mews)).

This dust issue was due to the fact that usual protection was not actioned re: 61 Molesworth St's demolition. The building was brought down under emergency demolition clauses as it may have been dangerous to those who worked and lived in the suburb.

Damage to the roads

Times for work – are Saturday and Sunday included as days of work?

It was confirmed at this meeting that work would be Monday to Friday and Saturday until 1.30pm. There would be no work on Sunday.

Clear access for Fire and Ambulance services must be kept operational.

This was assured by Revera House' representative is speaking with the emergency services.

Sound of equipment working – what is expected?

This is not a demolition and it is stated that the sound will be of a lower frequency due to the methodology of decommissioning. The noise heard with the demolition of 61 Molesworth St was much more audible that will be heard at Revera House.

Security at night for equipment – will this become a graffiti haven or are fences to be put around equipment and locked?

There will be three guard patrols a night. The company is First Security. The gates will be closed where the crane will sit i.e. the Cook Islands carpark.

Will there be any STOP/GO work? That is controlling the roads for trucks to exit and enter the site.

RDL Contractors are the firm working on the actual decommissioning of the building. They will begin with the roofs, then the internal beams, concrete floors and the external concrete panels. Two holes will be drilled in each of the external concrete panels and they will then be chained and lowered on to trucks for removal. They will control STOP/GO work to allow trucks ease of movement. This is the same company dealing with the building of the Indian High Commission and the crossing from the lower ground Thorndon New World carpark and the back of the construction site across Little Pipitea St.

Other issues that came out of the meeting:

NZ Police will be using Revera House for an anti terrorism exercise shortly. This should not impact on residents or businesses.

The Revera House representative is in discussion with Old St Pauls concerning a stop to noisy work during weddings, funerals etc. The Friends of Old St Pauls are still considering what will happen with the winter series concerts. All parties are cognoscente of the bus loads of visitors who visit the church at multiple times during the day and week, including the weekend.

By July2017 it is estimated that the building would be decommissioned down to 5 floors high. This gives an indication of the time and size of the job that is underway. There will be many such jobs being undertaken across Thorndon and Wellington.

The spokesperson for Revera House. Mark Crosswell must be thanked for his presence and openness at the meeting. He has agreed to ongoing updating concerning Revera House via meetings and emails.

Those staff employed by RDL and working around Wellington Girls College and the crèche will be police vetted.

Meeting closed 11am