

WORK STARTS ON THORNDON QUAY / MOLESWORTH STREET

Last month, the Wellington City Councillors agreed to proceed with the changes to Thorndon Quay. Work continues along both Lambton Quay and Molesworth Street.

These changes will continue to impact people living, shopping and working in these areas.

You will find more information on the TRA Website <https://www.thorndon.org.nz/lgwm-work-starts-on-thorndon-quay/>

IT'S ALL GO

There is considerable building underway in Thorndon. In this Newsletter we will highlight four construction sites that are in close proximity.

Wellington Girls' College

18 Pipitea Street

Work is well underway on the college site. Seismic assessment meant the Tower building and Hall needed to be demolished. The cost of upgrading the 50-year-old structures was seen to be prohibitive. The Tower block is being demolished. This work is estimated to take 4 to 5 months. There will be increased construction traffic in Pipitea Street between the hours of 7.00am and 5.00pm. The demolition of the Hall is complete. A temporary village of prefab classrooms have been built on the sports field that runs parallel with Hobson Street.

61 Molesworth Street

The future high rise has considerable foundation work completed and a large crane is currently supporting the wider building work. Traffic lights have been placed in Molesworth Street, near Hawkestone Street. Some residents have commented that the lights allow for safer crossing to Thorndon New World.

The footpath in front of the location has become part of the construction site, extending out into the western lane of Molesworth Street. No work has been completed to date on the cycle lane to be installed in this street. The substantial work on the bike lanes is a year away. At the Molesworth Street end of Pipitea Street a vehicle parking space has been removed to allow for cycle stands.

Kate Sheppard Exchange

2-8 Lambton Quay and 9-19A Kate Sheppard Place

Kate Sheppard Place was, until 1993, known as Sydney Street. The Kate Sheppard Exchange office building is being constructed by Newcrest. It will be 10 stories high and span over the bus terminal. At present buses park parallel to Parliament in the angle parks that were used by citizens. This is a loss of 24 parks.



Corner of Aiken and Mulgrave Streets

This was the site of Defence House before being demolished after the 2016 earthquake. The building under construction will now house Archives New Zealand. A bridge-way will link the new Archives Building with the National Library. Foundation work is continuing and cranes are now in situ and the major building work has commenced.

AN UPDATE

48 – 54 Mulgrave Street

This property is next to Old St Paul's and is back on the market. The building that occupied this site (Revera House) was demolished after the 2016 earthquake in 2018.

3-5 George Street

This property is back on the market after failing to sell in March 2023.

BUS STOP by Julie Jacobson

The "integrated boarding platform" on Glenmore Street was installed 10 months ago as part of the Botanic Garden ki Paekākā to city cycleway project. It meant buses which previously pulled over to the kerb were forced to stop in the middle of the road, while passengers would have to step into a cycle path to board or alight.

The council was roundly criticised at the time, with locals arguing its position on a major commuter thoroughfare to Karori, Wellington's most populous suburb, would lead to massive peak hour snarl-ups.

Seems the local community was right. Documents outlining plans for the next stage of the cycleway include a bullet pointed list of "improvements" to make the Botanic Garden to Karori tunnel section more bus, bike and pedestrian friendly.

Bullet point number six mentions reducing congestion at the Bowen/Glenmore street intersection by converting the bus stop opposite St Mary Street to a kerbside bus stop.

Read the full article by Julie Jacobson:

<https://www.thepost.co.nz/a/nz-news/350089306/bus-stop-u-turn-turns-heat-controversial-cycle-ways>

EXPERIENCE WELLINGTON'S PEOPLE, PLACES AND STORIES, STARTS OCTOBER 23

Organised by Wellington Heritage Festival Trust & the Rotary Clubs of Wellington

Think you know Wellington? Get curious, get organised and get along to some of the Walks, Talks, Displays, Open Days and Shows being hosted around your region this Wellington Heritage Festival.

Take your pick from over 100 events at wellingtonheritagefestival.co.nz

Many events are for very limited numbers and require booking, whether modestly priced, free or by koha.

'Thorndon, Storehouse of Stories'

Join the Thorndon Society on a guided walk around some of Thorndon's residential heritage. Guest speakers will share stories of the Pipitea area's history of habitation.

Starting from Thorndon School, Turnbull Street.

Sunday 29 October 2-4pm

\$10 per person, booking required, via thorndonsociety@gmail.com

An enticing selection of other Thorndon events feature in the Society's latest newsletter.

SPRING HOUSE MAINTENANCE

It's that time of the year again, Spring and the perfect time to undertake some home maintenance. BRANZ has useful information for householders on their website. The resources provide useful information on common household issues and repairs as well as a range of maintenance guides. The guides are available on the BRANZ website, if reading this electronically you can access the link [Here](#)

- Maintaining my home: This online resource covers many common issues and repair methods and provides a comprehensive range of maintenance guides.
- Good Repair Guides, from \$9.00: This series explains the causes of most common problem in New Zealand houses and provides blow-by-blow descriptions of how to repair them.

NZ Consumer also offers 7 spring-cleaning tips on their website, if reading this electronically you can access the link [Here](#)

OTHER

- Thorndon fair is held on the first Sunday in December, 4th December 2023, 10am to 3pm. You can find additional information on the website <https://www.thorndonfair.nz/>
- Reminder to the community that the Thorndon Pool will open on Saturday, 18th November 2023. Additional information is available here [Thorndon Pool website](#)

If you have enjoyed reading this newsletter please consider joining your Residents' Association.

MEMBERSHIP FORM		Thorndon Residents' Association Incorporated Society No. 2174304	
SUBSCRIPTION		\$15 individual or \$30 per household (financial year begins 1 April)	
PAYMENT		ANZ Account 01 0505 0380782 00 Use Surname/Street as Reference/Particulars	
EMAIL your Member details to contact@thorndon.org.nz or complete and POST to PO Box 12282, Wellington 6144			
Name:			
Address:			
Email:			
I am happy to receive newsletters and notices by email: YES / NO (please circle one)			
Phone:		Mobile:	



BECOME A MEMBER AT WWW.THORNDON.ORG.NZ

Published quarterly by Thorndon Residents' Association & distributed throughout Thorndon. Proudly supported by Tommy's Real Estate.
Email contact@thorndon.org.nz with comments, suggestions or advertising.

Thank you for your positive feedback and support for myself at Tommy's Real Estate. I have enjoyed the opportunity to be of service to those who have made contact. Please note I am more than happy to provide free market appraisals with absolutely no obligations. If you are interested, please give me a call!



Wellington Market Update | October 2023

A surge in house listings is expected after Saturday's general election, no matter who wins.

This week The Post reported pre-election tension was thought to have triggered a slump in housing stock in the capital.

It cited data that showed the total number of listings was down a record 43 per cent in September compared to a national average downturn of nine per cent.

But Tommy's Real Estate started this month with a rush of new listings and expects even more activity after the election.

"A general election is an interesting dynamic for real estate," Tommy's Sales Director Tim Clark says.

"But whatever happens there are pockets of reassurance, and that confidence will always generate interest.

"The month before an election is always slow, with a lot of people sitting on their hands, waiting and seeing.

"But right after the election – whatever the result – we predict there'll be an increased sense of urgency from both vendors and buyers."

For Wellington in particular, the election can play a significant role in the property market – even though the outcome doesn't matter for the region.

"The election is prominent in both our local mediascape and our local employment," Tim says.

"That means it really doesn't matter what the outcome of the election is in this region.

"There are always going to be people in and around Wellington who need homes because they work for government, and that will be reflected in the market."

He says Tommy's continues to see heightened activity and the market is getting busier. "Each month, over the last quarter, we are continuing to see more multi-offer situations, as well as more properties selling faster than what we have seen in recent times.

"The average days on market now has dropped significantly by nearly half when compared to the same time last year.

"Wellington is still lacking stock right now. However, we listed 26 new properties just last week in our city office.

"We do expect to see more new properties come to market after the election and with heightened demand it will be an interesting end to 2023."

Barry O'Brien

The Peoples Agent

