

# Your Comment on the Downtown Carpark Redevelopment Project

Please include all the contact details listed below with your comments and indicate whether you can receive further communications from us by email to substantive@fasttrack.govt.nz.

|                                                                                                            |                            |            |            |
|------------------------------------------------------------------------------------------------------------|----------------------------|------------|------------|
| 1. Contact Details                                                                                         |                            |            |            |
| Please ensure that you have authority to comment on the application on behalf of those named on this form. |                            |            |            |
| Organisation name (if relevant)                                                                            | Piccadilly Trustee Limited |            |            |
| First name                                                                                                 | Jamie Hutchens             |            |            |
| Last name                                                                                                  | Hutchens                   |            |            |
| Postal address                                                                                             | [REDACTED]                 |            |            |
| Home phone / Mobile phone                                                                                  | [REDACTED]                 | Work phone | [REDACTED] |
| Email (a valid email address enables us to communicate efficiently with you)                               | [REDACTED]                 |            |            |

|                                                                   |                                                      |                          |                                                          |
|-------------------------------------------------------------------|------------------------------------------------------|--------------------------|----------------------------------------------------------|
| 2. We will email you draft conditions of consent for your comment |                                                      |                          |                                                          |
| <input checked="" type="checkbox"/>                               | I can receive emails and my email address is correct | <input type="checkbox"/> | I cannot receive emails and my postal address is correct |

**Please provide your comments below, include additional pages as needed.**

Piccadilly Trustee Limited is the owner of the commercial property at 22 Fanshawe Street, Lot 1 DP 112556, located in the immediate vicinity of the proposed Downtown Carpark Redevelopment. As an adjacent landlord, our primary interest lies in the effective management of construction impacts and operational communication to ensure the ongoing viability and business continuity of our tenants.

This submission relates specifically to Proposed Consent Conditions (Appendix 24) 4 to 9, which outline the establishment and operation of the Community Liaison Group (CLG).

Piccadilly Trustee Limited acknowledges the importance of the CLG as a mechanism for managing the effects of the development on the surrounding City Centre environment. While we do not seek to be a permanent attending member of the CLG at this time, we have a direct requirement for the information generated by this group to manage our own property interests.

To ensure that adjacent owners are kept adequately informed of activities that may disrupt commercial operations or tenant access, we request that the conditions be amended to include the following requirements:

That Condition 7 (or the relevant sub-clause) be amended to explicitly list Piccadilly Trustee Limited (as owners of 22 Fanshawe Street) as a mandatory recipient of all CLG meeting minutes and associated reports.

These minutes and any associated documentation (including construction schedules or updated management plans) must be provided within five working days of each CLG meeting.

We seek a requirement within the conditions that the Consent Holder provide direct, written notice of any high-impact construction activities (such as major excavations, piling, or crane installation) that could affect the Fanshawe Street interface, with a minimum of 10 working days' notice.

As an adjacent property owner, Piccadilly Trustee Limited must be able to provide accurate and timely information to our tenants regarding noise, vibration, and access changes. Being a formal recipient of CLG outputs ensures we are not reliant on secondary information and allows us to proactively mitigate potential disruptions to the commercial operations at 22 Fanshawe Street.

**Thank you for your comments**