

28th November 2018

HWCP Management Ltd
C/- Bonisch Consultants Ltd
Attn. Christine McMillan

Via e-mail: christine@bonisch.nz

Dear Christine

RE: RESOURCE CONSENT APPLICATION RMA/2018/148 REQUEST FOR FURTHER INFORMATION

Following closing of submissions, further information is requested under Section 92(1) of the Resource Management Act 1991.

The following additional information is requested:

Demolition and Construction Management Plans:

1. Potential effects arising from demolition and construction phase works are a major issue identified in submissions and as such will be a matter that receives considerable scrutiny at the upcoming hearing. It is acknowledged that finalised demolition and construction management plans cannot be completed until contractors are engaged and a detailed plan of works prepared. Please provide draft demolition and construction management plans that provide as much detail as possible for this stage in the development process. The plans should at a minimum address the following matters:
 - a) The degree to which pedestrian and vehicle access will be maintained to the adjacent street network, and the steps that will be taken to limit any closures or restrictions;
 - b) The degree to which works may intrude into the State Highway road corridors and steps to be taken to manage the effects of such works on the safe and efficient functioning of the arterial road network;
 - c) The degree to which on-road parking is likely to be lost and the potential to provide alternative on-site parking on an interim basis;
 - d) The degree to which existing street furniture and landscaping on Esk Street is able to be maintained and kept accessible during demolition and construction works;
 - e) Dust management;
 - f) Noise and vibration management;
 - g) The potential provision for interim/ transitional retail spaces to accommodate both displaced retailers and to maintain the intimate shopping experience and amenity of Esk Street as far as practicable during demolition and construction phases;
 - h) Any steps to be undertaken to establish an ongoing liaison process with nearby tenants and owners to provide clear communication throughout the demolition and construction phases.

Heritage:

2. The proposed plans appear to show the retained Southland Times building façade to be painted over what is currently exposed brickwork. Please confirm if painting of the exposed brickwork is proposed and if so provide the proposed colour palette and an assessment of the effects of such treatment and colours on the façade's heritage values.
3. Provide a detailed assessment of the potential to retain the 1908 portion of the Southland Times building. This should include the following matters:
 - a) Engineering description of the works necessary to bring it up to 66% and 100% NBS (as works/ costs can differ significantly between these);
 - b) QS assessment of the cost of those works;

- c) Registered valuer assessment on the value of restored building, thereby enabling a comparison of purchase + repair cost vrs finished value;
- d) Confirmation of the availability (or not) of heritage grants to bridge any gap identified in (c), if a gap exists;
- e) Commercial real estate agent statement on likely rents;
- f) Developer/ commercial agent statement on required yield for the works to be commercially viable in an Invercargill context.
- g) An architectural statement on any wider design implications for retaining a greater portion of the Southland Times building and any consequent effects on the provision of a functional floor area for the proposed anchor tenant and/or parking building.
- h) Heritage statement on the heritage values of the 1908 portion of the building and their consequent loss (or retention) relative to just retaining the façade.

It is acknowledged that some of this information may be scattered through the application and appendices, but nowhere is it pulled together to enable a coherent assessment to be undertaken to determine whether greater retention is viable, and the effects of that retention not occurring should it not be viable.

- 4. Confirm the extent to which heritage listed street kerbstones are to be retained. Where such are likely to be removed, provide a methodology for their removal, storage, and potential reuse.

Transport:

- 5. Undertake further analysis to see if visibility splays can be incorporated into the main Tay St carpark entrance. If such splays cannot be incorporated then provide a detailed assessment setting out the design rationale as to why this is not possible and provide further analysis of the pedestrian safety implications of not providing the splays.
- 6. Undertake further analysis to confirm that 11.5m rigid trucks can safely access the proposed Tay St loading bay, with particular reference to pedestrian safety.

Integration with nearby sites:

- 7. Confirm how fire egress and rear service access will be maintained to the Reading Cinema complex during both demolition/ construction phases and finished design.
- 8. Review whether direct mid-block pedestrian access can be provided between the carpark building and/or anchor store, and Kelvin Street to enable improved connectivity to the Kelvin Street frontage and H&J Smith which is a recognised existing anchor store in the Invercargill CBD. If such provision is not possible then provide a design assessment setting out the reasons.

Responding to this request:

The Resource Management Act (s.92A) places certain obligations on applicants. Within 15 working days of receiving this letter you are required to do one of the following:

- Provide the requested information; or
- Provide written confirmation that you are unable to provide the requested information within the timeframe, but do intend to provide it; or
- Provide written confirmation that you do not agree to provide the requested information.

In accordance with the Act, your application will be placed on hold from the date of this letter until we receive the information that satisfies this request. If you provide all the information within 15 working days and we are satisfied that it is complete and that it does not raise additional unanswered issues, we will continue processing your consent from the date that the information is provided.

If, within 15 working days of this request, you advise that you intend to provide the information, we will agree to a reasonable timeframe for it to be provided. As above, we will recommence processing of the application once complete information that does not raise additional unanswered issues has been received.

If you have any queries or would like to discuss any of the above in more detail then please feel free to contact me on (03) 964-4630.

Yours faithfully

PLANZ CONSULTANTS LTD



Jonathan Clease

Associate & Urban Designer