

**IN THE MATTER OF**

**The Resource Management Act 1991**

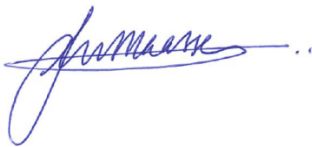
**AND**

**An application to the Invercargill City Council** by HWCP Management Ltd for Resource Consent to demolish, alter and redevelop land and buildings on the Central Business District in a block bounded by the east side of Dee Street, the south side of Esk Street, the west side of Kelvin Street and the north side of Tay Streets.

**CHAIRPERSON'S SECOND MINUTE DATED 14 MARCH 2019**

1. As a result of their preliminary reading, the members of the Panel are conscious of the scale and complexity of the application (including amendments) and the potential impacts across the entire block on heritage values and the urban design implications. Conventionally, presentation of the application is through written material and visual images (taken as read) and the burden falls on the Commissioners to address the issues and elicit information by questioning. Here, we need more help before assessing and testing the evidence. Therefore, we expect when the Applicant's case is presented:
  - a. An oral presentation with supporting visual material on a site by site basis with a precis of the impacts on heritage using visual aids such as power-point and precise detail as to the intended outcomes for those elements of heritage to be retained. We also require an analysis of how the historical elements that are retained will continue to contribute to a streetscape that addresses the heritage elements of the block and locality. As well, where heritage elements presently exist and are juxtaposed so as to create a composition along street boundaries a consideration of the heritage impacts of the change wrought by the proposal.
  - b. A thorough oral presentation with supporting visual material using visual aids of the design elements of the replacement structures intended based on existing sites or where sensible groups of adjacent sites. In addition, an assessment of streetscape changes they will bring individually and as a whole and a detailed urban design analysis based on plans of how the individual stages will work individually and how they will cohere as an integrated whole.

2. In addressing 1 b, a framework for analysis could be to use the block elements in the amended ordering plan in Buchan "Resource Consent Amendments" although it is unclear at present how authoritative that is in controlling the redevelopment programme.
3. As part of the presentation in 1 that will provide a useful opportunity for the Panel to ask questions of clarification to ensure they understand the proposal.
4. The Panel will also need a detailed analysis of the amendments to the application based on effects of each change to the planning unit that corresponds to the activity description in the District Plan.
5. We are likely to have questions of the authors of the BMC reports and so we would like the author(s) to be available for questions. The same may also be true for the author of the transportation report.
6. In addressing conditions the planners will need to give us a thorough understanding of how the conditions they propose manage the environmental risks of a progressive and large scale re-development potentially over a long period in the CBD and some of which may not occur.
7. We do not consider it likely we will reach submitters before the afternoon of Tuesday the 26<sup>th</sup>. We will endeavour to accommodate those who need definite times from then on whether the Applicant has finished or not.
8. The three late submissions filed are not opposed and so are allowed and any non-compliance with time frames is waived.
9. Any questions about this Minute or projection capabilities in the Council Chamber should be directed to Mr Boylan at the Council (email: [terence.boylan@icc.govt.nz](mailto:terence.boylan@icc.govt.nz) or ph (03) 2111-701) who will confer with the Panel as necessary. A schedule for hearing will also be prepared by Mr Boylan.



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John Maassen (Chairperson)  
4 February 2019