

Neighbouring Retailers Group

Opening my own shop on 1st December 2017 is the biggest life decision I have made, when I made that decision, I didn't understand the severity this proposed development may play in my business's future.

On the 7th of November 2018 Bernie from Mcknight and Brown informed me of a meeting for business owners/managers to be held that night, and stressed it was vital I was there.

The reason that meeting was held was because of the uncertainty and worry most shop owners had about the development, and the future of the CBD,

A lot of this uncertainty came from lack of communication from the developers and numerous rumours coming from our customers and the general public.

At that meeting of neighbouring retailers, we discussed the proposal and concluded it was important that we make a submission as a collective group by the deadline.

That's where the decision was made to form our group Neighbouring Retailers Group.

We represent our 22 store owners and 3 store managers from the surrounding block, Esk North, Kelvin St, Tay South and also Don St.

At our first group meeting we found there was overwhelming sense of concern from all members, this all came down to the lack of communication from HWCP, difficulty understanding what was proposed, how the development would be undertaken and what effects it would have on the CBD and neighbouring retailers.

Our concerns with the proposal were outlined in detail in our submission.

On 6th December 2018 we had our first meeting with HWCP and that meeting helped ease a lot of the concern, we also established a line of communication, for future meetings with each other.

We have since had 3 meetings with the applicant where we discussed further concerns. These concerns were.

1. Maintaining the vibrancy throughout the rebuild by
 - Keeping Car parking for customers
 - Including Food trucks
 - The public being able to view the demolition/rebuild
 - Street furniture being kept as long as possible
 - Art work on hoardings while development was happening
2. Getting the project completed in a timely manner (the faster the better)
3. Presenting all retailers with a clear timeline so we can manage staff requirements and potential store sales
4. Maintaining ongoing communication with our group
5. Signage to help the public and visitors

The outcome from these meetings have been very positive for both parties to the extent HWCP has amended their application to address our concerns (please see attached letter).

We Know HWCP are taking on this project to get the city centre back to the vibrant place it once was.

Any initial concerns have been addressed, due to our positive and regular meetings with HWCP.

The Neighbouring Retailers Group fully support HWCP for this project providing our initial concerns are met.

As of yet the majority of our businesses haven't noticed any decline in sales, even though there is an increase in empty building sites surrounding

But we are well aware this may come and that's why we need the communication and signage to help educate the public.

Also, why it is vital this project is completed in a timely matter.

Unfortunately, Invercargill has got to a stage where the CBD isn't the same CBD it was 15/20 years ago.

Invercargill is so disjointed with big developments on the outskirts that has seen once vibrant occupied upper buildings on Esk St now lifeless empty spaces.

In order to restore vibrancy and life to the city centre we know we need major surgery because the heart is slowly dying without it and that's why we support this development.

Ben Fokkens

Neighbouring Retailers Group

Attachment 1 – HWCP Letter to Neighbouring Retailers Group

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13th March 2019

Neighbouring Retailers Group
C/- Ben Fokkens
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HWCP MANAGEMENT LTD, INVERCARGILL INNER CITY REDEVELOPMENT, CONSULTATION WITH NEIGHBOURING RETAILERS GROUP

Following the meeting held on 7th March 2019 with representatives of HWCP Management Ltd (HWCP) and the Neighbouring Retailers Group (NRG) we write to confirm the actions undertaken by HWCP to meet the measures agreed to mitigate the effects of the redevelopment of the inner city block bounded by Esk, Dee, Tay and Kelvin Streets.

Carparking

It is understood by HWCP that NRG wishes to ensure as many car parks as possible are available to the public, particularly on Esk Street. The revised demolition plan discussed at the meeting will enable all carparks on the north side of Esk Street to be retained. Where car parks on the southside are required to be closed off to enable façade retention or demolition to be undertaken these closures will be for limited periods of time only and whenever possible these car parks will be made available. In addition HWCP will undertake to ensure that contractors vehicles are parked on site whenever possible. It should be acknowledged that there may be times when on-street parking may be required, however we expect this to be infrequent. (*see statement of evidence Geoff Cotton – Project Management/Construction Methodology, page 23*)

The 'Planning' statement of evidence includes a revised set of resource consent conditions (*see statement of evidence -Christine McMillan – Planning, page 69*). Condition 29 has been added as follows: *During the demolition and construction process, all contractors vehicles are to be parked onsite wherever possible.* Paragraph 83 of the evidence discusses the requirement for this.

Additionally discussions have been held with the ICC roading department regarding the ability to shift the bus stop location outside Reading Cinema to allow angle parking to be located along Dee Street. This is still under discussion with ICC and will be subject to their agreement.

Duration of Works

HWCP agrees with NRG that the demolition and construction works should be undertaken in a manner that ensures the revitalised town centre is up and running in as short a timeframe as possible. To that end HWCP have requested, in the revised consent condition package, that the hours when works, which exceed the maximum noise limits for the Business 1 Zone, are able to be undertaken are extended as follows:

7.30am to 9pm Monday to Saturday

9am to 5pm Sundays

No works (which exceed Business 1 noise limits) to be undertaken on public holidays.

(*see McMillan Statement of Evidence pages 20, 65 & 68 and Cotton Statement of Evidence page 27*)

Street Amenity

HWCP is committed to ensuring the street environment surrounding the site is maintained to be as pleasant as possible for city centre retailers and pedestrians. To this end the hoardings which surround the site works will be customised to include *the story of the redevelopment and the history of key buildings and identities or art in conjunction with Arts Murihiku or other similar community groups. (Condition 13b Section 42A report)* An addition to this condition of consent includes viewing ports in the hoardings so the public can view on-site progress.

(see McMillan Statement of Evidence pages 21 and 65)

Street furniture in Esk Street will generally be retained in place during the works. If glass street furniture is considered to be at risk during any stage of the works this may be removed for the duration of the works which create the risk. The existing street lighting will also remain in place.

(See Cotton Statement of Evidence page 46 Draft Demolition and Construction Management Plan)

Retaining Commercial use on South Side Esk Street

The buildings at 49 to 55 Esk Street (Max Fashion and Pascoes Jewellers) will be retained as operational stores for as long as possible during the demolition/construction period. However these buildings will need to be brought down (demolished) from the rear of the buildings and as such no definitive timeframe can be established for the duration of these shops on the site.

The applicant is also in discussions with Council regarding establishing temporary food and beverage outlets on the south side of Esk Street. It should be noted however that the placement of these outlets may result in a potential loss of car parking on the south side of the street. The location and viability of these outlets is subject to Council approval and vendor uptake.

(See Cotton Statement of Evidence pages 20, 23 and draft Demolition and Construction Management Plan)

Ongoing Communication with Neighbouring Retailers Group

HWCP are committed to an on-going communications process with NRG which has been working well to this point in the process. The recommended conditions of consent in the ICC s42 report included a requirement to provide a Communication Plan for both the demolition and construction phases of the development *(see Conditions 8(g) and 15(a) of the s42A report)*. The applicant has agreed to those conditions and the draft Demolition and Construction Management Plan includes a requirement that communication with NRG and other surrounding retailers be maintained throughout the redevelopment process.

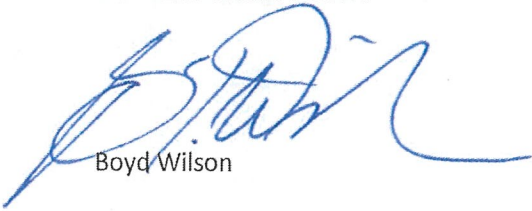
(see Cotton Statement of Evidence pages 20, 21 & 26 and draft Demolition and Construction Management Plan, p45)

Signage

NRG has requested that signage be erected communicating to visitors that the town centre remains open during the demolition and construction phases. HWCP proposes to provide signage at the main city centre approaches on Dee, Tay and Clyde Streets. This signage and the location will need to be approved by Council and NZ Transport Agency.

Please contact me if you require clarification or any further info

Yours faithfully
BONISCH CONSULTANTS



Boyd Wilson