

- **Re: Application for resource consent to undertake the comprehensive redevelopment of most of the city centre block bounded by Dee, Esk, Kelvin and Tay Streets to establish mixed use of commercial centre.**

Between HWCP Management Ltd and Invercargill City Council

1. *I would like to thank this Commission in allowing me to represent Bruce Maher in speaking to his submission on his behalf and pass on his apologies for not being able to attend today in person.*

Bruce is a commercial property owner and currently owns the Old Post Office in Dee Street, along with commercial properties in other CBD's in New Zealand. He owned a restaurant in Invercargill's CBD for 25 years prior to his retirement. He is Chair of the Troopers Trust who owns 1 Dee Street, (Old NSW Bank Building) and Yule House (the first wooden registered historic residential building in Invercargill) . He is also a Trustee on the new Southland Heritage Railway Regional Trust, investigating a proposal to establish a railway museum/park in Invercargill.

2. *I am Joan Scarlet also a Trustee of the Troopers Trust. I was employed as Town Centre Manager of Invercargill's CBD representing the inner city property owners for 17 years, prior to my retirement 4 years ago.*
3. The proposal by the HWCP Management Limited group new development for the CBD of Invercargill is a very exciting project, and is well overdue. We now have a 20 year opportunity to embrace this new concept for the survival of the town centre; not only the centre for the people of Invercargill but also as the business centre for the people of Southland.
4. Yes, there will be upheaval and losses during this process, however I believe the enhancement to the CBD will outweigh any disruption or maybe disorder during the redevelopment.
5. It is very important to value and recognise heritage with our many heritage buildings. However sensible commercial decisions have to be made, as too many of our buildings within the proposed development block will be too costly for the extent of works required to bring them up to necessary and appropriate building standards. An example the NSWBB, 20years ago, cost \$780,000 for renovations and earthquake strengthen, it has a current

contract for sale of 64% of that original cost. No private building owner could sustain that kind of loss. The rate of economic viability on the required investment, is just not there, little alone trying to obtain tenants. If properties don't exceed 67% of NBS, (which is what most tenants require), they will be very hard pressed to attract an occupier.

6. Many of the heritage buildings within the proposed redevelopment block have no outstanding heritage value, they are degraded having lost their visual appeal due to the removal of decorative plimphs etc. in the 1930-40's due to earthquake risks, with most unrecognisable from old photo's.
7. Invercargill's CBD is very accessible, if customers can't get a park very close to the retail shops, they drive off and go elsewhere. Car parking was not an issue prior to the Dee, Tay Street upgrade in the late 1990's when all centre street car parking was abolished. The removal of this car parking and along with the decentralisation of banks and government departments in the early 1990's saw the start of a breakdown in vibrancy of the CBD. High quality car parking as proposed in this CBD undertaking, is extremely fundamental to the success of this necessary and exciting project.
8. CBD's have to adjust to change to grow and compete, keeping the communities interest, so people keep returning. Previously, commercial activity has been allowed to develop far from the city centre with the CBD losing its heart, doing nothing is now not an option.
9. I only have praise and support for the developers - HWCP Management Limited and wait in anticipation of the final rejuvenation results.
10. I am very happy to answer any questions.

Joan Scarlet,

22 November 2019