HWCP Management Limited

Statistical Dataset requested by Chair of Hearings Panel

- 1. Active Frontage Plans 1-4 showing lengths of blocks, frontages and active frontages
- 2. Table showing ground floor area of proposal 20,160m² (page 17 of visual presentation given at hearing on 25 March 2019). This excludes Reading Cinema and Kelvin Hotel.
- 3. Table (1 page) with area of GFA in block by levels, and amount of GFA in seismic ratings
- 4. Façade Ordering Plans (pages 21-24 of visual presentation given at hearing on 25 March 2019)

ACTIVE FRONTAGE

ESK STREET

Total Frontage Edge: 214,813 lm

Total HWCP Ownership: 188,697 lm

Active Frontage Length: 112,978 lm

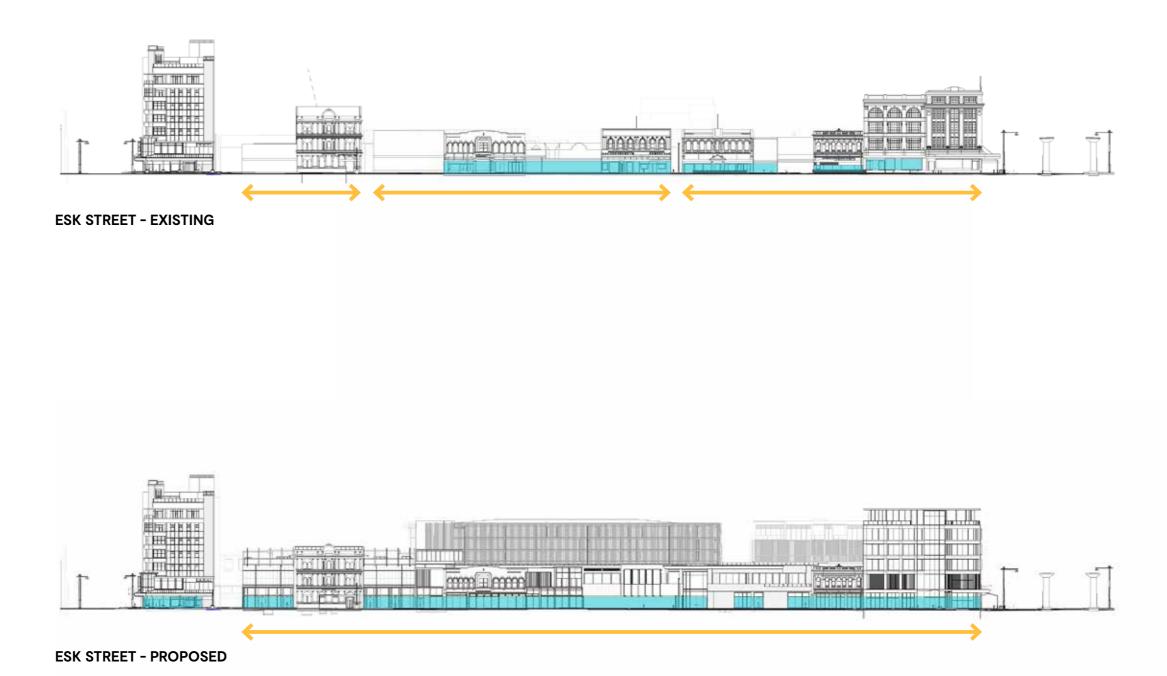
Active Frontage %: 52.6% active

Total Frontage Edge: 214,633 lm

Total HWCP Ownership: 188,393 lm

Active Frontage Length: 178,653 lm

Active Frontage %: 83% active







ACTIVE FRONTAGE

TAY STREET

Total Frontage Edge: 210,342 lm

Total HWCP Ownership: 191,395 lm

Active Frontage Length: 92,042 lm

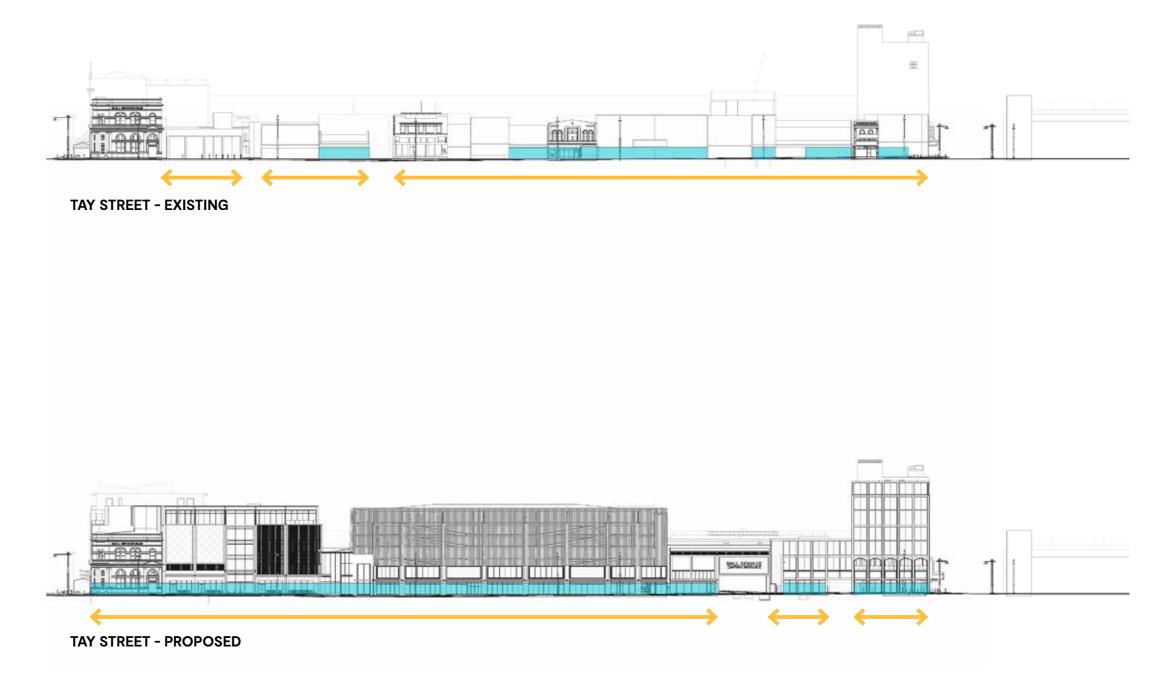
Active Frontage %: 44% active

Total Frontage Edge: 201,484 lm

Total HWCP Ownership: 201,484 lm

Active Frontage Length: 196,863 lm

Active Frontage %: 98% active







Invercargill Central Design Presentation

Buchan March, 2019

Revision_A

ACTIVE FRONTAGE

DEE STREET

Total Frontage Edge: 101,056 lm

Total HWCP Ownership: 32,593 lm

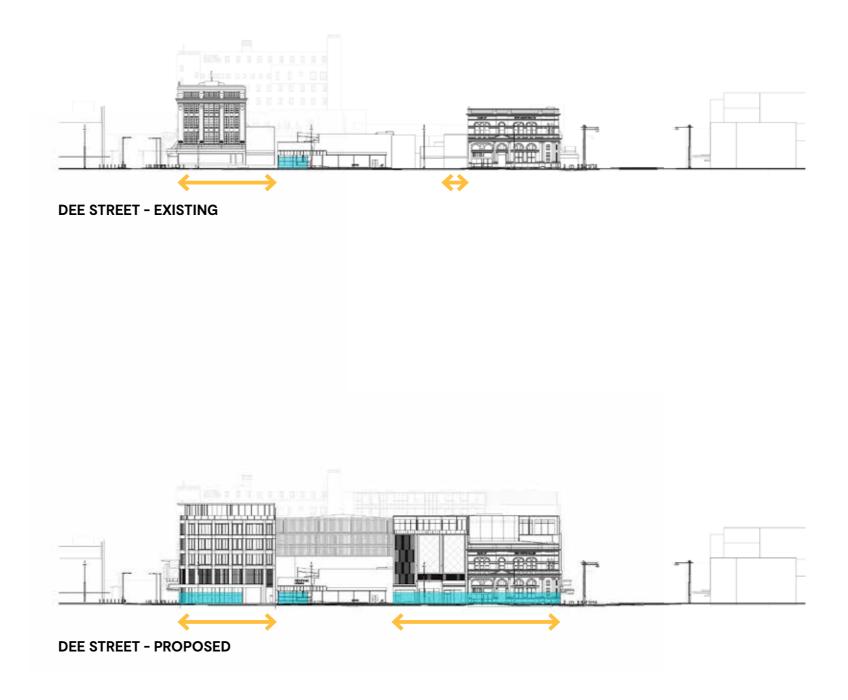
Active Frontage Length: 7,668 lm

Active Frontage %: 8% active

Total Frontage Edge: 100,646 lm

Total HWCP Ownership: 70,266 lm

Active Frontage Length: Im
Active Frontage %: 68% active







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ACTIVE FRONTAGE

KELVIN STREET

Total Frontage Edge: 101,141 lm

Total HWCP Ownership: 58,046 lm

Active Frontage Length: 57,818 lm

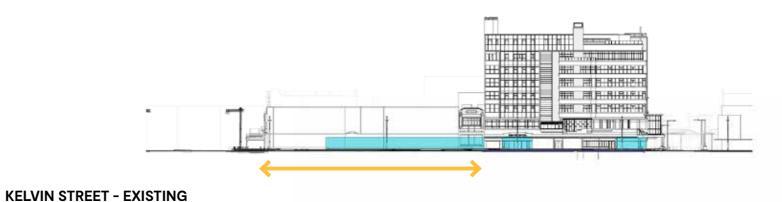
Active Frontage %: 57% active

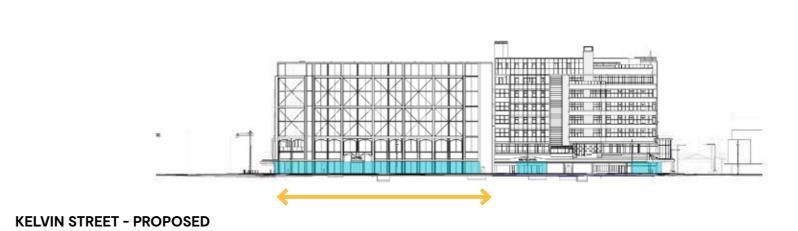
Total Frontage Edge: 101,141 lm

Total HWCP Ownership: 58,046 lm

Active Frontage Length: 70,645 lm

Active Frontage %: 70% active









The concept/

Invercargill Central

Design Presentation

Buchan

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Usage

In assembling the site; a dialogue into end user desires and needs was entered into which formed the key requirements of the brief to the Design Team. The fundamental aim of the development is reimagine and revitalise the central business district; to achieve this the design team needed to create a place for people. Reasons for coming to the central business district; not only for shopping and a variety of offers – but for work, good quality food options, health and wellbeing and civic functions. Multiple threads of activity to pull people through the development at a variety of times throughout the day and week.

Overlaid upon this is the need to make the central business district compete with the accessibility of large format retail centres around the perimeter of the Invercargill central business district; To do this – the development brief was to provide a clear and accessible access strategy to car parking with more than adequate provisions.

Programs Breakdown

Department store /

Centrepiece department store retailer over two floors

Retail /

Single level of retail & associated uses with designated fashion precinct

Food & beverage /

Food Precinct targeting mid-market authentic and local operators

Medical /

Large medical facility

Office /

Seven storey office to be located to north-west corner of development

Civic /

Civic & community facilities

Hotel /

Kelvin Hotel - outside of present ownership

Cinema /

Outside of present ownership. Improvement to connections to development to be explored

Apartments / Limited apartments

DESCRIPTION - PROPOSED AREAS (GFA)	GROUND FLOOR	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL
Parking (incl. Ramp)	449	5481	5915	5984	5986	6024		29839
Piazza		416						416
External / Back of House Circulation	1835							1835
Amenities	917	35	34	34	34			1054
Internal Circulation / Public Spaces	3674	1043	267	175	181	182	25	5547
Food & Beverage	688	612						1300
F&B Seating	634	499						1133
DS Anchor Tenant	2812	3274						6086
Civic	623	788	788	537	365			3101
Medical	732	711	855	921	888			4107
Office		1115	604	604	604			2927
Retail	4913							4913
Residential						514		514
Bike Store	66							66
Cinema	1526							1526
Commercial Activity	1214	1759	1315	938	938	938	938	8040
Childcare			1014					1014
Sundry	77	31	15	15	15	15	15	183
TOTAL	20160	15764	10807	9208		7673	978	73601

* Mall ground floor common areas including main circulation area and F&B seating zones total 3510m²

AREA TABLE



GFA in block by levels, and amount of GFA in seismic ratings

Description - Current Areas (GFA)	Ground	Level 1	Level 2	Level3/4	NBS% 10-20	NBS% 21-40	NBS%41+	Total Area
Major and Anchor tenants	4450	3020	250		7020	700		7720
Office	0	5810	1400	1000	8080		130	8210
Retail	9292				7575	974	743	9292
Commercial Activity	1155				615	540		1155
Sundry	600				600			600
								0
								0
								0
								0
Total	15497	8830	1650	1000	23890	2214	873	26977

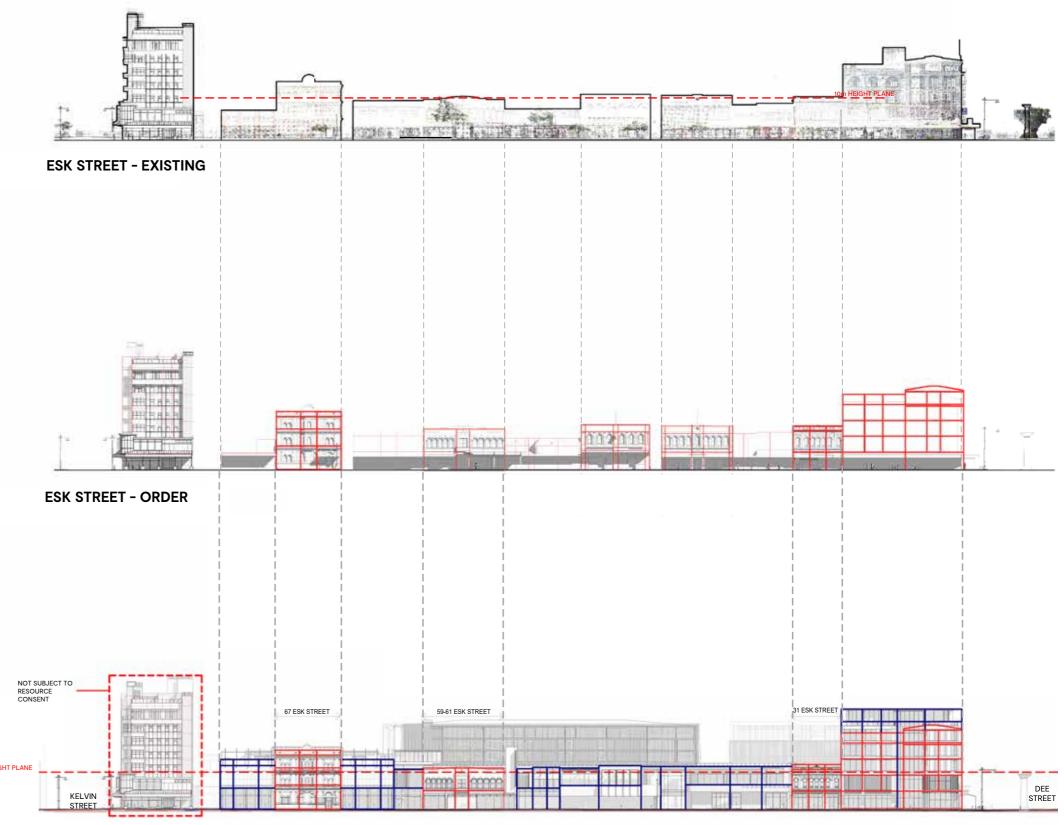
FACADE ORDERING

- It was important that the new development retained a sense of place a connection to its history.
- Facade order is not only about creating a sense of vertical scale which was appropriate but also in grain along the length of each façade.
- This simplified grid informed the structure of the proposed through façade primarily by driving variation along the façade edges in a rhythm consistent with the existing.

HERITAGE VALUE

LOW SIGNIFICANCE

HIGH SIGNIFICANCE BUILDING THAT HAS BEEN DEMOLISHED PREVIOUSLY







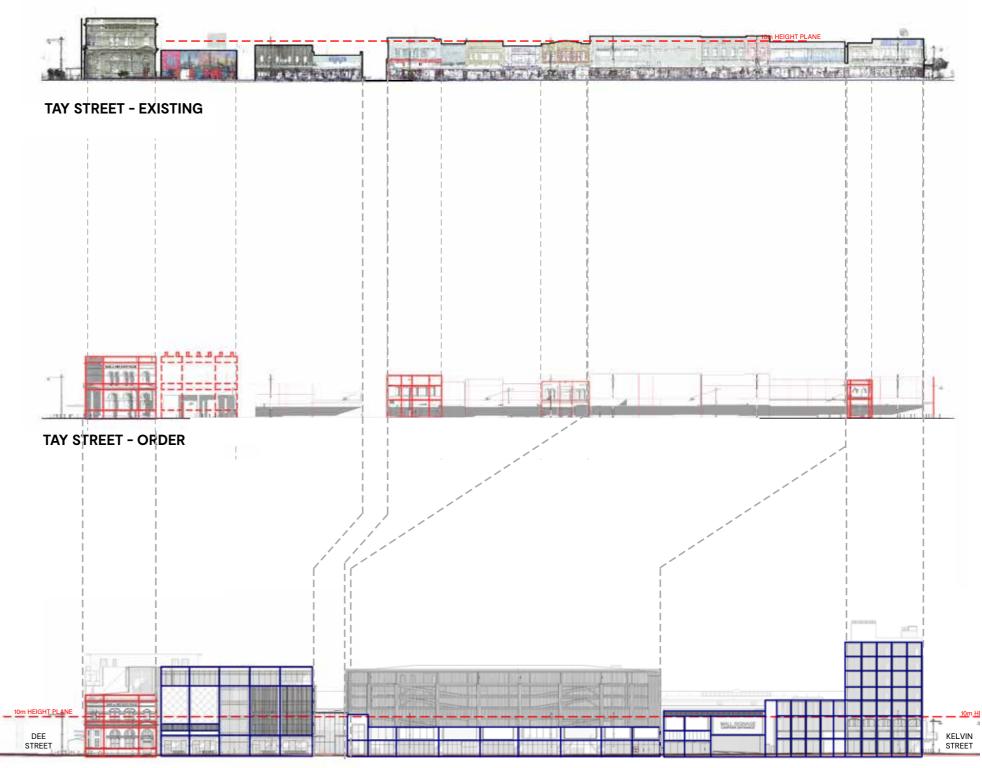
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FACADE ORDERING ANALYSIS

TAY STREET





TAY STREET - PROPOSED ORDER

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FACADE ORDERING ANALYSIS

DEE STREET



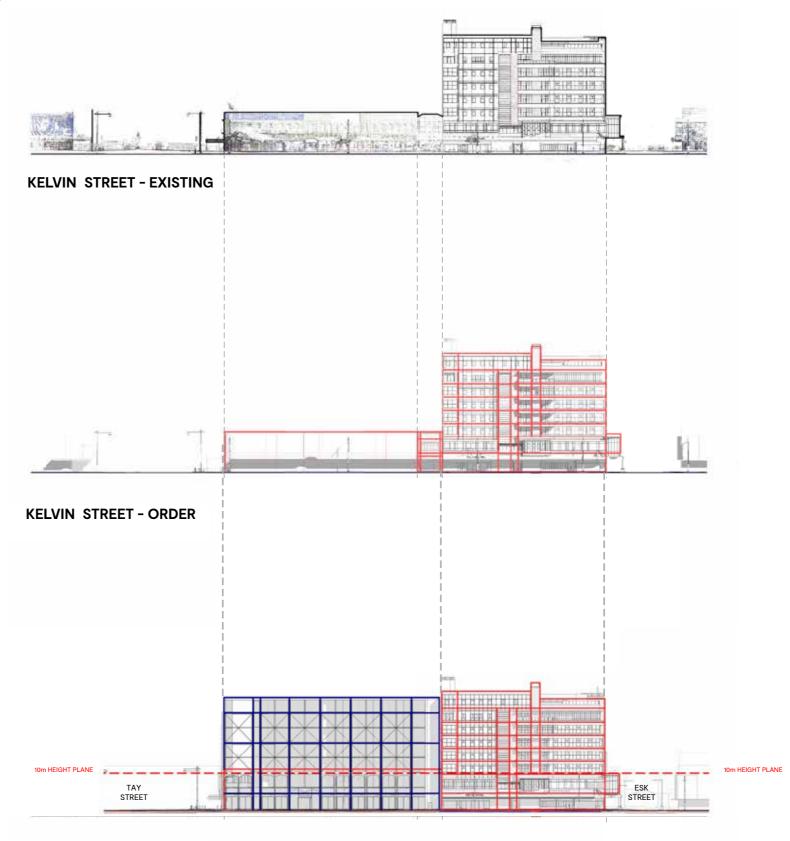
DEE STREET - PROPOSED ORDER

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FACADE ORDERING ANALYSIS

KELVIN STREET

HERITAGE VALUE LOW SIGNIFICANCE MODERATE SIGNIFICANCE HIGH SIGNIFICANCE BUILDING THAT HAS BEEN DEMOLISHED PREVIOUSLY



KELVIN STREET - PROPOSED ORDER