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14th October 2019

Invercargill City Council
Private Bag 90104
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ATTN: The Director, Environmental & Planning Services

Dear Sir

**JOB NO 6466 – APPLICATION FOR VARIATION OF CONDITIONS OF LAND USE CONSENT
HWCP MANAGEMENT LIMITED, INVERCARGILL CITY CENTRE REDEVELOPMENT
Invercargill City Council reference: RMA/2018/148A**

We herewith make an application on behalf of HWCP Management Limited for a variation to the conditions of existing resource consents RMA/2018/148A under s127 of the Resource Management Act 1991.

On 4th June 2019 land use consent RMA/2019/148 was granted to allow the demolition, alteration and redevelopment of land and buildings in 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 Street, Invercargill. The resource consent was issued with a set of plans reference Buchan Resource Consent Amendment Rev OA, 29 March 2019. A variation to this consent was subsequently consented on 17th November 2019, no changes were made to the plans as part of this variation.

1. Car Park including Façade Treatment

Condition 1 of RMA/2019/148A requires that the development must proceed in general accordance with the information and plans submitted with the application and as amended by the evidence and plans produced at the hearing.

Since the issue of the resource consent the developer has made a change to the car park building which provides suitable parking for the development whilst also reducing the bulk of the development on the Tay Street frontage. The car park is now reduced by one floor, from the five levels consented to four levels, retaining the roof. The height of the car park building as consented was a maximum of 23.1 metres, with this now reduced to a maximum of 21.24 metres (heights vary over the car park and are detailed on the attached Buchan plans).

Buchan Architects have produced a revised set of plans which illustrates the amendment. No other changes to the plans are proposed.

Existing Condition 1:

The development must proceed in general accordance with the information and plans submitted with the application and as amended by the evidence and plans produced at the Hearing (Plan Ref: Buchan Resource Consent Amendment Rev OA, 29 March 2019). The approved consent documentation has been entered into Council records as number RMA/2018/148.

Existing Condition 49:

At least 15 working days prior to the commencement of construction of any stage of the development, the consent holder must provide the Council with a design statement prepared by a suitably qualified design expert certifying that the buildings and the stage comply with the approved plans and meet the design outcomes set out in the “Invercargill Central Design Statement” Rev OA dated 29 March 2019 and prepared by Buchan.

Varied Condition 1:

The development must proceed in general accordance with the information and plans submitted with the application and as amended by the evidence and plans produced at the Hearing and the plans submitted with variation application ref (Plan Ref: Buchan Resource Consent Amendment Rev OB, 12 February 2020). The approved consent documentation has been entered into Council records as number RMA/2018/148 and RMA/2018/148B.

Varied Condition 49:

At least 15 working days prior to the commencement of construction of any stage of the development, the consent holder must provide the Council with a design statement prepared by a suitably qualified design expert certifying that the buildings and the stage comply with the approved plans and meet the design outcomes set out in the “Invercargill Central Design Statement” Rev OB dated 12 February 2020 and prepared by Buchan.

Assessment of Environmental Effects

Scale and Mass

The removal of one floor of car parking will result in a reduced car park height of approximately 3 metres. This has the effect of reducing the dominance of the car park structure along the Tay Street frontage and reinforces the dominance of the corner sites as promoted in the District Plan for the Business 1 Zone. The scale and massing of the block is otherwise retained as consented.

Shading

Shading diagrams are attached to the Buchan plans. These show very little change to shading as a result of the amendment, however a reduction in height can have only positive effects on reducing shading on surrounding streets and buildings.

Car park availability

The removal of one floor of car parking from the block will result in fewer car parks available on site. The consented car park building provided 859 car parking spaces including accessible parks. The new layout provides 700 parking spaces. Although the District Plan does not require developers or businesses to provide car parking, HWCP were aware that the development would potentially generate large visitor volumes and that the ability to park a vehicle in close proximity to the CBD would result in both a better visitor experience but also place less pressure on surrounding road networks and parking areas.

Abley Consultants undertook the Integrated Transport Assessment as part of the original application to Council and this included an assessment of car parking requirements for the block. Ableys have provided a re-assessment of car parking based on the new layout and a copy of this is attached for reference. The assessment concludes that – the central location and the mixed use nature of the development means that there are a number of factors, which are not necessarily quantifiable, but will contribute to a notably lower parking demand than that which would be typically expected when the individual activities within the development are considered separately.

While the consented application allowed for an abundance of car parks, perhaps over and above the typical requirements for a mixed use development, the revised car park numbers, provide a suitable level of car parks in the CBD, certainly a considerably higher number than what is currently available within the block.

Summary of Effects

The amendment to the car park height is considered to result in positive benefits for the Block and the wider environment. The reduced height allows the buildings on the corners of the block to maintain their prominence in accordance with the District Plan provisions. There will be only positive effects on shading and the revised height of the car park results in a less dominate structure, reducing the effect of the large mass along Tay Street. The small reduction in car parking availability will not result in a shortfall of parking in the CBD and the allocation is more than sufficient as discussed in the addendum to the ITA prepared by Abley Consultants.

Submissions Review

A review of submissions received during the HWCP Management Ltd consent process has been undertaken and no submissions were found which discussed the car parking building or proposed numbers of car parks. It is therefore considered that given the positive benefits associated with the reduction in car park height, and that the amendment is in general accordance with the consented plans, that no notification of this application is necessary under s95 of the Resource Management Act 1991. In particular there are no special circumstances which warrant the notification of the application.

Yours faithfully

BONISCH CONSULTANTS

A handwritten signature in blue ink, appearing to be "Christine McMillan", written in a cursive style.

Christine McMillan