

Demolition of Hydro Grand and development of a mixed use complex to be located at 10 the Bay Hill Timaru- Reconvened Hearing 22.3.17

Introduction:

The South Canterbury Chamber of Commerce is a membership based organization representing over 500 businesses across South Canterbury including our largest organisations such as Fonterra Clandeboye through to sole traders. We have served South Canterbury businesses for 110 years and our purpose is to achieve Better Business Outcomes which in turn supports our whole community.

Submission in relation to Further Information – Heritage Assessment:

The South Canterbury Chamber of Commerce restates support for the application to demolish the Hydro Grand Hotel and the development of a mixed use complex now backed by additional information in relation to the buildings Heritage Assessment completed by Smart Alliances Ltd.

The conclusion in the report states that demolition may be contemplated based upon a number of key elements including:

- a) A health and safety issue with the building – the report then states that the building is considered earthquake prone.
- b) The building has deteriorated to the point of there being no other option – again the report confirms an extreme state of disrepair and although the building has not yet deteriorated to the point of there being no other option, it is close.
- c) All potential options for adaptive reuse have been investigated- the report records that all potential options have been investigated and analysed.
- d) The investigated options are found not to be viable, due to practical constraints, or are cost prohibitive- the report states that the options considered were cost prohibitive and would be invasive upon existing heritage fabric.
- e) When the necessary strengthening or adaptive reuse works are so intrusive as to result in the loss of much of the remaining heritage fabric and associated heritage values - again the report states that the work involved in achieving an NBS standard of 67% or above that the work would impact upon the existing heritage fabric to result in little more than façadism.
- f) When the overall heritage values of the building are less than Exceptional or Considerable- the report again records that the majority of spaces or elevations were found to have some or no significance.
- g) Once mitigation measures have been implemented- in section 4.2 mitigation measures are proposed including photographic records .

The South Canterbury Chamber of Commerce restates as per the original submission that this is a key anchor development for the district and will lead to further investment and value for the district as a whole.

That the upgrading of this iconic site will vastly improve the visual appearance of the entire Caroline Bay and Bay Hill area and create a legacy for future generations.

*This clear, visible and demonstrable confidence in the future of the region and Timaru's CBD **will** influence other investors due to the scale, quality and mix of provision that is planned for the complex and should lead to increased urbanisation within the town centre. *Increased urbanisation in itself leads to enhanced occupancy, vibrancy and life in town centres.**

In closing: The SC Chamber of Commerce re confirms support for this development and acknowledges that the additional information received from the Heritage Assessment provides confidence that demolishing the Hydro Grand building is the correct course of action. The SC Chamber congratulates the developers on their foresight and commitment to the Timaru District. The developers are creating a new future for this sight, an investment that will benefit future generations and breath life back into the CBD and the surrounding area.



This submission has been completed by Wendy Smith Chief Executive on behalf of the South Canterbury Chamber of Commerce.