



**TE WAIROA
E WHANAKE**



MARINE PARADE LEASE BUILDINGS

INFORMATION AND APPLICATION PACKAGE

Te Wairoa E Whanake project is a \$4.8 million-dollar Provincial Growth Fund investment into Wairoa's town centre to assist in creating further retail, employment, social and educational opportunities.

The revitalisation project involves the renovation/rebuilding of the Winter's' building (corner of Marine Parade and Locke Street) and the neighbouring Gemmell's building (often referred to as the 'burnt-out-buildings') on Marine Parade.

Building plans for the Wairoa Marine Parade revitalisation project are nearing completion and we are seeking to formalise arrangements with prospective tenants.

Following on from our first call for Expressions of Interest, we are now progressing to the next level to ensure the development meets the requirements of the tenants.

Configuration options have been developed, based on early tenancy indications, which include lease space for retail, hospitality, commercial and office options.

The final configuration is dependent on the formalisation of the leases.

The focus of Te Wairoa E Whanake project is to revitalise the main street by creating a destination and community hub. Being involved at entry level is a fantastic opportunity for new and established businesses to operate from a brand-new purpose-built space.

The following document provides information on the development, selection criteria and a formal application form.

We look forward to working with you to achieve the aspirations of our people.



PROVINCIAL
GROWTH
FUND





PAUL STREET

QUEEN STREET

MARINE PARADE

LOCKE STREET

Demolished building and canopy

Richie's

Osler's Bakery

Public toilets

Wairoa Museum

The Clyde Hotel

Gemmell's Building

Winter's Building

Burnt canopy

War Memorial Hall

Wairoa District Council

Wairoa Centennial Library

Library

River front

Coronation Square Park



KEY

↔ Pedestrian lines - outdoor

↔ Pedestrian lines - indoor

● Canopies

● Cafe/Bakery

● Buildings of significant importance (architectural, public)

● Carpark

● Park/Green

○ Wairoa River

● Project site

BACKGROUND

The Wairoa community and Wairoa District Council (WDC) have identified the regeneration of the Central Business District (CBD) as a top priority for investment.

As a result of funding through the Ministry of Business, Innovation and Employment (MBIE) through the Provincial Growth Fund (PGF) 'Te Wairoa E Whanake' (Rise Up and Grow Wairoa) project was launched.

This initiative is designed to have long-term benefits for Wairoa. It is built around four cornerstones: urban design; revitalising and diversifying the economic activity in Wairoa's CBD; logical connections between people, spaces and character of buildings; and an environment that encourages high pedestrian counts, employment, training, profit and investment.

The four cornerstones support cultural values identified as significant to Te Wairoa E Whanake. A heritage and cultural impact assessment is currently being undertaken.

A key part of regeneration is developing the Integrated Business and Tourism Facility which involves renovating and transforming six spaces, plus two pop-up shops (in two buildings) on Wairoa's Marine Parade.

These spaces have been vacant for some time, and are referred to as the Winter's (190 Marine Parade) and Gemmell's burnt-out (180-88 Marine Parade) building site.

The WDC has purchased these two sites and is seeking to focus economic activity into central Wairoa and to better link the east and west ends of Wairoa's CBD.

The Winter's building is planned to house the Space Discovery Centre, Wairoa's i-SITE, as well as retail, hospitality and commercial spaces.

Redeveloped space in the Gemmell's Buildings is suitable for retail, hospitality, offices and commercial usage with an all-weather courtyard that offers opportunity for pop up shops, market stalls and social enterprises.

Wairoa District Council envisage the Integrated Business and Tourism Facility will attract passing traffic into Wairoa's CBD and increase visitor spend across the various existing businesses on the Marine Parade as well as provide a facility for businesses, both new and existing, along with employment opportunities.

LEASE CONDITIONS

A formal lease will be agreed between Wairoa District Council and each Lessee, in accordance with the Property Law Act 2007.

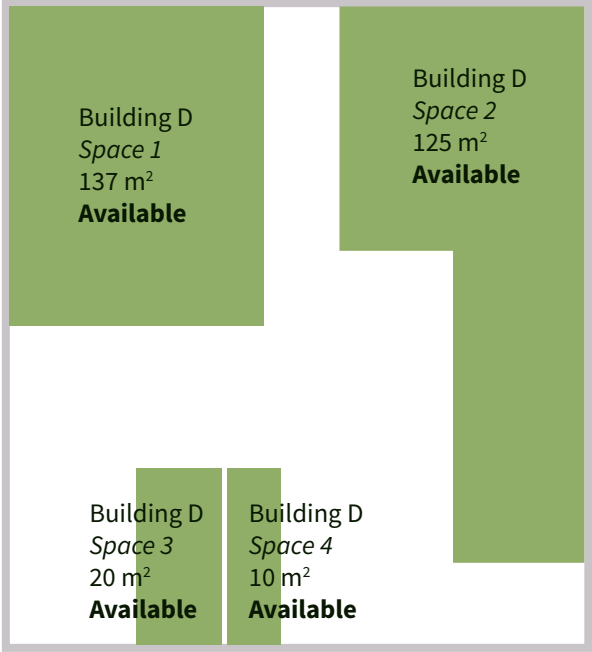
The key features each lease will include, but are not limited to, are:

- Service charge provision (the indicative lease cost is \$2.50 per square metre per week)
- Term of lease
- Standard guarantor
- Break provision
- Options for transfer or assignment to another party
- Sub-letting not allowed
- Option to include a break clause for premature termination by the tenant
- Rent review options
- Draft agreement for security deposit
- Use of shared services eg. Security, access, signage, parking

POSSIBLE LAYOUT OPTIONS

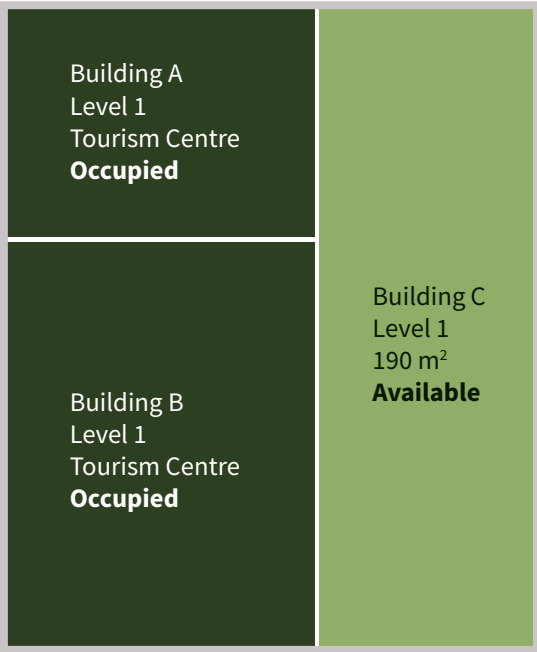
GEMMELL'S BUILDING

Level One



WINTER'S BUILDING

Level One



Level Two



INDICATIVE COSTINGS

WINTER'S BUILDING

The Winter's Building was built after the 1931 Hawke's Bay earthquake destroyed the previous structure. It housed Winter's Grocery Store and Winter's Value House Ltd by 1939. In February 1942 Winter's Grocery Store became West's Grocery Ltd and both were still operating into the early 1970s. Winter's Outfitters operated from the site and closed permanently in 1994 with the building eventually sold to a private purchaser in 2004. During the 2000s the east or street corner part of the facility was used by a couple of businesses, including Coin Save and a second-hand store. The western part of the facility was used by the local \$2 Shop until around 2016. Since then it has been vacant.

The downstairs space totals 190m². This is made up of 158m² of retail floor area and 35m² of utilities. The upstairs space for rent totals 300m² which could be split into two areas of 85m² and one area of 130m².

The rates levied in the 1 July 2019 to 30 June 2020 year was \$8,045.00

The Hawke's Bay Regional Council Rates levied on the property for the period 1 July 2019 to 30 June 2020 was \$258.08.

If the potential rates for the Winter's Building were calculated based on the current commercial rate per dollar of rateable value and the invested value then it could be expected that the rates for the entire Winter's Building could increase to \$34,844 per year.

GEMMELL'S BUILDING

The Gemmell's Building was gutted by fire in May 2012 and has not been used since. Up until that point, three businesses had operated from the building, a hardware store, a jeweller and a café. There was also a tenanted residential apartment upstairs. At the time of the fire, the building, which was over 100 years old, was privately owned.

The retail space for commercial rent totals 292m². This is made up of the largest commercial space of 137m², another commercial space of 125m² and two smaller spaces of 20 and 10 m² pop up shop space. The rates levied in the 1 July 2019 to 30 June 2020 year was \$4,844.00.

The Hawke's Bay Regional Council Rates levied on the property for the period 1 July 2019 to 30 June 2020 was \$139.91.

If the potential rates for the Gemmell's Building were calculated based on the current commercial rate per dollar of rateable value and the invested value then it could be expected that the rates for the Gemmell's Building could increase to \$18,850 per year.

The Gemmell's Building includes the following shared space responsibilities:

GEMMELL'S BUILDING COURTYARD

The building is owned by Wairoa District meaning the operations and maintenance of this facility need to be considered. It is envisioned that the space could become a combination of commercial, hospitality and retail activities, including a shared courtyard that the Wairoa community can use to meet and socialise.

This table outlines possible operations and maintenance of the building and courtyard space.

JOB	RESPONSIBILITY	POSSIBLE ACTION & FREQUENCY
Public rubbish bins (in courtyard)	WDC	Cleared as part of the current WDC Marine Parade rubbish bin contract.
Rubbish skips from businesses (at building rear)	Businesses	Businesses to arrange skip clearance. Either individually or collectively if shared.
Landscaping/Gardening	WDC	Include in WDC parks and recreation gardening contract. Likely to be small areas and low maintenance plants.
Public toilets (if included)	WDC	Include in WDC public toilet cleaning contract.
Outdoor seating (restaurant/café)	Restaurant	Restaurant to maintain.
Outdoor seating (courtyard)	WDC	Furniture can stay in place at night as the gates (or similar) will be closed. Furniture maintenance by WDC – similar to playground or library green.
Outdoor seating (viewing platform)	WDC	Keep furniture to a minimum and/or fixed in place. Furniture maintenance by WDC.
Viewing platform	WDC	Quarterly clean of debris and waterblast (or similar).
Marine Parade nightly closure (gates or similar)	Businesses	Opened by first business to open and closed by last business to close. All businesses to share responsibility and have key/access.
Central alleyway from rear parking nightly closure (gate or similar)	Businesses	Opened by first business to open and closed by last business to close. All businesses to share responsibility and have key/access.
Cleaning of courtyard roof	WDC	Six-monthly clean of debris and waterblast (or similar).
Rear carpark surfacing, painted lines, and drainage	WDC	Six-monthly for drainage. Include in existing WDC 3-waters contract. Annual for roading. Include in existing WDC roading maintenance contract.
Grease trap(s) from buildings	tbc	Pending on how it is designed. If one overall, likely WDC. If individual to businesses, business responsibility.
Power (buildings)	Businesses	Individual meters for each building/occupier.
Power (courtyard)	tbc	Could be WDC and included as rent. Or split by occupying business owners.
Water (buildings)	Businesses	Individual meters for each building/occupier.
Water (courtyard)	WDC	WDC and maintenance costs included in rental.

MARINE PARADE LEASE BUILDINGS APPLICATION FORM

Business Name:	
Business Type:	
Contact phone:	
Contact email:	
Estimated number of employees:	
Estimated space required:	
Availability date:	

Description of business: _____

Preferred business site: *Please tick one*

☐

Building B: Level 2

☐

Building C: Level 1

☐

Building C: Level 2
Space 1

☐

Building C: Level 2
Space 2

☐

Building D:
Space 1

☐

Building D:
Space 2

☐

Building D:
Space 3

☐

Building D:
Space 4

Fitout requirements _____

Perceived business risks _____

Perceived advantages for Wairoa people _____

Point of difference _____

Any other specific requirements. e.g, security, access, signage, parking: _____

Please email your application form to info@tewairoaewhanake.co.nz or drop off at the Wairoa District Council offices by Wednesday, September 30th 2020.

CRITERIA

Your application will be evaluated against the below criterion. Please provide any additional information to support your application

SUSTAINABLE BUSINESS TYPE (20%)

SCORES		SCALE ANCHORS	
100	EXCEPTIONAL	EXAMPLES - EXCEPTIONAL: This business may or may not exist already in Wairoa but must show substantial growth for relocation. There is known demand for this business – e.g. survey, public outcry, Facebook demand.	
80			
70	MINOR BENEFITS	DEFINITION - SATISFIES REQUIREMENTS The business is unique and strives to have a point of difference.	+ / ✓ / –
60		This business will appeal to Wairoa people and sell affordable product. Wairoa people already buy this product/use this service but out of town.	
50	MINOR RESERVATIONS		
40			
40	MAJOR RESERVATIONS	EXAMPLES - MAJOR RESERVATIONS There are already two or more business like this in Wairoa. This business promotes unhealthy and/or unsustainable product.	
30	FAIL	DEFINITION - FAIL The existing similar businesses struggle to keep their doors open due to lack of customers.	

EMPLOYMENT (30%)

SCORES		SCALE ANCHORS	
100	EXCEPTIONAL	EXAMPLES - EXCEPTIONAL: This business has potential to expand and grow employment. This business employs a range of skillsets ranging from already to skilled/qualified to training.	
80			
70	MINOR BENEFITS	DEFINITION - SATISFIES REQUIREMENTS This business will employ two or more people with potential to expand.	+ / ✓ / –
60		This business can provide training to increase skillset across employees.	
50	MINOR RESERVATIONS		
40			
40	MAJOR RESERVATIONS	EXAMPLES - MAJOR RESERVATIONS This business is seasonal. / This business has limited opening hours. This business requires employees who are not residents.	
30	FAIL	DEFINITION - FAIL This business is not willing to find and use local employees.	

ENVIRONMENTAL (20%)

SCORES		SCALE ANCHORS	
100	EXCEPTIONAL	EXAMPLES - EXCEPTIONAL: This business willingly promotes a sustainable business delivery. This business will prioritise energy efficient methods in their delivery.	
80			
70	MINOR BENEFITS	DEFINITION - SATISFIES REQUIREMENTS This business has methods to proactively reduce their waste.	+ / ✓ / -
60		This business will proactively use recyclable and compostable products.	
50	MINOR RESERVATIONS		
40			
30	FAIL	EXAMPLES - MAJOR RESERVATIONS This business does not consider environmental sustainability as a priority. This business is likely to create a large amount of waste with no known solution.	
		DEFINITION - FAIL This business is likely to create pollution or contamination of air, water or land.	

ECONOMIC (30%)

SCORES		SCALE ANCHORS	
100	EXCEPTIONAL	EXAMPLES - EXCEPTIONAL: This business is positive for the Wairoa economy. This business will utilise/sell local product.	
80			
70	MINOR BENEFITS	DEFINITION - SATISFIES REQUIREMENTS The business sells an affordable product appealing to all Wairoa people.	+ / ✓ / -
60		This business will promote shopping local. This business will use local services where possible (eg plumbing, electrical, freight etc).	
50	MINOR RESERVATIONS		
40			
30	FAIL	EXAMPLES - MAJOR RESERVATIONS This business has strong out-of-town connections to services and suppliers.	
		DEFINITION - FAIL This business has not indicated finding the product/services locally where available.	