

Draft

APPENDIX 3

Minutes of Meeting with Selected Real Estate Agents

HARRISON GRIERSON CONSULTANTS LIMITED

File Note

Record of Telephone Conversation

Record of Personal Interview / Meeting

Project Name Waipa Commercial Study		Project No. 1520.011327.01
Date 1 August 2005	Time 3.00pm	At Deli on the Corner, Cambridge
With Peter Fisher - First National John Milligan - Ray White (027 441 6459)	Of First National Ray White	
Phone	Fax	Mobile
Written by David Needham	Re Commercial Land Requirements - Cambridge and Te Awamutu	
Comments		

David met with John at 3.00pm and Peter showed up a few minutes later.

John considered that the population of Cambridge was in strong growth mode and expected this to reach 20,000 by the year 2010. This was obviously putting significant pressure on the servicing requirements for this town including the main street. John did not consider there were the same pressures in terms of growth in Te Awamutu.

In terms of Cambridge retail there was strong pressure for space in the "golden mile", i.e. the main street, but it was increasingly acknowledged that there was no further space. John and Peter considered that it was being constrained by the service station at the southern end, and it could be considered extravagant to have two service stations.

John and Peter identified the Summit Grains site as a potential development area that could be advanced with a mall type development or a combination with apartment style living.

Some rumour existed that the benchmark site is up for replacement or renovation and may involve a Bunning's warehouse, as the same people are understood to own both.

Peter and John saw no impact on the "golden mile" from development of the Summit Grains site. Car parking was an acknowledged problem; some reservations existed over the proposed revamp of the St James site.

There was general support for architectural design as required for the motel site at the northern part of town. But some concern over the Council imposition on every detail, for example requiring the post office to repaint once it was 2/3 finished.

Possible visitor accommodation was considered a potential growth industry but John and Peter did not consider themselves expert accommodation facility brokers which some companies specialised in.

Additional retail space should be over 100m², but they hadn't received as much enquiry for big box space, there was the assumption that the bigger corporate's undertook there own investigations.

There was generally considered to be adequate opportunity for commercial services such as solicitor firms, accountancy practices, insurance brokers, banks, and medical centres. It was acknowledge this would grow in line with population growth but that there wasn't an established significant shortage at this stage. The Lemmington medical centre was a reasonable comprehensive development.

Generally there was not an identified problem with Council's rules regarding commercial land but sometimes there was a perceived overzealous implementation of the rules by staff.

There is a perception that Te Awamutu has reached its point of saturation in terms of retail demand and potentially population growth.

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