

## **7 Constraints and Limitations**

This assessment was constrained by a lack of several types of historical records that usually provide important details about nineteenth century activity at a site. The ICC rates records from this period have not survived and so were unable to be consulted for occupancy details and changes in land values that often indicate improvements. The street directories were able to partially fill this role but were only available for limited periods and occupants do not always appear in the correct locations or for their full occupancy period. The photographic record of Block II was also limited, particularly for the Esk and Kelvin Street frontages, meaning that visual representations of several buildings mentioned in newspapers and other documents were unavailable. Original plans and elevations for some buildings, most notably the Southland Times building, were unavailable and as a result it was difficult at times to determine the degree to which features, or layouts had been altered. During the site visits some areas of some buildings were unable to be accessed or recorded in detail, including the sealed first floors of the Hotel Cecil, Smith's Building and Kingsland's Shop, the cellar beneath the Cambridge Arcade and locked areas in Watson's and the Lewis & Co Building. Despite these limitations, NZHP was able to form a relatively detailed understanding of the development of each town section within this block and as such present an accurate depiction of the archaeological and heritage values possessed.

## 8 Description of Proposed Work

HWCP are proposing to re-invigorate Invercargill's inner city by redeveloping the city block bounded by Tay, Dee, Esk, and Kelvin Streets (Figure 8-1). The proposed redevelopment will extend across the entire city block, with the exception of the Kelvin Hotel and Reading Cinema, which will remain independently owned and operated entities. The redevelopment will see the construction of an innovative building that will incorporate retail space, a medical centre, eating establishments, office space, car parking and apartments. The current plans include a new HWR head office tower comprised of retail space, offices and apartments, a second office precinct, a medical centre, an up-scale food court/restaurant space, a shopping centre with an anchor retail tenant, and public space and covered parking for 950 vehicles. Full development plans are included in Appendix C.

The redevelopment will showcase the preeminent heritage building on the block, the former Bank of New South Wales, and seeks to retain the façades of four heritage buildings including one Category 2 building, the Southland Times (67 Esk Street), and three buildings of local significance, Coxhead's Building (31-35 Esk Street), Thompson's Building (18 Kelvin Street), and Fairweather's Building (58 Tay Street). All other structures within the project area will be demolished.

### 8.1 Seismic Assessments

BMC have evaluated all buildings within the project area to determine their seismic rating, and the rating for each building is provided in Figure 8-2. BMC (pers. com. 2018) have provided the following explanation of the New Build Standard and the implications for the heritage buildings in the project area.

The seismic rating of a building is expressed as percentage of New Build Standard (%NBS) for the appropriate building importance level (IL2). This is defined as the degree to which the building structure complies with the earthquake strength requirements of a new Building Code compliant building of similar size and form in the same location. Note for buildings that were built in NZ prior 1932, there was no requirement to take account of any earthquake loading. Today the requirement is significant and updated regularly as new earthquake events add to the empirical data for a given location. Many of the Invercargill CBD block buildings were constructed pre-1932.

An 'earthquake prone' building is considered to be one which in the event of a moderate earthquake (considered to be an earthquake that is 33% of a design or Code Ultimate Limit State (ULS) event), would reach capacity of the primary structural elements resisting the earthquake load and as a result has the potential to collapse in part or wholly, causing injury or fatality.

The NZ Society of Earthquake Engineers (NZSEE) is considered to be the learned society relating to building earthquake matters and is a primary contributor to related building standards and regulations. The following table from NZSEE publications sets the bands of building ratings that are typically used in describing the seismic life safety risk of a building that has been seismically assessed.

Percentage of New Building Standard (%NBS)	Alpha rating	Approx. risk relative to a new building	Life-safety risk description
>100	A+	Less than or comparable to	Low risk
80-100	A	1-2 times greater	Low risk
67-79	B	2-5 times greater	Low to Medium risk
34-66	C	5-10 times greater	Medium risk
20 to <34	D	10-25 times greater	High risk
<20	E	25 times greater	Very high risk





Figure 8-1. Location of project area with facades to be retained and heritage sites.



The majority of the buildings on Block II fall into the medium to high risk categories and are less than 33% of NBS (Figure 8-2). Only two of the assessed buildings (the MLC building and the Southland Times Press Hall) are classed as Grade A structures, while another two (Kingsland's shop and MacDonald's Building) are Grade B, and four modern buildings (ANZ, Hannahs, Cart's and Allot and Eunson's Building) are Grade C. The remaining structures fall into Grade D or E and as such would require significant seismic strengthening if they were to be retained. In many cases, the required strengthening would result in significant loss of heritage features, fabric and value and thus would negate the value of retention.

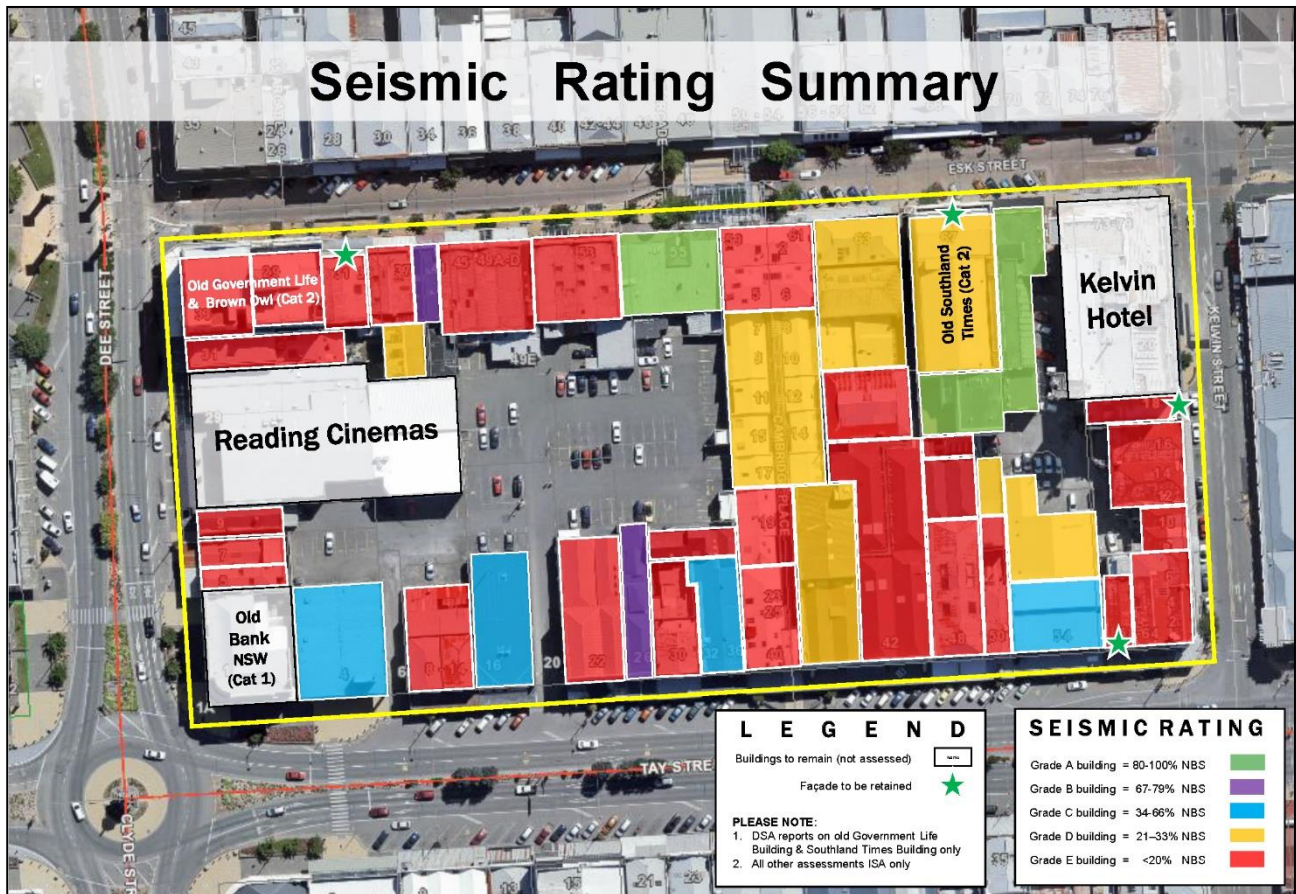


Figure 8-2. Seismic rating summary (BMC, 2018).

## 8.2 Demolition Phase

The Invercargill Central redevelopment proposes to demolish all buildings within the project area, with the exception the façades of the Southland Times, Coxhead's Building, Thompson's Building, and Fairweather's Building. Ryal Bush have been contracted to carry out the demolitions, and this local company have worked on other projects where heritage is an important factor, including recent work at Todd's Auction House.

The demolitions are planned in ten stages across the block, as identified in Figure 8-3. The Caroline Block on Tay Street has been identified as the first area to be demolished, providing Ryal Bush access to the site off Tay Street. The demolition work will be done systematically, allowing for areas to be incrementally cleared to allow construction to begin. The demolition phase is expected to take approximately two years and be completed by the end of 2019.

A vibration plan will be in place to manage the effects of vibrations during both the demolition phase and construction phase. Vibration damage (and usually related noise) will be required to be managed throughout the duration of works. The following mitigation measures are proposed by BMC (pers. com., 2018):



- prior to the demolition works commencing, complete a dilapidation survey for all buildings directly adjacent to the CBD development site. This will provide a benchmark for the condition of adjacent buildings.
- establish a demolition management plan. This plan will specify times of operation, site traffic access routes, maximum noise limits, equipment types and demolition procedures. The plan will be signed off by ICC. Monitoring equipment installed as required.
- for piling operations related to new build construction, driven piles will not to be used unless no suitable alternatives can be found. Use of bored or screw piles will be given preference.

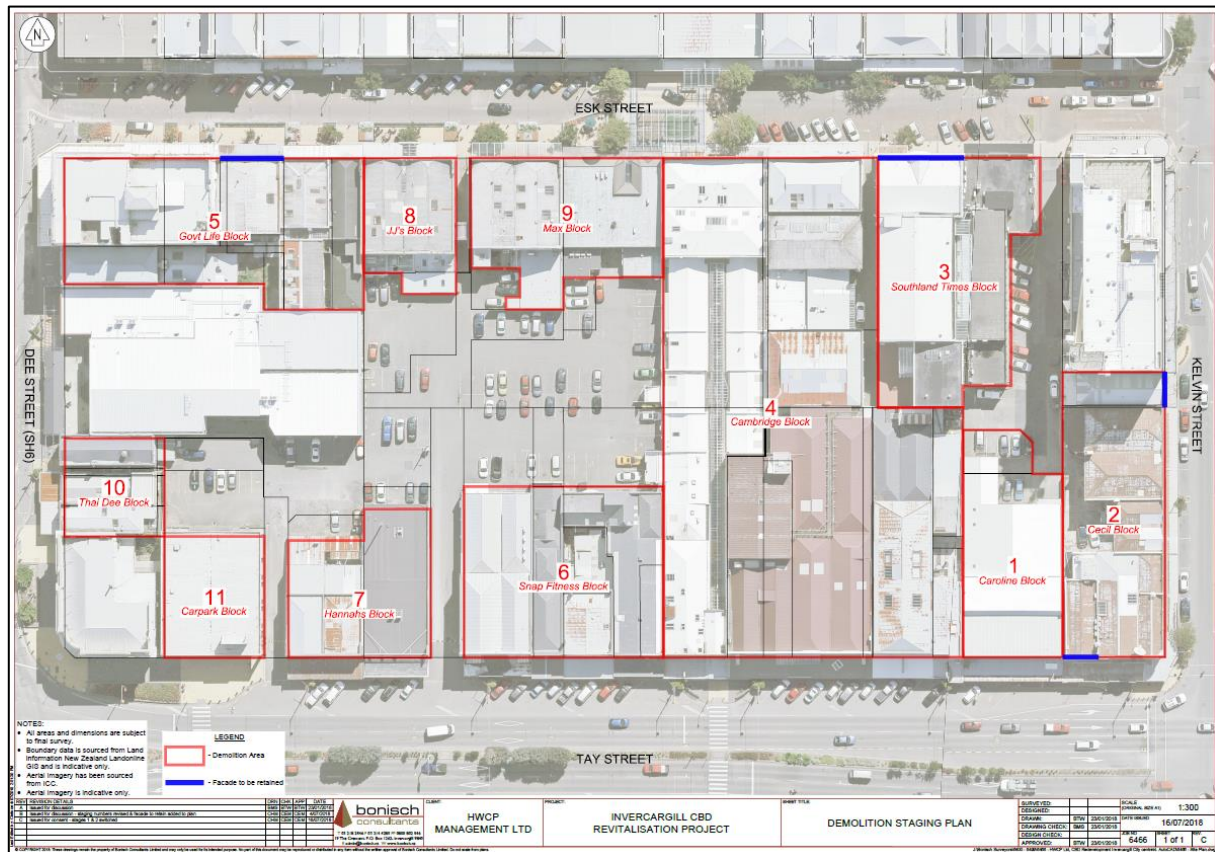


Figure 8-3. Demolition staging plan (Bonisch Consultants, 2018).

Support systems will be individually designed for each of the four façades that will be retained to ensure their safety during the demolition and construction phases. The following description for façade retention has been supplied by BMC (pers. com., 2018).

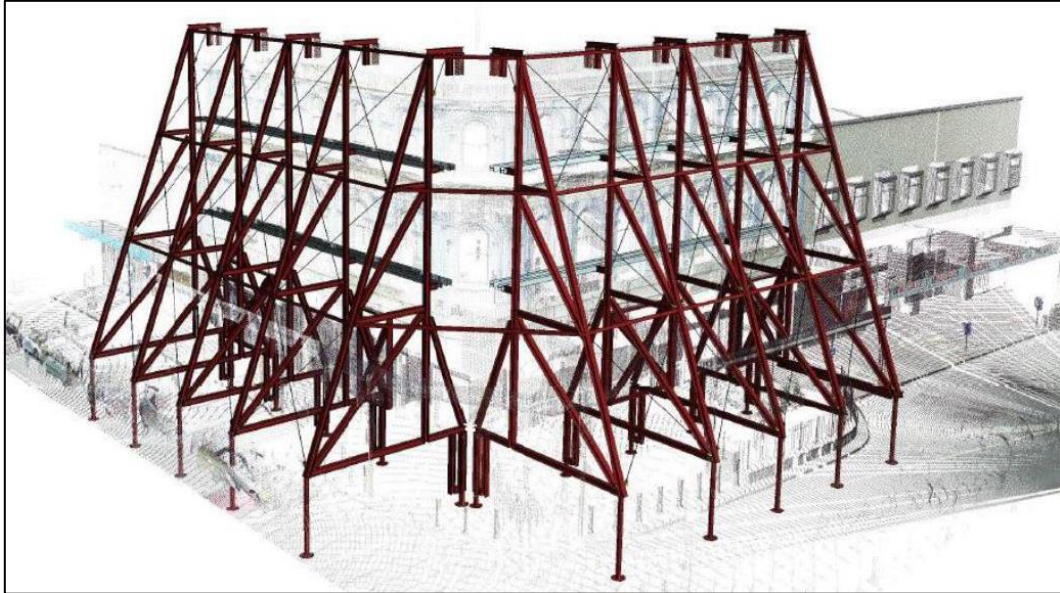
To minimise the time exposure of the façade (supported by temporary structure) it is proposed to leave the façade attached to the existing building (or a significant part of the building) where possible.

The following action items will be addressed for each façade retention design. This will provide a high level of certainty that the façade will not be exposed to loading or conditions that could lead to demolition / loss of the façade,

- a) Full structural survey of building including the detail related to the stability of the façade and identification of any related issues. Establishment of monitoring pins as appropriate.
- b) Design and detailing of temporary works that provides stability for the façade as a standalone element. The design can allow propping to the exterior or interior sides of the façade. This would provide flexibility for reducing the disruption to the public in the event the façade retention is erected for an extended length of time awaiting its connection to a new building structure. Refer to Figure 8-4 below showing an example of façade retention from the exterior side.



- c) Design and detailing of any strengthening to the façade itself and/or foundation remedial works. This may be required to stabilize or deal with any issues and/or alterations to the façade openings as part of the integration with the new development.
- d) Design and documentation for a detailed demolition/temporary works management and construction plan for each façade retention scheme.
- e) Engineering supervision of the demolition and temporary works construction. Ongoing monitoring as required.



**Figure 8-4. Example of facade retention from the exterior side (image supplied by BMC, 2018)**

Large-scale earthworks will be required to clear the foundations of the demolished buildings, to create a stable building platform, and for the excavation of foundations and installation of new services. The exact details of the earthworks are yet to be confirmed; however it is expected that earthworks will result in the total loss of archaeology from all sites.

### **8.3 The Construction Phase**

Plans for the construction phase have yet to be finalised; however, the process is expected to follow the same staging plan as the demolition phase. Each site will be cleared of all archaeology prior to the construction phase and the protection measures for the retained heritage assets described above will continue to be implemented throughout this phase of works. The design statement prepared by Buchan Group can be found in Appendix C.



## 9 Assessment of Effects on Heritage Values and Archaeology

HWCP propose to redevelop a central inner-city block to create a central retail and commercial hub that has been identified as a key requirement for Invercargill. The proposed redevelopment will see significant changes to Block II and the loss of heritage and archaeological resources. Within the project area, there are four buildings listed with HNZPT as well as 16 buildings and street furniture (verandah posts) identified on the district plan as having heritage significance. Details of the statutory requirements are provided in Section 2, but are summarised here for ease of reference. In addition, 16 of the buildings within the project area were constructed prior to 1900, and the entire block, apart from TS 9, shows indisputable evidence of having been occupied during the nineteenth century; thus, these properties and buildings are considered archaeological sites and are protected under the Heritage New Zealand Pouhere Taonga Act 2014. Table 9-3 below summarises the intentions for each building within the project area, the status of those activities based on the ICC District Plan Heritage Rules and under the Heritage New Zealand Pouhere Taonga Act 2014. The distribution of heritage and archaeological buildings is presented in Figure 9-1.

The following section considers the effects of the proposed redevelopment on built heritage using the methods outlined in Section 3.3. The assessment of effects considers the level of significance (as defined for each item in Section 6) and the magnitude of the impacts against the heritage values to provide a determination of the significance of effects. The effects on heritage values may be adverse, neutral, or beneficial, with demolition of a structure constituting a major adverse effect and façade retention being a moderate adverse effect. The proposed actions are evaluated according to the district plan rules, identifying whether the actions are non-complying, discretionary, restricted discretionary, or permitted (for clarification of these activities, please refer to Section 2.1). The effects are then considered against best practice recommendations, the importance of the buildings or structures, their condition, potential for alternative use, and the benefits of the redevelopment.

The ICC District Plan includes all HNZPT Category 1 and 2 listed heritage items on Appendix II.2 of the Heritage register, buildings of local significance are included on Appendix II.3, and significant street furniture is included on Appendix II.4. The proposed redevelopment seeks to retain the façade of the Southland Times Building (Category 2) as well as the facades of Fairweather's Building and Coxhead's Building (Appendix II.3). The remaining listed and scheduled heritage buildings and all street furniture will be removed. Additionally, Rule 3.8.10 outlines the matters that must be considered in applications to the Council under Rules 3.8.6 to 3.8.9 to the council (Table 9-1). The Council also exercise discretion for matters listed in Table 9-2 for applications to alter facades of locally.

This assessment also evaluates the potential impacts to archaeology, as required under the Heritage New Zealand Pouhere Taonga Act 2014. An archaeological authority is required to demolish any pre-1900 building and to undertake earthworks that may encounter subsurface archaeology. As such, the partial demolition of a structure does not trigger requirements under the Heritage New Zealand Pouhere Taonga Act 2014. Typical conditions of an archaeological authority include recording of pre-1900 buildings that will be demolished, archaeological monitoring during building demolition and earthworks, recording archaeological features, artefact and faunal analysis, and the preparation of a detailed report on the results of all work. It is important to note that archaeological recording is a requirement of the authority and does not constitute mitigation.

The following assessment of effects is divided into five sections that consider the proposed activities against the rules of the District Plan and the Heritage New Zealand Pouhere Taonga Act 2014. The activities include full demolition of a heritage building (including listed and scheduled buildings), façade alterations to listed and scheduled buildings, removal of street furniture, indirect effects on existing heritage structures, and potential effects on built and subsurface archaeology. Mitigative measures that may help to minimise the impacts of the proposed development are proposed in Section 10.



**Table 9-1 Matters to be addressed to Council for applications under Rules 3.8.6 to 3.8.9 (Rule 3.8.10).**

<b>Rule 3.8.10</b>	
A	The extent to which the heritage values including the design of any buildings and the context of heritage are likely to be retained, protected and/or enhanced.
B	Whether the activity is likely to have cumulative adverse effects on heritage values.
C	In the case of relocation of a heritage building, measures that may be necessary to protect the fabric of the building during relocation.
D	Potential for the reuse and/or recycling of any material or heritage features from the historic building.
E	Consideration of any relevant Invercargill City Council heritage design guidelines.
F	The extent and effect of any earthworks, tunnelling, digging, vibration or excavation that may destabilise the site, structure, place or area.
G	The results of consultation undertaken including any written advice obtained as follows: (a) In the case of the site having identified tangata whenua values, comment from the relevant iwi. (b) Any recommendations of the New Zealand Historic Places Trust, and the New Zealand Archaeological Association File Keeper. (c) Where the site history indicates that there may be historical artefacts or other physical remains, any advice obtained from a suitably qualified and experienced archaeologist.
H	The reasons for the proposed activity and reasons why alternative less adverse options for achieving the same or similar outcome have been discounted. For clarification, reasons for discounting alternative options can include amongst other matters financial cost, natural hazards, safety and technical feasibility.
I	The creation and maintenance of a record of heritage features of the building on its original site (e.g. photos of existing vistas for public record of the history of the site).
J	Any proposals to strengthen the structural integrity and heritage value of the building, including the benefits of alterations for the purpose of implementing Building Code upgrades for seismic, fire and access purposes
K	Any proposals to strengthen or replace high risk elements, such as parapets, façade decoration and chimneys, with high quality light weight material
L	The extent to which the proposed alterations, additions to or demolition of a listed heritage building have been informed by the advice of qualified professionals such as conservation architects, heritage consultants, engineers and quantity surveyors as appropriate. Such advice should include a thorough analysis of the alternative options available and the extent of professional advice obtained and should be proportional to the scale and intensity of the effects of the works being undertaken

**Table 9-2. Matters of discretion (Rule 3.8.4) and matters to be addressed for Rule 3.8.8.**

<b>Rule 3.8.4 Matters that the council may exercise discretion</b>	
A	The classification of the buildings.
B	Any effects on the façade of the building.
C	Any design guidelines pertaining to the area.
D	Screening mechanisms if needed.
E	Mitigation of effects of any earthworks undertaken in association with the demolition or alterations.
F	Site rehabilitation.
G	The imposition of a bond (if required) to ensure the completion of rehabilitation. The value of the bond shall be calculated at up to 1.5 times the value of the work required to complete rehabilitation of the site.
H	Potential for the reuse and/or recycling of any material or heritage features from the historic building.
I	The creation and maintenance of a record of heritage features of the building on its original site (e.g. photos of existing vistas for public record of the history of the site).
J	Potential impact on the structural integrity of adjoining buildings and structures.
K	Any proposals to strengthen the structural integrity and heritage value of the building's façade, including the benefits of alterations for the purpose of implementing Building Code upgrades for seismic, fire and access purposes.
L	Any proposals to strengthen or replace high risk elements, such as parapets, façade decoration and chimneys, with high quality light weight material.

Table 9-3. Summary of buildings within the project area and intended activities.

Historical Background					Heritage and Archaeological Protection		Proposed Activity and Status under the District Plan		Assessment of Effects on Heritage Values			Assessment of Effects on Archaeology	
Arch Site	Building Name	Street Address	Date Completed	Architect	Heritage Protection Status	HNZPT Act 2014	Proposed Activity	District Plan Rule (activity)	Significance	Magnitude of Impact	Assessment of Effects	Effect on Built Archaeology	Effect on Subsurface Archaeology
E46/67	Smith's	31 Dee Street	1875	Angus Kerr	ICC DP	Building & subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	Demolition of a pre-1900 building	yes
	Newburgh	33 Dee Street	1929	Benjamin Ager	HNZPT List (Category 2), ICC DP	Subsurface	demolition	3.8.9 (non-complying)	Medium	Major adverse	Moderate-large	-	
	Lewis & Co.	29 Esk Street	1914	Edmund Anscombe & Henry McDowell Smith	HNZPT List (Category 2), ICC DP	Subsurface	demolition	3.8.9 (non-complying)	High	Major adverse	Large-very large	-	
E46/68	Coxhead's	31-35 Esk Street	1875	F W Burwell	ICC DP	Building & subsurface	façade altered	3.8.8 (restricted discretionary)	Medium	Moderate adverse	Moderate	Partial demolition of a pre-1900 building	yes
	Martin, Maitland & Co.'s	37 Esk Street	1877	F W Burwell	ICC DP	Building & subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	Demolition of a pre-1900 building	
	MacDonald's	41 Esk Street	1873	Angus Kerr	n/a	Building & subsurface	demolition	n/a (permitted)	Low	-	-	Demolition of a pre-1900 building	
E46/69	Temple Chambers	45-49 Esk Street	1881	Angus Kerr	ICC DP	Building & subsurface	Demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	Demolition of a pre-1900 building	yes
E46/70	NZIC	51-53 Esk Street	1884	Edmund R Wilson	ICC DP	Building & subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	Demolition of a pre-1900 building	yes
E46/71	MLC	55 Esk Street	1983	Mitchell & Mitchell and Partners	n/a	Subsurface	demolition	n/a (permitted)	Low	-	-	-	yes
E46/72	Cambridge Buildings	40 Tay Street	1872	Unknown	ICC DP	Building & subsurface	Demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	Demolition of a pre-1900 building	yes
	Cambridge Arcade	59-61 Esk Street	1934	A C Ford	ICC DP	Subsurface	demolition	3.8.6 (discretionary)	Medium	Major adverse	Moderate-large	-	
E46/73	Nichol's	63 Esk Street	1929	A C Ford	ICC DP	Subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	-	yes
NA - TS 9	Southland Times	67 Esk Street	1909	Charles H Roberts	HNZPT List (Category 2), ICC DP	-	partial demolition	3.8.9 (non-complying)	Medium	Moderate adverse	Moderate	-	-
E46/74	Southland Times Press Hall	69 Esk Street	1981	L F Simpson	n/a	Subsurface	demolition	n/a (permitted)	Low	-	-	-	yes
	Allot and Eunson	54 Tay Street	1958	A G A Milne	n/a	Subsurface	demolition	n/a (permitted)	Low	-	-	-	
E46/75	Kelvin Hotel	20 Kelvin Street	1965	A G A Milne	n/a	Subsurface	retention	n/a (permitted)	n/a	-	-	-	yes
	Thompson's	18 Kelvin Street	1913-1929	Unknown	ICC DP	Subsurface	façade altered	3.8.4 (restricted discretionary)	Low	Moderate adverse	Slight	-	
E46/76	Hotel Cecil	1-16 Kelvin Street, 60-64 Tay Street	1899	Unknown	ICC DP	Building & subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	Demolition of a pre-1900 building	yes
	Fairweather's	58 Tay Street	1884	Unknown	ICC DP	Building & subsurface	façade altered	3.8.4 (restricted discretionary)	Medium	Moderate adverse	Moderate	Partial demolition of a pre-1900 building	
E46/77	MacPac	48 Tay Street	1910	Edmund R Wilson	ICC DP	Subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	-	yes
	Zookeeper's Café	50 Tay Street	1916	Edmund R Wilson	ICC DP	Subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	-	
E46/78	Herbert Haynes & Co.	42 Tay Street	1885	Angus Kerr	n/a	Building & subsurface	demolition	n/a (permitted)	Low	-	-	Demolition of a pre-1900 building	
E46/79	Annie Ibbotson's	30 Tay Street	1933	C J Brodrick	ICC DP	Subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	-	yes
	Carter's	36 Tay Street	1973	n/a	n/a	Subsurface	demolition	n/a (permitted)	Low	-	-	-	yes
E46/80	Peters'	22 Tay Street	1881	McKenzie, Ridley & Co.	n/a	Building & subsurface	demolition	n/a (permitted)	Low	-	-	Demolition of a pre-1900 building	yes
	Kingsland's Shop	26 Tay Street	1887	Unknown	n/a	Building & subsurface	demolition	n/a (permitted)	Low	-	-	Demolition of a pre-1900 building	
E46/81	Hannahs	16-18 Tay Street	1969	L F Simpson	n/a	Subsurface	demolition	n/a (permitted)	Low	-	-	-	yes
E46/82	Watson's	8-14 Tay Street	1877	Unknown	n/a	Building & subsurface	demolition	n/a (permitted)	Low	-	-	Demolition of a pre-1900 building	yes
E46/83	ANZ	4 Tay Street	1969	Sargent and Smith and Partners	n/a	Subsurface	demolition	n/a (permitted)	Low	-	-	-	yes
E46/84	Lumsden's	9 Dee Street	1872	Unknown	ICC DP	Building & subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	Demolition of a pre-1900 building	yes
	Barham's	7 Dee Street	1873	Unknown	ICC DP	Building & subsurface	demolition	3.8.6 (discretionary)	Low	Major adverse	Moderate	Demolition of a pre-1900 building	
	Ott's	5 Dee Street	1875	Angus Kerr	n/a	Building & subsurface	demolition	n/a (permitted)	Low	-	-	Demolition of a pre-1900 building	
	BNSW	1 Dee Street	1904	C J Brodrick	HNZPT List (Category 1), ICC DP	Subsurface	no alteration	NA	High	-	-	-	no



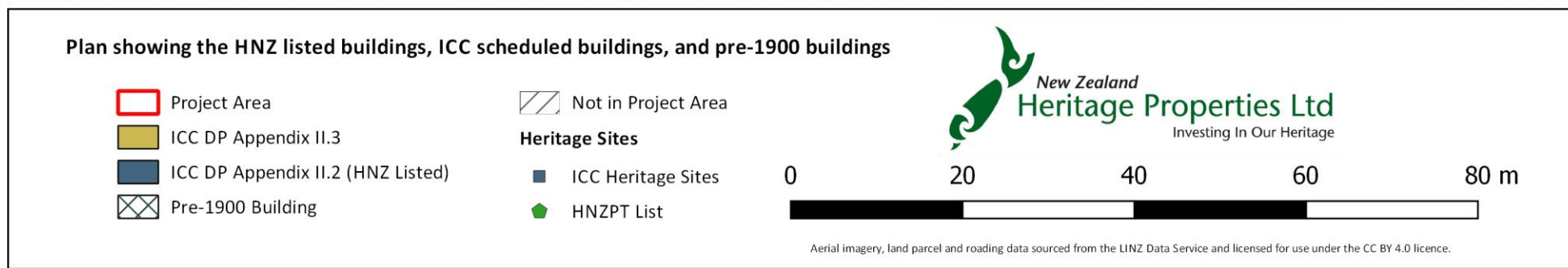


Figure 9-1. Plan showing listed, scheduled, and pre-1900 buildings.



## 9.1 Full Demolition of Heritage Buildings

The current plans for the inner-city redevelopment propose to demolish two Category 2 listed buildings, the Lewis & Co Building and Newburgh Building, and 13 buildings that have been identified as having local significance. According to the District Plan, the demolition of a building on Appendix II.2 is a non-complying activity (Rule 3.8.9), and the demolition of a building on Appendix II.3 is a discretionary activity (Rule 3.8.6).

According to the ICOMOS NZ charter, the setting of a place is a vital component of its cultural heritage value, and where possible the nature and character of the setting (in this case the streetscape) should be maintained during redevelopment if at all possible (ICOMOS, 2010). Block II, like the wider CBD of Invercargill, is presently characterised by buildings in a variety of period styles, most of which are between one and three-storeys tall except for larger anchor buildings on the corners. When considering designs for the proposed redevelopment this character should be taken into account and retained where possible to ensure the new buildings sit well within the broader townscape and add to, rather than contrast, the setting.

### 9.1.1 Demolition of a Listed Building

The proposed inner-city redevelopment will see the complete demolition of two Category 2 listed buildings, the Lewis & Co Building and the Newburgh Building, that are collectively referred to as the Government Life Building. NZHP has assessed the Lewis & Co Building to have high overall significance and the Newburgh Building to have moderate significance. Using the criteria outlined in Section 3.3, the physical loss of these heritage buildings constitutes a major adverse effect; therefore, the overall level of significance of effects on the heritage values is determined to be large (Table 9-4).

Table 9-4. The significance of effects on the Lewis & Co and Newburgh Buildings.

Heritage Value	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate-Large	Large-Very Large	Very Large
High (Lewis & Co)	Neutral	Slight	Moderate-Slight	Moderate-Large	Large-Very Large
Medium (Newburgh)	Neutral	Neutral-Slight	Slight	Moderate	Moderate-Large
Low	Neutral	Neutral-Slight	Neutral-Slight	Slight	Slight-Moderate
Negligible	Neutral	Neutral	Neutral-Slight	Neutral-Slight	Slight

Category 2 listed buildings are automatically included in Appendix II.2 of the District plan, and the demolition of any building listed in Appendix II.2 is a **non-complying activity** (Rule 3.8.9). Applications to council must address the matters listed in Rule 3.8.10 (see Table 9-1). As such, there must be significant justification for the demolition of the building, and merits of the development alone are not enough to warrant the demolition of listed buildings.

The importance of these buildings has been recognised by HNZPT, and the research undertaken by NZHP has confirmed that these buildings are architecturally significant, representing two rare examples of early Commercial style architecture in Invercargill. The Lewis & Co Building is considered to have greater heritage significance than previously identified based on its architectural, cultural, historical, and technological values; thus, it is considered to have high overall significance, while the Newburgh Building is considered to have a medium level of significance.

Currently, only the ground floor of the buildings is occupied, and the first through fourth floors have been vacant from at least the 1990s. When buildings are vacant, even for a short period, they suffer and become vulnerable to decay, which poses a threat to the building itself but also has a detrimental effect on the amenity value of the neighbourhood. This certainly is the case for the Lewis & Co Building and the Newburgh Building where there has been considerable water ingress and a pigeon infestation.

A detailed seismic assessment was undertaken of the two buildings. The Newburgh Building was determined to have a capacity of 10 to 15% of the New Building Standard (NBS) (BMC, 2018a), and of particular concern, BMC (2018a) identified that “the building has exceeded its life expectancy and is likely to rapidly deteriorate” based on the assessment of the concrete strength (found to be low) and spalling identified throughout the building. At least



one mullion in the Newburgh Building has failed due to environmental effects and the low concrete strength, and the spandrel beams and other structural elements will also fail in time without remedy. The seismic assessment concludes that the building cannot be “repaired or strengthened without the loss of most of the heritage fabric and values of the building” (BMC 2018). As such, the value of strengthening the building would be lost if heritage fabric could not be retained. The Lewis & Co Building was found to have a capacity of 10 to 20%NBS, largely due to the out-of-plane eastern unreinforced masonry wall and the parapet (BMC 2018a). The capacity of the east wall could be increased to 40 to 50% NBS by introducing diaphragm action.

BMC have identified that the Newburgh Building and Lewis & Co Building are structurally connected by a party wall between them, and their recommendations are provided below (BMC, pers. com. 2018). Demolition of the Newburgh Building is considered the most practical approach due to the condition and low seismic capacity. Retention of the Lewis & Co Building would:

- require significant temporary works and be very difficult to practically achieve.
- have an uncertain outcome. During demolition, a point could be reached where the retention may need to be abandoned.
- require the demolition to occur from State Highway 6 (Dee Street) and Esk Street. This would effectively close both streets for the duration of the demolition. This could be up to four weeks of disruptions during the demolition process.
- increase the risk of an element falling on to the adjacent cinema.
- require all demolition traffic and rubble removal to use State Highway 6 or Esk Street creating further significant disruption.

While there are actions that could be taken to strengthen this building, there are constraints around the demolition of the Newburgh Building that will also necessitate the demolition of the Lewis & Co Building. Despite the significance of these two buildings, their condition is such that it warrants their demolition. The condition has negated further investigations for adaptive reuse of the building, and no alternative strategies have been explored to date.

The architectural design has respected the significance and function of these two listed buildings, and the proposed new building (HWR Tower) will have a similar mass and impact from the streetscape (Figure 9-2 and Figure 9-3), following the design guidelines. The ground floor is intended to be prime fashion retail, which is an important consideration and creates a historical link with Lewis & Co, which operated from this location from at least 1872. The upper levels will include office accommodation with penthouse apartments on the top floor.



Figure 9-2. Artist's impression of the proposed HWR Tower that will replace the Newburgh and Lewis & Co Buildings (image courtesy of Buchan Group, June 2018).

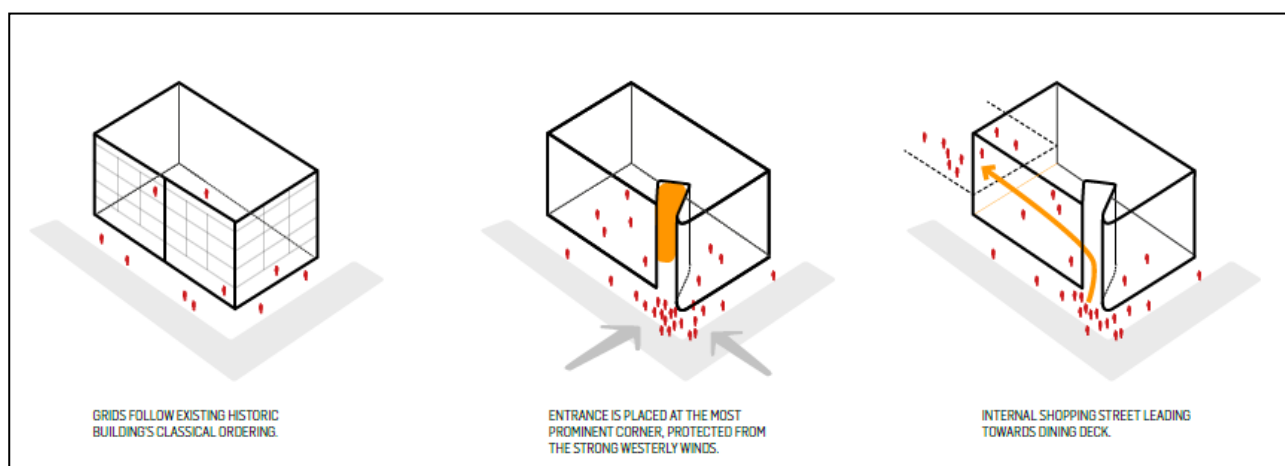


Figure 9-3. Consideration of proposed building that will replace the Newburgh and Lewis & Co Buildings (image courtesy of Buchan Group, June 2018).

**Recommendations:** The proposed demolition of the Lewis & Co Building (29 Esk Street) and the Newburgh Building (33 Dee Street) constitutes a non-complying activity under Rule 3.8.9 and will have a major adverse effect on the heritage values. The poor condition of the Newburgh Building means that strengthening and adaptive re-use is not feasible without the loss of heritage fabric, and without this fabric, the connection to its heritage values are all but lost. The demolition of the Newburgh Building also necessitates the loss of the adjacent Lewis & Co Building, where adaptive re-use may have been better-suited. On the balance of this evidence, the significant loss of heritage can be mitigated with measures outlined in Section 10 including the recording of each building to a



Level III standard, prior to demolition, as per the Heritage New Zealand guidelines for the recording of built structures (HNZPT, 2016). Therefore NZHP recommends that demolition of these buildings be consented subject to mitigation measures.

### 9.1.2 Demolition of a Scheduled Building

The inner-city redevelopment proposes to demolish 13 buildings that are scheduled on Appendix II.3 of the District Plan as buildings of local significance, which will result in the physical loss of these locally significant heritage buildings and constitutes a major adverse effect. On an individual basis, all but one of the buildings identified for demolition have been assessed by NZHP to have a low overall level of significance, due to the fact that they are significant only on a local level. As such, the overall level of significance of effects on the heritage value for each building is determined to be moderate (please refer to Table 9-3). The exception is the Cambridge Arcade, which was assessed as having a medium level of significance based on the high architectural values; therefore, the significance of effects for this activity are deemed to be slight to moderate for all buildings apart from the Cambridge Arcade, where the redevelopment will have moderate to large effect (Table 9-5).

**Table 9-5. The significance of effects of the partial demolition of buildings scheduled on Appendix II.3.**

Heritage Value	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate-Large	Large-Very Large	Very Large
High	Neutral	Slight	Moderate-Slight	Moderate-Large	Large-Very Large
Medium (Cambridge Arcade)	Neutral	Neutral-Slight	Slight	Moderate	Moderate-Large
Low	Neutral	Neutral-Slight	Neutral-Slight	Slight	Slight-Moderate
Negligible	Neutral	Neutral	Neutral-Slight	Neutral-Slight	Slight

The demolition of a scheduled building is a discretionary activity under Rule 3.8.6 of the district plan, and it requires the matters listed in Rule 3.8.10 to be addressed. As with any heritage building, there must be significant justification for its demolition, and merits of the development alone are not enough to warrant the demolition of scheduled buildings. The importance of the buildings, their condition, potential for alternative use, and the benefits of the redevelopment are considered against the proposal to demolish these buildings.

On an individual basis, these buildings have been recognised previously as items of local significance, and this is supported by the findings of this report with one exception. The Cambridge Arcade is identified as having moderate overall significance, as it is the only known surviving example of an Edwardian/1930s shopping arcade in Southland, and one of very few examples remaining in New Zealand. Together, these buildings are part of the wider heritage of the inner city and represent a variety of nineteenth century and early twentieth century architectural styles.

The condition of the buildings has been evaluated by BMC (Figure 8-2), and all heritage buildings are classed either Grade E (<20%NBS) or Grade D (21-33%NBS) and are considered to have a high to very high life-safety risk. Based on the evidence provided by BMC, any adaptive reuse of these buildings would necessitate strengthening measures. Consideration of adaptive reuse has not been undertaken, as even if the buildings were strengthened, they would not provide the appropriate space required by this type of redevelopment, leading to the application to demolish these buildings. Many of the buildings being considered for demolition are only partially occupied, or in some case entirely vacant, and are rapidly falling into disrepair. At least three of the buildings have portions that have been sealed for several decades, for example Smith's Building that has had no access to the first floor since the construction of the Newburgh building in the 1920s, suggesting many have been unfit for purpose for a prolonged period. The demolition of these structures will clear valuable central city space for modern replacements that are more suitable for contemporary use and generally healthier places to live and work.

The scheduled buildings that will be demolished are distributed across the project area and will provide significant space for the construction of the various precincts. Buchan has carefully considered the loss of these heritage buildings and their design respects the scale and mass of those buildings that will be lost to make way for the

development and references that of the buildings on the surrounding streets. Part of Invercargill Central will be named “New Cambridge” to maintain a connection to the Cambridge Arcade, which forms one of the key heritage items within the block.

Two of the scheduled buildings are proposed for complete demolition but will have facsimiles of their façades installed on the façade of the new building. According to the original concept plans, one of these (the Cambridge Buildings at 40 Tay Street) will remain in or close to its original location, while the other (the Temple Chambers currently at 49 Esk Street) was to be moved to the west end of Tay Street. The ICOMOS NZ charter cautions against the relocation of heritage structures or fabric, as their value is often directly tied to their surrounds (ICOMOS, 2010), and a similar argument could be made against the installation of a facsimile in a new location. This approach is also not considered an acceptable method of conservation or protection of heritage values. The intended location of the Temple Chambers image is part of the Tay Street frontage that lacks quality heritage façades at present, and so the installation of it here may act to balance the overall streetscape. The choice of the Cambridge Buildings’ façade for this treatment also provides a tangible link to one of Invercargill’s more notable mid-twentieth century architects A C Ford, who is not represented by any of the retained buildings or physical façades. However, to respect the heritage of the property, consideration of an image from a past building on this location was recommended by NZHP. The design team adopted this recommendation and an image of the original façade of Watson’s Building (8-14 Tay Street) will be used instead.

**Recommendations:** The proposed redevelopment seeks to demolish 13 buildings that are scheduled on Appendix II.3 of the District Plan, which is a discretionary activity under Rule 3.8.6. An evaluation of the heritage values of these buildings has shown that 11 have low and one has medium heritage value. Based on this values assessment and the magnitude of the impact, the overall significance of effects is considered slight to moderate for all buildings apart from the Cambridge Arcade, where the redevelopment will have moderate to large effect. The buildings of local significance within Block II that are scheduled for demolition currently show a low rate of occupancy and are suffering from neglect (particularly the first floors). Some buildings have areas that have been sealed off for several decades, indicating they have been unfit for purpose for a prolonged period. The condition of the buildings indicates that each would require seismic strengthening to bring it up to acceptable building code. The heritage assessment survey identified that some heritage fabric remains in the first floors; although, the ground floors were nearly devoid of any original fabric. On the basis of all evidence, the loss of heritage in this category can be mitigated. NZHP recommends that the demolition of these buildings be consented with mitigative measures including the use of an image of the original Watson’s Building (8-14 Tay Street) instead of the Temple Chambers (49 Esk Street) building in the modern façade design for Tay Street (about the location of 8-14 Tay Street). This recommendation has since been adopted by the design team.

## 9.2 Façade Alterations and Partial Demolition

The inner-city redevelopment plans to incorporate the façades of four historic buildings into the new design, including one Category 2 building, the Southland Times (67 Esk Street), and three buildings of local significance, Coxhead’s Building (31-35 Esk Street), Thompson’s Building (18 Kelvin Street), and Fairweather’s Building (58 Tay Street). As these buildings will be partially demolished and alterations will be undertaken on their façades, these works trigger Rule 3.8.8 (alterations to a building on Appendix II.2) and Rule 3.8.4 (alteration to the façade of a building on Appendix II.3).

- **Rule 3.8.4** - in relation to buildings listed in Appendix II:3 Sites of Local Significance the following activities are restricted discretionary activities: (A) Any alteration or addition to the façade. (B) Any signage attached to the façade.
- **Rule 3.8.8** - Any alteration, addition and/or the attaching of any signage to any building, structure or place listed in Appendix II.2 Sites Registered by Heritage New Zealand Pouhere Taonga is a discretionary activity.

Rule 3.8.4 has specific matters over which the council has discretion, and Rule 3.8.10 documents that matters that must be considered in applications to the council.



ICC City Centre Design Guidelines promote the retention of façades to ensure the character of the area is maintained. Gray (1998) advocated for the retention of much of the original ornamentation as possible and replacement where it has been removed and for the use of sympathetic materials that match the original fabric. Colour schemes should consist of a base colour with two or three accent colours and should be appropriate to the era of construction. It is also recommended that verandahs be utilised but should not obscure windows or other architectural detail, and where possible, verandah posts should be used in keeping with the building's style (Gray 1998). Full details of the design guidelines are provided in Appendix A.

Retention of a building's façade as a purely aesthetic feature that does not relate to the structure behind it, also known as facadism (Curl, 2006), is one way to reduce the loss of heritage value. Those with interests in heritage tend to view this approach negatively and as an option chosen by developers as an afterthought (Bargery, 2005); and HNZPT have previously stated that facadism is not consistent with best practice (NZHPT, 2007b). In many cases, the rest of the building is not fit for purpose and the retention of the façade is the best possible outcome, and it is undoubtedly a more positive outcome than the total loss of a heritage building. The main argument against this approach is that the façade becomes separated from and unrelated to what is behind it, an issue which is amplified if the new structure is of a totally different scale to its predecessor. Some schools of architecture view this as a positive, arguing that it makes a statement that the place is connected to the past but not restricted by it (Schumacher, 2010). It is also often the case that the façades chosen for retention are those viewed as most aesthetically pleasing, while some that may be more representative of plainer vernacular architecture that better characterises an area are removed (the celebration of the “exceptional” rather than the everyday), leaving an inaccurate depiction of the street or area's past. This approach has been applied in Invercargill previously with mixed results, as identified by Farminer and Miller (2016) in their review of the city's built heritage. At 33 Leven Street, the façade of a Victorian building (Macaulay's Building) has been incorporated into the side of a large functionalist structure, currently occupied by Spotlight. The form of the newer building has not taken the façade into consideration other than its retention, and it appears marooned in a characterless sea of blank wall. The main entrance to the building have been moved to a different elevation, robbing the façade of its original purpose as the public focal point of the structure, and the windows and doors have been blocked. A more successful execution of this approach is represented by the buildings at 40-42 Esk Street, behind which are modern structures much better suited to their contemporary retail use than their predecessors, but that fit seamlessly with the retained façades, so much so that most passers-by are likely unaware they have been modernised at all.

The question that naturally follows is which buildings or façades deserve to be retained? As mentioned above, preference is generally given to those deemed to have the highest aesthetic value, and this would seem to align well with the ICC District Plan as its heritage provisions are entirely based upon the aesthetic qualities of buildings. There are strong arguments for this approach, chiefly that the retention of more “ordinary” façades and buildings reduces the value of heritage façades, and instead that only those possessing high levels of architectural skill should be considered for protection (Bargery, 2005). Invercargill has an incredibly strong architectural history, with many local architects going on to be influential on national and international scales, and as a result the heritage building stock is of a relatively high quality. Block II contains examples of the work of most of the best-known local architects (Burwell, C J Brodrick, A C Ford and L F Simpson), as well as some that are nationally significant (Edmund Anscombe and Henry McDowell Smith), so there is a plethora of choices if the main driver of heritage value and retention is architectural merit and representativeness. Those buildings or façades chosen for retention will inform future generations' ideas about Invercargill's past, and as such should be those that are most valued by residents in the present, regardless of the reasoning behind this value. As discussed in the previous section, those buildings currently selected for façade retention do fulfil this brief, however careful consideration must be given to how the retained façades are treated and incorporated into the new development.

### ***9.2.1 Partial Demolition of a Listed Building (Façade Retention)***

The proposed redevelopment includes the partial demolition of the Southland Times, a Category 2 building listed with HNZPT, with retention and modification of the façade. The partial demolition of a listed building constitutes a moderate adverse effect and will see the physical loss of the building apart from its façade. The Southland Times

is considered to have moderate heritage value; thus, based on the magnitude of the impact and the level of significance, the overall significance of effects is considered to be moderate (Table 9-6).

**Table 9-6. The significance of effects of the partial demolition of the Southland Times.**

Heritage Value	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate-Large	Large-Very Large	Very Large
High	Neutral	Slight	Moderate-Slight	Moderate-Large	Large-Very Large
Medium	Neutral	Neutral-Slight	Slight	Moderate	Moderate-Large
Low	Neutral	Neutral-Slight	Neutral-Slight	Slight	Slight-Moderate
Negligible	Neutral	Neutral	Neutral-Slight	Neutral-Slight	Slight

Category 2 listed buildings are automatically included in Appendix II.2 of the District plan. While the façade will be retained, the majority of the building is to be demolished; thus, the proposed activity will fall under Rule 3.8.9 of the District Plan, and is considered a non-complying activity that requires the matters listed in Rule 3.8.10 (see Table 9-1) to be addressed. The importance of the building, its condition, potential for alternative use, and the benefits of the redevelopment are considered against the proposal to retain the façade and demolish the remainder of the building.

The Southland Times is a Category 2 building listed with HNZPT, recognised for its architectural, historic and social value. The research conducted as part of this report confirms the previous significance assessment, noting the well-preserved façade is an excellent example of early twentieth century Revival architecture. The assessment survey identified that there is almost no original heritage fabric visible within the building due to numerous extensive alterations. The Southland Times relocated to their new premises at the end of 2015, and since this time much of the building has sat vacant, and even over this short time, neglect has begun to set in with overflowing buckets catching the drips off the leaking roof.

A detailed seismic assessment was undertaken by BMC (2018b), which identified that the building had been strengthened in 1986, but still is only considered to have a capacity of 20% NBS as the result of inadequate diaphragm connections. Strengthening work could be undertaken without the loss of heritage fabric to improve the capacity of the building, which would include remedying the inadequate diaphragm fixings, installation of framing to the effected parapets and the wall structure below the roof, installation of internal timber framing and wall ties into the second floor (BMC 2018b). The seismic assessment also identified the potential for retaining only the façade, which would require temporary support before being incorporated into the new design. With the proposed design advocating for façade retention only, BMC have developed specific instructions for the support of this façade to ensure its protection during the demolition and construction phase (please refer to Section 8.2).

Adaptive re-use of the building has not been considered in the proposed redevelopment, and this is partly due to two factors. Firstly, much of the heritage fabric has already been lost from the interior of the building; as such, the benefit of retaining this space must be weighed against the costs of retention and strengthening and the benefits of the redevelopment. The raised floor level of the Southland Times in comparison with the remainder of the new build has also been identified as an issue in maintaining accessibility across the redevelopment, and its current height of three steps above grade has contributed to its vacancy.

The redevelopment seeks to retain the façade of the Southland Times and remove the remainder of the building, with the area behind the façade becoming part of the general retail space. The design will see the creation of a new central entryway at ground level, which references the original central doorway that was removed in 1948 and replaced by a window. Additionally, the double sash windows on the east side of the building will be altered to create a door, requiring the removal of the detail in the blind arch above window. The west doorway and the fanlight above will also be replaced. The design calls for the removal of the existing solid verandah over the doorway and the installation of a full width glass and steel replacement in line with the capitals of the columns flanking the doors and windows. The proposed design also sees the exposed brickwork redecorated in white and grey tones in order to highlight the façade, and new lighting will be installed to make it even more of a streetscape

feature. The painting of the façade will reduce the heritage value as the building has always had an exposed brick façade; however, the use of paint rather than concrete render is a reversible treatment and as such the original appearance can be reinstated in the future if required, and NZHP supports this approach. The third floor was initially proposed to be open, resulting in a disconnect with the original function of the building and as such NZHP recommended that this aspect of the design be reconsidered. The design team took these recommendations into consideration and have now altered the design so that the new build will extend to the full height of the façade with retail space on the ground floor and commercial space on the floors above, thus retaining the building as a recognisable form.

The latest proposed changes to the Southland Times façade are in keeping with best practice for façade retention as advocated by HNZPT (2007b), and follow the ICC City Centre Design Guidelines (Gray, 1998). The ICOMOS NZ charter (2010) advocates for minimum intervention; as such, the proposed alterations to the building have the potential to have adverse cumulative effects on the heritage values of this façade. The design team have chosen their approach to highlight the Southland Times façade as a treasured heritage asset and contrast it against the surrounding modern buildings to emphasise the area's past whilst also embracing the present and future potential of Invercargill Central.

NZHP recommended that further consideration should be given to the design of the building to the east of the Southland Times. The proposed building reflects the mass and scale of the current building, which creates an imbalance with the Kelvin Hotel. The former police station, which once stood to the east of the Southland Times, had a similar mass and style. Having a taller building in this location would create a gradual increase to the corner building, as promoted by the ICC City Centre Design Guidelines (Gray, 1998). The design team agreed that the old police station had similar mass, but differed in proportion and lacked the architectural merit of the Southland Times Building. The proposed design deliberately reflects the mass of the current building (the Southland Times Press Hall) to retain the connection with the Esk Street frontage recognisable to Invercargill residents today and to maintain balance with the building on the west side of the Southland Times to frame the retained façade and highlight it further.



Figure 9-4. Artist's impression of the proposed alterations to the Southland Times Building (image courtesy of Buchan Group, June 2018).



Detailed plans will be developed prior to demolition to ensure the façade is supported during demolition. Typical examples are provided in Section 8.2.

**Recommendations:** The partial demolition of the Southland Times Building (67 Esk Street) and alterations to the façade constitutes a non-complying activity under the rules of the district plan and will have a moderate adverse effect on the heritage values. Retaining the façade will be beneficial to the redevelopment in that it will maintain part of a key historic building that has considerable architectural, cultural, and historic values. This façade will also provide architectural balance with Coxhead’s Building (31-35 Esk Street), which will also be retained at the west end of Esk Street, as well as with the northern streetscape. NZHP supports the retention of the Southland Times façade; however, we recommend the alterations follow best practice standards of façade retention. According to guidelines developed by HNZPT for successful façade retention, a façade should retain original elements and detailing, the design should include at least one-room depth of the original structure, modifications above floor level should be avoided, and views to the sky should be avoided (NZHPT, 2007b). NZHP has included recommendations to this effect and after discussion with the design team, they have since considered these recommendations including avoiding “views to the sky”. Consideration has also be given to the mass of the building to the east of the Southland Times. This reflects the current building rather than the former police station so that the Esk Street frontage reflects the current streetscape familiar to Invercargill residents and frames the retained façade to highlight it as a heritage asset. NZHP supports this design. NZHP recommends that the physical loss of the remaining parts of the building be offset by mitigative measures, as discussed in Section 10.

### 9.2.2 Partial Demolition of a Scheduled Building (Façade Retention)

The proposed redevelopment of Block II will incorporate the facades of three buildings scheduled on Appendix II.3 of the Heritage Register, including Coxhead’s Building (31-35 Esk Street), Thompson’s Building (18 Kelvin Street), and Fairweather’s Building (58 Tay Street). The overall significance of these buildings is considered to be moderate (Coxhead’s and Fairweather’s) to low (Thompson’s), and the partial demolition and retention of the façade constitutes a moderate adverse effect. Based on the assessment of the buildings’ significance and the magnitude of the impacts, the overall significance of effects is considered to be moderate to slight (Table 9-7).

The alterations to the facades of buildings scheduled on Appendix II.3 of the Heritage Registers is a restricted discretionary activity under Rule 3.8.4, and the rule includes the matters over which the council have discretion. The following discussion includes consideration of the effects on the façade and the design guidelines. Other matters are considered in the following section, which provides specific mitigative measures.

**Table 9-7. The significance of effects of the partial demolition of the Coxhead’s Building (31-35 Esk Street), Thompson’s Building (18 Kelvin Street), and Fairweather’s Building (58 Tay Street).**

Heritage Value	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate-Large	Large-Very Large	Very Large
High	Neutral	Slight	Moderate-Slight	Moderate-Large	Large-Very Large
Medium (Coxhead’s & Fairweather’s)	Neutral	Neutral-Slight	Slight	Moderate	Moderate-Large
Low (Thompson’s)	Neutral	Neutral-Slight	Neutral-Slight	Slight	Slight-Moderate
Negligible	Neutral	Neutral	Neutral-Slight	Neutral-Slight	Slight

The façades chosen for retention include a range of styles and scales that provide a relatively representative sample of the present streetscape. Like all of the scheduled buildings in Block II, the significance of these three buildings has been identified previously warranting their inclusion on the Heritage Register. The research undertaken as part of this report, has identified that Coxhead’s Building has moderate to high architectural value and moderate historic values, and in particular, the building is associated with nationally renowned photographers, Coxhead Brothers and Thomas Muir. Coxhead’s Building at 35 Esk Street is one of the best surviving examples on Block II of Invercargill’s best-known architect F W Burwell’s distinctive and influential Italianate inspired style, and as such is a wise choice for retention. Fairweather’s Building has low architectural values and historic values, being occupied by Invercargill’s first boot manufacturer, Charles Fairweather, and late twentieth century upgrades were designed

by local architect L. F. Simpson. Fairweather's Building at 58 Tay Street is considered a good example of modest Victorian Revival design that dominated the townscape during the late nineteenth century. Thompson's Building is considered to have low overall significance; although, the facade is an excellent representation of Art Deco architecture that became incredibly popular for new buildings and updates to older structures in the CBD in the 1920s to 1940s.

The heritage assessment survey identified that only Thompson's Building is occupied to its full potential, with Beauty and Beyond operating from the premises. Fairweather's Building and the first floor of Coxhead's Building are vacant. A seismic assessment of the buildings by BMC found them to be less than 20% NBS (Figure 8-2). Thus, they are considered to have a very high life-safety risk and strengthening of these buildings would be required had there been plans to retain the entire buildings (BMC pers. com. 2018).

The façade of Coxhead's Building is an excellent representation of Burwell's architecture, and it is appropriate for it to be included in the redevelopment of the block. Burwell is a highly regarded Southland architect and had a great degree of influence on Invercargill's architecture and architects. The façade will sit beside the HWR Tower in much the same way that the building abuts that Lewis & Co Building, and the buildings to the east will sit at the same height providing continuity of context as recommended by Gray (1998). At ground level, the shopfront windows will be removed, and new windows will be setback from the façade. The layout of the new structure behind the façade will align with existing datums to ensure it integrates with the façade. The existing suspended verandah will be removed and replaced with a glass and steel verandah that will sit beneath the ground floor architrave. The first-floor façade will only see minor alterations, and will be painted according to the City Centre Design Guidelines. The proposed colour scheme of white and grey is intended to highlight the façade and match the other retained built heritage features, drawing attention to the area's history. The use of paint is a reversible treatment and the proposed grey and white tones are similar to the current neutral palette, so will minimise the impacts to the heritage values.

Fairweather's and Thompson's Buildings will be part of a mixed-use space in the southeast corner of the development and together will provide a framing device for the new structure on the Tay and Kelvin Street corner. The retention of these two façades brings balance to the buildings and references their historic character. Existing verandahs on each building will be replaced with glass and steel canopies to allow for better visibility of the retained and repaired façades, and extraneous fittings such as the metal fire escape on Fairweather's Building will be removed. The new corner building will be five stories high and will provide a better balance with the Kelvin Hotel, which currently towers over the adjacent buildings. The three stories above these facades will be set back to give the illusion that the new build has been constructed behind these historic buildings. Careful attention has been given to maintaining the grids of the historic building so that key element heights are replicated in the new build.

Detailed plans will be developed prior to demolition to ensure the façade is supported during demolition. Typical examples are provided in Section 8.2.



Figure 9-5. Artist's impression of the Coxhead's Building as it will appear in the redevelopment (image courtesy of Buchan Group, June 2018).

**Recommendations:** The partial demolition and retention of the façades of three buildings scheduled on Appendix II.3 of the Heritage Register is a restricted discretionary activity under Rule 3.8.4 of the District Plan, and the overall significance of effects has been assessed as slight to moderate. NZHP supports the retention of the façades for the Coxhead's, Thompson's, and Fairweather's Buildings; however, as the final design develops, it is important that alterations of these façades are kept to a minimum and that respect is given to the original ornamentation and materials as recommended in the ICOMOS NZ Charter (2010) and by HNZPT (2007). NZHP has recommended that sash windows are used for all first-floor windows and that connection to the building interior be maintained through these windows (i.e., none are blocked or show the sky). The design team has adopted these recommendations and will align the new internal layout to datums on the façades to ensure that each structure continues to function as a recognisable building. The buildings that have been selected for façade retention represent key architectural styles represented in the block today and are excellent examples to retain for posterity; moreover, there are significant important historical links to Coxhead Brothers photography and Frederick Burwell, the "architect of Invercargill". While the façades of these buildings will be retained, the remaining portions of these buildings will be demolished. As such, it is important that this physical loss be offset by mitigative measures.

### 9.3 Removal of Street Furniture

The proposed redevelopment seeks to removal all verandah posts from the project area, and this is a discretionary activity under the district plan. The assessment survey found that Block II has a high proportion of verandah posts in comparison with other inner-city blocks, many of which are cast iron posts with wrought iron corner braces. The heritage assessment identified the verandah posts to have a medium level of significance, and their removal constitutes a major adverse effect; as such, the significance of effects of their removal is deemed to be moderate to large (Table 9-8).

Table 9-8. The significance of effects of the removal of verandah posts and brackets across Block II.

Heritage Value	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate-Large	Large-Very Large	Very Large
High	Neutral	Slight	Moderate-Slight	Moderate-Large	Large-Very Large
Medium	Neutral	Neutral-Slight	Slight	Moderate	Moderate-Large
Low	Neutral	Neutral-Slight	Neutral-Slight	Slight	Slight-Moderate
Negligible	Neutral	Neutral	Neutral-Slight	Neutral-Slight	Slight



The posts and brackets are Class 2 heritage items in the ICC District Plan (Appendix II.4), meaning that their preservation is encouraged, particularly within heritage precincts. Any alteration, addition, removal and/or demolition of these items is a discretionary activity under Rule 3.8.7, and applications to council for the removal of the street furniture must address the matters listed in Rule 3.8.10 (see Table 9-1).

The verandah posts represent an important connection to the character of the street; however, it is important to recognise that many buildings were constructed without verandahs and had them added at a later date; and like other parts of the buildings, they have been altered on numerous occasions to reflect changing styles. The condition of the verandah posts is generally good; although, most have not been maintained for some time and need repainting. Numerous posts have been removed in favour of suspended verandahs, but those that do remain are highly regarded by many members of the public. During the heritage assessment surveys, it was the fate of the verandah posts that was most commonly questioned, rather than if the buildings were being kept.

The ICC City Centre Design Guidelines identify verandas as a key design element that should provide effective continuous shelter to all areas within the precinct. Gray (1998) recommends that all existing verandahs be preserved and restored, and that any new buildings have verandahs fitted that complement the neighbouring historic buildings. Many of the historic buildings in Block II did not originally have verandahs, and there is only one surviving pre-1900 verandah with posts in the project area (Herbert Haynes & Co installed its verandah in 1893); however, they were an important historic addition that provided essential shelter from the elements. For example, the verandah surrounding Fairweather's Building and the Hotel Cecil was added in 1913, but it has become a significant piece of the heritage fabric of the block. Consideration could be given to retaining the verandah and posts in front of Fairweather's Building, and glazed panels could be used that are etched to reference the existing patterns (Figure 9-6).

The redevelopment will see the removal of all verandah posts and brackets, and new verandahs will be installed along the streetscapes. Glazed verandahs will be used for all historic façades and facsimiles to allow for greater connection to the historic façade above, while cantilevered structures will be used on other parts of the redevelopment. One benefit of removing the posts is that the footpath will have less obstructions, making the space more accessible. Retention of the verandah posts has not been considered during the redevelopment design. It is the relationship between the verandahs and their buildings that provides context to the posts and keeping the verandah posts when the buildings behind them have been demolished would create a disconnect.



Figure 9-6. Decoration on the underside of the Fairweather's Building verandah.

**Recommendations:** The removal of the verandah posts is a discretionary activity under Rule 3.8.7 and is considered to constitute a moderate to large adverse effect. This action will see an important piece of heritage fabric lost from Block II. Considering that most of the buildings in the block will be demolished, retaining the verandah posts is not in keeping with the redevelopment. To mitigate for this significant loss of fabric, NZHP has recommended that the design of the verandah for the Fairweather’s Building be reconsidered to include reuse or reinterpretation of the historic verandah, and that some verandah posts be repurposed throughout the development. Reinterpretation of the Fairweather’s building verandah has since been adopted by the design team.

#### 9.4 Effects on Existing Heritage Structures

The Bank of New South Wales has a Category 1 heritage listing and there is also a heritage covenant and conservation plan associated with it; this building is regarded as having high overall heritage significance. The building has been strengthened and much of the interior has been restored by the Troopers Memorial Corner Charitable Trust. The proposed inner-city redevelopment will see this architectural jewel framed and highlighted by the surrounding building. HWCP do not currently own this asset; thus, there are no plans to alter this building as part of this resource consent application.

Care must be taken to ensure that works for the proposed redevelopment do not adversely affect it during demolition, earthworks, or construction. A vibration plan will be established for the project, and mitigative measures are proposed in Section 10.

The proposed building that surrounds the Bank of New South Wales is slightly taller, which can be considered as non-compliant with the design guidelines; however, it is the architect’s aim is to embrace this building and highlight it by creating a sharp contrast with the new build. Additionally, the proposed design will reference the mass of the Bank of Australasia building that stood to the east of the Bank of New South Wales until it was demolished in 1974.



Figure 9-7. Artist’s impression of the proposed development around the Bank of New South Wales (image courtesy of Buchanan Group, June 2018).

**Recommendations:** NZHP supports the retention of the Bank of New South Wales and the use of the buildings either side to contrast against, frame and highlight the high quality and value of this structure. Measures should be

put in place to minimise potential damage to the building during works in the surrounding area, including the implementation of a vibration plan.

## 9.5 Effects on Archaeology

While the redevelopment of Block II will see the reinvigoration of Invercargill's CBD, it will result in the physical loss of both built and subsurface archaeology. Archaeological sites are protected under the Heritage New Zealand Pouhere Taonga Act 2014, which defines an archaeological site as any place, building or structure (or part thereof) that was associated with human activity prior to 1900 and provides evidence relating to the history of New Zealand. According to Section 42, an archaeological authority (i.e., consent) is required to modify any archaeological site, apart from work on a building unless it will be demolished completely.

Block II has been continually reinvented over the course of Invercargill's history and was the location of some of the earliest built structures, including John Kelly's home, William Lind's accommodation house, and James McAndrew's store. Since the early days, Block II has been at the core of the town, later the city, of Invercargill, and as such, the canvas tents gave way to timber structures, which were replaced by brick structures, and many of these have been replaced by concrete structures. As the result of this assessment, 18 archaeological sites have been registered within the project area. The results of the historical research detailed in Section 6 demonstrates that Block II was intensively occupied throughout Invercargill's documented European history, and there is also potential that Maori utilised this area previously. The archaeological sites defined through this research generally correspond with the historic town sections; although, some town sections have been combined or divided based on records of ownership and occupation. TS 9 is the only historic property where definitive evidence of nineteenth century occupation could not be found. Excavations at this site are likely to encounter archaeological remains, as it is very rare that an inner-city town section would not have been utilised prior to the turn of the century, even if its use was opportunistic or not formally recognised.

Additionally, there are two previously recorded archaeological sites within Block II (wells) and an archaeological site (kerbstones) along the Dee Street footpath. The two wells were recorded as the result of previous earthworks within the block. The site record forms suggest that E46/32 is beneath the footprint of the cinema and will not be affected by the proposed work. The location of E46/45 suggests it is within TS 18, which NZHP have recorded as site E46/80. The location of this site will be confirmed once site works begin and will be incorporated into the appropriate site as defined by this assessment. Historic kerbstones are preserved along Dee Street and have been recorded as site E46/39. These kerbstones are believed to have been installed in the early 1860s and represent a significant archaeological feature. As such, the kerbstones should not be disturbed during the site works.

There are 16 nineteenth century buildings within the project area, and 14 of these buildings are proposed to be demolished, while two building will see partial demolition with their façade being retained (Coxhead's Building, 31-35 Esk Street and Fairweather's Building, 58 Tay Street). The archaeological status of each building is listed in Table 9-3 and Figure 9-8 provides an overview of the site extents and distribution of nineteenth century buildings. The archaeological requirements under Heritage New Zealand Pouhere Taonga Act 2014 require that any nineteenth century building that will be demolished completely be recorded; as such, the partial demolition of Coxhead's Building and Fairweather's Building will not trigger the requirements under this Act. Buildings recording is carried out according to the standards outlined in *Investigation and Recording of Buildings and Standing Structures* (Heritage New Zealand, 2014), which identifies four levels of building recording, which prescribes a greater level of recording with increased heritage and archaeological significance.

The nineteenth century buildings that are proposed to be demolished were constructed from the 1870s onwards and represent a significant assemblage that can provide considerable information. Whilst these buildings have been heavily modified, demolition will remove the remaining connection with the original occupation of these sections and the early Invercargill townscape. The demolition of the pre-1900 buildings is balanced with the merits of the development, and the loss of these structures is outweighed by these improvements and by the detailed recording of the remaining features. The investigation of pre-1900 buildings provides the opportunity to explore how New



Zealanders constructed their buildings, what materials they used, how they organised their space (form and function), how they expressed themselves (style), and what changes were made over time. This dataset will be a foundation for understanding nineteenth century commercial architecture in Invercargill, and it will provide the opportunity to explore changes in construction methods and materials through time, identity of construction professionals and architects, and variation related to function.

The proposed redevelopment will require substantial earthworks during the demolition phase and construction phase, which will affect every archaeological site in the project area apart from E46/66 and E46/32. These sites are currently beneath the Reading Cinema, which will not be affected by the proposed work. The proposed work will see the broad scale loss of subsurface archaeology across the block. The demolition, site clearance, installation and/or updating of services and construction of the new buildings will involve extensive earthworks that will have a major adverse effect on the subsurface archaeology. Given the scale of some of the buildings, these earthworks will be of a magnitude that will result in the complete removal of archaeological features and deposits.

A range of archaeological features are expected to be encountered that represent a mixture of residential, commercial, and industrial occupations, as well as the former police reserve. Features that may be affected include structural features (e.g., foundations, posts, postholes, etc.), surfaces (e.g., cobbled floors, paths, etc.), pit features (e.g., rubbish pits, latrines, etc.), and services (e.g., drainage features). As the block has been continuously evolving, there is potential that past construction activity has affected the archaeological deposits. A prime example is the excavation of the basement for the Lewis & Co Building, which would have destroyed all archaeology. Similarly, there are historic accounts of archaeological materials being found during the construction of the Newburgh Building. All deposits and features encountered are required to be recorded to best practice by a qualified archaeologist.

Due to the large scope of the archaeological works, a management will be required as stipulated in Section 3.4 of *Guide A: Application for a General Archaeological Authority*. A management plan is required for all complex projects that may involve numerous subcontractors and for all projects that require the demolition of a pre-1900 building.

**Recommendations:** The redevelopment of Block II will have a major adverse effect on its archaeological resources. NZHP recommends that the client apply for an archaeological authority to disturb the archaeological sites listed in Table 9-9. Please note that E46/66 and E46/32 will not be affected by the redevelopment and impacts to the kerbstones in Dee Street (E46/39) must be avoided during the site works.

Based on the archaeological significance of the sites and the overall heritage significance, NZHP recommends that the 14 pre-1900 buildings scheduled for demolished be recorded to a Level III standard by a qualified archaeologist (pre-1900 portions only). HNZPT (2014) identifies the requirements of Level III recording to include the following.

- Measured drawings of selective elevations (internal and external), cross-sections, floor plans, roof plans and ceiling plans.
- Written records, including annotation of measured drawings.
- Photography of selective contextual views, elevations, spaces, fixtures and other features.
- Selective sampling of relevant materials.

HNZPT are currently working on a revised set of recommendations that are under review.

NZHP also recommends that the demolition of the buildings be monitored by an archaeologist as to identify any hidden features. All earthworks that may affect an archaeological site must be monitored (stand-over monitoring) and any features and deposits be recorded by an approved archaeologist according to best practice standards. Due to the large scale of the archaeological work required as part of the redevelopment of Block II, an archaeological management plan, reviewed by HNZPT, will need to be in place prior to works commencing.

Consideration should also be given to the long-term storage of the artefact assemblage in a public repository. The large scale of the project, comprising one of the most significant inner-city blocks of Invercargill, will provide the foundation for all future archaeological studies in Invercargill. Moreover, by capturing the archaeology of an entire city block representing the earliest European occupation of Invercargill and continuous commercial, industrial and residential occupation through to the present day will mark this assemblage as being nationally significant.

Due to the large scale of the project, a sampling strategy for the artefacts analysed must be adopted. NZHP recommends that only artefacts from secure contexts be analysed. A full report on the results of the archaeological monitoring, buildings recording, and artefact analysis will be required.

Table 9-9. Summary of archaeological sites to be affected by the proposed redevelopment.

ArchSite	Legal Description	Brief Summary	Building Name	Street Address	Date Completed	Architect	HNZPT Act 2014	Effect on Built Archaeology	Level of Recording	Effect on Subsurface Archaeology
E46/67 (TS 1-2 North)	Lot 4 DP 3298, PT Sec 2 Blk II Town of Invercargill SO 171(DP748), PT Sec 3 Blk II Town of Invercargill SO 171(DP748), PT Sec 1 Blk II Town of Invercargill SO 171(DP748) PT Sec 2 Blk II Town of Invercargill SO 171, PT Sec 1 Blk II Town of Invercargill SO 171	This site has been the location of commercial occupation since at least as early as 1862, and the site extent is based upon the shared history of the modern land parcels. The site is currently occupied by Smith's Building (31 Dee Street), the Newburgh Building (33 Dee Street) and the Lewis & Co. Building (29 Esk Street). Smith's Building was built in 1875 to a design by Angus Kerr for John Smith as an extension to his commercial premises that was located on the corner of Esk and Dee Streets. Most of this building was demolished in 1928 but this small portion remains extant. The Lewis & Co. Building was completed in 1914, was designed by Edmund Anscombe and Henry McDowell Smith and was one of the Fletcher Brothers' (now Fletchers Construction) first major projects. It was built using steel beams and reinforced concrete and was one of the first and only buildings of this architectural style in Invercargill. The Brown Owl tearooms on the third floor was the first restaurant in New Zealand to receive a licence to serve alcohol in 1944. The Newburgh Building was built in 1928 for Thomas Newburgh and was designed by Christchurch architect Benjamin Ager. The Lewis & Co. and Newburgh Buildings are both Category II Historic Places (No. 2519 and 2470 respectively).	Smith's	31 Dee Street	1875	Angus Kerr	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
			Newburgh	33 Dee Street	1929	Benjamin Ager	Subsurface	-	-	
			Lewis & Co.	29 Esk Street	1914	Edmund Anscombe & Henry McDowell Smith	Subsurface	-	-	
E46/68 (TS 3 North)	Lot 1 DP 3298, Lot 2 DP 3298, Lot 3 DP 3298, PT Sec 3 Blk II Town of Invercargill SO 171, PT Sec 3 Blk II Town of Invercargill SO 171	This site has been the location of commercial occupation since the early 1870s. The three extant structures were the first to be built on the site. MacDonald's Building (41 Esk Street) was constructed in 1873 for solicitor Thomas MacDonald to a design by Angus Kerr. Martin, Maitland & Co's Building was constructed in 1877 for the general agents and was designed by Frederick W. Burwell. Coxhead's Building was constructed in 1875 for photographers the Coxhead Brothers and was also designed by F. W. Burwell in an ornate Neoclassical style. Significant occupants include the Southland Times in Martin, Maitland & Co's Building (1878-1909) and photographers Coxhead Brothers (1875-1880) and Thomas Muir (1893) in Coxhead's Building.	Coxhead's	31-35 Esk Street	1875	F W Burwell	Building & subsurface	Partial demolition of a pre-1900 building	-	yes
			Martin, Maitland & Co.'s	37 Esk Street	1877	F W Burwell	Building & subsurface	Demolition of a pre-1900 building	Level 3	
			MacDonald's	41 Esk Street	1873	Angus Kerr	Building & subsurface	Demolition of a pre-1900 building	Level 3	
E46/69 (TS 4)	Lot 1 DP 6653, Lot 2 DP 6653, Lot 3 DP 6653	This site has been occupied since at least as early as the 1870s when it was occupied by a 15-roomed house that became the Melbourne Dining Rooms and boarding house. This timber building was replaced with the extant structure, known as the Temple Chambers, in 1881. Occupants of the Temple Chambers have included booksellers, dining rooms, a grain broker and bone dust merchant and drapery firm Brown, Ewing & Co.	Temple Chambers	45-49 Esk Street	1881	Angus Kerr	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
E46/70 (TS 5)	Lot 1 DP 10282, Lot 1 DP 6653, Lot 2 DP 6653, Lot 3 DP 6653, Lot 2 DP 5659	This has been the location of commercial occupation since at least as early as 1862 when James Grieve had a grocery and tea shop, known as the Murihiku Store, on site. The extant building (the New Zealand Insurance Company Building) was constructed in 1883/1884 for the South British Insurance Company but extensively remodelled in 1934 for the New Zealand Insurance Company to a design by notable local architect Allan C. Ford.	NZIC	51-53 Esk Street	1884	Edmund R Wilson	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
E46/71 (TS 6)	Lot 1 DP 5659, Lot 2 DP 5659	This site has been occupied since at least as early as the 1870s when there was a domestic dwelling on site. This dwelling was used as a boarding house from the early 1880s until 1898 when it was replaced with a three-storey brick and concrete commercial building for textile and clothing manufacturers Ross & Glendining. This warehouse was extended in 1905 and then demolished in 1983 and replaced with the extant MLC Building.	MLC	55 Esk Street	1983	Mitchell & Mitchell and Partners	Subsurface	-	-	yes
E46/72 (TS 7, 16)	Pt Sec 16Blk II TN OF Invercargill, Sec 7 Blk II TN OF Invercargill, Pt Sec 8 Blk II TN OF Invercargill	This site has been the location of commercial occupation since at least as early as 1863 when the two town sections were used as a coach house, stables and blacksmith by John Gethin Hughes. Shops were erected on the south end of the site in 1872 and components of this building survive today as part of the Cambridge Buildings at 40 Tay Street. A brick shop and bonded warehouse was present at the north end of the site from the 1880s until 1905 when it was replaced with an Arcade. This arcade was extensively damaged by a fire in 1930 and was rebuilt in 1934 to a design by notable local architect Allan C. Ford. At this time the Arcade was extended to the south and the buildings at the south end of the site were incorporated into it. The Cambridge Arcade and Buildings have remained relatively unchanged since this date.	Cambridge Buildings	40 Tay Street	1872	Unknown	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
			Cambridge Arcade	59-61 Esk Street	1934	A C Ford	Subsurface	-	-	
E46/73 (TS 8)	Pt Sec 8 Blk II TN OF Invercargill	This has been the location of commercial occupation since at least as early as 1863 when merchants Calder, Blacklock and Co. erected a brick store and auction room on site. This building was demolished in the 1920s and replaced with the extant Nichol's Building.	Nichol's	63 Esk Street	1929	A C Ford	Subsurface	-	-	yes
NA - TS 9	Lot 1 DP 326508	While there is no formal record of nineteenth century occupation, it is highly likely that archaeological remains will be identified on this property.	Southland Times	67 Esk Street	1909	Charles H Roberts	-	-	-	-
E46/74 (TS 10, 13)	Lot 1 DP 326508, Sec 24 Blk II TN OF Invercargill, Lot 2 DP 7637	This site was the location of a Police Reserve from 1863 into the twentieth century. Police Barracks and a Police Station were located on the north end of the site from 1863 until the mid-twentieth century and a variety of associated buildings were located on site including a sergeant's house, men's' quarters and stables. A Law Courts building was erected on the south portion of the site in 1873. These buildings were gradually demolished throughout the twentieth century and replaced with the extant commercial structures.	Southland Times Press Hall	69 Esk Street	1981	L F Simpson	Subsurface	-	-	yes
			Allot and Eunson	54 Tay Street	1958	A G A Milne	Subsurface	-	-	
E46/75 (TS 11)	Lot 3 DP 2682, Lot 2 DP 2682, PT Lot 1 DP 2682	This has been the location of commercial occupation since at least as early as 1862 when Dalgety, Rattray & Co. built a corrugated iron warehouse and offices on site. This warehouse became a local landmark and was occupied by a variety of auctioneers, merchants and second-hand dealers before it was destroyed by fire in 1910. There has also been a building at the south end of the site since at least the 1880s, however it is unclear if any components of this survive as the construction date and details for the extant building at 18 Kelvin Street are unknown. Most of the site is currently occupied by the multi-storied Kelvin Hotel, constructed in the 1960s. The site extent is based upon the shared ownership and occupancy of this area throughout the nineteenth century.	Kelvin Hotel	20 Kelvin Street	1965	A G A Milne	Subsurface	-	-	yes
			Thompson's	18 Kelvin Street	1913-1929	Unknown	Subsurface	-	-	
E46/76 (TS 12)	Sec 12 Blk II TN OF Invercargill	This site has been occupied continuously since at least as early as 1862 when Robert McKay had a cottage on site and subdivided the property. A hotel has been located on the southeast corner since 1862 under a variety of proprietors and names including the Provincial, Scandinavian and Supreme Court Hotel and finally the Hotel Cecil. The Hotel Cecil building (constructed 1899) still stands and is occupied by multiple small shops on the ground floor. The first floor was converted into a radio station for Foveaux Radio in 1981 but has been vacant for several years. A two-storey brick shop sits on the southwest corner and was built in 1884 for Invercargill's first boot manufacturer Charles Fairweather and replaced an earlier timber structure, also built for Fairweather in 1862. Fairweather occupied the site from 1862 to 1910. The first floor of this building was incorporated into the neighbouring Hotel Cecil during the 1981 alterations.	Hotel Cecil	1-16 Kelvin Street, 60-64 Tay Street	1899	Unknown	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
			Fairweather's	58 Tay Street	1884	Unknown	Building & subsurface	Partial demolition of a pre-1900 building	-	
E46/77			MacPac	48 Tay Street	1910	Edmund R Wilson	Subsurface	-	-	yes



ArchSite	Legal Description	Brief Summary	Building Name	Street Address	Date Completed	Architect	HNZPT Act 2014	Effect on Built Archaeology	Level of Recording	Effect on Subsurface Archaeology
(TS 14)	Lot 3 DP 4286, Lot 1 DP 4286, Lot 1 DP 15444, Pt Sec 14 Blk II TN OF Invercargill	This site has been occupied continuously since 1857 when Roderick McRae built a hut here. Since then it has been the site of timber bank and brick commercial buildings. The extant structures were built for H & J Smith in 1910 and 1916.	Zookeeper's Café	50 Tay Street	1916	Edmund R Wilson	Subsurface	-	-	
E46/78 (TS 15)	Pt Sec 14 Blk II TN OF Invercargill, Pt Sec 15 Blk II TN OF Invercargill	This has been the location of commercial occupation since 1857 when John Blacklock opened a drapery business on the property. A succession of drapers continued to occupy the site well into the twentieth century, including Robert Duncan Yule, Herbert Haynes and the DIC. A chemist (George Bailey) also occupied part of the site from 1874 to 1885. The extant buildings were constructed in 1884 for Herbert Haynes & Co, were extended in 1899 and remodelled in 1934 to match the neighbouring Cambridge Buildings and Arcade. Numerous twentieth century alterations were also undertaken on this structure.	Herbert Haynes & Co.	42 Tay Street	1885	Angus Kerr	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
E46/79 (TS 17)	Lot 2 DP 2359, Pt Sec 17 Blk II TN OF Invercargill, Pt Lot 2 DP 2359, Lot 1 DP2663	This site has been occupied by commercial premises at least as early as 1862 by which time there was a butcher's and a draper's here. Throughout the nineteenth century numerous other businesses have occupied the site, including bootmakers, merchants, photographers, fancy goods retailers and two hotels (the Garrick Club and the London). A large fire in 1875 destroyed all buildings on site. The front portions of the two extant buildings were demolished and replaced during the mid-twentieth century, however portions at the rear are known to be older and some may be pre-1900. J. Kingsland & Co. had a boot factory at the north end of the site from 1907 to the 1930s; this building was demolished in 1998. The on-screen site extent is based on the shared early ownership history of the modern properties.	Annie Ibbotson's	30 Tay Street	1933	C J Brodrick	Subsurface	-	-	yes
			Carter's	36 Tay Street	1973	n/a	Subsurface	-	-	
E46/80 (TS 18)	Sec 18 Blk II TN OF Invercargill	This site has been the location of commercial occupation since at least as early as 1862 when chemist George Clark, watchmaker Isaac broad and clothiers Mair and Garven occupied shops here. Subsequent nineteenth century occupants included photographers, aerated water manufacturers, plumbers and bootmakers. A fire in 1871 destroyed all buildings on site except for an aerated water factory and stables belonging to William Moffett. The two extant buildings were constructed in 1881 and 1887 for draper Peter Peters and John Kingsland respectively. Peter's Building was extended to the east in 1892. Kingsland extended his premises in 1907 but fire broke out in 1915 and gutted the building. It was rebuilt the following year, but the external walls appear to have survived the fire. Both buildings have undergone extensive renovations throughout the twentieth and twenty-first centuries and a structure that connected the rear of Peter's Building to Kingsland's former factory was demolished in the 1990s. the site extent is based on the shared early ownership history of the modern properties.	Peters'	22 Tay Street	1881	McKenzie, Ridley & Co.	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
			Kingsland's Shop	26 Tay Street	1887	Unknown	Building & subsurface	Demolition of a pre-1900 building	Level 3	
E46/81 (TS 19)	Lot 1 DP 303305, Lot 2 DP 303305, Pt Sec 19 Blk II TN OF Invercargill	This site has been the location of commercial occupation at least as early as 1869 when grocers Frederick and Hunter had a shop here. Subsequent nineteenth century occupants include furniture retailers, butchers, hairdressers, clothiers and drapers. A fire in 1871 destroyed all buildings on site and reports of the event suggest that people were living above and behind the commercial premises. The site is now occupied by a single shoe shop (Hannah's) that was constructed in 1969 and an asphalt car park.	Hannahs	16-18 Tay Street	1969	L F Simpson	Subsurface	-	-	yes
E46/82 (TS 20)	Lot 1 DP 14147, Lot 2 DP 14147, Lot 3 DP 14147	This site has been the location of commercial occupation since at least as early as 1863 when merchants Calder, Blacklock & Co. had a shop here. This building was taken over by the Bank of Otago but was destroyed by fire in 1871. In 1876 ironmonger and carpenter Abram Watson erected the extant building, consisting of three shops on the ground floor and apartments or offices on the first floor. Occupants of Watson's building included hairdressers, bootmakers, public baths and engineers. A right of way extends along the west boundary of the site and has remained unchanged since 1859. A building was also erected at the north end of the site at an unknown date that held a plumbing works then a tannery and fellmongery. This rear building was demolished in 1996 and part of the Reading Cinema complex now extends into the north of this site. Watson's Building has undergone extensive renovations on numerous occasions since its construction and is now almost unrecognisable. The site extent is based on the shared early ownership history of the modern properties.	Watson's	8-14 Tay Street	1877	Unknown	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
E46/83 (TS 21)	Lot 1 DP 4801, Lot 2 DP 4801	This site has been the location of commercial occupation since 1857 when John Jones constructed Invercargill's first store here. In 1862 the Bank of New Zealand erected a timber bank building on site, which was replaced with a brick structure in 1883 by the Bank of Australasia. The brick bank was demolished in 1974 and replaced with the extant ANZ Building (now a car park). John Kingsland extended his boot warehouse into the north of this site in 1882 and this building was replaced in 1906 and its replacement demolished in 1992. Part of the 1992 Reading Cinema Complex extends on to the north end of this site. The site extent is based on the shared early ownership history of the properties.	ANZ	4 Tay Street	1969	Sargent and Smith and Partners	Subsurface	-	-	yes
E46/84 (TS 22)	Pt Sec 22 Blk II TN OF Invercargill, Lot 2 DP5189, Lot 3 DP5189, Lot 4 DP5189, Lot 5 DP5189	This site has been occupied continuously since 1856 when James MacAndrew erected a house and store here. In 1863 the Bank of New South Wales purchased Town Section 22 and subdivided the property. Three small commercial buildings (still present) were erected on the Dee Street frontage during the 1870s for George Ott (5 Dee Street), William Barham (7 Dee Street) and George Lumsden (9 Dee Street). A fourth building was also constructed for Kenneth Rose at the north of the site in the 1870s but was demolished in 1992. The Bank of New South Wales constructed a bank on the corner of Dee and Tay Street in 1875 and was replaced with the extant building in 1904. Part of the 91992) Reading Cinema complex extends into the north of the site.	Lumsden's	9 Dee Street	1872	Unknown	Building & subsurface	Demolition of a pre-1900 building	Level 3	yes
			Barham's	7 Dee Street	1873	Unknown	Building & subsurface	Demolition of a pre-1900 building	Level 3	
			Ott's	5 Dee Street	1875	Angus Kerr	Building & subsurface	Demolition of a pre-1900 building	Level 3	
			BNSW	1 Dee Street	1904	C J Brodrick	Subsurface	-	-	no
E46/45 (TS 18)	Pt Sec 18, Blk II TN OF Invercargill	An unlined well, 1.5m in diameter. The depth of current water at the time of recording was 6m. It was assumed that this well was associated with the nineteenth century bootmakers, W. Mitchell. The location of the site on the site record form places it in Pt Sec 18, Blk II TN OF Invercargill in the carpark behind Kingsland's Shop, which is part of E46/80. Once confirmed on the ground, this site will be incorporated into the broader archaeological site for TS 18.								yes
E46/39	Dee Street Road Reserve	Kerbstones along Dee Street made from Waikawa or Mokomoko source stone. Some stones are 1m long, and all are hand-dressed. It is believed that these kerbstones were laid in the early 1860s.	-	-	-	-	The kerbstones must not be disturbed by the project.			





# Plan showing Archaeological Site Extents and Pre-1900 Buildings

## Archaeological Site Boundaries

- ArchSite
- Potential ArchSite

## Pre-1900 Buildings

- Scheduled for Demolition
- Facade Retained

## Previously Recorded Sites

- ArchSite
- ICC DP
- HNZPT List

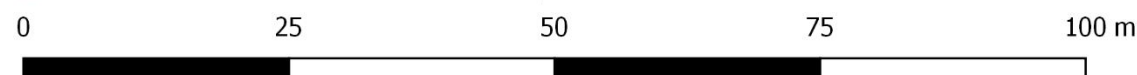


Figure 9-8. Plan showing the ArchSite boundaries and pre-1900 buildings scheduled for demolition and facade retention.



## 10 Mitigation Measures

There are numerous ways to approach redevelopment projects such as this, ranging from the repair and re-use of the existing buildings to complete demolition and creation of a ‘clean slate’. The condition, quality and form of the existing building stock is rarely suitable for the former, as is the case with Block II Invercargill, where many buildings have fallen into disrepair or would not meet modern building standards. At the other extreme, total demolition destroys all heritage values and runs the risk of a result that is out of place in the local townscape and holds no cultural value to residents. While it is not possible to reach a perfect middle ground that will please all interested parties, options that seek to mitigate or limit the loss of heritage values must be considered as, for many people and communities, their sense of identity is linked to their sense of place, which in turn is heavily influenced by the built environment that they live or have lived in. Undertaking large scale urban redevelopments such as the proposed project are a vital part of a city’s life-cycle and growth. However, a redevelopment that does not incorporate at least some ties to the past, or incorporates them poorly and inconsistently, can lead to a result that is not valued by the community and therefore lacks an impetus for long-term engagement or maintenance.

### 10.1 Considerations for Redevelopment Design

Rule 3.8.10 (H) of the District Plan asks for consideration for why alternative less adverse options have not been considered for the redevelopment. This matter is required to be addressed for the demolition of a building on Appendix II.2 (Rule 3.8.9) or Appendix II.3 (3.8.6), alteration of the façade of a building on Appendix II.2 (Rule 3.8.8), or removal of street furniture listed on Appendix II.4 (Rule 3.8.7).

At the beginning of this project, the inner-city redevelopment proposed to demolish all buildings in the project area to create a clean slate from which to work. Through extensive consultation with HNZPT, Buchan Group and HWCP, the design of Invercargill Central evolved and now incorporates four heritage façades: the Southland Times, Coxhead’s Building, Thompson’s Building and Fairweather’s Building. Additionally, Buchan Group has incorporated the name of one of the key heritage assets on the block (the Cambridge Arcade) into the development by naming the food court accessed from Esk Street “New Cambridge”. This retains the location’s link to its past use and helps to reinforce a sense of “place” and history to Invercargill Central. The design also follows the lines and mass of the historic buildings, including several key structures that have previously been demolished, to provide a sympathetic overall design.

### 10.2 Mitigation of the Effects of Demolition and Rebuild

The demolition of the majority of a city block and the rebuild will undoubtedly have temporary adverse effects on the buildings remaining within the block (Bank of New South Wales, Reading Cinema, and the Kelvin Hotel), as well as on the surrounding streets and businesses. From a heritage perspective, the greatest concern is that effects on the Bank of New South Wales and the retained facades. Screening mechanisms and mitigation of the effects on earthworks must be addressed under Rules 3.8.4 (D-E) and 3.8.10 (F) of the District Plan.

Bonisch Consultants has considered this impact and have developed a demolition plan that will see incremental demolition in localised areas of the project. The benefit of having such a large project area, is that buildings can be demolished inwards, reducing the effects on the surrounding areas. A vibration management plan will be in place to monitor any effects of vibrations during the earthworks and construction on the surrounding buildings. The selected construction methods will also mitigate vibrations; for example, screw piles or bored piles will be used over driven piles, where required.

The stability of retained facades is an important consideration during the rebuild, and BMC have established protocols as discussed in Section 8.2. Where possible, the partial demolition should not occur until necessary so that the facades will not need to be propped for long periods of time.



Hoardings are an acceptable solution that will minimise the temporary effects of the build on the remaining heritage assets on the block, and this will also reduce the overall visual impact of the rebuild on the surrounding community. As the hoardings will be in place for a considerable length of time, consideration should be given to their design and quality. B Class hoardings would offer a better solution for the inner-city redevelopment, providing a greater degree of protection for the public and contractors working on the site. Hoardings also provide an opportunity to share with the public the story of the redevelopment and the history of key buildings and identities. The public want to know what is going on behind closed doors, and our experience in the Christchurch rebuild has shown that windows in the hoardings also have the benefit of drawing people to the area. Such hoardings will allow the public to engage with the redevelopment and history and the block will maintain active pedestrian traffic, which will significantly reduce the effects on the surrounding businesses and heritage.

### **10.3 Building Recording**

Rule 3.8.10 (I) of the District Plan requires the creation and maintenance of a record of heritage features affected by the demolition or alteration of a building on Appendix II.2, the demolition of a building on Appendix II.3, and the removal of street furniture listed on Appendix II.4. The same is also asked where there will be alterations to a façade of a building of local interest identified on Appendix II.3 under Rule 3.8.4 (I).

As several of the buildings proposed for demolition on Appendix II.3 are also pre-1900, buildings recording will be a requirement triggered under the Heritage New Zealand Pouhere Taonga Act 2014. For these buildings, this level of recording would meet the requirements under the District Plan. NZHP recommends buildings recording by a qualified archaeologist be undertaken for HNZPT listed buildings that will be demolished (Newburgh Building and Lewis & Co Building) under the requirements of the District Plan, to a Level III standard. Similarly, this requirement should be made for those buildings that will be partially demolished and will have alterations to their façades (Coxhead's, Southland Times, Thompson's, and Fairweather's Buildings) and for buildings of local significance that will be demolished (Cambridge Arcade, Nichol's, Zookeepers, and MacPac). The level of recording be commensurate with significance assessment and follow the standards for building recording under (Heritage New Zealand, 2014). The verandah posts should also be recorded prior to their removal. The information collated through this recording should be publicly available. This data will prove invaluable to the local community for education and should be widely distributed through interpretation panels, exhibitions and/or publications.

### **10.4 Reuse of Building Material**

When historic buildings cannot be adapted or moved, potential remains to reuse and recycle building materials. Historic buildings and structures contain a rich assemblage of building materials, and the District Plan respects this valuable resource. Rule 3.8.10 (D) of the District Plan identifies that the potential for reuse and/or recycling of materials or heritage features be addressed. This rule applies to the demolition or alteration of a building on Appendix II.2, demolition of a building on Appendix II.3, and removal of street furniture listed on Appendix II.4. The council also asks, under Rule 3.8.4 (H), that this matter be considered where there will be alterations to a façade of a building of local interest identified on Appendix II.3.

Materials that have been salvaged prior to demolition have the potential to be re-used in the new design or could be made available to other heritage building owners. Building materials are also a good candidate for reuse, including brick, timber, timber flooring, windows, doors, architraves and ceiling linings. Brick and timber are the easiest materials to reuse and incorporate into the new build because of their versatility, and even when materials are no longer structurally sound, they can be re-used (e.g., using bricks for paving, timber for linings and finishes, etc.). Historic bricks have a wonderful patina that simply cannot be replicated and are tangible pieces of the past that can be easily introduced into the new build. Similarly, historic timber is also a good candidate for reuse and recycling and bring a warmth that new timbers cannot replicate.

Consideration should be given to the incorporation of historic materials into the new design. In the case of Block II, one of the most obvious and practical candidates for reuse are the cast iron verandah posts found in front of

numerous buildings. These posts are a treasured part of the streetscape and are listed as heritage items on the ICC District plans, so consideration of their reuse must be undertaken. Potential ways the posts could be incorporated into the development include lighting in public areas and/or thoroughfares, or simply as decorative elements. The prism lights used in the footpath outside of the Lewis & Co Building are unique materials that would be valuable to retain and re-use in the redevelopment (e.g., as an installation) that would provide an important link to this innovative part of the Lewis & Co Building.

Historic building owners are often challenged to find appropriate materials when altering or restoring their buildings. Many of the profiles of architraves, skirting boards, and cornices are no longer made, and additional cost is required to have new materials milled to match existing profiles. Salvaged building materials can remedy this issue and are a valuable resource for a city full of historic buildings in need of repair. Many of the buildings have pressed metal ceilings, which could be re-used if they were removed with care (i.e., punching nails through or cutting nails rather than pulling the panels down). There are excellent examples of pressed metal ceilings in the two adjacent buildings on Tay Street designed by E R Wilson (MacPac, 48 Tay Street and Zookeepers, 50 Tay Street). There may also be market for some of the fixtures that reflect alterations from the mid-century to 1970s (e.g., the glass pendent lights on the first and second floors of the Southland Times).

Consideration should also be given to salvaging modern building materials. Several of the ground floor shops have been recently re-fitted, and these materials may be able to be recycled.

## **10.5 Public Interpretation**

NZHP recommends that the information gathered during the historical research, archaeological investigations and that collected during the recording of the post-1900 buildings is disseminated to the public upon completion of the project and, if possible, incorporated into the redevelopment. This could be done through installation of interpretive panels, displays of archaeological material and/or interactive installations in public areas such as the food court or courtyards. Doing this will maintain Block II's strong links to Invercargill's past and engage locals and visitors with the city's history. This will be especially fitting as this is the area in which the first settlers established their homes and businesses and will emphasise the site's status as the heart of Invercargill. Placing interpretation panels close to the locations of demolished heritage buildings will allow the public to engage with the site's history and act as reminders of Block II's integral role in the development of Invercargill.

Examples of such interpretation panels are abundant in urban areas around New Zealand and are a popular choice for councils and developers who want to show how much an area or site has changed or how successfully a building has been preserved. At 19 Don Street in Invercargill large interpretation panels were installed when a nineteenth century commercial building was demolished, and the site converted to a car park. These panels contain historic photographs of the buildings that once stood there and a brief description of the site's history that inform passing members of the public who are generally curious as to what once filled the now conspicuous gap in the streetscape. Other areas, for example the gold rush settlement of St Bathans in Central Otago, have erected panels with historical photographs in the spot from which they were originally taken, allowing visitors to compare the historic and contemporary landscapes and often including indications of landscape features or built structures that have survived so the viewer can easily orientate themselves. Around Dunedin, many historic buildings have panels close to their façades with historic photographs showing what the building looked like in the past and brief histories. The data and photographs for these installations can be taken from heritage impact or archaeological assessments, so there are minimal additional costs involved, and generally the panels require minimal maintenance.

## **10.6 *In Situ* Preservation of Archaeological Material**

One of the most tangible ways to maintain a site's links to past occupation and incorporate these into the new design is through the preservation of historical or archaeological features *in situ*. This generally works best for features such as cellars, wells or tiled or cobbled floor surfaces, that are not required to be removed for foundations or services and can be easily identified and viewed by the public. A transparent covering placed over one of these

features allows visitors to the new development to engage with the site's history and can easily become a focal point of a public area. Some floor surfaces may not even require protection and can be directly incorporated into the new floor, depending on accessibility and relative floor levels.

Examples of this approach include a timber causeway at the Wall Street Mall and the cellar of the Captain Cook Hotel in Dunedin, and the preserved remains of Te Aro pa in Wellington. Te Aro pa is a particularly high-quality example of this approach. During the redevelopment of the site on Taranaki Street in 2005 remains of three punga structures were encountered. Instead of removing the features, the ground floor lobby of the new building was re-designed around them, with the excavated features encased beneath glass and accompanied by interpretation panels and sympathetic décor. At Wall Street, an image of the causeway is currently located beneath a Perspex covering in a sunken seating area close to food providers and strengthens the links of the site to the early European occupation of Dunedin. This example also highlights the dangers of the approach, as the image of the walkway has faded dramatically over time and the Perspex scratched by foot traffic, making viewing difficult. The current set up is, however, only intended as a temporary solution until conservation work is complete on the actual causeway, at which time it will be installed and the installation finalised. During the redevelopment of the Captain Cook Hotel in Dunedin, this approach was used to preserve and display the historic beer cellar, with a glass window installed just inside the main entrance and the cellar illuminated to allow patrons a glimpse of the oldest part of the building.

Incorporating extant archaeological and historic features is dependent on what is identified, their location, and the flexibility of the design team. While most of these features will only be identified as the earthworks for the rebuild begin, one known feature are the pavement lights in the footpath above the Lewis & Co basement on Esk Street. The basement of this building to the edge the Esk Street footpath, and prism glass set into the footpath in order to bring daylight into this area. In turn, when electric lights were on in the evening, the footpath would have glowed. The pavement lights are currently covered, but they could be exposed in the footpath or this feature could be incorporated into the new entryway of the HWR Tower.



## 11 Conclusions and Recommendations

The redevelopment of the inner-city block bounded by Tay, Dee, Esk, and Kelvin Streets proposed by HWCP aims to bring life back to Invercargill's CBD. As is discussed throughout this assessment, this inner-city block lacks vibrancy and it has low occupancy rates, with almost none of the first floors being occupied throughout the block. The Invercargill Central redevelopment will bring people back into the city, and this will benefit local business, provide a sense of community pride, and will be a much-needed gathering place.

While this project is anticipated have tremendous benefits, both in the short and long term, it will have a significant effect on heritage and archaeology. This assessment has provided well defined criteria for assessing the heritage values of the buildings and sites within the block, and measures for determining the magnitude of the impact. While the quantity of buildings to be demolished is considerable, the individual heritage values of those buildings varies with greater numbers having low heritage value compared with those of high values. The contextual values (the value as a group) is however, considered moderate to high. The redevelopment does retain the preeminent heritage building on the block, the Category 1 listed Bank of New South Wales, and it will incorporate four additional heritage façades into the design which acts to maintain contextual value as a proportion of the original. That is to say, the façades chosen for retention represent the whole block rather than having selected just the buildings with individual high values.

The design calls for the demolition of all other buildings, and as such many heritage and archaeological buildings will be lost. In considering the overall values and significance of effect, against the merits of the project and quality of the design NZHP recommends that the project should proceed and consent should be given, subject to appropriate mitigation measures.

A summary of the assessment of effects on heritage and archaeological values is provided below, followed by a recap of the suggested mitigative measures.

### Summary of Assessment of Effects and Recommendations

1. **Demolition of a Listed Building (Appendix II.2).** The proposed demolition of the Lewis & Co Building (29 Esk Street) and the Newburgh Building (33 Dee Street) constitutes a non-complying activity under Rule 3.8.9 and will have a major adverse effect on the heritage values. The poor condition of the Newburgh Building means that strengthening and adaptive re-use is not feasible without the loss of heritage fabric, and without this fabric, the connection to its heritage values are all but lost. The demolition of the Newburgh Building also necessitates the loss of the adjacent Lewis & Co Building, where adaptive re-use may have been better-suited. On the balance of this evidence, the significant loss of heritage can be mitigated with measures outlined in Section 10 including the recording of each building to a Level III standard, prior to demolition, as per the Heritage New Zealand guidelines for the recording of built structures (HNZPT, 2016). Therefore NZHP recommends that demolition of these buildings be consented subject to mitigation measures.

**Demolition of a Scheduled Building (Appendix II.3).** The proposed redevelopment seeks to demolish 13 buildings that are scheduled on Appendix II.3 of the District Plan, which is a discretionary activity under Rule 3.8.6. An evaluation of the heritage values of these buildings has shown that 11 have low and one has medium heritage value. Based on this values assessment and the magnitude of the impact, the overall significance of effects is considered slight to moderate for all buildings apart from the Cambridge Arcade, where the redevelopment will have moderate to large effect. The buildings of local significance within Block II that are scheduled for demolition currently show a low rate of occupancy and are suffering from neglect (particularly the first floors). Some buildings have areas that have been sealed off for several decades, indicating they have been unfit for purpose for a prolonged period. The condition of the buildings indicates that each would require seismic strengthening to bring it up to acceptable building code. The heritage assessment survey identified that some heritage fabric remains in the first floors; although, the

ground floors were nearly devoid of any original fabric. On the basis of all evidence, the loss of heritage in this category can be mitigated. NZHP recommends that the demolition of these buildings be consented with mitigative measures including the use of an image of the original Watson's Building (8-14 Tay Street) instead of the Temple Chambers (49 Esk Street) building in the modern façade design for Tay Street (about the location of 8-14 Tay Street). This recommendation has since been adopted by the design team.

2. **Partial Demolition of a Listed Building (Appendix II.2).** The partial demolition of the Southland Times Building (67 Esk Street) and alterations to the façade constitutes a non-complying activity under the rules of the district plan and will have a moderate adverse effect on the heritage values. Retaining the façade will be beneficial to the redevelopment in that it will maintain part of a key historic building that has considerable architectural, cultural, and historic values. This façade will also provide architectural balance with Coxhead's Building (31-35 Esk Street), which will also be retained at the west end of Esk Street, as well as with the northern streetscape. NZHP supports the retention of the Southland Times façade; however, we recommend the alterations follow best practice standards of façade retention. According to guidelines developed by HNZPT for successful façade retention, a façade should retain original elements and detailing, the design should include at least one-room depth of the original structure, modifications above floor level should be avoided, and views to the sky should be avoided (NZHPT, 2007b). NZHP has included recommendations to this effect and after discussion with the design team, they have since considered these recommendations including avoiding "views to the sky". Consideration has also be given to the mass of the building to the east of the Southland Times. This reflects the current building rather than the former police station so that the Esk Street frontage reflects the current streetscape familiar to Invercargill residents and frames the retained façade to highlight it as a heritage asset. NZHP supports this design. NZHP recommends that the physical loss of the remaining parts of the building be offset by mitigative measures, as discussed in Section 10.
3. **Façade Alteration of Scheduled Buildings (Appendix II.3).** The partial demolition and retention of the façades of three buildings scheduled on Appendix II.3 of the Heritage Register is a restricted discretionary activity under Rule 3.8.4 of the District Plan, and the overall significance of effects has been assessed as slight to moderate. NZHP supports the retention of the façades for the Coxhead's, Thompson's, and Fairweather's Buildings; however, as the final design develops, it is important that alterations of these façades are kept to a minimum and that respect is given to the original ornamentation and materials as recommended in the ICOMOS NZ Charter (2010) and by HNZPT (2007). NZHP has recommended that sash windows are used for all first-floor windows and that connection to the building interior be maintained through these windows (i.e., none are blocked or show the sky). The design team has adopted these recommendations and will align the new internal layout to datums on the façades to ensure that each structure continues to function as a recognisable building. The buildings that have been selected for façade retention represent key architectural styles represented in the block today and are excellent examples to retain for posterity; moreover, there are significant important historical links to Coxhead Brothers photography and Frederick Burwell, the "architect of Invercargill". While the façades of these buildings will be retained, the remaining portions of these buildings will be demolished. As such, it is important that this physical loss be offset by mitigative measures.
4. **Removal of Street Furniture (Appendix II.4).** The removal of the verandah posts is a discretionary activity under Rule 3.8.7 and is considered to constitute a moderate to large adverse effect. This action will see an important piece of heritage fabric lost from Block II. Considering that most of the buildings in the block will be demolished, retaining the verandah posts is not in keeping with the redevelopment. To mitigate for this significant loss of fabric, NZHP has recommended that the design of the verandah for the Fairweather's Building be reconsidered to include reuse or reinterpretation of the historic verandah, and that some verandah posts be repurposed throughout the development. Reinterpretation of the Fairweather's building verandah has since been adopted by the design team.

5. **Effects on Existing Heritage Structures.** NZHP supports the retention of the Bank of New South Wales and the use of the buildings on either side of the Bank of New South Wales to contrast against, frame and highlight the high quality and value of this structure. Measures should be put in place to minimise potential damage to the building during works in the surrounding area, including the implementation of a vibration plan.
  
6. **Effects on Archaeology.** The redevelopment of Block II will have a major adverse effect on its archaeological resources, including the demolition of 14 pre-1900 buildings, partial demolition of two pre-1900 buildings, and impacts to subsurface archaeological features across the block. As such, NZHP makes the following recommendations:
  - The client apply for an archaeological authority from Heritage New Zealand Pouhere Taonga to disturb the archaeological sites listed in Table 9-9 (apart from E46/39). Please note that E46/66 and E46/32 will not be affected by the redevelopment and impacts to the kerbstones in Dee Street (E46/39) must be avoided.
  - The 14 pre-1900 buildings scheduled for demolished be recorded to a Level III standard by a qualified archaeologist (pre-1900 portions only).
  - Demolition of the buildings be monitored by an archaeologist.
  - All earthworks that may affect an archaeological site must be monitored (stand-over monitoring) and any features and deposits be recorded by an approved archaeologist according to best practice standards.
  - An archaeological management plan be developed for the redevelopment, subject to approval by HNZPT.
  - Consideration should also be given to the long-term storage of the artefact assemblage in a public repository.
  - A full report on the results of the archaeological monitoring, buildings recording, and artefact analysis will be required.

### Summary of Mitigative Measures

1. **Consideration of Alternative Less Adverse Options.** At the beginning of this project, the inner-city redevelopment proposed to demolish all buildings in the project area to create a clean slate from which to work. Through extensive consultation with HNZPT, Buchan Group and HWCP, the design of the redevelopment has evolved and now incorporates four heritage façades, the Southland Times, Coxhead's Building, Thompson's Building and Fairweather's Building. Additionally the proposed concept plans show the use of "Cambridge" for the name of part of the new development. While this may be a place holder, the retention of this label does form a connection to the original and provide a sense of place and historic reference point to the modern development. Thus, it is recommended that these naming conventions be adopted and continued in the redevelopment. This retains the location's link to its past use and helps to reinforce a sense of "place" and history to Invercargill Central. The design also follows the lines and mass of the historic buildings, to provide a sympathetic overall design.
  
2. **Mitigation of the Effects of Demolition and Rebuild.** From a heritage perspective, greatest consideration should be given to the effects that demolition and rebuild activity might have on the remaining heritage assets, the Bank of New South Wales and the retained façades, and how secondary impacts will be minimised. Screening mechanisms and mitigation of the effects on earthworks must be addressed under Rules 3.8.4 (D-E) and 3.8.10 (F) of the District Plan. Mitigation will include operation under a vibration plan, adherence to proposed methods of façade retention and stabilisation, and the installation of hoardings. NZHP recommends that B Class hoardings be used that are customised to share with the public the story of the redevelopment and the history of key buildings and identities.



3. **Building Recording.** NZHP recommends that buildings on Appendix II.2 and II.3 scheduled for demolition or façade alteration be recorded under Rules 3.8.10 (I) and 3.8.4 (I) of the District Plan, apart from those pre-1900 buildings that will be demolished and will trigger this requirement under the Heritage New Zealand Pouhere Taonga Act 2014. The level of recording be commensurate with the significance assessment and follow the HNZPT standards for building recording (Heritage New Zealand, 2014).
4. **Reuse of Building Material.** Rule 3.8.10 (D) of the District Plan identifies that the potential for reuse and/or recycling of materials or heritage features be addressed. NZHP recommends that building materials be salvaged for reuse in the redevelopment or made available to other heritage building owners.
5. **Public Interpretation.** NZHP recommends that the information gathered during the historical research, archaeological investigations and that collected during the recording of the post-1900 buildings is disseminated to the public upon completion of the project and, if possible, incorporated into the redevelopment. Consideration should be given to installation of interpretive panels, displays of archaeological material and/or interactive installations in public areas such as the food court or courtyards.
6. **Strengthening of Existing Heritage Resources.** The former Bank of New South Wales is protected by a heritage covenant and its inclusion in the redevelopment will also secure its restoration in accordance with its conservation plan as well as ensuring ongoing maintenance. As HWCP do not own this building, there are no current plans to alter or adapt it, but in the future, consideration must be given to the requirements of the covenant. As per that covenant, an updated conservation or maintenance plan could be considered and/or requested by Heritage New Zealand.
7. **In Situ Preservation of Archaeological Materials.** One of the most tangible ways to maintain a site's links to past occupation and incorporate these into the new design is through the preservation of historical or archaeological features in situ. Incorporating extant archaeological and historic features is dependent on what is identified, their location, and the flexibility of the design team.

## 12 References

- Ager, B. (1929). Block of Flats to be Erected West End Christchurch CCCPlans St-Elmo-Courts-6-0. Christchurch City Council.
- Ager, J. B. (1929). Proposed Additions to Lewis & Coy's Premises, Invercargill for T. Newburgh Esq. Invercargill: Invercargill City Council.
- Anderson, A. (1989). *Prodigious Birds: Moas and moa-hunting in prehistoric New Zealand*. Cambridge: Cambridge University Press.
- Anderson, A. (1998). *The Welcome of Strangers; an ethnohistory of southern Maori*. Dunedin: University of Otago Press.
- Anon. (n.d.-a). Bank of Otago, Tay Street. Southland Museum and Art Gallery.
- Anon. (n.d.-b). Clarke, chemist - Tay Street LC 993.185 EAR. Kete Invercargill.
- Anon. (n.d.-c). Esk Street, Invercargill FGR 6827. Sir George Grey Special Collections, Auckland Libraries.
- Anon. (n.d.-d). Esk Street. Southland Museum and Art Gallery.
- Anon. (n.d.-e). Hotel Cecil, Invercargill. Southland Museum and Art Gallery.
- Anon. (n.d.-f). Lorne Farm 1452\_01\_024A. Hocken Snapshot.
- Anon. (n.d.-g). R D Yule (draper), Bank NSW & police Station - Tay Street. Kete Invercargill.
- Anon. (n.d.-h). Rose, Bookseller, and Albion Hotel, Dee Street. Kete Invercargill.
- Anon. (n.d.-i). Skandinavian Hotel. Kete Invercargill.
- Anon. (n.d.-j). Tay Street & Law Courts. Southland Museum and Art Gallery.
- Anon. (1870). Old Police Station, Esk Street. Invercargill Library Archives.
- Anon. (1872). Dee Street. Kete Invercargill.
- Anon. (1876). View of Dee Street. Kete Invercargill.
- Anon. (1880). Inercargill, NZ. From the album: Fenwick Album of New Zealand Views. Te Papa Museum.
- Anon. (1881). Abram Watson & R G Peters - Tay Street. Kete Invercargill.
- Anon. (1930). Interior of Esk Street Arcade following 1930 fire. Southland Museum and Art Gallery.
- Anon. (n.d.-a). Dee Street c.1860s. Southland Museum and Art Gallery.
- Anon. (n.d.-b). Invercargill 1880s. Southland Museum and Art Gallery.
- Anon. (1860a). Bank of New South Wales, Invercargill MNZ-0131-1/4-F. National Library of New Zealand.
- Anon. (1860b). Puni Creek, looking northeast over Clyde Street and Bank Corner PAColl-6208-54. National Library of New Zealand.
- Anon. (1870). K Rose, G Lumsden, Jacobs and Morris - Dee Street. Kete Invercargill.
- Anon. (1874). Street in Invercargill. Te Papa Museum.
- Anon. (1890). Southland Times Building, Invercargill. Invercargill City Library {&} Archives.
- Anon. (1932). Westerman & Co. Ltd Building, built in 1932 by Edmund Anscombe and Associates, possibly after the official opening. Knowledge Bank, Hawke's Bay Digital Archives Trust. Retrieved from <https://knowledgebank.org.nz/878/1602/38976>
- Anonymous. (1908). Application Map of Invercargill Hundred, Archives New Zealand, Item R952122 [Map]. Dunedin: Archives New Zealand.
- Astwood, K. (2010). Wilson House. Heritage New Zealand Pouhere Taonga.
- Astwood, K. (2011a). Registration Report for a Historic Place: Southland Times Building, Invercargill. Heritage New Zealand Pouhere Taonga.
- Astwood, K. (2011b). Wilson House. Heritage New Zealand Pouhere Taonga. Retrieved from <http://www.heritage.org.nz/the-list/details/2527>
- Auckland Star. (1878). Extensive Fire at Invercargill. Auckland Star. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/AS18780727.2.16>
- Auckland Weekly News. (1907). NEW ZEALAND'S PUBLIC GARDENS: A VIEW IN THE GARDENS AT INVERCARGILL, SOUTHLAND [Photograph]. Auckland: Auckland Weekly News.
- Auckland Weekly News. (1935). One of Invercargill's Prinicipal Thoroughfares: a View along Dee Street Looking South. AWNS-19350717-50-1: Sir George Grey Special Collections, Auckland Libraries.

- Bailey, S. (1966). Invercargill. In A. H. McIntock (Ed.), *An Encyclopaedia of New Zealand*.
- Baker, J. (1865). Sketch Map of the Province of Southland, New Zealand: From Official Surveys 'Till June 1865 [Map]. Auckland: Auckland City Libraries.
- Bargery, R. (2005). The Ethics of Facadism: Pragmatism versus Idealism. Retrieved June 19, 2018, from <http://www.buildingconservation.com/articles/facadism/facadism.htm>
- Barham & Barham. (1962). Alterations to Building 10 Tay St Invercargill for Mr S W Jones.
- Bauchop, H. (2018). *Newburgh Building (Former), Invercargill (List No. 2470). Summary Report* (Heritage N). Dunedin.
- Baxter Hesselin McDowell Architects. (1993). Refurbishmnet Ex "Pink bike Shop" Kelvin St for City Girl.
- Beauchop, H. (2018). *W. Lewis Drapery (Former), Invercargill (List No. 2519). Summary Report*. Dunedin: Heritage New Zealand Pouhere Taonga.
- Beck, R. A. (2007). S. WHITFIELD & SON (Later Frederick Whitfield & Co.), OXFORD STREET, BIRMINGHAM. Retrieved May 11, 2018, from [http://lockcollectors.eu/gazetteer/museum\\_locks\\_gazetteer\\_gazwam-wil.htm](http://lockcollectors.eu/gazetteer/museum_locks_gazetteer_gazwam-wil.htm)
- Blick, F. (1954). Proposed Additions to Building for the Southland Times Coy Ltd Esk Street.
- Bluff Press. (1924). Obituary. Austen Family. Retrieved from <https://www.austenfamily.org/samuel-nichol/>
- BMC. (2018a). Detailed Seismic Assessment Report. Government Life Building, 33 Dee St, Invercargill, 9810 [DRAFT]. Christchurch: Unpublished Report Prepared by BMC.
- BMC. (2018b). Detailed Seismic Assessment Report. Southland Times Building, 67 Esk Street, Invercargill, 9810. Christchurch: Unpublished Report Prepared by BMC.
- Bob Simpson & Associates. (1990). Insurance Office 37 Esk Street.
- Bond, S., & Worthing, D. (2016). *Managing Built Heritage: The Role of Cultural Values and Significance*. John Wiley & Sons.
- Borrell, M. (2015). Frederick Burwell's Architectural Legacy in the Wakatipu. In *The Queenstown Courier* (Issue Numb, pp. 4–7).
- Bowman, I. (2017). Review of Gray Assessment [letter]. Wellington: Unpublished letter.
- Bowron, G. (2013). Anscombe, Edmund. Retrieved May 14, 2018, from <https://teara.govt.nz/en/biographies/4a17/anscombe-edmund>
- Brodrick, C. J. (1937). Bank of New South Wales Invercargill.
- Brodrick, C. J., & Royds, T. P. (1933). Verandah & Shop Front to Premises Dee St for Messrs Brass Bros.
- Bruce Herald. (1892). Advertisements Column 3. Volume XXIII, Issue 2387, 1 July 1892, Pg 1.
- Burgess, J. (2018). Invercargill Central Design Statement.
- Burton Brothers. (1880). Dee Street, Invercargill. Te Papa Museum.
- Burton Brothers Studio. (1880). Supreme Court - Invercargill (O.034124). Te Papa Museum.
- Burwell, F. W. (1886). Plans of Inver'gill Buildings, 1886. Invercargill: Invercargill City Library {&} Archives.
- C Warburton Ltd. (1955). Alteration to Shops, Esk Street.
- Canterbury Agricultural College. (1939). 1939 Arrival at Invercargill. Lincoln University.
- Chilton, C. (2006). No "One-voice Town" - The Media in the South. In P. Sorrell (Ed.), *Muribiku: The Southland Story* (pp. 259–269). Invercargill: Southland to 2006 Book Project Committee.
- Ching, F. D. K. (2012). *A Visual Dictionary of Architecture* (Second Edi). Hoboken, NJ: John Wiley & Sons.
- Christchurch City Council. (2015). DISTRICT PLAN – LISTED HERITAGE PLACE HERITAGE ASSESSMENT – STATEMENT OF SIGNIFICANCE HERITAGE ITEM NUMBER 324 DWELLING AND SETTING , DUNSTAN HOUSE – 19 KOTARE STREET, CHRISTCHURCH. Christchurch: Christchurch City Council.
- Collins, C. (2015). Former Herd Street Post & Telegraph Building. Wellington City Council. Retrieved from <http://wellingtoncityheritage.org.nz/buildings/451-600/456-former-herd-street-post?q=>
- Colonist. (1906). EARTHQUAKE AND FIRE-PROOF BUILDINGS. Issue 11742, 26 September 1906. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/TC19060926.2.11>
- Corporate Design Associates Ltd. (1991). Farmers Retail Design Invercargill Store Refurbishment.
- Council of Fire Underwriters' Association of New Zealand. (1910). Block Plans, Invercargill and Bluff. Otago and Southland Fire Underwriters' Association.



- Coxhead Brothers. (1875). Photograph of Mayo's Albion Hotel, Invercargill. Alexander Turnbull Library.
- Coxhead, F. (1870). Invercargill S[outh]. From the album: N.Z. Scenery. Te Papa Museum.
- Crittall Windows Ltd. (2015). History. Retrieved May 14, 2018, from <https://www.crittall-windows.co.uk/about-us/history/>
- Cropper, D., & Forster-Garbutt, E. (2017). 13 Sunderland Street, Clyde: Heritage impact assessment for Site No. G42/265, the Dunstan Times Office. Dunedin: New Zealand Heritage Properties Ltd.
- Crops for Southland. (2002). Waikiwi : Topoclimate Southland Soil Information Sheet No. 23. Invercargill: Crops for Southland. Retrieved from <http://www.venturesouthland.co.nz/Portals/0/Documents/Topoclimate/Soil>
- Crown Grant Invercargill South. (1860). Crown Grant Map, Invercargill South. Invercargill: Archives New Zealand.
- Curl, J. S. (2006). Facadism. Retrieved June 19, 2018, from <http://www.oxfordreference.com.ezproxy.otago.ac.nz/view/10.1093/acref/9780198606789.001.0001/acref-9780198606789-e-5556>
- Cuthbertson, J. R. (1859). Cnr Dee & Tay Sts & Tay Street [Sketch]. Dunedin: Hocken Snapshot.
- Cyclopedia Company Ltd. (1903). The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]: Allanton.
- Cyclopedia Company Ltd. (1905a). The Cyclopedia of New Zealand [Otago & Southland Provincial Districts]: Seacliff.
- Cyclopedia Company Ltd. (1905b). The Cyclopedia of New Zealand volume 4 [Otago and SOuthland Provincial Districts]. Christchurch: Cyclopedia Company Limited.
- Daily Southern Cross. (1855). GENERAL ASSEMBLY. HOUSE OF REPRESENTATIVES. Volume XII, Issue 853, 31 August 1855, Pg 2.
- Davies, L., Cawte, S., Murray, C., & Forster-Garbutt, E. (2016). Snapshots in time: Insights into Dunedin's business district. Final report for Archaeological Investigations at Site No. I44/666 356-358 George Street, Dunedin. Dunedin: New Zealand Heritage Properties Limited.
- Deacons Court of First Presbyterian Church. (n.d.). First Church Manse, west facing. Heritage New Zealand Pouhere Taonga.
- Dear, L. (2017). History and Tradition.
- Design Base Ltd. (2010). Cambridge Arcade Ground Floor Plan.
- DfT. (2008). *Design Manual for Roads and Bridges. Volume 11, Environmental Assets; Section 3, Environmental Topics; Part 2 HA 208/7 Cultural Heritage*. Department for Transport and Highways England.
- Dominion. (1908). THE NEW POST OFFICE. Issue 126, 20 February 1908. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/DOM19080220.2.8.10>
- Duffill Watts & King. (1968). Proposed Alterations Bank of New South Wales Invercargill.
- E R Garden & Associates. (1964). Renovations to Shop Dee Street for Mr and Mrs J O'Kane.
- Edie, R. (2016). Otautau Tawn Hall and RSA. Fairfax Media.
- Esler, L. (2006). *Invercargill 150 Year*. Invercargill: Craig Printing Company.
- Evans, S. (2014a). Alexandra Building. Heritage New Zealand Pouhere Taonga.
- Evans, S. (2014b). Masonic Hall. Heritage New Zealand Pouhere Taonga.
- Evans, S. (2014). Town Hall and Civic Theatre. Heritage New Zealand Pouhere Taonga.
- Evening Post. (1885, January 10). THE LATE MR. J. T. THOMSON'S WILL. *Evening Post*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/EP18850110.2.55>
- Evening Post. (1904). Page 4 Advertisements Column 6. Volume LXVII, Issue 97, 25 April 1904.
- Evening Post. (1907). Page 16 Advertisements Column 2. Issue 84, 5 October 1907. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/EP19071005.2.128.2>
- Evening Post. (1911). The Iron Trade. Volume LXXXI, Issue 139, 14 June 1911.
- Evening Star. (1871). *No Title*. Volume IX, Issue 2699, 11 October 1871, Page 3.
- Evening Star. (1876). Advertisements Column 2. Issue 4104, 22 April 1876, Pg 3.
- Evening Star. (1884). EXTENSIVE FIRE AT INVERCARGILL. Issue 6575, 15 April 1884, Pg 2.
- Evening Star. (1890). IMPORTANT BANKRUPTCY MATTER. Issue 8197, 22 April 1890, Pg 2.

- Evening Star. (1899). FIRE AT INVERCARGILL. Issue 11058, 9 October 1899, Pg 2.
- Evening Star. (1912). Evening Star. Evening Star. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ESD19120708.2.33>
- Farminer, A., & Miller, R. (2016). *Invercargill City: Central City Area: Heritage Buildings Reassessment 2016*. Dunedin: Unpublished Report Prepared by Origin Consultants Ltd for Invercargill City Council.
- Findlay, M. (2006). The Built Environment. In P. Sorell (Ed.), *Murihiku: The Southland Story2* (pp. 301–319). Invercargill: Southland to 2006 Book Project Committee.
- Ford, A. (1933). Cambridge Buildings.
- Ford, A. (1935). Alterations to Front for Messrs herbert Haynes & Co Ltd.
- Ford, A. (1940). Proposed Alterations to Hotel Cecil, Kelvin Street for W T Stroud.
- Ford, A. (1943). Proposed Alterations Premises Esk Street Invercargill for the Trustees Executors and Agency Co of NZ Ltd.
- Ford, A. (1944). Alterations Premises Esk Street Invercargill for the Permanent Building Society.
- Ford Gray & Derby. (1949). Alterations to Premises Permanent Bldgs Esk Street for the Permanent Building Socy of Invercargill.
- Ford Gray & Derby. (1952). Alterations to Premises Tay St Invercargill for J R Mckenzie Ltd & Allot & Eunson Ltd.
- Ford, Gray, & Derby. (1950). Alterations and Additions Business Premises Esk St for the New Zealand Insurance Coy Ltd.
- Frances, H. (2016). Invercargill Revives. Retrieved April 17, 2018, from <http://architecturenow.co.nz/articles/invercargill-revives/>
- Garvie, A. (1856a). Block I, Invercargill District, SO 168 [Map].
- Garvie, A. (1856b). Block I, Invercargill Hundred, SO 167 [Map].
- Garvie, A. (1856c). Invercargill Town and Block No. 1, SO 166 [Map].
- Gieseg, A. (1984). Proposed Tearooms at 50 Tay St Invercargill.
- Gilbertson, A. W. (1988). Mr R A Dynes Building 48 Tay Street Invercargill.
- Gilmour, C. (2010). Gilmour, Robert. In *Te Ara - the Encyclopedia of New Zealand*.
- Godley, E. J. (1994). Biographical Notes: Walter Henry Pearson. *New Zealand Botanical Society Newsletter*, 35, 9–10.
- Google. (2017). 146 Dee Street, Invercargill, Street View. Google.
- Grant, D. (2015). Southland Places - Invercargill. *Te Ara - The Encyclopedia of New Zealand*. Retrieved from <http://www.teara.govt.nz/en/southland-places/page-1>
- Gray Bros Ltd. (1939). Proposed Dining Room Premises Kelvin St for H Thompson Esq.
- Gray, & Derby. (1978). Cambridge Place. Invercargill.
- Gray Derby & Associates. (1974). Proposed Alteration to the Trustees Executors Building.
- Gray Hesselin & Baxter. (1980). O C Pierce & Co Proposed New Office Renovations.
- Gray, Hesselin, & Baxter. (1982). Proposed Redevelopment of Premises Tay Street Invercargill for the Para Rubber Co Ltd.
- Gray, J. (1997). Invercargill City Central City Area: Heritage Buildings Review. Invercargill: Unpublished report prepared for Invercargill City Council.
- Gray, J. (1998). Invercargill City Centre Design Guidelines. Unpublished Report Prepared by Oakley Gray Architects Ltd for Invercargill City Council.
- Gray, J. B. (2009). Property at 13 Sunderland Street Clyde. Cultural Heritage Assessment Report. Dunedin: Oakley Gray Architects Ltd.
- Hadley & Robinson Ltd. (2015). *Troopers Trust Building, Detailed Seismic Assessment*. Dunedin.
- Hall-Jones, F. (1945). *Historical Southland*. Invercargill: H & J Smith Ltd.
- Hall-Jones, F. G. (1946). *Invercargill Pioneers*. Invercargill: Southland Historical Committee.
- Hall-Jones, F. G. (1946). *Invercargill Pioneers* (Southland). Invercargill.
- Hall-Jones, J. (1979). *The South Explored*. Wellington: A. H. and A. W. Reed.
- Hall-Jones, J. (1990). Thomson, John Turnbull. Retrieved March 9, 2018, from <https://teara.govt.nz/en/biographies/1t97/thomson-john-turnbull>

- Hall-Jones, J. (2013). *Old Invercargill*. Invercargill: Craigs Design {&} Print Ltd.
- Hamel, J. (1982). South Otago. In N. Prickett (Ed.), *The First Thousand Years* (pp. 129–140). Palmerston North: The Dunmore Press Ltd.
- Henderson, A. (2010). Insurance. In *Te Ara - The Encyclopedia of New Zealand*. Retrieved from <https://teara.govt.nz/en/insurance/print>
- Heritage New Zealand. (2014). *Investigation and Recording of Buildings and Standing Structures*. Wellington: Heritage New Zealand Pouhere Taonga.
- Hocken Collections New Zealand. (n.d.). Reference Guide: Orphanages and Children's Homes in Otago and Southland. Hocken Library, University of Otago.
- Holcroft, M. H. (1976). *Old Invercargill*. Dunedin: John McIndoe Limited.
- Hopgood, D. G. (1981). Gaslight Restaurant % Dee Street Proposed New Toilets and W.H. Basins.
- Husband, J. (2002). *Pen, Pigment and Pencil: A collection of drawings and paintings of Invercargill city and suburbs*. Invercargill: Craig Printing Co. Ltd.
- ICC. (2013). *Invercargill Inner City Revitalisation. Master Plan Report*. Invercargill: Invercargill Inner City Working Group, Invercargill City Council.
- ICOMOS. (2010). ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value. ICOMOS.
- ICOMOS. (2011). Guidance on Heritage Impact Assessments for Cultural World Heritage Properties.
- Invercargill City Council. (2017). Welcome to the Invercargill Heritage Trail. Invercargill: Invercargill City Council.
- Invercargill City Council. (2018). Rev Up starts this weekend. Invercargill City Council. Retrieved from <https://icc.govt.nz/revving-up-for-city-centre-clean-up/>
- Invercargill Times. (1864). Invercargill Times. Invercargill Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18640302.2.7>
- Jackson, V. (1973). Proposed Building for Carters Clothing, Tay St. Invercargill.
- Jackson, V. R. (1973). Proposed Alterations to Hutchison Hull & Co's Offices.
- Jackson, V. R. (1976). Proposed Alterations to the Permanent Building Soc Esk Street.
- Jacomb, C., & Walter, R. (2007). Queenstown Post Office Precinct: Report on Archaeological Monitoring of Work at the Old Queenstown Courthouse. Dunedin: Southern Pacific Archaeological Research.
- Jacombs, C., Walter, R., & Jennings, C. (2010). Review of the Archaeology of Foveaux Strait, New Zealand. *Journal of the Polynesian Society*, 119(1), 25–59.
- James Gilbertson & Son. (1960). M.L.C Building Invercargill. Invercargill.
- Koenig, E. (2016). New Central Library (M35/409, M35/524, M35/528, M35/534): Archaeological Authority Monitoring Report. Unpublished report for Christchurch City Council. Christchurch: Opus International Consultants Ltd.
- Lake County Press. (1922). Advertisements Column 1. Issue 2932, 30 March 1922, Pg 3.
- Lake Wakatip Mail. (1863). Page 2 Advertisements Column 2. Volume I, Issue 15, 20 June 1863, Pg 2.
- Lake Wakatip Mail. (1877). SOUTHLAND. Issue 1023, 28 June 1877, Pg 4.
- Lennie, T. D. (n.d.). Tay Street Invercargill; Photographs of Invercargill and Maitaia. Invercargill: Alexander Turnbull Library.
- Lewis, J., Cropper, D., Woods, N., Cawte, S., & Scrivener, P. (2018). Early Commerce and Industry in Central Invercargill: Final Report for Archaeological Investigations at the Rialto (William Todd & Co; E46/59), the Black Eagle Brewery (E46/60), E46/61, and the Criterion Hotel (E46/62) under Archaeological Authority No. 20. Dunedin: New Zealand Heritage Properties Limited.
- Lucking & Vial. (1979). Renovations to Premises Esk Street Invercargill.
- Lyttelton Times. (1861a). INVERCARGILL. Volume XV, Issue 873, 23 March 1861, Pg 5.
- Lyttelton Times. (1861b). Local Intelligence. Volume XV, Issue 893, 1 June 1861, Pg 4.
- Lyttelton Times. (1861c). SOUTHLAND. Volume XV, Issue 883, 27 April 1861, Pg 3.
- Lyttelton Times. (1865, February 21). TOWN AND COUNTRY. *Lyttelton Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/LT18650221.2.15>
- Maguire, W., & Carter, M. (2011). Gloucester Street, Christchurch: Archaeological Monitoring. Unpublished report for Naylor Love. Christchurch: Underground Overground Archaeology Ltd.

- Mataura Ensign. (1888). By the Way. Issue 763, 13 April 1888, Pg 6.
- Mataura Ensign. (1890). By the Way. Volume 13, Issue 950, 28 January 1890, Pg 3.
- Mataura Ensign. (1893, July 7). Page 4 Advertisements Column 2. *Mataura Ensign*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ME18930707.2.17.2>
- Mataura Ensign. (1910, April 12). FIRE AT INVERCARGILL. *Mataura Ensign*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ME19100412.2.32>
- Mataura Ensign. (1920). Page 1 Advertisements Column 1. *Mataura Ensign*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ME19200723.2.2.1>
- Mattinbgn. (2011). Dunedin Law Courts Hotel. Wikimedia Commons.
- McCarthy, P. (2014). Demand for retail space in suburbs. Stuff. Retrieved from <https://www.stuff.co.nz/business/63435884/Demand-for-retail-space-in-suburbs?rm=m>
- McCarthy, P. (2015). Invercargill's empty shops highest in more than a decade. Stuff. Retrieved from <https://www.stuff.co.nz/southland-times/news/67787725/invercargills-empty-shops-highest-in-more-than-a-decade?rm=m>
- McLellans Invercargill Ltd. (1970). Alterations to Southland Times Office and Police Station Buildings. Invercargill.
- Meldrum, R. (2009). St Magnus Church (Presbyterian). Waitaki Presbyterian Parish.
- Middleton, A. (2007). Dunstan Times Printing Office, 13 Sunderland Street. An Archaeological Assessment for Gerry Sutherland. Dunedin: Arch Hill Heritage Report No. 21.
- Middleton, A. (2013). Old Dunedin North Post Office & Police Station, Final Report on Archaeological Authority 2013/62. Duendin: Arch Hill Heritage.
- Middleton, A. (2017). Dunstan Times Office Clyde, Addendum April 2017. Dunedin: Arch Hill Heritage Report No. 170.
- Milne, A. G. A. (1960). Lithgows Footwear Ltd, Alterations to Premises Tay Street.
- Moore, R. P. (1926). Panorama of Invercargill from the intersection of Tay and Dee Streets. Wellington, New Zealand: Alexander Turnbull Library.
- Morton, A. (1998). Invercargill City Centre Heritage Buildings: A History. Invercargill: Invercargill City Council.
- Morton, A. (2004). Invercargill City Centre Heritage Buildings: A History. Invercargill: Unpublished Report to the Invercargill City Council.
- Mosley, M. (1885). *Illustrated Guide to Christchurch and Neighbourhood*. J. T. Smith and Co.
- Mt Bengar Mail. (1939). ROXBURGH HEALTH CAMP PLANS COMPLETED. Mt Bengar Mail. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/MTBM19390308.2.14>
- Muir & Moodie. (1905a). Tay Street, Invercargill. Te Papa Museum.
- Muir & Moodie. (1905b). The Crescent Invercargill. Wellington: Te Papa Collection.
- Muir & Moodie Studio. (1890). Invercargill C.015185. Southland Museum and Art Gallery.
- Muir & Moodie Studio. (1900). Esk Street, Invercargill. Te Papa Museum.
- Muir & Moodie Studio. (1905). Bank of New South Wales, Corner Dee and Tay Streets, Invercargill. Te Papa Museum.
- Muir & Moodie Studio. (1906). Esk Street, Invercargill, New Zealand. Te Papa Museum.
- Muir and Moodie. (1905). Fire Brigade Station, Invercargill (C.012920). Te Papa Museum.
- Muir, T., & Moodie, G. (1900). Esk Street, Invercargill. Te Papa Museum.
- Muir, T., & Moodie, G. (1906). Esk Street New Arcade. Te Papa Museum.
- Murray, D., & Milburn, K. (2015). Reference Guide: Architecture and Building Sources at the Hocken Collections. Hocken Library, University of Otago.
- Murray, J. (2004). Invercargill City Centre Heritage Buildings: A History [Updated]. Invercargill: Invercargill City Council.
- New Zealand Herald. (1925). Two Shops Destroyed. Volume LXII, Issue 18997, 20 April 1925.
- New Zealand Herald. (1932). Fire Damages Flats. Volume LXIX, Issue 21235, 15 July 1932.
- New Zealand Herald. (1944). Licensing Experiment in Invercargill. Volume 81, Issue 24937, 5 July 1944.
- New Zealand Herald. (1945). Food and Drink. Liquor Trust System. "Brown Owl" Criticised. Volume 82, Issue



25138, 27 February 1945.

- New Zealand Historic Places Trust. (1992). Heritage Covenant, Bank of New South Wales, Invercargill.
- New Zealand Tablet. (1921). Page 2 Advertisement 3. 6 January 1921.
- New Zealand Times. (1911, September 2). AN OLD COLONIST. *New Zealand Times*, p. 4. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZTIM19110902.2.48>
- New Zealander. (1856). A BLOW TO BANK MONOPOLY IN NEW ZEALAND. Volume 12, Issue 1022, 2 February 1856, Pg 3.
- New Zealander. (1858). Advertisements Column 2. Volume XIV, Issue 1322, 18 December 1858, Pg 1.
- Newman, T. (n.d.). Searching for the heart of Invercargill.
- Newman, T. (2017). ILT announces \$40 million hotel for Invercargill.
- North Otago Times. (1865, February 2). COMMERCIAL INTELLIGENCE. *North Otago Times*, p. 2. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NOT18650202.2.4>
- NZ Museums. (n.d.). Southland Museum and Art Gallery. Retrieved from <http://www.nzmuseums.co.nz/account/3033#prettyPhoto>
- NZ Truth. (1926a). Pioneers of Industry. Issue 1099, 23 December 1926. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZTR19261223.2.28>
- NZ Truth. (1926b). Whose Idea? Issue 1056, 18 February 1926. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/NZTR19260218.2.35.5>
- NZHPT. (2006). *Writing Archaeological Assessments. Archaeological Guidelines Series No. 02. Archaeological Guidelines Series 02*. Wellington: New Zealand Historic Places Trust Pouhere Taonga.
- NZHPT. (2007a). Assessment criteria to assist in the identification of Historic Heritage Values. Sustainable Management of Historic Heritage Guidance Information Sheet 2. New Zealand Historic Places Trust.
- NZHPT. (2007b). *Sustainable Management of Historic Heritage Guidance, Information Sheet 2*. Wellington: New Zealand Historic Places Trust Pouhere Taonga.
- NZTA. (2015). *Historic heritage impact assessment guide for state highway projects*. Wellington: NZ Transport Agency.
- Oakley Wilson, J. (1966). Standard Insurance. In A. H. McLintock (Ed.), *Te Ara - The Encyclopedia of New Zealand*. Retrieved from <http://www.teara.govt.nz/en/1966/disasters-and-mishaps-financial/page-4>
- Oamaru Mail. (1898). Page 3 Advertisements Column 2. Volume XXIII, Issue 7359, 5 November 1898.
- Oamaru Mail. (1899). INTERPROVINCIAL NEWS. Volume XXIV, Issue 7588, 7 August 1899, Pg 1.
- Otago Daily Times. (1862). BANK OF NEW ZEALAND. Issue 245, 2 October 1862, Pg 4.
- Otago Daily Times. (1864). *Advertisements Column 7*. Issue 731, 21 April 1864, Page 3.
- Otago Daily Times. (1868). *Advertisements Column 2*. Issue 2031, 28 July 1868, Page 1.
- Otago Daily Times. (1870). Advertisements Column 1. Issue 2482, 19 January 1870, Pg 3.
- Otago Daily Times. (1871a). *No Title*. Issue 3021, 12 October 1871, Page 2.
- Otago Daily Times. (1871b). *THE FIRE AT INVERCARGILL*. Issue 3026, 18 October 1871, Page 5.
- Otago Daily Times. (1873a). *Advertisements Column 4*. Issue 3699, 12 December 1873, Page 4.
- Otago Daily Times. (1873b). *No Title*. Issue 3493, 17 April 1873, Page 2.
- Otago Daily Times. (1874). Page 1 Advertisements Column 4. Issue 3766.
- Otago Daily Times. (1877). INVERCARGILL. Issue 4777, 9 June 1877, Pg 1.
- Otago Daily Times. (1897). Page 1 Advertisements, Column 4. Issue 10727, 16 February 1897.
- Otago Daily Times. (1898a). Advertisements Column 2. Issue 11197, 20 August 1898, Pg 5.
- Otago Daily Times. (1898b). Advertisements Column 3. Issue 11301, 20 December 1898, Pg 5.
- Otago Daily Times. (1898c, March 26). Page 5 Advertisements Column 6. *Otago Daily Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT18980326.2.30.6>
- Otago Daily Times. (1902). Advertisements Column 6. Issue 12461, 18 September 1902, Pg 1.
- Otago Daily Times. (1904, August 11). OBITUARY. *Otago Daily Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19040811.2.86>
- Otago Daily Times. (1908). THE CHRISTCHURCH FIRE. Issue 14257, 4 July 1908. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19080704.2.85>
- Otago Daily Times. (1909). PERSONAL. Issue 14437, 2 February 1909, Pg 8.

Otago Daily Times. (1911). OTAGO A. AND P. SOCIETY. Issue 15211, 2 August 1911. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19110802.2.12>

Otago Daily Times. (1912). PERSONAL. Issue 15424, 10 April 1912. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19120410.2.67>

Otago Daily Times. (1913). Page 1 Advertisements Column 7. Issue 15860, 4 September 1913. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19130904.2.2.7>

Otago Daily Times. (1919). Page 7 Advertisements Column 2. Issue 17744, 1 October 1919. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19191001.2.92.2>

Otago Daily Times. (1921). PERSONAL. Issue 18342, 5 September 1921. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ODT19210905.2.54>

Otago Daily Times. (1927a). Houses and Properties for Sale. Issue 20105, 23 May 1927.

Otago Daily Times. (1927b). Tenders. Otago Daily Times, Issue 20103, 20 May 1927.

Otago Daily Times. (1929). News in Brief. Issue 20685, 6 April 1929.

Otago Daily Times. (1938). Tenders. Issue 23649, 5 November 1938.

Otago Daily Times. (1941). Roxburgh Health Camp in the early days. Otago Daily Times.

Otago Witness. (1856). Advertisements Column 3. Issue 265, 27 December 1856, Pg 2.

Otago Witness. (1857a). Advertisements Column 2. Issue 313, 28 November 1857, Pg 3.

Otago Witness. (1857b). Advertisements Column 2. Issue 305, 3 October 1857, Pg 4.

Otago Witness. (1857c). Advertisements Column 3. Issue 281, 18 April 1857, Pg 2.

Otago Witness. (1857d). Advertisements Column 3. Issue 289, 13 June 1857, Pg 4.

Otago Witness. (1857e). LOCAL INTELLIGENCE. Issue 273, 21 February 1857, Pg 3.

Otago Witness. (1857f). *No Title*. Page 4, Issue 281, 18 April 1857.

Otago Witness. (1857g). Page 1 Advertisements Column 2. Issue 299, 22 August 1857, Pg 1.

Otago Witness. (1859). Advertisements Column 3. Issue 422, 31 December 1859, Pg 6.

Otago Witness. (1860a). Advertisements Column 2. Issue 460, 22 September 1860, Pg 10.

Otago Witness. (1860b). *Advertisements Column 4*. Issue 463, 13 October 1860, Page 4.

Otago Witness. (1860c). *Advertisements Column 6*. Issue 450, 14 July 1860, Page 4.

Otago Witness. (1860d). Page 3 Advertisements Column 1. Issue 448, 30 June 1860. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW18600630.2.4.1>

Otago Witness. (1860e). Page 4 Advertisements Column 3. Issue 468, 17 November 1860, Pg 4.

Otago Witness. (1860f). Page 4 Advertisements Column 4. Issue 441, 12 May 1860, Pg 4.

Otago Witness. (1861a). Advertisements Column 3. Issue 510, 7 September 1861, Pg 5.

Otago Witness. (1861b). OAMARU. Issue 486, 23 March 1861. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW18610323.2.16>

Otago Witness. (1862a). *Advertisements Column 6*. Issue 559, 16 August 1862, Page 1.

Otago Witness. (1862b). BANK OF NEW ZEALAND. Issue 529, 18 January 1862, Pg 7.

Otago Witness. (1862c). INVERCARGILL. Issue 554, 12 July 1862, Pg 8.

Otago Witness. (1862d). Page 4 Advertisements Column 3. Issue 537, 15 March 1862, Pg 4.

Otago Witness. (1874). The New Museum Building. Issue 1196, 31 October 1874.

Otago Witness. (1882). Fire at Invercargill. Issue 1592, 13 May 1882, Pg 21.

Otago Witness. (1903). COMMERCIAL. Issue 2598, 30 December 1903, Pg 56.

Otago Witness. (1905, May 3). SOUTHLAND NEWS NOTES. *Otago Witness*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW19050503.2.161>

Otago Witness. (1910, April 20). FIRE IN ESK. STHEET, INVERCARGILL. *Otago Witness*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OW19100420.2.183.2.38>

Otautau Standard and Wallace County Chronicle. (1907). Page 8 Advertisements Column 5. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/OSWCC19070409.2.38.5>

Otautau Standard and Wallace County Chronicle. (1910). *Advertisements Column 3*. Volume VI, Issue 279, 6 September 1910, Page 4.

- Pealae, J. (1950). Alterations to Shop Tay St for Don Cameron.
- Pennsylvania Historical & Museum Commission. (2015). Historic Architectural Styles in Pennsylvania. Retrieved June 15, 2018, from <http://www.phmc.state.pa.us/portal/communities/architecture/styles/index.html>
- Pepper and Dixon. (1986). D.I.C. Invercargill.
- Petchey, P. (2001). Harvey Norman Retail Complex, Dunedin : Report on Archaeological Monitoring during redevelopment of Site of old Dunedin Police Station and Mayor's Court, Maclaggan Street, Dunedin. Dunedin: Southern Archaeology Ltd.
- Petchey, P. (2002). *Dunedin Law Courts Archaeological Investigation : old Dunedin Gaol, Site I44/324*. Unpublished Report for the Department of Courts: Southern Archaeology Ltd.
- Petchey, P. (2004). *Beside the Swamp: The Archaeology of the Farmers Trading Company Site, Dunedin*. Unpublished Report: Southern Archaeology Ltd.
- Petchey, P. (2004). Royal Oak Hotel, Arrowtown: Archaeological Excavations, December 2003. Dunedin: Unpublished Report Prepared by Southern Archaeology for New Zealand Historic Places Trust.
- Petchey, P. (2009). *The Dunedin Causeway Archaeological Investigations at the Wall Street Mall Site, George Street, Dunedin. Archaeological Site I44/469. Archaeological Authority No. 2007/354*. Unpublished Report prepared for Dunedin City Council: Southern Archaeology Ltd.
- Press. (1928a). Advertisements Column 5. Volume LXIV, Issue 19341, 20 June 1928, Pg 15.
- Press. (1928b). Notes. Volume LXIV, Issue 19366, 19 July 1928.
- Press. (1938). Bankrupt Estate of City Brokers. Volume LXXIV, Issue 22472, 5 August 1938.
- Progress. (1906). Flat Roofs. Volume I, Issue 9, 2 July 1906.
- Progress. (1909). Flat Roofs. Volume V, Issue 1, 1 November 1909.
- Progress. (1911). The Flat Roof. Volume VI, Issue 5, 1 March 1911.
- Progress. (1912). Page 170 Advertisement 5. Volume VII, Issue 4, 1 December 1912.
- Progress. (1913). Page 452 Advertisement 3. Volume VIII, Issue 9, 1 May 1913.
- Progress. (1914). Buildings by Edmund Anscombe and H. McDowell Smith, Architects, National Bank Buildings, Invercargill. Volume IX, Issue 8, 1 April 1914.
- Public Works Office. (1925). Court House - Invercargill, Alterations & Additions. Public Works Department.
- Radcliffe, F. G. (1910). Esk Street Invercargill F G R 6827. Sir George Grey Special Collections, Auckland Libraries, 35-R615.
- Ross, D. W. (1864). Tay Street, Invercargill. Wellington, New Zealand: Alexander Turnbull Library.
- Royds Garden. (1988). Carters Clothing Shop Alterations.
- Sargent and Smith and Partners. (1973). Australia and New Zealand Banking Group Limited Invercargill Branch Building.
- Scholfield, G. (1958). *Newspapers in New Zealand*. Wellington.
- Schumacher, T. (2010). "Facadism" Returns, or the Advent of the "Duck-orated Shed." *Journal of Architectural Education*, 63(2), 128–137.
- Schwede66. (2012). Hanover Street Baptist Church. Wikimedia Commons. Retrieved from [https://commons.wikimedia.org/wiki/File:Hanover\\_Street\\_Baptist\\_Church\\_98.JPG](https://commons.wikimedia.org/wiki/File:Hanover_Street_Baptist_Church_98.JPG)
- Simpson, L. F. (1981). Southland Times Press Hall & Offices.
- Smith, E. (1942). Plans of Proposed Alterations to Premises in Dee St Invercargill for Messrs Brass Bros.
- Smith, E. (1943). Plans of Proposed Alterations & Renovations to Premises in tay Street for W. H. Boyes Ltd.
- Smith, H. M. (1913). Proposed New Building for W. Lewis & Co. Invercargill. Dunedin: Oakley Gray Architects Ltd.
- Smith, Rice, & Lawrence. (1960). Broad Small Ltd Tay Street Invercargill.
- Smith, Rice, & Lawrence. (1963). Proposed Shop Alterations to Premises D.I.C. Tay Street Invercargill.
- Smith, Rice, Lawrence, & Mollison, A. W. (1965). H Nicol Building, Esk Street, Alterations and Repairs. Invercargill.
- Smith, Rice, Lawrence, & Mollison, A. W. (1970). Proposed Arcade Additions for the D.I.C. Tay Street Invercargill.
- Smith, Rice, Lawrence, & Mollison, A. W. (1971). Permanent Building Society, Esk Street, Invercargill.
- SoRDS. (2015). *Action Plan 2015-2025*. Invercargill: Southland Regional Development Strategy.

Sorrell, P. (2006). *Muribiku. The Southland Story*. Invercargill: "The Southland to 2006" Book Project Committee.

Southland Times. (1893). Page 3 Advertisements Column 2. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18930706.2.21.2>

Southern Cross. (1893). Advertisements Column 3. Volume 1, Issue 30, 28 October 1893, Pg 2.

Southern Cross. (1894). Advertisements Column 2. Volume 1, Issue 47, 17 February 1894, Pg 4.

Southern Cross. (1895). Advertisements Column 3. Volume 3, Issue 12, 22 June 1895, Pg 5.

Southern Cross. (1896a). *Advertisements Column 4*. Volume 3, Issue 40, 4 January 1896, Page 2.

Southern Cross. (1896b). Page 7 Advertisements Column 2. Southern Cross. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR18961031.2.21.2>

Southern Cross. (1896c, March 7). General News. *Southern Cross*, p. 9. Retrieved from <http://paperspast.natlib.govt.nz/newspapers/SOCR18960307.2.24>

Southern Cross. (1897). Advertisements Column 1. Volume 5, Issue 28, 16 October 1897, Pg 7.

Southern Cross. (1899a). Municipal Echoes. Southern Cross. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR18990729.2.9>

Southern Cross. (1899b). TOWN IMPROVEMENTS. Volume 7, Issue 20, 12 August 1899, Pg 9.

Southern Cross. (1900, February 3). The Southern Cross. *Southern Cross*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19000203.2.33>

Southern Cross. (1901). Advertisements Column 1. Volume 9, Issue 2, 13 April 1901, Pg 2.

Southern Cross. (1902a). Advertisements Column 1. Volume 10, Issue 10, 7 June 1902, Pg 10.

Southern Cross. (1902b). Page 9 Advertisements Column 1. Southern Cross. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19020419.2.31.1>

Southern Cross. (1903a). Advertisements Column 2. Volume 11, Issue 26, 26 September 1903, Pg 2.

Southern Cross. (1903b). *Advertisements Column 3*. Volume 11, Issue 12, 20 June 1903, Page 11.

Southern Cross. (1903c). Page 8 Advertisements Column 4. Southern Cross. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19030926.2.21.4>

Southern Cross. (1903d). *The Licensing Laws*. Volume 11, Issue 11, 13 June 1903, Page 7.

Southern Cross. (1904a). *Advertisements Column 1*. Volume 12, Issue 3, 16 April 1904, Page 12.

Southern Cross. (1904b). THE LATE MR GEORGE LUMSDEN. Volume 11, Issue 46, 13 February 1904, Pg 9.

Southern Cross. (1905a). *Advertisements Column 1*. Volume 13, Issue 9, 27 May 1905, Page 5.

Southern Cross. (1905b, March 11). Page 8 Advertisements Column 3. *Southern Cross*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19050311.2.18.3>

Southern Cross. (1906a). Advertisements Column 1. Volume 14, Issue 38, 17 November 1906, Pg 11.

Southern Cross. (1906b). Page 10 Advertisements Column 1. Southern Cross. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19060721.2.26.1>

Southern Cross. (1907). Advertisements Column 3. Volume 15, Issue 25, 12 October 1907, Pg 8.

Southern Cross. (1908a). Obituary. Volume 16, Issue 31, 7 November 1908, Pg 7.

Southern Cross. (1908b). Page 8 Advertisements Column 4. Southern Cross. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19081031.2.20.4>

Southern Cross. (1911). Page 10 Advertisements Column 1. Volume 19, Issue 6, 13 May 1911. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19110513.2.25.1>

Southern Cross. (1913). Page 4 Advertisements Column 3. Volume 21, Issue 18, 6 September 1913. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19130906.2.8.3>

Southern Cross. (1915). Page 7 Advertisements Column 1. Volume 23, Issue 24, 18 September. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19150918.2.19.1>

Southern Cross. (1916). BUSINESS NOTES. Volume 23, Issue 49, 18 March 1916. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19160318.2.37>

Southland Express. (n.d.). Public Trust Office, Don Street. Southland Express.

Southland Girls High School. (2017). History of Southland Girls High School.

Southland Surveying Department. (1860). Crown Grant Map, Invercargill North. Invercargill: Archives New Zealand.



Southland Times. (1862a). *Advertisements Column 1*. Volume I, Issue 5, 25 November 1862, Page 1.

Southland Times. (1862b, December). Page 4 Advertisements Column 4. *Volume 1, Issue 14*, p. 4.

Southland Times. (1863a). Advertisements Column 2. Volume III, Issue 7, 23 November 1863, Pg 1.

Southland Times. (1863b). Advertisements Column 3. Volume I, Issue 28, 13 February 1863, Pg 4.

Southland Times. (1863c). *Advertisements Column 4*. Volume 2, Issue 88, 8 September 1863, Page 3.

Southland Times. (1863d). Advertisements Column 5. Volume 2, Issue 85, 28 August 1863, Pg 1.

Southland Times. (1863e). Advertisements Column 6. Volume 2, Issue 79, 7 August 1863, Pg 4.

Southland Times. (1863f). Advertisements Column 7. Volume 2, Issue 77, 31 July 1863, Pg 6.

Southland Times. (1863g). BUILDINGS. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18631117.2.17.3>

Southland Times. (1863h). *No Title*. Volume 2, Issue 96, 2 October 1863, Page 2.

Southland Times. (1863i). Page 3 Advertisements Column 4. Issue 109, 2 November 1863.

Southland Times. (1863j). Page 4 Advertisements Column 1. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18630310.2.22.1>

Southland Times. (1863k). PORT OF INVERCARGILL. Volume I, Issue 18, 9 January 1863, Pg 2.

Southland Times. (1863l). SUMMARY FOR EUROPE. Volume 2, Issue 91, 18 September 1863, Pg 2.

Southland Times. (1863m). Untitled. VOLUME III, ISSUE 17, 16 DECEMBER 1863: Southland Times.

Southland Times. (1863n, May 22). RESIDENT MAGISTRATE'S COURT. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18630522.2.9>

Southland Times. (1864a). Advertisements Column 1. Volume III, Issue 51, 4 March 1864, Pg 2.

Southland Times. (1864b). *Advertisements Column 2*. Volume I, Issue 78, 29 November 1864, Page 1.

Southland Times. (1864c). Advertisements Column 3. Volume I, Issue 6, 14 June 1864, Pg 1.

Southland Times. (1864d). Advertisements Column 3. Volume III, Issue 44, 17 February 1864, Pg 1.

Southland Times. (1864e). Advertisements Column 4. Volume III, Issue 27, 8 January 1864, Pg 3.

Southland Times. (1864f). *Advertisements Column 6*. Volume III, Issue 31, 18 January 1864, Page 1.

Southland Times. (1864g). *No Title*. Volume I, Issue 43, 8 September 1864, Page 2.

Southland Times. (1864h). *No Title*. Volume III, Issue 28, 11 January 1864, Page 2.

Southland Times. (1864i). RECOVERY OF THE LOST LIGHTER AND CREW. Volume I, Issue 46, 15 September 1864, Pg 2.

Southland Times. (1864j). SOCIAL AND DOMESTIC. Volume I, Issue 74, 18 November 1864, Pg 5.

Southland Times. (1864k). THE FIRE IN TAY STREET. Volume I, Issue 39, 1 September 1864, Pg 3.

Southland Times. (1864l). THE INQUEST. Volume I, Issue 67, 2 November 1864, Pg 2.

Southland Times. (1864m, March 2). Page 2 Advertisements Column 2. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18640302.2.12.2>

Southland Times. (1864n, July 12). Page 1 Advertisements Column 4. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18640712.2.2.4>

Southland Times. (1866a). Advertisements Column 1. Volume VII, Issue 538, 10 August 1866, Pg 3.

Southland Times. (1866b). BIRTHS. Issue 593, 19 November 1866. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18661119.2.6>

Southland Times. (1866c). CORONER'S INQUEST. Volume III, Issue 199, 8 January 1866, Pg 2.

Southland Times. (1866d). Page 1 Advertisements Column 2. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18660625.2.2.2>

Southland Times. (1866e). Page 1 Advertisements Column 2. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18660622.2.2.2>

Southland Times. (1867a). Advertisements Column 1. Issue 662, 26 April 1867, Pg 1.

Southland Times. (1867b). Advertisements Column 2. Issue 757, 2 December 1867, Pg 2.

Southland Times. (1867c). Advertisements Column 3. Issue 616, 9 January 1867, Pg 1.

Southland Times. (1867d). *No Title*. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18670513.2.9>

Southland Times. (1867e). PUBLIC MEETING. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18670222.2.11>

Southland Times. (1868a). Advertisements Column 1. Issue 1007, 21 August 1868, Pg 3.

Southland Times. (1868b). Advertisements Column 3. Issue 942, 29 April 1868, Pg 3.

Southland Times. (1868c). Southland Times. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18680316.2.7>

Southland Times. (1868d, July 15). Page 4 Advertisements Column 3. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18680715.2.12.3>

Southland Times. (1869a). Advertisements Column 1. Issue 1162, 10 November 1869, Pg 4.

Southland Times. (1869b). Advertisements Column 3. Issue 1122, 12 March 1869, Pg 1.

Southland Times. (1869c). Advertisements Column 4. Issue 1133, 20 September 1869, Pg 3.

Southland Times. (1869d). No Title. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18690524.2.10>

Southland Times. (1869e). Page 3 Advertisements Column 2. Issue 1105, 10 February 1869. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18690210.2.17.2>

Southland Times. (1870a). Advertisements Column 1. Issue 1327, 28 October 1870, Pg 2.

Southland Times. (1870b). Advertisements Column 2. Issue 1215, 25 February 1870, Pg 4.

Southland Times. (1870c). Page 3 Advertisements Column 1. Issue 1273, 1 July 1870. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18700701.2.20.1>

Southland Times. (1872a). Advertisements Column 1. Issue 1617, 9 August 1872, Pg 2.

Southland Times. (1872b). Advertisements Column 2. Issue 1625, 27 August 1872, Pg 3.

Southland Times. (1872c). Advertisements Column 3. Issue 1652, 22 October 1872, Pg 3.

Southland Times. (1872d). *Advertisements Column 4*. Issue 1529, 26 January 1872, Page 1.

Southland Times. (1872e). Advertisements Column 5. Issue 1556, 26 March 1872, Pg 1.

Southland Times. (1872f). No Title. Issue 1574, 7 May 1872, Pg 2.

Southland Times. (1872g). Southland Times. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18721206.2.7>

Southland Times. (1873a). Advertisements Column 1. Issue 1759, 27 June 1873, Pg 2.

Southland Times. (1873b). Advertisements Column 1. Issue 1768, 18 July 1873, Pg 3.

Southland Times. (1873c). Advertisements Column 2. Issue 1719, 25 March 1873, Page 3.

Southland Times. (1873d). Advertisements Column 3. Issue 1714, 14 March 1873, Pg 1.

Southland Times. (1873e). Advertisements Column 3. Issue 1752, 10 June 1873, Pg 4.

Southland Times. (1873f). Advertisements Column 5. Issue 1794, 16 September 1873, Pg 3.

Southland Times. (1873g). *No Title*. Issue 1807, 17 October 1873, Page 2.

Southland Times. (1873h). *No Title*. Issue 1827, 5 December 1873, Page 2.

Southland Times. (1873i). Southland Times. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18730912.2.9>

Southland Times. (1873j, July 11). Page 4 Advertisements Column 5. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18730711.2.23.5>

Southland Times. (1873k, August 29). MR BRUNTON'S REPORT. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18730829.2.13>

Southland Times. (1873l, November 25). Page 3 Advertisements Column 4. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18731125.2.14.4>

Southland Times. (1874a). Advertisements Column 1. Issue 2024, 27 November 1874, Pg 3.

Southland Times. (1874b). Advertisements Column 2. Issue 2011, 4 November 1874, Pg 1.

Southland Times. (1874c). Advertisements Column 2. Issue 1988, 25 September 1874, Pg 3.

Southland Times. (1874d). Advertisements Column 3. Issue 2011, 4 November 1874, Pg 3.

Southland Times. (1874e). Advertisements Column 4. Issue 1871, 27 February 1874, Pg 3.

Southland Times. (1874f). Advertisements Column 4. Issue 1974, 31 August 1874, Pg 1.

Southland Times. (1874g). Advertisements Column 5. Issue 1859, 6 February 1874, Pg 1.

Southland Times. (1874h). Advertisements Column 6. Issue 2007, 28 October 1874, Pg 3.

Southland Times. (1874i). *No Title*. Issue 2039, 23 December 1874, Page 2.

Southland Times. (1874j). Page 3 Advertisements Column 3. ISSUE 1994, 5 OCTOBER 1874: Southland Times.

Southland Times. (1874k, August 7). Page 1 Advertisements Column 6. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18740807.2.2.6>

Southland Times. (1874l, October 12). Page 2 Advertisements Column 1. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18741012.2.13.1>

Southland Times. (1875a). Advertisements Column 1. Issue 2111, 5 May 1875, Pg 3.

Southland Times. (1875b). Advertisements Column 1. Issue 2161, 4 August 1875, Pg 2.

Southland Times. (1875c). Advertisements Column 2,. Issue 2107, 23 April 1875, Pg 3.

Southland Times. (1875d). Advertisements Column 2. Issue 2203, 18 October 1875, Pg 2.

Southland Times. (1875e). Advertisements Column 3. Issue 2242, 22 December 1875, Pg 3.

Southland Times. (1875f). Advertisements Column 4. Issue 2083, 10 March 1875, Pg 4.

Southland Times. (1875g). Advertisements Column 5. Issue 2163, 9 August 1875, Pg 3.

Southland Times. (1875h). Advertisements Column 5. Issue 2110, 3 May 1875, Pg 3.

Southland Times. (1875i). *Advertisements Column 6*. Issue 2239, 18 December 1875, Page 3.

Southland Times. (1875j). GREAT FIRE IN DEE STREET. Issue 2091, 24 March 1875, Pg 2.

Southland Times. (1875k). Municipal Council. ISSUE 2148, 9 JULY 1875: Southland Times.

Southland Times. (1875l). No Title. Issue 2169, 20 August 1875, Pg 2.

Southland Times. (1875m). No Title. Issue 2059, 27 January 1875, Pg 2.

Southland Times. (1876a). Advertisements Column 1. Issue 2263, 14 January 1876, Pg 4.

Southland Times. (1876b). Advertisements Column 4. Issue 2306, 4 March 1876, Pg 4.

Southland Times. (1876c). Advertisements Column 4. Issue 2564, 13 October 1876, Pg 3.

Southland Times. (1876d). Advertisements Column 5. Issue 2627, 16 December 1876, Pg 3.

Southland Times. (1876e). MAGISTRATE'S COURT. Issue 2631, 20 December 1876, Pg 2.

Southland Times. (1876f). *No Title*. Issue 2586, 4 November 1876, Page 2.

Southland Times. (1876g). Page 3 Advertisements Column 1. Issue 2254, 4 January 1876, pg 3.

Southland Times. (1877a). Advertisements Column 1. Issue 2904, 6 October 1877, Pg 4.

Southland Times. (1877b). Advertisements Column 2. Issue 2905, 8 October 1877, Pg 1.

Southland Times. (1877c). Advertisements Column 3. Issue 2722, 24 March 1877, Pg 3.

Southland Times. (1877d). Advertisements Column 3. Issue 2659, 20 January 1877, Pg 3.

Southland Times. (1877e). Advertisements Column 4. Issue 2849, 3 August 1877, Pg 3.

Southland Times. (1877f). *Advertisements Column 5*. Issue 2875, 3 September 1877, Page 4.

Southland Times. (1877g). Advertisements Column 6. Issue 2649, 10 January 1877, Pg 3.

Southland Times. (1877h). Advertisements Column 6. Issue 2844, 28 July 1877, Pg 1.

Southland Times. (1877i). No Title. Issue 2728, 31 March 1877, Pg 2.

Southland Times. (1877j). *No Title*. Issue 2747, 19 April 1877, Page 2.

Southland Times. (1877k). *No Title*. Issue 2710, 12 March 1877, Page 2.

Southland Times. (1877l). Page 3 Advertisements Column 2. Issue 2828, 12 July 1877. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18770712.2.17.2>

Southland Times. (1877m). Page 3 Advertisements Column 5. Issue 2954, 13 December 1877. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18771213.2.16.5>

Southland Times. (1877n, August 16). The Southland Times. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18770816.2.7>

Southland Times. (1878a). Advertisements Column 1. Issue 3126, 19 June 1878, Pg 3.

Southland Times. (1878b). *Advertisements Column 2*. Issue 3117, 7 June 1878, Page 3.

Southland Times. (1878c). Advertisements Column 3. Issue 3195, 9 September 1878, Pg 3.

Southland Times. (1878d). Advertisements Column 4. Issue 3115, 5 June 1878, Pg 3.

Southland Times. (1878e). Advertisements Column 5. Issue 3228, 23 October 1878, Pg 3.

Southland Times. (1878f). COMMERCIAL. Issue 3068, 29 April 1878, Pg 2.

Southland Times. (1878g). No Title. Issue 3165, 5 August 1878, Pg 2.

Southland Times. (1878h). *No Title*. Issue 3241, 7 November 1878, Page 2.

Southland Times. (1878i, January 24). COURT-HOUSE ACCOMMODATION. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18780124.2.14>

Southland Times. (1878j, July 19). Page 2 Advertisements Column 1. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18780719.2.12.1>

Southland Times. (1879a). *Advertisements Column 3*. Issue 3414, 30 May 1879, Page 4.

Southland Times. (1879b). Advertisements Column 4. Issue 3401, 15 May 1879, Pg 2.

Southland Times. (1879c). Advertisements Column 5. Issue 3396, 9 May 1879, Pg 1.

Southland Times. (1879d). Advertisements Column 8. Issue 3390, 2 May 1879, Pg 3.

Southland Times. (1879e). Advertisements Column 8. Issue 3406, 21 May 1879, Pg 3.

Southland Times. (1879f). NEW BUILDINGS. Issue 3299, 16 January 1879, Pg 2.

Southland Times. (1879g). *No Title*. Issue 3305, 23 January 1879, Page 2.

Southland Times. (1879h, June 19). *Southland Times*. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18790619.2.10>

Southland Times. (1879i, November 7). WASTE LANDS BOARD. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18791107.2.13>

Southland Times. (1880a). *Advertisements Column 1*. Issue 3761, 12 July 1880, Page 3.

Southland Times. (1880b). Advertisements Column 2. Issue 3876, 22 November 1880, Pg 3.

Southland Times. (1880c). Advertisements Column 2. Issue 3719, 24 May 1880, Pg 3.

Southland Times. (1880d). Advertisements Column 3. Issue 3699, 30 April 1880, Pg 3.

Southland Times. (1880e). Advertisements Column 3. Issue 3628, 7 February 1880, Pg 3.

Southland Times. (1880f). Advertisements Column 4. Issue 3729, 4 June 1880, Pg 2.

Southland Times. (1880g). Advertisements Column 5. Issue 3666, 23 March 1880, Pg 3.

Southland Times. (1880h). Advertisements Column 6. Issue 3606, 13 January 1880, Pg 3.

Southland Times. (1880i). Advertisements Column 6. Issue 3717, 21 May 1880, Pg 3.

Southland Times. (1880j). Advertisements Column 7. Issue 3723, 28 May 1880, Pg 3.

Southland Times. (1880k). Advertisements Column 8. Issue 3708, 11 May 1880, Pg 1.

Southland Times. (1880l). *No Title*. Issue 3793, 17 August 1880, Page 2.

Southland Times. (1880m). *No Title*. Issue 3785, 9 August 1880, Page 2.

Southland Times. (1880n). No Title. Issue 3785, 9 August 1880, Pg 2.

Southland Times. (1880o). Page 3 Advertisements Column 2. Issue 3858, 1 November 1880. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18801101.2.21.2>

Southland Times. (1880p). Page 3 Advertisements Column 3. Issue 3649, 3 March 1880. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18800303.2.26.3>

Southland Times. (1880q). Page 3 Advertisements Column 8. Issue 3625, 4 February 1880. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18800204.2.23.8>

Southland Times. (1880r). SYNOPSIS OF NEW ADVERTISEMENTS. Issue 3677, 6 April 1880, Pg 2.

Southland Times. (1881a). *Advertisements Column 2*. Issue 3987, 6 April 1881, Page 1.

Southland Times. (1881b). Advertisements Column 3. Issue 4075, 21 July 1881, Pg 3.

Southland Times. (1881c). Advertisements Column 3. Issue 4067, 12 July 1881, Pg 3.

Southland Times. (1881d). Advertisements Column 4. Issue 4143, 10 October 1881, Pg 2.

Southland Times. (1881e). Advertisements Column 5. Issue 3957, 2 March 1881, Pg 3.

Southland Times. (1881f). Advertisements Column 6. Issue 4129, 23 September 1881, Pg 1.

Southland Times. (1881g). Advertisements Column 6. Issue 4156, 25 October 1881, Pg 1.



Southland Times. (1881h). *Advertisements Column 7*. Issue 4061, 5 July 1881, Page 3.

Southland Times. (1881i). Page 2 Advertisements Column 4. Issue 4060, 4 July 1881. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18810704.2.16.4>

Southland Times. (1881j). STREET ARCHITECTURE. Issue 3955, 28 February 1881, Pg 2.

Southland Times. (1881k, July 1). Page 3 Advertisements Column 2. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18810701.2.20.2>

Southland Times. (1881l, December 6). Page 2 Advertisements Column 1. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18811206.2.14.1>

Southland Times. (1882a). Advertisements Column 1. Issue 4317, 10 May 1882, Pg 2.

Southland Times. (1882b). Advertisements Column 2. Issue 4467, 2 November 1882, Pg 3.

Southland Times. (1882c). Advertisements Column 3. Issue 4420, 8 September 1882, Pg 3: <https://paperspast.natlib.govt.nz/newspapers/ST18820908.2.24.3>.

Southland Times. (1882d). Advertisements Column 4. Issue 4389, 2 August 1882, Pg 3.

Southland Times. (1882e). Advertisements Column 5. Issue 4322, 17 May 1882, Pg 3.

Southland Times. (1882f). Advertisements Column 6. Issue 4431, 21 September 1882, Pg 1.

Southland Times. (1882g). Advertisements Column 7. Issue 4391, 4 August 1882, Pg 3.

Southland Times. (1882h). *Assessment Court for the Borough of Invercargill*. Issue 4272, 17 March 1882, Page 2.

Southland Times. (1882i). Great Fire in Tay Street. Issue 4316, 9 May 1882, Pg 3.

Southland Times. (1882j). *Invercargill Second Licensing Committee*. Issue 4351, 20 June 1882, Page 2.

Southland Times. (1882k). No Title. Issue 4460, 25 October 1882. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18821025.2.10>

Southland Times. (1882l). *The Licensing Committees*. Issue 4339, 6 June 1882, Page 2.

Southland Times. (1882m). The New Bank of Australasia. Issue 4460, 25 October 1882, Pg 2.

Southland Times. (1882n, April 20). The Southland Times. PUBLISHED DAILY. Luceo Non Uro. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18820420.2.8>

Southland Times. (1882o, June 17). Page 4 Advertisements Column 6. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18820617.2.25.6>

Southland Times. (1882p, December 13). Page 3 Advertisements Column 3. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18821213.2.21.3>

Southland Times. (1883a). *Advertisements Column 3*. Issue 4805, 1 December 1883, Page 3.

Southland Times. (1883b). Advertisements Column 4. Issue 4740, 15 September 1883, Pg 1.

Southland Times. (1883c). Advertisements Column 4. Issue 4756, 4 October 1883, Pg 3.

Southland Times. (1883d). Advertisements Column 5. Issue 4626, 9 May 1883, Pg 3.

Southland Times. (1883e). *Advertisements Column 6*. Issue 4727, 31 August 1883, Page 3.

Southland Times. (1883f). Invercargill Chamber of Commerce. Issue 4820, 24 December 1883, Pg 2.

Southland Times. (1883g). Page 2 Advertisements Column 5. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18830202.2.16.5>

Southland Times. (1884a). Advertisements Column 1. Issue 4955, 3 June 1884, Pg 3.

Southland Times. (1884b). Advertisements Column 3. Issue 4942, 19 May 1884, Pg 4.

Southland Times. (1884c). Advertisements Column 4. Issue 5070, 29 October 1884, Pg 4.

Southland Times. (1884d). Advertisements Column 5. Issue 6005, 6 December 1884, Pg 1.

Southland Times. (1884e). Advertisements Column 6. Issue 4896, 24 March 1884, Pg 1.

Southland Times. (1884f). No Title. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18840531.2.10>

Southland Times. (1884g). *No Title*. Issue 4915, 16 April 1884, Page 2.

Southland Times. (1884h). *No Title*. Issue 5063, 21 October 1884, Page 2.

Southland Times. (1884i). Page 3 Advertisements Column 3. Issue 5095, 25 November 1884. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18841125.2.28.3>

Southland Times. (1884j, October 17). DEATH. *Southland Times*. Retrieved from

<https://paperspast.natlib.govt.nz/newspapers/ST18841017.2.7>

- Southland Times. (1885a). Advertisements Column 1. Issue 7094, 16 April 1885, Pg 3.
- Southland Times. (1885b). Advertisements Column 3. Issue 8011, 18 May 1885, Pg 4.
- Southland Times. (1885c). *Advertisements Column 4*. Issue 8006, 30 April 1885, Page 1.
- Southland Times. (1885d). Advertisements Column 5. Issue 8013, 21 May 1885, Pg 3.
- Southland Times. (1885e). *Advertisements Column 7*. Issue 8088, 17 August 1885, Page 1.
- Southland Times. (1885f). *No Title*. Issue 7083, 2 April 1885, Page 2.
- Southland Times. (1885g). Page 1 Advertisements Column 7. ISSUE 9090, 14 DECEMBER 1885: Southland Times.
- Southland Times. (1885h). Page 3 Advertisements Column 1. Issue 7030, 19 January 1885. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18850119.2.23.1>
- Southland Times. (1885i). Page 3 Advertisements Column 3. Issue 8067, 23 July 1885. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18850723.2.21.3>
- Southland Times. (1885j). Page 3 Advertisements Column 3. Issue 7042, 13 February 1885. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18850213.2.23.3>
- Southland Times. (1885k). Page 3 Advertisements Column 4. ISSUE 9078, 30 NOVEMBER 1885: Southland Times.
- Southland Times. (1885l). SYNOPSIS OF NEW ADVERTISEMENTS. Issue 9097, 22 December 1885, Pg 2.
- Southland Times. (1885m, August 27). Political Intelligence. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18850827.2.13>
- Southland Times. (1886a). Advertisements Column 2. Issue 9260, 5 July 1886, Pg 3.
- Southland Times. (1886b). Advertisements Column 2. Issue 9192, 15 April 1886, Pg 4.
- Southland Times. (1886c). Advertisements Column 3. Issue 9226, 26 May 1886, Pg 3.
- Southland Times. (1886d). *Advertisements Column 5*. Issue 9183, 5 April 1886, Page 1.
- Southland Times. (1886e). Advertisements Column 6. Issue 9139, 11 February 1886, Pg 3.
- Southland Times. (1886f). *Advertisements Column 7*. Issue 9197, 21 April 1886, Page 1.
- Southland Times. (1886g). IN RE JOHN KINGSLAND AND CO., OF INVERCARGILL. Issue 9268, 13 July 1886, Pg 2.
- Southland Times. (1886h). *No Title*. Issue 9154, 1 March 1886, Page 2.
- Southland Times. (1887a). Advertisements Column 2. Issue 9583, 30 July 1887, Pg 3.
- Southland Times. (1887b). Advertisements Column 2. Issue 9593, 11 August 1887, Pg 3.
- Southland Times. (1887c). Advertisements Column 3. Issue 9452, 9 March 1887, Pg 3.
- Southland Times. (1887d). Advertisements Column 7. Issue 9580, 27 July 1887, Pg 1.
- Southland Times. (1887e). *No Title*. Issue 9697, 10 December 1887, Page 2.
- Southland Times. (1887f). Page 3 Advertisements Column 2. Issue 9627, 20 September 1887. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18870920.2.22.2>
- Southland Times. (1887g). Page 4 Advertisements Column 1. Southland Times. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18870825.2.30.1>
- Southland Times. (1887h, July 28). Page 3 Advertisements Column 1. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18870728.2.18.1>
- Southland Times. (1888a). Advertisements Column 1. Issue 9953, 29 August 1888, Pg 3.
- Southland Times. (1888b). Advertisements Column 2. Issue 9881, 5 June 1888, Pg 3.
- Southland Times. (1888c). Advertisements Column 2. Issue 9815, 1 May 1888, Pg 3.
- Southland Times. (1888d). *Advertisements Column 3*. Issue 9900, 27 June 1888, Page 3.
- Southland Times. (1888e). Advertisements Column 4. Issue 9993, 16 October 1888, Pg 1.
- Southland Times. (1888f). Advertisements Column 5. Issue 9809, 24 April 1888, Pg 3.
- Southland Times. (1888g). Advertisements Column 6. Issue 9948, 23 August 1888, Pg 1.
- Southland Times. (1888h). Advertisements Column 6. Issue 9923, 25 July 1888, Pg 1.
- Southland Times. (1888i). Destructive Fire. Issue 9939, 13 August 1888, Pg 2.

Southland Times. (1888j). *No Title*. Issue 9983, 4 October 1888, Page 2.

Southland Times. (1888k). Page 3 Advertisements Column 1. Issue 9925, 27 July 1888. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18880727.2.28.1>

Southland Times. (1888l, May 21). MARRIAGE. *Southland Times*, p. 2. Retrieved from <http://paperspast.natlib.govt.nz/newspapers/ST18880521.2.9>

Southland Times. (1889a). Advertisements Column 2. Issue 10244, 28 August 1889, Pg 2.

Southland Times. (1889b). Advertisements Column 3. Issue 11307, 13 November 1889, Pg 3.

Southland Times. (1889c). *Advertisements Column 4*. Issue 10174, 4 June 1889, Page 3.

Southland Times. (1889d). Advertisements Column 6. Issue 10190, 21 June 1889, Pg 1.

Southland Times. (1889e). *BIRTH*. Issue 10055, 4 January 1889, Page 2.

Southland Times. (1889f). *No Title*. Issue 11309, 15 November 1889, Pg 2.

Southland Times. (1890a). Advertisements Column 1. Issue 11524, 2 August 1890, Pg 3.

Southland Times. (1890b). Advertisements Column 2. Issue 11534, 14 August 1890, Pg 3.

Southland Times. (1890c). Advertisements Column 3. Issue 11596, 1 December 1890, Pg 3.

Southland Times. (1890d). Advertisements Column 3. Issue 11369, 29 January 1890, Pg 3.

Southland Times. (1890e). Advertisements Column 4. Issue 11590, 24 November 1890, Pg 3.

Southland Times. (1890f). *Advertisements Column 5*. Issue 11578, 10 November 1890, Page 3.

Southland Times. (1890g). Advertisements Column 7. Issue 11596, 1 December 1890, Pg 1.

Southland Times. (1890h). *No Title*. Issue 11493, 27 June 1890, Pg 2.

Southland Times. (1890i). Page 3 Advertisements Column 1. Issue 12796, 3 January 1894. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18940103.2.19.1>

Southland Times. (1891a). Advertisements Column 2. Issue 11661, 16 February 1891, Pg 4.

Southland Times. (1891b). Advertisements Column 3. Issue 11817, 18 August 1891, Pg 2.

Southland Times. (1891c). *Advertisements Column 4*. Issue 11758, 10 June 1891, Page 3.

Southland Times. (1891d). Advertisements Column 7. Issue 11632, 14 January 1891, Pg 1.

Southland Times. (1891e). *No Title*. Issue 11736, 15 May 1891, Pg 2.

Southland Times. (1891f, May). *Southland Times. Issue 11734*, p. 2.

Southland Times. (1892a). A Flourishing Concern. Issue 12006, 29 March 1892, Pg 3.

Southland Times. (1892b). *Advertisements Column 1*. Issue 12479, 21 December 1892, Page 3.

Southland Times. (1892c). Advertisements Column 3. Issue 12451, 15 November 1892, Pg 3.

Southland Times. (1892d). Advertisements Column 3. Issue 12449, 12 November 1892, Pg 2.

Southland Times. (1892e). Advertisements Column 4. Issue 12015, 8 April 1892, Pg 3.

Southland Times. (1892f). Advertisements Column 7. Issue 12045, 8 June 1892, Pg 1.

Southland Times. (1892g). *Invercargill Borough Council*. Issue 12323, 16 September 1892, Page 2.

Southland Times. (1892h). *No Title*. Issue 12017, 11 April 1892, Pg 2.

Southland Times. (1892i). *No Title*. Issue 12001, 23 March 1892, Page 2.

Southland Times. (1892j). *Personal*. Issue 12477, 19 December 1892, Page 3.

Southland Times. (1893a). Advertisements Column 1. Issue 12697, 6 September 1893, Pg 2.

Southland Times. (1893b). Advertisements Column 2. Issue 12653, 24 July 1893, Pg 3.

Southland Times. (1893c). Advertisements Column 4. Issue 12713, 25 September 1893, Pg 2.

Southland Times. (1893d). *No Title*. Issue 12648, 18 July 1893, Page 2.

Southland Times. (1894). *No Title*. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18940309.2.8>

Southland Times. (1896a). Advertisements Column 1. Issue 13404, 16 March 1896, Pg 3.

Southland Times. (1896b). Advertisements Column 6. Issue 13345, 1 January 1896, Pg 1.

Southland Times. (1896c). Fire. Issue 133365, 29 January 1896. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18960129.2.7>

Southland Times. (1896d). Fire in Temple Chambers. Issue 133364, 28 January 1896. Retrieved from

<https://paperspast.natlib.govt.nz/newspapers/ST18960128.2.11>

Southland Times. (1896e). Page 3 Advertisements Column 2. Issue 13346, 3 January 1896. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18960103.2.26.2>

Southland Times. (1896f, January 28). Deputations to the Hon. J. G. Ward. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18960128.2.15>

Southland Times. (1896g, February 26). Page 1 Advertisements Column 7. *Southland Times*, p. 1. Retrieved from <http://paperspast.natlib.govt.nz/newspapers/ST18960226.2.2.7>

Southland Times. (1898a). Advertisements Column 3. Issue 13996, 10 March 1898, Pg 2.

Southland Times. (1898b). Advertisements Column 4. Issue 13998, 12 March 1898, Pg 4.

Southland Times. (1898c). Advertisements Column 6. Issue 14005, 21 March 1898, Pg 1.

Southland Times. (1898d). No Title. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18980124.2.8>

Southland Times. (1899a). Advertisements Column 5. Issue 14274, 15 February 1899, Pg 3.

Southland Times. (1899b). *No Title*. Issue 14277, 18 February 1899, Page 2.

Southland Times. (1899c, March 9). Page 1 Advertisements Column 3. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18990309.2.2.3>

Southland Times. (1900a). *Chas. Campbell*. Issue 14671, 16 June 1900, Page 3.

Southland Times. (1900b). Dewe's. Issue 14671, 16 June 1900, Pg 2.

Southland Times. (1900c). No Title. Issue 14805, 5 December 1900, Pg 2.

Southland Times. (1901a). No Title. Issue 14873, 16 February 1901, Pg 2.

Southland Times. (1901b, December 10). Page 4 Advertisements Column 4. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19011210.2.29.4>

Southland Times. (1902a). Advertisements Column 6. Issue 16014, 21 May 1902, Pg 3.

Southland Times. (1902b). Obituary. Issue 18021, 17 December 1902, Page 2.

Southland Times. (1902c, April 25). DEATHS. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19020425.2.6>

Southland Times. (1903a). *Advertisements Column 2*. Issue 19100, 17 July 1903, Page 3.

Southland Times. (1903b). *Advertisements Column 7*. Issue 19117, 6 August 1903, Page 3.

Southland Times. (1903c). Cattle Wandering. SOUTHLAND TIMES, ISSUE 19050, 19 MAY 1903: Southland Times.

Southland Times. (1903d). Death of Mr B. Ekensteen. Issue 19093, 8 July 1903, Pg 2.

Southland Times. (1904a). Advertisements Column 3. Issue 19396, 21 September 1904, Pg 3.

Southland Times. (1904b). *Advertisements Column 4*. Issue 19335, 5 July 1904, Page 4.

Southland Times. (1904c). *No Title*. Issue 19312, 8 June 1904, Page 2.

Southland Times. (1904d). The Bank of New South Wales. Issue 19389, 13 September 1904, Pg 4.

Southland Times. (1904e, December 8). No Title. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19041208.2.11>

Southland Times. (1905a). Advertisements Column 4. Volume 30, Issue 19676, 30 September 1905, Pg 3.

Southland Times. (1905b). Death of Mr Charles Rout. Issue 19686, 13 October 1905, Pg 2.

Southland Times. (1905c). Invercargill Borough Council. Issue 19687, 14 October 1905. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19051014.2.55>

Southland Times. (1905d, September 16). Town Improvements. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19050916.2.72>

Southland Times. (1906a). A.C.M. Tea Rooms. Issue 10961, 25 October 1906, Pg 3.

Southland Times. (1906b). Advertisements Column 5. Issue 19900, 17 August 1906, Pg 3.

Southland Times. (1906c). Assessment Court. Issue 19827, 23 May 1906, Pg 4.

Southland Times. (1906d). SYNOPSIS OF NEW ADVERTISEMENTS. Issue 19892, 8 August 1906, Pg 2.

Southland Times. (1906e, March 5). The Supreme Court. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19060305.2.35>



Southland Times. (1906f, October 24). Public Works Estimates. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19061024.2.38>

Southland Times. (1907a). Advertisements Column 1. Issue 11094, 26 November 1907, Pg 2.

Southland Times. (1907b). Advertisements Column 5. Issue 10942, 18 May 1907, Pg 3.

Southland Times. (1907c). Advertisements Column 6. Issue 11047, 2 October 1907, Pg 1.

Southland Times. (1907d). Invercargill Borough Council. Issue 11030, 13 September 1907, Pg 4.

Southland Times. (1908a). Advertisements Column 1. Issue 12197, 6 August 1908, Pg 2.

Southland Times. (1908b). Advertisements Column 7. Issue 12028, 8 January 1908, Pg 1.

Southland Times. (1909a). Advertisements Column 4. Issue 14228, 25 September 1909, Pg 6.

Southland Times. (1909b). Advertisements Column 5. Issue 14052, 10 March 1909, Pg 1.

Southland Times. (1909c). Advertisements Column 6. Issue 14211, 6 September 1909, Pg 1.

Southland Times. (1909d). DEATH OF MR T. M. MACDONALD. Issue 14057, 16 March 1909, Pg 5.

Southland Times. (1909e). No Title. Issue 14042, 26 February 1909, Pg 4.

Southland Times. (1909f). *No Title*. Issue 14042, 26 February 1909, Page 4.

Southland Times. (1909g). Page 6 Advertisements Column 1. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19090527.2.54.1>

Southland Times. (1909h). The Reclamation Scheme. ISSUE 14164, 13 JULY 1909: Southland Times.

Southland Times. (1910a). Advertisements Column 2. Issue 14505, 25 August 1910, Pg 7.

Southland Times. (1910b). *Advertisements Column 4*. Issue 14473, 19 July 1910, Page 6.

Southland Times. (1910c). Advertisements Column 6. Issue 14326, 21 January 1910, Pg 1.

Southland Times. (1910d). BUSINESS ENTERPRISE. Issue 14580, 22 November 1910, Pg 6.

Southland Times. (1910e). *No Title*. Issue 14588, 1 December 1910, Page 5.

Southland Times. (1910f, April 12). FIRE IN ESK STREET. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19100412.2.51>

Southland Times. (1911, March 20). Page 4 Advertisements Column 2. *Southland Times*, p. 4. Retrieved from <http://paperspast.natlib.govt.nz/newspapers/ST19110320.2.19.2>

Southland Times. (1912, December 28). Page 4 Advertisements Column 1. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19121228.2.12.1>

Southland Times. (1913a). Advertisements Column 6. Issue 17509, 24 November 1913, Pg 1.

Southland Times. (1913b). No Title. *Southland Times*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19130607.2.23>

Southland Times. (1913c). Page 6 Advertisements Column 6. Issue 17450, 16 September 1913. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST19130916.2.72.6>

Southland Times. (1914a). Advertisements Column 6. Issue 17657, 21 May 1914, Pg 8.

Southland Times. (1914b). No Title. Issue 17643, 5 May 1914, Pg 5.

Southland Times. (1914c). *Southland Times*. Issue 17555.

Southland Times. (1915a). Advertisements Column 5. Issue 17524, 11 September 1915, Pg 1.

Southland Times. (1915b). *FIRES*. Issue 17492, 5 August 1915, Page 7.

Southland Times. (1915c). *No Title*. Issue 17505, 20 August 1915, Page 4.

Southland Times. (1915d). No Title. Issue 17460, 15 March 1915, Pg 4.

Southland Times. (1915e). PICTURE ENTERPRISE. Issue 17494, 7 August 1915, Pg 6.

Southland Times. (1916a). Advertisements Column 5. Issue 17673, 4 March 1916, Pg 7.

Southland Times. (1916b). AN ENTERPRISING FIRM. Issue 17726, 6 May 1916, Pg 6.

Southland Times. (1919, May 8). Page 1 Advertisements Column 5. *Southland Times*, p. 1. Retrieved from <http://paperspast.natlib.govt.nz/newspapers/ST19190508.2.2.5>

Southland Times. (1933). No Title.

Southland Times. (1934a). No Title. *Southland Times*.

Southland Times. (1934b, April 27). No Title. *Southland Times*.

T. H. Jenkins & Associates. (1981). Cecil Buildings Renovation.

- Taylor, J. (2013). 'Frederick William Burwell (1846-1915)', Western Australian Architect Biographies.
- The Southern Cross. (1903, June 27). The Southern Cross. *The Southern Cross*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/SOCR19030627.2.22>
- The Southland Times. (1862). Page 3 Advertisements Column 2. Volume I, Issue 12, 19 December 1862, Pg 3.
- The Southland Times. (1864). Page 1 Advertisements Column 3. 2 March 1864, Pg 1.
- The Southland Times. (1883). The Southland Times. PUBLISHED DAILY. Issue 4614, 25 April 1883. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/ST18830425.2.7>
- Tonkin, S. (1996). *File Note: Cnr Dee/Tay Street, Invercargill*. Invercargill.
- Tremlett, L., Garland, J., & Whybrew, C. (2017). 57, 63 and 65 London Street, Lyttelton: A Report on Archaeological Monitoring. Christchurch: Underground Overground Archaeology Ltd.
- Trussed Concrete Steel Company. (1912). *United Steel Sash* (5th editio). Detroit.
- Wanganui Chronicle. (1876). Page 4 Advertisements Column 5. Volume XIX, Issue 3146, 21 August 1876.
- Watt, J. O. P. (1971). *Centenary of Invercargill Municipality 1871-1971*. Invercargill: Times Printing Service.
- Weaver, G. (2015). The Southland Times to farewell a building steeped in history. Stuff. Retrieved from <https://www.stuff.co.nz/southland-times/culture/75307193/the-southland-times-to-farewell-a-building-steeped-in-history>
- Webb, L. (1914). Plan of Parts of Sec. 5 Blk II Town of Invercargill.
- Wellington Independent. (1857). Oriental Bank Corporation. Volume X, Issue 1241, 7 November 1857, Pg 6.
- Wellington Independent. (1861a). Local Intelligence. Volume XVI, Issue 1518, 30 April 1861, Pg 5.
- Wellington Independent. (1861b). *NINVERCARGILL*. Volume XVI, Issue 1507, 26 March 1861, Page 5.
- Wellington Independent. (1861c). *No Title*. Volume XVI, Issue 1586, 28 May 1861, Page 5.
- Wellington Independent. (1861d). *No Title*. Volume XVI, Issue 1586, 28 May 1861, Pg 5.
- Wellington Independent. (1861e). SUMMARY FOR Europe & Australia PER S. S. "LORD WORSLEY." Volume XVI, Issue 1580, 7 May 1861, Pg 4.
- Western Star. (1873). Advertisements Column 2. Issue 5, 13 December 1873, Pg 7.
- Western Star. (1879). Advertisements Column 1. Issue 307, 26 July 1879, Pg 3.
- Western Star. (1893). LOCAL AND GENERAL. Western Star. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/WSTAR18931230.2.4>
- Western Star. (1896, September 19). Page 3 Advertisements Column 5. *Western Star*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/WSTAR18960919.2.24.5>
- Western Star. (1905). *Advertisements Column 1*. 27 June 1905, Page 1.
- Western Star. (1916, July 14). OBITUARY. *Western Star*. Retrieved from <https://paperspast.natlib.govt.nz/newspapers/WSTAR19160714.2.7>
- Whites Aviation Ltd. (1955). City buildings, Invercargill, Southland District Ref: WA-37998-F. Wellington: Alexander Turnbull Library.
- Whites Aviation Ltd. (1968). Invercargill, featuring Dee Street. Wellington: Alexander Turnbull Library.
- Williams, H., Garland, J., & Geary Nichol, R. (2017). Christchurch Justice and Emergency Services Precinct Archaeological Report. Christchurch: Underground Overground Archaeology Ltd.
- Wilson, E. R. (1923a). New Shop Front, Tay Street Premises for Messrs W. H. Boyes & Co.
- Wilson, E. R. (1923b). New Shop Front for Messers Herbert, Haynes & Co Ltd.
- Witter, D., & Witter, A. (2005). Emergency Archaeological Inspection: Gladstone Hotel Demolition Site. Leeston: Unpublished Report Prepared for New Zealand Historic Places Trust.
- Wright, M. (2009). *Old South: Life and Times in the Nineteenth Century Mainland*. Auckland: Penguin Books.

## Appendix A ICC Design Guidelines

In 1998, the ICC commissioned Oakley Gray Architects to develop design guidelines for the city centre that was aimed at owners of heritage buildings wishing to either renovate or redevelop their property to ensure compatible and contextual design (J. Gray, 1998). The objectives, recommendations, and results of the guidelines are presented below.

**Table A-1. ICC City Centre Design Guidelines (adapted from Gray, 1998).**

Design Guidelines	Objective	Recommendation	Result
<b>Context</b>	To encourage innovative design which enhances the scale, bulk, location and proportions of adjacent buildings	Where appropriate, new buildings should present a continuity of the building façade to the street and should be a similar height to their neighbours.	<ul style="list-style-type: none"> <li>New or altered façades should be a similar height to their neighbours.</li> <li>Where appropriate, buildings should be in context with the identified historic façades of neighbouring buildings.</li> <li>New buildings should be built up to the street boundary and be constructed to the full width of the site.</li> </ul>
<b>Façades</b>	To maintain the character of the area through careful use of materials and proportions.  To promote the removal of lightweight sheet cladding covering upper building façades, so as to reveal the original façades, together with the reinstatement of the original decorative elements, previously removed.	That building façades have solidity, depth and be of a similar height to and use materials in harmony with their neighbours.	<ul style="list-style-type: none"> <li>Building façades should be divided into a base, a middle section with well-proportioned windows and architectural detail and a top or skyline element, all well-defined.</li> <li>Long elevations should be divided into bays through the use of accentuated columns or other three-dimensional effects.</li> <li>Verandah where used shall be of a similar height and fascia depth to their neighbours.</li> <li>The below verandah façade should present a well-proportioned shop front to the street, especially within the city centre.</li> <li>Bland solid walls at street level within the city centre should be avoided.</li> </ul>
<b>Materials</b>	To build in materials that reflect the predominant materials in the area.	That building façades be constructed predominantly of solid construction, having sufficient detail, depth and similarity of materials to harmonise with their immediate neighbours.	<ul style="list-style-type: none"> <li>Building façades should, where possible, be clad with traditional materials such as painted plaster, or plaster and brickwork.</li> <li>Large areas of tinted or clear glass and aluminium curtain walling should be avoided as should thin sheet claddings such as corrugated steel, profiled aluminium sheeting, and fibre cement.</li> <li>Where less traditional materials are used, these should be incorporated into the façade between traditional elements of solid vertical columns, beams, or cornice detail.</li> <li>The visual impact of large expanses of glass can be greatly mitigated in this way.</li> </ul>
<b>Windows</b>	For window size, orientation, and proportion to respect the context of their neighbours.	That designers consider the groupings, symmetry, and vertical orientation of windows within building façades.	<ul style="list-style-type: none"> <li>Windows should be grouped together in twos or threes within the panel effect created by accentuated beams and columns on the façade.</li> <li>Large areas of glass should be modulated through the use of substantial mullions and transoms to give the effect of grouping.</li> <li>Windows should be laid out symmetrically on the façade.</li> <li>Use deep reveals around the window detailing to create a three-dimensional effect to the façade.</li> </ul>
<b>Ornament</b>	To encourage the sympathetic use of ornament on modern buildings.	That decorative elements may be sympathetically incorporated into new building designs and that when restoring a façade, consideration be given to reinstating decorative elements previously removed.	<ul style="list-style-type: none"> <li>A new building by use of ornament can be in sympathy with those adjacent to it.</li> <li>Decorative elements on buildings create visual interest and a three-dimensional effect through shadowing.</li> <li>Modern ornament may include sun screens, lattice, or applied moulded concrete decoration as appropriate.</li> <li>Buildings constructed to historic buildings should be in context and in scale with those buildings. A limited use of ornament around windows and on parapets may be appropriate. This does not mean these elements should be applied in an arbitrary fashion but rather, the new</li> </ul>

Design Guidelines	Objective	Recommendation	Result
			<p>building should, by use of ornament, be in sympathy with those adjacent to it.</p> <ul style="list-style-type: none"> <li>For existing historic buildings, where possible, ornament should be preserved and reinstated if already removed.</li> <li>Applied decoration can add three dimensional elements to a façade creating shadows and thus providing visual interest.</li> </ul>
<b>Parapet &amp; Skyline Elements</b>	To create a visually interesting capping or skyline feature on buildings.	<p>That the new or altered buildings include a formal capping or skyline feature to finish at a similar height to and be in context with their neighbours.</p> <p>That when restoring a façade, consideration be given to the reinstatement of previously removed parapets and skyline elements.</p>	<ul style="list-style-type: none"> <li>Designers shall endeavour to incorporate skyline features into new building façades which create visual interest and are in context with their neighbours.</li> <li>Features such as parapets, cornices, classical gable elements, curved or raised skyline features.</li> <li>Parapets serve the practical purpose of partially concealing the roof from the street.</li> <li>Decorative column caps, flagpoles and other projective elements create visual interest on the skyline.</li> </ul>
<b>Verandahs</b>	Where possible to provide effective continuous verandah cover and shelter to all buildings within the recognised shopping precinct.	All existing verandahs should be preserved and restored and new buildings fitted with verandahs in context with their neighbours.	<ul style="list-style-type: none"> <li>Verandahs should provide sufficient protection from the sun, wind, and rain.</li> <li>Verandahs should be a similar height and width to their neighbours.</li> <li>Verandah facias should be no deeper than 450mm.</li> <li>Verandahs should be of a design which compliments the building style to which it is attached.</li> <li>Sloping verandahs should not obscure the windows or architectural detail of the buildings.</li> <li>Appropriate and adequate under verandah lighting should be provided.</li> <li>Where possible, all new or repaired verandahs should be fitted with support posts, in keeping with the building style.</li> </ul>
<b>Shopfronts</b>	To provide appropriate shopfronts which maintain the continuity of the shopping precinct.	All buildings within the recognised pedestrian precinct should have shopfronts for the display of goods or services irrespective of whether they are retail premises.	<ul style="list-style-type: none"> <li>A special feature should be made of shop entrances, through positioning or recessing.</li> <li>There should be continuity between the façade below and above the verandah. Columns should be continuous, and the shopfront reflect the above verandah detailing.</li> <li>Glazing bars help break up the large areas of glass and add visual interest.</li> </ul>
<b>Corners</b>	To accentuate the landmark location of corner sites.	Corner buildings should be designed with one or more significant corner elements such as a tower, cupola, mitred or rounded corner, pediment or columns, etc.	<ul style="list-style-type: none"> <li>Corner buildings should possess a presence by properly addressing the corner and intersection and be at least as tall as or slightly taller than their neighbours.</li> </ul>
<b>Colour</b>	To enhance the appearance of building façades with the appropriate use of colour.	That building façades be regularly maintained and painted in colour schemes appropriate to the architectural era of their construction.	<ul style="list-style-type: none"> <li>Colour schemes should use a base colour for the body of the building with joinery and decoration highlighted by two or three contrasting colours.</li> <li>Avoid large areas of bright or garish colours or dark monotone colour schemes.</li> <li>Refer to the <i>Invercargill Renovation and Colour Guidelines</i> produced by the ICC.</li> </ul>
<b>Signage</b>	To ensure all signs are well designed and enhance the character of the building and business they represent.	Signs on buildings should clearly identify the business, show its street number and the products and services it sells.	<ul style="list-style-type: none"> <li>Signs should convey the appropriate image in context with the business and building they relate to.</li> <li>The information should be displayed concisely and without visual clutter.</li> <li>All redundant signs should be removed when new ones are erected.</li> <li>The colour of signs should be carefully chosen to contrast with the base colour of the building.</li> </ul>
<b>Façade Restoration</b>	To encourage the restoration and refurbishment of	That historic building façades be repaired,	<ul style="list-style-type: none"> <li>As much as possible of the ornamentation be replaced.</li> </ul>



Design Guidelines	Objective	Recommendation	Result
	identified historic building façades.	restored and repainted in a colour scheme appropriate to the architectural era of the building.	<ul style="list-style-type: none"> <li>Materials used for restoration work should match as closely as possible those used originally.</li> <li>Historic photographs should be consulted to ascertain the original form and ornamentation of the building.</li> </ul>
<b>Building Preservation</b>	To encourage the preservation and retention of identified historic buildings.	That the classification system listed above be adhered to for identified buildings.	<ul style="list-style-type: none"> <li>All identified historic buildings and façades should be retained and preserved to maintain the unique character of central Invercargill.</li> <li>That Heritage New Zealand be consulted for all work proposed to be undertaken on all buildings classified by them.</li> </ul>

## Appendix B ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

# ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value

Revised 2010

## Preamble

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), this charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**.

This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

Each article of this charter must be read in the light of all the others. Words in bold in the text are defined in the definitions section of this charter.

This revised charter was adopted by the New Zealand National Committee of the International Council on Monuments and Sites at its meeting on 4 September 2010.

## Purpose of conservation

### 1. The purpose of conservation

The purpose of **conservation** is to care for **places of cultural heritage value**.

In general, such **places**:

- (i) have lasting values and can be appreciated in their own right;
- (ii) inform us about the past and the cultures of those who came before us;
- (iii) provide tangible evidence of the continuity between past, present, and future;
- (iv) underpin and reinforce community identity and relationships to ancestors and the land; and
- (v) provide a measure against which the achievements of the present can be compared.

It is the purpose of **conservation** to retain and reveal such values, and to support the ongoing meanings and functions of **places of cultural heritage value**, in the interests of present and future generations.

# Conservation principles

## 2. Understanding cultural heritage value

**Conservation** of a **place** should be based on an understanding and appreciation of all aspects of its **cultural heritage value**, both **tangible** and **intangible**. All available forms of knowledge and evidence provide the means of understanding a **place** and its **cultural heritage value** and cultural **heritage significance**. **Cultural heritage value** should be understood through consultation with **connected people**, systematic documentary and oral research, physical investigation and **recording** of the **place**, and other relevant methods.

All relevant **cultural heritage values** should be recognised, respected, and, where appropriate, revealed, including values which differ, conflict, or compete.

The policy for managing all aspects of a **place**, including its **conservation** and its **use**, and the implementation of the policy, must be based on an understanding of its **cultural heritage value**.

## 3. Indigenous cultural heritage

The indigenous cultural heritage of **tangata whenua** relates to **whanau**, **hapu**, and **iwi** groups. It shapes identity and enhances well-being, and it has particular cultural meanings and values for the present, and associations with those who have gone before. Indigenous cultural heritage brings with it responsibilities of guardianship and the practical application and passing on of associated knowledge, traditional skills, and practices.

The Treaty of Waitangi is the founding document of our nation. Article 2 of the Treaty recognises and guarantees the protection of **tino rangatiratanga**, and so empowers **kaitiakitanga** as customary trusteeship to be exercised by **tangata whenua**. This customary trusteeship is exercised over their **taonga**, such as sacred and traditional **places**, built heritage, traditional practices, and other cultural heritage resources. This obligation extends beyond current legal ownership wherever such cultural heritage exists.

Particular **matauranga**, or knowledge of cultural heritage meaning, value, and practice, is associated with **places**. **Matauranga** is sustained and transmitted through oral, written, and physical forms determined by **tangata whenua**. The **conservation** of such **places** is therefore conditional on decisions made in associated **tangata whenua** communities, and should proceed only in this context. In particular, protocols of access, authority, ritual, and practice are determined at a local level and should be respected.

## 4. Planning for conservation

**Conservation** should be subject to prior documented assessment and planning.

All **conservation** work should be based on a **conservation plan** which identifies the **cultural heritage value** and **cultural heritage significance** of the **place**, the **conservation** policies, and the extent of the recommended works.

The **conservation plan** should give the highest priority to the **authenticity** and **integrity** of the **place**.

Other guiding documents such as, but not limited to, management plans, cyclical **maintenance** plans, specifications for **conservation** work, interpretation plans, risk mitigation plans, or emergency plans should be guided by a **conservation plan**.

## 5. Respect for surviving evidence and knowledge

**Conservation** maintains and reveals the **authenticity** and **integrity** of a **place**, and involves the least possible loss of **fabric** or evidence of **cultural heritage value**. Respect for all forms of knowledge and existing evidence, of both **tangible** and **intangible values**, is essential to the **authenticity** and **integrity** of the **place**.

**Conservation** recognises the evidence of time and the contributions of all periods. The **conservation** of a **place** should identify and respect all aspects of its **cultural heritage value** without unwarranted emphasis on any one value at the expense of others.

The removal or obscuring of any physical evidence of any period or activity should be minimised, and should be explicitly justified where it does occur. The **fabric** of a particular period or activity may be obscured or removed if assessment shows that its removal would not diminish the **cultural heritage value** of the **place**.

In **conservation**, evidence of the functions and intangible meanings of **places** of **cultural heritage value** should be respected.

## 6. Minimum intervention

Work undertaken at a **place** of **cultural heritage value** should involve the least degree of **intervention** consistent with **conservation** and the principles of this charter.

**Intervention** should be the minimum necessary to ensure the retention of **tangible** and **intangible values** and the continuation of **uses** integral to those values. The removal of **fabric** or the alteration of features and spaces that have **cultural heritage value** should be avoided.

## 7. Physical investigation

Physical investigation of a **place** provides primary evidence that cannot be gained from any other source. Physical investigation should be carried out according to currently accepted professional standards, and should be documented through systematic **recording**.

Invasive investigation of **fabric** of any period should be carried out only where knowledge may be significantly extended, or where it is necessary to establish the existence of **fabric** of **cultural heritage value**, or where it is necessary for **conservation** work, or where such **fabric** is about to be damaged or destroyed or made inaccessible. The extent of invasive investigation should minimise the disturbance of significant **fabric**.

## 8. Use

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose.

Where the **use** of a **place** is integral to its **cultural heritage value**, that **use** should be retained.

Where a change of **use** is proposed, the new **use** should be compatible with the **cultural heritage value** of the **place**, and should have little or no adverse effect on the **cultural heritage value**.



## 9. Setting

Where the **setting** of a **place** is integral to its **cultural heritage value**, that **setting** should be conserved with the **place** itself. If the **setting** no longer contributes to the **cultural heritage value** of the **place**, and if **reconstruction** of the **setting** can be justified, any **reconstruction** of the **setting** should be based on an understanding of all aspects of the **cultural heritage value** of the **place**.

## 10. Relocation

The on-going association of a **structure** or feature of **cultural heritage value** with its location, site, curtilage, and **setting** is essential to its **authenticity** and **integrity**. Therefore, a **structure** or feature of **cultural heritage value** should remain on its original site.

Relocation of a **structure** or feature of **cultural heritage value**, where its removal is required in order to clear its site for a different purpose or construction, or where its removal is required to enable its **use** on a different site, is not a desirable outcome and is not a **conservation** process.

In exceptional circumstances, a **structure** of **cultural heritage value** may be relocated if its current site is in imminent danger, and if all other means of retaining the **structure** in its current location have been exhausted. In this event, the new location should provide a **setting** compatible with the **cultural heritage value** of the **structure**.

## 11. Documentation and archiving

The **cultural heritage value** and **cultural heritage significance** of a **place**, and all aspects of its **conservation**, should be fully documented to ensure that this information is available to present and future generations.

**Documentation** includes information about all changes to the **place** and any decisions made during the **conservation** process.

**Documentation** should be carried out to archival standards to maximise the longevity of the record, and should be placed in an appropriate archival repository.

**Documentation** should be made available to **connected people** and other interested parties. Where reasons for confidentiality exist, such as security, privacy, or cultural appropriateness, some information may not always be publicly accessible.

## 12. Recording

Evidence provided by the **fabric** of a **place** should be identified and understood through systematic research, **recording**, and analysis.

**Recording** is an essential part of the physical investigation of a **place**. It informs and guides the **conservation** process and its planning. Systematic **recording** should occur prior to, during, and following any **intervention**. It should include the **recording** of new evidence revealed, and any **fabric** obscured or removed.

**Recording** of the changes to a **place** should continue throughout its life.

## 13. Fixtures, fittings, and contents

Fixtures, fittings, and **contents** that are integral to the **cultural heritage value** of a **place** should be retained and conserved with the **place**. Such fixtures, fittings, and **contents** may include carving, painting, weaving, stained glass, wallpaper, surface decoration, works of art, equipment and machinery, furniture, and personal belongings.

**Conservation** of any such material should involve specialist **conservation** expertise appropriate to the material. Where it is necessary to remove any such material, it should be recorded, retained, and protected, until such time as it can be reinstated.

## Conservation processes and practice

### 14. Conservation plans

A **conservation plan**, based on the principles of this charter, should:

- (i) be based on a comprehensive understanding of the **cultural heritage value** of the **place** and assessment of its **cultural heritage significance**;
- (ii) include an assessment of the **fabric** of the **place**, and its condition;
- (iii) give the highest priority to the **authenticity** and **integrity** of the **place**;
- (iv) include the entirety of the **place**, including the **setting**;
- (v) be prepared by objective professionals in appropriate disciplines;
- (vi) consider the needs, abilities, and resources of **connected people**;
- (vii) not be influenced by prior expectations of change or development;
- (viii) specify **conservation** policies to guide decision making and to guide any work to be undertaken;
- (ix) make recommendations for the **conservation** of the **place**; and
- (x) be regularly revised and kept up to date.

### 15. Conservation projects

**Conservation** projects should include the following:

- (i) consultation with interested parties and **connected people**, continuing throughout the project;
- (ii) opportunities for interested parties and **connected people** to contribute to and participate in the project;
- (iii) research into documentary and oral history, using all relevant sources and repositories of knowledge;
- (iv) physical investigation of the **place** as appropriate;
- (v) use of all appropriate methods of **recording**, such as written, drawn, and photographic;
- (vi) the preparation of a **conservation plan** which meets the principles of this charter;
- (vii) guidance on appropriate **use** of the **place**;
- (viii) the implementation of any planned **conservation** work;
- (ix) the **documentation** of the **conservation** work as it proceeds; and
- (x) where appropriate, the deposit of all records in an archival repository.

A **conservation** project must not be commenced until any required statutory authorisation has been granted.

## 16. Professional, trade, and craft skills

All aspects of **conservation** work should be planned, directed, supervised, and undertaken by people with appropriate **conservation** training and experience directly relevant to the project.

All **conservation** disciplines, arts, crafts, trades, and traditional skills and practices that are relevant to the project should be applied and promoted.

## 17. Degrees of intervention for conservation purposes

Following research, **recording**, assessment, and planning, **intervention** for **conservation** purposes may include, in increasing degrees of **intervention**:

- (i) **preservation**, through **stabilisation**, **maintenance**, or **repair**;
- (ii) **restoration**, through **reassembly**, **reinstatement**, or removal;
- (iii) **reconstruction**; and
- (iv) **adaptation**.

In many **conservation** projects a range of processes may be utilised. Where appropriate, **conservation** processes may be applied to individual parts or components of a **place** of **cultural heritage value**.

The extent of any **intervention** for **conservation** purposes should be guided by the **cultural heritage value** of a **place** and the policies for its management as identified in a **conservation plan**. Any **intervention** which would reduce or compromise **cultural heritage value** is undesirable and should not occur.

Preference should be given to the least degree of **intervention**, consistent with this charter.

Re-creation, meaning the conjectural **reconstruction** of a **structure** or **place**; replication, meaning to make a copy of an existing or former **structure** or **place**; or the construction of generalised representations of typical features or **structures**, are not **conservation** processes and are outside the scope of this charter.

## 18. Preservation

**Preservation** of a **place** involves as little **intervention** as possible, to ensure its long-term survival and the continuation of its **cultural heritage value**.

**Preservation** processes should not obscure or remove the patina of age, particularly where it contributes to the **authenticity** and **integrity** of the **place**, or where it contributes to the structural stability of materials.

### i. Stabilisation

Processes of decay should be slowed by providing treatment or support.

### ii. Maintenance

A **place** of **cultural heritage value** should be maintained regularly. **Maintenance** should be carried out according to a plan or work programme.

### iii. Repair

**Repair** of a **place** of **cultural heritage value** should utilise matching or similar materials. Where it is necessary to employ new materials, they should be distinguishable by experts, and should be documented.

Traditional methods and materials should be given preference in **conservation** work.

**Repair** of a technically higher standard than that achieved with the existing materials or construction practices may be justified only where the stability or life expectancy of the site or material is increased, where the new material is compatible with the old, and where the **cultural heritage value** is not diminished.

## 19. Restoration

The process of **restoration** typically involves **reassembly** and **reinstatement**, and may involve the removal of accretions that detract from the **cultural heritage value** of a **place**.

**Restoration** is based on respect for existing **fabric**, and on the identification and analysis of all available evidence, so that the **cultural heritage value** of a **place** is recovered or revealed. **Restoration** should be carried out only if the **cultural heritage value** of the **place** is recovered or revealed by the process.

**Restoration** does not involve conjecture.

### i. Reassembly and reinstatement

**Reassembly** uses existing material and, through the process of **reinstatement**, returns it to its former position. **Reassembly** is more likely to involve work on part of a **place** rather than the whole **place**.

### ii. Removal

Occasionally, existing **fabric** may need to be permanently removed from a **place**. This may be for reasons of advanced decay, or loss of structural **integrity**, or because particular **fabric** has been identified in a **conservation plan** as detracting from the **cultural heritage value** of the **place**.

The **fabric** removed should be systematically **recorded** before and during its removal. In some cases it may be appropriate to store, on a long-term basis, material of evidential value that has been removed.

## 20. Reconstruction

**Reconstruction** is distinguished from **restoration** by the introduction of new material to replace material that has been lost.

**Reconstruction** is appropriate if it is essential to the function, **integrity**, **intangible value**, or understanding of a **place**, if sufficient physical and documentary evidence exists to minimise conjecture, and if surviving **cultural heritage value** is preserved.

Reconstructed elements should not usually constitute the majority of a **place** or **structure**.

## 21. Adaptation

The **conservation** of a **place** of **cultural heritage value** is usually facilitated by the **place** serving a useful purpose. Proposals for **adaptation** of a **place** may arise from maintaining its continuing **use**, or from a proposed change of **use**.



Alterations and additions may be acceptable where they are necessary for a **compatible use** of the **place**. Any change should be the minimum necessary, should be substantially reversible, and should have little or no adverse effect on the **cultural heritage value** of the **place**.

Any alterations or additions should be compatible with the original form and **fabric** of the **place**, and should avoid inappropriate or incompatible contrasts of form, scale, mass, colour, and material.

**Adaptation** should not dominate or substantially obscure the original form and **fabric**, and should not adversely affect the **setting** of a **place** of **cultural heritage value**. New work should complement the original form and **fabric**.

## 22. Non-intervention

In some circumstances, assessment of the **cultural heritage value** of a **place** may show that it is not desirable to undertake any **conservation intervention** at that time. This approach may be appropriate where undisturbed constancy of **intangible values**, such as the spiritual associations of a sacred **place**, may be more important than its physical attributes.

## 23. Interpretation

Interpretation actively enhances public understanding of all aspects of **places** of **cultural heritage value** and their **conservation**. Relevant cultural protocols are integral to that understanding, and should be identified and observed.

Where appropriate, interpretation should assist the understanding of **tangible** and **intangible values** of a **place** which may not be readily perceived, such as the sequence of construction and change, and the meanings and associations of the **place** for **connected people**.

Any interpretation should respect the **cultural heritage value** of a **place**. Interpretation methods should be appropriate to the **place**. Physical **interventions** for interpretation purposes should not detract from the experience of the **place**, and should not have an adverse effect on its **tangible** or **intangible values**.

## 24. Risk mitigation

**Places** of **cultural heritage value** may be vulnerable to natural disasters such as flood, storm, or earthquake; or to humanly induced threats and risks such as those arising from earthworks, subdivision and development, buildings works, or wilful damage or neglect. In order to safeguard **cultural heritage value**, planning for risk mitigation and emergency management is necessary.

Potential risks to any **place** of **cultural heritage value** should be assessed. Where appropriate, a risk mitigation plan, an emergency plan, and/or a protection plan should be prepared, and implemented as far as possible, with reference to a conservation plan.

# Definitions

For the purposes of this charter:

**Adaptation** means the process(es) of modifying a **place** for a **compatible use** while retaining its **cultural heritage value**. **Adaptation** processes include alteration and addition.

**Authenticity** means the credibility or truthfulness of the surviving evidence and knowledge of the **cultural heritage value** of a **place**. Relevant evidence includes form and design, substance and **fabric**, technology and craftsmanship, location and surroundings, context and **setting**, **use** and function, traditions, spiritual essence, and sense of place, and includes **tangible** and **intangible values**. Assessment of **authenticity** is based on identification and analysis of relevant evidence and knowledge, and respect for its cultural context.

**Compatible use** means a **use** which is consistent with the **cultural heritage value** of a **place**, and which has little or no adverse impact on its **authenticity** and **integrity**.

**Connected people** means any groups, organisations, or individuals having a sense of association with or responsibility for a **place** of **cultural heritage value**.

**Conservation** means all the processes of understanding and caring for a **place** so as to safeguard its **cultural heritage value**. **Conservation** is based on respect for the existing **fabric**, associations, meanings, and **use** of the **place**. It requires a cautious approach of doing as much work as necessary but as little as possible, and retaining **authenticity** and **integrity**, to ensure that the **place** and its values are passed on to future generations.

**Conservation plan** means an objective report which documents the history, **fabric**, and **cultural heritage value** of a **place**, assesses its **cultural heritage significance**, describes the condition of the **place**, outlines **conservation** policies for managing the **place**, and makes recommendations for the **conservation** of the **place**.

**Contents** means moveable objects, collections, chattels, documents, works of art, and ephemera that are not fixed or fitted to a **place**, and which have been assessed as being integral to its **cultural heritage value**.

**Cultural heritage significance** means the **cultural heritage value** of a **place** relative to other similar or comparable **places**, recognising the particular cultural context of the **place**.

**Cultural heritage value/s** means possessing aesthetic, archaeological, architectural, commemorative, functional, historical, landscape, monumental, scientific, social, spiritual, symbolic, technological, traditional, or other **tangible** or **intangible values**, associated with human activity.

**Cultural landscapes** means an area possessing **cultural heritage value** arising from the relationships between people and the environment. **Cultural landscapes** may have been designed, such as gardens, or may have evolved from human settlement and land use over time, resulting in a diversity of distinctive landscapes in different areas. Associative **cultural landscapes**, such as sacred mountains, may lack **tangible** cultural elements but may have strong **intangible** cultural or spiritual associations.

**Documentation** means collecting, **recording**, keeping, and managing information about a **place** and its **cultural heritage value**, including information about its history, **fabric**, and meaning; information about decisions taken; and information about physical changes and **interventions** made to the **place**.

**Fabric** means all the physical material of a **place**, including subsurface material, **structures**, and interior and exterior surfaces including the patina of age; and including fixtures and fittings, and gardens and plantings.

**Hapu** means a section of a large tribe of the **tangata whenua**.

**Intangible value** means the abstract **cultural heritage value** of the meanings or associations of a **place**, including commemorative, historical, social, spiritual, symbolic, or traditional values.

**Integrity** means the wholeness or intactness of a **place**, including its meaning and sense of **place**, and all the **tangible** and **intangible** attributes and elements necessary to express its **cultural heritage value**.

**Intervention** means any activity that causes disturbance of or alteration to a **place** or its **fabric**.  
**Intervention** includes archaeological excavation, invasive investigation of built **structures**, and any **intervention** for **conservation** purposes.

**Iwi** means a tribe of the **tangata whenua**.

**Kaitiakitanga** means the duty of customary trusteeship, stewardship, guardianship, and protection of land, resources, or **taonga**.

**Maintenance** means regular and on-going protective care of a **place** to prevent deterioration and to retain its **cultural heritage value**.

**Matauranga** means traditional or cultural knowledge of the **tangata whenua**.

**Non-intervention** means to choose not to undertake any activity that causes disturbance of or alteration to a **place** or its **fabric**.

**Place** means any land having **cultural heritage value** in New Zealand, including areas; **cultural landscapes**; buildings, **structures**, and monuments; groups of buildings, **structures**, or monuments; gardens and plantings; archaeological sites and features; traditional sites; sacred **places**; townscape and streetscapes; and settlements. **Place** may also include land covered by water, and any body of water. **Place** includes the **setting** of any such **place**.

**Preservation** means to maintain a **place** with as little change as possible.

**Reassembly** means to put existing but disarticulated parts of a **structure** back together.

**Reconstruction** means to build again as closely as possible to a documented earlier form, using new materials.

**Recording** means the process of capturing information and creating an archival record of the **fabric** and **setting** of a **place**, including its configuration, condition, **use**, and change over time.

**Reinstatement** means to put material components of a **place**, including the products of **reassembly**, back in position.

**Repair** means to make good decayed or damaged **fabric** using identical, closely similar, or otherwise appropriate material.

**Restoration** means to return a **place** to a known earlier form, by **reassembly** and **reinstatement**, and/or by removal of elements that detract from its **cultural heritage value**.

**Setting** means the area around and/or adjacent to a **place** of **cultural heritage value** that is integral to its function, meaning, and relationships. **Setting** includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and accessways forming the spatial context of the **place** or used

in association with the **place**. **Setting** also includes **cultural landscapes**, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

**Stabilisation** means the arrest or slowing of the processes of decay.

**Structure** means any building, standing remains, equipment, device, or other facility made by people and which is fixed to the land.

**Tangata whenua** means generally the original indigenous inhabitants of the land; and means specifically the people exercising **kaitiakitanga** over particular land, resources, or **taonga**.

**Tangible value** means the physically observable **cultural heritage value** of a **place**, including archaeological, architectural, landscape, monumental, scientific, or technological values.

**Taonga** means anything highly prized for its cultural, economic, historical, spiritual, or traditional value, including land and natural and cultural resources.

**Tino rangatiratanga** means the exercise of full chieftainship, authority, and responsibility.

**Use** means the functions of a **place**, and the activities and practices that may occur at the **place**. The functions, activities, and practices may in themselves be of **cultural heritage value**.

**Whanau** means an extended family which is part of a **hapu** or **iwi**.

---

#### **ISBN 978-0-473-17116-2 (PDF)**

English language text first published 1993  
Bilingual text first published 1995

**Revised text Copyright © 2010 ICOMOS New Zealand (Inc.) / Te Mana O Nga Pouwhenua O Te Ao – The New Zealand National Committee of the International Council on Monuments and Sites.**

No part of this publication may be reproduced, stored in a retrieval system, or transmitted by any other means without the prior permission of the copyright holder.

This revised text replaces the 1993 and 1995 versions and should be referenced as the *ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (ICOMOS New Zealand Charter 2010).

This revision incorporates changes in conservation philosophy and best practice since 1993 and is the only version of the ICOMOS New Zealand Charter approved by ICOMOS New Zealand (Inc.) for use.

#### **Copies of this charter may be obtained from**

ICOMOS NZ (Inc.)  
P O Box 90 851  
Victoria Street West,  
Auckland 1142,  
New Zealand.

**Appendix C   Development Plans**



## Invercargill Central / Design Statement





# PROJECT SUMMARY

PREPARED FOR  
HWCP

PROJECT NAME  
INVERCARGILL CENTRAL

REVISION  
00    31 JULY 2018  
-       -

PREPARED & APPROVED BY  
JAMES BURGESS  
SENIOR ASSOCIATE & ARCHITECT

ON BEHALF OF  
THE BUCHAN GROUP PTY LIMITED.

CONTACT  
BUCHAN  
144 Kilmore Street  
Level 2  
Christchurch

T +64 3 377 2973  
E james.burgess@buchangroup.co.nz

Auckland	<b>CHRISTCHURCH</b>
Brisbane	Gold Coast
Melbourne	Sydney
Perth	London
Shanghai	Dubai

**DISCLAIMER**  
Buchan have endeavoured to summarise the Resource Consent Design process in this Design Statement document and appendices. The report format cannot represent the broad range and depth of information captured on the Design Drawings, Specifications and Schedules.

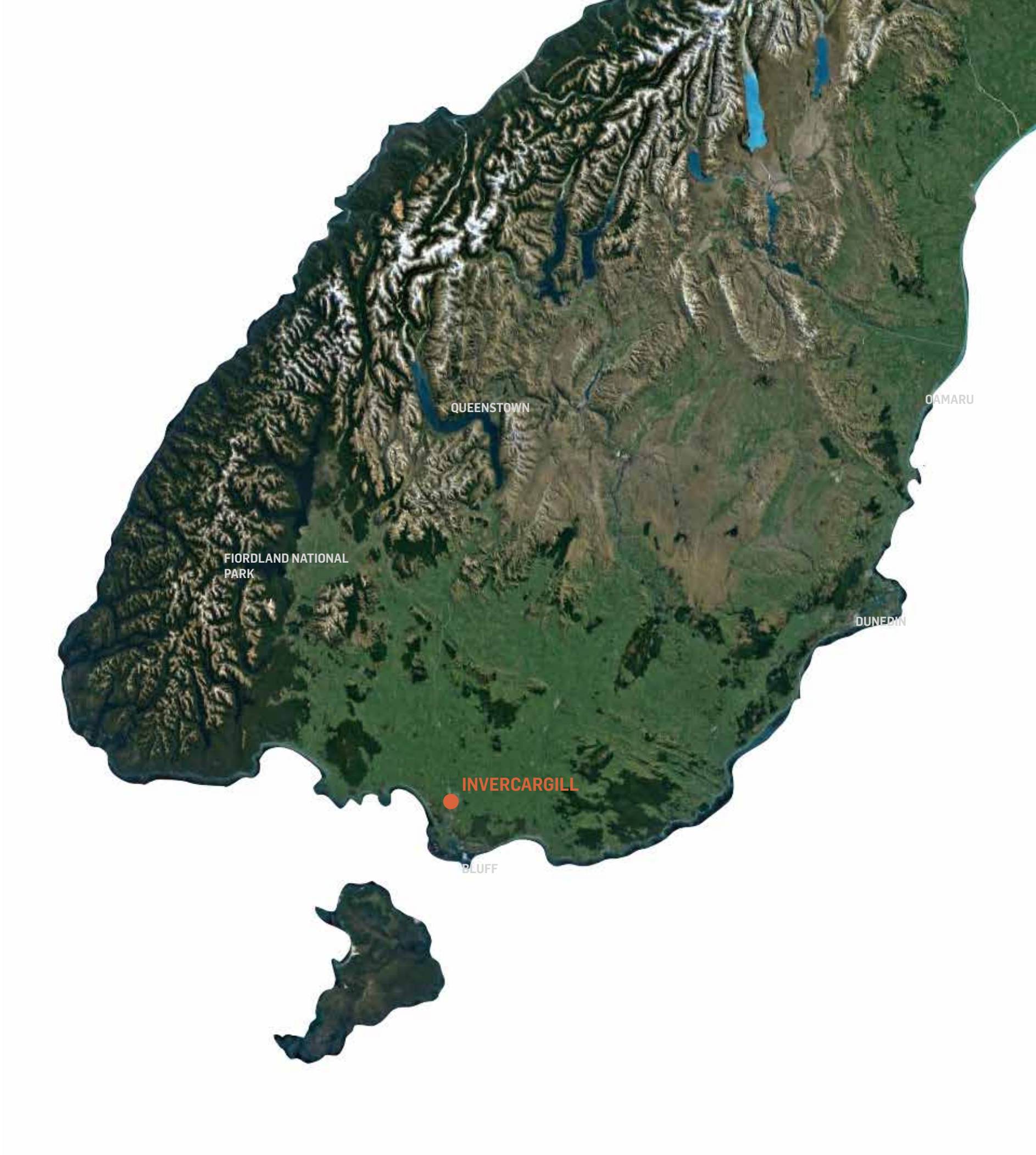
# CONTENTS

00.	PROJECT SUMMARY
00.	EXECUTIVE SUMMARY
01.	SITE
02.	CONCEPT
03.	MUD MAPPING
04.	PLANS
05.	PIAZZA & PUBLIC REALM
06.	TRAFFIC & CIRCULATION
07.	ELEVATIONS
08.	SECTIONS
09.	VISUALISATIONS
10.	ENVIRONMENT & SUSTAINABILITY
AA.	SHADOW DIAGRAMS

# PROJECT SUMMARY

## DISCLAIMER

Buchan have endeavoured to summarise the Resource Consent Design process in this Design Statement document and appendices. The report format cannot represent the broad range and depth of information captured on the Design Drawings, Specifications and Schedules.





# SITE CONTEXT

## THE CLIENT VISION

The inner-city block will be a place full of vibrancy, bringing new life to Invercargill's CBD. This is a once in a lifetime opportunity to give Invercargill a bright and bustling city centre where all manner of business and interaction can take place. No one's ever done an entire block redevelopment on an already-established site and HWCP is excited to take on the challenge. The development takes up the rectangular block of buildings between Esk Street and Tay Street, bordered by Dee Street and Kelvin Street.

Because of the scale of the project, the redevelopment will provide many positive flow-on economic effects. In addition to the direct labour spend; Once completed, the centre is expected to bring more visitors to the region and give them a reason to stay longer, as well as increasing local spend.

We all feel a great connection to Invercargill, but we need to acknowledge that it's lost its heart. This project is designed to give Invercargill its heart back.

Regional New Zealand is suffering, and we're determined not to let Invercargill become a casualty. The city is a goldmine for a diverse range of activities, business and culture. We want to bring that to the forefront and celebrate what Invercargill has to offer.



SHOP



EAT



ENTERTAINMENT



WORK



LIVE



CONNECT WITH NATURE



# SITE CONTEXT

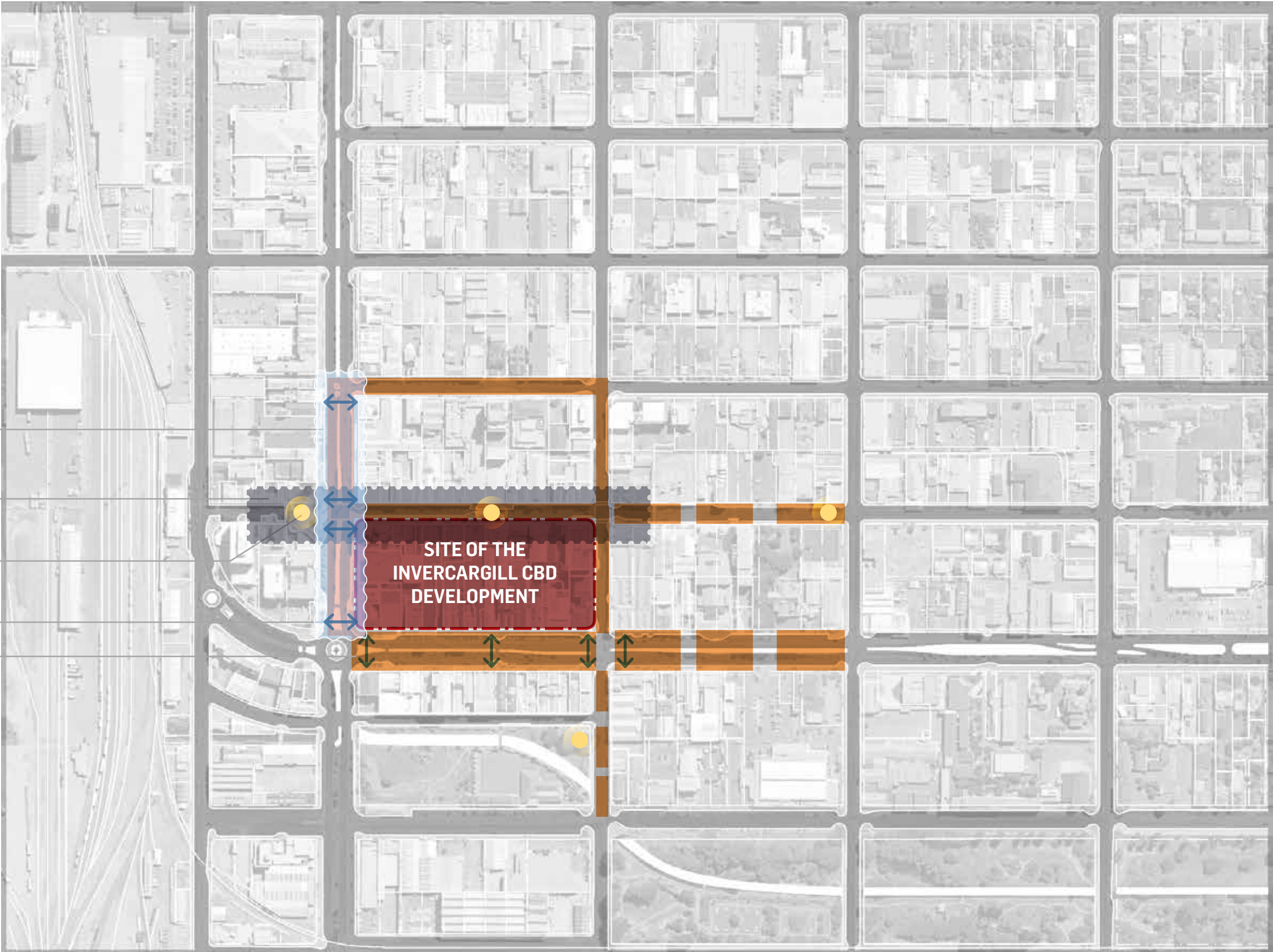




# SITE CONTEXT

PRIORITIES TAKEN FROM UPDATED  
OUTLINE ACTION PLAN (2013)

- STRENGTHENING AS INFORMAL NIGHTLIFE CLUSTER
- STRENGTHENING THE HEART OF THE CITY CENTRE
- KEY NEW PUBLIC SPACES OR OPEN SPACE UPGRADE
- OVERCOMING STATE HIGHWAY SEVERANCE
- AREA OF STREETScape STRENGTHENING



# ORDERING

8 ) MIXED USE

- Site Footprint to be determined within initial bulk and location studies (700sqm OR 1000sqm)
- Ground Floor : Prime retail (fashion)
- Ground Floor : Core, bike parking and entrance lobby3 /4 levels of office accommodation
- Potential major tenants including
  - HWR
  - Bonisch
  - Penthouse Apartments to top floor.

7 ) CINEMA

- The new development is to connect into the rear of the Cinema – joining into food and beverage offers to suits both 'grab and go' and 'dining' options.
- The cinema is to act as entertainment activity offering an extension of stay and operation of the new development.
- Look to provide a new pedestrian connection from the Cinema through to the new development.
- Maintain and consider existing easements and servicing strategies.

6 ) CIVIC

- Civic potential of 200 staff onto the premises.
- Specific tenant brief needs to be expanded upon to confirm spatial requirements

1 ) FOOD & BEVERAGE

- Create northern aspect 'Food Precinct' fronting onto Esk Street.
- Explore alternative food options within the development including 'Little High' or '8 Street'.
- Explore the creation of market and fresh food produce options within food and beverage zones.

· Food and Beverage to accommodate for up to 25% of total retail NLA.

· Space planning to follow following principles:

- 200 – 300sqm for anchor restaurant offer
- 50 – 100sqm for café offers.
- 20 – 40sqm for kiosk offers.
- Care and consideration to servicing, rubbish, truck movements and extraction.

2 ) GENERAL RETAIL

- Provide a strong Esk Street retail frontage.
- Limit internal open to air laneways. Contain internally.
- Allow for following principles:
- Tenant sizes to be built about a module of typical 7-8m width x 18m depth (120-130sqm)
- Clear ceiling height to be at least 3-4m within the tenancy.

- Allow floor to floor within mall (as basis of design) 6m ground to first with a lower first floor ceiling.
- Ensure daylight to public space to improve customer experience.
- Ensure clear visibility and movement strategies across floor plates.

3 ) ANCHOR RETAIL

- Possibly locate adjacent to H&J's
- Provide possible frontage to Esk Street.

Allow for following design principles:

- Ground Floor 3,000sqm & First Floor 3,000sqm (GROSS)
- Alternative: Ground Floor 4,000sqm & First Floor 2,000sqm (GROSS)
- Connected via. 2no. escalators.

4 ) MEDICAL CENTRE

- Briefing notes:
- Brief to be confirmed by client group.
- 100 Staff
- 50,000 procedures per annually
- Consideration to ambulance bay
- Consideration of method of care
- Co-located retailers (i.e. Pharmacy)
- Provide easy connection to parking & mall environment
- Pronounced height to Tay St & Kelvin St corner

5 ) MINI MAJOR

- Potential & Strong operator of up to 1,100sqm
- Provide ample servicing (Target 20m retail)

9 ) CAR PARKING

- Clear, convenient and clear connection to parking building.
- Parking spaces to be larger than standard size to allow for larger vehicles and those with roof mounted ski boxes.
- Parking building to consider future technological advancement – increased valet, electric or reduction in needs. Building to be future proofed to allow re-configuration or conversion.
- Entrance and Exit to be tidal.
- Space planning to follow following principles:

- 5.5m x 2.6m Typical Bay
- 7.5m Typical Aisle (18.5m overall bay/aisle/bay width)
- 3m floor to floor height to allow generous head clearances (and to coordinate with 6m retail floor to floor design basis.
- Initial rough order of requirements from client suggest 1,000 car parks

NOTE:  
THIS IS NOT A RETAIL PLAN.  
ORDERING STRATEGY ONLY FOR ZONES/ PRECINCTS.



# ILLUSTRATIVE MASTERPLAN

LEVEL 00





ILLUSTRATIVE MASTERPLAN

LEVEL 01



951  
CAR PARKS



# STACKING DIAGRAM

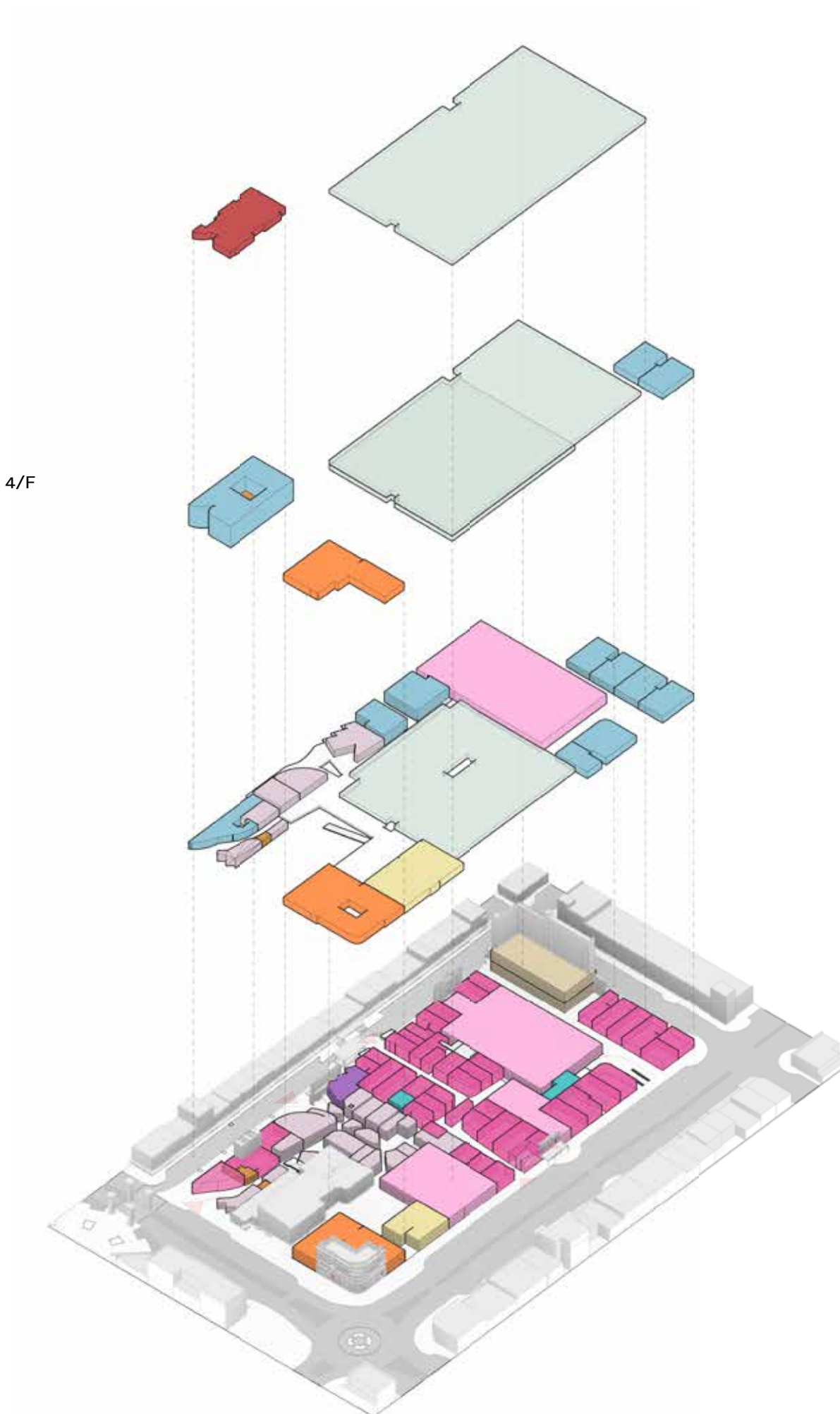
USE AND LEVEL

5/F

2/F - 4/F

1/F

G/F

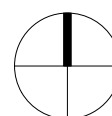


- AREA LEGEND
- AMENTIES
  - CARPARK
  - CIVIC
  - HOTEL
  - MINI-MAJOR
  - MEDICAL
  - OFFICE
  - RESIDENTIAL
  - RETAIL



1 SITE PLAN - HERITAGE BUILDINGS (NZ HERITAGE)  
1:500

- # NZ HERITAGE NUMBER
- CATEGORY 1
- CATEGORY 2
- COUNCIL IDENTIFIED



# EXISTING BUILDINGS IDENTIFICATION

INVERCARGILL MASTERPLAN  
BUCHAN

A  
0203

917077  
MAY 2018

**BUCHAN**

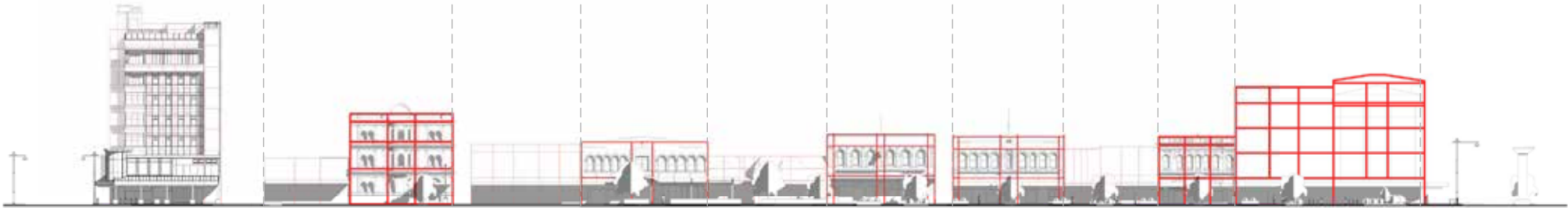
# STREET ANALYSIS

ESK STREET

1 ELEVATION - ESK STREET SOUTH EXISTING  
1 : 500



2 ELEVATION - ESK STREET SOUTH EXISTING ORDERING  
1 : 500



HERITAGE VALUE

- LOW SIGNIFICANCE
- MODERATE SIGNIFICANCE
- HIGH SIGNIFICANCE
- HIGH SIGNIFICANCE BUILDING THAT HAS BEEN DEMOLISHED PREVIOUSLY

3 ELEVATION - ESK STREET SOUTH PROPOSED ORDERING  
1 : 500





# STREET ANALYSIS

TAY STREET

1 ELEVATION - TAY STREET NORTH EXISTING  
1 : 500



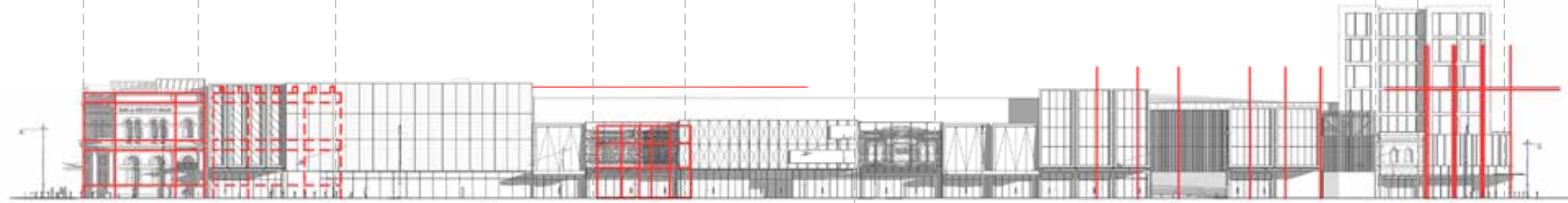
2 ELEVATION - TAY STREET NORTH EXISTING ORDERING  
1 : 500



HERITAGE VALUE

- LOW SIGNIFICANCE
- MODERATE SIGNIFICANCE
- HIGH SIGNIFICANCE
- HIGH SIGNIFICANCE BUILDING THAT HAS BEEN DEMOLISHED PREVIOUSLY

3 ELEVATION - TAY STREET NORTH PROPOSED ORDERING  
1 : 500





# VISUALISATION

FOOD PRECINCT ENTRANCE





# VISUALISATION

FOOD PRECINCT ENTRANCE





# VISUALISATION

FOOD PRECINCT





# VISUALISATION

FOOD PRECINCT





# VISUALISATION

FOOD PRECINCT

BUCHAN ARCHITECTURE





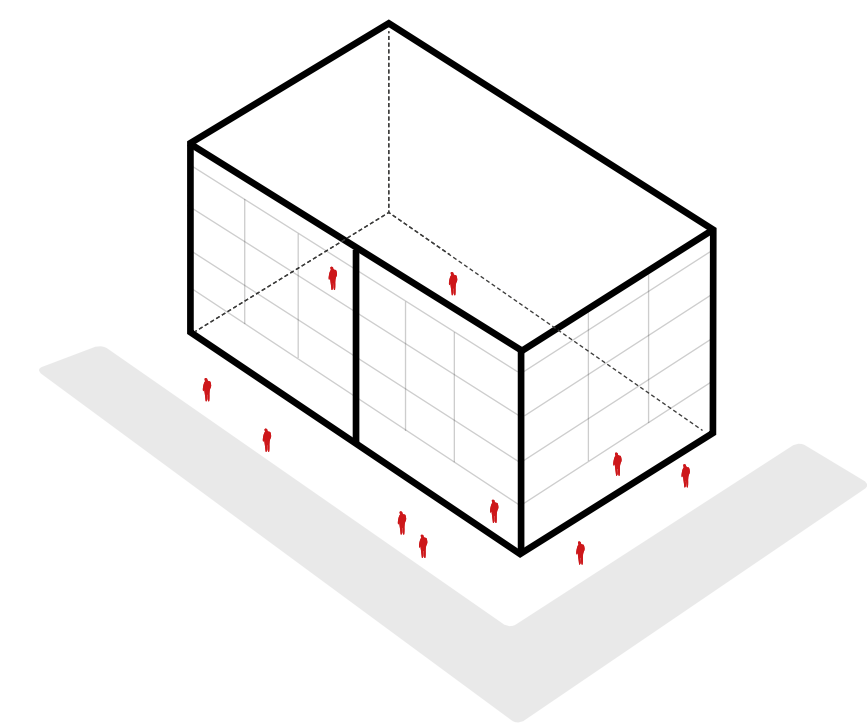
# VISUALISATION

FOOD PRECINCT ENTRANCE

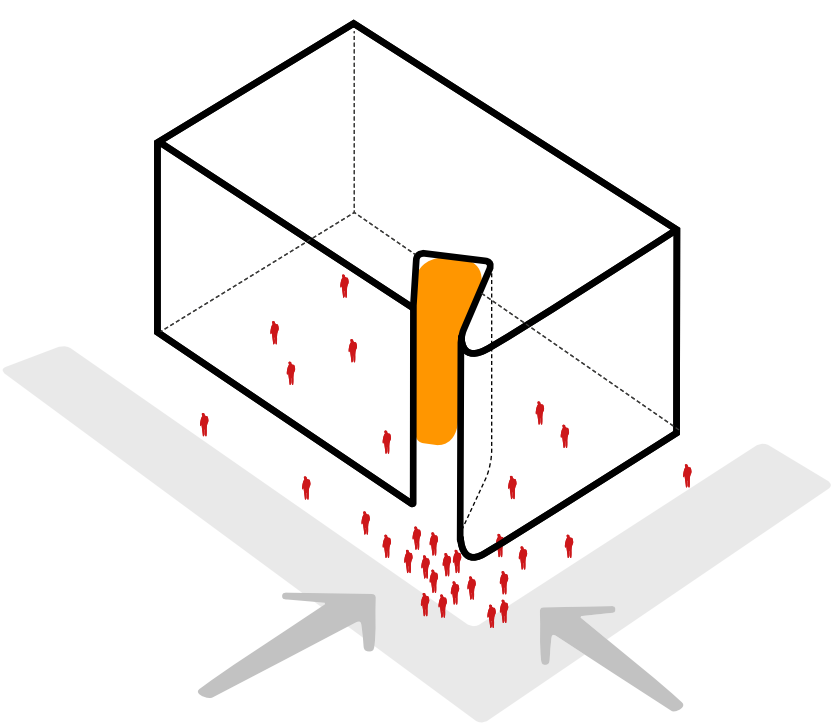


# MASSING DIAGRAM

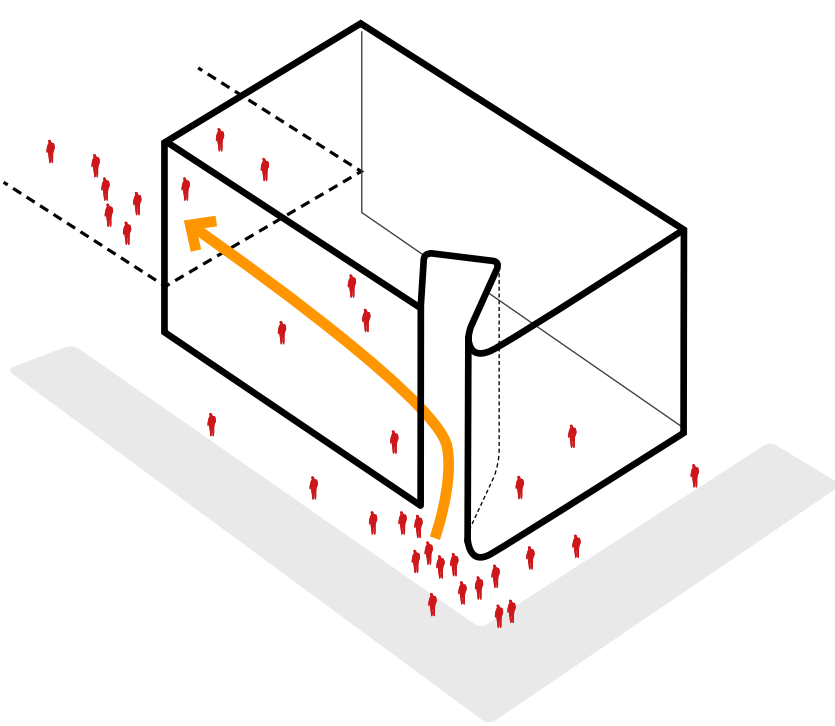
ESK STREET & DEE STREET



GRIDS FOLLOW EXISTING HISTORIC BUILDING'S CLASSICAL ORDERING.



ENTRANCE IS PLACED AT THE MOST PROMINENT CORNER, PROTECTED FROM THE STRONG WESTERLY WINDS.



INTERNAL SHOPPING STREET LEADING TOWARDS DINING DECK.



# VISUALISATION

THE HW RICHARDSON BUILDING (ESK STREET & DEESTREET)





# VISUALISATION

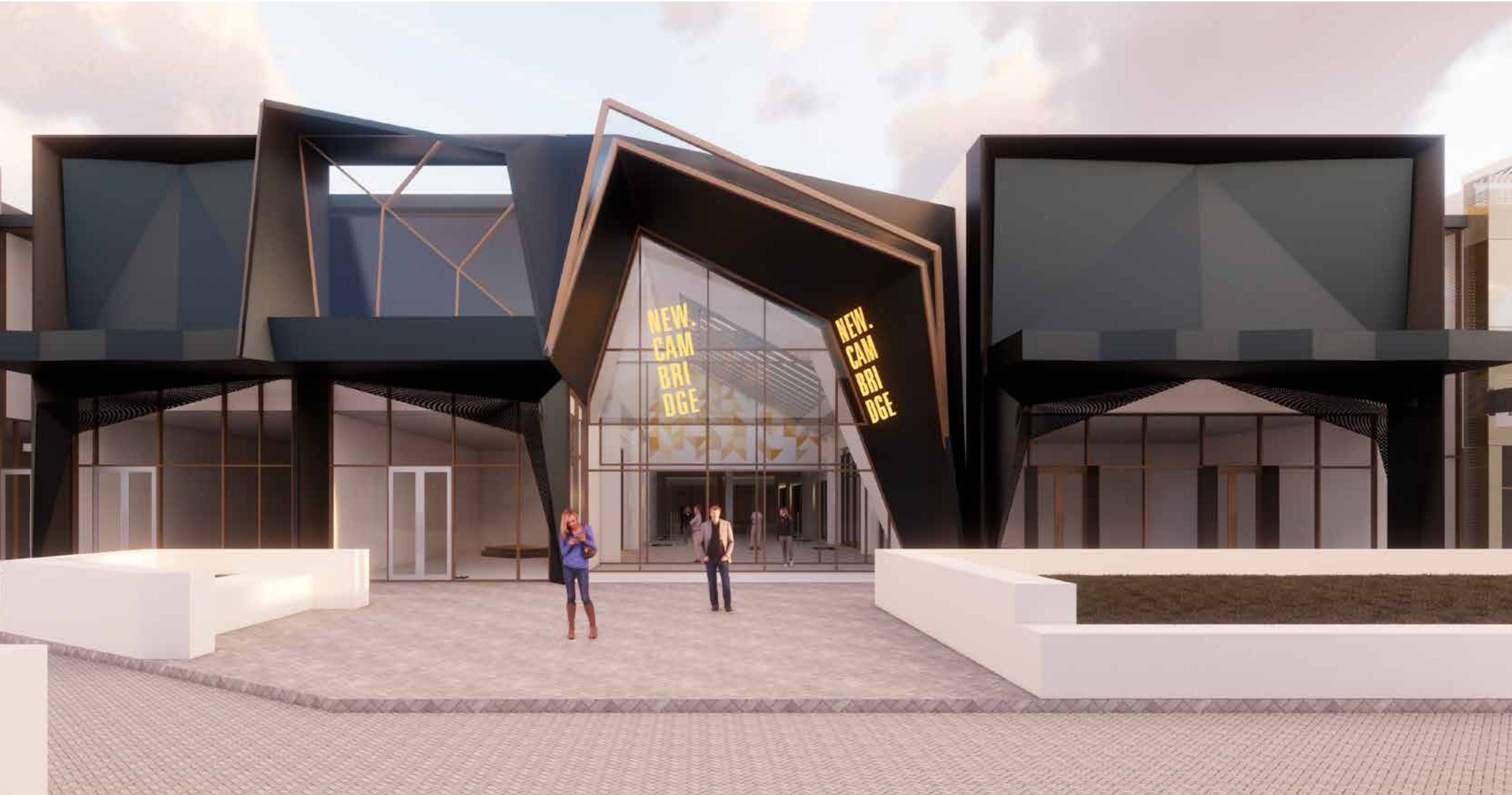
ESK STREET FACADE





# VISUALISATION

ESK STREET FACADE





# VISUALISATION

ESK STREET FACADE





# FACADE STUDIES

THE SOUTHLAND TIMES





# FACADE STUDIES

THE SOUTHLAND TIMES





# FACADE STUDIES

TAY STREET ENTRANCE





# FACADE STUDIES

THE BANK OF NEW SOUTH WALES





# FACADE STUDIES

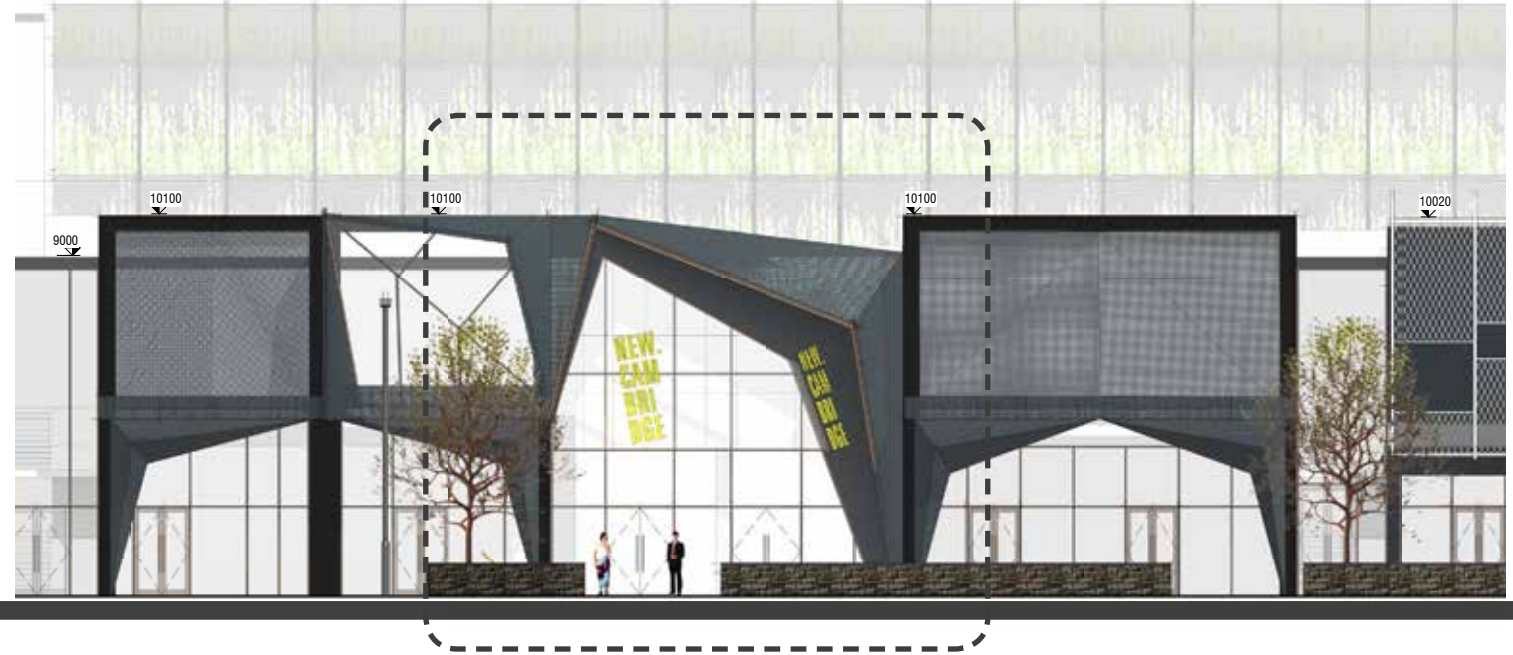
COXHEAD BUILDING





FACADE STUDIES

ESK STREET - RETAIL ENTRY





# FACADE STUDIES

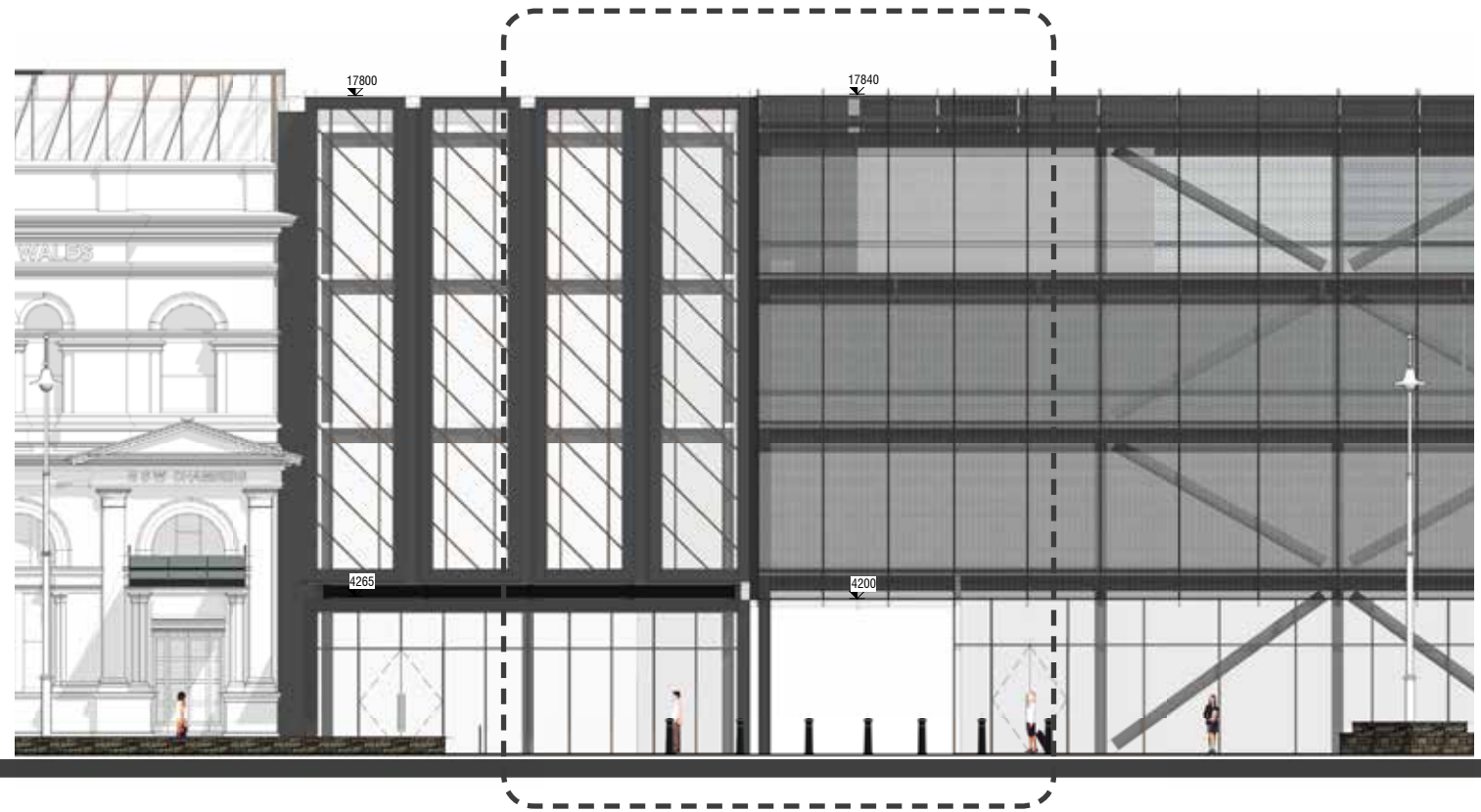
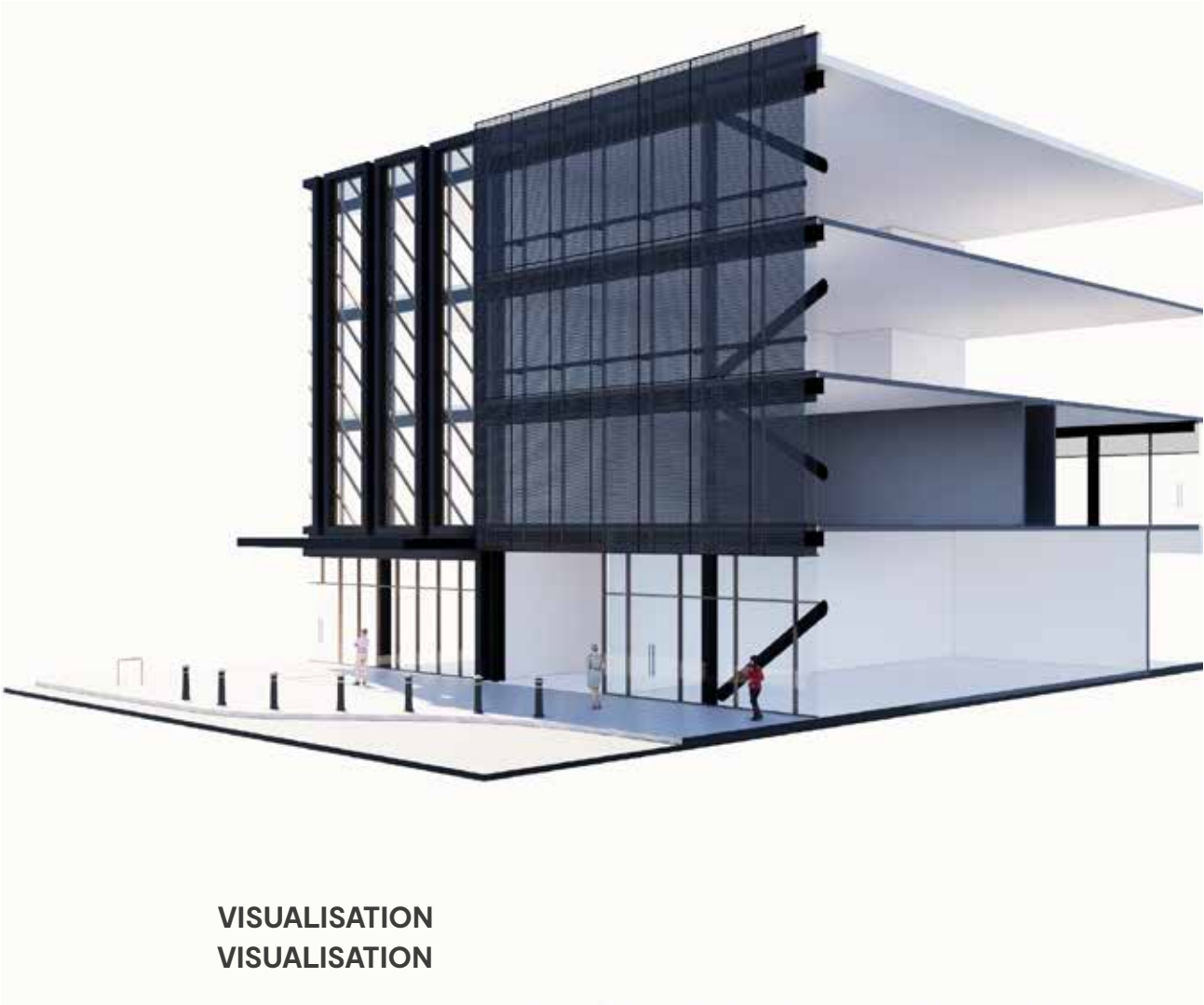
ESK STREET - SOUTHLAND TIMES





FACADE STUDIES

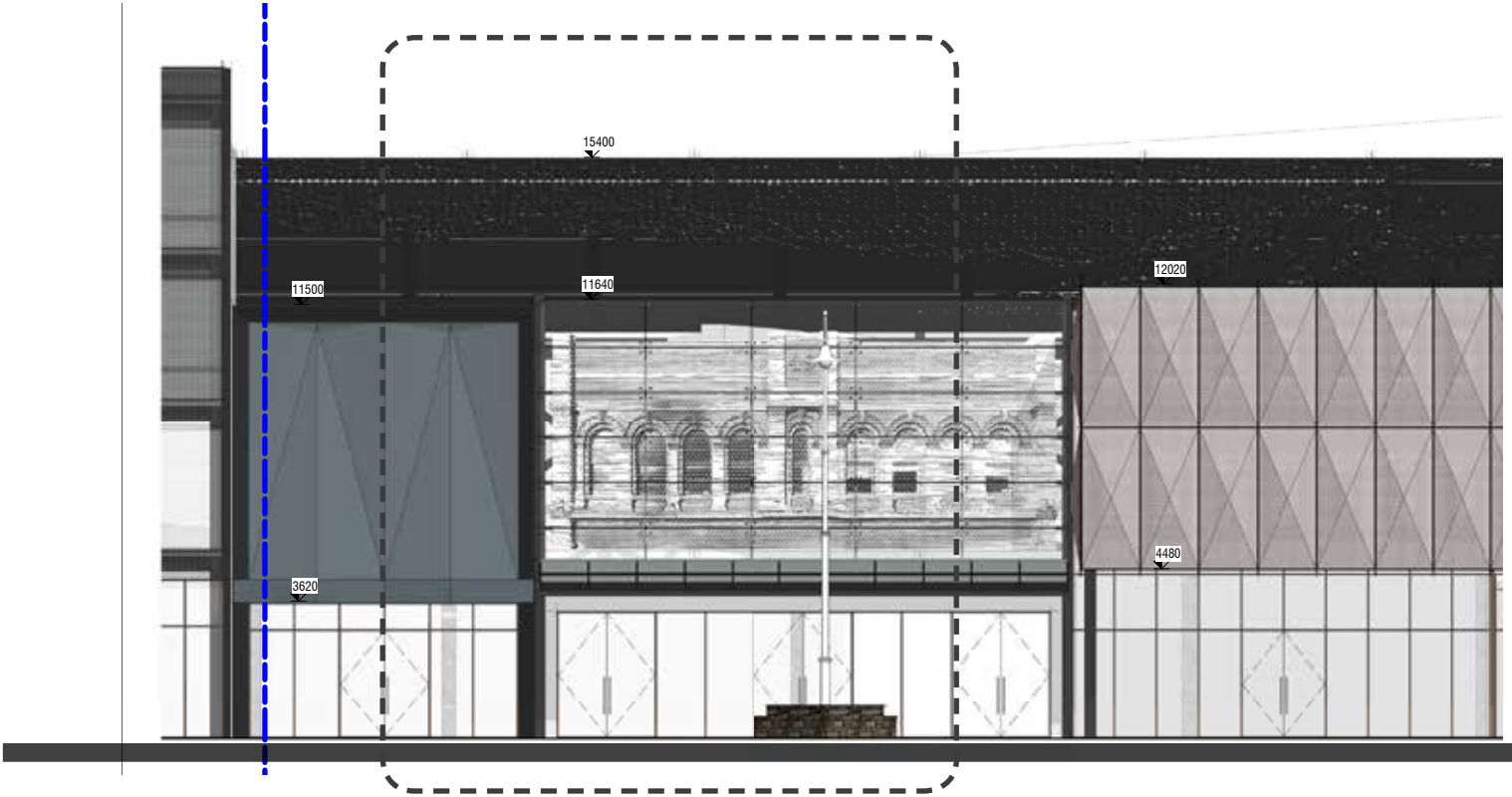
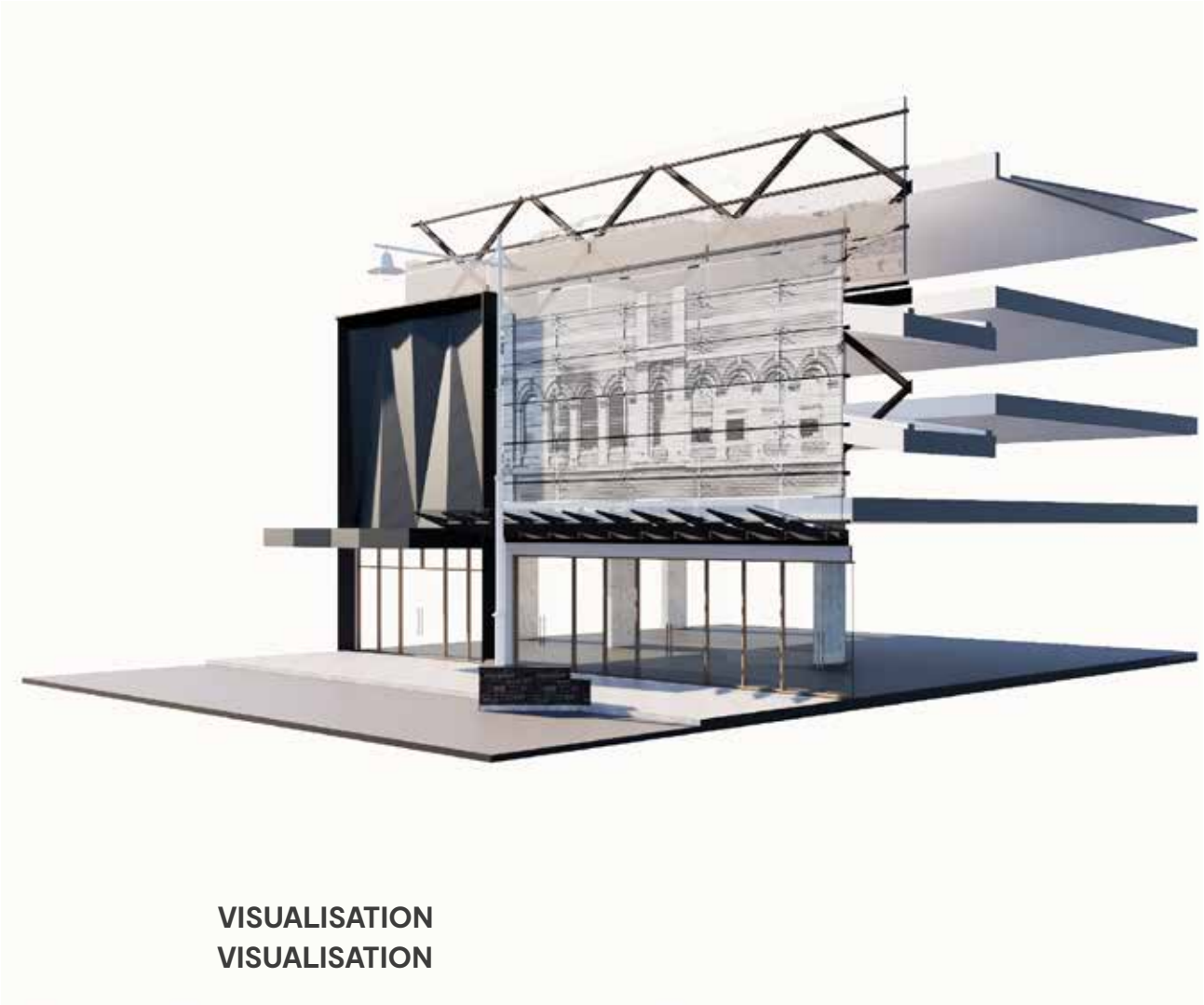
TAY STREET - CIVIC PRECINCT





# FACADE STUDIES

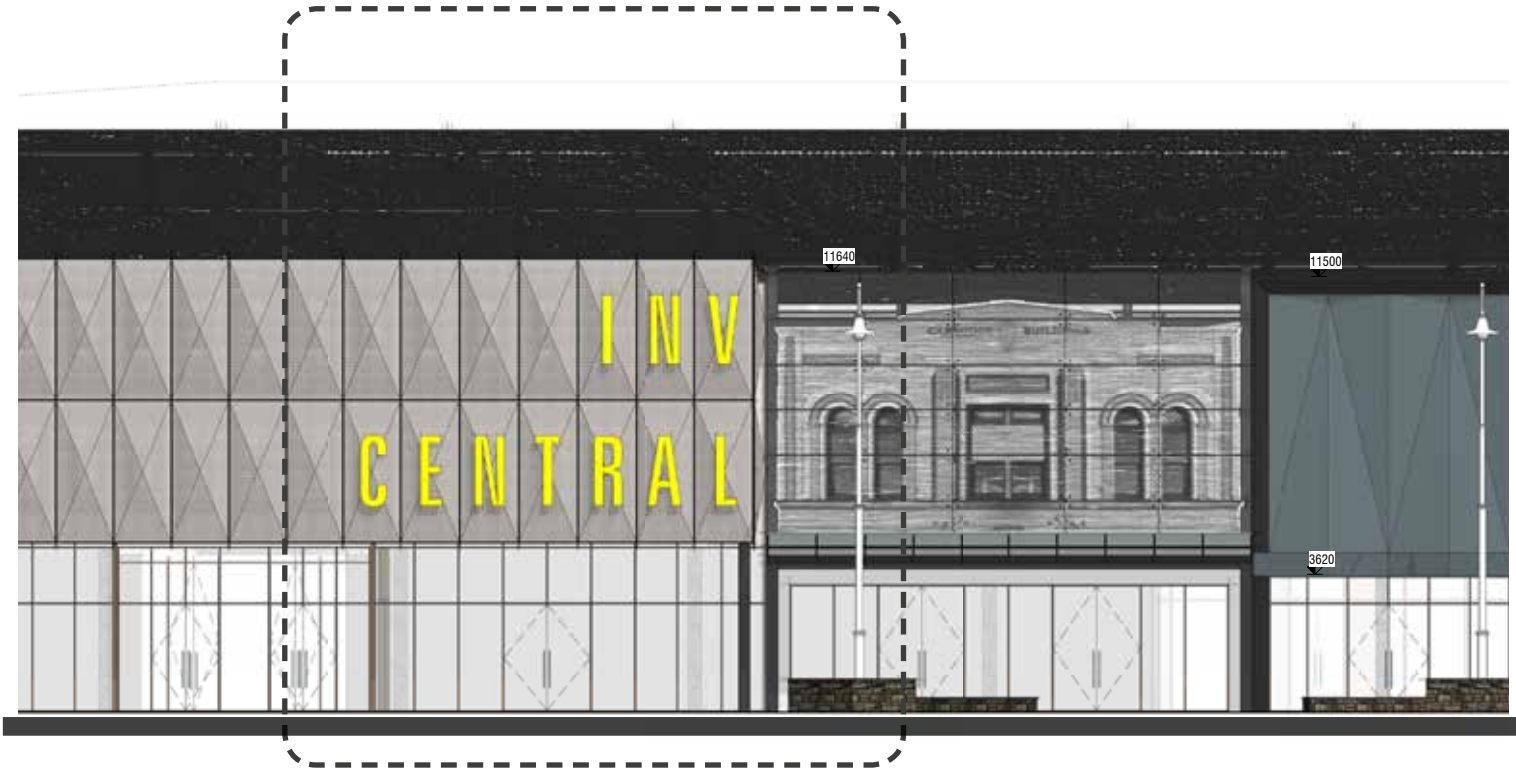
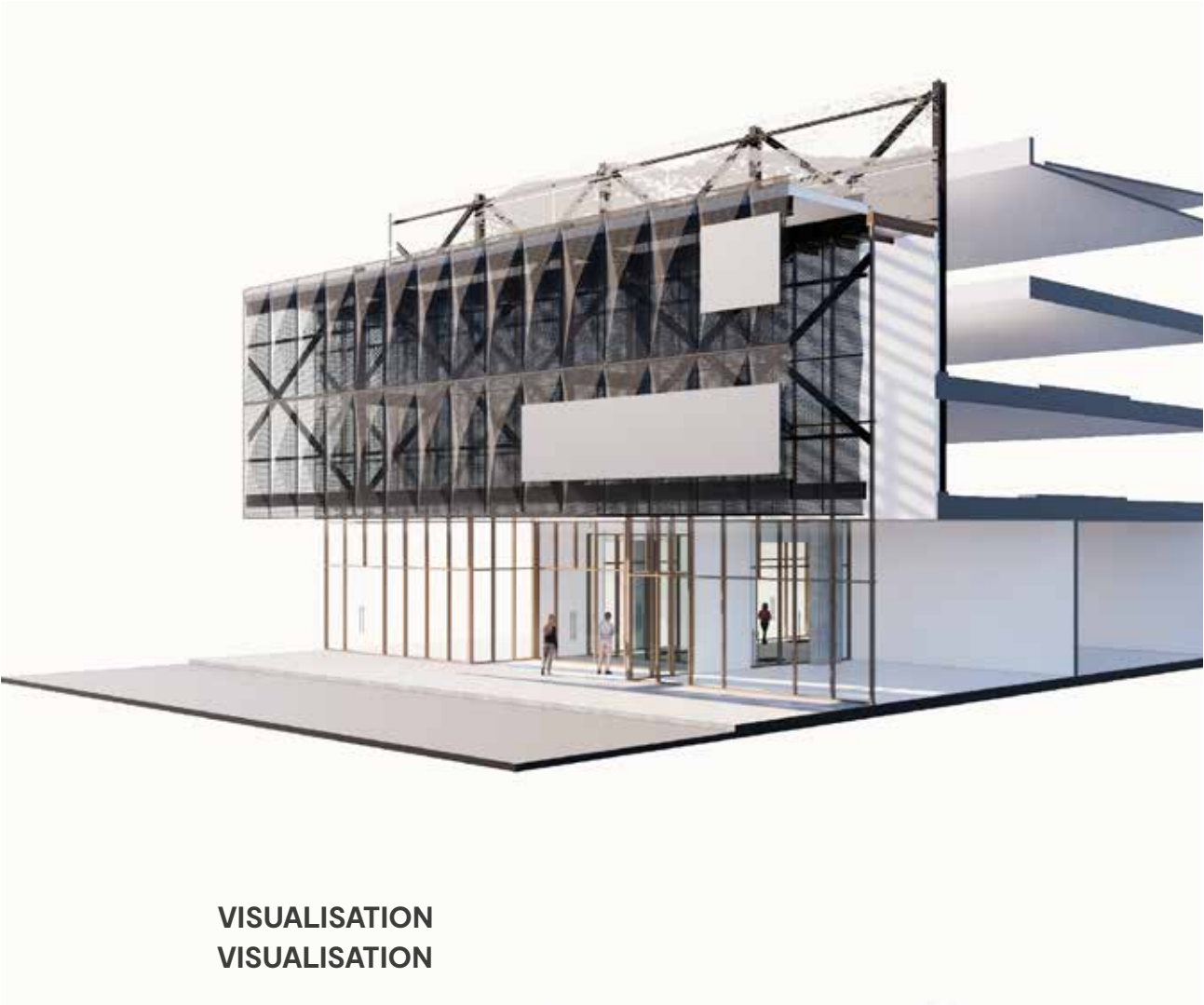
TAY STREET





FACADE STUDIES

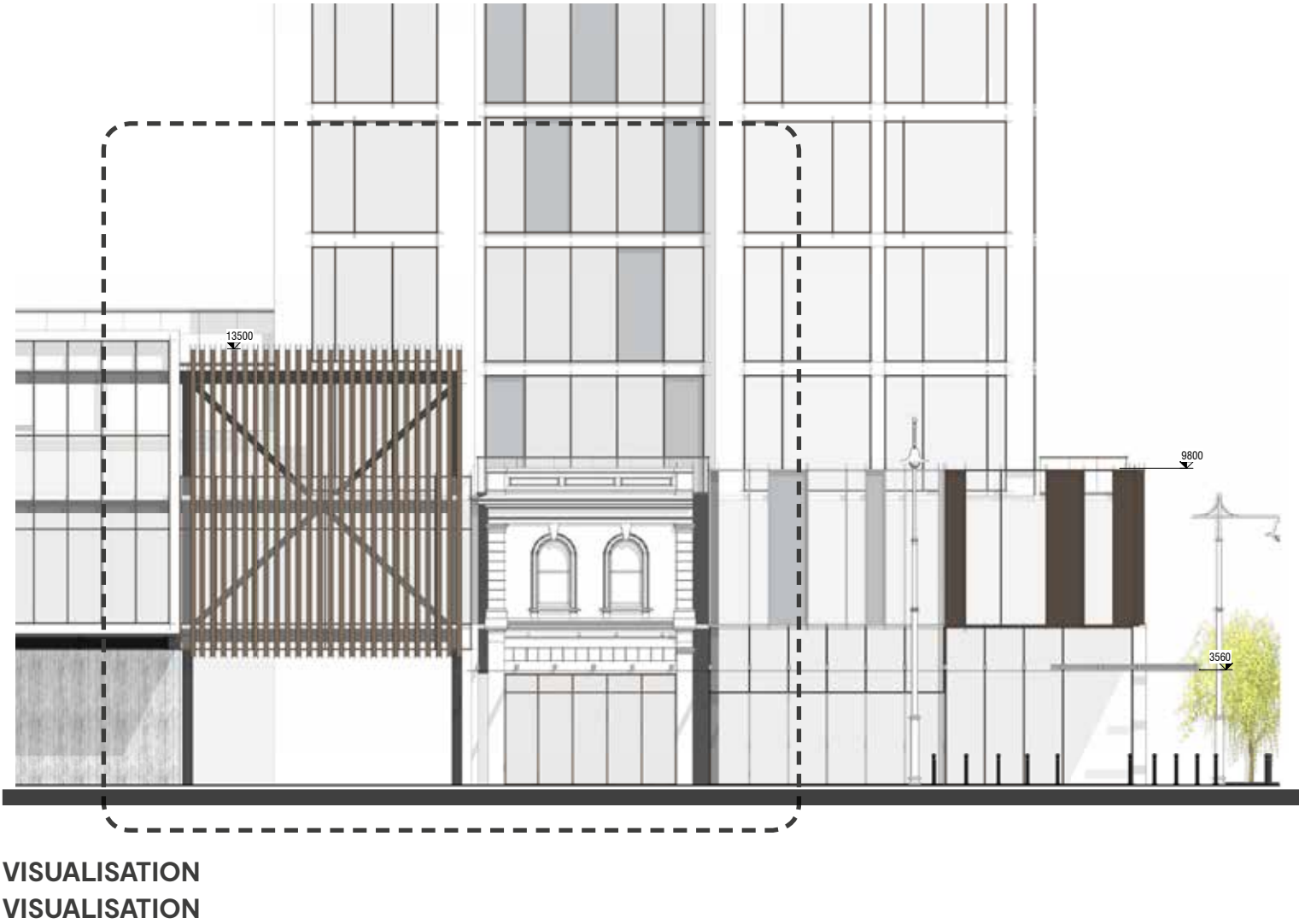
TAY STREET ENTRANCE





# FACADE STUDIES

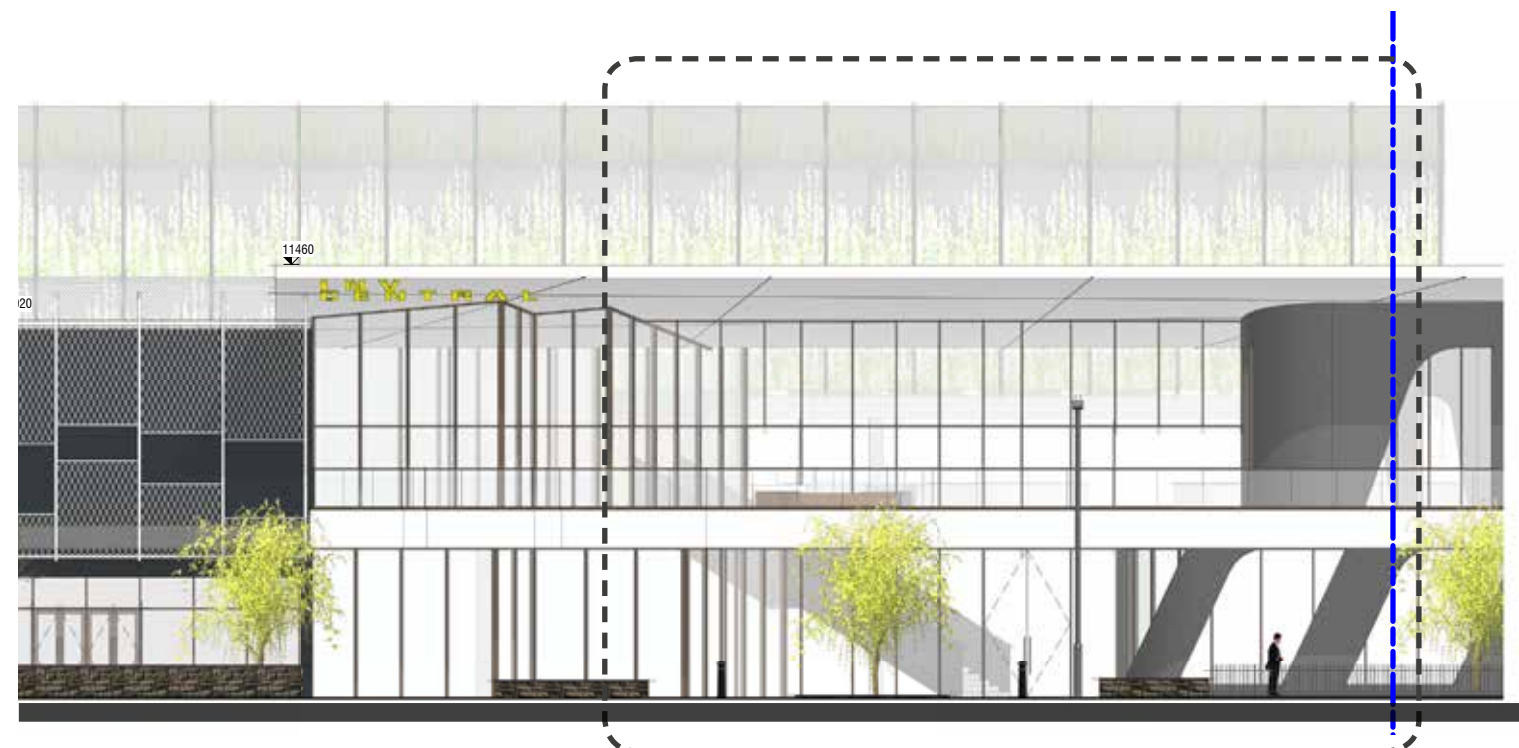
TAY STREET





# FACADE STUDIES

ESK STREET - FOOD HALL ENTRY



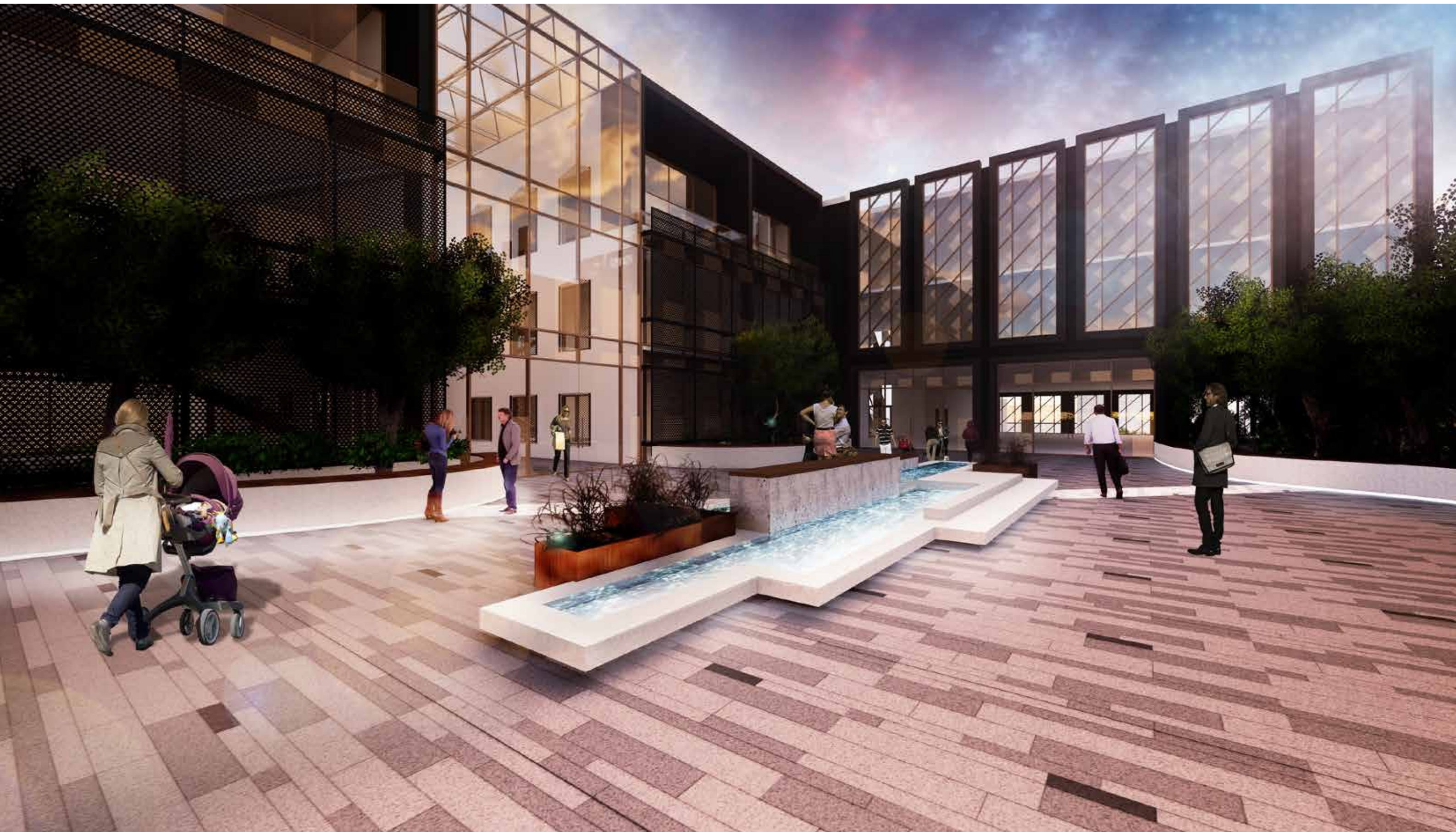














# BUCHAN





## Appendix D Assessment Survey Photographic Record

D.1	Lewis & Co Building (29 Esk Street) .....	D-2
D.2	Newburgh Building (33 Dee Street).....	D-30
D.3	Smith's Building (31 Dee Street) .....	D-75
D.4	MacDonald's Building (41 Esk Street).....	D-80
D.5	Coxhead's Building (31-35 Esk Street).....	D-88
D.6	Martin, Maitland & Co.'s Building (37 Esk Street).....	D-102
D.7	Temple Chambers (49 Esk Street) .....	D-115
D.8	NZIC Building (51-53 Esk Street).....	D-134
D.9	Cambridge Arcade (59-61 Esk Street) .....	D-152
D.10	Cambridge Buildings (40 Tay Street) .....	D-179
D.11	Nichol's Building (63 Esk Street) .....	D-190
D.12	Southland Times (67 Esk Street) .....	D-201
D.13	Thompson's Building (18 Kelvin Street).....	D-230
D.14	Fairweather's Building (58 Tay Street).....	D-237
D.15	Hotel Cecil (1-16 Kelvin street and 60-64 Tay Street) .....	D-243
D.16	Macpac (48 Tay Street) .....	D-267
D.17	Zookeepers Café (50 Tay Street) .....	D-272
D.18	Herbert Haynes and Co. Building (42 Tay Street).....	D-279
D.19	Annie Ibbotson's Building (30 Tay Street) .....	D-284
D.20	Peters' Building (22 Tay Street).....	D-294
D.21	Kingsland's Shop (26 Tay Street).....	D-301
D.22	Watson's Building (8-14 Tay Street) .....	D-306
D.23	Bank of New South Wales (1 Dee Street) .....	D-319
D.24	Ott's Building (5 Dee Street) .....	D-342
D.25	Barham's Building (7 Dee Street).....	D-347
D.26	Lumsden's Building (9 Dee Street) .....	D-351

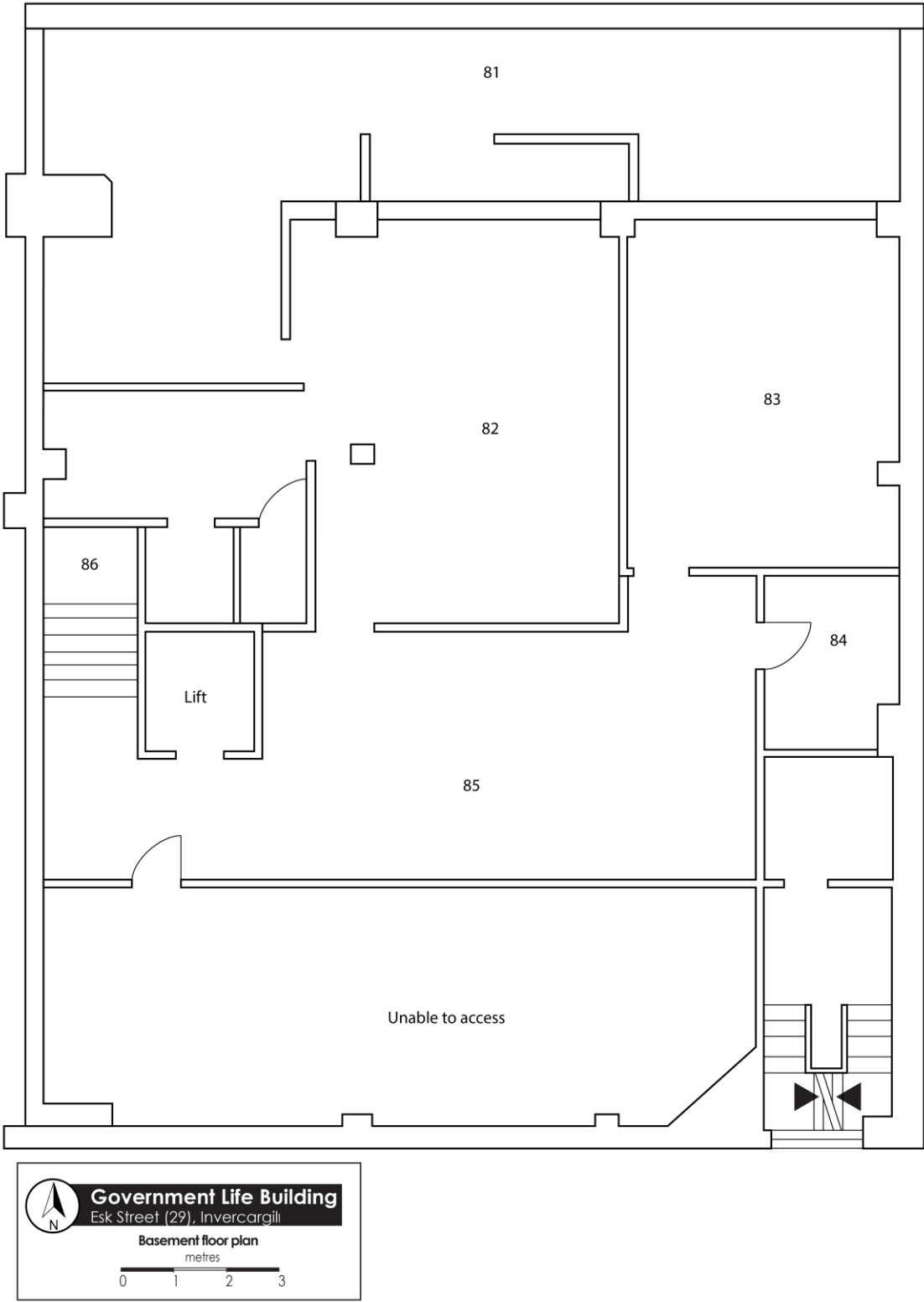


Figure D-1. Floor plan of the Lewis & Co. Building basement.

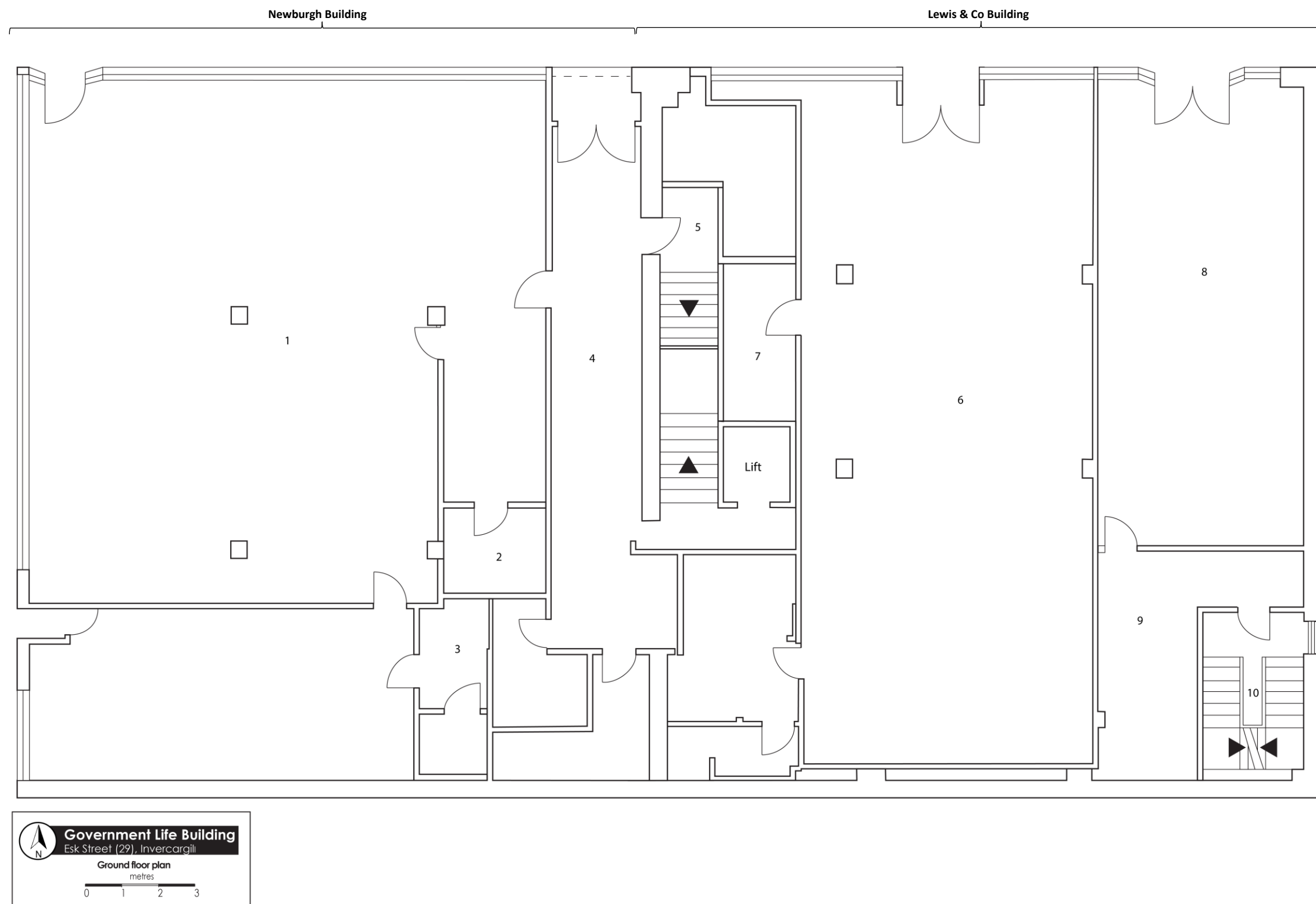


Figure D-2. Ground floor plan of the Lewis & Co. (right) and Newburgh (left) Buildings, collectively referred to as the Government Life Building.



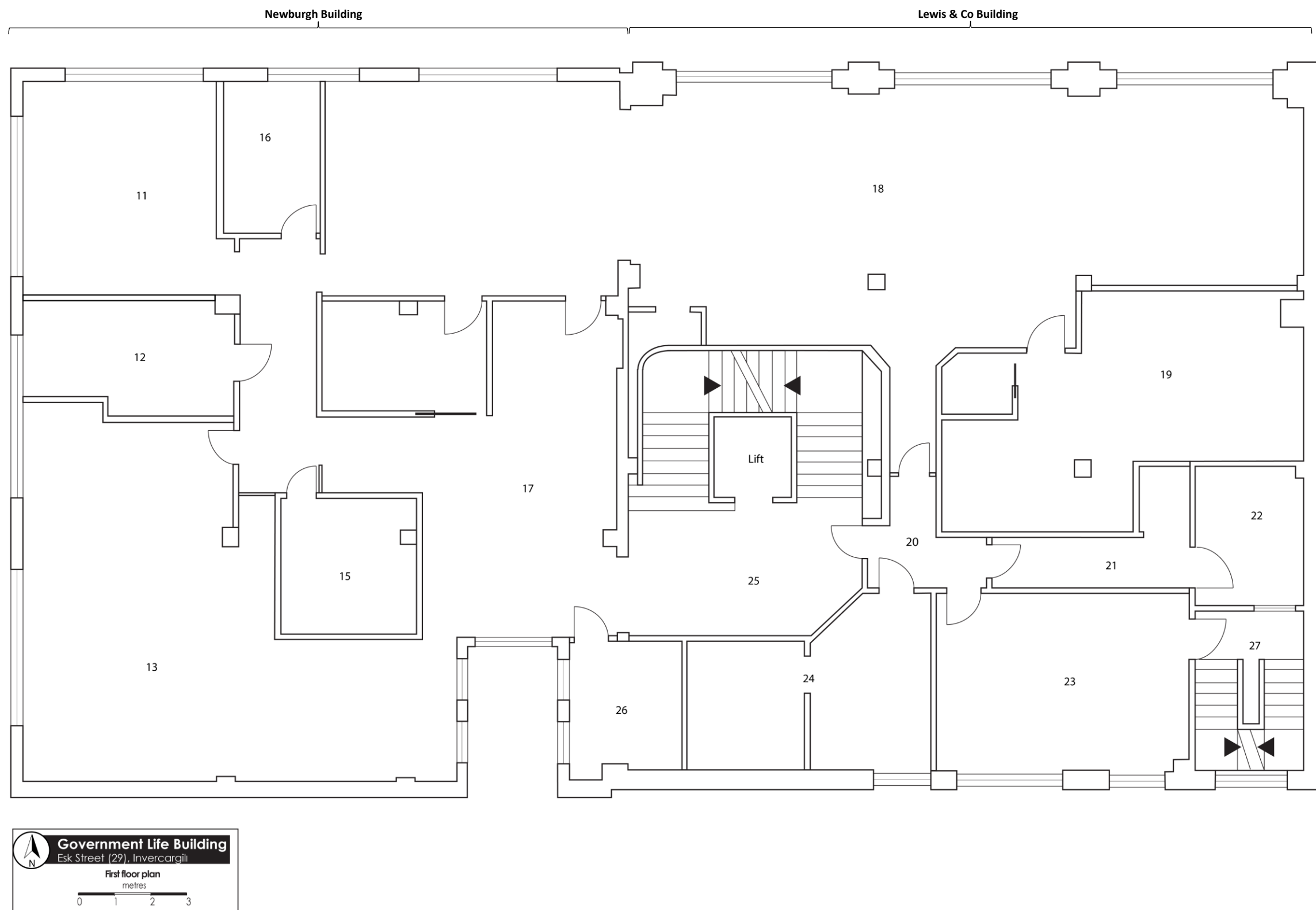


Figure D-3. First floor plan of the Lewis & Co. (right) and the Newburgh (left) Buildings, collectively known as the Government Life Building.

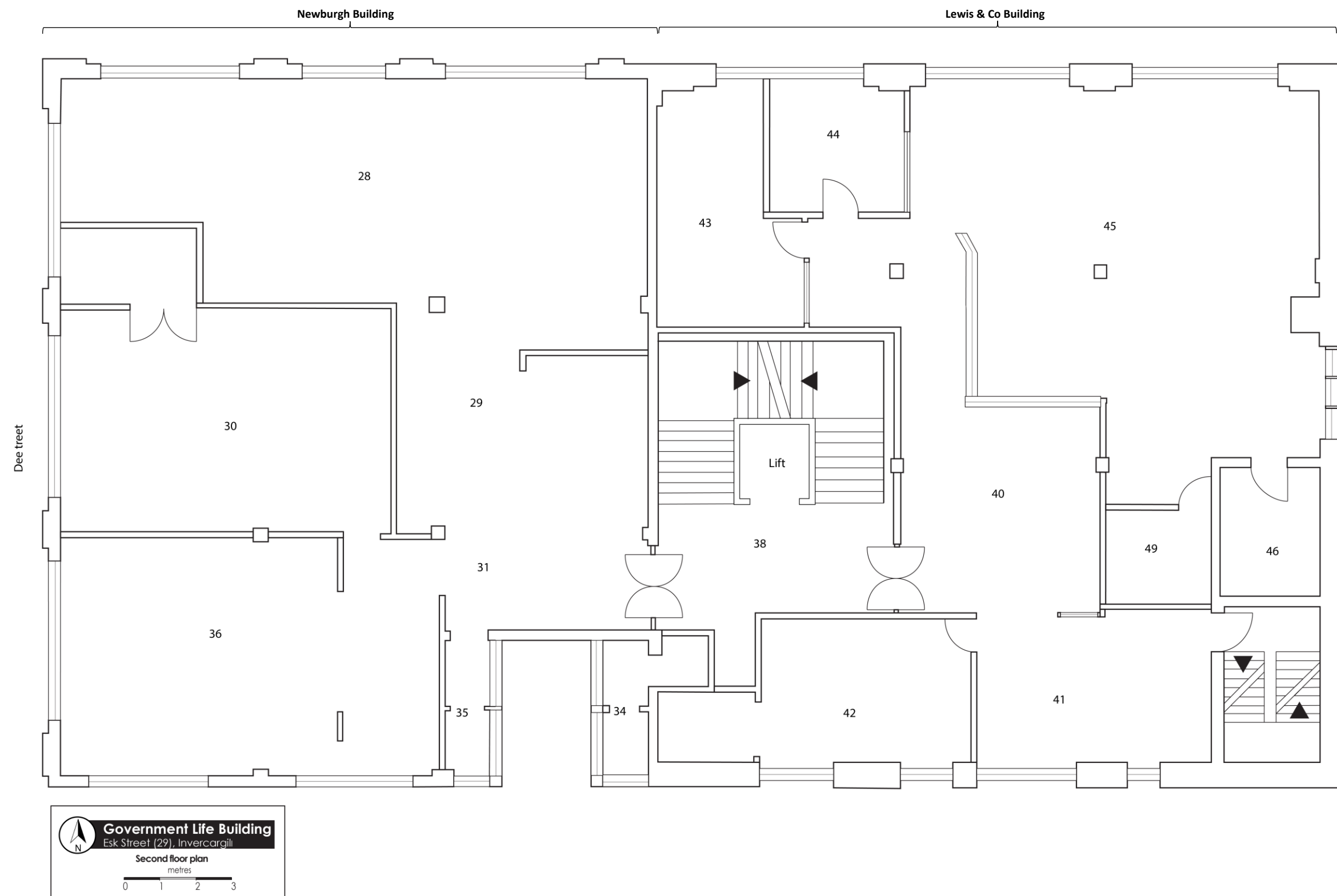


Figure D-4. Second floor plan of the Lewis & Co. (right) and the Newburgh (left) Buildings, collectively known as the Government Life Building.



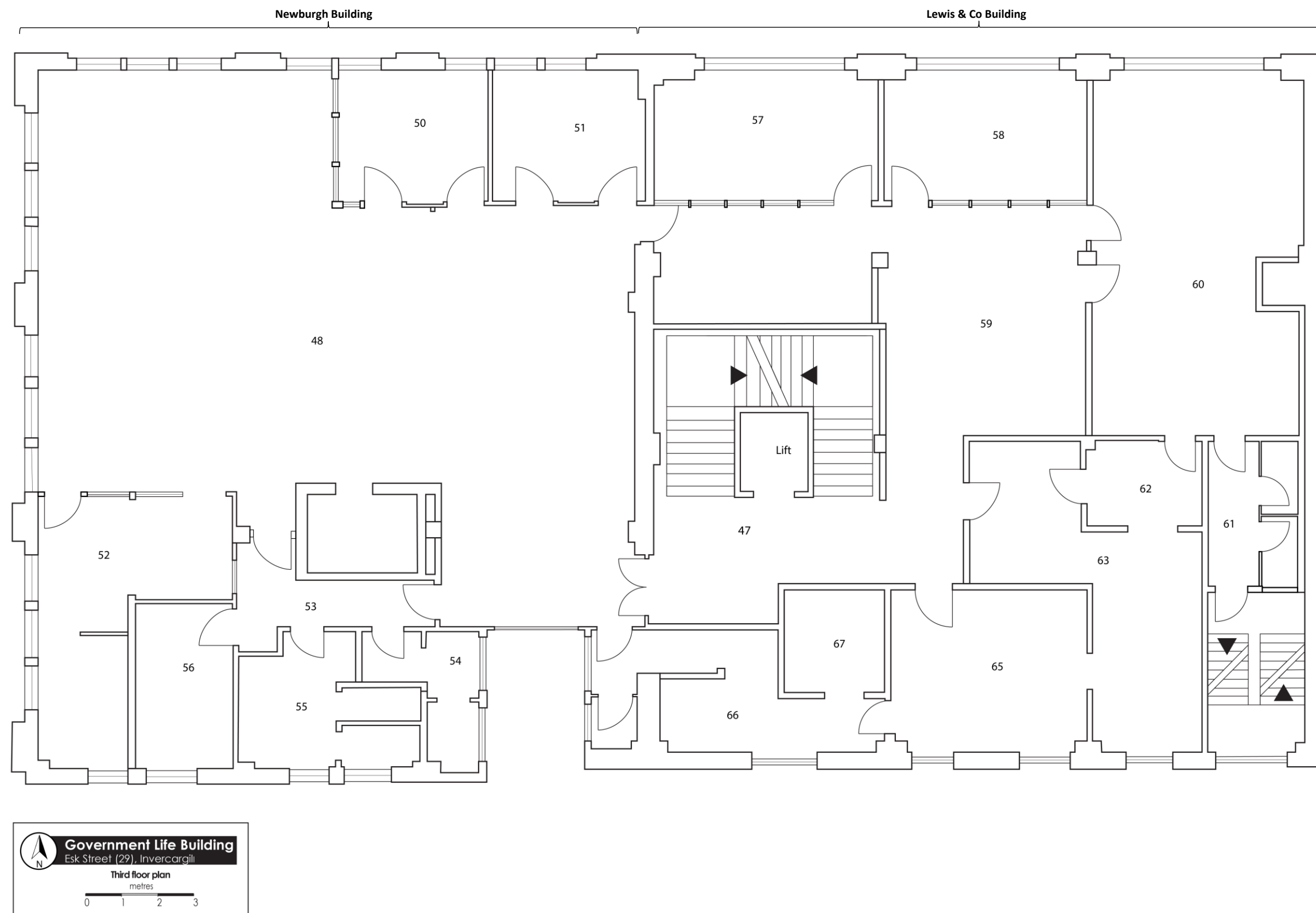


Figure D-5. Third floor plan of the Lewis & Co. (right) and the Newburgh (left) Buildings, collectively known as the Government Life Building.

North elevation

Photo facing south.



South elevation

Photo facing northwest.



Photo facing northwest.





East elevation

Photo facing northwest.



Room 04 - hallway

ground floor

Photo facing north.



Photo facing south.



Photo facing south. Staircase down to basement.



Photo facing north. K + K Store.



Photo facing south. Detail of ceiling.





Photo facing north. Pinch of Spice store.



Photo facing east.



Photo facing north.





Photo facing east.



Photo facing west.



Photo facing northeast.



Photo facing southwest.



Photo facing north.



Photo facing south.



Photo facing north.



Photo facing west.



Photo facing east.



Photo facing west.





Photo facing south.



Photo facing north.



Photo facing west.



Photo facing east.



Photo facing south.



Room 27 - stairway

Photo facing east.



Photo facing south.





Photo facing north.



Photo facing south.



Photo facing west.



Photo facing southwest.





Photo facing east.



Photo facing south.



Photo facing east.



Photo facing west.



Photo facing east.



Photo facing north.



Photo facing south. Facing south.





Photo facing north.



Photo facing south.



Photo facing north.



Photo facing south.



Photo facing north.



Photo facing east.



Photo facing west.





Photo facing west.



Photo facing east.



Photo facing east.



Photo facing west.



Photo facing east.



Photo facing west.



Photo facing east.



Photo facing south.





Photo facing north.



Photo facing south.



Photo facing east.



Photo facing west.



Photo facing south.



Photo facing north.



Photo facing north.



Photo facing south.





Photo facing south.



Photo facing north.



Photo facing west.



Photo facing east.



Photo facing north.



Photo facing east.



Photo facing east.



Photo facing west.





Photo facing east.



Photo facing west.



Photo facing west.



Photo facing north. Former beauty salon



Photo facing north.



Photo facing northeast. Detail of strong room door.



Photo facing northeast.





Photo facing south.



Photo facing west.



Photo facing south.



Photo facing west. Detail of ceiling



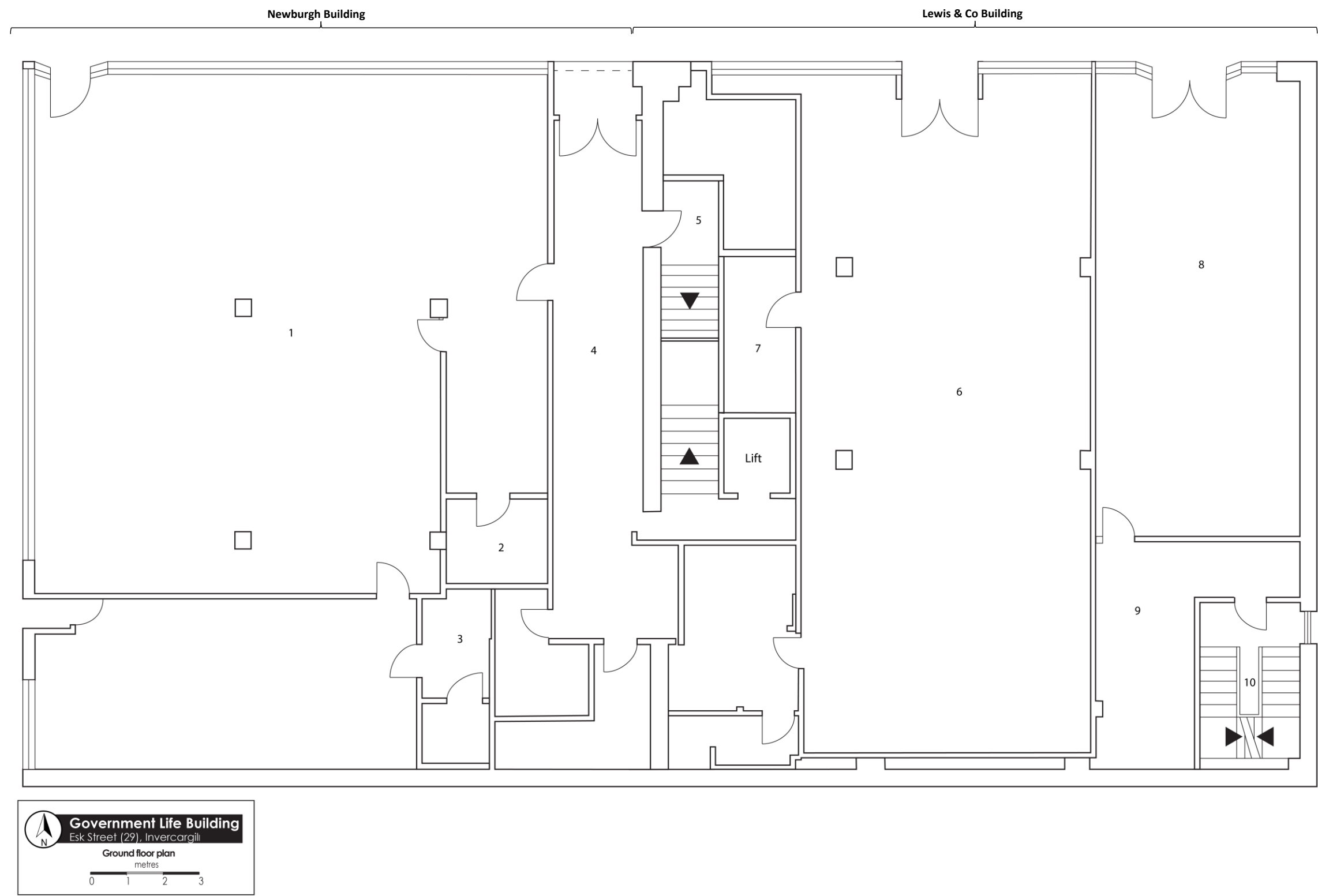


Figure D-6. Ground floor plan of the Lewis & Co. (right) and Newburgh (left) Buildings, collectively referred to as the Government Life Building.



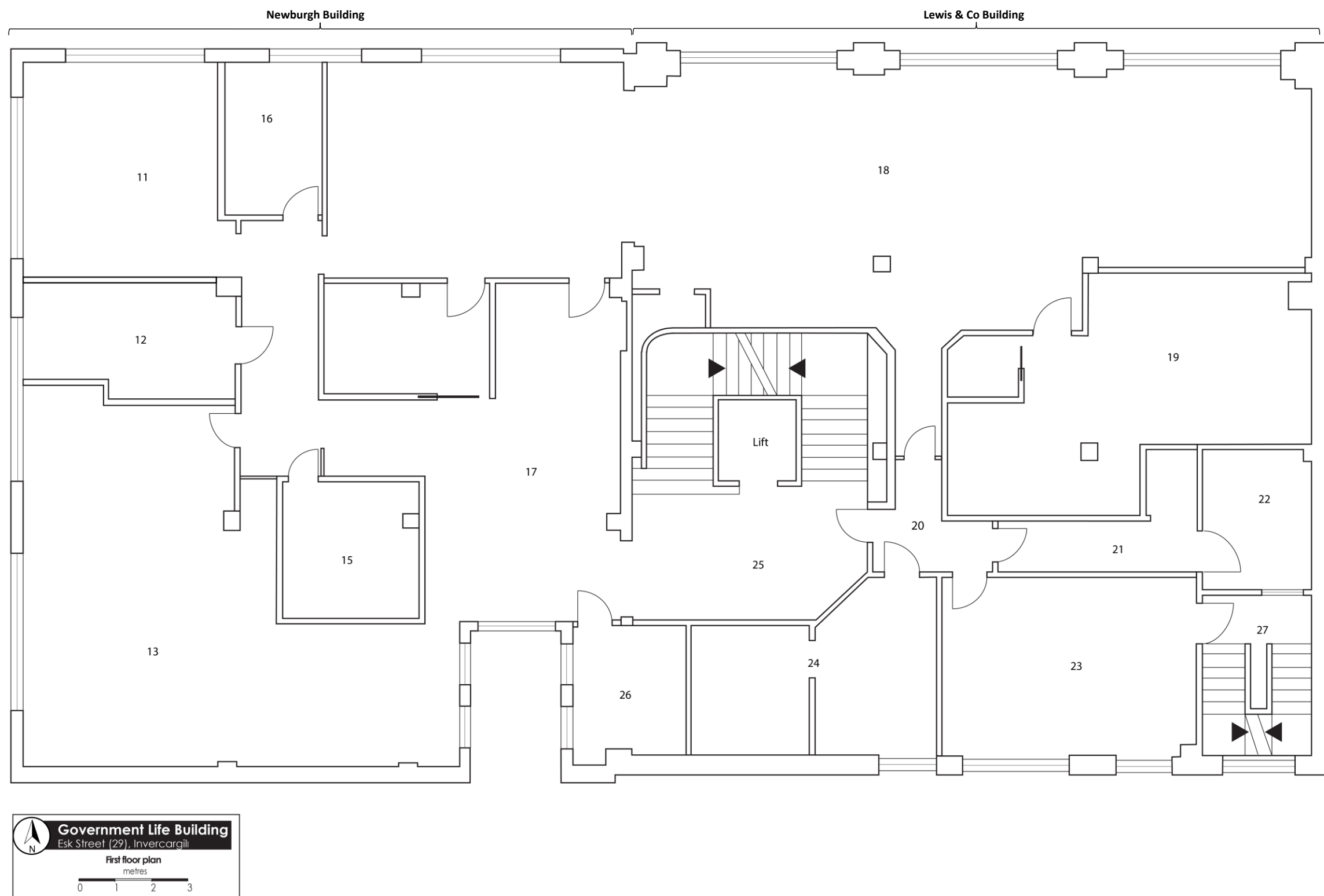


Figure D-7. First floor plan of the Lewis & Co. (right) and the Newburgh (left) Buildings, collectively known as the Government Life Building.

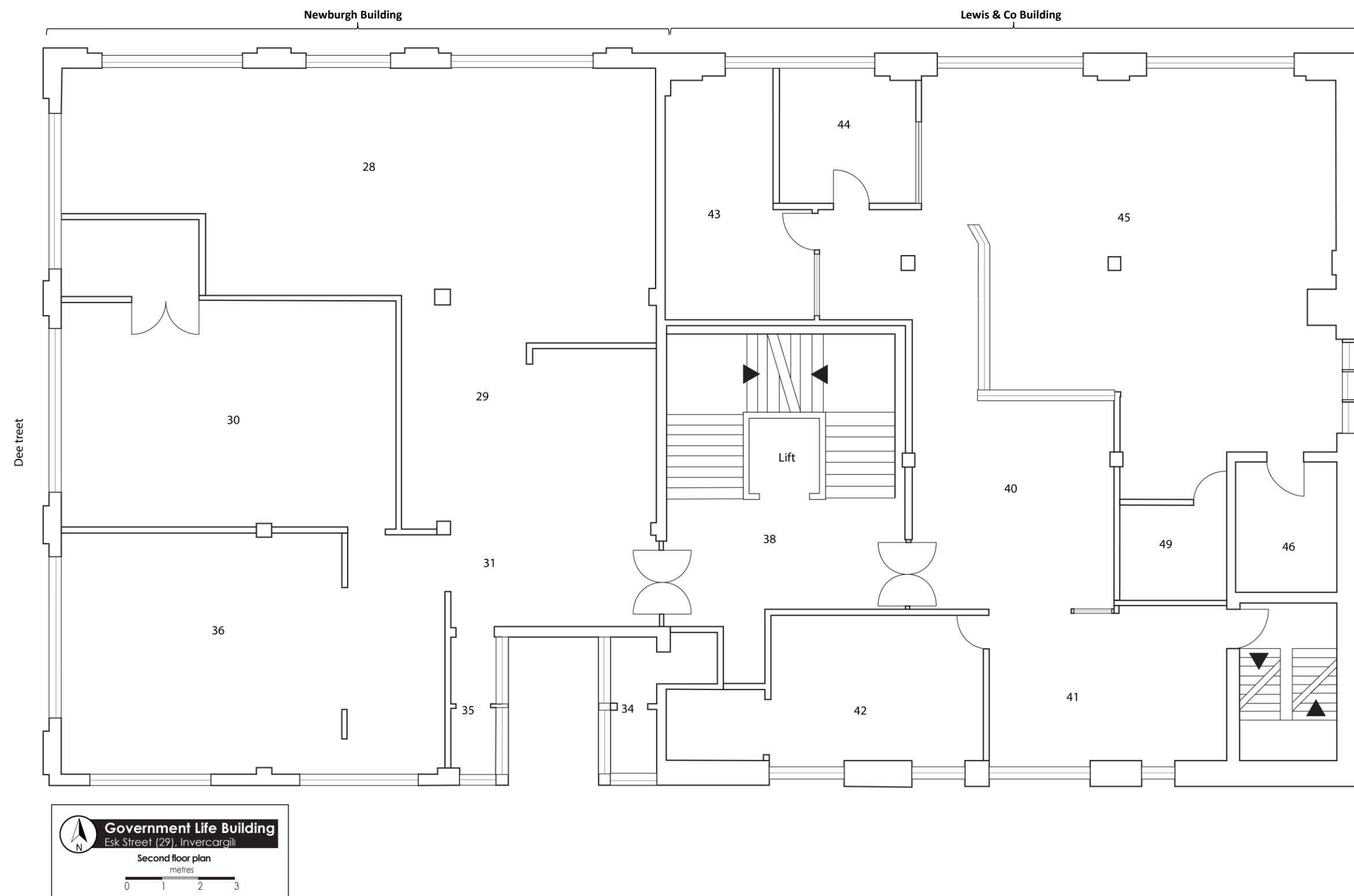


Figure D-8. Second floor plan of the Lewis & Co. (right) and the Newburgh (left) Buildings, collectively known as the Government Life Building.



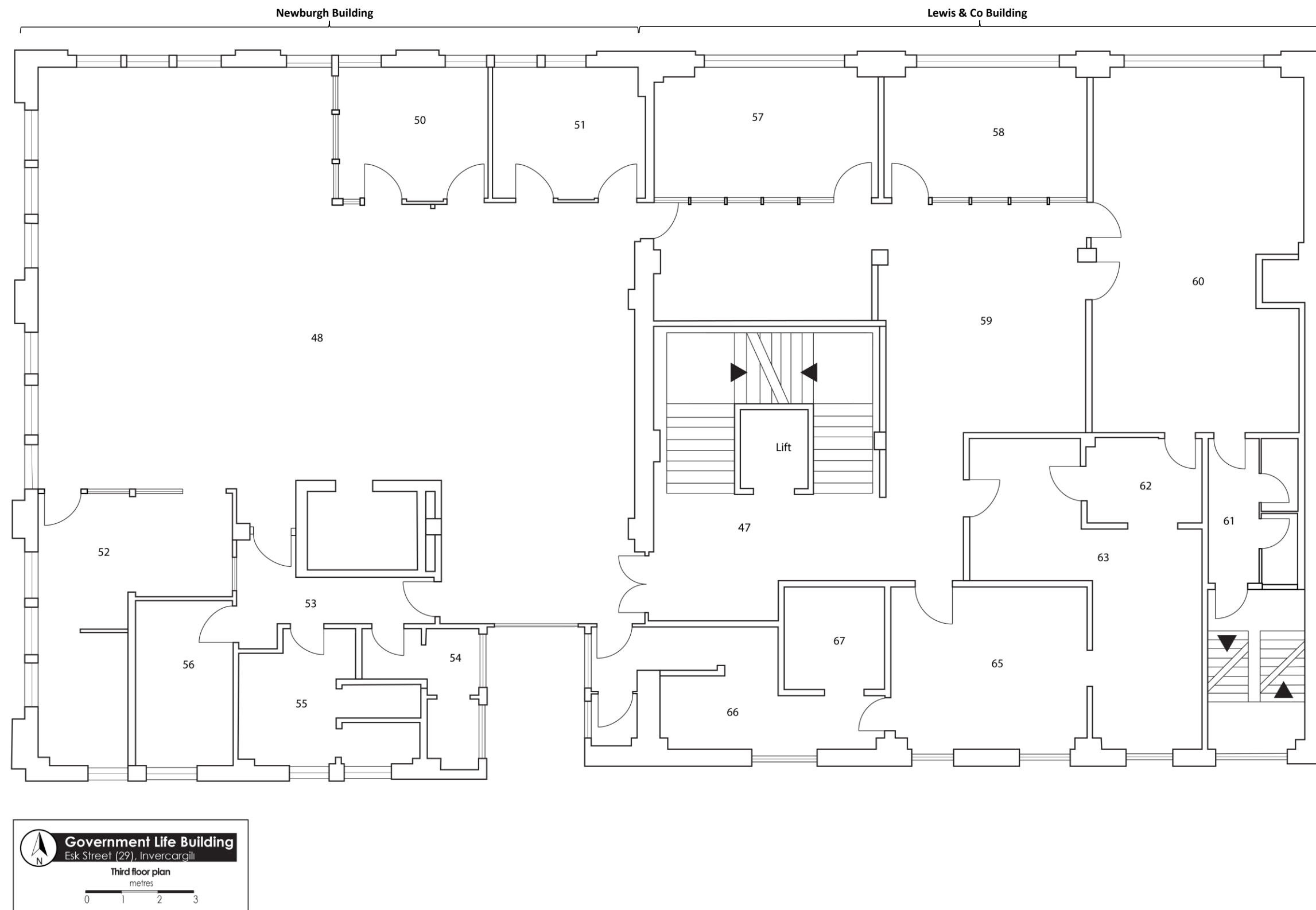


Figure D-9. Third floor plan of the Lewis & Co. (right) and the Newburgh (left) Buildings, collectively known as the Government Life Building.

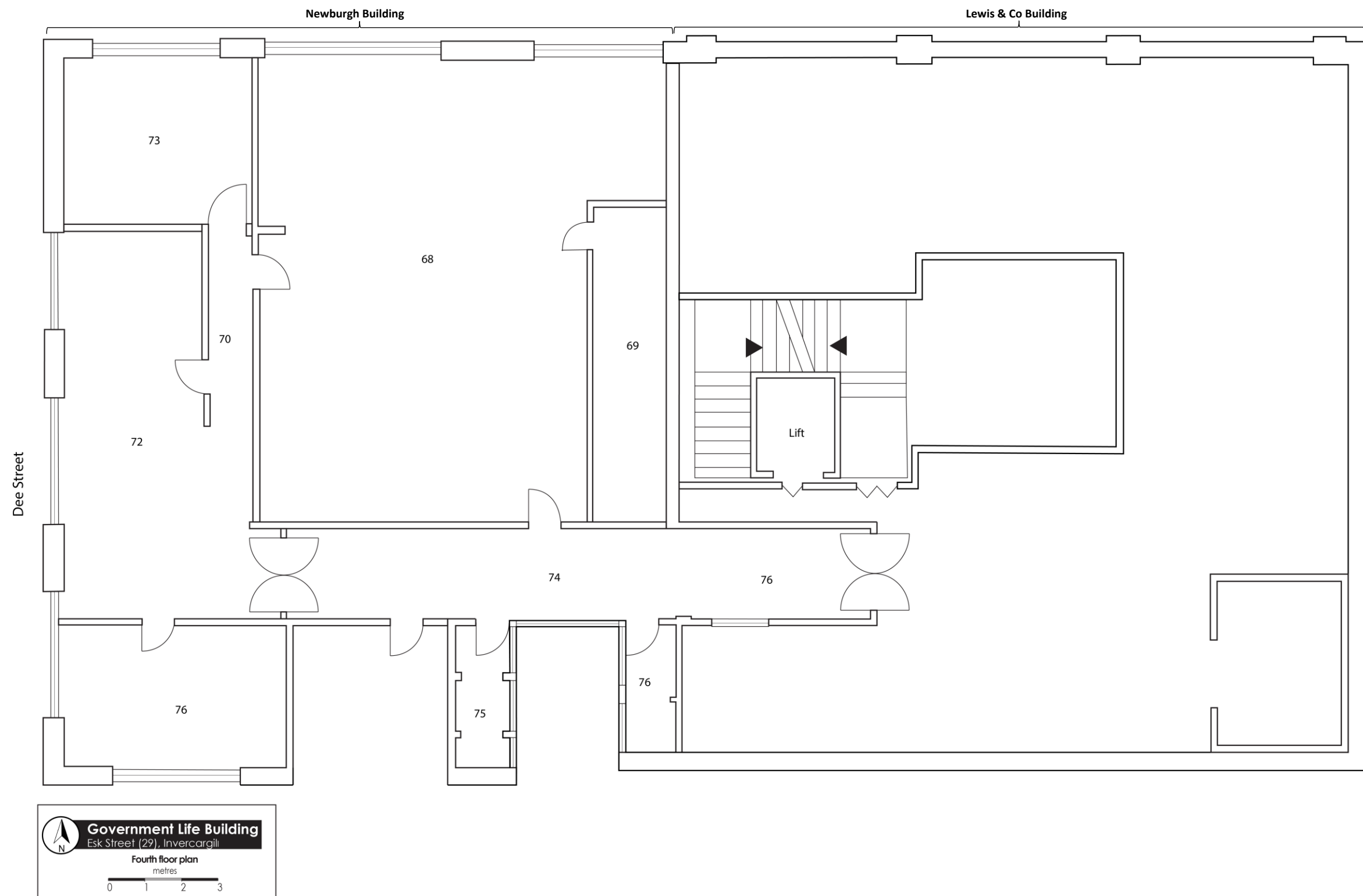


Figure D-10. Fourth floor plan of the Lewis & Co. (right) and Newburgh (left) Buildings, collectively known as the Government Life Building.



North and west elevations

Photo facing southeast.



North elevation

Photo facing south.



West elevation

Photo facing east.



East elevation

Photo facing northwest.





Room 01 - retail

ground floor

Photo facing south. Night and day store.



Photo facing west. Night and day store.



Room 02 - kitchen

ground floor

Photo facing southeast.

