

(29 Dee St) and the Kelvin Hotel (20 Kelvin St). The application shows the extent of the application site in Figure 1, and contained a table<sup>1</sup> that provides a comprehensive list of the legal descriptions of the multiple lots that make up the application site. Copies of the Certificates of Title were included in Appendix M of the application.

**Figure 1. Application site (shown in blue)**



2.2 The application site contains thirty buildings, twenty of which are listed in Appendix II.2 and II.3 of the District Plan as heritage buildings. These twenty buildings include four that are registered by New Zealand Heritage Pouhere Taonga ('NZHPT'), comprised of:

- Category I – the former Bank of New South Wales Building ('BNSW') on the corner of Dee and Tay Streets;
- Category II - Newburgh Building (33 Dee St);
- Category II - Lewis & Co Building (29 Esk St);
- Category II - Southland Times Building (67 Esk Street).

2.3 The remaining 16 heritage buildings are recorded as Class II in the District Plan. The kerb cobblestones that sit immediately outside the site are also identified in Appendix II.4 as items of Street Furniture requiring some form of protection, as are a number of cast iron veranda posts.

<sup>1</sup> Page 5, Bonisch AEE

# Our house of cards

ST  
26/4/11

On a pleasant day, and we've had more than a few of them in Invercargill this summer, a stroll through the inner-city streets can be really enjoyable. On casual inspection the city looks in great shape, with some quite imposing facades on shop frontages, reminders of an era 100 and more years ago when buildings imposed their presence on the community.

Just don't look too closely. Those often brightly painted facades, tonnes and tonnes of concrete and brickwork, are riddled with cracks, loose brickwork and rotting mortar, crumbling away before our eyes.

Anyone unlucky enough to be in the CBD if an earthquake occurred close to Invercargill would be in imminent danger. The devastating Christchurch earthquake taught us that, causing widespread destruction among just the style of buildings we have in the central city.

However, earthquake is not the biggest threat to the wellbeing of the inner city, nor to cities and towns throughout the country. While we need to be aware of earthquake risk the reality is we may not experience a shake as devastating at that which hit Christchurch in the next 1000 years.

The more immediate threat to the CBD in many centres is that most of the buildings in them are so old and so dilapidated they are in danger of falling down of their own accord.

Some already have, such as the Rattray St multi-storey brick building in Dunedin that suddenly started falling in on itself or the Winton building that had to be demolished, or the buildings that have become so unstable they have had to have the upper floors removed, such as the Dee St premises in Invercargill after a tradesman called in to make a minor repair became alarmed at the state of the brickwork.

We do have a serious problem in Invercargill and it is a problem for the whole community. We need a collective approach because it is unrealistic to expect the owners of the individual buildings to fix the problem themselves, although the actions of one or two over the years who have been slapping some plaster over crumbling outer walls and then trying to lease out substandard buildings has not helped.

Even so, it is unrealistic to expect owners to fix the problem themselves. Bringing even some of the buildings up to a reasonable standard is just not viable and pulling down such buildings and then spending millions of dollars constructing new premises is even less so – rental returns from new retail and office combinations in the CBD would not make a dent in the capital investment for many years.

That is why Invercargill's retail and small-business sectors have become so split. It is cheaper and cleaner to find a greenfield site on the edge of the CBD and build there, a process that has been going on for some years in the city.

We need to find a solution that protects our CBD, a solution that will have to involve both incentives to investors and restrictions on where new retail developments can go.

The Invercargill City Council has established an Inner City Working Group of 15 business leaders to come up with a plan to revitalise the CBD and their report will be awaited with great interest. Group chairman and long-term city councillor Norman Elder thinks that while some of the problems can be fixed quite quickly the more serious issues will take a long time to resolve.

We really don't have a long time.

Mr Elder says the current review of the long-term district plan could lead to restrictions that will allow commercial development only in certain areas. That's a good start, but it's not enough. Hard-nosed developers and investors need to be given incentives as well, so that our city CBD is not completely split apart.

# ART ATTACK

In recent years, Dunedin has joined the international street-art movement. The city has been enhanced by a growing array of work from artists both local and international.

One of the first lured here was Belgian artists ROA, whose tuatara graces a brick wall on Bath St, just off the Octagon. Last year it was joined by a nearby Ed Sheeran portrait by young Dunedin artist Tyler Kennedy Stent.

Elsewhere there are works by

well-known international artists such as Phlegm (UK), Pixel Pancho (Italy), Hyuro (Argentina), and Dal East (China).

Locals are also well represented, with work from artists such as Sam Ovens, Stickum, Sean Duffell, and Emma Francesca.

There is now an established street-art trail in the central city to meander around, and enjoy both the art and the unique ambience of New Zealand's first city.



## Attend an International Arts Festival.

MELBOURNE, AUSTRALIA

Every October, the annual **Melbourne International Arts Festival** inspires visitors to fuel their imagination with music, dance, theatre and visual arts. Budding creatives love the expressive art styles, while the brightly decorated 'Melbourne Art Trams' are dressed to impress – in all manner of thought provoking designs.

# Retail strip no answer to leasing woes: agent

Southland Times 13/3/19

Laminated Timber

## Invercargill CBD Logan Savory

The Invercargill CBD will keep struggling to attract quality tenants if a "strip shopping format" remains in place, according to a property manager.

A resource consent hearing will be held on March 25 to look at HWCP Management Ltd's plans to demolish an Invercargill CBD retail block and build a largely undercover retail precinct.

The Tay St-Esk St block, which is bordered by Dee and Kelvin streets, is expected to include a range of shops, from a large anchor retailer to boutique stores. It will also include food outlets, offices, and apartments.

Commercial real estate agent and property manager Trevor Thayer, of Professionals, and property developer Geoff Thomson, who is a director of HWCP, have prepared a report ahead of the consent hearing.

The report outlines the old building stock and a lack of rental demand in the Invercargill CBD.

## "Our old and

heritage buildings

are cold and

expensive to heat and

very expensive to

maintain."

Report by Trevor Thayer and Geoff Thomson

It also shares the pair's thoughts as to why they feel the development needs the green light for the good of the city.

"In its current format, the Invercargill CBD is not attracting quality tenants and that is not going to change with a strip shopping format," the report says.

Thayer described a strip shopping format as retail spaces independently facing the street.

The pair believe quality retailers want to be linked to an anchor tenant in a building that had quality parking.

"To adapt existing building stock [in Invercargill] is not economically viable."

The report said the former Sass Cafe building in Esk St had been vacant for 18 months, despite it having been marketed "aggressively" at a "competitive rate" of \$18,000 per year. It was previously rented at \$30,000.

Other Esk St buildings the report says have struggled to attract tenant interest include 59 Esk St (on the corner of Cambridge Arcade), the former ASB building, and the former Southland Times building.

"Our old and heritage buildings are cold and expensive to heat and very expensive to maintain," the report said.

"As the rents have diminished over the years there is not the available surplus money for a property owner to maintain them, resulting in the city becoming increasingly rundown."

"The ability to start from scratch, with modern buildings constructed to 100 per cent [of the national building standard] ... is the best strategy." ?

Thomson is a Southlander with 40 years' experience in commercial and residential property development projects throughout New Zealand, including in the redevelopment of a city block in the Exchange area of Dunedin.

He believes retail outlets that are not already in Invercargill would open up in the city if the new CBD precinct was in place.

"Our retail leasing consultant advises that over 50 per cent of the tenants in the mall will be new to town," Thomson said.

Commercial real estate firm Colliers International is working alongside HWCP and has also stated why it believes Invercargill is not appealing to retailers.

"The Invercargill retail CBD is currently very spread out and rather rundown and disjointed," Colliers' national retail director, Evan Harris, said.

Meanwhile, Kim's Sunshine Sushi has announced that after 17 years it will close on Saturday after it was unable to find a new place to relocate to. The business is based on Kelvin St in the block that is planned for demolition.

# Redeveloped building sells for \$10.2m

■ DAVID LOUGHREY

THE \$10.2 million sale of a building in Dunedin's warehouse precinct has proved the value of heritage redevelopment goes beyond just its feel-good factor.

The 130-year-old building — which was not listed for sale — has been bought by a group of South Island investors, further confirming the rise in the area's desirability.

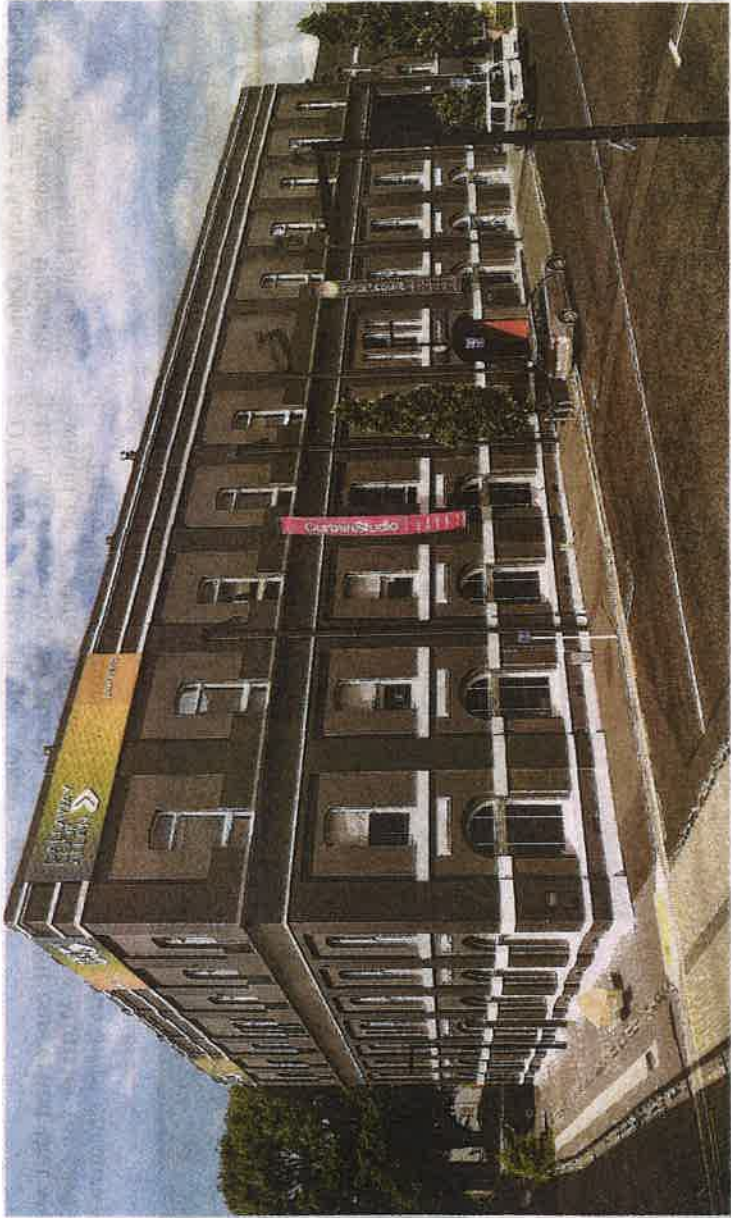
The investment manager behind the purchase of 123 Vogel St says that desirability means a better yield from a building that will continue to attract good tenants, without the cost of a new build.

Tascott & Co Real Estate Investment Management's Toby Scott said things were "shifting a little bit" around the world in terms of work spaces.

"Occupiers have changing attitudes to the sort of buildings they occupy."

Old buildings that had been repurposed were "very pleasant places to work".

As well, they remained popu-



Heritage purchase ... Investors have bought 123 Vogel St for \$10.2 million.

PHOTO : GREGOR RICHARDSON

lar over time, and that meant a good return for investors from rent.

"If it's always full, that's a good starting point," Mr Scott said.

In Dunedin it was hard to build a new building and "make the rents work from an economic perspective".

"Repurposing these older buildings ... makes perfect sense from an investment per-

spective, and makes good sense from an environmental perspective."

Repurposing a building had less of an impact on the environment than building new, something investors did care about nowadays.

The building is on 2105sq m of land and has 42 on-site covered car parks.

It is fully leased to seven tenants, including its anchor

tenant, law firm Galloway Cook Allan.

Former owner Chris Barnes bought the building for almost \$3.2 million, and embarked on a \$4 million facelift in 2015.

In 2017, it was highly commended in the Dunedin Heritage Re-use Awards.

The Dunedin City Council website shows its capital value for rating as \$5.3 million.

*david.loughrey@odt.co.nz*



Buildings along Tay St. are proposed to be demolished to make way for a largely undercover retail precinct.  
ST 13/3/19

# A place to dream big

ST 21/12/17



THE city of Invercargill is known as the gateway to some of Southland's most popular attractions, and it also has a lot to offer in its own right. It is renowned for its warm and friendly people, world-famous Bluff oysters and celebrity Mayor Tim Shadbolt, but it also has a wealth of things to see and do. From its beautiful parks and unique museums to its stunning architecture and bounty of outdoor pursuits, Invercargill is a city worth exploring.



## Classic Route 66

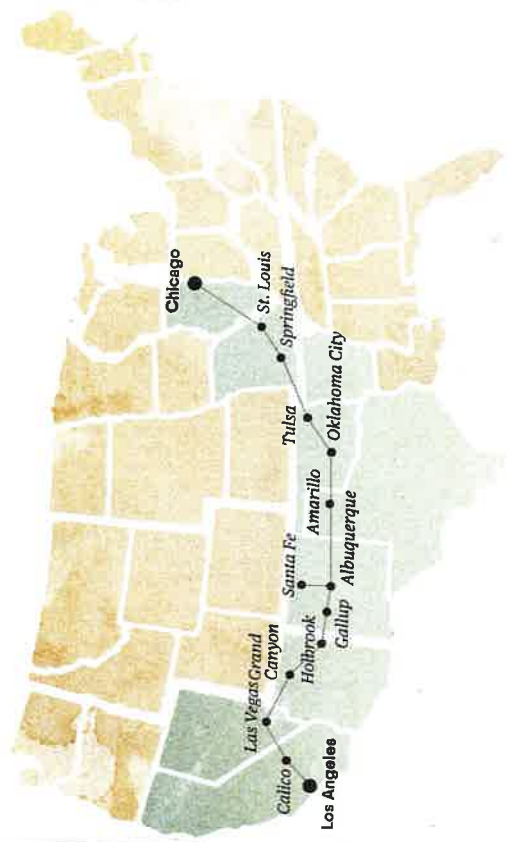
Connecting Chicago to Los Angeles across the heartland of America, hit the gas and head west.

**Best time to visit:** April through October  
**Typical travel time:** 16 days/18 nights

It goes without saying it's iconic, it goes without saying the landscape is jaws to the floor, eye-popping, drool worthy fantastic. We're talking about historic Route 66 of course. Highlights include the **Mississippi River** and the **Petrified Forest National Park**, as well as ample roadside quirks such as a home-made sculpture park called 'the forest of bottles', rows of garishly painted cars known as Cadillac Ranch, and countless 'shoe trees', which you'll feel compelled to add to.

### HIGHLIGHTS

**Wigwam Motels.** Back in the 30s there was an entire chain of these tepee-shaped abodes, but now they're almost extinct. A Route 66 landmark - keep your eyes peeled.  
**Oklahoma.** Experience the nation's longest drivable stretch of Route 66.



JUSTICE has finally been served in Oamaru.

The first sitting in the town's reopened 136-year-old courthouse this week was an occasion to celebrate for the North Otago community, the Waitaki District Council and the legal fraternity. Whether those appearing on criminal charges on Wednesday were so excited is a moot point.

It has been a long road for supporters of the historic building since it was mothballed in 2011, and there are sound arguments — and no lack of good lawyers to construct them — to be made that eight years was too long to wait for what seemed a common-sense solution.

However, this is not a time to be looking back with feelings of frustration and disappointment.

It is not particularly worth revisiting the beginnings of this issue, when the Oamaru courthouse was one of the scores of buildings around New Zealand, in

the wake of the Christchurch disaster, deemed to be earthquake-prone, and the government of the day presented an alarming report that getting the building up to scratch could cost as much as \$6 million.

There is no sense bemoaning the length of time it took to push past that spurious argument, though there would be nothing wrong in highlighting the tireless work of prominent Oamaru lawyer Bill Dean, who lobbied to keep court services in Oamaru and commissioned an independent study to utterly debunk the Ministry of Justice's cost estimate, and pursuing the project (costing about \$900,000, paid for from a council endowment fund) and got it over

# Court is in session

18/1/19



the line.

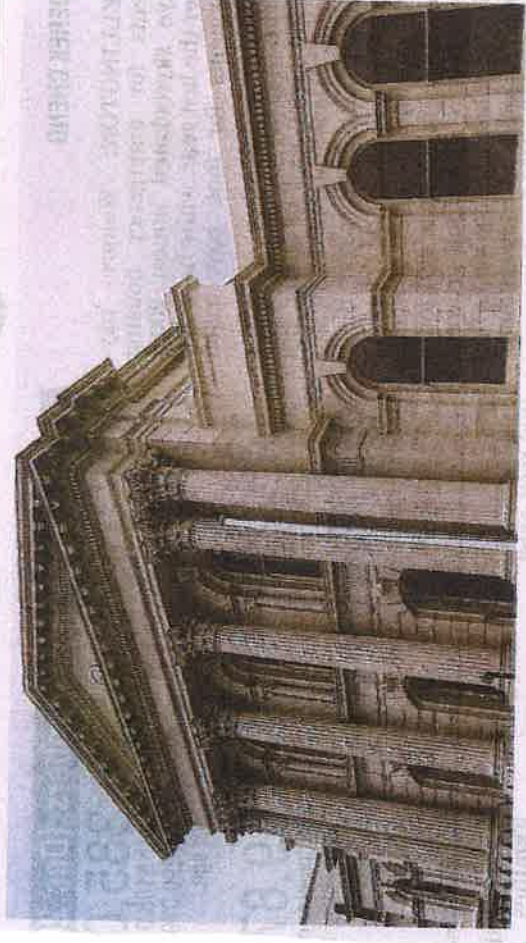
And it is not time to lament the lost years, when Oamaru court services were firstly transferred to Timaru, then held in the Oamaru Opera House, then crammed into an entirely unsuitable facility — the late and not remotely lamented "port-a-court" — in a car park at the back of a pub.

It is time to express huge satisfaction at this verdict. Oamaru has retained its court services and protected one of its fabulous For-

rester and Lemon-designed buildings, and eased fears either or both could have been permanently lost.

Janet Frame's "kingdom by the sea" is, for the most part, a peaceful place. Crime rates are relatively low, and as a result, court is only required to sit about once every two weeks.

But this has never really, at least not solely, been about dispensing punishment to those who have transgressed. Having a smart, functional courthouse is one of the



The historic Oamaru courthouse.

PHOTO: DANIEL BIRCHFIELD

significant factors in the soul of a town. It is a symbol of justice and community.

Oamaru has, in many respects, set the standard in preserving and treasuring its heritage buildings

and the town's embracing of its Victorian past has enhanced its charm and made it a destination. How pleasing to see another significant building retained and protected

# Call to investigate \$6 million

ODT 23/1/19

## DANIEL BIRCHFIELD



an engineering assessment carried out for the Ministry of Justice about seven years ago was “wildly inaccurate” and questioned the then National government’s motives.

He said Engineering New Zealand, the industry’s professional body, should investigate the process and the findings of the report into the building’s structural integrity.

“In theory, engineers operate objectively at all times. They look at the science at all times and come to a conclusion.

“It smells to me that they made an assessment to the government of the day that worked to withdraw court services from Oamaru and didn’t take a lot of care and time to get to that

WAIKAI district councillor Hugh Perkins says an investigation should be launched into why the initial estimate to earthquake strengthen the historic Oamaru courthouse was up to \$6 million.

The 1883 lower Thames St courthouse was closed in November 2011 after being identified as earthquake-prone.

It was reopened in October after a close to \$900,000 refurbishment funded by the Waitaki District Council that took ownership of the building in 2016.

Mr Perkins, an Oamaru ward councillor who was first elected in 2010, said the figure of up to \$6 million first identified, after

**Landmark . . . Initial estimates put the cost of earthquake strengthening the Oamaru courthouse at up to \$6 million, a figure disputed by many at the time and since.**

PHOTO: DANIEL BIRCHFIELD

# strengthening estimate

conclusion. It’s not how engineers should conduct themselves. I question whether whoever did that report was doing so by the engineers’ code of ethics. Engineers have enormous power; you need to know that they are not influenced by anything other than the science that has contributed to their assessment. I would like Engineering New Zealand to look at it and respond.”

Oamaru lawyer Bill Dean, who with Dunedin engineer Lou Robinson and a local surveyor assessed the building and the cost of strengthening it to 100% as being \$300,000 to \$350,000, agreed with Mr Perkins that the initial cost was excessive. However, Mr Dean questioned

the value of an investigation and said little would be gained from such a move.

“I don’t know what Hugh’s driving at. It’s yesterday’s news. If he wants to hang somebody out to dry, then that’s a matter for him. I’m curious to know how wide he wants this investigation to go. Is he going to look at all of the other estimates done around the country at that time? I don’t know what the point is. It’s all done and dusted.”

In a statement, National Party Courts spokesman Chris Penk said any suggestion the party had influenced the initial assessment were off the mark.

“There was never a conspiracy to shut the courthouse down. It’s vital that justice is served

everywhere in New Zealand, including, of course, in regional towns just as much as in the cities.”

Speaking in 2014 at the opening of the town’s now former temporary courthouse in Humber St, known as the “portacourt”, former minister for courts Chester Borrows explained the process which led to the closure and the then government’s decision not to spend money strengthening it.

“We couldn’t justify investing millions of dollars in a court with a small and declining workload, which is used less than one day a week on average, and where another solution was available.”

daniel.birchfield@odt.co.nz