



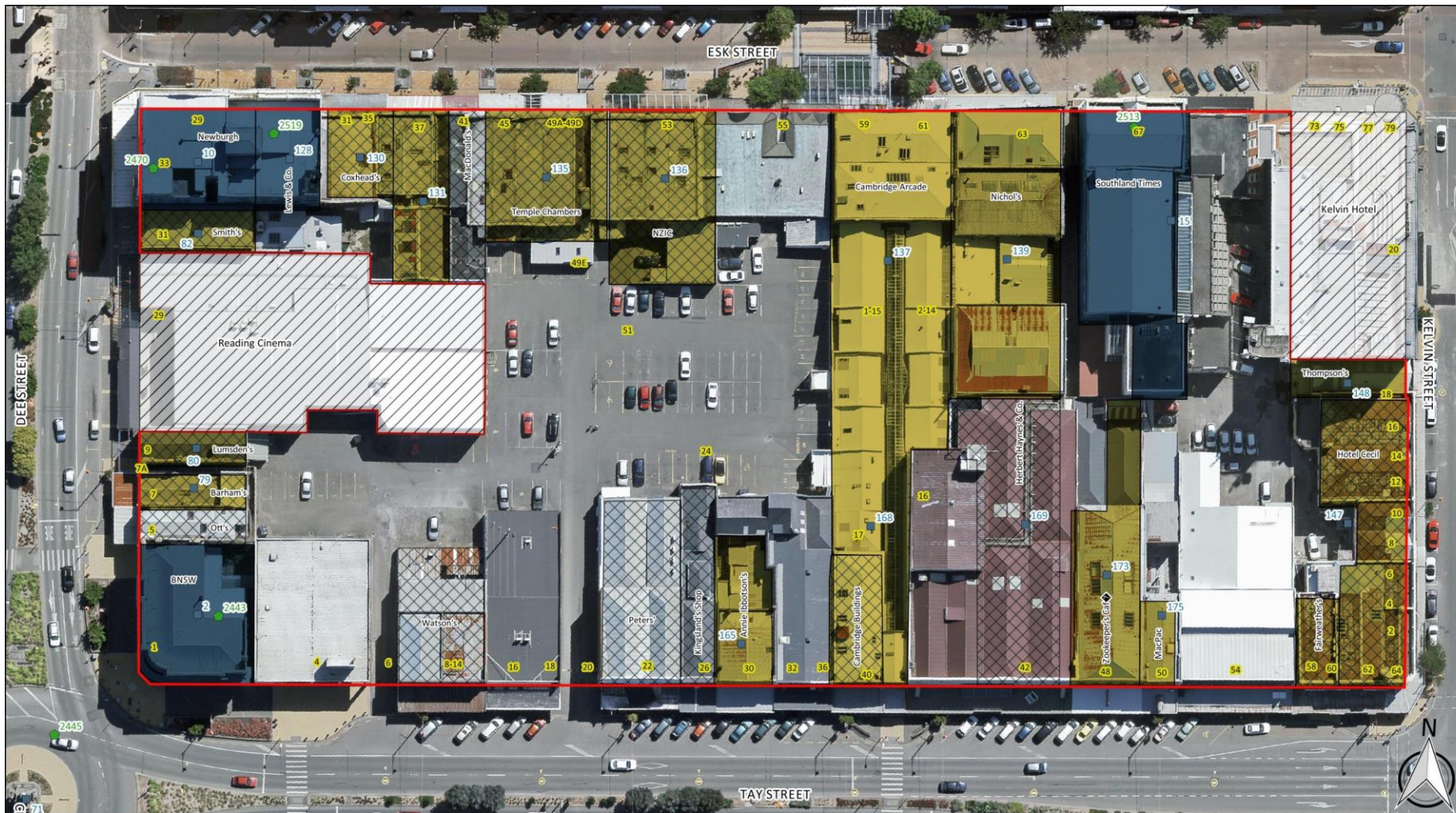
Invercargill Central

Heritage summary

Dr Hayden Cawte

Introduction

- ▶ NZHP has assessed values of all buildings in the block (regardless of protection) (n=33)
- ▶ 4 buildings listed by Heritage New Zealand
- ▶ Further 16 buildings scheduled on the ICC District Plan
- ▶ Considered these values against the effect
- ▶ Further considerations



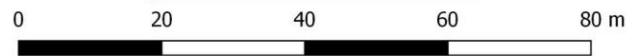
Plan showing the HNZ listed buildings, ICC scheduled buildings, and pre-1900 buildings

- Project Area
- ICC DP Appendix II.3
- ICC DP Appendix II.2 (HNZ Listed)
- Pre-1900 Building

Not in Project Area

Heritage Sites

- ICC Heritage Sites
- HNZPT List



Aerial imagery, land parcel and roading data sourced from the LINZ Data Service and licensed for use under the CC BY 4.0 licence.



Heritage New Zealand listed

Category I - Bank of New South Wales



Heritage New Zealand listed

Category II listings





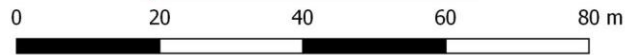
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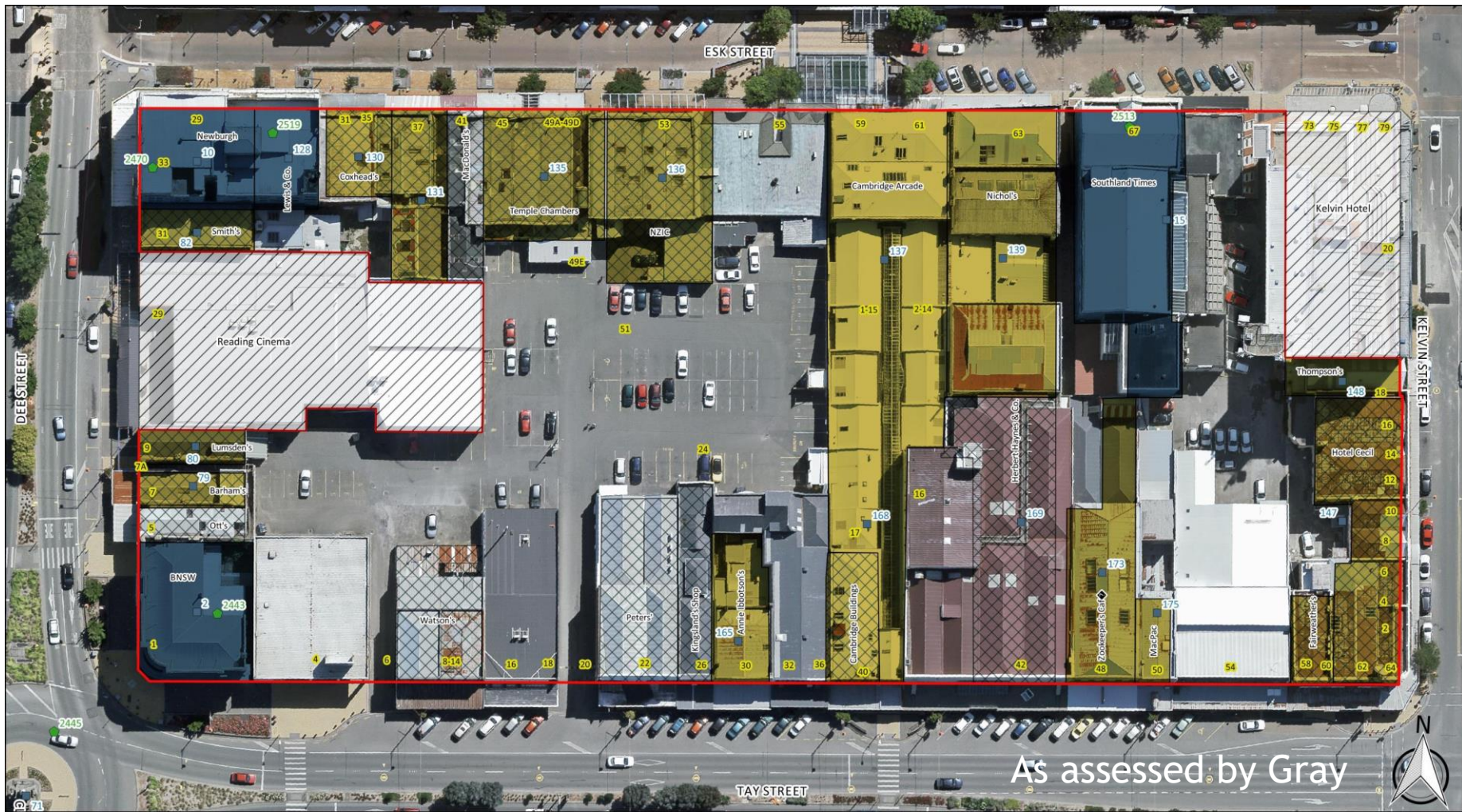


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Previous works

- ▶ Have largely or exclusively considered Architectural values only
- ▶ Gray - First heritage assessment for heritage protections under the DP
- ▶ Farminer and Miller 2016 - Reassessment of heritage buildings in the Central City Area



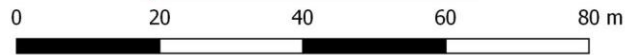
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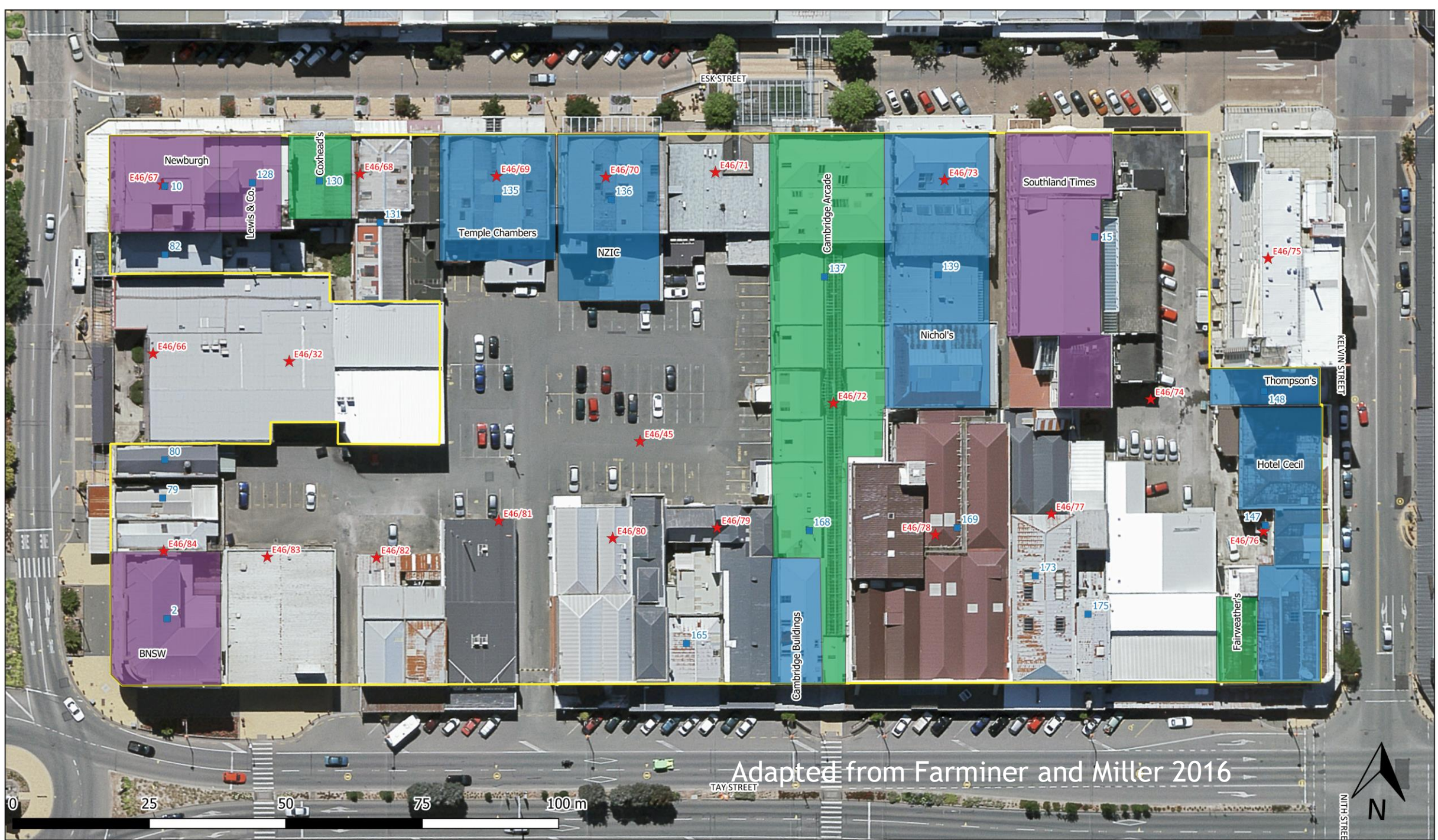
Heritage Sites

- ICC Heritage Sites
- ◆ HNZPT List



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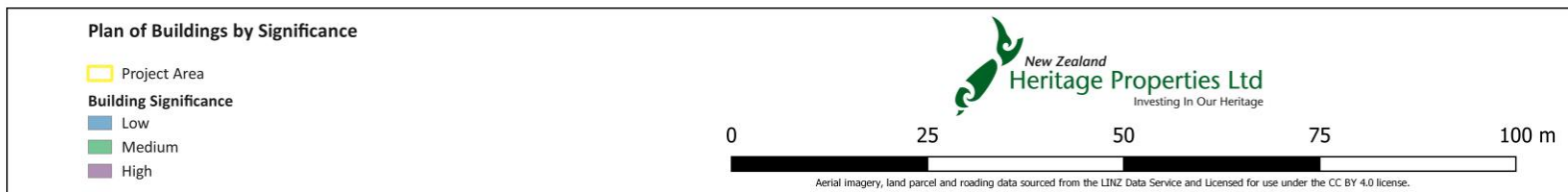




Newburgh
E46/67 10
Lewis & Co. 128
Coxhead's 130
E46/68 131
E46/69 135
Temple Chambers
E46/70 136
NZIG
E46/71
Cambridge Arcade
E46/72 137
E46/73 139
Nichol's
Southland Times
15
E46/74
Thompson's 148
Hotel Cecil
147
E46/76
Fairweather's
173
175
E46/77
E46/78 169
Cambridge Buildings
168
E46/79
E46/80
165
E46/81
E46/82
E46/83
E46/84
2
BNSW
80
79
E46/66
E46/32

NZHP methodology

- ▶ Has undertaken in-depth research and investigation into buildings in the block
- ▶ Utilised an established and systematic methodology
 - ▶ HNZPT best practice (2007)
 - ▶ Bowman (2017)
- ▶ Three-stage approach for assessing the effects on heritage
 - ▶ (Department of Transportation 2008 (UK))



ICC scheduled - NZHP High Significance



ICC scheduled - NZHP Medium Significance



ICC scheduled - NZHP Medium Significance

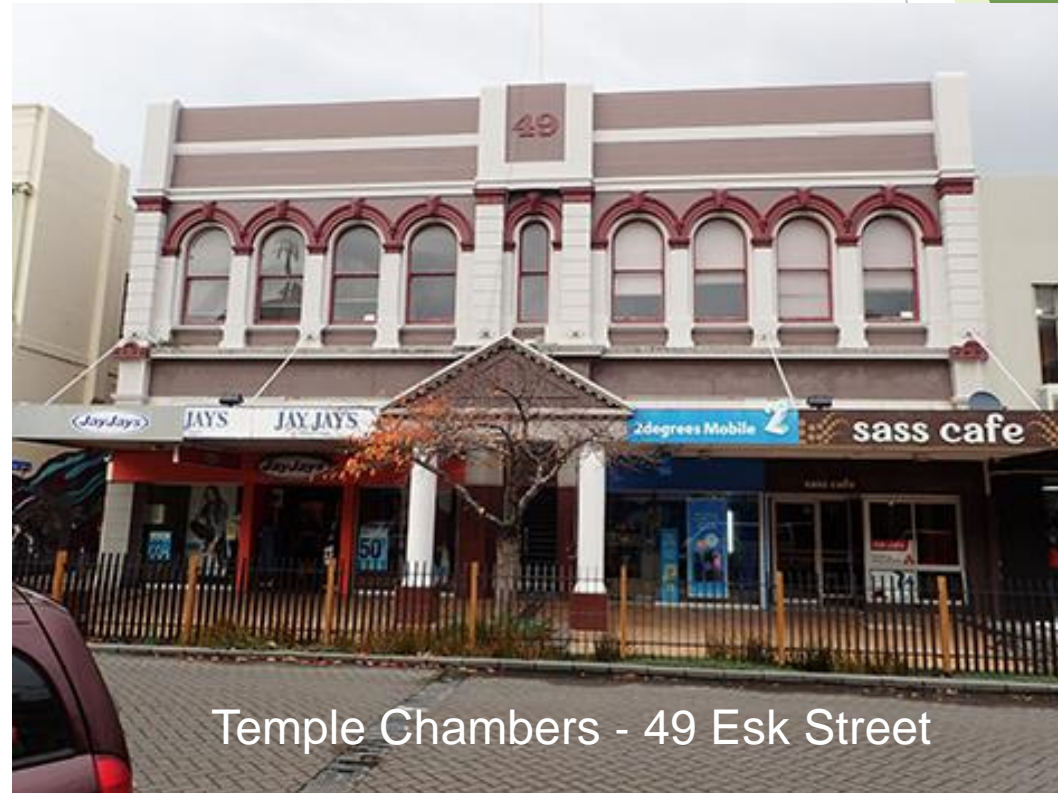


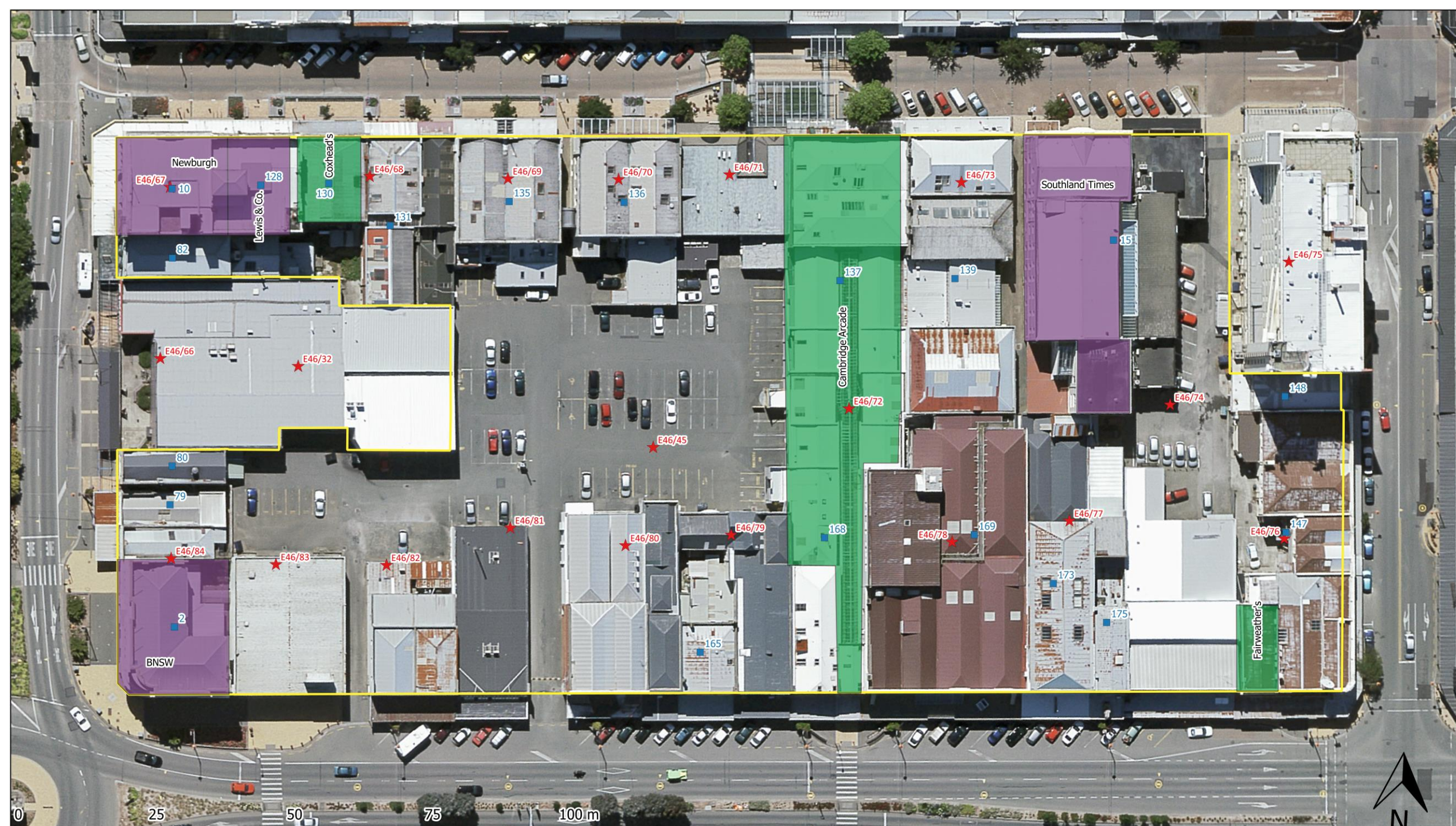
ICC scheduled - NZHP low

Examples



ICC scheduled - NZHP low



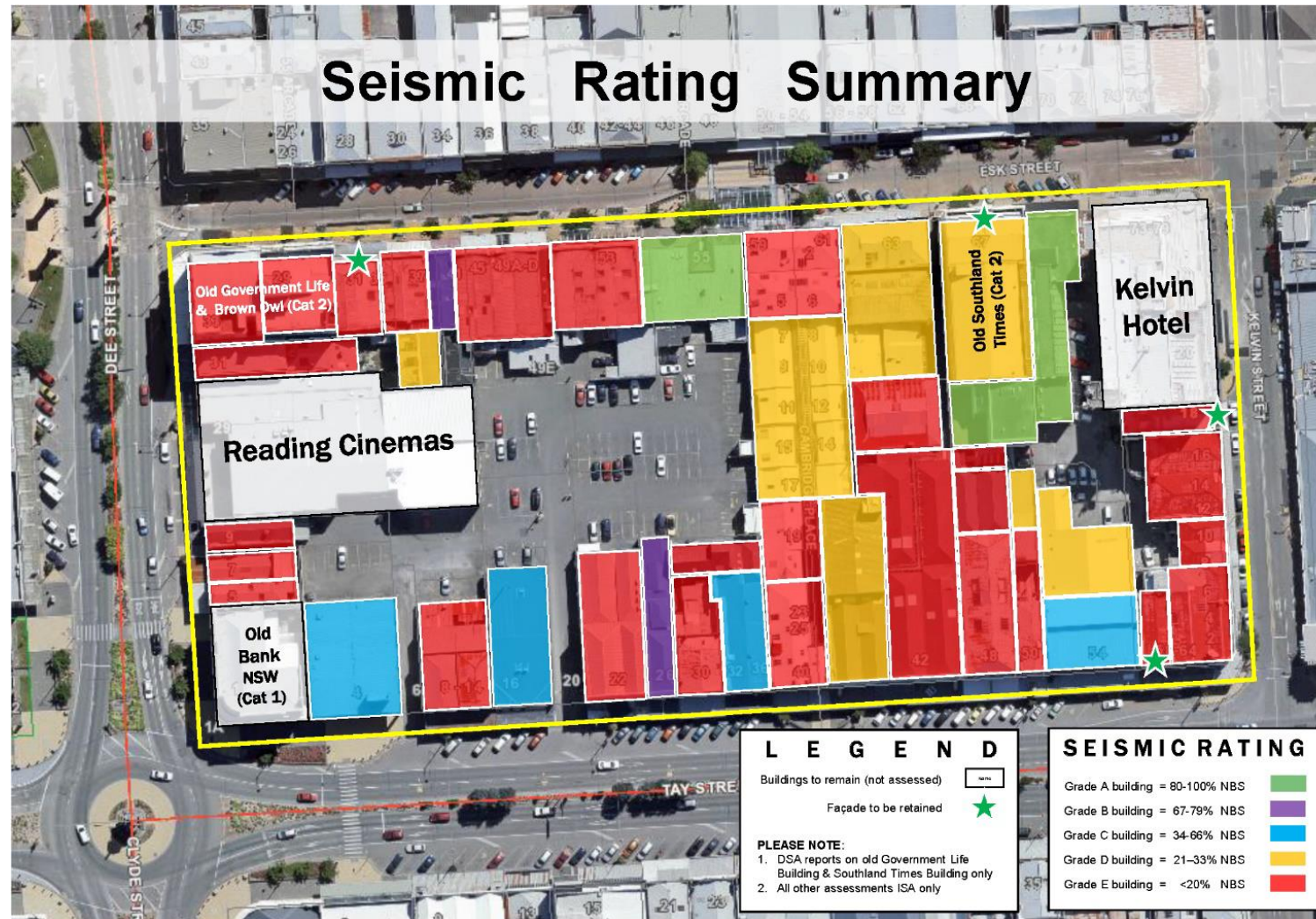


Considerations

- ▶ Values, significance, condition
 - ▶ Structural condition
 - ▶ Effect
 - ▶ Merits of project
-
- ▶ Overall plight of heritage

BMC report

- Identifies *structural condition*



Incorporation & retention of heritage in project

- ▶ Items retained
 - ▶ Bank of New South Wales - incorporated into development
 - ▶ Southland Times façade - (high significance)
 - ▶ Coxhead façade - (medium significance)
 - ▶ Cambridge arcade façade - (medium significance)
- ▶ Other considerations
 - ▶ Reuse of materials - ie. pressed tin
 - ▶ Framing of the Southland times
 - ▶ Verandah etching
 - ▶ Esk Street streetscape



Plan Showing the Project Area

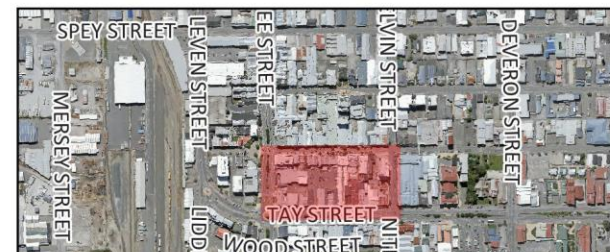
HWCP Redevelopment

- Project Area
- Facades to be Retained
- Outside Project Area

Heritage Sites

- ICC Heritage Sites
- ◆ HNZPT Listed Sites

0 20 40 60 80 m



Retained in
full





Façade retention

Southland Times

Façade retention

Cambridge Arcade



Coxhead



Consideration of historic landscape

- ▶ Lot size - individual identities
- ▶ Grain and texture
- ▶ Framing of remaining heritage
- ▶ Reflection of existing bulk - in case of HWR tower



