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## NOTICE OF MEETING

**Notice is hereby given of the Meeting of the City Centre Heritage Subcommittee to be held in the Council Chambers, First Floor, Te Hinaki Civic Building, 101 Esk Street, Invercargill on Wednesday 3 May 2023 at 3.00 pm**

Cr L F Soper (Chair)  
Cr T Campbell  
Cr A J Arnold  
Cr P W Kett

MICHAEL DAY  
CHIEF EXECUTIVE

## City Centre Heritage Committee - Public

03 May 2023 03:00 PM

<b>Agenda Topic</b>	<b>Page</b>
1. Apologies	
2. Declaration of Interests	
a. Members are reminded of the need to stand aside from decision-making when a conflict arises between their role as an elected representative and any private or other external interest they might have.	
b. Elected members are reminded to update their register of interests as soon as practicable, including amending the register at this meeting if necessary.	
3. <a href="#">Minutes of the City Centre Heritage Steering Group Meeting Held on 23 March 2023 (A4468152)</a>	4
4. <a href="#">Report - Update on City Centre Heritage Strategy Progress (A4493726)</a>	6
4.1 <a href="#">Appendix 1 - 2022-2023 Funding Allocation List (A4496426)</a>	9
4.2 <a href="#">Appendix 2 - Project Photos of Invercargill Club (A4496590)</a>	11
5. General Business	
6. Public Excluded Session	

6. **PUBLIC EXCLUDED SESSION**

Moved \_\_\_\_\_, seconded \_\_\_\_\_ that the public be excluded from the following parts of the proceedings of this meeting; namely

- (a) Minutes of the Public Excluded Session of the City Centre Heritage Steering Group Meeting Held on 23 March 2023

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

<b>General subject of each matter to be considered</b>	<b>Reason for passing this resolution in relation to each matter</b>	<b>Ground(s) under Section 48(1) for the passing of this resolution</b>
(a) Minutes of the Public Excluded Session of the City Centre Heritage Steering Group Meeting Held on 23 March 2023	<p><b>Section 7(2)(i)</b> Enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)</p> <p><b>Section 7(2)(a)</b> To Protect the privacy of natural persons, including that of deceased natural persons</p>	<p><b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.</p>

**MINUTES OF THE MEETING OF THE EXTRAORDINARY CITY CENTRE HERITAGE  
SUBCOMMITTEE HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, CIVIC ADMINISTRATION  
BUILDING, 101 ESK STREET, INVERCARGILL, ON THURSDAY 23 MARCH 2023  
AT 3.04 PM**

**Present:** Cr L F Soper (Chair)  
Cr T Cambell  
Cr P W Kett

**In Attendance:** Mr J Shaw – Manager - Building and Planning Services  
Ms S Baxter – Planner – Heritage and Urban Design  
Mrs T Amarasingha – Governance Support Advisor

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**1. Apologies**

Nil.

**2. Declaration of Interests**

Nil.

**3. Minutes Minutes of the City Centre Heritage Steering Group Meeting Held on 1 February 2023**

A4447728

The Committee noted the minutes.

**4. Minutes of the Extraordinary City Centre Heritage Steering Group Meeting Held on 8 February 2023**

A4288043

Moved Cr Soper, seconded Cr Kett and **RESOLVED** that the minutes of the Extraordinary City Centre Heritage Steering Group Meeting held on 8 February 2023 be confirmed.

**5. Minutes of the Extraordinary City Centre Heritage Steering Group Meeting Held on 28 February 2023**

A4417656

Moved Cr Soper, seconded Cr Campbell and **RESOLVED** that the minutes of the Extraordinary City Centre Heritage Steering Group Meeting held on 28 February 2023 be confirmed.

**6. General Business**

Nil.

**7. Public Excluded Session**

Moved Cr Cambell, seconded Cr Kett that the public be excluded from the following parts of the proceedings of this meeting; namely

- (a) Minutes of the Public Excluded Session of the City Centre Heritage Subcommittee Meeting held on 8 February 2023
- (b) Report – Award of 2022/2023 Heritage Funding

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48(1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under Section 48(1) for the passing of this resolution
(a) Minutes of the Public Excluded Session of the City Centre Heritage Subcommittee Meeting held on 8 February 2023	<b>Section 7(2)(i)</b> enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.
(b) Report - Award of 2022/2023 Heritage Funding	<b>Section 7(2)(i)</b> enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations)	<b>Section 48(1)(a)</b> That the public conduct of this item would be likely to result in the disclosure of information for which good reason for withholding would exist under Section 7.

There being no further business, the meeting finished at 4.19 pm.

## UPDATE ON CITY CENTRE HERITAGE STRATEGY PROGRESS

<b>To:</b>	City Centre Heritage Subcommittee
<b>Meeting Date:</b>	Wednesday 3 May 2023
<b>From:</b>	Shannon Baxter, Planner – Heritage and Urban Design
<b>Approved:</b>	Jonathan Shaw - Interim Group Manager - Consents and Compliance
<b>Approved Date:</b>	Thursday 27 April 2023
<b>Open Agenda:</b>	Yes
<b>Public Excluded Agenda:</b>	No

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### Purpose and Summary

This purpose of this report is to provide the City Centre Heritage Subcommittee an update on progress made on the City Centre Heritage Strategy and associated deliverables since the last meeting (23 March 2023).

### Recommendations

That the City Centre Heritage Committee:

1. Receive the report "Update on City Centre Heritage Strategy Progress".

### Background

1. Heritage funding
  - a. Heritage funding round 4 (2022-2023)
    - i. All applicants have been notified as to award.
    - ii. Funding allocation list has been uploaded to ICC's heritage webpage (refer to Appendix 1) for public viewing.
    - iii. Award of funding towards retrospective work has begun.
  - b. Esk Street North owners
    - i. Discussions are ongoing with four building owners awarded funding towards façade improvements in the 2021/2022 funding round that were delayed due to street upgrades on Esk Street. Completion of painting work now that Esk Street is open is weather dependant.

- c. 32 Don Street (Invercargill Club)
    - i. First storey stairwell ceiling refurbishment completed (refer to Appendix 2). This work was funded in the most recent funding round (2022/2023).
  - d. 77 Tay Street (YMCA)
    - i. Due to fundraising delays in regards to the seismic strengthening of 75 Tay Street, the YMCA has been unable to utilise the \$142,200 of heritage funding awarded to them in 2021/2022 for seismic strengthening detail design and physical strengthening works. The CEO of the YMCA has confirmed they plan to have the entirety of necessary funding lined up within the next 2-3 years.
    - ii. Despite Council's heritage funding award letters stating funded projects are to be completed within 12 months of funding approval, Council has been understanding in the past regarding extensions to project time frames, providing applicants informed Council in writing with an estimated completion date.
    - iii. Council's Finance team has confirmed the YMCA's funding can be put on hold until their fundraising is complete.
    - iv. Timeframe expectations in regards to project completion and funding uplift to be revisited during the upcoming review of the City Centre Heritage Strategy.
2. Strategy deliverables
- a. Renovation and Colour Guidelines
    - i. Draft layout completed. Once the Renovation and Colour Guidelines are completed Origin Consultants to begin work on final guideline document (an update of the 1998 City Centre Heritage Design Guidelines).
  - b. Interpretive funding update
    - i. Heritage South yet to provide updates on their oral history project. Meeting to be arranged before 1 July 2023 to discuss.
  - c. Sharing local heritage news
    - i. Council has shared several updates on city centre heritage through Council's social media channels.
  - d. Heritage Month (Heritage South initiative)
    - i. Council applauds Heritage South for yet another successful Heritage Month.
    - ii. Council staff member gave presentation on Council's refurbishment of the Trooper's Memorial during Heritage Month.
3. Other business
- a. Dee Street Hospital - Ministry of Health (MOH) property
    - i. Council still periodically receiving phone calls complaining about the state of the former Dee Street Hospital property, as members of the public mistakenly believe it is owned by Council.

- ii. According to MOH, the former Dee Street Hospital was handed back to them from the local District Health Board (DHB) for the specific purpose of disposal, as it was no longer required by the DHB. The land disposal process is being managed by Land Information New Zealand (LINZ).
- iii. MOH recently confirmed the land disposal process is still ongoing, with LINZ's next step to arrange for the Heritage New Zealand Pouhere Taonga covenant to be approved by their Board. Once completed, the covenant will need to be lodged on the Title. LINZ will then need to arrange a valuation, which will enable them to provide a Right of First Refusal settlement offer to Ngai Tahu.

## **Issues**

The implementation of the City Centre Heritage Strategy encourages support and retention of our heritage buildings.

Several owners have funded projects still outstanding. This is primarily due to the disruption caused by the pandemic and shortages of both contractors and materials.

## **Next Steps**

The City Centre Heritage Strategy to be reviewed in 2023/2024.

There are no actions or follow-up reports required as a consequence of this report.

## **Attachments**

1. Appendix 1 - 2022-2023 Funding Allocation List (A4496426)
2. Appendix 2 - Project photos of Invercargill Club (A4496590)



## Funding Allocations - 2022 / 2023 Heritage Funding

**Built Heritage Fund**

- *Projects valued up to \$20,000 are eligible to receive maximum 80% funding.*
- *Projects valued over \$20,000 are eligible to receive maximum 50% funding.*

<b>Building Address</b>	<b>Scope of Work</b>	<b>Total Cost of Work</b>	<b>Funding Allocation</b>
7 Clyde Street	Façade painting and entrance door canopy	\$11,663.55	\$9,330.00
30-32 Dee Street	Repainting and scaffolding of front façade, signage replacement, repairs to existing façade lighting and replacement of three glass panes in canopy	\$73,472.93	\$36,735.00
43-45 Dee Street	Verandah lighting and repairs, reinstatement of four transom windows, and front façade lighting	\$41,625.18	\$20,810.00
Grand Hotel and Accommodation 76-86 Dee Street	Façade painting overage	\$9,250.00	\$7,400.00
(Former) Briscoes Building 104-106 Dee Street	Roof weatherproofing and interior plumbing	\$20,000.00	\$16,000.00
(Former) Embassy Theatre 110-122 Dee Street	Replace Spey Street fire escape, cap 60m parapet wall, electrical work along Dee Street frontage, downpipe and rain head replacements, renovation of theatre entrance, façade cleaning and plaster repairs	\$20,000.00	\$16,000.00
Hanan Building 124-130 Dee Street	Façade repainting (inc. scaffolding).	\$20,000.00	\$16,000.00
Blackham Building 136-144 Dee Street	Emergency lighting (interior and exterior)	\$10,819.82	\$8,655.00
155 Dee Street	Replacement of three timber windows, verandah repairs, plaster repairs, and façade repainting	\$42,000.00	\$21,000.00
Invercargill Club 32 Don Street	Refurbishment of first storey stairwell ceiling and fencing project overage	\$19,522.91	\$14,180.00
28 Esk Street	Façade painting and window refurbishment overage (approved last year, but delayed due to street upgrade work)	\$10,400.00	\$5,200.00
34 Esk Street	Relocation of heat pump off façade, replacement of four timber windows, and associated paintwork	\$20,000.00	\$13,495.00
38 Esk Street	Painting overage (approved last year, but delayed due to street upgrade work)	\$8,503.40	\$6,800.00

## Funding Allocations - 2022 / 2023 Heritage Funding

62 Esk Street	Verandah repairs and painting overage (approved last year, but delayed due to street upgrade work)	\$12,975.00	\$10,380.00
72 Esk Street	Façade painting and scaffolding, and patterned window treatment	\$15,345.00	\$12,275.00
43 Tay Street	Roofing and tray replacement, verandah repair, and verandah painting	\$20,000.00	\$16,000.00
53 Tay Street	Verandah repairs	\$12,620.00	\$10,100.00
(Former) Craig's Printing Building 67 Tay Street	Heat pump installation and film treatment for east windows	\$12,048.05	\$9,640.00
<b>TOTAL</b>			<b>\$250,000.00</b>

## Seismic Strengthening Fund

- *Seismic reporting projects are eligible to receive up to 50% of professional advice costs to a maximum grant of \$10,000.*
- *Strengthening works projects are eligible to receive up to 50% of professional advice costs to a maximum grant of \$50,000.*

<b>Building Address</b>	<b>Category</b>	<b>Total Cost of Work</b>	<b>Funding Allocation</b>
43-45 Dee Street	Professional advice: detailed seismic strengthening design	\$17,500.00	\$8,750.00
169-171A Dee Street	Professional advice: detailed seismic strengthening design	\$18,500.00	\$9,250.00
Tudor House 36 Don Street	Professional advice and strengthening works: detailed seismic strengthening design and physical strengthening works	\$232,300.00	\$29,355.00
42 Kelvin Street	Professional advice: detailed seismic strengthening design	\$5,297.50	\$2,645.00
<b>TOTAL</b>			<b>\$50,000.00</b>

**Appendix 1 – Photos of completed 2022/2023 funded work at Invercargill Club (32 Don Street)**

Figure 1 – First storey stairwell ceiling before refurbishment



Figure 2 – First storey stairwell ceiling during refurbishment



Figure 3 – First storey stairwell ceiling after refurbishment

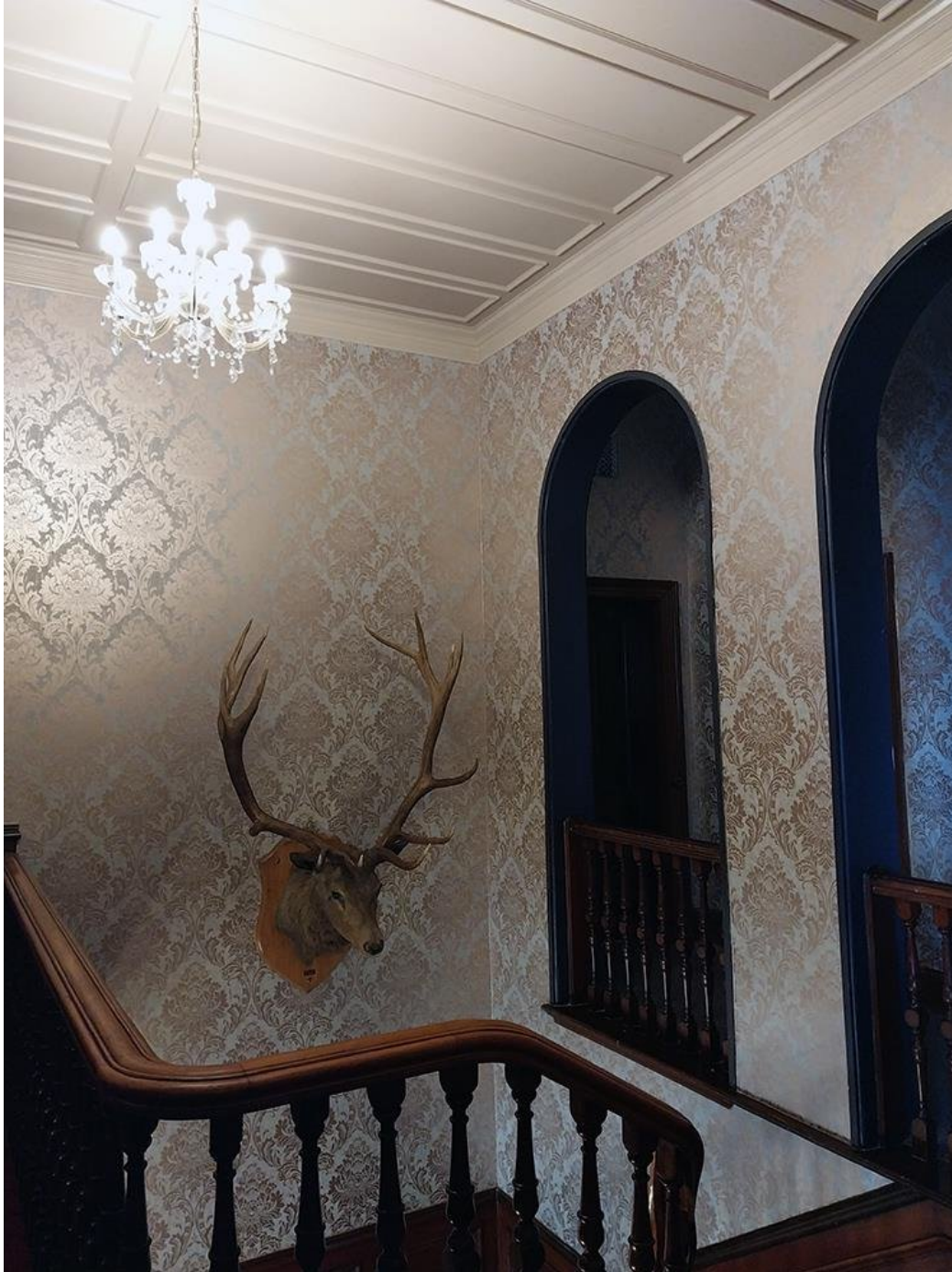


Figure 4 – The Club elected to refresh their wallpaper during the renovations as well

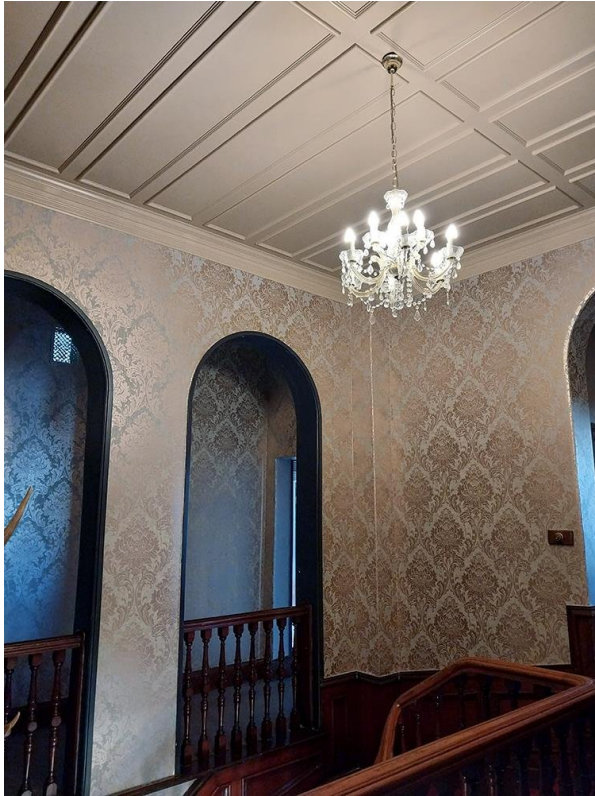


Figure 5 – The first storey stairwell ceiling now matches the ground floor ceiling (original)

