



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 13 December 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 Subcommittee - Public

13 December 2023 03:00 PM

| Agenda Topic | Page |
|--|-------------|
| 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. Minutes of the City Centre Heritage Steering Group Meeting Held on 21 June 2023 (A4692073) | 3 |
| 4. Four-Year Review of City Centre Heritage Strategy (A5057284) | 5 |
| 4.1 Appendix 1 - City Centre Heritage Strategy Tracked Revisions (A5058420) | 10 |
| 4.2 Appendix 2 - Built Heritage Fund Terms of Reference Tracked Revisions(A4919343) | 25 |
| 4.3 Appendix 3 – City Centre Heritage Strategy Progress 2019-2023 (A5033127) | 27 |
| 5. Update on City Centre Heritage Strategy Progress(A5056681) | 54 |

MINUTES OF THE MEETING OF THE CITY CENTRE HERITAGE SUBCOMMITTEE HELD IN THE COUNCIL CHAMBER, FIRST FLOOR, TE HINAKI CIVIC BUILDING, 101 ESK STREET, INVERCARGILL, ON WEDNESDAY 21 JUNE 2023 AT 3.03 PM

Present: Cr L F Soper (Chair)
Cr T Cambell
Cr A J Arnold
Cr P W Kett

In Attendance: Ms S Baxter – Planner – Heritage and Urban Design
Mrs T Amarasingha – Governance Support Advisor

1. Apologies

Nil.

2. Declaration of Interests

Nil.

3. Minutes of the City Centre Heritage Subcommittee Meeting Held on 3 May 2023
A4515790

Moved Cr Campbell, seconded Cr Soper and **RESOLVED** that the minutes of the City Centre Heritage Subcommittee Meeting held on 3 May 2023 be confirmed.

4. Report – Update on City Centre Heritage Strategy Progress
A4664135

Ms Baxter presented the report.

The original funding for painting the Public Trust Building (28 Don Street) was approved two years ago. The applicant did not carry out the work, but the new building owner is interested in completing the work. They are in the process of getting updated quotes and additional information regarding the necessary canopy repairs.

Ms Baxter showed the newly completed 'Invercargill City Centre Heritage Renovation and Colour Guidelines' to the subcommittee, as well as the suite of heritage information available on Council's heritage webpage.

Note: Cr Kett and Cr Arnold Joined the meeting at 3.07 pm.

The subcommittee discussed the funding request from Arts Murihiku in regards to light mapping of the Southland Times during the upcoming Night of the Arts. The subcommittee advised Ms Baxter to inform the applicant that they would not fund this request, as the amount (\$17,000) was too high for an event that only lasted one evening. The subcommittee pointed out they are happy to receive heritage interpretation funding requests from them in the future but for multi-day projects.

Ms Baxter noted the upcoming review of the City Centre Heritage Strategy. She would present a report at the next meeting (August 2023) to discuss revision options. She noted the proposed revisions would reflect the subcommittee's verbal support to widen

the eligibility criteria for the Built Heritage Fund with the understanding that this may require a budget increase.

The subcommittee raised the question as to whether the revised Strategy should target specific buildings that Council would like to see improved.

The subcommittee suggested incorporating mural information within the City Centre Heritage Walk brochure.

The subcommittee agreed to revise words in point 3 of Section 4.1 of the 2024/2025 Accountability Agreement with Heritage South to "There is an expectation that Heritage Month events/content include topics relevant to the built heritage of the city centre."

Note: Cr Arnold left the meeting at 3.34 pm.

Moved Cr Soper, seconded Cr Campbell and **RESOLVED** that the City Centre Heritage Subcommittee:

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

There being no further business, the meeting finished at 3.42 pm.

FOUR-YEAR REVIEW OF CITY CENTRE HERITAGE STRATEGY

| | |
|--------------------------------|--|
| To: | City Centre Heritage Subcommittee |
| Meeting Date: | Wednesday 13 December 2023 |
| From: | Shannon Baxter, Planner – Heritage and Urban Design |
| Approved: | Jonathan Shaw - Group Manager - Consenting and Environment |
| Approved Date: | Thursday 30 November 2023 |
| Open Agenda: | Yes |
| Public Excluded Agenda: | No |

Purpose and Summary

The City Centre Heritage Strategy (the Strategy) was to be reviewed by Council one year after adoption to monitor its effectiveness in working towards the identified goals and every three years thereafter. Revisions to the Terms of Reference for the Built Heritage Fund are being looked at concurrently, as the Subcommittee has recently discussed widening the fund's eligibility criteria.

This report identifies small updates needed to both the Strategy and the Built Heritage Fund to continue to support quality heritage outcomes in our community.

These changes have a low level of significance to Council but a high level to heritage building owners eligible to apply for Council's Heritage Funds.

Recommendations

That the City Centre Heritage Sub-Committee:

1. Receives the report "Four-Year Review of City Centre Heritage Strategy".
2. Notes the changes to the Strategy under the applicable "Summary of Changes" in the report.
3. Adopts the City Centre Heritage Strategy as set out in Appendix 1 – City Centre Heritage Strategy Tracked Revisions (A5058420).
4. Notes the changes to the Terms of Reference of the Built Heritage Fund under the applicable "Summary of Changes" in the report.
5. Approves changes to the Terms of Reference of the Built Heritage Fund as set out in Appendix 2 – Built Heritage Fund Terms of Reference Tracked Revisions (A4919343).

Background

The Strategy remains fit for purpose overall: there is no immediate plan to expand its scope beyond the city centre. The need for expansion can be revisited during the next review. There is, however, interest and support to expand the eligibility criteria for the Built Heritage Fund beyond the city centre.

City Centre Heritage Strategy 2019

Review of the City Centre Heritage Strategy 2019 (the Strategy) is required to monitor its effectiveness in providing tools and incentives to reach the following goals originally identified within the Strategy:

- Goal 1: A vibrant, sustainable, and active City Centre where heritage is highly valued.
- Goal 2: Key heritage resources within the City Centre are, if practicable, actively utilised, creating positive community and economic outcomes.
- Goal 3: New development and adaptive re-use projects respect our City's heritage context.
- Goal 4: Heritage values and character of our City Centre are celebrated and protected.

The Strategy and its goals remain as relevant and needed today as when it was drafted in 2019. Our community still faces the same challenges to heritage identified in the 2019 document:

- earthquake-prone building legislation;
- economics of adaptive re-use;
- balancing the need to conserve heritage and the need for redevelopment;
- lack of incentives to retain heritage buildings;
- loss by neglect (due to poor maintenance); and
- potential for unsympathetic development.

If anything, the immediacy of the above challenges have escalated, with risk implications for Council. Over the past four years we have seen an increase in resource consent applications for demolition of heritage buildings, increasingly due to poor maintenance. It is also worth noting that certain buildings served notice thus far under the Earthquake-Prone Building Legislation 2016 will require strengthening within ten years or, per the legislation, Council may be required to take action (undertake seismic works to upgrade building or, in the worst case, demolish the building). This earthquake-prone building timeline was on the horizon when the Strategy was originally adopted, but is now a tangible reality that may adversely affect our community.

Terms of Reference – Built Heritage Fund

The Subcommittee has broadened the eligibility pool for this fund once before (December 2021) to allow all recognised heritage buildings within the City Centre Heritage Area to apply for façade works (funding for interior works was still limited to the priority heritage resources identified within the Strategy). The proposed revision is to widen the eligibility pool beyond the city centre to include Heritage New Zealand Pouhere Taonga (HNZPT) listed buildings throughout the District, provided they have demonstrable community value.

Issues and Options

Analysis

City Centre Heritage Strategy 2019

Achievements

Overall, the Strategy has been successful in working towards its goals and supporting heritage owners. Increasingly, we are seeing Invercargill's heritage buildings better maintained, tenanted and appreciated by the public. This has largely been facilitated via the creation of a heritage liaison role within Council and establishment of incentive funding (Built Heritage Fund and Seismic Strengthening Fund). Thanks in part to both initiatives, 39 heritage conservation projects and 33 seismic strengthening projects have been carried out across the city centre, as referenced in Appendix 3 – City Centre Heritage Strategy Progress 2019-2023 (A5033127). Council's investment towards these projects to date totals \$1,015,700. Once fully paid out that amount will leverage, at minimum, an additional investment of \$1,175,000 into the local economy (primarily the building trade).

The Strategy has also helped Council facilitate relationships with HNZPT, Ministry for Culture and Heritage (MCH), Heritage South (our local heritage trust), developers, property owners and heritage tradespeople/experts. Council's heritage liaison is in regular contact with HNZPT and conservation experts throughout the year in regards to local projects. Considering Invercargill has a dearth of heritage tradespeople and conservation experts these strong relationships have been invaluable to helping our heritage building owners move forward.

Other deliverables include:

- Two heritage guidelines (Heritage Maintenance Guidelines and Heritage Renovation and Colour Guidelines), with a third guideline in the draft stage;
- Projection mapping on three heritage buildings on Don Street;
- Accountability Agreement with Heritage South in regards to Council's annual support of city centre built heritage content during Heritage Month;
- Incorporation of heritage values and potential salvage items into resource consent conditions;
- Waiving of resource consent fees (on request) for minor works to recognised heritage buildings in the District Plan; and
- Securing \$275,000 in funding from central government (MCH) towards seismic strengthening reports for 20 local heritage buildings owners.

Challenges

Due to the instability of the last four years (pandemic, shortage of workers, shortage of materials, changes in ownership, etc.) and street upgrades to Esk and Don Streets uptake of the funding has been lower than expected. This is a complex matter that Council has limited control over. When evaluating funding applications the Subcommittee takes into account whether an owner has outstanding funded work, which can adversely affect their chances of being approved for additional funding.

There are a number of other deliverables that have been affected by staff capacity and priorities for the heritage liaison, which have meant that actions have taken longer to achieve than originally planned. The revised City Centre Walking Tour and City Centre Heritage Design

Guidelines remain in the draft stage, and heritage interpretation funding has yet to be fully expended.

Several small improvements are proposed to simplify the Strategy:

- The Strategy has multiple actions relating to heritage conservation, awareness, promotion and tourism. The proposed revisions group these into one action.
- The Strategy has multiple actions or deliverables that have been completed or deemed unfeasible. It is proposed to remove them to keep the document current.
- There is currently a budget for the local Trust to offer expertise to heritage owners, which has not been accessed; therefore it is suggested this action is amended to use the broader term "heritage experts", which could include conservation advisors.
- Monthly communications updates to Council social media to be changed to quarterly.

It is also proposed to remove the date reference to the Strategy document and provide for three yearly updates aligned with Council's Long term Planning cycle, to ensure longevity of the Strategy in the context of ongoing Council investment cycle.

Built Heritage Fund – Terms of Reference

As noted above, the Subcommittee have previously discussed widening the eligibility pool beyond the City Centre Heritage Area, specifically to include HNZPT listed buildings with demonstrable community value (such as Lennel). Owners of such buildings would be eligible to apply for a variety of works to both the exterior and interior of their property. Preference will still be given to priority heritage resources and city centre heritage buildings, but widening the eligibility pool will allow other notable heritage buildings, many with limited funding avenues, the ability to carry out improvements at a time when built heritage is being lost due to lack of incentives and lack of heritage tradespeople.

Please note, despite increasing the eligibility pool, the annual Built Heritage Fund budget is not proposed to change.

Significance

The significance to Council in regards to these revisions is low, but the significance to heritage owners is medium to high, particularly if they are/become eligible for incentive funding.

Community Views

Community feedback indicates ongoing support for the Strategy and its goals.

Implications and Risks

Strategic Consistency

The Strategy continues to be aligned with the Council's Long Term Plan and City Master Plan: 2021-2031 Long-term Plan (LTP):

- a. Achieving the community outcomes of "Enhance our City" and "Preserve its character".
- b. Addressing renewal of the city centre, which, according to the LTP, is one of the strategic challenges facing our community.

Invercargill City Centre Master Plan:

- a. Aligns with the two guiding principles "Celebrate scale and identity" and "A City to inhabit and enjoy".

Financial Implications

The Strategy budget is currently provided for within the Long Term Plan.

Legal Implications

In 2019 Council delegated the authority to oversee the implementation of the City Centre Heritage Strategy, including determination and allocation of Strategy-related funding (Built Heritage Fund and Seismic Strengthening Fund), to the City Centre Heritage Sub-Committee.

Risk

There are no new risks associated with the revisions.

Next Steps

Staff to implement proposed updates to the Strategy; revised document to be titled "City Centre Heritage Strategy".

Staff to widen the scope of to the Built Heritage Fund's Terms of Reference per the "Summary of Changes – Built Heritage Terms of Reference" in the report.

Staff to provide newly eligible heritage property owners information on the Built Heritage Fund.

Attachments

Appendix 1 - City Centre Heritage Strategy Tracked Revisions A5058420.

Appendix 2 - Built Heritage Fund Terms of Reference Tracked Revisions A4919343.

Appendix 3 – City Centre Heritage Strategy Progress 2019-2023 A5033127.



Invercargill City Centre HERITAGE STRATEGY 2019

A5058420



Invercargill City Centre Heritage Strategy _2019

1. Introduction

- 1.1 Why do we need a Strategy?
- 1.2 How does the Strategy work?
- 1.3 What is the role of Council?
- 1.4 What is the scope?

2. The Strategy

- 2.1 Actions
- 2.2 Financial Breakdown
- 2.3 Monitoring and Review
- 2.4 Reference Documents

**“To enhance our City, preserve its character
and embrace innovation and change”**

(Council’s Vision Statement, ICC 2018-2028 Long Term Plan)

City Centre
Strategy

Goals

This Strategy acknowledges the value heritage brings to our City Centre and seeks to provide tools and incentives to reach the following goals:

Goal 1

A vibrant, sustainable, and active City Centre where heritage is highly valued.

Goal 2

Key heritage resources within the City Centre are, if practicable, actively utilized, creating positive community and economic outcomes.

Goal 3

New development and adaptive re-use projects respect our City's heritage context.

Goal 4

Heritage values and character of our City Centre are celebrated and protected.



1. Introduction

1.1 Why do we need a Strategy?

The rich variety of built heritage within our City Centre not only tells the stories of our past, but also contributes to the character of our main business area and our sense of place. There are opportunities to develop and maintain an animated City Centre that leverages heritage values. Our City Centre can embrace heritage conservation and also be a great place to do business, shop, work and live. This Strategy sets out a path to make this a reality.

We currently face a number of challenges in managing Invercargill's City Centre heritage:

- a) Earthquake-Prone Building Legislation;
- b) Economics of adaptive re-use;
- c) Balancing the need to conserve heritage and the need for redevelopment;
- d) Lack of incentives to retain heritage buildings;
- e) Loss by neglect (due to poor maintenance); and
- f) Potential for unsympathetic development.

We understand that, with these challenges, not every individual item with heritage value can, or will be able to be, protected in perpetuity. It is, however, integral to ensure that the stories of our past are not lost completely and that the overall heritage value of our City Centre is protected for current and future generations.

1.2 How does the Strategy work?

This Strategy includes ~~10~~ 11 actions that the Council will undertake in partnership with key stakeholders to guide future City Centre heritage decisions and initiatives. This will involve working with property owners, heritage organisations, and the community. The Strategy will evolve as it is regularly monitored and reviewed.

1.3

What is the role of Council?

Council believes it is possible to enhance the City Centre by integrating innovative redevelopment into Invercargill's heritage properties and streetscapes. This Strategy has the potential to contribute to a number of community outcomes identified by the Council, in particular:

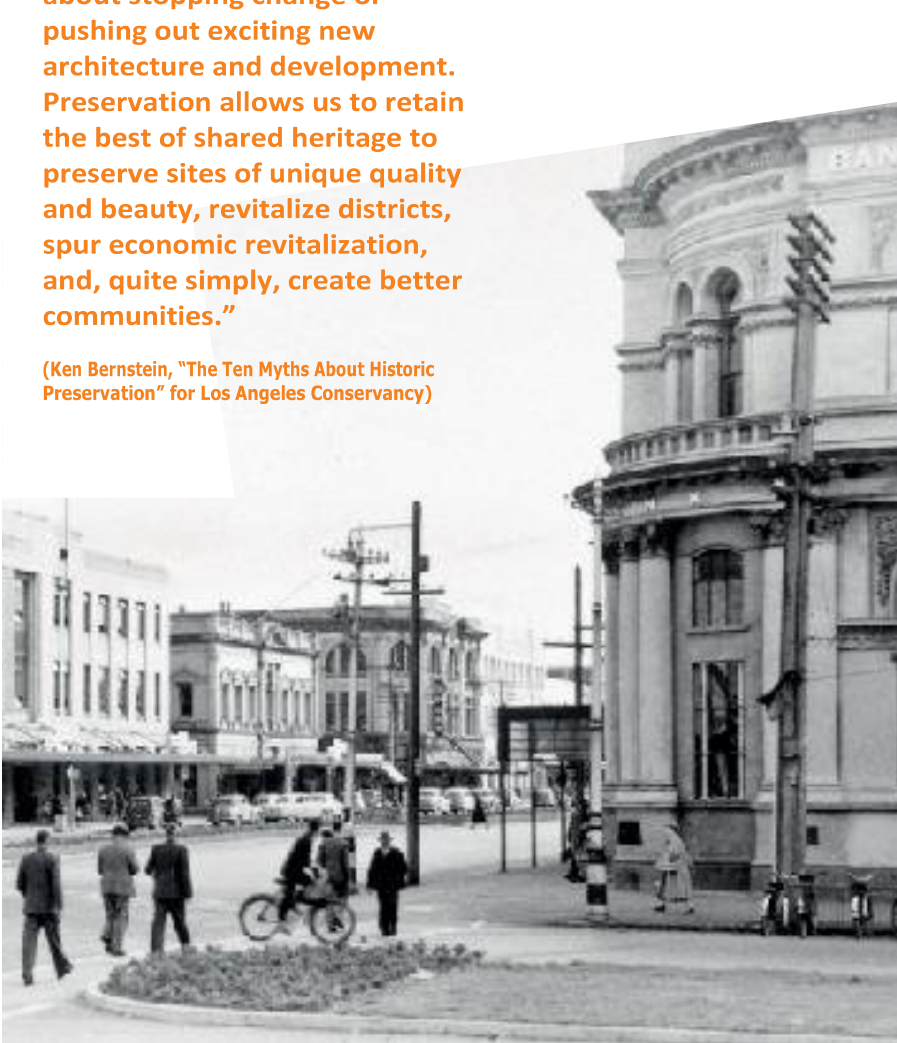
- Invercargill is celebrated for preserving its heritage character;
- Invercargill's character is embraced through community projects; and
- Invercargill's business areas are bustling with people, activities and culture.

The development of this Strategy acknowledges that Council has a number of regulatory obligations relating to heritage, such as:

- a) Resource Management Act, 1991
- b) The Building Act 2004
- c) Earthquake-Prone Building Legislation, 2016
- d) Invercargill City Council Bylaw 2017/2 Environmental Health

“Historic preservation is not about stopping change or pushing out exciting new architecture and development. Preservation allows us to retain the best of shared heritage to preserve sites of unique quality and beauty, revitalize districts, spur economic revitalization, and, quite simply, create better communities.”

(Ken Bernstein, “The Ten Myths About Historic Preservation” for Los Angeles Conservancy)



1.4 What is the scope?

All heritage resources throughout Invercargill will remain recognized for their heritage value. However, this Strategy focuses on those within the City Centre Heritage Area (indicated on page 7). Within the City Centre Heritage Area there are over ~~60~~ **89** buildings with recognized heritage value: ~~19~~ **22** have been registered by Heritage New Zealand Pouhere Taonga, ~~46~~ **64** are considered locally significant, and respective portions of Tay and Dee Streets are recognised for their high streetscape value.

All actions within this Strategy focus on awareness and retention of heritage values. However, due to Invercargill's large heritage inventory, the Council has created a list of heritage resources of greatest importance to the community to initially focus incentives towards. The list was informed by public feedback in March 2018, recommendations from the Origin Consultant report Heritage Buildings Re-Assessment 2016, and several Heritage New Zealand building reports. The original Strategy's list included - includes-23 buildings (including one Council-owned building) and two streetscapes, but four have since been removed due to partial or full demolition.

Although not every building within the City Centre Heritage Area has documented heritage value, the potential redevelopment and use of non-heritage buildings will be encouraged to reflect the integrity and character of its heritage surroundings.

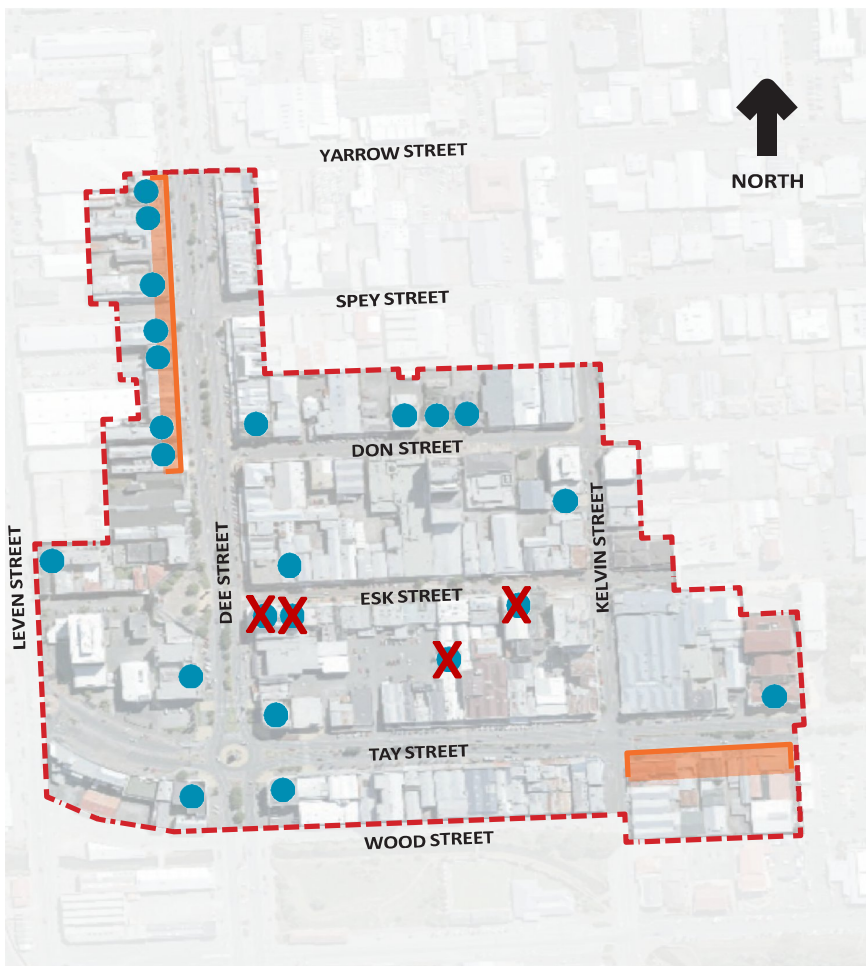
The list of priority heritage resources includes:

- Alexandra Building
83-85 Dee Street & 2 Don Street
- Bank of New South Wales (Former)**
1 Dee Street
- Bank of New Zealand (Former)
1 Tay Street
- Blackham Building
136-144 Dee Street
- Briscoe and Company Building
104-106 Dee Street

- ~~Brown Owl (Former)**~~
~~29 Esk Street~~
 - ~~Cambridge Arcade**~~
~~59-61 Esk Street & 40 Tay Street~~
 - Chief Post Office (Former)
10 Dee Street
 - Civic Theatre *
88 Tay Street
 - Embassy Theatre (Former)
110-122 Dee Street
 - Gerrard's Private Railway Hotel
3 Leven Street & 2 Esk Street
 - Goodalls Footwear (Former)
26 Esk Street
 - ~~Government Life Building**~~
~~33 Dee Street~~
 - Grand Hotel & Residence
76-86 Dee Street
 - Hubber's Emporium
68 Dee Street
 - Invercargill Club
32 Don Street
 - National Bank (Former)
21 The Crescent
 - Public Trust Office (Former)
28 Don Street
 - Shaw's Building
146 Dee Street
 - Southland Daily News Building
100 Dee Street
 - Southland Provincial Chambers (Former)
32 Kelvin Street
 - ~~Southland Times Building**~~
~~67 Esk Street~~
 - Tudor / Rakauhouka House
36 Don Street
 - Dee Streetscape
68-146 Dee Street
 - Tay Streetscape
61-77 Tay Street
- * Owned by Council
** Partially owned by Council in partnership with HWCP

Priority Heritage Resources

- LEGEND
- City Centre Heritage Area
 - Priority Heritage Building
 - Priority Heritage Streetscape



2. The Strategy

2.1 Actions

| Action | Deliverables* | Timeline | Estimated Cost** |
|---|---|-------------------|--------------------------|
| 1. Ongoing development and operation of a City Centre Heritage Subcommittee Steering Group, which will provide input, guidance, and oversee progress of the Strategy. | Create Terms of Reference | Within 6 months | Currently funded |
| | Identify and promote the availability of external funding sources | Ongoing | Currently funded \$1,000 |
| 2. Work with local heritage experts existing heritage trusts to promote heritage conservation, preservation and awareness. | Heritage experts Trusts to offer expertise and advice to property owners where possible | Ongoing | \$5000-\$2,500 per year |
| 3. Maintain and disseminate information on heritage items and ensure this is reflected in Council's records and policies, and share this information - social media, website, signage, etc. | Posting heritage-related articles (both local and beyond) to social media | Quarterly Monthly | Currently funded |
| | Supply property owners with information package (existing and upon purchase) | Ongoing | Currently funded |
| 4. Development of advisory information addressing issues of heritage maintenance, alterations, and additions, restoration and preservation. | Prepare and promote revised City Centre Heritage Design Guidelines heritage design and maintenance guidelines | 2023-2024 Year 1 | \$8,000-\$15,000 |

2.1 Actions (continued)

| Action | Deliverables* | Timeline | Estimated Cost** |
|--|--|----------------------------|--|
| 5. Support City Centre heritage forums, discussion panels, and heritage exhibitions e.g. local art, cultural and/or architectural displays. | Promote use of Council's existing Community Grant for heritage-related projects | Year 1 and onwards | Currently funded |
| | Be a sponsor of Heritage Month | Ongoing Year 1 and onwards | \$3,000 |
| 5-6. Promote best practice in terms of heritage conservation and by showcasing success stories. | Collect and share existing success stories | Ongoing Year 1 and onwards | \$1,500 |
| | Manage Council-owned heritage assets in accordance with best practices. | Ongoing Year 2 and onwards | Council has budgeted for Civic Theatre and Water Tower maintenance and upgrades within the LTP |
| 6-7. Administer Council's Heritage Funds. Adopt financial and non-financial incentives to support improvements to heritage buildings/resources, with an initial focus on protecting priority heritage resources. | Administer Council's Built Heritage Fund to support maintenance, repairs, code upgrades, conservation, and adaptive re-use of eligible heritage buildings. Present report to Council outlining incentive options and further avenues for funding | Ongoing Year 1 | \$250,000 annually Currently funded |
| | Administer Council's Seismic Strengthening Fund. Develop and implement a specific incentive program to support earthquake strengthening, and adaptive re-use of eligible heritage buildings, priority heritage resources | Ongoing Year 1 | \$50,000 currently funded per year |

| | | | |
|--|---|--|-----------------------------|
| <p>Z 8. Ensure that when heritage resources are altered or lost to the community that the effects of that loss on the overall City Centre are offset through means <u>such as repurposed salvage items compensation policies</u>, promotion of respectful design features, etc.</p> | <p>Consideration of adopting a Heritage Offsetting Policy</p> | <p>Year 1</p> | <p>\$40,000+</p> |
| | <p>Impose resource consent conditions on reuse or renovation of heritage items (windows, floors, doors, ceilings, etc.)</p> | <p>Ongoing Year 1 and onwards</p> | <p>Currently funded</p> |

2.1 Actions (continued)

| Action | Deliverables* | Timeline | Estimated Cost** |
|--|---|----------------------------|----------------------------|
| 8 9. Support the Strategy's "City Centre Heritage Area" as the priority area for a wide range of commercial, entertainment and residential activities. | Review District Plan provisions as they relate to the City Centre | Year 2 | Currently funded |
| | Integrate Heritage Strategy goals during resource consent process | Ongoing Year 2 and onwards | Currently funded |
| 9 10. Continue to facilitate relationships between Council, heritage interest groups, developers, property owners and heritage tradespeople and experts. | Create Memorandum of Understanding between Council and Heritage NZ | Year 1 | Currently funded |
| | Appoint a Council staff member as point of contact / heritage liaison | Within 6 months | Currently funded |
| 10 11. Support and promote city centre heritage events, interpretation, and tourism, and products. | Fund the design and installation of built heritage 5-10 forums, discussion panels, exhibitions, interpretation, awareness and tourism, interpretation projects per year | Ongoing Year 1 and onwards | \$22,000-\$20,000 per year |
| | Release a new "City Centre Heritage Walk" | 2024 Year 1 | \$20,000 |
| | Sponsor Heritage Month | Ongoing | \$3,000 |
| | Continue working with the Southland Regional Development Agency (SRDA) to promote heritage tourism | Year 1 and onwards | Currently funded |
| | Engage SRDA to complete economic assessment of heritage tourism | Year 1 or 2 | Currently funded |

* The deliverables do not limit Council's work in this space. If additional opportunities arise to protect our heritage these will be considered by the Steering Group.

** These costs are indicative only and may vary based on scope, delivery methods and timing.

2.2 Financial Breakdown

| Action | YEAR 1 (2019/2020) | YEAR 2 (2020/2021) | YEAR 3 (2021/2022) | YEAR 4 (2022/2023) | TOTAL |
|---------------------------|-----------------------|-----------------------|-----------------------|-----------------------|--------------------|
| 1 | \$1,000 | - | - | - | \$1,000 |
| 2 | \$2,500 | \$2,500 | \$2,500 | \$2,500 | \$10,000 |
| 3 | - | - | - | - | - |
| 4 | \$15,000 | - | - | - | \$15,000 |
| 5 | \$3,000 | - | - | - | \$3,000 |
| 5 6 | \$1,500 | \$1,500 | \$1,500 | \$1,500 | \$6,000 |
| 6* 7* | \$150,000 | \$300,000 | \$300,000 | \$300,000 | \$1,050,000 |
| 7 8 | \$40,000 | - | - | - | \$40,000 |
| 8 9 | - | - | - | - | - |
| 9 10 | - | - | - | - | - |
| 10 11 | \$40,000 | \$20,000 | \$20,000 | \$20,000 | \$100,000 |
| | | | | | |
| TOTAL REQUIRED | \$253,000 | \$324,000 | \$324,000 | \$324,000 | \$1,225,000 |

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* Includes \$50,000 annual funding already included in budget.

2.3 Monitoring and Review

A six-monthly progress report ~~was will be~~ brought to the Council by the ~~Subcommittee Steering Group~~. The Strategy ~~was will be~~ reviewed as a whole one year after its adoption by Council to monitor its effectiveness in working towards ~~its the~~ goals. ~~From there the strategy will be reviewed every three years to align with programme funding allocations as part of Council's Long Term Planning process, as well as three years thereafter. A revised Strategy was released in 2023 and will be reviewed every three years thereafter.~~

By continuing to seek input from heritage owners, heritage organisations and the wider community, all efforts will combine in ensuring that the City Centre's heritage character is preserved and potentially enhanced for the benefit of those who visit, shop, work, invest and live in our City Centre.

2.4 Reference Documents

Over the last decade there have been several reports that have acknowledged the role of heritage within Invercargill's City Centre:

~~Operative Proposed~~ Invercargill City District Plan 2019, (January 2017)

Rejuvenating the CBD: a transformative arts centre for Invercargill, Tim Walker Associates, (September 2017)

Invercargill City Centre Retail Strategy, First Retail Group Ltd, (March 2017)

Invercargill City: Central City Area Heritage Buildings Re-Assessment 2016, Dr. A. Farminer and R. Miller, Origin Consultants, (November 2016)

Southland Regional Development Strategy - The Action Plan (November 2016)

Invercargill Inner City Revitalisation, Master Plan Report, Pocock Design Environment Ltd, (August 2013)

Invercargill: The Big Picture, Non-statutory spatial plan, (January 2012)

Invercargill City Centre Outline Action Plan - Urbanimplus Ltd, William J Watt Consulting Ltd and Pocock Design: Environment Ltd, (December 2011)

Identifying Invercargill's Point of Difference, Mark Blumsky and Elliott Kirton, (June 2010)



Invercargill City Centre Heritage Strategy 15



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A4919343



Purpose

This fund offers financial assistance towards the maintenance, protection, conservation and adaptive re-use of the **23** priority heritage resources **(21 individual buildings and 2 streetscapes)** identified in the **2019 Invercargill City Centre Heritage Strategy**, **as well as Heritage New Zealand Pouhere Taonga listed buildings throughout the District with demonstrable community value.**

Individual buildings included in the Strategy as priority heritage resources can apply for works relating to their whole building. Buildings included in the Strategy because they are located within a priority streetscape can only apply for works to their façade.

Locally Significant buildings located within the City Centre Heritage Area (CCHA) can apply for funding towards façade enhancement work.

NOTE: This year we will also accept applications for façade enhancement from owners of recognised heritage buildings within the City Centre Heritage Area (CCHA).

Total annual funding for 2022/2023 is \$250,000.

Funding is available to:

A. Priority heritage resources **and Heritage New Zealand Pouhere Taonga listed buildings with demonstrable community value** for:

i. Essential works (maintenance, repairs, structural works, and code upgrades) that respect the heritage of the building.

- Maintenance (i.e. façade cleaning, gutter replacement)
- Specific “like with like” material replacement/ maintenance projects that protect the integrity of heritage buildings
- Painting (needs to be in keeping with the era of the building and within the approved ICC Colour Palette for Heritage Buildings)
- Repairs to or restoration of architectural details and masonry work
- Parapet, balustrade or pilaster reinstatement
- Verandah refurbishment
- Window and glass replacement
- External decorative lighting
- Removal of redundant signage

- New signage
- Relocation of equipment off façade (i.e. air conditioning units or ductwork)
- Upgrades to building to meet code/regulation standards to enable contemporary use of heritage places, for example, fire and access provisions
- Emergency or protective works to protect heritage fabric

ii. Adaptive re-use projects that respect and retain the building’s heritage significance.

B. Recognised heritage buildings within the CCHA for:

- Façade cleaning
- Crack repair
- Painting (needs to be in keeping with the era of the building and within the approved ICC Colour Palette for Heritage Buildings). A swatch test will be required before painting commences.

Details

Funding applications must be submitted before work commences, unless previously discussed with Council’s Heritage and Urban Design Planner and, unless previously agreed, the project must be completed within 12 months of funding approval.

Grants will typically be a percentage of work to a specific dollar value, or covering a specific component of work. Applicants are expected to demonstrate a significant level of their own contribution to the project with matching funds.

Grants are not available for works already undertaken, unless previously discussed with Council’s Heritage and Urban Design Planner.

Grants are generally not paid until the work is complete and a report has been provided to Council documenting proof of paid invoices, receipts, and photographic evidence of completed work. However, in exceptional circumstances

progress payments may be made upon receipt of paid invoices.

Application Process

Applications for this fund close on ~~5 April 2024~~. ~~3 March, 2023~~.

We encourage you to get in contact early, even if you are not ready to submit your application, as we anticipate there will be a strong demand for the funding. All applications will be acknowledged within five working days.

Applications will be checked to ensure they have been completed correctly and sufficient detail has been provided. Where applications are considered incomplete or deficient, they will be returned to the applicant for further information or clarification, and the applicant will be given a set period of time to respond.

An on-site meeting may be required prior to considering the application.

The City Centre Heritage Steering Group will consider applications in ~~late April mid-March 2024~~ ~~2023~~. Successful applicants will be notified within five working days of the decision.

How will successful applications be selected?

Funding will be prioritised by the following criteria:

- The heritage values that will be protected by the project
- Contribution to the re-use of buildings
- The likely benefits/outcomes of the projects, including community benefits
- The urgency of the project
- The visibility of the project and public accessibility
- Evidence of significant capital investment by the owner
- The degree to which the project exhibits sound heritage management planning (i.e. input from a qualified heritage professional)
- Any outstanding work remaining from previous funding rounds
- Demonstrable community value

How to Apply

Applications from tenants must have written approval and support from the building owner.

Any applicable consents must be obtained before application for funding can be considered.

Any applicable correspondence with Heritage New Zealand Pouhere Taonga must have taken place before application for funding can be considered.

One application per property will be considered each funding round.

Completed application forms (including supporting documents) can be:

Emailed to: heritage@icc.govt.nz

Posted to: **Invercargill City Council
Heritage Funding – Attention Shannon Baxter
Private Bag 90104
Invercargill 9840**

Delivered to: **Helpdesk
Invercargill City Council 101
Esk Street Invercargill**

If you have any questions, please contact Council's Heritage and Urban Design Planner, Shannon Baxter, at heritage@icc.govt.nz or 03 211 1777.

Limitations

The following conditions apply:

- a) Acceptance of technical advice from the Council's Environmental and Planning Services staff may be a condition of acceptance.
- b) Work may be inspected by a representative of the Council's Environmental and Planning Services staff before payment will be made.
- c) Grants must be uplifted within two years of approval being given, otherwise they will be deemed to be withdrawn and applicants will need to reapply.
- d) Information supplied as part of this application may be made publicly available, and if successful, may be used for publicity purposes.

Please note: Additional conditions may be imposed at the discretion of the Invercargill City Centre Heritage Steering Group.

City Centre Heritage Strategy Progress 2019-2023

a) Built Heritage Fund

Over the last four rounds, this fund enabled partial funding towards 39 heritage conservation projects. Below is a selection of funded projects:

- i. 32 Don Street (Invercargill Club) – Western fence replacement



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ii. 43 and 55 Dee Street – various façade improvements



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- iii. 83-85 Dee Street (Alexandra Buildings) – Reroofing, façade painting and cleaning



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- iv. 136-142 Dee Street (Blackham Building) – Various works, including façade repainting



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- v. 32 Don Street (Invercargill Club) – first storey ceiling refurbishment



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vi. 104-106 Dee Street (Former Briscoe's Building) – Repair of verandah soffit



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- vii. 67 Tay Street (Former Craig's Printing) – replacement with sympathetic signage and partial façade repainting



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viii. 2 Leven Street (Victoria Railway Hotel) - cupola refurbishment and façade repainting



A5033127

- ix. 77 Tay Street (YMCA) – façade repainting and emergency cornice repairs



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- x. 38 Esk Street (Shoe Clinic) – façade repainting



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xi. 32 Don Street (Invercargill Club) – partial roofing



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- xii. 76-86 Dee Street (Grand Hotel & Accommodation) – partial roofing, asbestos removal, and façade repainting.



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xiii. 65 Tay Street (Yaks n Yetis) – façade repainting



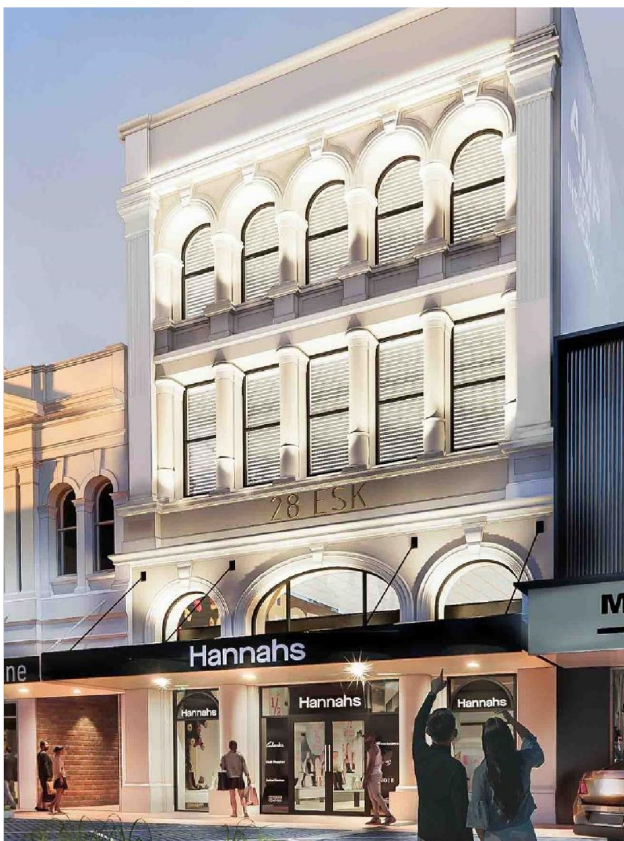
A5033127

xiv. 62 Esk Street (Just Jeans) – façade repainting



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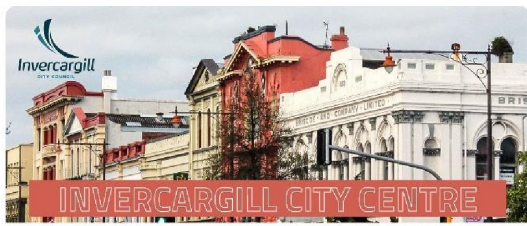
- xv. 28 Esk Street –reinstatement of fan light windows above verandah and façade repainting (in works)



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b) Seismic Strengthening Projects

This targeted rates fund enabled partial funding towards 33 seismic strengthening projects across our city centre.



SEISMIC STRENGTHENING FUND

Purpose
This fund offers financial assistance towards seismic upgrades to recognised heritage buildings located within the City Centre Heritage Area. The 21 individual buildings identified as priority heritage resources within the 2019 Invercargill City Centre Heritage Strategy will be prioritised. Total annual funding available is \$50,000.

Funding is available for two categories of work:

- Professional advice**
 - ISA or DSA reports
 - Conservation reports, plans and specifications
 - Structural engineering plans
- Strengthening works**
 - Provision, fitting and fixing of all materials for the structural strengthening works, including labour and equipment
 - Associated preliminary and general costs, materials and for carrying out the structural strengthening works

Details
Funding applications (including supporting documents) must be made before work commences and the project must be completed within 12 months of funding approval. Grants will typically be a percentage of work to a specific dollar value, or covering a specific component of work. Applicants are expected to demonstrate a significant level of their own contribution to the project with matching funds. Grants are not available for strengthening works already undertaken. Grants are not paid until the work is complete, has been reviewed by Council staff, and a report has been provided to Council documenting proof of paid invoices, receipts, and photographic evidence of completed work if applicable. However, in exceptional circumstances progress payments may be made upon receipt of paid invoices.

Application Process
The application deadline is 3 March 2023. We encourage you to get in contact early, even if you are not ready to submit your application, as we anticipate there will be a strong demand for the funding. All applications will be acknowledged within five working days of receipt. Applications will be checked to ensure they have been completed correctly and sufficient detail has been provided. Where applications are considered incomplete or deficient, they will be returned to the applicant for further information or clarification, and the applicant will be given a set period of time to respond. An on-site meeting may be required prior to considering the application. The City Centre Heritage Steering Group will consider applications in mid-March 2023. Successful applicants will be notified within five working days of the decision.

How will successful applications be selected?
Funding will be prioritised by the following criteria:

- The heritage values that will be protected by the project
- The availability of other funding sources
- Contribution to the re-use of buildings
- The likely benefits/outcomes of the projects, including community benefits
- The visibility of the project and public accessibility

- Evidence of significant capital investment by the owner
- The degree to which the project exhibits sound heritage management planning (i.e. input from a qualified heritage professional)

How to Apply
Applications from tenants must have written approval and support from the building owner. Any applicable consents must be obtained before application for funding can be considered. Any applicable correspondence with Heritage New Zealand Pouāra Taonga must have taken place before application for funding can be considered. One application per property will be considered each funding round. There are separate applications for the two categories. Completed application forms (including supporting documents) can be: Emailed to: heritage@icc.govt.nz Posted to: Invercargill City Council, Heritage Funding – Attention Shannon Baxter, Private Bag 90104, Invercargill 9840

Delivered to: **Helpdesk**, Invercargill City Council, 101 Esk Street, Invercargill

If you have any questions, please contact Council's Heritage and Urban Design Planner, Shannon Baxter, at heritage@icc.govt.nz or 03 311 1777.

Limitations
The following conditions apply to any assistance given:

- Acceptance of technical advice from the Council's Environmental and Planning Services staff may be a condition of acceptance.
- Work may be inspected by a representative of the Council's Environmental and Planning Services staff before payment will be made.
- Grants must be uplifted within two years of approval being given, otherwise they will be deemed to be withdrawn and applicants will need to reapply.
- Information supplied as part of this application may be made publicly available, and if successful, may be used for publicity purposes.

Please note: Additional conditions may be imposed at the discretion of the Invercargill City Centre Heritage Steering Group

c) Heritage EQUIP funding

ICC coordinated two group applications to Heritage EQUIP, a programme within the Ministry for Culture and Heritage, resulting in \$275,000 central government funding towards seismic strengthening reports for 20 Invercargill heritage buildings owners.



d) Heritage Maintenance Guidelines

<https://icc.govt.nz/wp-content/uploads/2020/04/2020-ICC-Heritage-maintenance-guidelines-for-web-compressed.pdf>



e) Heritage Renovation and Colour Guidelines

<https://icc.govt.nz/wp-content/uploads/2023/05/2023-Invercargill-Heritage-Buildings-Renovations-and-Colour-Guidelines.pdf>

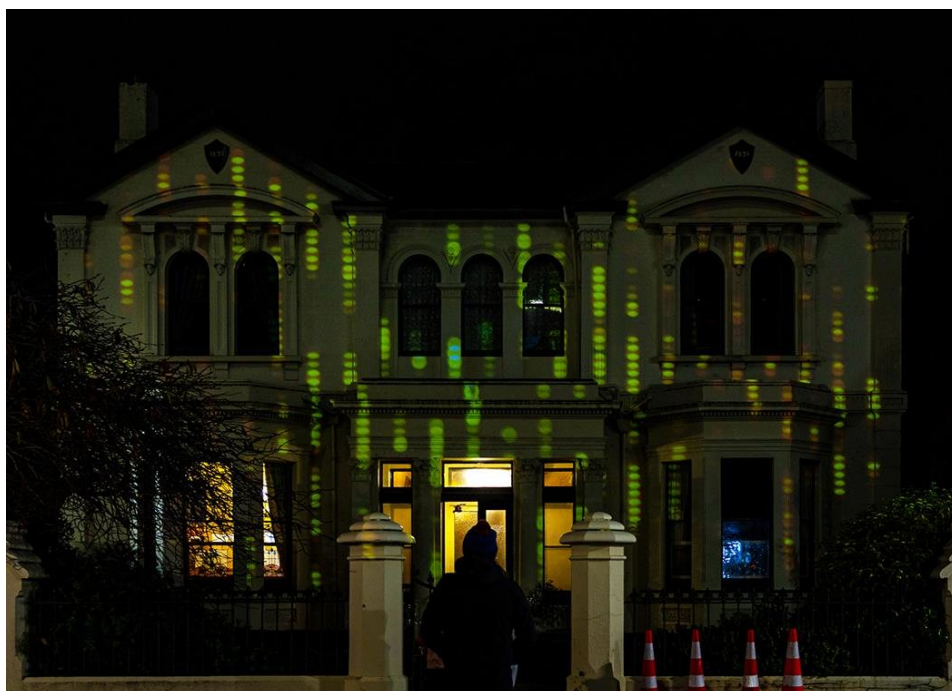


**INVERCARGILL CITY CENTRE HERITAGE
RENOVATION
AND COLOUR
GUIDELINES**



f) Projection mapping on Don Street heritage buildings (interpretive project)

To encourage heritage interpretation and appreciation, imagery was projected onto three heritage buildings in July 2021 for several days, along with accompanying soundtrack. 16 Don Street (Tillermans) had an ever-changing palette of colour and pattern, while 28 Don Street (Public Trust Building) was flooded with purple light and floating stars. The imagery projected onto 32 Don Street (Invercargill Club) told the story of the site – beginning as a podocarp forest, through clearing of the land, construction of the Club and removal of the balconies, along with some fun visual effects to end.



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g) Ongoing relationship and Accountability Agreement with Heritage South

ICC has an Accountability Agreement with Heritage South to contribute up to \$3,000 annually towards Southland Heritage March. The funding only applies to content related to built heritage.



Registered office:
Southland Museum and Art Gallery
Victoria Avenue
P.O. Box 1012
Invercargill 9840

31 October 2023

Invercargill City Council
Private Bag 90104
Invercargill

Attn: Shannon Baxter
Planner - Heritage and Urban Design

Dear Shannon

I am writing to thank Invercargill City Council for funding provided for Southland Heritage Month. The funding was utilised for the planning and implementation of the opening event, which focussed upon the built heritage of the Invercargill CBD.

Please find attached copies of the final report for Heritage Month which outlines the outcomes of the events of the whole month, including the opening, and a copy of the final budget with itemisation of how funding was used. Also attached are copies of the invoices relevant to how the ICC funding was used.

The contribution of the ICC to Heritage Month is very much appreciated and it is great to have the opportunity to celebrate the heritage of the CBD as part of Heritage Month every year. We look forward to ongoing collaborations with ICC.

Yours sincerely

Cathy Macfie

Cathy Macfie
Chairperson

h) Letter of Support from Heritage New Zealand Pouhere Taonga (still to come)

Otago/Southland Area Office
Level 2, Standard Building, 201 Princes Street
PO Box 5467, Dunedin 9054
(64 3) 477 9871 / heritage.org.nz



HERITAGE NEW ZEALAND
POUHERE TAONGA

28 November 2023

To
Invercargill City Council

Tēnā koutou katoa,

THE ICC CITY CENTRE HERITAGE STRATEGY: LETTER OF SUPPORT

Heritage New Zealand Pouhere Taonga (HNZPT) understands that Invercargill City Council are currently reviewing their 2019 City Centre Heritage Strategy.

HNZPT have worked closely with Shannon Baxter, Invercargill City Council Planner – Heritage and Urban Design, over the last four years to provide heritage, technical conservation and funding advice in support of the Heritage Strategy. It is our experience and view that this has strengthened ICC's relationship with HNZPT and has significantly increased our dialogue with some positive heritage outcomes.

The heritage funding made available through the Heritage Strategy has been highly significant in leveraging an increase in very positive heritage outcomes for heritage buildings in the CBD and has led to more opportunities for HNZPT to visit owners and offer heritage advice. As a consequence, more building owners are approaching us directly for advice with the support of the ICC Heritage Planner, which has grown and strengthened our relationships.

From observation, HNZPT consider the Heritage Strategy to have encouraged the ICC Planning team to include conditions regarding the salvage of heritage items within the processing of resource consents, which we consider as positive mitigation where some loss of heritage values cannot be avoided (for example, in the case of building demolition or refit). The Strategy has provided both guidance and a framework within which the Planning team has grown in confidence and knowledge.

HNZPT note that through the Strategy, \$3,000 in annual financial support has been provide to the Southland Heritage Month event – a key event to celebrate and grow community engagement with Southland's distinct and rich heritage landscape-whenua. HNZPT have also joined in (alongside ICC in some instances) with supporting this event and were highly impressed with the breadth, inclusiveness, diversity and organisation of Heritage Month this year in particular.

It is HNZPT's view that the ICC Heritage Strategy and funding have been instrumental in increasing public and community engagement in heritage in Invercargill and have directly enabled heritage buildings to be retained, repaired and adaptively re-used to the benefit of the City. They help deliver the Council's stated vision, "To enhance our City, preserve its character and embrace innovation and change" and are necessary to continuing this vision into the future."

Tairangahia a tua whakarere; Tatakiahia ngā reanga ō āmuri ake nei
Honouring the past; Inspiring the future

Please accept this letter as Heritage New Zealand Pouhere Taonga support for the ICC City Centre Heritage Strategy.

Nāku iti noa, nā

A handwritten signature in black ink, appearing to read 'Sarah Gallagher', written in a cursive style.

Sarah Gallagher
Area Manager
Heritage New Zealand Otago/Southland

UPDATE ON CITY CENTRE HERITAGE STRATEGY PROGRESS

| | |
|--------------------------------|--|
| To: | City Centre Heritage Subcommittee |
| Meeting Date: | Wednesday 13 December 2023 |
| From: | Shannon Baxter, Planner – Heritage and Urban Design |
| Approved: | Jonathan Shaw - Group Manager - Consenting and Environment |
| Approved Date: | Thursday 30 November 2023 |
| Open Agenda: | Yes |
| Public Excluded Agenda: | No |

Purpose and Summary

The purpose of this report is to provide the City Centre Heritage Subcommittee an update on progress made on the City Centre Heritage Strategy and other heritage matters.

Recommendations

That the City Centre Heritage Subcommittee:

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

Background

Heritage funding

Heritage funding round 5 (2023-2024)

Ms Baxter to contact eligible owners.

Esk Street north-side funded owners

As noted previously, the four owners delayed due to City Streets Stage 1 are planning to paint their facades this spring/summer. 38 Esk Street (Shoe Clinic) was recently repainted and 62 Esk Street (Just Jeans) is currently being repainted. The two remaining building owners (of 28 Esk Street and 34 Esk Street) plan to paint later this summer.

Strategy deliverables

Interpretive funding update

Heritage South has hired a graphic designer to design the Trust's website and to contribute to the interpretive city heritage project content. The first buildings they will explore are the Grand Hotel and Alexandra Buildings. Content will also include oral histories.

Southland Heritage Month (Heritage South initiative)

Heritage South is in the planning stages for Heritage Month 2024 (event calendar typically finalised by late December).

Council provides to Heritage South an annual donation of \$3,000 towards Southland Heritage Month events pertaining to city centre built heritage. The current Accountability Agreement to be renewed before 30 June 2024.

Other business

Heritage EQUIP funding

Still one outstanding seismic report due from Hadley Robinson. They are approximately 18 months later than originally stated, which has adversely affected the building owners, as their report is due to Council for review and the central government funding is wrapping up. Council is doing their best to advocate for the owner.

Local Government Heritage Planners Forum

Ms Baxter hosted 25 heritage planners from across New Zealand this October for the annual LG Heritage Planners Forum. Feedback from the group was very complimentary in regards to local heritage buildings and southern hospitality. Many delegates had not visited Southland before, so decided to extend their stays to explore further afield over the Labour Day weekend.

Former Dee Street Hospital - Ministry of Health (MOH) property

MOH has contacted Ms Baxter once again to ask if any local Trusts, or Council, would be interested in purchasing the property when it eventually comes to market. Ms Baxter contacted local heritage trusts to gauge interest.

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

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