

INVERCARGILL CITY CENTRE

HERITAGE STRATEGY

Invercargill City Centre Heritage Strategy

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 Monitoring and Review
- 2.3 Reference Documents

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

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

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 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:

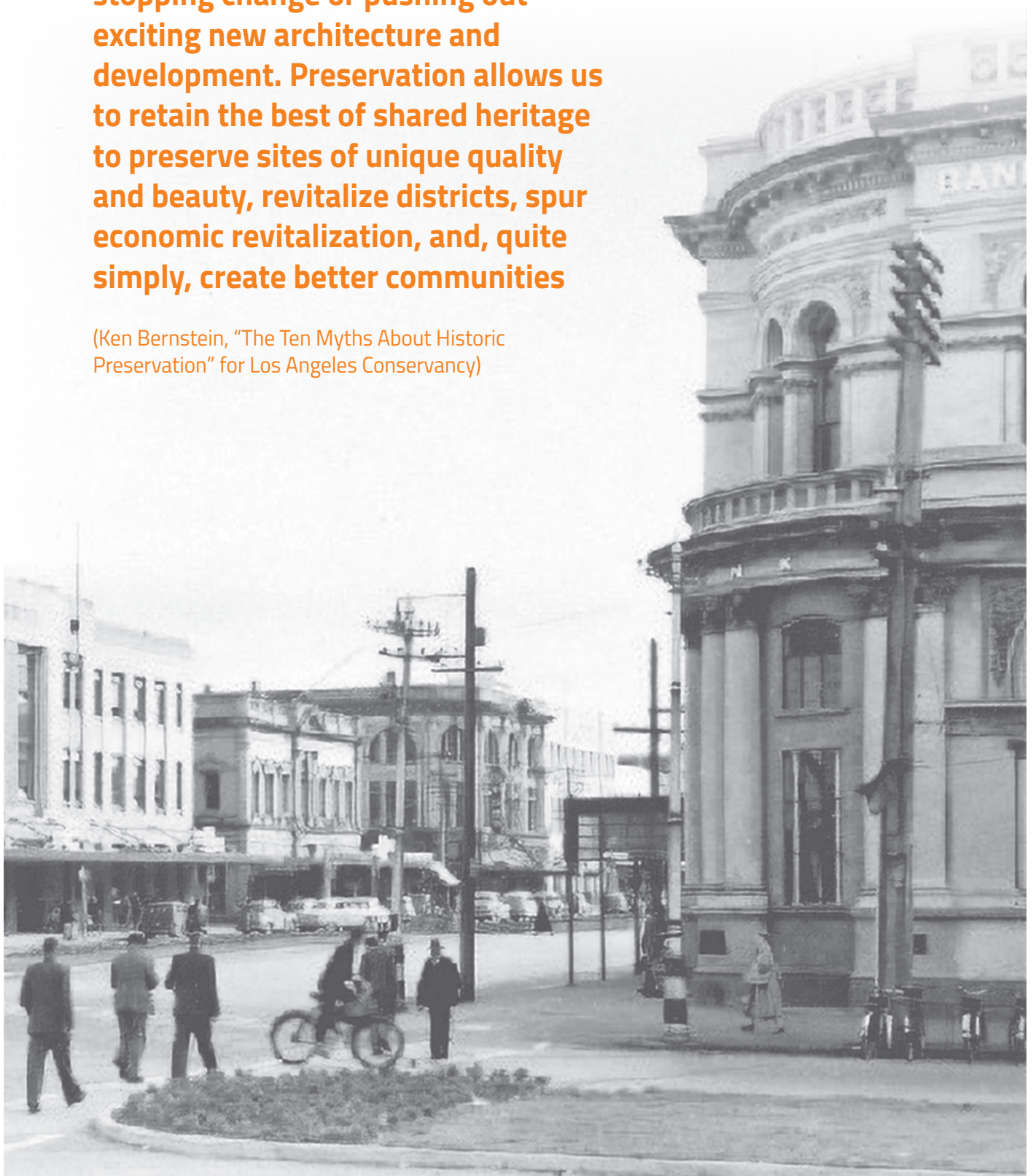
- Invercargill is celebrated for preserving its heritage character;
- Invercargill's character is embraced through community projects; and
- Invercargill's business areas are bustling with people, activities and culture.

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 recognised 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 buildings with recognised heritage value: 19 have been registered by Heritage New Zealand Pouhere Taonga, 46 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 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:

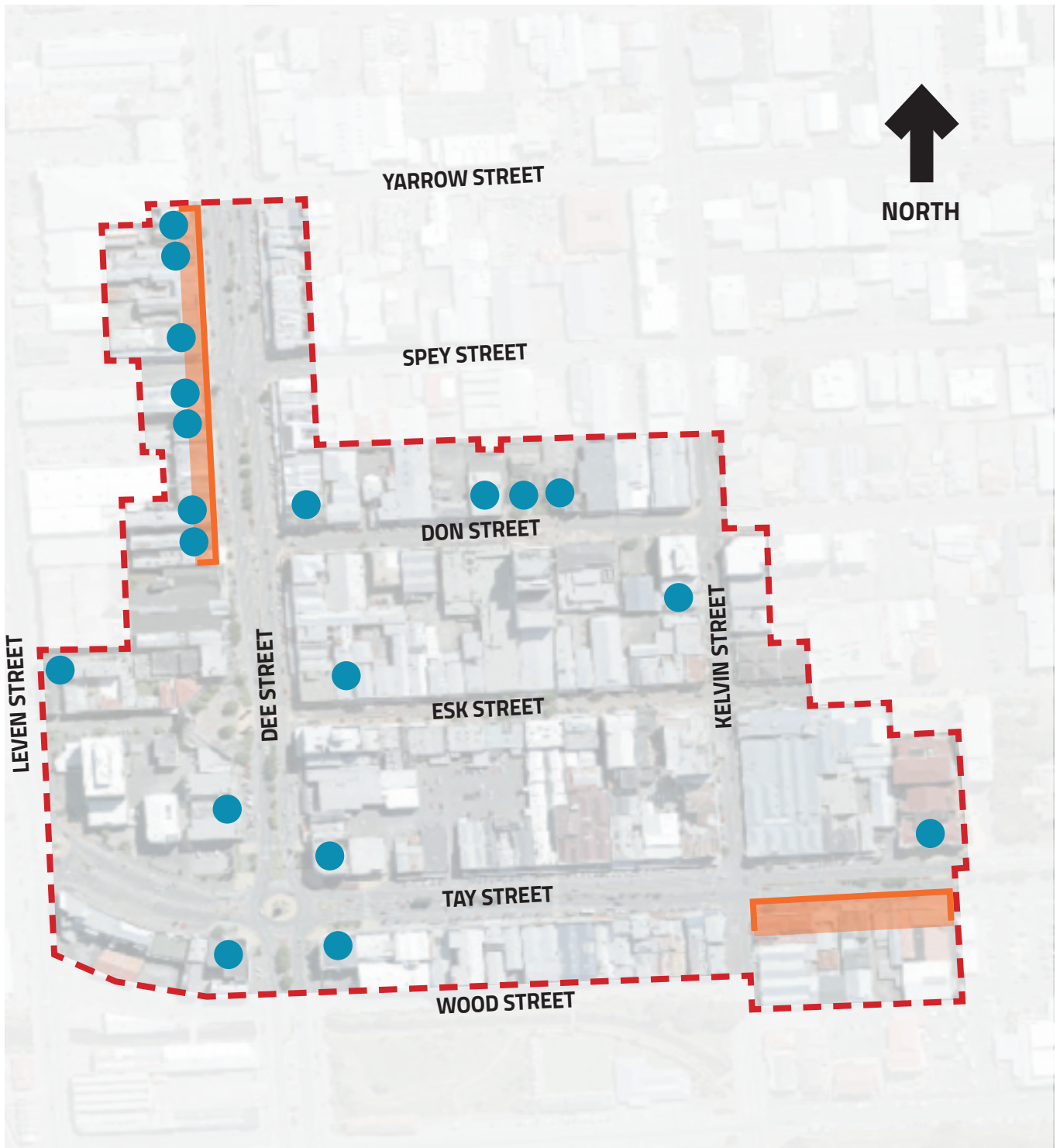
- **Alexandra Building**
83-85 Dee Street and 2 Don Street
- **Bank of New South Wales (Former) ****
1 Dee Street
- **Bank of New Zealand (Former)**
1 Tay Street
- **Blackham Building**
136-144 Dee Street
- **Briscoe and Company Building**
104-106 Dee Street
- **Chief Post Office (Former)**
10 Dee Street
- **Civic Theatre ***
88 Tay Street
- **Embassy Theatre (Former)**
110-122 Dee Street
- **Gerrard's Private Railway Hotel**
3 Leven Street and 2 Esk Street
- **Goodalls Footwear (Former)**
26 Esk 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
- **Tudor / Rakauhauka 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 operation of the City Centre Heritage Subcommittee to provide input, guidance, and oversee Strategy progress	Identify and promote the availability of external funding sources	Ongoing	Currently funded
2. Work with local heritage experts to promote heritage conservation and awareness	Heritage experts to offer expertise and advice to property owners where possible	Ongoing	\$5,000 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	Currently funded
	Supply property owners with information package (existing and upon purchase)	Ongoing	Currently funded
4. Development of advisory information addressing issues of heritage alterations, additions, restoration and preservation	Prepare and promote revised City Centre Heritage Design Guidelines.	2023-2024	\$8,000
5. Promote best practice in terms of heritage conservation	Manage Council-owned heritage assets in accordance with best practices	Ongoing	Council has budgeted for Civic Theatre maintenance and upgrades within the LTP
6. Administer Council's Heritage funds to support improvements to heritage buildings	Administer Council's Built Heritage Fund to support maintenance, repairs, code upgrades, conservation, and adaptive re-use of eligible heritage buildings	Ongoing	Up to \$250,000 annually
	Administer Council's Seismic Strengthening Fund to support earthquake strengthening of eligible heritage buildings	Ongoing	\$50,000 currently funded per year

2.1 Actions (continued)

Action	Deliverables*	Timeline	Estimated Cost**
7. 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 such as repurposed salvage items, promotion of respectful design features, etc.	Impose resource consent conditions on reuse or renovation of heritage items (windows, floors, doors, ceilings, etc.)	Ongoing	Currently funded
8. Support the Strategy's "City Centre Heritage Area" as the priority area for a wide range of commercial, entertainment and residential activities	Integrate Heritage Strategy goals during resource consent process	Ongoing	Currently funded
9. Continue to facilitate relationships between Council, heritage interest groups, developers, property owners and heritage tradespeople and experts	Maintain heritage liaison role within Council	Ongoing	Currently funded
10. Support and promote city centre heritage events, interpretation and tourism	Fund forums, discussion panels, exhibitions, interpretation, awareness and tourism related to built heritage of our city centre	Ongoing	\$10,000 per year
	Release a new "City Centre Heritage Walk"	2024	\$20,000
	Provide annual sponsorship towards Southland's Heritage Month	Ongoing	\$3,000

* 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 Subcommittee.

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

2.2 Monitoring and Review

The Strategy was reviewed as a whole one year after its adoption by Council to monitor its effectiveness in working towards its goals. The strategy will be reviewed every three years thereafter to align with programme funding allocations as part of Council's Long Term Planning process.

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.

2.3 Reference Documents

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

Operative Invercargill City District Plan 2019

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 - Urbanismplus 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)





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