New Zealand
Heritage Properties Ltd
Investing In Our Heritage

104-106 Dee Street (Briscoe's Building) Invercargill

Memorandum Assessing the Effects on Heritage Values - Revised Scope of Works

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Submitted: May 2026

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Project Details

Property Address	104-106 Dee Street Invercargill (Lot 1 DP 8343, CT SL3A/701, Southland Land District)
Archaeological Site No.	Not recorded
HNZPT List Entry No.	Briscoe and Company Building (Former), List no. 2448, Category 2
ICC Heritage Register	APP3-2 Briscoes Building (Ref. 18). APP3-3 Part of Dee Street Historic Area (Ref. 181)
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Cover Photo: "Briscoe & Company Ltd business premises, Invercargill" Samuel Heath Head, 1890, Tiaki Reference Number: 1/1-011108-G, Alexander Turnbull Library, https://ndhadeliver.natlib.govt.nz/delivery/DeliveryManagerServlet?dps_pid=IE3067603

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1 Introduction

The former Briscoe's building at 104–106 Dee Street, Invercargill, was constructed in 1882 for Guthrie and Larnach and designed by noted Invercargill architect F.W. Burwell. The property was acquired by Briscoe & Co. in 1901. A fire in September 2023 caused significant damage to the building. Following a structural assessment, it was issued with dangerous and insanitary building notices, and temporary measures were implemented to secure the site. The building has since remained unoccupied and exposed to the elements, resulting in ongoing deterioration of its historic fabric.

In 2024, New Zealand Heritage Properties (NZHP) completed a Heritage Impact Assessment (HIA) for the former Briscoe's building. The report, *104-106 Dee Street, Invercargill. A Heritage Impact Assessment of the Briscoe's Building* (Irvine, 2024) considered the potential effects on the building's high heritage values of a range of possible development options, as the owners had not yet determined a final course of action. The report recommended repair and adaptive reuse of the building and did not recommend the option to demolish.

The HIA also identified that the Briscoe's building is an unrecorded archaeological site, as it dates to the pre-1900 period and is therefore subject to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA). The building is scheduled on the Invercargill City Council (ICC) Heritage Record (APP3-2, Ref. 18) and forms part of the Dee Street Historic Area (APP3-3, Ref. 181). In addition, Heritage New Zealand Pouhere Taonga (HNZPT) has listed the building as a Category 2 historic place on the New Zealand Heritage List/Rārangi Kōrero (List No. 2448).

In July 2025, an application for resource consent to demolish the building was lodged with ICC, incorporating NZHP's 2024 assessment. Comment on the application was provided by HNZPT as an affected party, alongside expert heritage evidence prepared by Origin Heritage on behalf of the Council.

In light of this change in scope, NZHP has been commissioned by Bonisch Consultants, on behalf of the owners, Linda Lee and Bradley Inwood (the clients), to prepare an addendum to Irvine (2024). This addendum considers the effects of full demolition on the building's heritage values, addresses matters raised in submissions by HNZPT and Origin Heritage, and sets out recommendations, including potential mitigation measures, should consent be granted.

The decision by the clients to pursue demolition follows earlier investigations into less adverse options. These included repair and retention of façades on Dee and Spey Streets with a new structure behind. Structural engineering assessments were commissioned to inform these options, including consideration of seismic performance (Kensington Consulting, 2023; Lewis Bradford Consulting Engineers, 2025; Rhodes+Associates, 2024). Multiple attempts to sell the property were also undertaken but were ultimately unsuccessful.

2 Expert Comment

Two expert comments were received in response to the resource consent application: a submission from HNZPT and a heritage review by Andrew Barsby of Origin Heritage, prepared on behalf of the ICC. This section summarises their key concerns and issues raised.

2.1 HNZPT Submission

HNZPT made a submission to the Invercargill City Council on the proposed demolition of the Briscoe's building in October 2025. While it supported redevelopment of this central site to realise its economic and social potential, it considered that this could be achieved through an approach that retained the heritage façades and incorporated new development behind them. Although the fire had damaged the interior, the exterior façades were noted as remaining largely intact and capable of repair and adaptive reuse.

Retention of the façades was identified as a pragmatic compromise, acknowledging both the building's condition and the costs associated with restoration. As a Category 2 Historic Place and a prominent component of the Dee Street Historic Area, HNZPT considered that full demolition would have resulted in more than minor adverse effects, including the loss of architectural symmetry and cumulative impacts on the precinct's heritage values. It concluded that retaining the façades would have enabled redevelopment while preserving key elements of the historic streetscape and maintaining the area's ability to convey the city's past.

HNZPT did not consider demolition of the building to be an appropriate outcome, finding it inconsistent with the objectives and policies of the historic heritage chapter of the Operative District Plan. It also considered the proposal to be contrary to section 104D of the Resource Management Act, on the basis that the effects were more than minor and the activity did not align with relevant heritage provisions, particularly those promoting active management and adaptive reuse over demolition.

HNZPT further considered that reasonable options for retention and restoration had not been fully explored. While it had engaged with the owners following the 2023 fire and identified potential support, including eligibility for the National Heritage Preservation Incentive Fund, an earlier funding application had been unsuccessful due to the building being on the market. HNZPT indicated a willingness to continue working with the owners, or any future owner, to support funding applications aimed at retaining and restoring the remaining heritage fabric.

HNZPT also commented on the HIA (Irvine, 2024) submitted with the AEE and determined it did not adequately assess the effects of demolition on historic heritage values. HNZPT asked the council to require the applicant to commission a HIA which assessed the effects of demolition on heritage to complete the resource consent application. However, it was also acknowledged that the HIA was prepared prior to confirmation of the final proposal, at a time when the owner had not determined whether the building would be repaired, sold, or demolished. As a result, the HIA could only focus on identifying the building's high aesthetic, architectural, historical, social, and archaeological values, documenting the remaining heritage fabric, and recommending retention, repair, and adaptive reuse, rather than undertaking a detailed assessment of demolition effects. This addendum responds to that recommendation by providing an assessment of the effects of demolition on the heritage values of the Briscoe's building (Heritage New Zealand Pouhere Taonga, 2025).

2.2 Origin Heritage

Origin Heritage was engaged by the ICC to undertake an independent review of the resource consent application to demolish the building, including review of the associated HIA. The memo was dated 23 September 2025 and written by Andrew Barsby, Dunedin Manager and Building Surveyor.

Origin considered that alternative options to demolition had not been adequately explored by the applicant, including more cost-effective and lower-impact stabilisation measures. These were identified as potentially

including internal bracing systems, targeted propping designed for wind resistance, and alternative weatherproofing approaches such as breathable protective coatings for exposed masonry. Although cost was presented as the primary constraint, this appeared to focus largely on full earthquake strengthening, rather than more targeted and potentially achievable interventions such as stabilisation, propping, or weatherproofing. Furthermore, Origin did not support the conclusion presented in the AEE that demolition and redevelopment were generally consistent with the District Plan's heritage objectives and policies, and considered the effects on heritage values to be major or potentially critical. Origin supported the findings of the HIA (Irvine, 2024) insofar as it concluded that demolition would result in more than minor effects and that retention of the façades should be pursued.

Based on professional experience with heritage masonry buildings, Barsby noted that structures in significantly worse condition than the Briscoe's building façades had been successfully stabilised, repaired, and adaptively reused. Fire damage was also noted as not uncommon in heritage buildings and did not necessarily preclude restoration. In this context, façade retention, supported by interim stabilisation measures such as propping and bracing against wind loads, was identified as a viable and preferable approach.

Origin further observed that the applicant did not appear to have a confirmed redevelopment pathway, meaning that demolition would most likely result in a vacant site for an indeterminate period. This raised concerns about the long-term impact on the streetscape and vitality of the area. As an alternative, it suggested that the building could be stabilised, cleared of hazardous materials, and made safe, allowing for the removal of temporary barriers while preserving heritage fabric and improving the site's attractiveness to potential purchasers.

Origin also noted that the HIA had been undertaken prior to confirmation of demolition as the preferred course of action and therefore functioned largely as an assessment of heritage values, without fully addressing the specific effects of demolition. It considered that further assessment of effects on the Dee Street Historic Area, including the implications of removing a prominent corner building and potential cumulative effects, would also strengthen the HIA (Barsby, 2025). This addendum responds to that recommendation by providing an assessment of the effects of demolition on the heritage values of the Dee Street Historic Area.

NZHP is unable to comment on the viable lower-cost stabilisation, propping, or weatherproofing options recommended by Origin, as no relevant estimates have been provided to NZHP by the applicant. In the absence of supporting technical information and costings, it is not possible to assess the alternative approach.

3 Assessment of Effects

The following section considers the effects of demolition on the heritage values of the Briscoe's building. The assessment of effects considers the level of significance (as defined in Section 8 of Irvine (2024)) and the magnitude of the impacts against the heritage values to provide a determination of the significance of effects. The effects on heritage values may be adverse, neutral, or beneficial, with demolition of a structure constituting a major adverse effect and façade retention being a moderate adverse effect. An assessment of effects on the heritage values of the Dees Street Historic Area is also included. The proposed actions are evaluated according to the district plan rules, identifying whether the actions are non-complying, discretionary, restricted discretionary, or permitted (for clarification of these activities, please refer to Section 2.1 of Irvine (2024)).

In 2024, NZHP identified the Briscoe's building to have overall **high** heritage value. The 1882 building has high aesthetic, archaeological, architectural and historic values; however, its damaged exterior reduces its integrity to moderate and increases the building's vulnerability.

Aesthetic Value. The Briscoe's building exhibits considerable aesthetic value, characterised by a highly ornate façade. Its fenestration is particularly refined and arguably without parallel in the city. Demolition would result in the total loss of these aesthetic values and would also detract from the cohesion and heritage character of the surrounding commercial and retail area.

Archaeological Value. The Briscoe's building, constructed in 1882, is an archaeological site, and its demolition will result in the loss of standing archaeological fabric. However, as the building replaced an earlier timber structure and timber yard present on the site in the 1860s, demolition and redevelopment provides an opportunity to investigate subsurface deposits. Such investigation could yield information relating not only to the Briscoe's building itself, but also to earlier phases of occupation and the wider early development of Invercargill.

Architectural Value. The building, designed by prominent Invercargill architect F.W. Burwell, exemplifies his influential contribution to the city's commercial centre. Its elegant Italianate design, particularly the distinctive windows, makes a strong contribution to the Dee Street Historic Area. As an increasingly rare surviving example of nineteenth century commercial architecture, both locally and nationally, it is representative of prosperous 1880s merchant buildings and of Burwell's refined and cohesive body of work. Fire damage has compromised these values, particularly within the ground-floor interior. However, demolition would result in their complete loss, removing not only the building's inherent architectural significance but also its potential to contribute to the wider commercial and retail area through repair and adaptive reuse. There is, however, potential to enhance understanding of the building's architectural values and construction methods through detailed building recording, which would be required as a condition of a HNZPT archaeological authority for its demolition.

Historic Value. The Briscoe's building is closely associated with architect F.W. Burwell and influential firms including W. Guthrie and Co. and Briscoe & Co., reflecting its central role in Invercargill's commercial development and 1880s prosperity. Together, these associations and the building's enduring identification as "Briscoes," contribute to a strong sense of place and historical continuity within the central city. Fire damage and earlier modification diminished aspects of its historic fabric and integrity. However, demolition would result in the complete loss of the remaining physical fabric that embodies this historic narrative, thereby erasing a tangible link to Invercargill's commercial and business history and removing the building's ability to convey and interpret these values in situ.

Social Value. While the Briscoe's building does not have a clearly defined associated community, it has long served as a prominent landmark within Invercargill's central business and retail district, familiar to generations of residents**.** Demolition would erode these social values by removing a long-standing visual and cultural reference point within the central city. As a familiar landmark recognised by generations of Invercargill residents, the loss of

the building would diminish the continuity of place and weaken collective associations with the historic commercial centre. This contributed to a reduced sense of identity and connection to the area's past.

Technological Value. The building's technological values are considered low, although some significance lies in the use of iron columns to create an unusually open interior space for the period. While demolition would remove this aspect of technological interest, further technological values may be identified through detailed building recording during its removal.

3.1 Summary of Overall Assessment of Potential Effects on Heritage Values

The owners of the fire-damaged former Briscoe's building at 104-106 Dee Street have resolved to demolish the structure following prolonged and unsuccessful attempts to sell it. Demolition will result in the complete loss of the building's heritage values, although some limited beneficial outcomes may arise from information obtained through detailed building recording and subsurface archaeological investigation.

NZHP assesses that demolition would have an overall **major adverse impact** on the site's heritage values, which are considered **high**. Using the matrix in Table 3-1 below, the overall level of significance of effects on the heritage values is determined to be **large to very large**.

Table 3-1. The significance of effects of demolition of the Briscoe's building.

Heritage Value	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate-Large	Large-Very Large	Very Large
High	Neutral	Slight	Moderate-Slight	Moderate-Large	Large-Very Large
Moderate	Neutral	Neutral-Slight	Slight	Moderate	Moderate-Large
Low	Neutral	Neutral-Slight	Neutral-Slight	Slight	Slight-Moderate
Negligible	Neutral	Neutral	Neutral-Slight	Neutral-Slight	Slight

3.2 Summary of Effects on the Dee Street Historic Area

The Dee Street Historic Area comprises a group of six buildings extending from the former Grand Hotel to the Briscoe's building. It is one of only two historic areas identified in the District Plan and is classified as a Class 1 Historic Area (Ref. No. 181), reflecting its recognised high streetscape value.

The area is valued for its cohesive historic character, with Dee Street's surviving buildings standing as an important testament to Invercargill's development and commercial history. The Briscoe's building has also been identified as a priority heritage resource in the ICC Heritage Strategy (Invercargill City Council, n.d.). The 2016 assessment summary of the heritage values of the Historic Area notes:

> *Description: The Dee Street Historic Area contains a group of buildings that reflect some of the best examples of the City's late nineteenth and early twentieth century built character located on Dee Street. This includes the former Grand Hotel and Regent Theatre, the former Daily News building and the Briscoes building.*
> *Significance: Together they provide a homogenous and almost symmetrical street frontage to this end of Dee Street, creating a strong streetscape character of high heritage and architectural significance* (Farminer & Miller, 2016).

As one of a small group of buildings that collectively define the Historic Area's significance, its removal would disrupt the cohesion, balance, and architectural unity that underpin the area's recognised streetscape value. More broadly, demolition would contribute to the cumulative erosion of heritage values within the wider city centre, reducing overall integrity in an area that contains over 60 buildings recognised for their heritage significance (Invercargill City Council, n.d.).

Additionally, as noted in the expert commentary, there is a risk that the site may remain vacant and undeveloped for a prolonged period, particularly given current economic conditions. In such circumstances, an empty site could be perceived as more visually intrusive and detrimental to the streetscape than the existing fire-damaged building. Prolonged vacancy would interrupt the continuity of the Dee Street Historic Area, diminish its visual cohesion, and further weaken its contribution to the character and vitality of the central city.

NZHP assesses that demolition of the Briscoe's building would have an overall **moderate adverse impact** on the heritage and architectural values of Dee Street Historic Area, which have been previously assessed as **high**. Using the matrix in Table 3-2 below, the overall level of significance of effects on the **high** heritage values on the Dee Street Historic Area is determined to be **moderate to large**.

Table 3-2. The significance of effects of demolition of the Dee Street Historic Area.

Heritage Value	Magnitude of Impact				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate-Large	Large-Very Large	Very Large
High	Neutral	Slight	Moderate-Slight	Moderate-Large	Large-Very Large
Moderate	Neutral	Neutral-Slight	Slight	Moderate	Moderate-Large
Low	Neutral	Neutral-Slight	Neutral-Slight	Slight	Slight-Moderate
Negligible	Neutral	Neutral	Neutral-Slight	Neutral-Slight	Slight

3.3 Assessment under the District Plan Rules

The Briscoe's building is scheduled on the District Plan as reference no. 18 on APP3-2 and is also part of the APP3-3 Dee Street Historic Area, no. 181. The objectives of the ICC for scheduled heritage buildings are to (1) prevent inappropriate subdivision, use, and development, (2) recognise and utilise the city's extant built heritage, and (3) manage the heritage values to avoid or mitigate adverse effects of natural processes and climate change.

Under rule HH-R9 of the District Plan, the demolition of any building or structure listed in APP3.2 Sites Registered by Heritage New Zealand Pouhere Taonga is a non-complying activity. The former Briscoe's building is included in this Appendix as no. 18 and demolition is therefore non-complying.

Applications made to demolish a building under rule HH-R9 must address the matters set out in HH-R10. These matters are addressed in Table 3-3 below.

Table 3-3 Matters to be addressed in applications to Council (HH-R10).

Rule 3.8.10	
A	**The extent to which the heritage values including the design of any buildings and the context of heritage are likely to be retained, protected and/or enhanced.** NZHP Comment: *The historic heritage values of the former Briscoe's building have been compromised by mid to late twentieth century alterations and recent fire damage. Demolition would result in the complete loss of the heritage values embodied in the building and would also adversely affect the integrity of the Dee Street Historic Area. Some limited beneficial outcomes may arise from detailed building recording prior to demolition and subsequent and archaeological investigation*.
B	**Whether the activity is likely to have cumulative adverse effects on heritage values.** NZHP Comment: *Demolition of the Briscoe's building would result in cumulative adverse effects on heritage values. In addition to the immediate loss of the building's individual architectural, historical, and aesthetic significance, its removal would contribute to the progressive erosion of Invercargill's remaining nineteenth century commercial building stock. As such buildings are already becoming increasingly rare, each loss incrementally diminishes the collective heritage resource. Within the Dee Street Historic Area, demolition would weaken the coherence, integrity, and authenticity of the streetscape, reducing its ability to convey the historic character and development of the area. Over time, this cumulative loss would erode the overall heritage significance of both the Historic Area and the wider central city.*
C	**In the case of relocation of a heritage building, measures that may be necessary to protect the fabric of the building during relocation.** NZHP Comment: *Relocation in not proposed.*

Rule 3.8.10	
D	**Potential for the reuse and/or recycling of any material or heritage features from the historic building.** NZHP Comment: A favourable outcome from a heritage perspective would be the retention of the Dee and Spey Street façades with a new structure constructed behind. However, there is also clear potential for the reuse and recycling of materials and heritage elements should the building be demolished. Salvageable components may include decorative façade features, window joinery, masonry, iron columns, and other early fabric. These materials could be reused either within a new development on the site or incorporated into other projects, thereby maintaining a tangible connection to the building's historic character. While such measures cannot fully mitigate the loss of heritage values resulting from demolition, they can provide a degree of continuity through the retention and reinterpretation of key physical elements of the structure.
E	**Consideration of any relevant Invercargill City Council heritage design guidelines.** NZHP Comment: *The design guidelines seek to encourage the preservation and retention of identified historic buildings; however, as demolition is proposed, they are not directly applicable in this instance.*
F	**The extent and effect of any earthworks, tunnelling, digging, vibration or excavation that may destabilise the site, structure, place or area.** NZHP Comment: *Excavation associated with demolition has the potential to disturb or destroy subsurface archaeological remains, representing an adverse effect that requires appropriate management, typically through an archaeological authority and monitoring. However, as the building itself is already proposed for removal, concerns relating to destabilisation of the structure are less relevant than the potential impacts on archaeological values and on the stability and integrity of neighbouring buildings and the surrounding streetscape.*
G	**The results of consultation undertaken including any written advice obtained as follows:** **(a) In the case of the site having identified tangata whenua values, comment from the relevant iwi.** **(b) Any recommendations of the New Zealand Historic Places Trust, and the New Zealand Archaeological Association File Keeper.** **(c) Where the site history indicates that there may be historical artefacts or other physical remains, any advice obtained from a suitably qualified and experienced archaeologist.** NZHP Comment: *NZHP understands that the owners have consulted with HNZPT, as well as structural engineers and other relevant specialists. NZHP has identified the building as an archaeological site and, should demolition proceed, recommends that an archaeological authority be obtained.*
H	**The reasons for the proposed activity and reasons why alternative less adverse options for achieving the same or similar outcome have been discounted. For clarification, reasons for discounting alternative options can include amongst other matters financial cost, natural hazards, safety and technical feasibility.** NZHP Comment: *Demolition is now proposed on the basis that less adverse options for retaining the building appear to have been largely exhausted; however, NZHP does not support this outcome in principle. The building has been on the market for a prolonged period without success, and at the time of the 2024 HIA the available engineering options were understood to be beyond the financial capacity of the owners. NZHP is not aware whether further costings have since been obtained, particularly those focused on more limited works such as weatherproofing and stabilisation of the Dee Street elevation and parapet - an omission identified in earlier reviews of the application. Since the fire in September 2023, and the partial removal of the roof, the building has not been adequately weatherproofed, resulting in ongoing deterioration, additional structural risks, and likely loss of interior fabric. In the absence of intervention, these conditions have continued to worsen over time, further constraining viable retention options. While a clear and timely resolution is now necessary, it is important to acknowledge that demolition represents a last-resort response. It would result in the irreversible loss of the building's heritage values, and, although it may be driven by safety and financial considerations, it remains a less desirable outcome than repair and adaptive reuse.*
I	**The creation and maintenance of a record of heritage features of the building on its original site (e.g. photos of existing vistas for public record of the history of the site).** NZHP Comment: *NZHP recommends that building recording should be undertaken as part archaeological authority which will be required for the demolition of the building. The reports which will be required by HNZPT as part of this work will form a permanent record of the building and will be publicly available on HNZPT's Digital Library.*
J	**Any proposals to strengthen the structural integrity and heritage value of the building, including the benefits of alterations for the purpose of implementing Building Code upgrades for seismic, fire and access purposes.** NZHP Comment: *As demolition is now proposed, proposals regarding structural integrity of the building and its heritage values are no longer applicable.*
K	**Any proposals to strengthen or replace high risk elements, such as parapets, façade decoration and chimneys, with high quality light weight material.** NZHP Comment: *Demolition is now proposed, and as such, options for strengthening or replacing individual elements are no longer considered applicable.*

Rule 3.8.10	
L	**The extent to which the proposed alterations, additions to or demolition of a listed heritage building have been informed by the advice of qualified professionals such as conservation architects, heritage consultants, engineers and quantity surveyors as appropriate. Such advice should include a thorough analysis of the alternative options available and the extent of professional advice obtained and should be proportional to the scale and intensity of the effects of the works being undertaken.** NZHP Comment: *In addition to engaging NZHP as heritage consultants, the owners have consulted with HNZPT and structural engineers. While NZHP is not aware of the most recent engineering assessments or cost estimates, it is understood that the owners have undertaken appropriate due diligence in seeking professional advice.*

4 Conclusions and Recommendations

Demolition of the fire-damaged former Briscoe's building is proposed. As discussed in Irvine (2024), the building occupies a prominent central city corner site within the Dee Street Historic Area and has been assessed as having high heritage values. While the building is likely capable of repair, the cost of such works is a key consideration. Moreover, its current condition, particularly if it remains unresolved, will result in continued deterioration, increasing both the complexity and cost of any future remediation.

While NZHP maintains its position that demolition is not the preferred outcome, it recognises that demolition may ultimately represent a last resort where less adverse options have been appropriately investigated and exhausted. In this regard, the clients have undertaken a range of investigations into alternative approaches. The owners have attempted to sell the property without success and have sought advice HNZPT and structural engineers regarding its future. However, it is noted that the option of basic stabilisation and weatherproofing, may not yet have been fully costed.

At the same time, the building's current condition and ongoing deterioration mean that further delay or lack of resolution will increasingly constrain its repairability and long-term viability. Its current contribution to the Dee Street Historic Area is also compromised. While demolition would result in the total loss of the building's identified high heritage values, redevelopment of the site could support local business activity and improve amenity by removing a structure that is currently visually intrusive.

NZHP acknowledges that retention cannot be pursued at all costs. Should Council be satisfied that reasonable efforts have been made to explore and assess alternatives to demolition, and determine to grant consent, then appropriate mitigation measures should be implemented. In this way, aspects of the building's heritage values can be documented and communicated, thereby contributing to the historical record despite the loss of the structure.

In the case of consent to demolish the building be granted NZHP has the following mitigative recommendations.

1. **Buildings Recording**
   The building should be recorded prior to demolition to a Level II standard, as outlined in *Investigation and Recording of Buildings and Standing Structures* (Heritage New Zealand, 2014). Recording should document pre-1900 fabric and the 1914 alterations associated with Briscoe's occupancy, such as the staircase, central Dee Street entrance doors, and alterations to the dental surgery rooms. This recording will involve:
   - Measured drawings of all principal interior and exterior elevations.
   - Recording of the principal parts of the internal wall and roof framing of the building.
   - Subfloor plans, including floor joists, bearers, wall footings and/or piles.
   - Measured roof and ceiling plans.
   - Cross sections to show interaction of building elements and spaces.
   - Detailed written description of the structural elements.
   - Detailed written description of the building's development over time.
   - Extensive photography.
   - Selective sampling of historic fabric, including a masonry sample and timber samples of key framing components and floorboards for species ID.

   In order to carry out this recording NZHP will require access to all parts of the building, any hazards to be identified prior to works commencing, power and water to be disconnected, and all furniture and rubbish to be cleared from the building.

2. Management Plans:

Demolition should be guided by appropriate management plans, including vibration, and temporary protection plans, to ensure that any adverse effects on adjacent heritage buildings, including the Dee Street Historic Area, are appropriately avoided or minimised. Unlike standard management plans, these measures prioritise the protection and preservation of heritage fabric, archaeological values, and landscape settings, recognising the heightened sensitivity of working within and adjacent to historic environments, including the Dee Street Historic Area.

Vibration Management Plan

Vibration mitigation measures in heritage contexts must place priority on the preservation of cultural, historical, archaeological, and architectural values. Through careful planning, conservative vibration limits, continuous monitoring, and heritage oversight, construction works can proceed while avoiding or minimising adverse effects on nearby heritage places.

Where construction works are proposed within approximately 10 to 20 metres of a heritage building, there is a heightened risk that vibration from activities such as excavation, demolition, compaction, or heavy machinery could cause cosmetic or structural damage to adjacent sensitive fabric. Even where works do not directly interact with historic fabric, vibration may result in cracking to plaster or masonry, disturbance of fragile elements, or damage to associated buried features such as historic pipework or archaeological deposits (*DIN 4150-3: Vibration Effects on Structures*, 1999).

For works undertaken in proximity to identified heritage, such as the buildings in the Dee Street Historic Area, an appropriate vibration management plan should be prepared to mitigate the potential effects of demolition. This should outline specific procedures, monitoring protocols, and mitigation measures to protect adjacent historic buildings, sites, and structures from damage associated with activities such as excavation, piling, or the use of heavy machinery.

Demolition vibration effects should be managed in accordance with German Standard DIN 4150-3:2016 (Structural Vibration – Effects of Vibration on Structures), which establishes Peak Particle Velocity (PPV) thresholds designed to avoid damage to adjacent buildings. For example, for vibration-sensitive heritage structures (equivalent to Line 3 in DIN 4150-3), conservative PPV limits in the order of 2-5 mm/s should be adopted and strictly adhered to (*DIN 4150-3: Vibration Effects on Structures*, 1999; NZ Transport Authority Waka Kotahi, 2011).

Given the proximity of works to heritage buildings, demolition methodologies that minimise vibration should be also prioritised. These may include the use of high-frequency, low-amplitude equipment, and reduced-size excavators (for example, 5-14-tonne machines) when operating close to heritage fabric. Continued vibration monitoring should be undertaken for the duration of any high-risk activities, using professionally installed and independently calibrated equipment fixed to the heritage structure. Recorded vibration levels should be reviewed in real time and assessed against DIN 4150-3 criteria to confirm that demolition activities are not reducing the serviceability or integrity of the adjacent heritage building. Should alert levels be exceeded, works should cease immediately and demolition methods reviewed (NZ Ground Control, 2026; NZ Transport Authority Waka Kotahi, 2011).

Temporary Protection Plan

To further mitigate risks to adjacent heritage buildings, a Temporary Protection Plan should be prepared and implemented prior to the commencement of works. The plan details how adjacent heritage structures will be shielded from damage caused by nearby excavation, heavy machinery and related activities.

The plan should specifically address the potential for ground movement arising from, for example, excavation or loading changes. It should include appropriate monitoring and stabilisation measures where

necessary. It should also provide for the careful management of any surface and groundwater, including drainage control, runoff diversion, and prevention of water ingress to avoid potential deterioration of adjacent heritage fabric.

The plan should also require the installation of visual and physical barriers, such as secure site fencing, hoardings, and clear signage around the demolition area. These measures will help to separate construction activities, equipment, and personnel from sensitive heritage areas, thereby reducing the risk of accidental damage. Fencing should be robust, maintained for the duration of the works, and designed with controlled and monitored access points to ensure site security and protection of adjoining properties.

3. **Salvage and Reuse of Materials**

Historic buildings and structures contain a rich assemblage of building materials, and the District Plan respects this valuable resource. Rule 3.8.10 (D) of the District Plan identifies that the potential for reuse and/or recycling of materials or heritage features be addressed. NZHP recommends that materials from salvaged from the Briscoe's building be utilised, where possible, in a future redevelopment or made available for outside parties to utilise in other heritage properties. These features include but are not limited to:

- window sashes;
- pressed tin ceilings;
- iron columns; nineteenth century/early twentieth century doors;
- original undamaged linings;
- Spey Street staircase, newel post and handrail;
- heavy architraves; and
- leadlight windows from interior office, first floors.

4. **Architectural Design Match and Site Rehabilitation**

The proposed replacement development will be located adjacent to the Dee Street Historic Area and should be carefully designed to respond to the Area's recognised heritage values. NZHP recommends that the Dee Street façade of the new building respects the established scale and rhythm of the historic streetscape, including aligning with existing height lines, setbacks, and general window-to-wall proportions. The material palette should also be sympathetic, incorporating colours, textures, and finishes that complement characteristics of the Dee Street Historic Area, without resorting to direct imitation.

In addition, it is important that the empty site is appropriately managed during any interim period prior to redevelopment. Resource consent conditions should include requiring the site to be cleared, safe, and attractively landscaped, ensuring that it contributes positively to the streetscape of the Historic Area while a new development or owner is secured.

5. **Public Outreach**

To offset the adverse effects of demolition, it is important to retain and communicate the building's history and significance. This could include engagement with institutions such as the Southland Museum to determine whether any salvaged elements could be accessioned into their collections for future display. Retention of physical fabric in this way would help preserve a tangible connection to the building's past.

During the demolition phase, opportunities should also be explored to provide temporary public interpretation, such as site hoardings with historical information and imagery. This would maintain an active and engaging street frontage on this prominent central city site, while supporting ongoing public understanding and appreciation of the historic streetscape.

Following demolition, a permanent heritage information panel should be installed outlining the history of the site, historical photographs of the extant building, and the results of the archaeological investigations. The panel could be installed on the corner of Dee and Spey Streets. Future owner should be also encouraged to incorporate on-site interpretation and, ideally salvaged material, within any new development.

Public interpretation is a commonly used means to offset adverse effects on heritage values, and there are many different ways that information can be shared. It is important that the history of the former post and telegraph office be shared on site. Interpretation should comply with the *ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites* (ICOMOS, 2008), which defines interpretation broadly as:

> *the full range full range of potential activities intended to heighten public awareness and enhance understanding of cultural heritage site. These can include print and electronic publications, public lectures, on-site and directly related off-site installations, educational programmes, community activities, and ongoing research, training, and evaluation of the interpretation process itself.*

How information is shared should consider the audience, as different types of dissemination will be more appropriate for audiences of different ages, levels of accessibility, and levels of connection to the site. For example, what appeals and encourages interaction with individuals in one age range, may not be appropriate to another. Importantly, the information should be relatable to the experiences of the audience. Consideration should also be given to the many international visitors that will interact with this information.

The types of interpretation used should also address research themes that are significant at a local and national level. A series of themes were proposed in a *National Research Framework* (NZHPT, 2007), and those appropriate to this project include contributions to reconstruction of regional histories, understanding early settlement, and the archaeology of identity. More specifically, these research themes could explore the occupation of the site through its history, including the early occupation of the site, the construction of the building, significant architects associated with the building, the firm of Walter Guthrie & Co., and Briscoe and Co. Ltd.

6. Protection of sites/features

As a first principle, every practical effort must be made to avoid damage to any archaeological site, whether known, or discovered during any redevelopment of the site.

7. Authority Application

As the proposed demolition will affect an archaeological site, an archaeological authority under Section 44 of the HNZPTA 2014 must be obtained from HNZPT prior to any modification of the site.

8. Archaeological Management Plan (AMP)

All works must be carried out in accordance with an AMP. Any amendments to the AMP will require prior written approval from HNZPT.

9. Contractor Briefing

All contractors working on the project must be briefed by the s45 approved person (or person nominated on their behalf) on the possibility of encountering archaeological evidence, how to identify possible archaeological sites/features during works, the archaeological work required by the conditions of the authority, and contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.

10. Archaeological Monitoring

All earthworks that may affect an archaeological site must be monitored by the s45 approved person (or person nominated on their behalf) in accordance with the AMP.

a. All earthworks within 104-106 Dee Street must be monitored by an archaeologist.
b. Any archaeological features and material encountered shall be recorded, analysed, and interpreted in accordance with current archaeological practice and as outlined in the AMP

11. Archaeology of Māori origin

If archaeological material of Māori origin is discovered at any stage, all work must stop. NZHP will assist the authority holder in contacting all relevant parties including takata whenua via Te Ao Mārama and HNZPT and in accordance with the AMP.

a. All archaeology will be recorded in agreement with tikaka.
b. Any taoka tūturu are *prima facie* the property of the Crown who will be notified of the find. Taoka tūturu will be registered with the Ministry for Culture and Heritage. NZHP, in collaboration with manawhenua, shall notify the Ministry of Culture Heritage and establish the most appropriate temporary storage, management and care for taoka tūturu, until such time as traditional or actual ownership is determined, with an appropriate institution or kaitiaki.

12. Kōiwi (human remains)

Should kōiwi be encountered, all work must stop. NZHP will assist the authority holder in contacting all affected parties as soon as practicable, including takata whenua via Te Ao Mārama, HNZPT, and the police. The Ngāi Tahu policy for kōiwi takata shall be followed (Te Rūnanga o Ngāi Tahu, 2019). Archaeological recording, if appropriate, will be carried out under the direction of Te Ao Mārama.

13. Reporting:

a. Within 20 working days of the completion of on-site archaeological work, the site record forms must be updated or submitted to ArchSite.
b. Within 12 months of the completion of on-site archaeological work, a final report on any archaeological material that is found must be prepared in accordance with *ASG12 Archaeological Report Guideline* (HNZPT, 2023) and submitted to HNZPT for inclusion in the digital library..

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