

**BEFORE THE INVERCARGILL CITY COUNCIL**

**IN THE MATTER** of the Resource Management Act 1991

**AND**

**IN THE MATTER** an application for land use consent to demolish  
the Briscoes Building at 104-106 Dee Street  
Invercargill, a Category 2 Historic Place on the  
New Zealand Heritage List / Rārangī Kōrero.

**BY** **104 Dee Street Partnership**  
Applicant

**SUMMARY OF EVIDENCE OF: ROBERT LANE**

**12 October 2026**

**Counsel acting for Applicant:**

Clare Lenihan, Barrister

80 Layard Street, Invercargill 9810

Tel: (03) 214 1674; 027 577 6823

[clare.lenihan@environmentallawyer.co.nz](mailto:clare.lenihan@environmentallawyer.co.nz)

I, **Robert Joseph Lane**, of Lewis Bradford Consulting Engineers, Christchurch, state:

## **INTRODUCTION**

- 1 I am a Structural Engineer and a Director at Lewis Bradford Consulting Engineers, registered as Lewis Bradford & Associates Limited.

## **QUALIFICATIONS AND EXPERIENCE**

- 2 My qualifications and experience are set out in my primary evidence dated 31 August 2026.

## **SUMMARY OF EVIDENCE**

- 3 My evidence focuses on structural options to retain the remaining, salvageable portions of the building, namely the western portion which has sustained less fire damage, and the facades along Dee and Spey Street.
- 4 In its current condition, the building has been deemed a Dangerous and Insanitary Building under the New Zealand Building Act, posing an unacceptable life-safety risk to occupants and members of the public, due to the collapse hazard presented masonry falling onto the streets below. This hazard has been mitigated since the fire by cordoning off the areas external below the facades and restricting access to the building.
- 5 Two short-term stabilisation options have been presented with the aim of:
  - Securing and propping the unreinforced masonry facades back into the site, allowing the removal of the cordons to the public thoroughfares;
  - Temporarily weather protecting the portions of the building being retained to mitigate on-going deterioration;
  - Facilitating access into the building for workers to make safe, clear out the damaged and collapsed portions of the building, remove hazardous substances such (as mould) and to install the short-term stabilisation.
- 6 The stabilisation options consist of industry standard temporary props, or small dimension structural steelwork sections, clamped through the façade with the use of timber packing, and connected to concrete ballast

blocks at ground level. This is the common approach to temporarily propping unreinforced masonry walls.

- 7 These options are focussed only on a level of structural performance necessary to remove the Dangerous Building Notice and are based on a 5-year design life and wind loading.
- 8 Should the stabilisation works need to remain in place for longer than 5 years then these would need to be re-assessed and potentially upgraded for longer term use.

Dated this 12<sup>th</sup> day of October 2026

  
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Robert Joseph Lane