

## Appendix A: Recommended Consent Conditions 18.09.2026

1. The proposed activity is to be generally undertaken in accordance with the application RMA/2025/115 except where modified by conditions of consent.
2. A Demolition Management Plan (DMP) based on the DMP prepared by Ryal Bush Transport Ltd, which was provided with application RMA/2025/115 shall be submitted to Invercargill City Council (ICC) and be certified by the Planning Manager prior to any demolition works being undertaken. The consent holder must provide a copy of the DMP to Heritage New Zealand Pouhere Taonga (HNZPT) prior to submission to ICC. HNZPT shall be given 15 working days to make comments to the consent holder and ICC. The DMP must include a schedule of significant historical or archaeological features and historic building materials, identified by a suitably qualified heritage practitioner, that are able to be salvaged for reuse on the site or made available to the wider community.

***Advice Note:** Unlike standard management plans, the specific archaeological feature requirements 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.*

***Note to Commissioner:** Compliance may be an issue as there is a note in the DMP stating no internal access to building, because the building is subject to a Dangerous Goods Notice. Confirmation may be sought at the hearing and condition could be limited to external materials only.*

3. Significant historical or archaeological features and historic building materials identified for salvage under the above condition, are to be carefully removed and securely stored in a manner that will not cause damage to the materials, for potential reuse on the subject site. Any salvaged features or materials not reused on the site will be made available to the wider community. For clarity, reuse does not include use as fill.
4. Detailed building recordings of the Briscoes building must be completed by a suitably qualified heritage practitioner. The recording of the exterior of the building must be undertaken as far as practicable in accordance with the Level II standards set out in Section 5.3 of the Heritage New Zealand Pouhere Taonga 'Investigation and Recording of Buildings and Standing Structures' (2018) document. Recording of the interior of the building shall be provided utilising information previously gathered due to the lack of available access pursuant to a Dangerous Building Notice. The records of the interior of the building will be provided as far as practicable in accordance with the Level III standards set out in Section 5.3 of the Heritage New Zealand Pouhere Taonga 'Investigation and Recording of Buildings and Standing Structures' (2018) document, The recording must be:
  - a. provided to the Invercargill City Council and to Heritage New Zealand Pouhere Taonga within six months of the demolition being completed; and
  - b. made publicly available by the consent holder for a period of five years from the date of the recording to any interested party at no cost.
5. A Vibration Management Plan (VMP) and a Temporary Protection Plan (TPP) must be prepared and submitted to Invercargill City Council (ICC) and must be certified by the Planning Manager prior to any demolition works being undertaken. The consent holder must provide a copy of the VMP and TPP to Heritage New Zealand Pouhere Taonga (HNZPT) prior to submitting it with ICC. HNZPT shall be given 15 working days to make comments to the consent holder and ICC.

***Advice Note:** The demolition methodologies within the management plans must ensure that any adverse effects on adjacent heritage buildings, including the Dee Street Historic Area, are appropriately avoided.*

### Vibration Management Plan

6. The Vibration Management Plan must outline how works will be managed to achieve compliance with 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.

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. For works undertaken in proximity to identified heritage, such as the buildings in the Dee Street Historic Area, the VMP should be prepared to mitigate the potential effects of demolition. 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).

7. Continued vibration monitoring must 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 (see *NZ Ground Control*, 2026; NZ Transport Authority Waka Kotahi, 2011).

#### Temporary Protection Plan

8. The Temporary Protection Plan should address the potential for ground movement arising from, for example, excavation or loading changes. It should include appropriate monitoring and stabilisation measures where necessary and 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. The TPP must be implemented prior to the commencement of works.

#### Archaeological Management Plan (AMP)

9. All works must be carried out in accordance with an AMP. The AMP shall be submitted to Invercargill City Council (ICC) and certified by the Planning Manager prior to any works being undertaken. The consent holder must provide a copy of the AMP to Heritage New Zealand Pouhere Taonga (HNZPT) prior to submitting it with ICC. HNZPT shall be given 15 working days to make comments to the consent holder and ICC. Any amendments to the AMP will require prior written approval from HNZPT.
10. All earthworks that may affect the archaeological site must be monitored by a person approved under Section 45 of the Heritage New Zealand Pouhere Taonga Act 2014 (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. 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 the contractors' responsibilities with regard to notification of the discovery of archaeological evidence to ensure that the authority conditions are complied with.
12. If archaeological material of Māori origin is discovered at any stage, all work must stop. Relevant parties include takata whenua via Te Ao Mārama and HNZPT must be contacted 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. The consent holders nominated suitably qualified heritage specialist, 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.

13. Should kōiwi be encountered, all work must stop. The consent holder or their appointed agent must then contact all potentially affected iwi 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.

14. Within 20 working days of the completion of on-site archaeological work, the site record forms must be updated or submitted to ArchSite.
15. 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.

#### Heritage Panel

16. Following demolition of the Briscoes Building, a permanent heritage information panel should be installed outlining the history of the site, historical photographs of the extant building, and the results of all archaeological investigations.

Note: The panel could be installed on the corner of Dee and Spey Streets. Future owner(s) should be also encouraged to incorporate on-site interpretation and, ideally salvaged material, within any new development.

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 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.*

#### During Construction

17. An Erosion and Sediment Control Plan (ESCP) must be provided to Council for certification prior to demolition works commencing. The ESCP must outline how earthworks will be managed to prevent dust, sediment and erosion from earthworks leaving the site and adversely affecting neighbouring private or public land or waterways. The certified ESCP must be complied with for the duration of the works.
18. Demolition material is to be disposed of at a facility authorised to receive material of that kind.
19. All existing water and drainage (sewer and stormwater) connections must be sealed off at the mains by an approved contractor. The contractor is to complete the "Drainage Information Sheet" form and return a copy of it to the Building and Planning Services Department of the Invercargill City Council.  
Note: This document can be emailed to [rmamonitoring@icc.govt.nz](mailto:rmamonitoring@icc.govt.nz).
20. Prior to works commencing, details must be provided to Council for certification on how stormwater will be managed on site on an on-going basis, in the area of the Briscoes building footprint.

*Note to Commissioner: The purpose of this condition is to ensure stormwater can be managed from the hard surfaces created following removal of the building.*

21. Prior to works commencing, a Traffic Management Plan must be provided to NZTA Waka Kotahi and Invercargill City Council for certification. The traffic management plan must detail how vehicle, cycling and pedestrian safety will be managed for the duration of the works. All works must comply with the certified Traffic Management Plan.

22. Footpaths, vehicle crossings and road frontages must be protected from damage. Footpaths, vehicle crossings, and road frontages are to be inspected by the Council's Engineering Services Department prior to commencement and after completion of demolition/removal of the building.
23. Damaged footpaths, vehicle crossings and road frontages must be immediately reported to the Council's Engineering Services Department and then reinstated, as soon as practicable within 6 weeks of the demolition being completed. The consent holder is liable and responsible for the contractors undertaking the work, including any damage caused to the footpath, road frontage or vehicle crossing. Any damage is to be repaired by an approved contractor to the satisfaction of the Council's Manager Engineering Services.
24. The site is to be secured and public access prevented while demolition activity is undertaken.
25. Prior to commencing work, the Consent Holder is to:
  - a. Notify the Council no later than 24 hours in advance of the commencement of the work, and on completion of the work ([RMAMonitoring@icc.govt.nz](mailto:RMAMonitoring@icc.govt.nz))
  - b. Separate the site from the public during the demolition work as per condition 24;
  - c. Ensure contractors are made aware of the conditions of this resource consent and how to achieve compliance with these conditions.
26. The consent holder is to maintain a record of any material removed from the site. The recorded information must include the following:
  - a. The date of removal;
  - b. The name of the contractor;
  - c. Description and quantity of the material removed;
  - d. Location of site receiving the material and disposal receipts; and
  - e. Detail of results from any testing of the material prior to disposal.
  - f. This record is to be supplied to the Council within 3 months of the completion of work ([RMAMonitoring@icc.govt.nz](mailto:RMAMonitoring@icc.govt.nz)).

#### Temporary Use of Site

27. In the period following demolition of the Briscoes building up until a replacement building is built the site must be cleared, made safe, and appropriately treated to ensure the temporary use/occupation of the land contributes positively to the streetscape of the Dess Street Historic Area and central city area.

#### Architectural Design Match and Site Rehabilitation

28. Any Replacement Building must be designed and constructed in general accordance with the Invercargill City Centre Heritage Guidelines 2025 and the Policies of the Business 1 zone and provide an architecturally expressed corner treatment to the Dee Street / Spey Street intersection.

In conditions 28-32 the following apply:

"Replacement Building" means any building constructed on the Site following demolition of the Briscoes Building authorised by this consent.

"Site" means the land at 104 and 106 Dee Street, Invercargill, legally described as Lot 1 DP 8343 (RT SL3A/701).

"Suitably Qualified Heritage Architect" means a registered architect or heritage professional with demonstrated experience in design within heritage areas, who is independent of the consent holder and of any successor in title, and whose appointment has been approved in writing by the Council's Heritage Advisor (such approval not to be unreasonably withheld).

#### Certification prior to building consent

29. Prior the lodgement of a building consent application for a replacement building the consent holder must submit the detailed design of the building to the Council's Compliance Monitoring Officer for certification. The detailed design must be accompanied by an assessment by a suitably qualified heritage architect confirming that the detailed design achieved the design parameters in condition 28 above.

The Council's Compliance Monitoring Officer will liaise with the Council's Heritage Advisor in assessing the detailed design of the replacement building.

All costs of the assessment and certification under this condition are to be met by the person proposing the Replacement Building.

#### Interpretation and salvage integration

30. Any Replacement Building shall incorporate, in a location visible and accessible from the public footpath, interpretive material recording the history and significance of the Briscoes Building, the content and form of which shall be developed in consultation with Heritage New Zealand Pouhere Taonga and approved in writing by the Council's Heritage Advisor prior to lodgement of a building consent.

Materials salvaged from the Briscoes Building under condition 33 shall be incorporated into the Replacement Building where practicable, and the certificate provided under condition 29 shall record the extent to which this has been achieved.

#### Vacant Site Management Plan

31. At least 30 working days following the demolition of any buildings on that portion of the site, the consent holder shall provide a Vacant Site Management Plan (VSMP) to Council for certification. The purpose of the VSMP is to achieve the following objective:

- The amenity effects of such vacancy on neighbouring sites, businesses and the adjacent streets are reasonably managed;

The VSMP must include, but not be limited to, the following matters:

- i. Details of how that area will be maintained in a clean and tidy manner;
- ii. Details of how the site boundary perimeter fencing will be managed to provide an acceptable level of amenity and safety for pedestrians.
- iii. Measures for erosion and sediment control and prevention of sediment being carted on to roads or entering the public stormwater system.
- iv. Measures for the suppression of dust to be employed whilst the site is vacant to ensure dust emissions beyond the site boundary are not offensive or objectionable to pedestrians on the adjacent street network or business occupier;

The Council will either certify, or refuse to certify, the VSMP within 20 working days of receipt. Should the Council refuse to certify the VSMP, then they shall provide a letter outlining why certification is refused based on the parameters contained in this condition.

The consent holder must implement the VSMP for the duration of the site remaining vacant. The consent holder must submit any proposed amendments to the VSMP to the Council for certification at least 10 working days prior to those amendments being implemented.

#### Covenant to bind successors in title

32. Demolition of the Briscoes Building shall not commence until the consent holder has at their own cost:
- i. prepared a land covenant in favour of the Invercargill City Council, in a form approved in writing by the Council, giving effect to conditions 28, 29, 30 and 31; and
  - ii. registered that covenant against the record of title for the Site pursuant to section 108(2)(d) of the Resource Management Act 1991; and
  - iii. provided the Council with a copy of the record of title showing the covenant as registered.

The covenant shall be expressed to bind the consent holder and all successors in title, and shall not be surrendered, varied or discharged without the prior written consent of the Council.

#### Salvage and Reuse of Materials

33. Materials salvaged from the Briscoe's building are to 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.

Note: 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.

#### Soil Contamination Management

34. At least 10 working days prior to earthworks being undertaken, the consent holder must submit a Detailed Site Investigation (DSI) to the Council which has been prepared under the direction of a Suitably Qualified and Experienced Practitioner (SQEP) as defined in the NES for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCSCS).  
For the purposes of this condition, the term "earthworks" does not include works required as part of the archaeological survey.
35. 31. In the event that the DSI identifies contamination above guideline values specified in the NESCSCS, at least 10 working days prior to any excavated material being removed from the site, the consent holder must submit a Site Management Plan (SMP) prepared by a SQEP to the Council. The consent holder must implement the SMP.
36. 32. The consent holder must ensure that all earthworks are managed in accordance with any SMP required under Condition 31 and recommendations from a SQEP.
37. 33. The consent holder must ensure that all contaminated soil removed from the site is disposed of at a facility whose waste acceptance criteria permit the disposal. The consent holder must provide the Council with the details of the facility, including its permit, prior to any contaminated soil being removed from the site.
38. 34. If contaminated material is to be retained on site and capped, the consent holder must ensure a Long Term Site Management Plan is prepared by a SQEP, with the plan to clearly identify the location on the site of contaminated material. The applicant must supply to Council a copy of the plan within two months of the completion of earthwork.

#### Advice Notes

1. Please note that an approved corridor access request (CAR) will be required before any work is carried out on the road reserve. Please contact the Council's Road Corridor Department to arrange this and to ascertain the standards for working within the road. When applying for the CAR you should point out that you also need to satisfy subdivision consent conditions.
2. The consent holder is responsible for ensuring that they are aware of their obligations to meet the regional council plans.

3. An Archaeological Authority must be obtained from Heritage New Zealand Pouhere Taonga prior to any earthworks or demolition activity commencing on the site.