

## 8 INFLUENCES AND CONSTRAINTS ON CONSERVATION

### 8.1 Historic Places Trust

The building is registered Category 2 with New Zealand Historic Places Trust. Category 2 status within the register is given to places of 'historical or cultural heritage significance or value' and the Trust specifies that places may be considered significant because they possess 'aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or value.' A Category 2 listing by NZHPT considers the building as a whole, including external facades, internal fabric and site context. It does not however preclude the possibility of sensitive modifications to any of these elements, based on an identification of significant fabric such as that found in this report.

### 8.2 District Scheme

It is a key objective of Dunedin City Council's District Plan both to "Ensure that buildings and parts of buildings, places and sites which are of heritage value are recognised and protected." (Objective 13.2.3) and to "Ensure that buildings and places that contribute to the townscape character are recognised and maintained." (Objective 13.2.4). Dunedin Town Hall falls under both of these categories and is listed on schedule 25.1 of the Plan (Townscape and Heritage Buildings and Structures) as item B410, category 2. Protected features are described as the "façade and bulk appearance to Moray Place"

The building also forms part of The Octagon Precinct, as identified in Policy 13.3.4 and Section 13.5.2 of the District Plan. The building features, furthermore, in two of the four 'best urban vistas' identified in the Plan: (i) The view of the First Church spire from Moray Place looking down Harrop street, and (ii) Looking at the Town Hall area from the Filleul Street/St Andrew Street intersection.

### 8.3 Building Act

It is worth noting that any new building work carried out on the site would be required to comply with all aspects of the 2004 Building Act. Work which can be described as repair and maintenance is not subject to the Building Act.

Although there is currently no change of use planned – nor is any such change considered desirable at this stage - it should again be noted for future reference that any change of use of a building, including subdivision even when there is no actual change of use, requires compliance with the provisions of the Act as regards fire safety, protection of other property, sanitary facilities, structural performance and access for disabled people.

These requirements may impinge on the historic or heritage values of certain areas of the building, depending on where and to what extent works are to be carried out in the future. Should this be the case careful consideration of the detailed design of the affected areas will have to be carried out with full consultation with the local authority and a recognised heritage advisor.

### 8.4 Skill Base

Any work to the building should be carried out in a sensitive manner by tradesmen with appropriate skills and understanding of the required conservation approach. This will

generally require a proven track record in treatment of historic buildings as opposed to experience with new-build.

### 8.5 Structural stability

It is understood that a structural report on the building has been carried out by Hadley & Robinson of Dunedin. Jackie Gillies and Associates have not seen the report in question but we understand that it concludes the building to be structurally sound. Should any further investigation be required as to the structural stability of the building this should again be carried out by an engineer specialising in historic buildings, as this requires an understanding of specific sets of circumstances not found in new build. Jackie Gillies and Associates generally recommend Lou Robinson, of Hadley & Robinson, Dunedin for work of this type.

### 8.6 Condition of the Buildings

The condition of the building appears to be such that conservation can be carried out with very little impact on its heritage values. The building appears to be generally sound and such conditions as do exist generally relate to issues of maintenance and relatively minor repair. This assessment does not extend to structural matters and if there is a requirement for structural input this should be sought from a structural engineer experienced in historic building construction.

### 8.7 Future use

It is assumed that the Town Hall will retain its current use as a place of public assembly. This is felt to be in keeping with the heritage values of the building, and it is our belief that the successful conservation of any building depends very much on facilitating its continued use. Any changes made in achieving this aim should be based on careful analysis of the building's future needs and skilful design solutions tailored to preserve the heritage values and significance identified in this plan. Any such changes should involve the least possible intervention to historic layout, significant fabric and spaces and should be made in consultation with a recognised heritage professional. Further guidance relating to the future use of the building is contained in Chapter 10 of this document.