

5 August 2024

Fire and Emergency N Z
PO Box 2133
Wellington 6140

Kia ora

Heritage Buildings: Potential Inclusion in the District Plan heritage schedule

Dunedin is a city that treasures its heritage as a living inheritance from its past and a legacy for future generations. Dunedin City Council's (DCC) Second Generation Dunedin City District Plan (known as the '2GP') already protects a number of heritage buildings, structures and sites; however, there is an appreciation that we need to continue to identify and protect significant historic buildings.

In acknowledgement of this, the DCC is proposing to add more historic buildings to the heritage schedule of the 2GP. The schedule is a list of buildings, structures and sites that have significant heritage values to be protected.

We are writing to you because your building at 184 Mornington Road, Kenmure has been identified as having heritage value, and we are proposing to add it to the 2GP schedule. This will mean your building is a protected heritage building.

Heritage assessment

For a building to be included on the heritage schedule, it must have significant heritage values relating to one or more of the following criteria:

- historic and social significance
- spiritual / cultural significance including significance to Māori
- design significance
- technological/scientific significance

Our initial assessment against these criteria is desktop only, and we welcome any additional information you may have that is relevant to the heritage assessment. If you wish to provide additional information, please do so by 23 August 2024 so that it can be considered before the assessment is finalised. Information can be emailed to districtplan@dcc.govt.nz or call (03) 474 4000. We have attached the draft assessment report to this letter for your reference.

The parts of your building proposed to be protected are identified in the Recommended Protection section of the attached draft assessment report. We do not propose protecting the interior of your building.

Land Information Memorandum

Information that we hold relating to the draft assessment will be included on any Land Information Memorandum (LIM) requested for your property.

Inclusion in the district plan

Subject to any further information you may provide, we propose to include your building in the next change to the 2GP. This plan change (currently known as 'Variation 3') is expected to be notified in November 2024. Once the plan change has been notified, there will be a public submission and hearing process. You will be able to make a formal submission on the proposal at this time. A Hearing Panel will make decisions on the submissions.

What this will mean for you, as a building owner

Once the plan change is notified, the heritage buildings rules will apply, in accordance with the Resource Management Act. The rules relate to activities that affect the **protected parts** of the building and resource consent will be required for some activities that don't currently require consent. We've attached an information sheet that explains the rules that will apply.

The overall objective of the heritage provisions in the plan is to protect buildings with significant heritage values. The rules also enable and encourage repairs and maintenance, restoration, earthquake strengthening and re-use.

Dunedin Heritage Fund

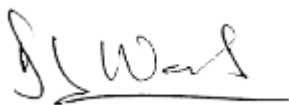
We acknowledge that scheduled buildings are subject to additional rules to protect their heritage values. You can apply to the Dunedin Heritage Fund to assist with work to support the use of buildings, including repairs and maintenance.

The fund is a contestable fund that makes grants annually towards work on heritage buildings across Dunedin. Further information is available in the attached information sheet and on the DCC website at www.dunedin.govt.nz/services/dunedin-heritage.

Need more information?

If you would like to discuss the assessment or have any other questions, please contact us on districtplan@dcc.govt.nz or (03) 474 4000 before 23 August 2024. We're happy to help and to meet with you at the DCC Civic Centre if you prefer an in-person discussion.

Nāku noa, nā



David Ward

General Manager 3 Waters and Transition

**HERITAGE ASSESSMENT FOR SCHEDULED HERITAGE BUILDING:
182-184 MORNINGTON ROAD – LOOKOUT POINT FIRE STATION**



Figure 1. Lookout Point Fire Station in 2020.¹

PROPERTY INFORMATION

Temporary 2GP Scheduled Heritage Building Reference No:	BX117
Address	182-184 Mornington Road, Kenmure
Located within a Heritage Precinct	No
HNZPT List Reference & Description	N/A
Heritage Covenant:	No
Building Use at Time of Record	Fire Station and associated accommodation
Condition of Property:	Earthquake Prone Building (Register No. 3201)

SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT

Historic/Social	Meets criteria
Spiritual/Cultural	Does not meet criteria
Design	Meets criteria
Technological/Scientific	Does not meet criteria
RECOMMENDATION:	
The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.	

¹ Google Streetview, 2020.

RECOMMENDED PROTECTION

[Tick]	Features	Details
✓	Entire external building envelope	Entire external building envelope of fire station and the attached accommodation
	External/ancillary elements	
	Internal elements and/or rooms	Not considered as part of this desktop assessment. Owner may nominate interior elements for protection.
✓	Excluded elements	Freestanding residential accommodation to the north of the fire station

STATEMENT OF SIGNIFICANCE

The former Lookout Point Fire Station has overall significance to Dunedin City. It has historical and social significance for its association with the Dunedin Metropolitan Fire Board and the provision of firefighting in the city, as suburban firefighting services were expanded in the 1950s; it is also associated with the expansion of state housing in the Corstorphine area after World War II. It has design significance as a Moderne-style building designed by leading architectural practice Mandeno, Fraser, and Galbraith, with a distinctive, landmark quality.

The Lookout Fire Station is comparable to scheduled heritage buildings within Dunedin of a similar function and period. When compared with other scheduled buildings, it meets the threshold to be included on the district plan heritage schedule.

HISTORICAL SUMMARY

Architectural Period	Moderne (1955-1975)
Style	Moderne
Era/Date of Construction	1955
Architect/Designer/Builder	Mandeno, Fraser and Galbraith
Historic Use & Cultural Associations	Fire Station
Construction Materials	Brick with polychromatic detailing, concrete tile, plaster, steel framed windows.
Architectural Features	Moderne architectural form and design, distinct separation between operation/residential, integrated building name and detailing, multi-pane glazing, unpainted masonry.

Previous site development

A 1942 aerial photograph indicates the land on which the Lookout Point Fire Station was built was used as paddocks prior to its construction (Figure 6).

Fire Stations in Dunedin

The Dunedin Thematic History records that ‘Under the Municipal Corporation Act 1867, borough councils were granted the authority to take measures for fire protection, appoint Fire Inspectors and set up Fire Brigades. The Fire Service operated under this legislation until 1900. The Fire Brigades Act 1906 set up fire boards in metropolitan areas, levied costs on Government, local authorities and insurance companies, and established the role of ‘Inspector of Fire Brigades’.’²

In the nineteenth and early twentieth century the fire brigade was in the centre city. A professional brigade was established in 1885. Fire alarm boxes were installed throughout the city in the late 1880s. The Dunedin Metropolitan Fire Board planned to expand Dunedin’s out-stations in the 1930s, but the Depression and World War II delayed these plans. A new central city fire station was built in 1930-1931 to a design by Mandeno and Fraser, but it wasn’t until after the war that the building programme was expanded to the suburbs.

The South Dunedin station was expanded, a “two-machine station with living quarters for six married men” was approved at Roslyn, a new station approved at Lookout Point, and two new stations at Andersons Bay and North Dunedin were approved. Accommodation was included because firefighters were required to remain at their station 24/7 when on duty, though married men could also live nearby provided they were within earshot of the station alarm bell.³ There was a suburban building programme in the 1950s that saw the construction of “impressive residential stations”, including Roslyn and Lookout Point.⁴ The Roslyn Station was built in 1950, while Lookout Point was built in 1955.⁵

Design and construction

Lookout Point was built in collaboration with the Department of Housing. It was sited to serve the new state housing areas in Corstorphine. Plans included accommodation and workshop space. The fire station building is a two-storey composite masonry and concrete construction with double skin red brick in a concrete frame. The fire station block has a central block with two attached wings on the north elevation. The central block housed the appliance room, social hall, watchroom, and offices, while the wings provided accommodation. An additional accommodation block encompassing five flats was constructed adjacent to the station building.

The appliance bay had two separate vehicle doors (although one has permanent glazing in the opening) for the fire appliances, with the social hall above. It has strong Modernist features with its flat roof, and bands of windows with a horizontal emphasis. The station’s name is shown in relief above the appliance room doors. There is some decorative brick work, with the main detailing being the steel framed multi-pane windows. The

² ‘Dunedin Thematic History Volume’ 1/Theme 6, p. 113.

³ ‘The Fire Bugs and Fire Brigades of Dunedin’, *Otago Settler News*, March 2009, Issue 100, pp. 2-3.

⁴ ‘The Fire Bugs and Fire Brigades of Dunedin’, *Otago Settler News*, March 2009, Issue 100, pp. 2-3.

⁵ *Otago Daily Times*, 17 Feb 1949, p. 4.

accommodation wings and detached accommodation block are more domestic in style with hipped roofs. The buildings are composite masonry and concrete structures with double skin masonry infill within a concrete frame. The station's distinctive design, along with its location adjacent to one of the Dunedin's busiest thoroughfares, gives the building a landmark quality within the city.

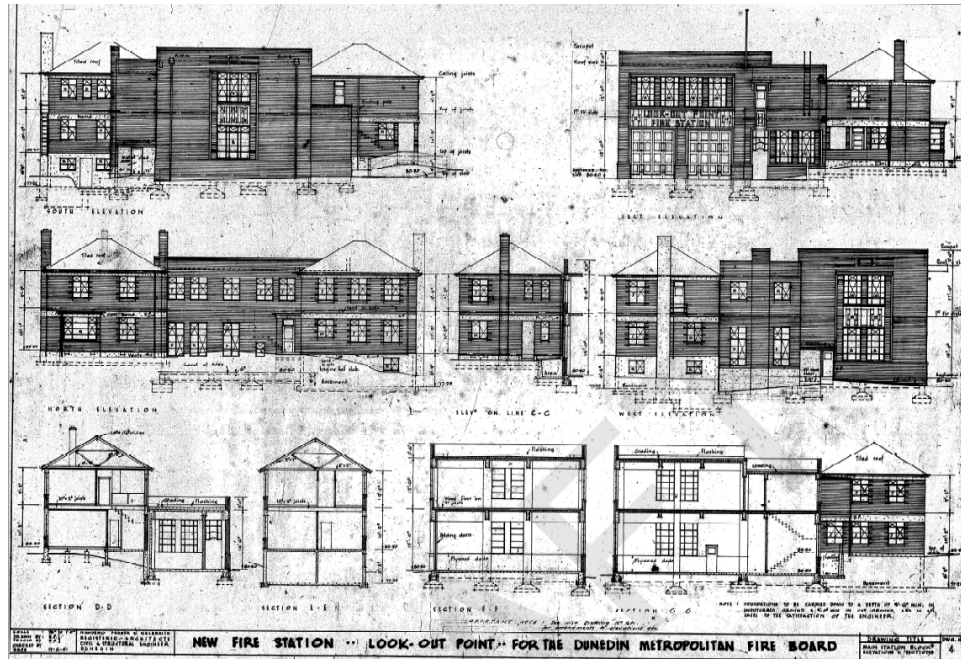


Figure 2. Elevations and sections of the Fire Station Block, Mandeno, Fraser and Galbraith, 1951.

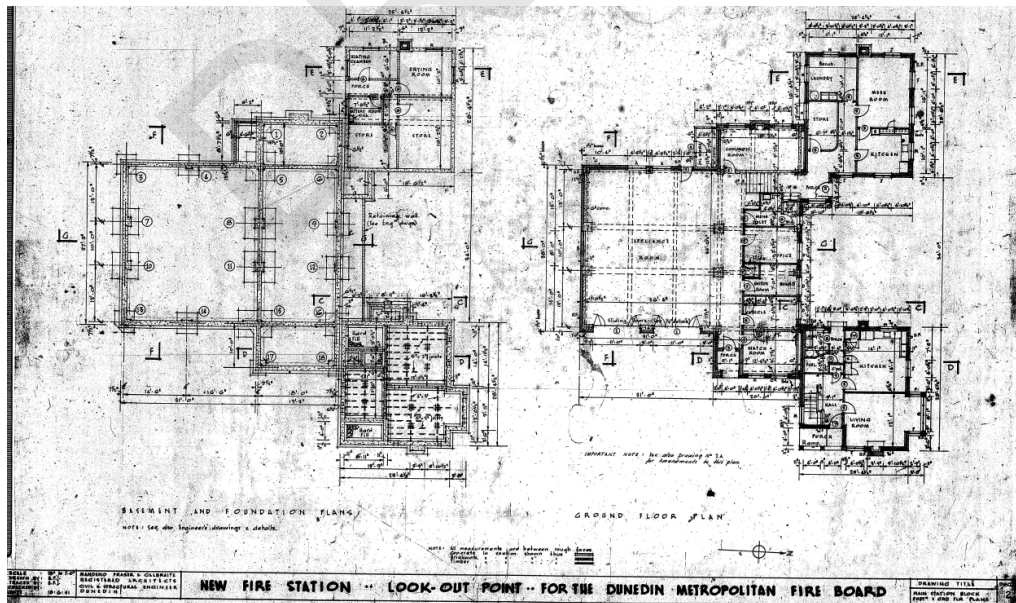


Figure 3. Ground floor and foundation plans of the Fire Station Block, Mandeno, Fraser and Galbraith, 1951.

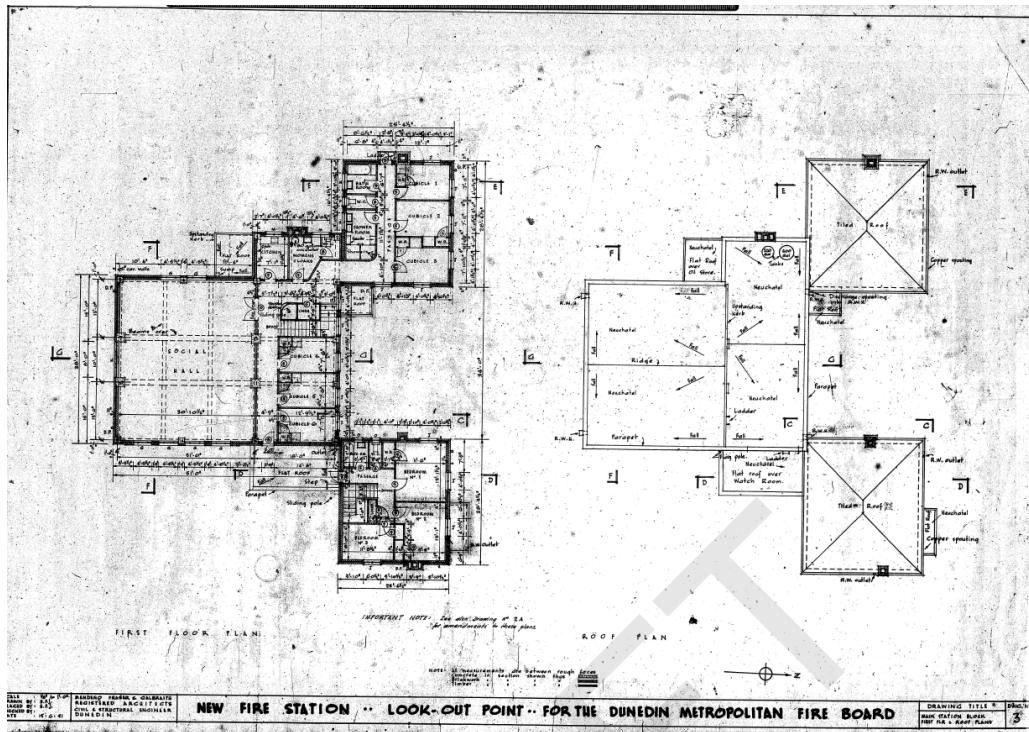


Figure 4. Roof and first floor plans of the Fire Station Block, Mandeno, Fraser and Galbraith, 1951.

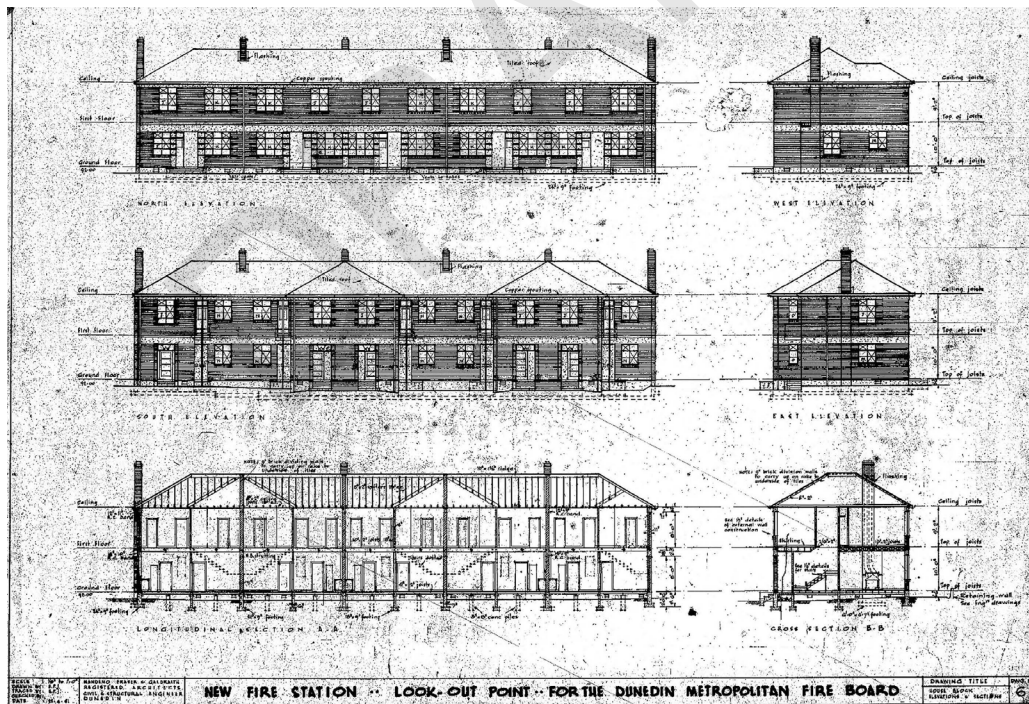


Figure 5. Accommodation block, Mandeno, Fraser and Galbraith, 1951.

Later history and development

Minor alterations to the fire station have been made since it was built, most notably the conversion of an appliance bay into an office space. However, the buildings retain their overall architectural integrity.

Notable people/Themes

Fire Brigades/FENZ

Fire Brigades and ambulance services are identified as a theme in the Dunedin Thematic History. See *Fire Stations in Dunedin* above.

Mandeno, Fraser, and Galbraith

Mandeno & Fraser, later Mandeno, Fraser, and Galbraith, were prominent architects in Dunedin, formed in the 1920s. They had a reputation for well-designed houses and carefully detailed buildings; projects completed by the firm include the Dunedin Town Hall, Central Fire Station, and Speight's Brewery, along with many private residences.⁶ Mandeno and Fraser were responsible for the 1931 Central Fire Station (a Category 2 historic place), and the former Roslyn Fire Station (1950). These three buildings demonstrate the progression of Mandeno and Fraser's designs from Stripped Classical through to Moderne.

ASSESSMENT OF HERITAGE SIGNIFICANCE

HISTORIC/SOCIAL

The fire station demonstrates heritage values within this criterion. The Lookout Point Fire Station has historical and social significance for its association with the development of suburban fire stations in the 1950s to meet the needs of the city as it expanded. It retains its original use and has a nearly 70 year association with firefighting in Dunedin.

SPIRITUAL/CULTURAL

The fire station does not demonstrate heritage values within this criterion.

DESIGN

The fire station demonstrates heritage values within this criterion. The Lookout Point Fire Station has architectural significance as a Moderne-style design by prominent Dunedin architectural practice Mandeno, Fraser and Galbraith. Mandeno and Fraser were responsible for the 1931 Central Fire Station (a Category 2 historic place), and the former Roslyn Fire Station (1950). These three buildings demonstrate the progression

⁶ Findlay, M. 2009. *Dunedin Contextual Thematic History*. <https://www.dunedin.govt.nz/services/dunedin-heritage/thematic-study/dunedin-contextual-thematic-history>; Gilmore, H. n.d. *Mandeno, Harry*. Historic Cemeteries Conservation Trust of New Zealand. <https://web.archive.org/web/20200925103432/http://cemeteries.org.nz/stories/mandenoharry131209.pdf>

of Mandeno and Fraser’s designs from Stripped Classical through to Moderne. The exterior of the building has retained a high degree of architectural integrity. The practice’s distinctive design for the Lookout Point station, and its location adjacent to a major thoroughfare, gives the building a landmark quality and is a local landmark at the top of the Caversham Valley.

TECHNOLOGICAL/SCIENTIFIC

The fire station does not demonstrate heritage values within this criterion.

REFERENCES

Date Assessment Completed	15 May 2023	Author	HB
Assessment Updated	17 July 2024	Author	JM
Date Confirmed Complete	2 August 2024		

APPENDIX



Figure 6. Lookout Point Fire Station from Mornington Road.



Figure 7. East elevation.



Figure 8. South and west elevations.



Figure 9. Accommodation block.



Figure 10. Aerial showing the site as farmland prior to development, 1942.⁷

⁷ Retrolens, 1942.



Figure 11. Lookout Point Fire Station in the context of the new state housing developments at Corstorphine and Calton Hill, 1958.⁸

⁸ Retrolens, 1958.

Information Sheet – Proposal to include buildings on the 2GP heritage schedule

What do you mean by scheduling?

The 2GP heritage schedule is a list of buildings, structures, and sites that have significant heritage values to be protected. Once a building is on the schedule, additional rules apply in some cases.

Does this mean my building will be listed with Heritage New Zealand Pouhere Taonga?

The 2GP heritage schedule is separate from the Heritage New Zealand Pouhere Taonga (HNZPT) listing process, but the 2GP heritage schedule includes most buildings listed with HNZPT.

What will change if my building is included on the schedule?

If your building is included on the schedule, resource consent will be required for some types of work. These are covered below.

Can I support or object to my building being included in the schedule?

Yes. Once the plan change is notified in November, you can make a written submission either supporting or opposing the scheduling of your building. Submitters can also speak at a public hearing. A hearing panel will make a decision on submissions after the hearing.

Can I still repair and restore my building?

Yes. A resource consent is not required for 'like for like' repairs and maintenance.

Restoration (to an earlier known form) is also permitted without resource consent provided your building is not a Category 1 Historic Place as identified by Heritage New Zealand Pouhere Taonga.

Earthquake strengthening work needs a resource consent if it affects the **protected parts** of the building (usually all or part of the exterior). A resource consent for earthquake strengthening must be granted.

Can I make changes to my building?

Yes, however a resource consent is required if the work affects the **protected parts** of the building. When making a decision on the consent, we will consider the effect of the changes on the heritage values of the building. The 2GP policies support work required for the building to comply with the Building Act.

For scheduled buildings in heritage precincts, a resource consent is required for work to a non-protected part of the building if the work is visible from a public place.

Can I demolish my building and construct a new building?

The policies in the plan do not support demolition, unless there are mitigating circumstances such as the building posing a significant risk to health and safety.

A resource consent is required to demolish a building (as a 'non-complying' activity). Approval to demolish a scheduled building is often difficult to obtain, unless those mitigating circumstances apply. We encourage building owners to discuss opportunities for re-developing their building with us before deciding to demolish it.

Is there any financial support for heritage building owners?

Yes. The Dunedin Heritage Fund makes grants annually towards work on heritage buildings across Dunedin that supports conservation and re-use. Building owners can apply for grants towards work such as:

- repairs and maintenance
- restoration
- upgrades required by the Building Act (fire, access)
- earthquake strengthening
- conservation reports
- emergency protective works

The fund is contestable. Scheduled buildings are prioritised over other (non-scheduled) historic buildings. More information on the Dunedin Heritage Fund is available here:

www.dunedin.govt.nz/services/dunedin-heritage/how-can-we-help/heritage-fund

Does scheduling change what I can use my building for?

Yes, in some commercial areas. In these areas, scheduled heritage buildings have a wider range of permitted uses rules. This is to encourage re-use of heritage buildings.

Can someone at DCC help me?

DCC Heritage Advisors can provide advice, suggesting options and ways forward when you are planning work on your building. For larger buildings or more complex projects, we can put together a team to support applicants through the consent process.

Useful web links:

DCC Heritage webpages www.dunedin.govt.nz/services/dunedin-heritage

Heritage New Zealand Pouhere Taonga www.heritage.org.nz