

13 Townscape

Introduction

Townscape is concerned with the quality of the urban environment. Dunedin's townscape is a product of its setting, history and growth, and the changes that have occurred during its development. Townscape includes aesthetic, cultural, natural, historical and architectural aspects, and as such is more than just the physical built environment. The townscape incorporates features of the past (heritage) and of the present.

Dunedin has retained many townscape qualities that were a result of the activities of the early settlers and retained more of its early character than any other city in New Zealand. These factors combine to give the central City the charm which is cherished by its inhabitants and appreciated by its visitors.

Dunedin was established during the later half of the 19th Century, and as a consequence the City exhibits characteristics that reflect the town planning ideals of that period. The street layout of the City is rectilinear and ordered, superimposed on a sometimes less than accommodating landform. As a result, the rational grid-like layout seen in plan is fractured on the ground, with steps linking streets that cannot cross precipitous slopes. These steps were appropriate at the time of construction, and today provide quick pedestrian linkages. Motor vehicles are required to use alternative routes.

The central City area is compact and densely occupied by small sites. The core is ringed by a green belt of native and exotic trees and public parks. Outside the Town Belt lie the less densely settled suburbs. Urban spread has been limited and shaped by the hilly topography of the outskirts of the City, combined with a very low rate of population increase. An important characteristic of the urban area of the City is the immediate relationship it has with the surrounding hinterland. The central City nestles at the head of a picturesque harbour and is surrounded by hilly rural countryside and the Pacific Ocean. From most parts of the City vistas of paddocks, bush, hills, harbour or ocean are possible. There is generally a distinct urban/rural cut-off which serves to make arrival or departure along most of the main entrances particularly memorable.

Within the City are large tracts of rural land and bush which provide contrast with the built environment. These surround the urban areas and penetrate into them. This landscape framework is significant in the following ways:

- it provides a contrast with the built environment in that natural elements such as vegetation are the dominant visual elements rather than buildings or roads
- it helps define the shape and form of the urban areas, thereby providing reference for orientation, and creates strongly defined neighbourhoods
- it provides a setting for the urban areas which is an important part of their identity or 'sense of place'
- depending on land ownership and management regimes, it may provide an important habitat for wildlife and potential for recreational activities.

The urban parts of the City contain a number of areas which create a landscape framework, the best example of which is the Town Belt. An important contribution is also made by urban waterways, such as the Water of Leith, the Kaikorai Stream and the Silverstream, which provide a natural feature contributing to qualities of openness and visual emphasis. These areas are shown on the District Plan Maps.

Although Dunedin has grown in size over the years, its appearance is still strongly that of a Victorian/Edwardian City. The design and appearance of buildings of that era, particularly those of significant size, such as the churches, banks, the Municipal Chambers, the railway station and the University Registry, individually and collectively give Dunedin an appearance of grandeur and permanence. The development that has since taken place has generally retained and enhanced the values of the Victorian/Edwardian period, cumulatively giving Dunedin a unique and coherent townscape character. Sustainability of that character requires consideration of the effects of:

- alterations to the external appearance of buildings
- demolition and removal of buildings
- constructing new buildings
- transportation routes and vehicles generally.

These effects may be significant, not only on the particular site, but also on the area within which it is located, and in some instances on the City as a whole. Cumulative effects are especially important.

Within parts of the City particular heritage or townscape values can be identified, and it is these values that require protection and enhancement if the wider townscape character of the City is to be retained for future generations.

Other spaces also of importance in the townscape are those between the buildings. The City has a number of important urban spaces which provide a venue for community gatherings and activities, and space for natural elements such as trees and lawns. An example of such a space is the Octagon.

The heritage wealth of the City is a key factor in its economic viability, contributing substantially to the diversity of attractions for tourists. Further, townscape issues have a direct influence on the quality of life experienced by people who live in Dunedin.

13.1 Significant Resource Management Issues

Issue 13.1.1

The townscape quality of the City is enhanced by areas of open space which surround and run into the urban area. The landscape value of some of these areas is potentially at risk from encroachment of the built environment or modification or removal of the vegetative cover.

Objectives: 13.2.1, 13.2.2

Policies: 13.3.1, 13.3.2

Explanation

Areas of predominantly natural or rural character provide contrast with the urban environment, define the form and provide a setting for the urban areas. Many of these areas make an important contribution to wildlife habitats and recreation.

Whilst some of these areas are reserves and managed under the Reserves Act 1977 or are in public ownership, many are in private ownership and their undeveloped nature is because of unfavourable stability and soil condition, aspect or historical reasons. The landscape values of these areas are potentially at risk from land use activities and development.

One of the positive features identified about Dunedin is that there is a distinct urban/rural separation along most of the main entrances to the City, devoid of ribbon development. This sharp division will also be protected by ensuring a coherent landscape framework.

Issue 13.1.2

Many of the landscape features of the City's urban areas have been developed, and their contribution to landscape quality has been reduced.

Objective: 13.2.2

Policies: 13.3.1, 13.3.2

Explanation

Major natural features such as streams, the ocean and harbour shoreline form a basis for a strongly defined landscape framework. Many landscape features have not been given due consideration in the development of the City. The result is that their landscape impact is reduced and this is detrimental to the City's environment.

Issue 13.1.3

Heritage buildings, places, sites and areas are irreplaceable.

Objective: 13.2.3

Policies: 13.3.6, 13.3.10

Explanation

The character of the City townscape is dependent to a critical degree on historic buildings which cannot be replaced. These buildings are a significant physical and cultural resource which should be preserved for future generations, and are an intrinsic part of the quality and amenity of the townscape. They have a direct and important impact on the economy in terms of their attractiveness to tourists.

The City also has a number of historical sites of local and regional importance from the time since European settlement, for example parts of the Otago Harbour sea wall, farm buildings, statues, Ross Creek earth dam and the Matanaka Privy.

(Sites of importance to Maori are referred to in the Manawhenua Section).

Issue 13.1.4

Precincts within the City make an important contribution to the townscape and heritage character. These precincts can be at risk from inappropriate development and transportation conflicts.

Objectives: 13.2.5, 13.2.6

Policies: 13.3.4 - 13.3.9

Explanation

Within the City there are a number of precincts with high heritage and historic value. These precincts contribute significantly to the quality of the townscape. These areas are an important cultural resource as they reflect the history and community values of the City. The loss of the coherent character within any of these precincts will adversely affect the townscape character of the City as a whole.

The character of each precinct can arise from the presence of buildings with similar or compatible design features, the presence of historic features or buildings, or from enclosure within particular areas. It is difficult to retain this character if buildings are altered or removed, and impossible when buildings are not replaced.

Issue 13.1.5

New development can contribute positively to the quality of the townscape.

Objectives: 13.2.4, 13.2.6

Policies: 13.3.3, 13.3.5, 13.3.9 -
13.3.11

Explanation

Development in some locations is needed to maintain the standard of the built environment. Development, if appropriately designed, can positively contribute to the townscape character.

Issue 13.1.6

People's safety can be adversely affected by the quality of the urban environment.

Objective: 13.2.7

Policy: 13.3.12

Explanation

Aspects of urban design have been shown to have an adverse influence on the level of crime and consequently on people's safety. The design of new development should therefore not create conditions which adversely affect the actual or perceived safety of areas and people.

Issue 13.1.7

The built environment can positively contribute to amenity values.

Objective: 13.2.6

Policies: 13.3.4, 13.3.5, 13.3.9

Explanation

The built environment contributes to the amenity values derived from townscape. Inappropriate land use activities and development can lead to a loss of amenity values.

13.2 Objectives

Objective 13.2.1

Ensure that the important values and characteristics of the natural features and areas which provide the setting for the urban areas are protected.

Issue: 13.1.1

Policies: 13.3.1, 13.3.2

Explanation

The landscape values of the rural land and natural features contribute to the City's setting and outlook. That setting is an important aspect of the townscape character of the City. Dunedin is fortunate in having significant areas of open space which provide corridors within the urban area, for example the Town Belt.

Objective 13.2.2

Ensure that the relationship between open space and buildings in the Central City precincts is protected and strengthened.

Issues: 13.1.1, 13.1.2

Policies: 13.3.1, 13.3.2

Explanation

The central City precincts are comprised of a distinctive pattern of open space made up of streets and areas of reserve. This layout is fundamental to the character of the central City and is strongly defined by buildings or trees.

Objective 13.2.3

Ensure that buildings and parts of buildings, places and sites which are of heritage value are recognised and protected.

Issue: 13.1.3

Policies: 13.3.6 - 13.3.10, 13.3.13

[Cross referencing amended by Consent Order, 4/8/03]

Explanation

Historic buildings are irreplaceable. They contribute to the amenity values of the City and to the townscape character. In many cases these buildings are of national importance. Due to their high level of architectural quality and detailing, and to their historical associations, they have intrinsic values which are worthy of protection for future generations. They are of importance to tourism, and thereby contribute to the economic wellbeing and sustainability of the community.

Other sites, buildings and places which are not significant in themselves still contribute to the townscape character and reinforce the City's identity and cultural past.

Some of these historic sites, buildings and places are registered by the New Zealand Historic Places Trust under Part II of the Historic Places Act 1993. Others are of importance to Manawhenua, and these are referred to in the Manawhenua Section of the District Plan.

Objective 13.2.4

Ensure that buildings and places that contribute to the townscape character are recognised and maintained.

Issue: 13.1.5

Policies: 13.3.3, 13.3.9 - 13.3.11

Explanation

The City has an array of buildings and streetscapes that contribute to its unique townscape character. Buildings which have similar qualities in terms of scale, materials, proportions and architectural detail contribute to this special character. Relatively narrow frontages, continuous verandahs, a high level of small scale detail and few gaps in the streetscape are just some of the attributes of these heritage buildings. Collectively they provide a pleasant environment.

It is preferable to keep existing heritage buildings rather than replace them because of their authenticity and the contribution that individual heritage buildings make to different precincts and the City as a whole. The cumulative effect of the removal of heritage buildings and facades will be significant.

Objective 13.2.5

Ensure that the character of significant townscape and heritage precincts is maintained or enhanced.

Issue: 13.1.4

Policies: 13.3.4 - 13.3.8

Explanation

Many areas within the City are valuable because of the concentration of heritage buildings within them, or because they exhibit a coherent townscape character. The Inner City Area contains a number of precincts. Precincts outside the Inner City Area include:

- Royal Terrace/Pitt Street/Heriot Row Heritage Precinct
- High Street Heritage Precinct
- Port Chalmers Heritage Precinct
- North Dunedin Residential Townscape Precinct
- Campus Heritage Precinct *[Amended by Consent Order 22 May 2003]*
- South Dunedin Townscape Precinct
- St Clair Esplanade Townscape Precinct. *[Inserted by Plan Change 1: 18/07/2005]*

Any redevelopment or changes to buildings within these precincts will need to be compatible with the particular values of the precinct. If not, precinct values will be lost.

These precincts are important not only in isolation but also in the role they play in contributing to the character of the City as a whole.

Objective 13.2.6

Ensure that development (including alterations and additions to buildings) does not adversely affect the character and amenity of the central City precincts.

Issues: 13.1.4, 13.1.5, 13.1.7

Policies: 13.3.3, 13.3.4, 13.3.9

Explanation

Development must be compatible with the existing townscape character in order that the visual integrity of the central City precincts is retained. Amenity values and character should also be maintained and enhanced.

Objective 13.2.7

Create and promote a safe environment.

Issue: 13.1.6

Policy: 13.3.12

Explanation

Levels of safety, both actual and perceived, have an important role in determining the way in which public open space is used by people. The economic, cultural and social advantages of a safer urban environment will not be optimised if users do not have a sense of security. The perception of safety is influenced not only by the actual rate of crime, but also by various characteristics of the physical environment, such as street lighting and planting.

Principal Reasons for Adopting Objectives

Section 7(e) of the Act requires the Council to have particular regard to the recognition and protection of the heritage values of sites, buildings, places or areas. Within the City, the matters to be considered under section 7(e) form part of the City's townscape character. The townscape of Dunedin is unique amongst New Zealand cities.

The concentration of a large number of heritage buildings and other significant townscape buildings and features in a compact urban area creates an urban environment that has rare qualities in the New Zealand context.

The value of the City's townscape is recognised by the Council. The sustainable management of townscape resources by conservation and preservation methods will benefit existing and future generations. The social, economic and cultural wellbeing of the City are best served by protecting and enhancing these resources, and the promotion of development that is sympathetic to and compatible with the City's setting.

The Act requires the Council to have particular regard to the maintenance and enhancement of amenity values and the quality of the environment.

The protection and enhancement of trees, buildings, natural features and the character of particular areas will ensure that the townscape character of the City is sustainably managed.

13.3 Policies

Policy 13.3.1

Protect and enhance the natural character of those areas identified as Urban Landscape Conservation Areas in the District Plan Maps through:

- **protection of natural land-forms and waterways**
- **protection of trees and areas of bush**
- **control over the erection of buildings and other development.**

Objectives: 13.2.1, 13.2.2

Methods: 13.4.2, 13.4.5

Explanation

Both rural land surrounding the urban areas and areas of coherent, linked open space within urban areas create a landscape setting with a predominantly ‘natural’ character. These areas provide contrast with, and relief from, the built environment and have significant landscape value. The most significant of these areas have been identified on the District Plan Maps as ‘Urban Landscape Conservation Areas’.

The important characteristics and features of these areas are the natural elements such as trees, areas of bush and other vegetation, and natural features such as streams or landforms. The visual dominance of these elements over human elements such as buildings or roads is a fundamental characteristic of these areas.

Policy 13.3.2

Conserve and enhance the distinctive street and open space layout of the central City precincts.

Objectives: 13.2.1, 13.2.2

Methods: 13.4.1, 13.4.5

Explanation

The street layout of the central City is distinctive. It has a coherence which adds considerably to the character of the central City precincts. The way this overlays the landform gives rise to a townscape of considerable visual interest. The features which define the street system are the building facades, adjacent trees and rock walls. Gaps have an adverse effect on the sense of enclosure which is fundamental to the character of inner City outdoor spaces (both streets and reserves). In the case of the Octagon and Moray Place, the surrounding buildings not only give a sense of enclosure to the space but also define the octagonal shape which is an important Dunedin feature. In George Street, the continuity and coherence of the built edges along either side is critical to the quality of the streetscape.

Policy 13.3.3

New buildings on corner sites should reinforce the character of the central City precincts.

Objectives: 13.2.4, 13.2.6

Methods: 13.4.4 - 13.4.7

Explanation

Corner sites within the townscape and heritage precincts provide expression to the character of the City. They enable people to orient themselves, provide landmarks and define precincts and edges.

Policy 13.3.4

Protect and enhance the heritage and townscape values of the following precincts:

- (i) North Dunedin Residential
- (ii) The Octagon
- (iii) North Princes Street/Moray Place/Exchange Townscape
- (iv) South Princes Street
- (v) Crawford Street
- (vi) South Dunedin
- (vii) St Clair Esplanade
- (viii) Campus
- (ix) Royal Terrace/Pitt Street/Heriot Row
- (x) George Street
- (xi) Lower Stuart Street
- (xii) Anzac Square/Railway Station
- (xiii) Queens Gardens
- (xiv) Vogel Street
- (xv) High Street
- (xvi) Port Chalmers
- (xvii) Willowbank.

Objectives: 13.2.5, 13.2.6

Methods: 13.4.1, 13.4.3

Policy 13.3.5

Require within identified precincts that any development, including alterations and additions to buildings and changes to the external appearance of buildings, maintain and enhance the townscape, heritage character and values of that precinct.

Objective: 13.2.5

Methods: 13.4.1, 13.4.5

Explanation

Precincts are areas within which the combination of the buildings and the spaces defined by them has resulted in a character or appearance which allows the area to be recognised as an entity. In some cases, precincts also have qualities which suggest visual unity between various parts.

The identified precincts are of special value to Dunedin as they influence the character of the City. In that context their sustainable management is an integral part of the social, economic and cultural wellbeing of the City for present and future generations.

The identification of these precincts on the District Plan Maps, with associated rules, is the way to ensure that the heritage and townscape values already present in these areas are recognised, enhanced and protected.

Precincts (i) to (vii) have been identified on the basis of their dominant townscape values. Precincts (viii) to (xvii) contain significant heritage values. *[Amended by Consent Order 22 May 2003 and Plan Change 1: 18/07/2005]*

Explanation

Within identified precincts, changes and development could adversely impact upon the values of these precincts. Specific controls are therefore necessary in the identified precincts to protect their established character from being compromised by building removal and development.

Policy 13.3.6

Avoid the demolition of buildings, identified parts of buildings and other structures which are of townscape or heritage value.

Objectives: 13.2.3, 13.2.5

Method: 13.4.3

Explanation

For the avoidance of doubt, Schedule 25.1 lists particular buildings, parts of some buildings and other structures which possess significant townscape or heritage values. They are physical resources important to the City. Their value can only be protected by avoiding demolition or external alterations which detract from those values. It is appropriate to retain these buildings, parts of buildings and structures, and to manage any changes or additions to them such that their heritage and townscape contribution is not lost. Demolition of buildings, identified parts of buildings and other structures that lead to a reduction in the townscape character will be contrary to this policy.

Policy 13.3.7

Exclude signs which adversely impact upon the townscape or heritage values of buildings or precincts.

Objectives: 13.2.3, 13.2.5, 19.2.3

Methods: 13.4.6, 19.4.1(i)

Explanation

The adverse effects of poorly designed and located signs can be significant in relation to the values of townscape and heritage values of buildings and precincts. This policy seeks to ensure that signs are designed and located in a manner that is sympathetic to the townscape character of these buildings and precincts. This will require consideration of the effects of signs on townscape and heritage buildings and precincts on a case by case basis.

Verandah fascia signs and under-verandah signs are the most consistently altered signs in the Activity Zones. Additionally, many commercial buildings within precincts derive the majority of their townscape and heritage values from the portion of buildings above verandah level. Combining these trends, the Council has provided for verandah fascia signs and under-verandah signs as permitted activities on the basis that their adverse effects on townscape and heritage values are minor.

Policy 13.3.8

Exposed stone and brick on the facings of buildings within townscape or heritage precincts are to be retained with their natural appearance.

Objectives: 13.2.3, 13.2.5

Methods: 13.4.1, 13.4.3, 13.4.6

Explanation

The external appearance of stone and brick on buildings is very important in terms of the character of the building and the values they contribute to townscape and heritage precincts. The external painting, repainting, plastering or other such alteration of stone and brick gives rise to a significant loss of heritage and townscape value, and may adversely affect the amenity of the area in which the building is located.

Policy 13.3.9

Require alterations to the external design and appearance of all buildings within identified precincts to be in keeping with the character of the precinct.

Objectives: 13.2.3, 13.2.4, 13.2.6

Method: 13.4.1

Explanation

In order to protect, retain and enhance the townscape values of buildings within the identified precincts, consideration will be given to the external design and appearance of all new buildings, and additions and alterations to existing buildings, on a case by case basis.

Policy 13.3.10

Encourage restoration, conservation, continued use and adaptive re-use of buildings with townscape and heritage values.

Objectives: 13.2.3, 13.2.4

Methods: 13.4.1, 13.4.4 - 13.4.7

Explanation

Encouraging the re-use of historic and heritage buildings will help ensure their continued maintenance and viability.

Maintaining or re-using existing buildings maintains a degree of continuity with the City's history. This assists the retention of townscape and heritage values which is an important part of establishing, strengthening and sustaining a sense of place and identity for present and future generations.

Policy 13.3.11

Provide an environment suitable for pedestrians within areas of high pedestrian usage.

Objectives: 9.2.5, 13.2.4

Methods: 13.4.1, 13.4.5, 13.4.6

Explanation

Within those parts of the central City precincts where pedestrian numbers are high, the needs of pedestrians need to be recognised. This can be achieved by creating and maintaining an environment compatible with pedestrians, for example by requiring the provision of verandahs on adjoining buildings, by excluding vehicle crossing places along identified shopping frontages and through the design of buildings, their edges and margins.

Policy 13.3.12

Enhance safety in public areas for people.

Objectives: 9.2.5, 13.2.7

Methods: 13.4.1, 13.4.4, 13.4.5

Explanation

People will only use public areas, including open space, if they feel safe. Hazards to pedestrians and the disabled caused by vehicles, objects placed on the footpath (such as signs and items of street furniture) and aspects of the built environment itself (such as recessed and dark entrances, inadequately lit alleyways, or inappropriate paving and landscaping) need to be minimised.

The design of the built environment alone cannot prevent crime, but by requiring development to follow some basic principles of design, levels of actual and perceived safety for users of public areas and open spaces can be enhanced.

Policy 13.3.13

Identify for protection buildings, structures, sites and other features which have heritage value.

Objectives: 13.2.3

Methods: 13.4.3

[Inserted by Consent Order, 4/8/03]

Explanation

Heritage value is determined through registration by the NZ Historic Places Trust (NZHPT) or according to any one or more of the criteria listed in Method 13.4.3(i)(c). Heritage value relates primarily, although not exclusively, to the feature itself as opposed to Townscape value which relates to the contribution of a building to the Precinct within which it is located. Where a Schedule 25.1 building is located within a Precinct, heritage and townscape values can overlap. However, where a Schedule 25.1 building is located outside a Precinct it is registration by NZHPT or its heritage value which determine its listing.

Principal Reasons for Adopting Policies

Townscape is a product of the growth and change in Dunedin's urban areas, including aesthetic, cultural, natural, historical and architectural aspects. The management of the components which make up the townscape needs to be considered in a coordinated way. As a consequence, a range of policies is required to address the identified resource management issues. Dunedin's townscape character requires protection and maintenance.

13.4 Methods of Implementation

In addition to the rules, the methods to be used to achieve the objectives and policies identified in this section include the following:

Method 13.4.1 Advice and Guidelines

- (i) The preparation of design guidelines for identified precincts and consultation with appropriate Council staff.
- (ii) Advice from Council staff to assist with the conservation and enhancement of trees and groups of trees which have visual, scientific, historic or environmental value.
- (iii) The provision of urban design guidelines and architectural advice on crime prevention through environmental design.
- (iv) Encouraging the protection and strengthening of the edges around significant open spaces and streets.
- (v) Encourage the protection and enhancement of the edges of urban streams through adoption of the Otago Regional Council's Riparian Management Guidelines and the streamscapes programme.

Policies: 13.3.2, 13.3.4, 13.3.5, 13.3.8 - 13.3.12

Method 13.4.2 Maps

- (i) Townscape and heritage precincts are identified on the District Plan Maps.
- (ii) Urban landscape conservation areas are identified on the District Plan Maps.
- (iii) Archaeological sites registered by the New Zealand Historic Places Trust are identified on the District Plan Maps.
- (iv) Scheduled buildings are identified on the District Plan Maps.

Policy: 13.3.1

Method 13.4.3 Schedule

- (i) Schedule 25.1 lists features to be protected, including buildings, structures and places of townscape or heritage value. The schedule will be added to by way of the plan change process. Buildings, sites or structures will have their significance assessed on the following criteria:
 - (a) Registration by the New Zealand Historic Places Trust (for heritage buildings).
 - (b) The building's contribution to the identified townscape or heritage precinct within which it is located (for townscape buildings).
 - (c) The heritage value of the site or structure (or part of) as determined by one or more of the following aspects:

Historic

- i. Is the feature associated with an important event or activity?
- ii. Is the feature associated with a notable person, group or organisation?

Spiritual/Cultural/Social

- iii. Does/did the feature provide an important contribution to a way of life, culture, philosophy, religion or other belief?
- iv. Is/was the feature an important landmark or symbol for a particular group or community?

Design

In the fields of architectural/landscape/urban/technical/engineering design:

- v. Is the feature a good example of a particular style, period, function or designer?
- vi. Does the feature have noteworthy aesthetic qualities?
- vii. Does the feature have a significant design relationship with its setting and/or surrounding features, neighbourhood or area?
- viii. Does the feature display noteworthy craftsmanship or creative, aesthetic or innovative use of materials, spaces, finishes and construction methods?

Technological/Scientific

- ix. Is the feature associated with the creation, invention, adaption or application of an industry, science or technology?

In assessing any of the above aspects consideration is to be given to:

- Is the feature unique, rare or an early or representative example of its type?
- Is the feature authentic in its siting, materials and/or design features (either in its original form and/or in important additions/modifications)?
- Does the heritage value of the feature apply either individually or as part of a group?
- Is the feature important at the national, regional or local level?

[Amended by Consent Order, 4/8/03]

- (ii) Schedule 25.2 lists archaeological sites registered by the New Zealand Historic Places Trust.

Policies: 13.3.4, 13.3.6, 13.3.8, 13.3.13

Method 13.4.4 Information, Education and Public Awareness

- (i) Provide publicity and information brochures which promote the retention of buildings, structures, trees and places of townscape and heritage value.
- (ii) Provide information regarding the economic benefits afforded by a high quality townscape.
- (iii) Provide information and education on the feasibility of re-using and modifying existing buildings.
- (iv) Provide information towards the achievement of a safer environment.
- (v) Provide information regarding the importance of urban streams to the City's amenity and character.

Policies: 13.3.3, 13.3.10, 13.3.12

Method 13.4.5 Works Programmes

- (i) The identification of areas which require street improvement and landscaping.
- (ii) The preparation of concept plans for the development of new public open spaces.
- (iii) The identification of areas for enhancement where the Council would provide development assistance over a fixed period for approved projects.
- (iv) The specification of a range of street furniture items (including bus shelters) suited to a particular precinct.
- (v) The provision of support for renewal programmes for streetscape improvements.
- (vi) Support for the work undertaken by the Otago Regional Council and Otago Fish and Game Council to improve and enhance the quality of Dunedin's urban streams.
- (vii) Establishing and giving effect to a programme for tree planting, replanting and maintenance within the City.
- (viii) The regeneration of areas through urban renewal programmes.
- (ix) The provision of appropriate landscaping, street tree planting and widening of footpaths to encourage a safer and more pleasant environment for pedestrians.
- (x) The provision of appropriate street lighting which recognises the different requirements of vehicles and pedestrians.
- (xi) The implementation of streetscape improvement programmes to act as a catalyst for new development or to direct development in a certain direction, and to facilitate a mix of uses.
- (xii) The purchase of key areas as reserves.

Policies: 13.3.1 - 13.3.3, 13.3.5, 13.3.10 - 13.3.12

Method 13.4.6 Economic Instruments and Incentives

- (i) The provision of rates relief or other financial incentives (for example a heritage fund) for voluntary protection of trees or groups of trees under the appropriate statutory provision.
- (ii) The provision of rates relief or other financial incentives to encourage the restoration, conservation and use of townscape and heritage buildings.
- (iii) The provision of awards or competitions in recognition of 'good' development, including signs.

Policies: 13.3.3, 13.3.7, 13.3.8, 13.3.10, 13.3.11

Method 13.4.7 Consultation

The Council will endeavour to consult with developers at the earliest stages in order to facilitate a mix of uses and highlight opportunities.

Policies: 13.3.3, 13.3.10

Principal Reasons for Adopting Methods

The methods used in the District Plan seek to avoid, remedy or mitigate any adverse effects of land use activities on the environment. The methods included in this section aim to maintain and enhance amenity values and the quality of the environment in general, while also aiming to ensure the effective management of the townscape as a physical resource. The Act specifically requires the Council to recognise and protect the heritage values of sites, buildings, places or areas.

It is the intention that these concepts and values will be promoted through advice and guidelines, while consultation with developers, community groups and the Manawhenua will aid in increasing the general appreciation of the townscape as a valuable physical and natural resource. Implementation of the methods will lead to protection of these physical resources, townscape amenity and heritage values. These methods will also improve awareness of the economic and cultural benefit to the community of maintaining this physical resource. Improvement and enhancement programmes undertaken by the Council are intended to provide enhanced amenity in specific areas, and consequently encourage private and community development.

13.5 Townscape Precincts

13.5.1 North Dunedin Residential Townscape Precinct

13.5.2 The Octagon Townscape Precinct

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13.5.1 North Dunedin Residential Townscape Precinct

Precinct Description

The well established residential Campus area of North Dunedin represents an asset to the City. It provides a unique attraction to students from outside the City who wish to live in rental accommodation and study in a compact area, in an environment that is well suited to student needs.

The North Dunedin area is sunny and flat, has good proximity to the main retail area and a large supply of old housing stock. North Dunedin plays a vital role in providing the physical setting for the large range of social, recreational and educational activities in which it's residents partake. The University and the residential population it attracts have a dominant role in determining the character of North Dunedin. The role of this area as a centre of education is enhanced by the presence of the Dunedin College of Education and the Otago Polytechnic.

The housing stock is a mix of cottages, villas (some two storeyed) and terrace houses that rarely occur in New Zealand as a house type. There are many historic character homes which contribute greatly to the unique townscape character and amenity of the area. As a consequence there is an established architectural style of housing in the North Dunedin Residential Townscape Precinct.

There is a strong connection between individual houses and the streets, with dwellings facing streets. This forms a high level of interaction between street activity and private activity, with front verandahs and balconies functioning as the intermediary.

Valuable townscape qualities are also provided by the proximity of the precinct to the Botanic Gardens, the Leith Corridor and the many trees in the University Campus areas. These convey a green backdrop visible from most parts of the precinct.

Precinct Values

The Council has identified the following values it wishes to enhance in the North Dunedin Residential Townscape Precinct:

- The height of buildings does not exceed three storeys.
- Houses to George Street are generally detached, face and are parallel to the street frontage. Housing to Dundas Street incorporates terrace dwellings parallel to the street frontage.
- Boundary fences and hedges of between 750 mm and 1100 mm high are an integral part of the street frontage. Fences are constructed of plaster or concrete, wrought or cast iron, timber (board and batten or picket) and red brick.
- Houses are set back between 2 m and 5 m from the street frontage, with the area between containing lawns and gardens.
- Houses are orientated so that the front wall aligns with the street and the design includes front door, verandah and decks at street frontage.
- Glazing of each building is generally about 20% of the street frontage of that building.

- Window size, shape and layout is coherent, generally vertical in orientation and upstairs windows are vertically aligned with downstairs ones.
- Building facades are clad with plaster, red brick, weatherboards (rusticated timber), Oamaru stone or similar materials. Single skin concrete block, fibrous cement weatherboard and sheet cladding are avoided.
- Predominant colour schemes are off-white or light colours such as beige, fawn or light green, which are similar to the original colours of the precinct exhibited in the pre-1890s. Often architectural features (such as cast iron work or carving, doors, window sashes, fretwork) are picked out and highlighted by use of brighter or darker colours. (A range of colours is included in the brochure 'A Painting Guide for Early Dunedin Houses'.)
- Roofs are generally small scale, reflective of the span of the rafters supporting them, with gables facing the street frontage, with a pitch of 25° to 45° or a lower pitch where the roof is concealed behind a parapet.
- Car parks, although not generally provided, are located discreetly to the side of or behind dwelling units, not at the front.
- Signs are generally only used where there is a demonstrated need, and there is not a profusion of signage in this area.
- Yards are located to maximise sun penetration and are large enough to cater for dwelling occupants.
- Rental accommodation has low maintenance gardens.
- Landscape schemes for new development have included features such as brick paved courtyards and planting of mature trees.

Note: Some of these Precinct Values are more applicable to houses and it is recognised other buildings may require some variation from the foregoing Precinct Values. *[Inserted by Consent Order 15/01/03]*

13.5.2 The Octagon Townscape Precinct

Precinct Description

Laid out in the first street surveys a year before the first British settlers arrived in 1848, the Octagon today is a green and treed focal point of the City. Redevelopment of the Octagon in 1990-91 has served to reinforce this focus. It is a pleasant space with a generally pleasing balance of facade height to width of space.

In the same way that the character of the Octagon forms an impressive focus for the precincts and streets which surround it, it also acts as an attraction which draws people to it because it creates an appropriate sense of expectation and arrival.

The character of the Octagon is described by its shape, its sunny and pleasant microclimate, the activities which occur within it and the buildings on its periphery, by the general scale of the buildings which prescribe its edge, by the texture and quality of the paving and by the appropriateness of the street furniture.

As the Octagon is located on the intersection of two main axes of the Dunedin street pattern (George Street-Princes Street and Upper-Lower Stuart Street) the buildings which occupy the corner sites resulting from this intersection have significant landmark potential. One of these landmarks, St Paul's Cathedral, breaks the continuous edge of the Octagon and as a consequence the terrace houses in Upper Stuart Street have become an integral part of the Octagon Townscape Precinct. These buildings are an unexpected feature in such a central City location, being of a domestic scale.

Four of the best urban vistas to be obtained of Dunedin are into or out of this precinct:

- (i) The view of First Church spire from Moray Place looking down Harrop Street.
- (ii) Looking down Stuart Street towards the Octagon.
- (iii) Looking at the Town Hall area from the Filleul Street/St Andrew Street intersection.
- (iv) The view of St Paul's Cathedral from the lane connecting Stuart Street with the Carnegie Centre.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Octagon Townscape Precinct:

- Facade height of buildings is consistent with the buildings they are adjacent to.
- The shape of the Octagon.
- The activities which take place in the Octagon are an important derivative of its character as a significant public open space.
- A continuous edge of buildings.
- The landmark potential of buildings that occupy the corner sites.
- Penetration of the maximum amount of sunshine possible.
- Texture and quality of the paving and the appropriateness of street furniture.
- The view of First Church spire from Moray Place looking down Harrop Street.
- The view looking down Stuart Street towards the Octagon.
- The view looking into the precinct from the Filleul Street/St Andrew Street intersection.
- The view of St Paul's Cathedral from the lane connecting Stuart Street with the Carnegie Centre.
- Colour schemes are consistent with the buildings' architectural detail and colours are subdued.
- Signs are designed to integrate with the architecture of the buildings and the precinct, and are placed so as not to obscure architectural detailing.
- There are no signs at first floor level of facades except for the Regent.
- The sides of buildings visible from the street have not been used as billboards and discreet signage where necessary has been applied.
- Stone buildings remain unpainted.

13.5.3 North Princes Street/Moray Place/Exchange Townscape Precinct

Precinct Description

The Exchange area was at the heart of Dunedin's early development. A plaque set in the footpath at the intersection of Water Street and Princes Street marks the landing place of the ship 'John Wickliffe' which brought the first British settlers to Otago in 1848.

The discovery of gold in 1861 brought with it a rapid growth and great prosperity to Dunedin which, before the turn of the century, became established as the commercial capital of New Zealand. This prosperity was centred in the Exchange area and was reflected in the quality of its architecture. Many of the City's and the country's most imposing buildings were constructed there. The North Princes Street/Moray Place/Exchange Townscape Precinct progressively became a centre of outstanding examples of Victorian architecture, many of which survive today.

Banks, insurance companies, top quality hotels and department stores as well as the Stock Exchange, telegraph office and post office were concentrated in the Exchange, which at that time was also the centre of the City's transport network. It was of course from the Stock Exchange (present site of John Wickcliffe House) that the 'Exchange' derives its name. In 1872, Cargill's Monument was relocated from the centre of the Octagon to the Exchange.

Although new office development is taking place in many parts of the Central Activity Zone, the Exchange is still the 'office core' of the City. Housed in imposing buildings within the area are many insurance companies, many of the City's central government offices and numerous professional practices.

This trend continues with the lining of the northern end of Princes Street with many of Dunedin's largest and most noteworthy commercial buildings, including several leading examples deriving from the Modern Movement in architecture. More recent additions to this area of the precinct have continued its tradition as the high rise centre of Dunedin.

The concentration of many of Dunedin's tallest buildings here establishes an urban quality unique in the City.

Low pedestrian counts characterise the precinct making retailing difficult to sustain, with a consequential high turnover in many of the tenancies and a general lack of development in the area. Recent revitalisation of street paving, planting and furniture by the Dunedin City Council aims to repeat the highly successful redevelopment of George Street and the Octagon. Further, increasing numbers of tourists now visiting the City have brought new custom to the precinct's historic hotels (Wains and the Southern Cross) both of which have now been substantially renovated.

There is an evident showcase of architectural styles in the precinct, the styles varying in period and design.

Within Moray Place, large landscaped areas become dominant. The building styles are more modern, with the exception of the Town Hall, but in general they do not detract from the quality of the area, being constructed in brick and/or sympathetic to the more historic buildings.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the North Princes Street/Moray Place/Exchange Townscape Precinct:

- The quality and concentration of heritage architecture in the Exchange area.
- Buildings are not set back from the street frontage, are substantial and monumental.
- Buildings on corners define the corner and face the intersection.
- Buildings occupy the full width of their site at the street frontage.
- Buildings incorporate design elements and skyline features such as a cornice, parapet, pediments, finials or equivalent features which provide visual interest at the top of the buildings.
- Ornaments are included as an integral part of the buildings' design.
- Buildings are clad with plaster, red brick, stone, concrete or materials giving similar visual effect. Brick and stone cladding is generally unpainted.
- Above-verandah facades have a solid appearance.
- Long facades are broken into vertical bays with windows arranged in groups.
- Facades are visually subdivided into a ground floor, fenestrated first floor and a capping element.
- Facade composition emphasises a vertical dimension.
- Windows are unpainted.
- Window layouts are symmetrical or rhythmical and are generally consistent with the proportioning of windows of heritage buildings of the precinct.
- Colour schemes are consistent with the buildings' architectural detail and colours are subdued.
- Buildings from the Octagon to Manse Street are between 12 m and 32 m in height.
- Signs are designed to integrate with the architecture of the building and the precinct, and are placed so as not to obscure architectural detailing.
- Signs at first floor level of facades are suspended perpendicular to them, so as to better address persons travelling down the street.
- The sides of buildings visible from the street have not been used as billboards and discreet signage has been applied where necessary.
- Verandahs are near continuous.
- A special feature has been made of entrance ways.
- Shop front glazing is not less than 30% of frontage at street level.

13.5.4 South Princes Street Townscape Precinct

Precinct Description

The townscape area of the South Princes Street Townscape Precinct is not particularly well defined at present. Its character however, comes from two attractive historical industrial buildings in the vicinity, the Market Reserve and the domination by small-scaled buildings of modest construction. These latter buildings are typically two to three storeys, the shop fronts are generally small-scale and verandahs are observed in dominance on the western side of Princes Street.

Over recent years this area has become something of a focal point for the City's antique dealers, second hand shops and auction rooms. These activities are particularly well suited to the historic nature of the buildings in which they are located. Many examples have survived from the Victorian and Edwardian eras, albeit greatly changed from their original form.

Similar in many ways to parts of George Street, the area has also benefited from some well designed colour schemes on several of the building facades.

The two prominent historical buildings in the precinct are the Crown Milling building (a multi-storey building with white plaster framed windows) and on the opposite side of Princes Street, the stone and brick facades of what was formerly the Shacklock factory.

The grass and trees of Market Reserve and the northern portion of the Oval add to the quality of the area.

The harmony of the precinct is challenged however, by three principal factors: first, the number of modernised commercial buildings which have been insensitively decorated using bright primary colours; second, the lack of positive definition of the space caused by the large areas of openness abutting the edges; and third, the exposure of the bus depot immediately adjacent to the open space of Market Reserve.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the South Princes Street Townscape Precinct:

- Buildings occupy the full width of their site at the street frontage.
- Buildings are two to three storey and between 9 m and 11 m in height.
- Buildings incorporate design elements and skyline features such as a cornice, a parapet, pediments, finials or equivalent features which provide visual interest at the top of the building.
- Ornaments are included as an integral part of the building's design.
- Buildings are clad with plaster, red brick, stone, concrete or materials giving similar visual effect. Brick and stone cladding is generally unpainted.
- Above-verandah facades have a solid appearance.

- On shop fronts without verandah cover, the design of the shop front is more important in terms of relating to the rest of the building.
- Long facades are broken into vertical bays with windows arranged in groups.
- Facades are visually subdivided into a ground floor, fenestrated first floor and a capping element.
- Window layouts are symmetrical and/or rhythmical and proportioning of windows is generally consistent with the heritage buildings of the precinct.
- Windows are unpainted.
- Signs do not dominate facades nor conceal windows or architectural features.
- Some careful and lively colour schemes have considerably enhanced the street appeal of the area.
- Shop front glazing is not less than 30% of frontage at street level.
- Facade composition emphasises a vertical dimension.
- A special feature has been made of entrance ways.

13.5.5 Crawford Street Townscape Precinct

Precinct Description

Situated on reclaimed ground between Princes Street and the railway line, the South Cumberland Street, Bond Street and Crawford Street area has traditionally been the location of warehouses. Originally these acted both as distribution centres for imported goods and as stores for wool, grain and manufactured articles awaiting export. They were attracted by the nearness of the railway and port facilities. Nowadays, the emphasis is no different. Prominent in the area is the unusual width of Crawford Street which accommodated the railway on its eastward edge.

There are large gaps in the built up area of the precinct, including the Dunedin City Council car park, the Central Post Office car park and the forecourts of some large retailers. The almost complete absence of verandahs and the minimum of street furniture emphasise these gaps.

Signs are a visual disruption in the precinct because of their number and the use of bold colours.

Buildings are generally large scale. Unlike the neighbouring Vogel Street Heritage Precinct, the architectural detailing does not address pedestrian scale at street level. Many of the street frontages of buildings are actually backs of buildings, but windows still address the street front.

Views out of the precinct to Queen's Gardens and the backdrop of Mount Cargill offer a welcome respite from this densely built up commercial/light industrial area.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Crawford Street Townscape Precinct:

- New buildings shall be of similar height to those presently in the precinct.
- External fire escapes are to be avoided, but where required they should be located and painted to minimise visual impacts on the street facade.
- Red brick or stone facades are to remain unpainted.
- Areas of glazing are to be restricted in size and design so as not to dominate the streetscape.
- Thin sheet claddings, for example corrugated iron, aluminium sheeting, fibrous cement sheet, are not to be used.
- Materials that are used should create surface texture and modelling. By introducing projecting and recessed surfaces, shadow lines can be created which endow a facade with a three dimensional appearance. Allowing some depth to window reveals gives a facade a more massive and permanent appearance.
- Colour schemes shall be in keeping with the architectural detail of a building and the building's context in the precinct. Neither bright nor dark colours are appropriate in this precinct.
- Colours may be used to enhance or highlight architectural features.
- Signs shall be of small size and shall not dominate the facades, conceal windows or conceal architectural features.

13.5.6 South Dunedin Townscape Precinct

Precinct Description

South Dunedin's commercial area grew at the junction of the Ocean Beach and Caversham Valley tramlines.

As with the George Street Commercial Heritage Precinct, most buildings have unadorned back walls, share party walls with neighbouring buildings, and present ornate or decorated facades to the street. Each building is therefore part of the larger block, and its cohesiveness with that block and contribution made by its facade to the overall streetscape is more important than the form of the individual building.

King Edward Street has the potential to be a pleasant shopping street, but has a role different to that of George Street. The shopping atmosphere is more intimate and the bullnose verandahs provide a greater sense of enclosure than the flat verandah variety. Other distinguishing features of the precinct are the continuity of verandahs, the continuity of frontages, shops being built up to street frontages and the appearance of often quite ornate parapets above the verandah level adding to the stature of the individual building.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the South Dunedin Townscape Precinct:

- Continuous frontages with verandah coverage.
- Intact original shop frontages, verandahs and verandah posts.
- Height of buildings being generally one storey with a minimum height of 6 m and a maximum height of 9 m, with a considerable parapet above verandah level.
- Buildings adjoin the street boundary.
- Buildings occupy the full width of their site at the street frontage.
- Above verandah facades have a solid appearance.
- Long facades are to be visually subdivided into a ground floor, fenestrated first floor and a capping element.
- Window layout is symmetrical and rhythmical, with windows on long facades arranged in groups.
- Windows are vertically aligned and typical proportions are two roughly square sashes.
- External fire escapes are to be avoided, but where required should be located and painted to minimise visual impacts on the street facade.
- Buildings include skyline features such as a cornice, a parapet, pediments, finials or equivalent features.
- Ornament is included as an integral part of the building's design.
- Building facades are to be clad with plaster, red brick, stone, concrete or similar materials.
- Red brick facades are to remain unpainted.
- Areas of glazing are to be restricted in size and designed so as not to dominate the streetscape.
- Thin sheet claddings, for example corrugated iron, aluminium sheeting, fibrous cement sheet, are not to be used.
- Materials that are used should create surface texture and modelling. By introducing projecting and recessed surfaces, shadow lines can be created which endow a facade with a three dimensional appearance. Allowing some depth to window reveals gives a facade a more massive and permanent appearance.
- Colour schemes shall be in keeping with the architectural detail of a building and the building's context in the precinct. Neither bright nor dark colours are appropriate in this precinct.
- Colours may be used to enhance or highlight architectural features.
- Glazing is to dominate street frontages.
- A special feature should be made of shop entrances.

- Signs shall not dominate the facades, conceal windows or conceal architectural features.
- The colour schemes used on heritage buildings highlight the architectural detail of the buildings.
- Red brick and stone are unpainted.

13.5.7 St Clair Esplanade Townscape Precinct *[Inserted by Plan Change 1: 18/07/2005]*

Precinct Description

The St Clair Esplanade Precinct is contained within the area bounded by the Esplanade, Beach Street, Bedford Street and Forbury Road.

The beach and Esplanade area at St Clair have been one of the most popular recreational areas for Dunedin residents since the late nineteenth century. Today the area blends recreational pursuits with residential activities and compatible commercial activities. The Esplanade itself continues to provide an important pedestrian experience and is complemented by the amenities of the Salt Water Pool and reserves that are part of the Ocean Beach Domain, which extends along the coast towards St Kilda.

The character of the St Clair Esplanade Precinct relies upon the adjacent beach and coastal environment and the response of buildings and people to this environment. This has created a unique environment with an urban character and a strong recreational dimension that is of high public significance within the City attracting people to enjoy the seaside experience. The quality of the townscape can be enhanced through buildings that make a positive contribution to the values in the precinct.

The precinct contains a variety of existing buildings with some contributing more to the townscape character than others. The buildings fronting Forbury Road make a positive contribution to the townscape with their mixed uses and their scale which prescribes the street edge and maintains an immediate relationship with the public domain and the role of the area as a 'people' place.

The St Clair Esplanade Townscape Precinct provides an opportunity for enhancement of the townscape character in a manner that maintains the unique environment.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the St Clair Esplanade Townscape Precinct:

- A strong street edge defined by buildings particularly along the Esplanade and Forbury Road.
- Buildings shall present a positive scale relationship with pedestrians along the street frontage. This is reflected in the Local Activity 2 Zone with an 8m maximum building height imposed on the front boundary.
- The street elevations of buildings shall enhance the public character of the area and may incorporate the use of balconies and extensive use of window glazing (particularly orientated towards the sea).

- New building frontages should be visually interesting and integrate human scale elements to enhance the pedestrian character of the area.
- Large walls of new buildings shall be visually subdivided into smaller elements or distinguishable modules.
- Carparking or vehicle access at ground level of new buildings should not dominate the street frontage. This is reflected in the Local Activity 2 Zone with restrictions on maximum width of a vehicle crossing and the location of uncovered parking areas.
- Signs shall not dominate building facades and shall not be easily visible from the beach and surrounding residential area.

Note: Precinct values are not necessarily applicable to existing detached houses and variation from the foregoing precinct values may be required in regard to alterations to these buildings.

13.6 Heritage Precincts

13.6.1 Campus Heritage Precinct

13.6.2 Royal Terrace/Pitt Street/Heriot Row Heritage Precinct

13.6.3 George Street Commercial Heritage Precinct

13.6.4 Lower Stuart Street Heritage Precinct

13.6.5 Anzac Square/Railway Station Heritage Precinct

13.6.6 Queens Gardens Heritage Precinct

13.6.7 Vogel Street Heritage Precinct

13.6.8 High Street Heritage Precinct

13.6.9 Port Chalmers Heritage Precinct

13.6.10 Willowbank Heritage Precinct

13.6.1 Campus Heritage Precinct *[Amended and moved by Consent Order, 22 May 2003]*

Precinct Description

The Campus Heritage Precinct comprises that area occupied by the earlier University of Otago buildings. The visual impact of this precinct, both as a stand-alone unit and within its environment, makes it one of the most significant townscape elements within the entire Dunedin urban area.

The University of Otago, opened in July 1871, is the oldest in New Zealand. The precinct contains a fine neo-Gothic influenced complex of stone buildings, including the Clocktower Building (opened in 1879), the Allen Hall and Archway, the Home Science Block and the University staff club building. These are all of similar impressive style reflecting the style of Maxwell Bury, the architect of the Clocktower Building. Other features of significance are the Union Street Bridge over the Water of Leith and the tall semi-detached houses accommodating the University's early professors. The buildings cluster near the Water of Leith and are shown to advantage by wide expanses of lawn, quiet courtyards and mature trees. Newer buildings provide a visual perimeter to this area.

The University campus has developed to serve a single institution with its own priorities and having its own architectural advisers. Since the late 1960s the campus has expanded considerably so that its high-rise developments now rival the commercial centre around and to the south of the Octagon. However the visual appearance of the buildings in the precinct has remained relatively unchanged by this development, and the setting has been improved by the transfer of State Highway 1 from, and closure of, the adjacent section of Castle St in the 1970s and subsequent landscaping.

It is recognised that future development around the precinct is likely to occur to the north of St David Street. New development on sites fronting St David Street directly opposite the precinct, which currently contains single storied dwellings, will require consideration to ensure that the design is appropriate for the setting and the adjoining precinct.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Campus Heritage Precinct:

- The open spaces including the lawn either side of the Water of Leith in front of the clock tower, the quadrangle and the grounds around the professorial houses.
- The Water of Leith as an important landscape element running through the precinct.
- The spatial relationship between buildings.
- The views of the buildings from both within and outside the Precinct.
- The compatibility of newer development with the historic buildings. For example, alterations and extensions to the original University buildings in the precinct have been in keeping with those buildings in scale, form, colour, material and texture.
- Mature trees and landscaping are an important component of the precinct.
- Vehicle movements are restricted, allowing pedestrian use and open space to predominate.

13.6.2 Royal Terrace/Pitt Street/Heriot Row Heritage Precinct

Precinct Description

The area encompassed by the Royal Terrace/Pitt Street/Heriot Row Precinct incorporates a predominantly residential character, but also includes St Hilda's Collegiate and several mansions on the lower southern side of Pitt Street which have been converted for use as professional premises. Also contained in the precinct are a number of significant historic buildings, the most noteworthy being Olveston. Others include the houses of Richard Hudson, Alfred Hanlon, Frances Hodgkins and Henry Chapman. These big houses bear testimony to individual wealth that arose from Dunedin being at one stage the commercial capital of New Zealand.

Houses are generally large, two storeyed and set back from the street. Such houses are accompanied by large sections and overall site coverage is lower than other parts of the City and there is little relationship with the street. Added to this is the greenery from large trees and gardens, which are often well developed.

Architectural style of the dwellings varies, but largeness, ornateness and robustness are common elements. This brings with it a sense of permanence and solidity. The precinct has undergone considerable recent gentrification, resulting in the houses being refurbished and previous rental properties becoming owner occupied.

Several older houses feature adjoining or free-standing garages at the street front. These are generally designed to match the house in like materials, have a fine level of detail and are only one per house. More recent developments include multi-garage facilities facing directly onto the footpath and these are comparatively ill-suited to the context.

The New Zealand Historic Places Trust has recognised the special significance of this precinct and is proposing to declare it to be a 'Historic Area' in terms of section 31 of the Historic Places Act 1993.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Royal Terrace/Pitt Street/Heriot Row Heritage Precinct:

- Large, two storey houses set back from the street.
- Large section size and low levels of site coverage.
- Roof pitches are between 30° and 45°, usually tiled in slate or Marseilles tiles.
- Building materials are varied, but are generally of robust compounds such as brick and plaster and rusticated timber, which is sometimes detailed to look like masonry.
- Fences are generally stone or plaster and wrought iron gates are common.
- Garages that are either adjoining or free standing and designed to match the house that they are associated with.

- The attraction of historic buildings.
- Colour schemes highlight the architectural features of the houses. (A range of colours is included in the brochure 'A Painting Guide for Early Dunedin Houses'.) Walls are generally painted light colours such as off-white, cream, beige, light grey or light green. Roof colours include red oxide, green or grey.
- Signs are generally lacking unless there is a demonstrated need.

13.6.3 George Street Commercial Heritage Precinct

Precinct Description

George Street is the primary retail shopping precinct serving the greater Dunedin area. A wide variety of shop types are found in the precinct, ranging from department stores to small specialist shops and boutiques. At the northern end of the precinct there is a cluster of restaurants, often at first floor level. A range of stores catering largely to student needs is found near the University.

The precinct is an environmentally pleasant area: sunny and sheltered. The streetscape as a whole has positive spatial qualities created by the continuity of two to three storey facades immediately alongside the footpath.

The area in general is characterised by an assortment of Victorian and Edwardian facades, some heavily adorned with decoration, others bare. The individual facades are generally narrow. When the facades are wide they are subdivided into a series of bays, thus providing continuity to the rhythm of the streetscape.

There is a cohesiveness and quality to the streetscape that is far greater than the architectural merit of any of the individual facades. The precinct as a whole is both historic and of architectural merit.

The facades of the George Street Commercial Heritage Precinct date predominantly from the late Victorian and Edwardian period. Building permit records suggest that 75% of the buildings in the area pre-date 1930. The buildings are generally two storey brick masonry construction with the facades embellished in solid plaster work. The historic buildings of George Street were constructed mainly to serve the needs of small scale retailers, and as a consequence they were relatively simple and unostentatious. Nevertheless, even the more restrained buildings constructed around the turn of the century were adorned with a variety of applied decorative elements. A substantial amount of this early decoration remains, indicating the level of detail that was typical. There is an assortment of cornices, pediments, balusters and other features which bear testimony to the architectural exuberance of Dunedin's formative years.

The streets running at right angles to George Street have benefited from the growth of this part of town. A strong pedestrian flow has developed between George Street and the neighbouring Centre City Mall complex. Views and vistas into and out of these streets add to the important streetscape qualities of George Street.

The streetscape improvements undertaken by the Dunedin City Council in 1990-91 have further emphasised the role of George Street as a pedestrian place. The seats, trees, lamps and other street furniture have helped make George Street a very pleasant environment for people.

The New Zealand Historic Places Trust has recognised the special significance of George Street, and has declared parts of it to be a 'Historic Area' in terms of section 31 of the Historic Places Act 1993.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the George Street Commercial Heritage Precinct:

- Sunny, sheltered, flat and good microclimate for pedestrians, which is enhanced by brick paving, trees, street furniture and near continuous verandah cover.
- Views and vistas from George Street out to Mount Cargill and the rural backdrop.
- Buildings are two to three storey and between 9 m and 11 m in height.
- Buildings are not set back from the street frontage.
- Buildings occupy the full width of their site at the street frontage.
- Buildings incorporate design elements and skyline features such as a cornice, a parapet, pediments, finials or equivalent features which provide visual interest at the top of the building.
- Ornaments are included as an integral part of the building's design.
- Buildings are clad with plaster, red brick, stone, concrete or materials giving a similar visual impact.
- The brick and stone cladding is generally unpainted.
- Above-verandah facades have a solid appearance.
- The collective grouping of a substantial number of historic facades within the confines of a compact retail area.
- Individual facades are generally narrow, but when long, facades are broken into bays with windows arranged in groups.
- Facades are visually subdivided into a ground floor, fenestrated first floor and a capping element.
- Window layouts are symmetrical and/or rhythmical, typically vertically proportioned and historic buildings of the precinct add characteristic proportioning of windows which other buildings have followed.
- Windows are unpainted, some contain stained glass, glazing bars, and lead light.
- Some shop entrances are recessed.
- Colour schemes are moderately subdued and generally in keeping with the historic character of the precinct: unpainted red brick, off-white or cream colours. Darker colours can be used to good effect, but are subdued, such as deep green or grey as opposed to bright colours like red or yellow.
- Signs do not dominate facades, conceal windows or conceal architectural features.
- Signs at first floor level are suspended perpendicular to the facade.
- Signs are only large enough to convey their message.
- Verandahs are continuous.
- There are virtually no vehicle crossings.

13.6.4 Lower Stuart Street Heritage Precinct

Precinct Description

Lower Stuart Street provides one of the more important and traditional linkages between the Octagon and the Railway Station. Focus is added to the linkage from vistas in one direction to the Railway Station and beyond to the Peninsula in the background, and in the other direction, to the Octagon with St Paul's and the tower of the Municipal Chambers visible above the trees.

The vistas are enhanced by the continuous lines of buildings on either side of the street. The linkages are enhanced by the continuous verandah cover. The verandah supports are a feature of the street, contributing to the pleasing rhythm and scale of the facades. 90% of the buildings are of historic interest and character due to the predominantly Edwardian architectural styles and several notable inter-war buildings (for example, Allbell Chambers and the Evening Star Building). The facades are often highly decorative, although a number have been stripped of the decoration, or have been 'modernised' by the addition of an outer layer of cladding. There are several buildings built during the last 15 to 20 years that are the exception to the character of the street.

Most facades consist of one or more shop frontages at street level, with verandah and first/second floor windows above. There is a large number of original shop fronts remaining, often featuring leadlight windows and decoratively tiled entries. Many of these entrances are recessed, giving a pleasant modelling effect and contributing to the human scale at street level.

Portions of Bath Street, Moray Place and Cumberland Street are included in this precinct. These areas add to the character and quality of the streetscape found in Lower Stuart Street.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Lower Stuart Street Heritage Precinct:

- Views and linkages provided by the precinct between the Octagon and the Railway Station.
- The concentration of intact buildings of historic interest and character.
- The continuity of shop frontages and glazing at street level.
- The continuity of verandahs.
- Building facades are predominantly masonry, red brick with plaster ornament, stone and concrete.
- The height of buildings averages around 12 m to 14 m, but not less than 9 m.
- The positive impact of the taller buildings, especially at corner sites.
- Windows are vertically aligned and oriented, and laid out symmetrically on the facade.
- The appearance of bay windows above verandah level.
- The townscape character and quality added to Lower Stuart Street by those portions of Bath Street, Moray Place and Cumberland Street encompassed by the precinct.

- Colours are subdued, with predominance of white or cream colour schemes.
- Signs are generally not located at the first floor level or above verandahs, but rather are suspended below verandahs.

13.6.5 Anzac Square/Railway Station Heritage Precinct

Precinct Description

Anzac Square (the area between Cumberland Street and the Railway Station) is an area surrounded by buildings of varying architectural significance and merit. Dominating this precinct is the Railway Station with its tower, balconies, colonnades and architectural detailing, and to a lesser degree the Law Courts and Dunedin Prison also dominate. These buildings and the A W McCarthy building at the corner of Stuart and Castle Street contribute to the townscape quality of this area. However, Anzac Square lacks definition and enclosure on several sides. This is not only between the Otago Settlers Building and the Railway Station, and to the north where the buildings are low, but also due to the roads entering and leaving it.

The Square and the Railway Station potentially provide a visual ‘anchor’ to the end of Stuart Street. Until recently traffic movement also dominated the area. With the construction of a Flemish garden there is more potential to draw people down Stuart Street from the Octagon or from the Exchange vicinity. However, there are constraints on this due to the windy microclimate in this locality and the fact that traffic continues to pass through the area.

One of the features of the precinct is that there are no new buildings which could detract from the architectural significance of the area. Historically speaking, this is one of the sections of Dunedin which shows the most continuity of occupation since British settlement.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Anzac Square/Railway Station Heritage Precinct:

- The presence of historic buildings, which include the Railway Station, Law Courts and Dunedin Prison.
- The significance of natural stone as a building material.
- The height of buildings on the northern border of the precinct defines its edge.
- There are no new buildings which detract from the architectural significance of the area.
- Sunlight penetration to the square is important.
- Wrought iron fences along Anzac Avenue and Lower High Street.
- Off-street parking is shielded by fences from the street frontage.

- Buildings adjacent to heritage buildings are of comparable heights.
- Street furniture is in character with the area.
- The view of the First Church spire.
- The large expanse of ground in front of the Railway Station.
- Colours are subdued and are in keeping with the historic character of the precinct: unpainted red brick, off-white or cream colours. Darker colours can be used to good effect but are subdued, such as deep green or grey as opposed to bright colours like red or yellow.
- Signs are not suspended from facades.
- Signage is minimal.
- Lack of fences in front of the Law Courts and Dunedin Prison shows off these buildings' architectural detailing.

13.6.6 Queens Gardens Heritage Precinct

Precinct Description

The Queens Gardens Heritage Precinct encompasses Queens Gardens itself, the First Church and Burlington Street.

The precinct contains the largest area of public open space in the inner City - Queens Gardens. It is filled in the centre with mature deciduous trees and is contained on most sides by buildings which are generally sympathetic in scale to the space. The buildings that are present are built right up to the street boundary. There are, however, two notable gaps in this enclosure: the vacant site opposite the Leviathan Hotel where the former Otago Daily Times Buildings stood, and the Dunedin City Council Dowling Street car park.

Queens Gardens itself is dominated by the road that divides it and surrounds it. The space is relatively noisy, has an uncomfortable micro-climate and tends to darken towards the centre. These factors combine to form a sense of inhospitableness which discourages its use as a 'people place'. Nevertheless, the same factors contribute to the character of the Queens Gardens. Because of the size of the space and the trees within it, the whole context of the Queens Gardens cannot be experienced from one view point. The space can only be experienced by moving through it. This exposure to spatial experience over time places critical importance on each vista as it unfolds. This in turn places a greater importance on the appearance of each building, as each building is seen individually rather than the viewer being able to gain an impression of the whole.

Accordingly, the space provided by the Queens Gardens is important because of its size and the historic quality and interest of the surrounding buildings.

The precinct contains the strong vertical emphasis of First Church which is set off by the generous grounds that surround it. These also provide an important open space within the Inner City Area. Although the grounds form an open space, the topography at the edges and the mature vegetation within it mean that the clear definition of space identified for more significant public open spaces, such as the Octagon, is lacking.

Burlington Street, originally constructed to provide access from Moray Place to the former Railway Station at its foot, is a narrow street with a strong sense of enclosure. This comes from the relatively tall buildings adjoining, the physical shape of the space occupied by the road, and the closed vistas at both ends. This sense of enclosure is relatively rare in a New Zealand city. The buildings on the western site of Burlington Street contain some fine examples of stonework which gives detail and a human scale to the street.

Burlington Street provides an important transition space between the open space of the First Church grounds and the Queens Gardens. Transition spaces of this nature are crucial in the definition of the urban fabric of Dunedin. It is considered that the transition role provided by Burlington Street has been compromised but not lost by demolition of the Otago Daily Times Building.

The New Zealand Historic Places Trust has recognised the special significance of Burlington Street and Lower High Street, and has declared it to be a 'Historic Area' in terms of section 31 of the Historic Places Act 1993.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Queens Gardens Heritage Precinct:

- Burlington Street, being a straight, narrow, sloping street which acts as a transition from two levels of the Inner City Area.
- The enclosure of Burlington Street on each side by buildings up to or very close to the street frontage. This is further heightened by rock and brick walls.
- The narrow vista of Queens Gardens seen looking down Burlington Street.
- The visual interest and visual continuity of the buildings surrounding Queens Gardens, as seen from Queens Gardens.
- The contrast, solidity and coarse texture of the predominant brick and stone building materials.
- The design and appearance of the buildings where the emphasis is on masonry structural elements as compared with fenestration (for example compared with glass wall construction).
- Proportionally, buildings are well related both individually and as a group.

- The design and appearance of individual buildings. First Church is described as being the finest piece of Gothic Revival architecture in New Zealand. The main facade of the Garrison Hall building with its solid form, carved crest and Oamaru Stone features is very impressive. The Commerce Building is also superbly designed to fill the sharp angled corner made by the intersection of Burlington Street with Dowling Street. The Imperial Building is another impressive brick building. The Leviathan Hotel and ex-Road Services Bus Depot are excellent examples of art deco architecture.
- Although the open space of Queens Gardens is more remote from the main identified pedestrian frontage, it nevertheless provides a well used sitting out area during the summer months, and as a result sunlight admissions are an important value.
- Colours are in keeping with the historic character of the precinct: unpainted red brick, off-white or cream colours. Darker colours can be used to good effect but are subdued, such as deep green or grey as opposed to bright colours like red or yellow.
- Signs are not suspended from facades, rather they are painted on buildings.

13.6.7 Vogel Street Heritage Precinct

Precinct Description

The Vogel Street area came into existence after reclamation of the area was completed by 1890. The area was originally part of the Exhibition of 1889-90. Once this was removed, manufacturers were able to set up their businesses anywhere in that area that seemed convenient. Although factories were widely scattered, the natural advantages of the Vogel Street area in relation to the port resulted in a degree of concentration of heavy industry, timber yards and foundries. The result is that the Vogel Street Heritage Precinct is characterised by a concentration of large Victorian/Edwardian commercial/warehouse buildings.

The complete absence of verandahs and the minimum of street furniture emphasise the architecture, which is distinguished in its continuity of stately, complementary and interestingly various facades. Although the buildings are generally large scale, architectural detailing provides a pedestrian scale at street level. Added to this is the dominance of masonry and unpainted brick as a building material. Often the use of these materials avoids the impression of large expanses of blank wall and achieves a human scale.

Many of the street frontages of buildings are actually backs of buildings, but windows still address the street front.

Views out of the precinct to Queens Gardens and the backdrop of Mount Cargill offer a welcome respite from this densely built up commercial/light industrial area.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Vogel Street Heritage Precinct:

- The architectural detailing on buildings: modelling of facades, with columns and pilasters, vertically proportioned windows set deep in the facade at regular intervals, articulated ‘plinths’ at the base of buildings and intricate wrought or cast iron details.
- Corrugated iron clad hipped roofs for large warehouses, concealed behind parapets.
- Clearly expressed base, middle and top to each building.
- Complete absence of verandahs and the minimum of street furniture.
- Buildings are generally large scale, varying in height from one to three storey, however, any single storey building is 7 m to 8 m in height. This creates a canyon effect.
- Buildings are constructed in brick, stone, plaster or concrete, and red brick is unpainted.
- The lack of shop frontages.
- Windows appear on the back of buildings, where these buildings are facing the street.
- Views out of the precinct to Queens Gardens and Mount Cargill.
- Colour schemes are moderately subdued and generally in keeping with the historic character of the precinct: unpainted red brick, off-white or cream colours. Darker colours can be used to good effect but are subdued, such as deep green or grey as opposed to bright colours like red or yellow.
- Signs are not suspended from facades but are rather painted on buildings, but do not dominate them.
- External metal fire escapes are a characterising feature but should be avoided in further development.

13.6.8 High Street Heritage Precinct

Precinct Description

The High Street Heritage Precinct lies on the hill slopes that rise immediately to the west of the Exchange; from Clark Street up to Queens Drive. The steepness of the hill results in a sense of verticality which characterises the precinct, and many houses feature towers, gables, finials and turrets which emphasise not only the vertical stature of each individual building, but also the verticality of the overall streetscape.

Settlement of this area dates back to 1849, and it still remains primarily a residential area. The influence of the cable car is more present here than any other area of the City.

Houses in the precinct are generally larger than the scale found in North Dunedin; a derivative of the one-time affluence of the area. This feature is particularly prominent past the intersection with Melville Street. The number of masonry buildings lends a sense of permanence and solidity to the area.

The view down into the Exchange and out to the harbour is an important aspect of the character of the precinct.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the High Street Heritage Precinct:

- The number of notable historic buildings.
- Large, two to three storey houses set near the street frontage.
- Large section size and high levels of site coverage.
- Roof pitches are between 30° and 45°, usually tiled in slate or Marseilles tiles.
- Building materials are varied, but are generally of robust compounds such as brick and plaster and rusticated timber which is sometimes detailed to look like masonry.
- Main entrances to houses are generally at the front, often with ornate verandahs.
- Fences are generally formed of hedges, stone or plaster and wrought iron gates are common.
- Large masonry chimneys are often ornate features of a house.
- Lack of garages.
- Gardens are formal in nature and small.
- On the Mornington side of the intersection of High Street with Melville Street there is a slight change in the character of the precinct attributed to the greater site size which allows gardens to feature large mature trees, and houses to be further set back from the street.
- Colour schemes highlight the architectural features of the houses. (A range of colours is included in the brochure 'A Painting Guide for Early Dunedin Houses'.) Walls are generally painted light colours such as off-white, cream, beige, light grey or light green. Roof colours include red oxide, green or grey.
- Signs are generally lacking unless there is a demonstrated need.

13.6.9 Port Chalmers Heritage Precinct

Precinct Description

Port Chalmers is typical of early New Zealand coastal towns and ports, still having its original street layout based around one road which follows the coast, intersected at right angles by a road leading inland from the sea. It is these two roads, Beach Street and George Street, that form the Port Chalmers Heritage Precinct.

George Street slopes down to the wharf, effectively increasing the focus on the wharf and associated activity. Further, all angles lead toward this view. Accordingly, activity in the port area has a major impact on the character of the precinct, with the presence of ships, cranes and containers. These are in constant change.

The economic buoyancy of the Port in the last century produced a range of Victorian architecture that is unique for a settlement of its size. The face of the precinct has changed little over recent decades, the exception being that the centre of gravity of the retail area moved south-westward during the 1980s, with the opening of the supermarket on the site of the old cinema.

Many buildings in George Street are substantial stone and brick buildings and are built up to the street boundary. They provide a sense of containment of George Street. Containment is also partly attributed to the topography of the surrounding area. Many of the buildings are original, almost all are masonry, and the majority are two or three storeys. Where one storey buildings exist, a significant parapet helps give vertical stature to the facade.

There are a number of notable historic buildings in this precinct. Beach Street contains predominantly historic buildings.

While some of the earlier buildings have been recently painted, others are in an extremely dilapidated state. New buildings are generally non-contextual, being of different scale and rhythm.

The New Zealand Historic Places Trust has recognised the special significance of the Port Chalmers Heritage Precinct and has declared part of it to be a 'Historic Area' in terms of section 31 of the Historic Places Act 1993.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Port Chalmers Heritage Precinct:

- Views of the wharf terminating the main vista.
- Containment of George Street attributed to the natural landform and the buildings being generally built up to the street frontage.
- The number of notable historic buildings and original buildings.
- Unpainted bluestone walls.
- Predominance of two storey buildings and, if one storey, the building features a significant parapet to give vertical stature to the facade. The minimum height of buildings is not less than 6 m, and the maximum height 11 m.
- New buildings should be generally contextual and follow the scale, rhythm, etc exhibited by the older buildings.
- Signs do not dominate facades, conceal windows or conceal architectural features.
- Majority of shop frontages are glazed.
- Good re-use has been made of historic buildings.
- Restrained use of complementary colours has been undertaken and colour schemes of heritage buildings are in keeping with the architectural detail of the buildings.

- Buildings at the corner of Beach, George, Mount and Grey Streets face the intersection and corner.

13.6.10 Willowbank Heritage Precinct

Precinct Description

The Willowbank Heritage Precinct encompasses the portions of George Street, Queen Street and Willowbank between Duke Street and the Water of Leith. The precinct is of particular importance due to its location on George Street at the entrance to Dunedin's City centre.

The Willowbank Heritage Precinct is a residential precinct characterised by single houses each on a separate lot. The area is unified by its age and intactness and contains a remarkably high proportion of valuable historical buildings. Within the precinct are a wide variety of lot sizes, and a corresponding variety of building types of differing socio-economic nature including villas, terrace housing and two storey villas. The mix of Victorian, Edwardian, other old dwellings and mature trees gives the area an architectural focus and a visual feel which culminates in a cohesive neighbourhood.

Precinct Values

The following precinct values are those which the Council wishes to enhance in the Willowbank Heritage Precinct:

- The number of notable historic buildings and original buildings.
- New buildings should be generally contextual and follow the scale, rhythm and style exhibited by the older buildings.
- Buildings adjoining George Street all face the street.
- Roof pitches between 30° and 45°.
- A variety of building materials with timber, brick and brick with plaster predominant.
- A general lack of signage.
- Almost every property maintains fencing. Wrought iron and timber slats are predominant with some hedging.
- Very little garaging at the road frontage.
- Restrained use of complementary colours, and the colour schemes are in keeping with the architectural detailing of the building. (A range of colours is included in the brochure 'A Painting Guide for Early Dunedin Houses'.)

13.7 Townscape - Rules

Rule 13.7.1 Permitted Activities

The following activities are permitted activities:

(i) **For items on Schedule 25.1**

- (a) The alteration and addition to buildings where the alteration or addition does not affect any part of a building listed as requiring protection in the schedule.
- (b) The painting and re-painting of buildings, parts of buildings and other structures (except those which are presently unpainted). Where the scheduled building is located in a townscape or heritage precinct, Rule 13.7.1(ii) applies.
- (c) The erection, alteration, demolition or removal of accessory buildings where the works do not affect any part of a building listed as requiring protection in the schedule.
- (d) Works on buildings, parts of buildings and other structures where the work is for the sole purpose of restoration or repair of any existing fabric or detailing thereof. Such works shall be undertaken using the same type of material to that originally used and must retain the original design of the feature under repair. In relation to this rule, 'original' refers to the condition of the building or structure prior to the repair works being commenced.

(ii) **For items located within a townscape or heritage precinct**

- (a) The alteration and addition to buildings where the alteration or addition is not visible from a public place.
- (b) (i) Within the following precincts:
 - North Dunedin Residential Townscape Precinct
 - Campus Heritage Precinct *[Amended by Consent Order 22 May 2003]*
 - Royal Terrace/Pitt Street/Heriot Row Heritage Precinct
 - High Street Heritage Precinct
 - Willowbank Heritage Precinct
 - St Clair Esplanade Townscape Precinct. *[Inserted by Plan Change 1: 18/7/05]*

The painting and repainting of buildings, parts of buildings and other structures (except those which are presently unpainted).
- (ii) Within the following precincts:
 - The Octagon Townscape Precinct
 - North Princes Street/Moray Place/Exchange Townscape Precinct
 - South Princes Street Townscape Precinct
 - Crawford Street Townscape Precinct
 - South Dunedin Townscape Precinct
 - George Street Commercial Heritage Precinct
 - Lower Stuart Street Heritage Precinct
 - Anzac Square/Railway Station Heritage Precinct
 - Queens Garden Heritage Precinct

- Vogel Street Heritage Precinct
- Port Chalmers Heritage Precinct.
- (a) The painting and re-painting of buildings, parts of buildings and other structures (except those which are presently unpainted) not listed in Schedule 25.1.
- (b) The painting and re-painting of buildings, parts of buildings and other structures (except those which are presently unpainted) listed in Schedule 25.1 in colours that are the same or similar to the building's existing colour scheme.

[Amended by Consent Order, 4/6/02]

- (c) The erection, alteration, demolition or removal of accessory buildings on sites where the works are not visible from any adjoining public place.
- (d) Works on buildings, parts of buildings and other structures where the work is for the sole purpose of restoration or repair of any existing fabric or detailing thereof. Such works shall be undertaken using the same type of material to that originally used and must retain the original design of the feature under repair. In relation to this rule, 'original' refers to the condition of the building or structure prior to the repair works being commenced.
- (e) Under-verandah signs and verandah fascia signs provided that they comply with the sign rules for the underlying zone.

Rule 13.7.2 Controlled Activities

The following activities are controlled activities:

- (i) The erection of any new building within townscape and heritage precincts is controlled in respect of:
 - (a) External design and appearance of the building, including building material and external colour.

Assessment Matters

In assessing any application the Council will, in addition to the matters contained in the Fourth Schedule of the Act, have regard to:

- (i) The values of the townscape and heritage precinct within which the site is located. (Refer to Subsection 13.6 (Townscape Precincts) and Subsection 13.7 (Heritage Precincts) within this section.)
- (ii) The relationship of the building with the setting.

Rule 13.7.3 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) The addition, alteration, painting, repainting, covering or any other changes excluding the demolition or removal of the exterior of buildings, parts of buildings or other structures (including signs) listed in Schedule 25.1 which do not comply with Rule 13.7.1.

The Council's discretion will be limited to the effect that the proposed works will have on the building or structure's townscape or heritage values.

- (ii) The addition, alteration, painting, repainting, covering or any other changes excluding the demolition or removal of the exterior of buildings, parts of buildings or other structures (including signs) located within a townscape or heritage precinct which do not comply with Rule 13.7.1.

The Council's discretion will be limited to the effect of the proposed works on the building's relationship with, and contribution to, the townscape and heritage values of the precinct.

Both Rule 13.7.3(i) and (ii) apply to buildings and structures which are both listed in Schedule 25.1 or located within a townscape or heritage precinct.

Assessment Matters

In assessing any application under 13.7.3(i) or (ii) above, the Council will, in addition to the matters contained in the Fourth Schedule of the Act, have regard to:

- (i) The profile of the building or structure as viewed from public places.
- (ii) The main determinants of the style and character of the building.
- (iii) The scale of the original building and the extent to which any changes are visually dominant.
- (iv) The design and appearance of the building, including cladding materials, openings and colour.
- (v) The townscape and heritage significance of the buildings (and in the case of buildings and structures registered by the New Zealand Historic Places Trust, the reasons for the registration).
- (vi) The relationship of the building to the setting.
- (vii) The importance attributed to the heritage resource by the wider community.
- (viii) The values of any precinct in which the building or structure is or may be located. (Refer to Subsection 13.5 (Townscape Precincts) and Subsection 13.6 (Heritage Precincts), within this section.)
- (ix) The conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.
- (x) Where items are located within the Harbourside Zone, the relevant assessment matters listed within 26.9 including the extent to which the proposal is consistent with the Harbourside Design Code in Appendix 26.2. *[Inserted by Plan Change 7, 29/05/2012]*

In addition, when assessing any application under Rule 13.7.3(ii) above, the Council will have regard to:

- (xi) The authenticity of the architectural design of the building, particularly where missing elements on main elevations are being restored.
- (iii) The removal or demolition of buildings or parts of buildings located within townscape and heritage precincts other than those listed in Schedule 25.1. The Council's discretion is limited to the effect of the removal or demolition on townscape and heritage values.

Assessment Matters

In assessing any application to remove or demolish any building(s), or parts of a building, within townscape and heritage precincts, the Council will, in addition to the matters contained in the Fourth Schedule of the Act, consider where appropriate:

- (i) The townscape and heritage significance of the buildings.
- (ii) The townscape or heritage values of the precinct in which the site is located. (Refer to Subsection 13.5 (Townscape Precincts) and Subsection 13.6 (Heritage Precincts) within this section.)
- (iii) The conservation principles contained within the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.
- (iv) The importance attributed to the heritage resource by the wider community.
- (v) Whether the building can be adapted for reuse.
- (vi) Whether the building can be retained by making alterations that retain the heritage significance of the building.
- (vii) Whether the building can be relocated and the impact that the relocation will have on the significance of the building.
- (viii) Whether parts of the building can be retained, and action that will be taken to retain those parts.
- (ix) Whether the replacement building will:
 - (a) Alter street elevations.
 - (b) Retain the main determinants of the style and character of the building.
 - (c) Be sympathetic in form, scale, cladding materials, building and opening proportions, and colour to the precinct.

Rule 13.7.4 Non-Complying Activities

The following activities are non-complying activities:

- (i) The removal or demolition of buildings, parts of buildings and other structures listed in Schedule 25.1 not provided for in Rules 13.7.1 - 13.7.3.

13.8 Urban Landscape Conservation Areas - Rules

Rule 13.8.1 Controlled Activities

The following activities are controlled activities:

- (i) The erection of any structure more than 20 m² in area or 5 m in height in Urban Landscape Conservation Areas is controlled in respect of:
 - (a) The impact arising from the location, design and appearance of the structure and associated site development on the 'natural' landscape qualities and character of the setting.

Rule 13.8.2 Discretionary Activities (Restricted)

The following activities are discretionary activities (restricted):

- (i) The removal of bush in Urban Landscape Conservation Areas. Council's discretion is restricted to the impact of the proposed work on the amenity, natural character and landscape values of the locality and the values of bush.

This rule does not apply where the plants to be removed are listed in any Regional Pest Plant Management Strategy applying to the district of Dunedin City.

Assessment Matters

In assessing any application the Council will consider:

- (i) The health and quality of the vegetation and the effect of the removal of plants on the health of the remaining plant community.
 - (ii) The visual impact.
 - (iii) The reasons for carrying out such work.
 - (iv) The extent to which any adverse effects on the environment can be avoided, remedied or mitigated.
- (ii) *[Deleted by Plan Change 11, 11/10/10]*

13.9 Anticipated Environmental Results

The anticipated environmental results are:

13.9.1

The most significant features of the physical environment will be protected.

13.9.2

Buildings, structures, trees and places that contribute positively to the townscape environment will be retained.

13.9.3

The coherence and identity of townscape and heritage precincts will be maintained.

13.9.4

The enclosing sides of important public spaces such as the Octagon, George Street and Moray Place will not be interrupted by gaps.

13.9.5

Existing open spaces will be maintained and enhanced.

13.9.6

There will be a general upgrading of the quality of open space.

13.9.7

Important groups of trees will be retained.

13.9.8

Additional planting will be carried out resulting in further improvement to the amenity of the townscape.

13.9.9

The townscape will be enhanced through street tree planting.

13.9.10

Development will be consistent with the existing character of the townscape.

13.9.11

Important views and vistas will be protected.

13.9.12

Fundamental townscape and heritage elements and their relationships to each other will be retained.

13.9.13

The sharply defined urban/rural interface will be retained and reinforced.

13.9.14

The most significant historic buildings will be retained.

13.9.15

The integrity of identified townscape and heritage precincts will be maintained.

13.9.16

Identified historic buildings will be saved from demolition.

13.9.17

Heritage and townscape precinct values will be enhanced.

13.9.18

Development will be appropriate to and will enhance the character of the townscape.

13.9.19

Signs will not detract from the character and architectural quality of buildings and townscapes.

13.9.20

Open spaces will be made safer for people.

