



Ōtepoti Dunedin Heritage Action Plan

November 2023 (Revised 2024)



DUNEDIN | kaunihera
CITY COUNCIL | a-rohe o
Ōtepoti

dunedin



Our Vision is that Ōtepoti Dunedin is a city that treasures its heritage as a living inheritance from its past and a legacy for future generations.

Executive Summary

The high quality and extent of Ōtepoti Dunedin's built heritage is unique amongst Aotearoa New Zealand's cities. Historic buildings contribute to the city's identity and appeal for both residents and visitors. Historic buildings are also important contributors to the well-functioning built environment essential to our community's social, economic, environmental, and cultural wellbeing.

Historic heritage is also identified as a matter of national importance in the Resource Management Act 1991 (RMA). The Dunedin City Council (DCC) has a statutory role in protecting places of heritage significance from inappropriate subdivision, use, and development. Built heritage is an irreplaceable and finite resource. The demolition of historic buildings is a permanent and cumulative loss to Ōtepoti Dunedin's historic character. To protect and conserve heritage places, it is important to develop proactive relationships with their owners and to support them as intergenerational custodians. Ōtepoti Dunedin has a record of successful heritage developments, conservation, and restoration, which demonstrates what a committed approach to heritage can achieve.

The Ōtepoti Dunedin Heritage Action Plan (HAP) is an opportunity for the DCC to consider how we best care for the city's historic buildings and support building owners to look after built heritage for our community. The plan has been developed in conjunction with an advisory group and has also been informed by feedback from a community survey.

The mission for the Heritage Action Plan is for Ōtepoti Dunedin to be a city where historic buildings are valued: where historic buildings are conserved and restored, maintained and strengthened, and re-used rather than replaced. The plan also envisages high quality new development in heritage precincts that is sympathetic to the historic character of the built environment. The HAP identifies eight outcomes with associated actions. It includes an implementation plan, which expands on the 35 actions.

Contents

03	Introduction
05	Background
05	Resource Management and the Protection of Heritage Places
05	2007 Heritage Strategy
07	2010 Heritage Buildings Economic Re-Use Steering Group (HBERSG)
07	Work to Date
09	Engagement
09	Methodology
09	Advisory Group
09	Community and Building Owner Survey
11	Key Issues, Challenge and Approaches
11	Demolition of Historic Buildings
11	Neglected Buildings
11	Compliance with Seismic Requirements
11	Unsympathetic Development
12	Financial Tools
12	Building Act 2004
12	Complexity of Regulatory Requirements
13	Identifying, Assessing and Protecting Historic Buildings
13	Making Information Accessible
13	Trades and Professionals
13	DCC as a Property Owner
15	Outcomes We Want To Support
21	Heritage Action Implementation and Monitoring Plan

RAILWAY STATION



Introduction

Ōtepoti Dunedin's built heritage is central to the city's identity and adds to its appeal for both residents and visitors. The city's residents appreciate an outstanding collection of Victorian, Edwardian, and later 20th century architecture that reflects the wealth and prosperity built on the Otago goldrushes that began in the 1860s. The stories of our built heritage, woven alongside stories of places of significance to mana whenua, contribute to the social, economic, environmental, and cultural wellbeing of our community.

Ōtepoti Dunedin is considered Aotearoa New Zealand's premier heritage destination. The high quality and extent of Ōtepoti Dunedin's built heritage is unique amongst Aotearoa New Zealand's cities. Our heritage buildings are both the stars and the supporting cast of the city – the University of Otago's heritage buildings have seen it ranked among the most beautiful campuses in the world. The Dunedin Railway Station is often said to be the most photographed building in Aotearoa New Zealand. The city's historic buildings have provided the setting for films like *Uproar* (2022), *Sylvia* (2003), *The Light Between Oceans* (2016), *The Royal Treatment* (2021), among others.

Angus & Associates' 2022 study on community views on tourism and destination development found that 36% of respondents saw the recognition or celebration of local heritage as one of the city's strengths – the sixth-ranked strength out of 20 – our built heritage was seen as unique. Respondents also thought that historic buildings should be well maintained and looked after.

The Second Generation District Plan (the 2GP) gives DCC a statutory role in managing significant heritage places, including new development in heritage precincts. However, we also know that working with the community and with building owners is key to historic buildings being valued and looked after.

Ōtepoti Dunedin has a record of successful heritage developments, as well as successful conservation and restoration projects. The recently completed conservation of the exterior of the Dunedin Railway Station is an outstanding example of maintaining and repairing historic building materials. The Standard Building on Princes Street is a notable restoration project (that is, returning the building to its earlier known form). The Warehouse Precinct demonstrates adaptive re-use, where buildings have been restored and adapted in a way that balances conserving heritage values with accommodating change to support long-term use of buildings. All these examples show how heritage conservation can benefit the city.

Historic buildings are an irreplaceable finite resource. The loss of each building is a permanent and cumulative loss to Ōtepoti Dunedin. Recent changes to national seismic regulations (requiring certain buildings to be assessed for seismic performance and, if necessary, strengthened) present a substantial and disproportionate risk of losing historic buildings.

The 2023 Ōtepoti Dunedin Heritage Action Plan (HAP) is an opportunity for the DCC to consider how we best care for the city's historic buildings and support building owners to look after built heritage for our community. The plan has been developed in collaboration with an advisory group and has been informed by feedback from a community survey.

The 2023 Heritage Action Plan envisages a city where historic buildings are conserved and restored, maintained and strengthened, re-used rather than replaced, valued by the community, and promoted as a defining characteristic of Ōtepoti Dunedin's built environment.

PORT CHALMERS
CAREY'S BAY HOTEL



Background

There have been significant changes in the legislative and policy environment for heritage in recent years. A *Heritage Strategy for Dunedin* (2007)¹ was prepared prior to the 2010 and 2011 Christchurch earthquakes. The strategy predates the subsequent changes to the earthquake prone building provisions in the *Building Act 2004*. The *Heritage New Zealand Pouhere Taonga Act 2014* (which replaced the 1993 *Historic Places Trust Act*) changed the governance structure of Heritage New Zealand Pouhere Taonga (HNZPT) and disestablished its local branch committees, removing their long-standing role in heritage advocacy. Central government departments have also updated their policies and guidelines for the management of cultural heritage places. Lastly, the New Zealand chapter of ICOMOS (International Council on Monuments and Sites) revised the NZ Charter in 2010, updating what best practice looks like.

Cultural heritage is a broad subject that interacts with many areas of the DCC's work – the DCC maintains an award-winning museum, undertakes infrastructure and transportation projects in areas with archaeological value, and has its own archives. The primary focus of the HAP is the built environment considering both publicly and privately owned historic places, updating, and expanding on the DCC's 2007 Heritage Strategy. The intention of the HAP is to also support mana whenua to care for their significant places, and the stories of those places and how these might be more visible in the built environment.

Resource Management and the Protection of Heritage Places

The 'protection of historic heritage from inappropriate subdivision, use, and development' is identified as a matter of national importance under section 6(f) of the Resource Management Act 1991 (RMA). The DCC's Second Generation District Plan (the 2GP) is required to give effect to this provision. The 2GP contains a schedule of heritage buildings, structures, and sites, as well as identifying heritage precincts. These places and precincts are managed by the heritage provisions of the 2GP.

Ōtepoti Dunedin has 784 scheduled heritage buildings, 10 commercial heritage precincts, and nine residential heritage precincts that together contain over 925 'character-contributing buildings', 50 heritage structures, and 41 scheduled archaeological sites.

Identifying and assessing historic places is an ongoing process as buildings get older and unrecognised heritage values emerge. Heritage protection also needs to respond to emerging and known risks that will affect the feasibility of retaining historic buildings.

2007 Heritage Strategy

The 2007 Heritage Strategy provided a framework to guide the DCC's work with property owners and heritage organisations. The strategy had five goals and some 70 associated actions. The strategy was to be reviewed every three years.

The goals were:

Goal 1: Identify and enhance Dunedin's heritage.

Goal 2: Seek recognition and protection of Dunedin's heritage.

Goal 3: Promote awareness and appreciation of heritage in Dunedin.

Goal 4: Clarify and manage relationships between heritage and townscape.

Goal 5: Develop and maintain strong working relationships with key agencies involved in heritage.

¹ Heritage Strategy – Dunedin City Council
www.dunedin.govt.nz/council/policies,-plans-and-strategies/strategies/heritage-strategy

QUARANTINE ISLAND



2010 Heritage Buildings Economic Re-Use Steering Group (HBERSG)

Out of the 2007 Heritage Strategy came the 2010 Heritage Buildings Economic Re-Use Steering Group. The group was formed to investigate the barriers to, and opportunities for, the re-use of commercial heritage buildings in Ōtepoti Dunedin. The group included elected representatives, the DCC, the New Zealand Historic Places Trust (now Heritage New Zealand Pouhere Taonga) and building owners/developers. To encourage greater re-use of historic buildings the HBERSG produced a report that targeted three main areas:

- creating demand for re-use
- focusing on the DCC's role in supporting owners
- addressing challenges in working with older buildings.

The steering group contributed to the revitalisation of the Warehouse Precinct; however, it is no longer active.

Work to Date

Many initiatives identified in the 2007 Heritage Strategy and by the HBERSG have been completed. Completed initiatives include:

- changes to the district plan to better protect heritage
- guidelines for the repair and maintenance of heritage buildings
- a heritage toolkit for building owners (now out-of-date)
- the ongoing support of the Dunedin Heritage Fund
- the establishment of heritage awards.

Another important milestone in Ōtepoti Dunedin's re-use and appreciation of heritage was the revitalisation of the Warehouse Precinct that showed what a committed and coordinated approach could do.

The Dunedin Heritage Fund (the Fund) is funded and administered by the DCC and managed by the Dunedin Heritage Fund Committee. The committee's members are from the DCC, Heritage New Zealand Pouhere Taonga (HNZPT) and the Southern Heritage Trust (SHT). The purpose of the Fund is to encourage the retention, repair, conservation, and maintenance of Ōtepoti Dunedin's historic places (buildings, structures, and sites).

From its establishment in 1993, the Fund has focused on providing partial or incentive funding for the repair, restoration, and conservation projects for historic buildings and other heritage places (including earthquake strengthening). The DCC provides an annual grant to the Fund of \$680,700. In the 2022-2023 financial year requests for funding totalled over \$2.2 million.

Dunedin Heritage Fund grants can be key to community heritage projects as other funders may require applicants to demonstrate support from local government. The Fund is an important financial resource and tool for the DCC to help our community.

Council's heritage advisor is a member of Advisory Services that includes heritage, biodiversity, and urban design professionals. Advisory Services is part of the City Development team.

LARNACH CASTLE



Engagement

Methodology

In June 2023, the DCC's Strategy, Planning & Engagement Committee approved the Terms of Reference for the development of the HAP. The section below explains how the HAP was developed.

The Heritage Action Plan was developed by the DCC with input from the Heritage Action Plan Advisory Group (HAPAG) via a workshopping process. The HAP was also informed by a survey that canvassed the views of the wider community and building owners, and by a workshop with elected members.

The HAPAG considered the following key challenges and opportunities:

- supporting strengthening of earthquake prone buildings
- opportunities to raise the profile of Ōtepoti Dunedin's built heritage
- encouraging use of vacant space in heritage buildings, residential uses in inner city heritage buildings, including exploring issues around reverse sensitivity (complaints about noise from entertainment and other activities)
- resources/incentives to support owners of heritage buildings
- Building Act and Resource Management Act requirements – supporting heritage re-use and mitigating demolition by neglect
- capability in Ōtepoti Dunedin (conservation and construction) and exploring options for building capacity and capability
- feedback from the community and building owners survey.

Aukaha, as representatives of mana whenua, provided advice on the content and actions proposed for the HAP Implementation Plan. Aukaha's advice is incorporated into the action plan.

Advisory Group

The HAPAG members comprised three elected members, key stakeholders (Heritage New Zealand Pouhere Taonga, Southern Heritage Trust), and community members. To represent the built heritage community, expressions of interest were sought from those with experience with historic buildings, including developers/owners, contractors, heritage consultants and architects. More applications were received than there were positions available.

The HAPAG discussed the workshop topics in detail and identified key themes.

Community and Building Owner Survey

The DCC ran a community survey to canvas the views of the wider Dunedin community. The survey was accessible online through the DCC's 'Heritage' page and was promoted through the DCC's social media channels.

The community survey was conducted from 14 to 28 August 2023. The survey was divided into two sections: one general section for the community, and one section for owners or past owners of protected heritage buildings.

The community survey received 182 responses; the section for building owners received 76 responses. Most respondents advocated for built heritage, therefore, the results favour a pro-heritage position.

Respondents told us that:

- Our historic buildings set us apart from other New Zealand cities
- Commercial areas of the city should be protected
- Protecting residential areas of the city was slightly less important
- They were concerned about the neglect of historic buildings

- The DCC could do better in both protecting historic buildings and improving the look of historic parts of the city
- The poorer quality of new development contrasted unfavourably with the high quality of historic dwellings
- They were concerned about the maintenance and heating/upgrade costs of their historic residences
- They were concerned about cost of repairs and maintenance, compliance processes and seismic requirements for their commercial buildings.

DUNEDIN BOTANIC GARDEN



Key Issues, Challenges and Approaches

The HAPAG and the community survey respondents identified 10 key issues and challenges for heritage building owners. They also offered potential solutions to those issues and challenges.

Demolition of Historic Buildings

Historic buildings are an irreplaceable finite resource. Members of the HAPAG were frustrated that historic buildings were being demolished without their potential for adaptive re-use and restoration being considered. Survey respondents also raised concerns about the demolition of historic buildings. The loss of each individual building is a permanent loss that diminishes the collective historic character of Ōtepoti Dunedin's built environment.

Historic buildings may be demolished when they are not identified and protected in the 2GP, meaning that no resource consent is required for their demolition.

Protected heritage buildings may also be at risk of being demolished because of long-term neglect or because they have been designated as earthquake prone. The risk of demolition is likely to increase as the deadline for compliance with seismic requirements approaches. There was concern from both the HAPAG and survey respondents that the existing district plan protections do not provide a sufficient barrier to demolition.

Neglected Buildings

'Demolition by neglect' describes a process by which sustained lack of repair and maintenance results in the eventual demolition of a building. 'Demolition by neglect' may begin with an event that damages a building (e.g., a fire) but it is more commonly a gradual decline that results in the building becoming uninhabitable. Demolition by neglect can span decades – when the building becomes unsafe and/or uneconomic to repair, demolition becomes the only viable outcome.

In Ōtepoti Dunedin there have been cases where buildings have partially collapsed due to neglect, requiring they be demolished for safety reasons. Demolition by neglect almost always affects historic buildings that require substantial financial investment to enable them to be used. Such buildings need investment to make them code compliant – be it earthquake strengthening, fire and access upgrades, or repairs and maintenance. Demolition by neglect affects only a few buildings but is a high-profile issue that has caused much public concern.

Compliance with Seismic Requirements

Advisory group members who had undertaken seismic strengthening work outlined the cost and complexity that building owners face in complying with seismic requirements. Building owners who responded to the survey were also concerned about the cost and complexity of seismic requirements.

DCC have assessed 1643 buildings as of 1 November 2023. Of those assessed, 159 are earthquake prone, 1123 buildings are not earthquake prone, 343 buildings require an engineer's assessment be supplied to DCC, and 18 buildings require further information before the assessment work can be completed. There are a minimum of 4400 buildings still to assess by 2032. For areas of low seismic risk (almost all of Dunedin City Council territory), owners have 35 years to either strengthen or demolish an earthquake prone building once it has been identified as earthquake prone.

The recent changes to national seismic regulations (requiring certain buildings to be assessed for seismic performance and, if necessary, strengthened) create a considerable risk of losing historic buildings.

Unsympathetic Development

The HAPAG noted that unsympathetic new development in historic neighbourhoods and precincts had a negative effect on heritage and architectural values. Survey respondents also noted that the poor quality of some new developments contrasted unfavourably with the high quality and/or architectural detail of historic buildings.

Financial Tools

For historic buildings to be redeveloped, it must be economically feasible for them to be retained. Economic incentives to upgrade, strengthen, and conserve historic buildings have been shown to make adaptive re-use projects more attractive and viable.

The advisory group was keen for the DCC to explore financial tools to support adaptive re-use and conservation. Such tools may include reduced development contributions, increased grants, non-rateable property, and new rating differentials.

The advisory group discussed instances where the increased rates on recently upgraded buildings had been applied before upgraded/renovated buildings could be tenanted. Increased rates, because of upgrading/improvement work that increases the capital value, is the result of the developer's investment. There is an opportunity to investigate a financial incentive targeted on protected heritage buildings to offset the cost of development against the increased rate revenue from an improved capital value.

Economic tools can also be used to disincentivise activities that threaten heritage values. Financial disincentives (e.g., increased rating differentials for vacant sites, similar to the 'city vacant' differential used by Christchurch City Council) could be used to encourage owners of vacant sites and neglected buildings to develop those sites and buildings. The revenue from disincentives could be used to increase funding to existing incentives, such as the Dunedin Heritage Fund.

The advisory group also discussed commissioning a report to investigate and quantify the economic value of heritage to the city.

Building Act 2004

Alterations to existing buildings are subject to the Building Act 2004. The DCC, as territorial authority, is responsible for issuing building consents.

Building work that requires a building consent, or a change of use, triggers the requirement to upgrade a building to comply with current fire and access regulations. However, provisions under section 112 of the Act allow the territorial authority to determine how the building may comply 'as near as reasonably practicable' (ANARP) with current fire and access regulations.

One of the principles of the Act is *the need to facilitate the preservation of buildings of significant cultural, historical, or heritage value (s4(2)(l))* giving room for heritage values to be considered. Heritage developers were frustrated at the lack of flexibility in the application of the Act. Developers described how the cost and complexity of complying with fire and access requirements stopped them from making small alterations and upgrades to their buildings.

Clear, easy to understand guidance about how the provisions of the Act apply to existing buildings, including case studies and a flow chart, would provide a user-friendly way of understanding both the requirements of the Act and what information is required to obtain an ANARP decision. The HAPAG also noted how important it was to work alongside building owners to support adaptive re-use projects.

The HAPAG also discussed whether the Building Act provisions on dangerous and insanitary buildings could be used to manage demolition by neglect.

The DCC has in the past and will continue to submit on any new building legislation that affects heritage buildings.

Complexity of Regulatory Requirements

The regulatory requirements for the redevelopment and/or adaptive re-use of historic buildings are complex. Navigating these requirements can be difficult.

Building owners must work across different DCC departments dealing with a lot of different people. Developers valued the 'red carpet not red tape' approach that came out of the HBERSG, where there was an individual who could provide personalised support for adaptive re-use projects as well as having a steering group. Developers considered that to make a 'red carpet' approach successful it needed to be integrated into DCC processes.

The HAPAG indicated that support and information was key to helping owners understand legislative requirements and to encourage suitable adaptive re-use projects.

Advocating for the banking and insurance industries to take more flexible approaches to the purchase and remediation of earthquake prone buildings was also raised.

Identifying, Assessing and Protecting Historic Buildings

Including significant historic buildings in the Schedule of Protected Items and Sites in the 2GP provides a framework for managing them. Identifying and assessing historic places for statutory protection is an ongoing process because what is valued changes, unrecognised heritage values emerge, and new risks develop.

Without scheduling, historic buildings can be demolished without a resource consent. Protecting historic places that the community value is important. Both the advisory group and survey respondents wanted more historic buildings to be protected. The advisory group also considered that sustainability and heritage conservation goals could be more aligned.

Making Information Accessible

The HAPAG noted that there was little public information about scheduled heritage places. The lack of information made understanding the history and significance of places more difficult. Understanding places helps look after what is important about them. The HAPAG said that having more information also helps promote Ōtepoti Dunedin's heritage. They were keen for the DCC to provide more publicly available information to building owners and the community. Survey respondents were also interested in knowing more about historic buildings.

Trades and Professionals

Conservation, maintenance, and adaptive re-use of historic buildings requires people with both conservation expertise and experience with traditional materials. The HAPAG considered ways in which Ōtepoti Dunedin may attract and retain qualified trades and professionals to support building owners and developers.

DCC as a Property Owner

The DCC maintains a diverse portfolio of historic places, ranging from the Municipal Chambers to a Victorian fountain in the Dunedin Botanic Gardens. The DCC has demonstrated investment in the conservation of these places, most notably the recent exterior conservation of the Dunedin Railway Station that was completed in 2023.

It is important that the DCC continues to demonstrate to our community a balanced conservation approach to looking after its own heritage places.

OLVESTON ROOF





STANDARD

STANDARD KITCHEN

SCHAARTJE
BARBER

SCHAARTJE
BARBER

SCHAARTJE
BARBER

SCHAARTJE
BARBER

THE
STANDARD
KITCHEN

Outcomes We Want To Support

The HAP's vision for Ōtepoti Dunedin is of a city where historic buildings are valued: where historic buildings are conserved and restored, maintained, strengthened, and re-used.

Eight outcomes and associated actions have been identified. The outcomes and a summary of actions are outlined below. More detail on both actions and outcomes will be provided in the Implementation Plan.

Outcome One: More heritage places are adapted for re-use, conserved, and upgraded to comply with code requirements

The DCC will support developers and building owners in consenting processes and interactions. The DCC will provide developers and building owners with information to help understand how legislative requirements apply to their project.

The DCC will explore financial tools to support building owners upgrading protected heritage buildings.

Actions we have taken or are underway:

- Dunedin Heritage Fund grants
- Meetings with heritage building owners
- Working with DCC departments to ensure communication is clear, particularly around heritage and seismic upgrade requirements
- Annual customer satisfaction survey of the Dunedin Heritage Fund
- Not charging for heritage advisor assessments as part of resource consents.

Potential actions:

- Investigate financial tools to encourage adaptive re-use
- Establish owners' information sessions linked with Dunedin Heritage Fund rounds
- Develop digital resources for heritage building owners
- Consider a 'heritage navigator' process, similar to 'red carpet' approach but specifically for heritage buildings
- Develop guidance for owners clarifying important aspects of working under the Building Act
- Submit on central government legislation that affects built heritage
- Investigate financial tools to encourage fire, access, and seismic upgrades, and adaptive re-use
- Establish a 'Heritage Building Owners Forum' to provide feedback on any built heritage issues.

GALLOWAY COOK ALLAN FOYER



Outcome Two: Earthquake prone historic buildings are strengthened rather than demolished

The DCC will support owners of potentially earthquake prone historic buildings to undertake seismic assessments. The DCC will support owners of earthquake prone historic buildings to plan, fund, and undertake seismic strengthening.

The DCC will explore financial tools to support building owners undertaking strengthening works.

Actions we have taken or are underway:

- Dunedin Heritage Fund grants have and will continue to support seismic strengthening.

Potential actions:

- Investigate changing the fee structure for heritage resource consents that affect heritage buildings, including seismic strengthening
- Review Dunedin Heritage Fund eligibility and priorities to increase support for seismic strengthening projects
- Establish owners' information sessions on earthquake prone building processes
- Develop digital resources for heritage building owners on seismic strengthening methods and processes
- Consider a 'heritage navigator' process, similar to 'red carpet' approach but specifically for heritage buildings
- Develop guidance for owners clarifying important aspects of working under the Building Act
- Investigate the need for additional DCC staff to provide advice on seismic upgrading in addition to the Earthquake Prone Building Officer
- Submit on central government legislation that affects built heritage.

Outcome Three: Demolition by neglect is reduced

There is no one mechanism that addresses demolition by neglect in existing legislation. Alternative and proactive solutions need to be considered.

The DCC will investigate and explore options to reduce demolition by neglect.

Actions we have taken or are underway:

- Dunedin Heritage Fund grants
- Working with building owners.

Potential actions:

- Identify the top 25 at risk neglected buildings to focus resources on engaging with owners of these places
- Revive the 'heritage monitoring programme' that identifies the city's 25 most at risk historic buildings
- Investigate the development of a taskforce to work with owners of at risk historic buildings
- Investigate financial tools to discourage vacancy and underutilisation of historic buildings and sites in the CBD
- Consider mechanisms to require recycling of traditional building materials, both as a disincentive to demolition and as a resource for conservation projects
- Review the heritage provisions of the DCC Dangerous & Insanitary Building Policy.

Outcome Four: More heritage places with significant heritage values are identified and protected by the 2GP

The DCC will identify and assess historic places to see if they meet the criteria for being included on the 2GP Schedule of Protected Heritage Items and Sites. The DCC will establish a process for community members to nominate historic places that they wish to see protected. The DCC will prioritise assessing places that are most significant and/or are at risk.

Actions we have taken or are underway:

- Assessing buildings for inclusion on Schedule of Protected Heritage Items and Sites and notifying changes for a plan change/variation in 2024.

Potential actions:

- Develop a regular programme to add places to the heritage schedule of the 2GP
- Develop a process by which the community can nominate places to be assessed for inclusion in the Schedule of Protected Heritage Items and Sites of the 2GP
- Develop design guidelines for new buildings and substantial additions to buildings in heritage precincts
- Investigate further ways of recognising and protecting the collective heritage significance of precincts/zones/areas.

Outcome Five: Ōtepoti Dunedin's heritage places are understood, valued, and promoted

The DCC will connect with our communities to raise awareness and appreciation of our heritage places and of the conservation work being done. To inspire and educate people, DCC will show what can be done using a range of media. Connecting with the community includes supporting the work of mana whenua to care for their significant places and associated stories.

Actions we have taken or are underway:

- Working alongside key heritage agencies and advocates
- Showcasing recent grants by the Dunedin Heritage Fund on the DCC website
- Identifying and assessing historic buildings, structures, and sites, as well as heritage precincts and character-contributing buildings on 2GP maps and schedule.

Potential actions:

- Commission a report that identifies and quantifies the economic value of built heritage to the city
- Consider opportunities to enhance heritage tourism
- Develop a regular programme to promote heritage stories across various media
- Develop a video showcase of recently completed adaptive re-use projects to make more people more aware of successful projects (to replace Dunedin Heritage Awards)
- Develop a publicly accessible digital database that includes information about significant historic places and that links to external resources such as Kahuru Manu.
- Work with mana whenua to understand and promote pre-European narratives and landscapes in our built environment
- Explore the idea of intergenerational custodianship of historic places
- Explore ways of partnering with the Southern Heritage Trust to deliver the Dunedin Heritage Festival
- Improve the visibility and understanding of Kai Tahu values in the built environment
- Work with mana whenua to identify significant Māori built heritage
- Investigate better ways to assist rūnaka-led projects that contribute to retaining significant places, and the stories associated with those places.

ROBERT LORD WRITERS COTTAGE



Outcome Six: Vacant sites in heritage precincts are developed with sympathetic and high-quality new buildings

The DCC will encourage high quality and sympathetic design of new buildings in heritage precincts, historic neighbourhoods, and commercial areas. The DCC will actively discourage vacant street frontage sites (that is, sites without buildings) in heritage precincts and high amenity commercial areas. DCC will work with mana whenua to support making visible indigenous designs and stories in the built environment.

Actions we have taken or are underway:

- Requiring resource consent for new buildings in heritage precincts and assessing the design of the new building for its effects on 'heritage streetscape character and amenity'.

Potential actions:

- Investigate using increased rating differentials to discourage vacant sites (that is, sites without buildings (such as those used for 'at grade' carparks))
- Investigate incentives to encourage occupation of vacant buildings
- Develop design guidelines for new buildings in heritage precincts and ensure these guidelines support working with mana whenua to make visible indigenous co-design in new developments
- Investigate the usefulness of a Central Business District design panel to provide pre-application advice for new buildings in heritage precincts
- Investigate mana whenua representation on the Dunedin Heritage Fund Committee
- Review criteria of DHF to better support sites and places of significance to mana whenua that may not be scheduled in the 2GP.

Outcome Seven: The DCC consistently demonstrates a best practice and balanced approach to looking after its own heritage places

The DCC will demonstrate leadership in the conservation of its own historic buildings.

Actions we have taken or are underway:

- Engaging heritage consultants for projects on heritage buildings.

Potential actions:

- Develop a best practice policy for looking after DCC-owned historic places, including a matrix to identify previously unrecognised heritage values as work is programmed
- Investigate adopting the Ministry of Culture and Heritage's 'Policy for Government Management of Cultural Heritage Places (2022)'
- Investigate integrating the outcomes of the HAP across the DCC by providing input into relevant DCC initiatives, including carbon zero/sustainability, waste management, housing and Enterprise Dunedin
- Develop a zero-carbon adaptive re-use policy.

Outcome Eight: Ōtepoti Dunedin builds a strong and resilient body of trained and experienced heritage trades and professionals

The DCC will support efforts to attract and retain suitably qualified trades and professionals to support building owners and developers.

Actions we have taken or are underway:

- Working alongside heritage consultants and professionals as required.

Potential actions:

- Investigate creating a fixed term role for a graduate of Victoria University of Wellington's or Auckland University's conservation programmes
- Investigate advocating for traditional trades to be identified in immigration pathways for residency visas.

Heritage Action Implementation and Monitoring Plan

An implementation plan that reflects the outcomes and actions has been developed (Attachment A). It proposes 35 actions. Individual actions have been planned to occur over three years. Resourcing requirements have been outlined with the plan.

The HAP will be formally reviewed each triennium by an advisory group established for that purpose. As part of the review process, the DCC will respond to emerging risks to heritage and adapt its approach as required.

For advice or information

Dunedin City Council

50 The Octagon

PO Box 5045, Dunedin 9054

P 03 477 4000

E dcc@dcc.govt.nz

www.dunedin.govt.nz

 [DunedinCityCouncil](https://www.facebook.com/DunedinCityCouncil)

 [dunedincitycouncil](https://www.instagram.com/dunedincitycouncil)