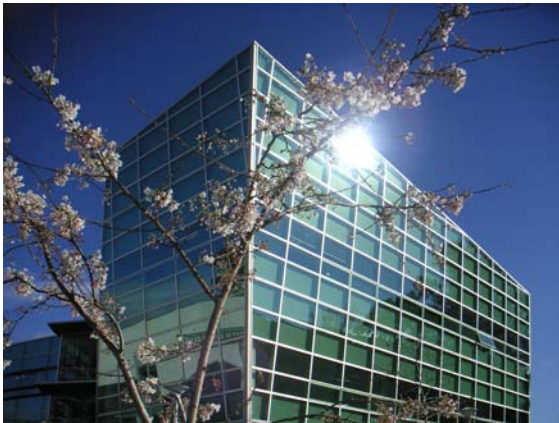


TERTIARY PRECINCT DEVELOPMENT PLAN



An Action Plan to guide development of Dunedin's tertiary precinct

A premier campus environment

(September 2008)



STRATEGIC PARTNERS



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1. BACKGROUND

A North Dunedin Combined Campus Study was undertaken by CAMPUSPLAN in 1989 to prepare for the future development of the campuses of the Dunedin College of Education (then Dunedin Teachers College), Otago Polytechnic and the University of Otago. The aim was for the three institutions to act jointly to determine the future direction of development. It was perceived that such continued co-operation was vital to maintain the important role of tertiary education in the life and economy of Dunedin. Eleven Background Reports were prepared on issues such as student projections, land and building requirements and student and recreation facilities, with some of these reports building on the 1980 University of Otago Campus Planning Review.

The 1989 Campus Plan was not adopted formally by any of the partners and there was limited stakeholder involvement in the process. However, it did provide a focus for discussion and brought the stakeholders together to examine issues of interest. It also provided a baseline for information on the campus area. In 2003, the Otago Property Investors Association presented a submission to the Dunedin City Council's Long Term Council Community Plan calling for a comprehensive Campus Plan to support the growth of this "vital industry" in the Dunedin economy through "strengthening its infrastructure to meet planned needs".

Following the submission, initial work examining the linkages between the Dunedin City Council and the three tertiary institutions began¹. As a result of this preliminary investigation, a high level relationship between the heads of the key institutions was established (the Tertiary Sector Steering Group), along with a number of sub-groups tasked with exploring specific issues. One of these groups, the Tertiary Sector Planning Group, was responsible for creating a Development Plan for the combined campus area. In the middle of 2006, a Tertiary Sector Project Team was established to co-ordinate and write the Development Plan.

2. TERTIARY SECTOR DEVELOPMENT PLAN MISSION

The overall mission for the development plan, as outlined by the Tertiary Sector Steering Group, is:

"To contribute to the creation of a quality, sustainable campus environment and a vibrant tertiary precinct, ensuring Dunedin's place as the Education Capital of New Zealand."

The Group's objectives include:

- Ensuring a co-ordinated approach to planning for the future of the tertiary sector and joint campus area, which maximises the benefits to the City and tertiary sector;
- Identifying future infrastructure needs of the tertiary sector and campus area, including timing and funding; and

¹ Note that a merger took place between the University of Otago and the Dunedin College of Education on 1 January 2007, so the development plan now refers to the two remaining institutions.

- Adding value to the student experience in Dunedin and enhancing Dunedin as an education destination.

The Development Plan aims to guide development to ultimately create a vibrant and defined sustainable tertiary precinct, which:

- Provides a world-class campus environment for students, staff, Dunedin residents and visitors;
- Is integrated within the wider city;
- Offers a range of quality housing and facilities;
- Has a “leading edge” feel, while retaining its heritage character;
- Is clean, safe, easily accessible and pedestrian friendly, with good transportation links to city amenities;
- Maximises the opportunities offered by having two tertiary institutions located within a single joint campus; and
- Provides opportunities for institutional sustainability and development within a quality urban environment.



FIGURE 1

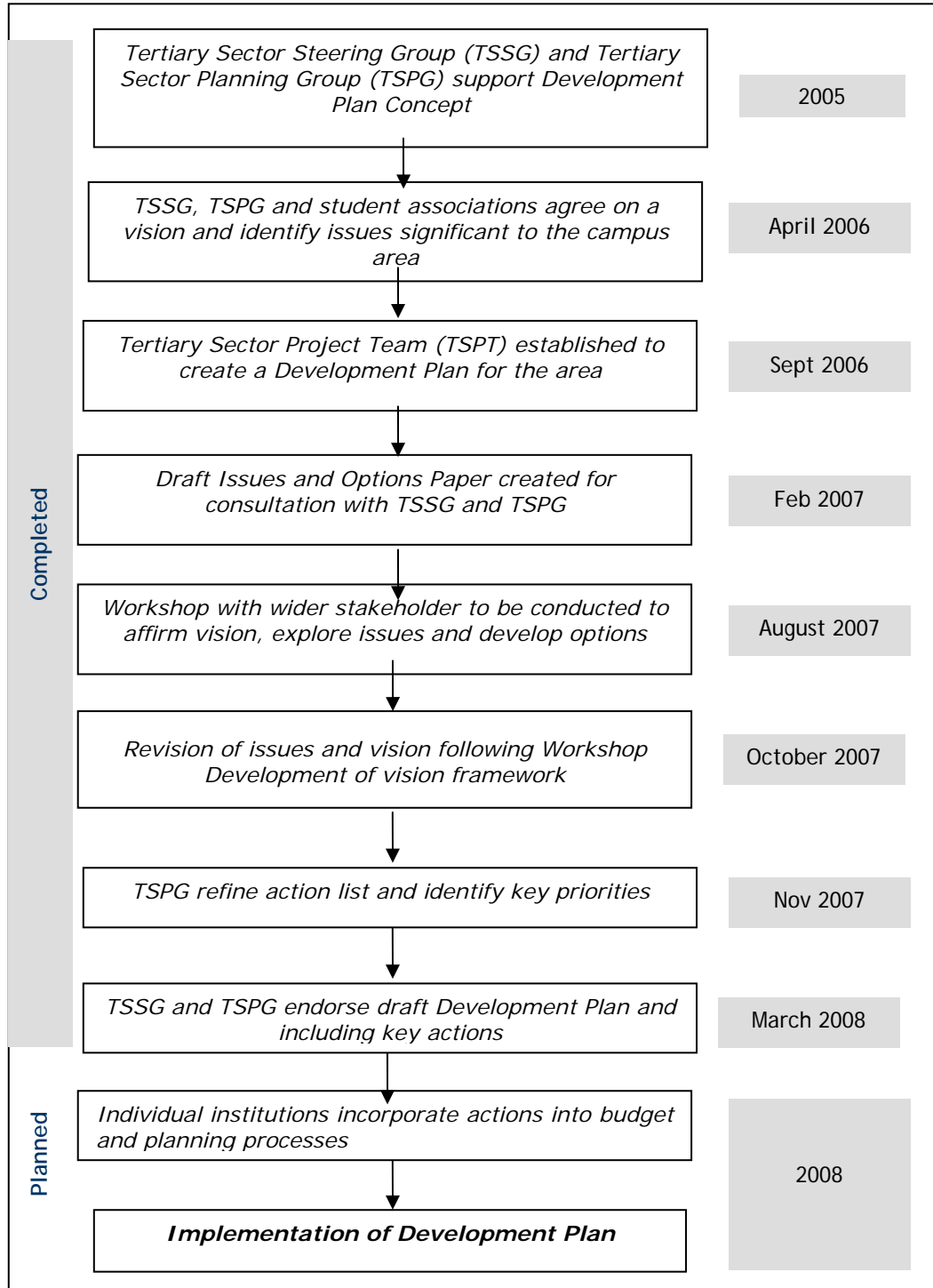
Figure 1: Aerial View Tertiary Precinct Development Plan Area



3. DEVELOPMENT PLAN PROCESS AND TIMELINE

The following chart outlines the Development Plan process and illustrates the proposed timeline to implement the Plan.

TERTIARY SECTOR DEVELOPMENT PLAN - TIMELINE



4. INTRODUCTION AND CONTEXT

Dunedin North and the campus area are unique features of Dunedin and play an integral part in shaping the city's contemporary environment.² The area contributes significantly to Dunedin's economy through creating direct employment and by attracting people to the city. The University of Otago alone contributes more than \$900m per annum into the local economy. The large student population adds to the city's special character and dynamic, vibrant and lively atmosphere. The scarfie culture is intrinsic to the campus environment and the city's reputation for educational excellence is highly regarded on the national and international stage.

A broad range of issues currently exist in the campus area and these are limiting its social, economic and environmental opportunities. The central locality of the campus area places pressure on it for commercial and industrial developments. In addition, there are on-going pressures for further residential housing and educational facilities that are largely due to increases in both student numbers and research over recent years.

A number of changes need to occur in the area to enable and enhance the vibrancy and quality of the campus area and to allow it to continue be sustained, to respond to change and to maintain its competitive edge. The Development Plan, implemented by the Dunedin City Council, the Otago Polytechnic and the University of Otago, alongside other stakeholders, will ensure that only sustainable development occurs within the campus area, and that the amenity of this unique geographical space is not compromised.

This Draft Development Plan document provides an overview of the Dunedin campus area. It includes an initial analysis of the issues that exist, current and future projects and some proposed actions. It is intended to stimulate discussion on issues relevant to the campus area, and should be viewed as a starting-point for discussion, rather than a comprehensive plan for the area.

5. STRATEGIC CONTEXT

The Tertiary Sector Development Plan provides a framework to guide development in the campus area and sits beside the various strategic planning documents of the key stakeholders. These include:

Dunedin City Council's Community Plan

The Community Plan provides a long-term focus for the decisions and activities of the local authority, integrates decision-making and co-ordination of the resources of the local authority and provides an opportunity for participation by the public in decision-making processes on activities to be undertaken by the local authority.

² See Appendix C for a more detailed overview of North Dunedin.

Dunedin City Council District Plan

The District Plan was prepared under the 1991 Resource Management Act to ensure for the sustainable management of natural and physical resources. The current plan became fully operative in July 2006 and identifies issues and develops objectives, policies and methods to manage the effects of land use activities on the environment. The campus zone and the residential three zones that are outlined in the District Plan are of particular importance to this project.

University's Campus Plan

The University of Otago 1980 Campus Plan Review forms the University's base planning document which is currently being reviewed to address the next 10-15 years development and taking into account the University's Strategic Directions to 2012. The University is also currently carrying out precinct planning for the science and health sciences campuses.

University's Strategic Direction to 2012

The University's Strategic Direction to 2012 outlines key challenges that the University is expecting to face, and ways of addressing these. The University identifies six imperatives:

- Achieving research excellence
- Achieving excellence in research-informed teaching
- Ensuring outstanding campus environments and student experience
- Contributing to national good and international progress
- Strengthening external engagement
- Building and sustaining capability

Polytechnic Charter

The Otago Polytechnic's Charter guides the future directions for the institution to ensure that the educational demands of the community are met. Its mission is to provide lifelong opportunities that are relevant to the community and to be a leader in applied learning. In addition, the Charter aims:

- To provide great learning environments for people of all backgrounds;
- To be an educational leader in pursuit of things Maori;
- To be a preferred educational employer in New Zealand; and
- To be valued by our communities for the quality of learning and research capabilities and for the contributions we make.

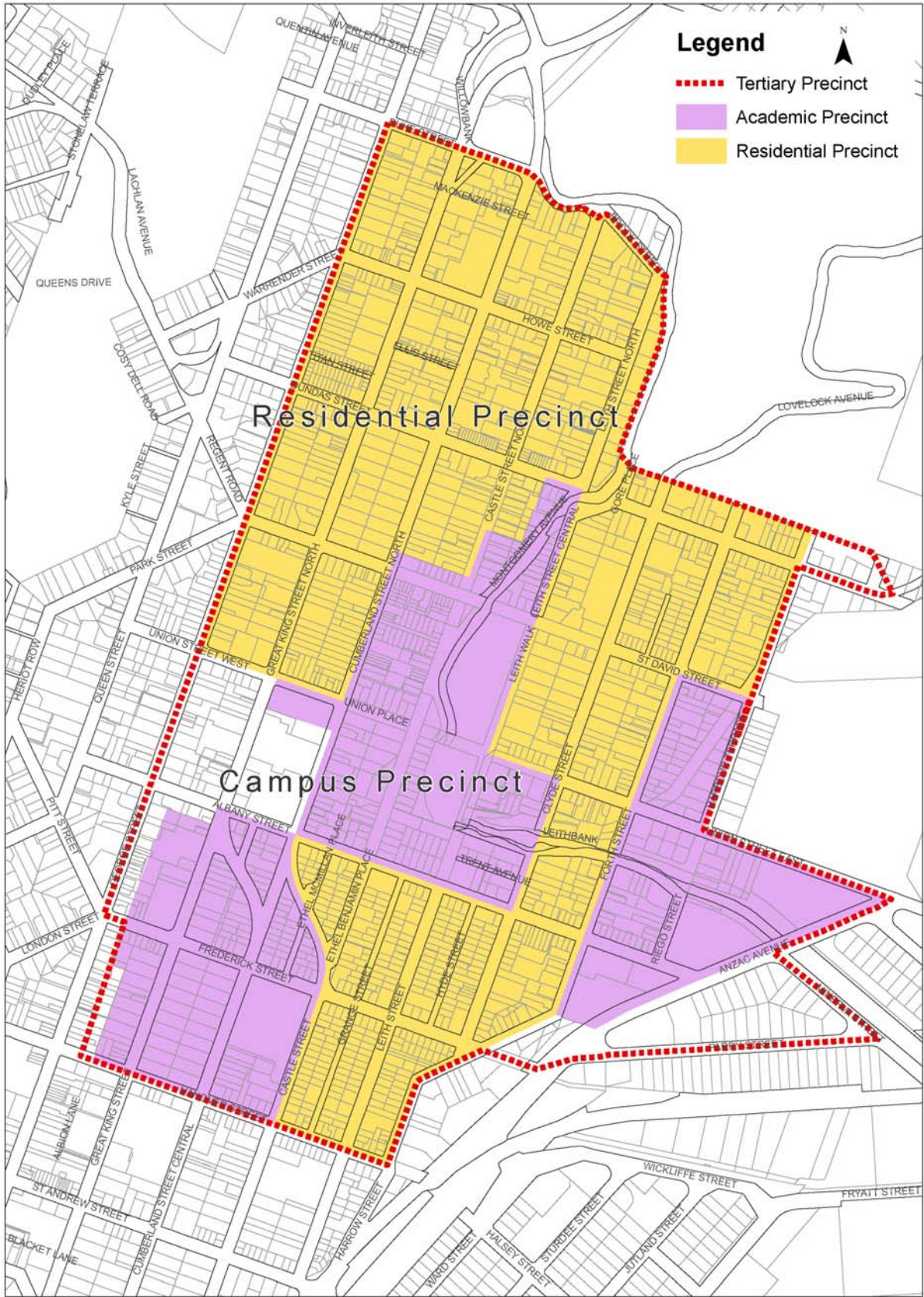
FIGURE 2

Figure 2: Tertiary Precinct Development Plan Area



FIGURE 3

Figure 3: Tertiary Precinct Development Plan - Sub Precincts



6. STAKEHOLDERS

The key stakeholders include the strategic partners involved in producing the Development Plan:

- Dunedin City Council
- University of Otago
- Otago Polytechnic

Other key stakeholders include: Otago Regional Council; Dunedin Property Owners Association; Student Associations (OUSA and OPSA); and commercial businesses operating within the area.

The stakeholders will have various roles depending on the issue. These are detailed in the options contained within the Development Plan. Such roles include:

- Provider
- Funder
- Regulator
- Promoter and Facilitator
- Advocate

In performing these roles the partners may take a lead role, or act jointly with other agencies.

In addition to the key stakeholders identified above, there are a number of wider stakeholders that were involved in shaping the thinking which fed into the Development Plan, and who will be involved in its implementation. The full list of the wider list of stakeholders is included in Appendix B.

7. FUTURE SCENARIOS

Discussions with funding and planning staff at both the Otago Polytechnic and the University of Otago have resulted in a number of potential future scenarios for the campus area. Currently, there are approximately 24,000 students studying at the two institutions. Of these, approximately 80% are under-graduate and 20% are post-graduate. The University of Otago has more than 2,600 international students, representing over 100 countries. The Otago Polytechnic currently attracts around 150 overseas students. The recent merger that took place between the University of Otago and the Dunedin College of Education at the start of 2007 has resulted in a slight overall increase of students at the University.

Projected Student Numbers

The Otago Polytechnic projects that student numbers will remain relatively static, at around 3,500 equivalent full-time students (EFTS) over the next 5-10 years. The Otago Polytechnic estimates that there will be a slight decline in the number of students studying from overseas.

Significant changes in Government funding for tertiary institutions are pending. This, combined with a presently uncertain outcome in respect of the future options for the Carisbrook stadium, makes it difficult for the university to project future student numbers at this point.

It is the University of Otago's view that should a new Carisbrook be developed adjacent to the campus area and Government funding allows for moderate growth, then overall enrolments may remain reasonably stable - with a possible increase of up to 1.0% per annum - over the next decade. In any case, the composition of the student population will change. The key features of that change will be:

- An increase of up to 500 EFTS in postgraduate enrolments through to 2012;
- A further increase in the proportion of students coming to the University from outside Dunedin, and from outside of the wider Otago/Southland catchments;
- A greater capacity in foundation studies to meet the needs of those who have left school without the necessary qualifications to immediately enter the tertiary system; and
- A growing number of Maori and Pacific Island students.



Based on information gained from both tertiary institutions and projections outlined by the Ministry of Education a number of likely scenarios have been identified. These scenarios provide the foundation on which planning for the future of the campus area is based. They include issues such as:

- A slight decline in under-graduates, with a higher proportion of students originating from outside of Otago and Southland;
- Potential increase in demand for one/two bedroom quality units;
- Increased demand for family units;
- Possible locational spread of students, with post-graduates more likely to integrate into the wider community;
- Potential increase in demand for childcare facilities;
- Increase in Maori and Pacific Island students; and
- Increasing emphasis on research.

In summary, although, overall student numbers will remain relatively static, these projections indicate that there is demand for new space within the campus area to meet increasing research

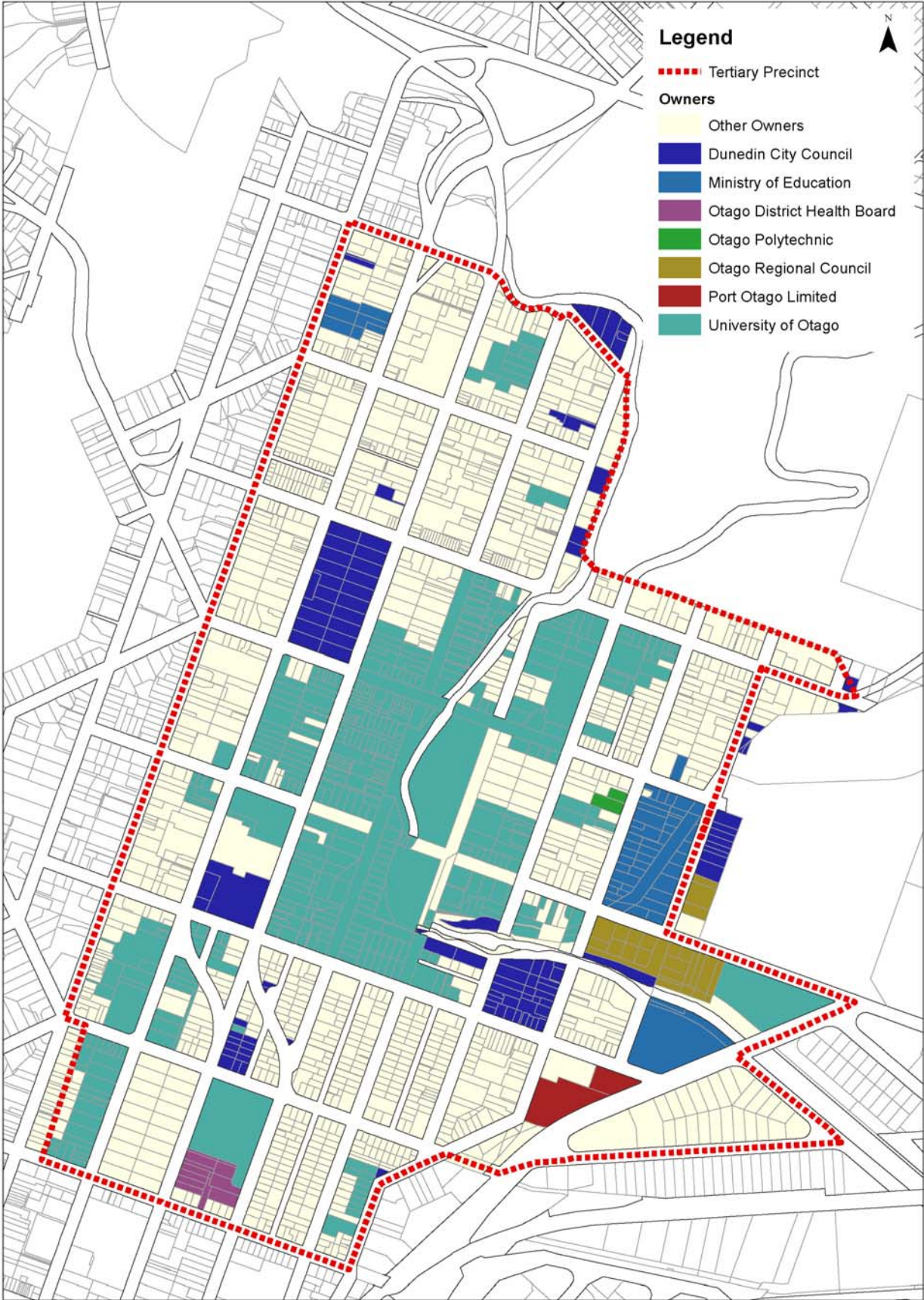
requirements and space deficit requirements. How the space is used and who will inhabit the area may differ from current trends. The challenge will be to enhance existing space to provide optimal benefit, whilst also considering how to best meet the needs of a changing population structure.

There are a number of other contemporary influences that will shape the direction of the future campus environment. In particular, decisions on the proposed stadium, incorporating part of the University of Otago campus expansion, will be a major influence affecting future space requirements for the University.



FIGURE 4

Figure 4: Land Ownership - Tertiary Precinct Development Plan



8. KEY ISSUES

Following initial discussions with the Tertiary organisations and other stakeholders, a range of preliminary campus related issues were identified. There are five issue areas; development opportunities; student housing; campus environment, facilities, amenities and open space; transportation; and infrastructure and information technology.

The following sections of the plan outline the issues in detail, and describe desired outcomes for each area. In addition, potential ways of how these outcomes could be achieved are identified.

8.1 Development Opportunities (land and building requirements)

Objectives:

- *To identify a range of potential sites for expansion, redevelopment and consolidation in the tertiary sector;*
- *To encourage a coordinated planning approach for the campus area;*
- *To strengthen connections between the campus and the city centre;*
- *To centralise tertiary activities; and*
- *To ensure development plans take into account future city proposals in the harbourside area.*



Current Issues:

- Development is constrained by availability of land for expansion;
- Both institutions are in competition for the available space;
- University and Polytechnic academic facilities are not all centralised within the core campus area;
- Desire for the University to decentralise some support services to more peripheral (but still relatively close) areas, while concentrating core teaching and research functions in the current campus area;

- The need to consider future building requirements eg increased research facilities and changing student housing needs;
- Uncertainty over space requirements due to the future funding decisions on the proposed new stadium and the Otago Design Institute;
- The realignment of State Highway 88 has the potential to make the land between Parry Street and Anzac Avenue more accessible;
- The Campus zone boundaries and provisions in the District Plan need to be reviewed; and
- Land development options need to reflect sustainability principles.

Proposed Actions (Development Opportunities :

Objective	Action	Lead and Support Agency
Campus Zone	Review extent of campus zone and appropriate activities contained within the zone, (to address quality, amenity, transport, sustainability, linkage and density) including infrastructure planning.	DCC
	Examine the relationship between tertiary precinct and surrounding areas eg Harbourside, CBD and residential areas.	DCC
	Identify opportunities as a result of the realignment of State Highway 88.	DCC
Residential Development	Identify research-related requirements, eg post-grad village.	Otago University
Science and technology park	Explore opportunities to establish a science and technology park, near to the campus.	Chamber of Commerce (DCC/University/Otago Polytechnic)

NB: The actions which are shaded are the priority actions to be implemented between June 2008 and December 2009.

FIGURE 5

Figure 5: Tertiary Precinct Development Plan - Current Development Projects

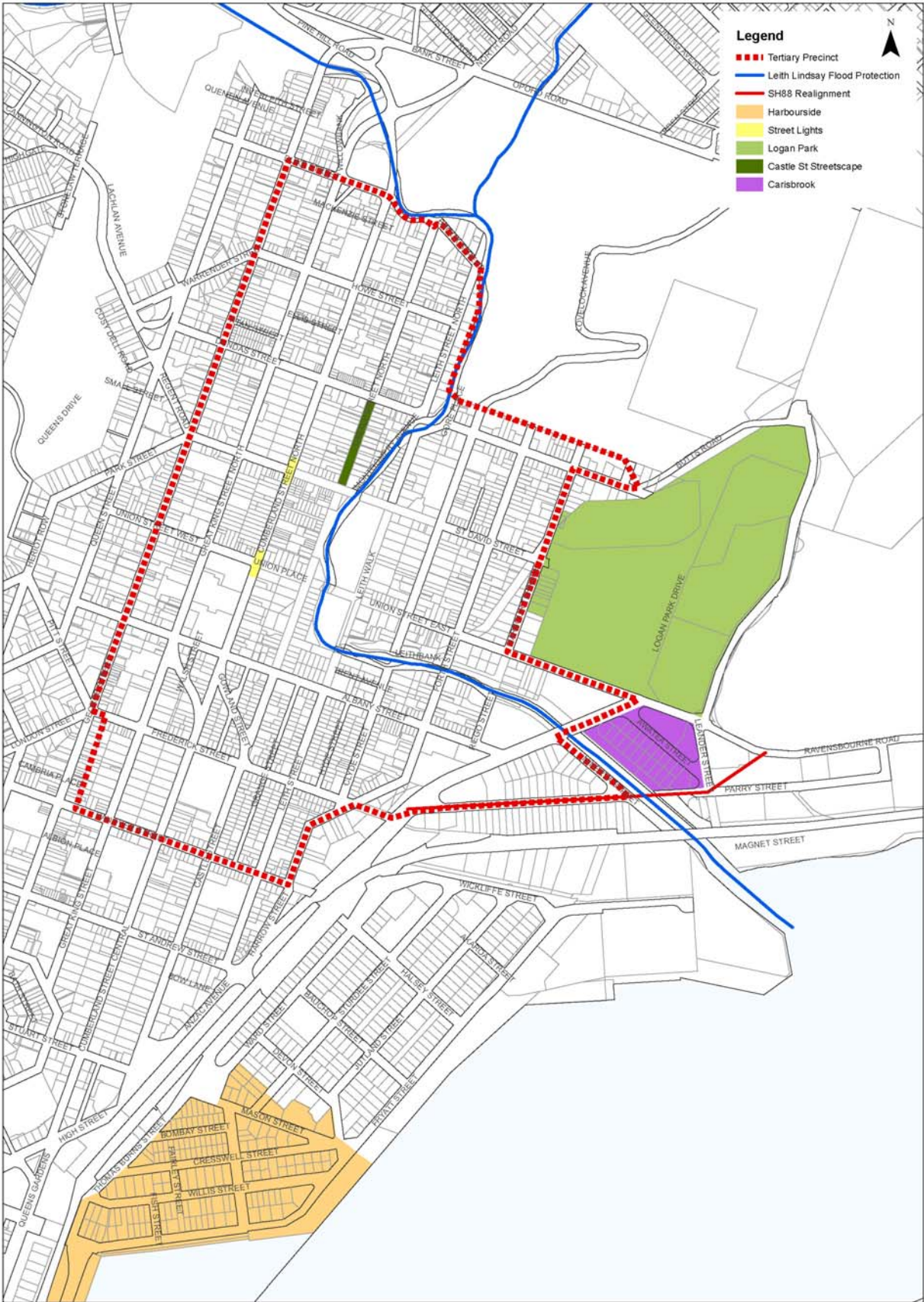


Figure 6: Tertiary Precinct Development Plan - Potential Development Sites



8.2 Student Housing

Objectives:

- *Ensure a good quality student housing stock within the campus area;*
- *Facilitate development of a variety of student housing options such as student flats, Colleges and studio apartments;*
- *Adopt and promote sustainable practices (ie refuse disposal, waste/water) within student housing area;*
- *Identify, protect and enhance the distinctive characteristics of the North Dunedin residential housing and townscape environment; and*
- *Ensure housing remains in keeping with residential scale (incorporating three-level multi-storey units), but is of the quality desired by students, and the wider community, and meets environmental needs.*

Current Issues:

- No way of managing the quality of redevelopment that is occurring;
- There are no control mechanisms to prevent demolition of original character houses (unless they are listed heritage buildings);
- Inconsistent quality of flats;
- Insulation standards for new housing are minimal, with no incentives for adopting cost effective passive or active solar techniques;
- Changing rental environment eg a trend towards studio apartments;
- The market has responded to short term change largely through increased rents, however, this is unsustainable;
- Cars and on-site carpark requirements dominate the open space amenity of residential precincts;
- There is a high concentration of student living within one area. This, to an extent, segregates students from the wider community;
- Uncertainty about the best way to address student housing issues ie should student housing be concentrated or more spread out; and
- Ad hoc redevelopment and infill is occurring to the detriment of residential amenity. The low quality of some housing being built decreases the amenity of the area.

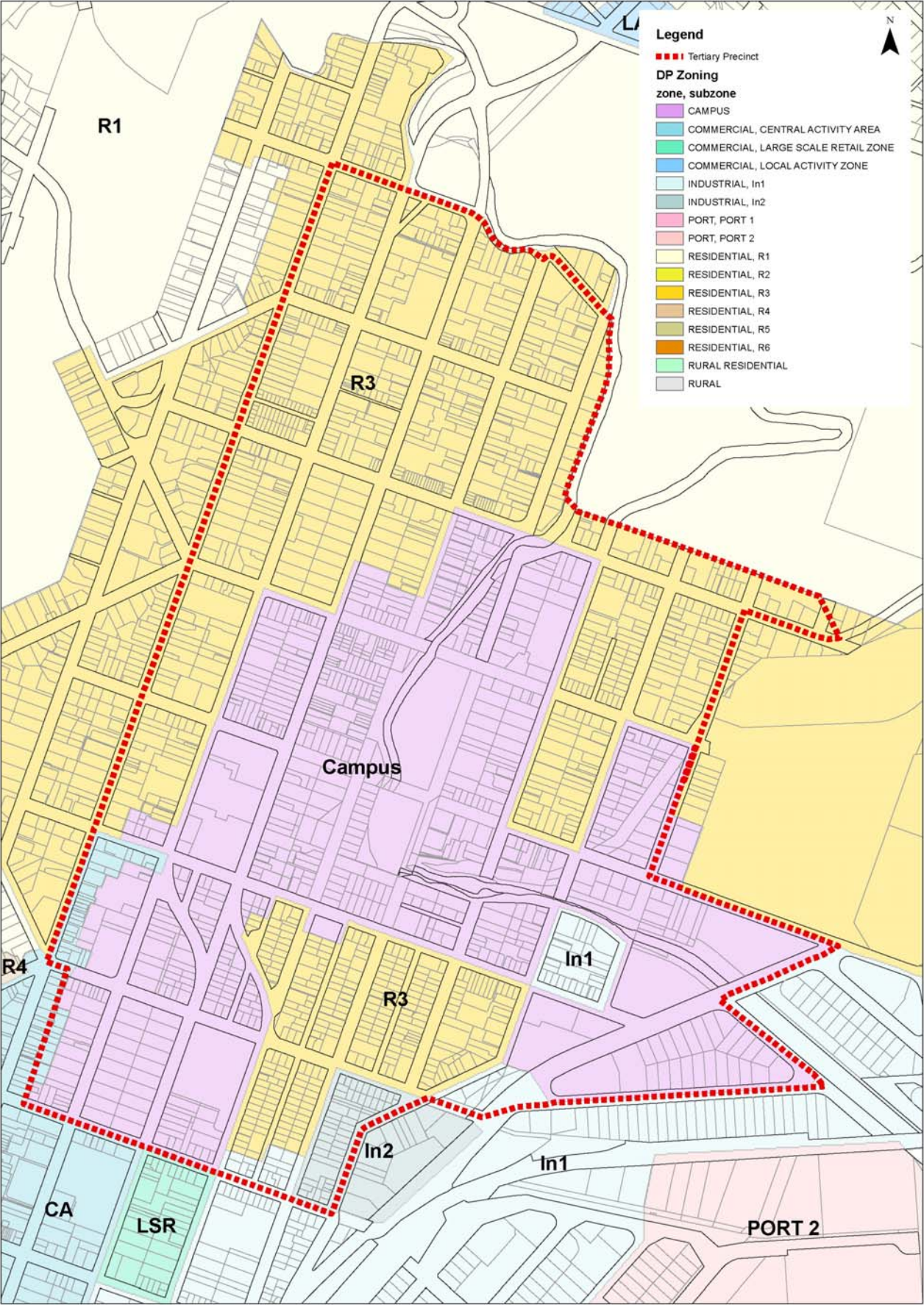
Proposed Actions (Housing):

Issue Area	Action	Lead Agency
Quality	Develop and implement standards or processes to ensure that new housing developments, and modifications to existing structures, are aesthetically and environmentally appropriate.	DCC
	Conduct an environmental assessment of problem properties/areas.	DCC (OU / OP)
	Develop and implement an incentives scheme to support landlords to upgrade the aesthetics and environmental standards of existing properties.	OP
	Encourage student education campaigns eg Flat Audits - Stop Campaign.	OU / OP
Design	Update Design Guidelines for the area and have these reflected in the District Plan so they are enforceable.	DCC
	Introduce new design code for multi-unit residential (with special campus provisions).	DCC
	Schedule in the District Plan those houses that make a significant townscape contribution (so that demolition is a non - complying activity). Note: this is not introducing a requirement for NZHPT approval.	DCC (OP)
	Create a new campus residential townscape precinct in the District Plan.	DCC
	Consider establishing an urban design panel for North Dunedin.	DCC
Amenity	Review District Plan parking requirements so that on-site parking is not at the expense of amenity space and develop incentives to remove existing parking from front yards (see also page 15).	DCC
	Review District Plan provisions to include provisions for unencumbered amenity open space.	DCC
Sustainability	Encourage and promote sustainable practices within student housing area (eg development of low energy housing) and seek government funding.	Otago Polytechnic/University of Otago
Location	Review Residential 3 zone to ascertain if it is still appropriate and if it needs to be expanded.	DCC

NB: The actions which are shaded are the priority actions to be implemented between June 2008 and December 2009.

FIGURE 7

Figure 7: District Plan Zoning



8.3 Transportation

Objectives:

- *Develop safe and easy functional transportation links between the campus area, the central business district (CBD) and its surroundings. This includes options for buses, cars, cyclists and pedestrians;*
- *Create a pedestrian and cycle oriented tertiary precinct with good links to the campus area and the city;*
- *Develop and promote sustainable forms of public transport;*
- *Develop an environment that reduces car dependency and encourages alternative forms of transport;*
- *Public transport connecting the campuses to key locations in the city is free or of minimal cost to students; and*
- *Short-term solutions are developed to encourage pedestrian priority and ease car dominance in the campus area.*



Current Issues:

- From 1991 to 2001 there was a 495% increase in dwellings with three or more cars in the North Dunedin area, compared to 21% in the rest of Dunedin;
- High dependence on cars as a form of transport;
- Automobile dominance in the Dunedin North area erodes the quality of the campus and the experiences gained there;
- Shortage of car-parking in the area for both staff and students;
- Competition for parking spaces from other sectors eg Dunedin Hospital;
- One-way major roads in the area create barriers to pedestrian movement and constrain vitality;
- Buses not viewed as a desirable means of transport because of their lack of frequency and the routes do not match common student destinations; and
- Lack of continuous cycling routes through the campus.

Proposed Actions (Transportation):

Issue Area	Action	Lead and Support Agency
A. Establishing car free or pedestrian priority zones		
	Develop a plan for achieving the objective of discouraging car use and achieving a pedestrian focussed campus environment.	DCC (OU and OP)
	Review effectiveness of existing measures to reduce car use. Eg ride share and car pooling.	OU
	Consider creating car parks on the perimeter of the Tertiary Precinct.	OU
	Finalise a Park and Ride scheme (which includes the Otago Polytechnic at a future stage).	OU (DCC/ OP)
	Review District Plan parking requirements in the Tertiary Precinct. Encourage fewer cars per household by reducing the number of available parking spaces (e.g. consider restricting parking in North Dunedin to two cars per property or paid parking 24 hours).	DCC
	Establish 'car free zones' within the campus (and consider offering priority to car-less students within these areas).	OU
	Review DCC parking protocol to allow for creative alternatives to car park provision.	DCC
	Introduce development contributions to pay for car parking sites off-campus, or alternative transport solutions.	DCC?
	Facilitate partnerships with the private sector to develop alternative transport solutions (eg more off-street parking facilities in the campus) and investigating incentives to use such facilities.	
B. Establishing "green routes" of high amenity value		
Pedestrian Environment	<p>Improve the pedestrian experience and encourage walking through:</p> <ul style="list-style-type: none"> improving signage and way finding; establishing pedestrian priority at traffic lights; improving quality of street furniture; and creating lanes to provide shortcuts. 	DCC/Transit NZ
	Review the need for increased pedestrian crossings around the campus area.	DCC/Transit

Issue Area	Action	Lead and Support Agency
	Investigate potential street closures within the campus area to facilitate pedestrian movement.	OU/ OP
	Review the role of the arterial routes which border or cross the tertiary precinct .eg the one way pair and Dundas and Fredrick Streets.	DCC
	Develop an extensive pedestrian network that links the two tertiary institutions. These will be well lit and provide provision for shelter against the weather.	University of Otago/Otago Polytechnic and Dunedin City Council
	Change the overall environment of State Highway 1 (in the vicinity of the campus) from car focussed to a more pedestrian focussed urban road (eg through increased tree planting).	DCC/OU/Transit
	Progress relocation of arterial route to Port Chalmers from Anzac Avenue.	DCC
C. Reducing cars - Alternative Transport		
	Further improve bus services, routed, timed and priced to cater for student needs.	ORC (DCC/ OU / OP))
	Review the Campus circuit route, and other routes, and review marketing and promotion of the Campus circuit bus to increase awareness of the service.	ORC
	Ensure bus shelters in the campus area contain route maps and timetables: and progress provision of real time information at bus stops (or texting alternative).	ORC
	Establish improved connections between the campus and the city and harbourside.	
	Work towards the goal of "free" buses for students (following Palmerton North example).	DCC / ORC
	Work to have an integrated bus card in place for 2009 academic year.	ORC (OU / OP)
	Facilitate ongoing promotion of 'GoBus'.	ORC/DCC/OU/OP
	Research barriers to using public transport in and around the campus area.	
	Work towards establishing cycles as the dominant form of student transport.	OP (DCC/ OU)
	Provide secure and sheltered bicycle stands within the campus.	OP/OU
	Review of the University's current cycle policy to provide improved cycle ways, including "campus through routes".	OU

Issue Area	Action	Lead and Support Agency
	Develop a cycleway alongside the Leith.	ORC/OU
	Establishment of more direct cycle routes between the campus, central city and key residential areas and consider how city cycle ways could link together with any new cycle paths established around the University.	DCC (OU/OP)
	Investigate 'car club' (community rental car and cycle pool) for students.	OP (OU and DCC)
D. Reducing Car Use - Cultural Change		
	Education programmes/campaigns to discourage car use.	OU/OP

NB: The actions which are shaded are the priority actions to be implemented between June 2008 and December 2009.

8.4 Campus Environment, Facilities, Amenities and Open Space

Objectives:

General Environment

- *The campus environment is improved with street landscaping, pedestrian signage and amenities;*
- *A safe and sustainable environment for the community of North Dunedin;*
- *Protect and enhance Dunedin's outstanding heritage items within the campus area;*
- *The outdoor environment is designed to accommodate Dunedin's climate;*
- *Enhance and increase existing green space to create a park like setting;*
- *The green belt connection is strengthened between the campus, Logan Park, Botanic Garden and the town belt;*
- *Develop a distinct sense of place to illustrate the academic precincts;*
- *The campus is easily identified and navigated;*
- *The Leith stands out as a feature waterway and is a key artery through the area; and*
- *The campus and wider student residential areas are clean, tidy and look well cared for.*

Increased Community Engagement

- *A unique space that attracts visitors;*
- *Actively encourage community use of campus area;*
- *Provide a range of amenities for students, tourists and the wider public; and*
- *Dunedin is a lifelong learning centre for all residents and has an international reputation as the 'learning city'.*

Amenity Development

- *Optimise the amenity value of public spaces and identify where new amenities are required.*

Connectivity

- *Promote and develop distinct student meeting points, including informal settings that provide opportunities for interaction; and*
- *Improve connectivity between the various activity nodes within the campus and the wider environs.*

Pedestrian Environment

- *The campus and its main axes are pedestrian friendly, rather than dominated by vehicles.*

Current Issues:

- *On-going issues with rubbish collection, broken bottles and vandalism resulting in low quality streetscapes;*
- *The heritage elements of the campus area have untapped tourist potential;*
- *Lack of signage creates a barrier for visitors to the campus;*
- *Several projects planned or proposed will significantly enhance the facilities, amenities and open spaces of the campus (eg Leith Lindsay walkway; proposed Logan Park Redevelopment; proposed Carisbrook Stadium);*
- *Lack of communal open space for recreation has a negative impact on student behaviour (eg there are noticeably more broken bottles in areas where there are no playing fields);*

- Conflict between motor vehicle traffic and pedestrians on some key campus access routes (eg SH1; Frederick Street and Albany Street);
- Private open spaces have in many cases been paved over for parking to meet requirements in the District Plan. This results in the loss of residential amenity space; and
- Loss of campus amenity through provision of vehicle parking (within campus).



Proposed Actions (Environment):

Issue Area	Action	Lead and Support Agency
Visual Enhancement	Establish a programme of increased tree planting, public art and street furniture with campus and key pedestrian routes, eg current sculpture walk.	
	Develop themed walks of interest around the campus area.	
	Continue to review and rationalise rubbish collection contracts to address the particular needs of North Dunedin (consider increasing frequency of collection, and greater flexibility towards students).	DCC/OU/OP
	Develop further 'clean-up' initiatives within the campus area.	OU & OP
	Develop 'clean-up' initiatives to improve cleanliness and appearance of the wider city.	DCC
	Establish on-going education programmes regarding rubbish and recycling and consider providing alternatives such as bottle banks and cash incentives for bottle recycling.	DCC / Keep Dunedin Beautiful
	Revisit policy and prioritisation for relocating power lines underground.	DCC (OU / OP)
Public realm	Undertake a visual townscape assessment of the quality of the area to improve and enhance public spaces.	
Green Space	Improve the quality of existing green space areas, due to constraints with finding more space.	
	Develop new micro-parks/village greens where possible.	OP/DCC/OU (Depending upon location)
Amenity Space	Research recreation and amenity needs of students.	
	Develop better facilities for students off campus, eg computer/study centres.	
	Create communal, covered eating areas throughout the campus, including free outdoor BBQ facilities.	
	Further enhance the Leith as an amenity linking campus green spaces, in particular, develop walkways from the university to Anzac Ave and create communal seating and recreational areas.	OP (ORC/OU)
	Examine opportunities for new links across the Leith (for pedestrians and cyclists, eg Riego Street).	
	Develop a public art programme and source funding so that public art is a feature of key pedestrian axes including the Leith Walkway.	DCC/ ORC
	Develop a programme to improve street landscaping on high used pedestrian streets, including: tree planting, street furniture, removal of overhead wires; and enhanced lighting for pedestrians.	Tertiary Precinct planning group (OU/OP/DCC)

Issue Area	Action	Lead and Support Agency
	Establish common green spaces between flats for students to study and interact together	Otago University
	Design amenity areas for the public as a whole, not just students.	OU/OP
	Review parking requirements for Residential zone 3 in the District Plan.	DCC
Campus safety	Provide safe lighting for pedestrians (as opposed to vehicles).	DCC
	Conduct on-going safety audits to identify new problem areas.	DCC
	Publicise presence of "Campus Watch" for student safety at night.	Otago University (TS Marketing Group)
	Develop a campaign to increase awareness of safe walking routes.	Otago University (TS Marketing Group)
	Increase signage to indicate emergency phones and safe walking routes.	DCC
	Establish a shuttle between main pubs at night.	DCC/Police/ACC ?Licensees
	Investigate logistics and costs of installing a co-ordinated and integrated CCTV system on Campus and in North Dunedin, possibly funded by Community Safety funding.	DCC (OU)
Sense of Place	Development of 'place markers' to show entry into academic precincts (eg coloured paving stones, signage).	DCC/OU/OP
	Investigate whether role of 'Campus Watch' could be broadened to include visitor assistance.	OU
	The development of a new campus signage system that is consistent throughout the area and provides linkage between the tertiary organisations.	OU OP

NB: The actions which are shaded are the priority actions to be implemented between June 2008 and December 2009.

8.5 Infrastructure/Information Technology

Objectives:

- *Ensure that world-class telecommunication and data connection systems are available;*
- *Infrastructure that will efficiently meet the needs of the increasing North Dunedin population; and*
- *Provide a wireless campus.*

Current Issues:

- An information gap exists with regard to the quality and capacity of the waste and storm water systems - Dunedin North has been identified as a potential critical pressure point.

Proposed Actions (Infrastructure):

Issue Area	Action	Lead and Support Agency
Wastewater Network	Create 2-D hydraulic models for water networks to identify quality and capacity issues and inform long term capital and renewal investment plans.	DCC
	Develop a three water strategy to 2050 for Dunedin.	DCC
	Develop a water, waste water and waste reduction and recycling strategy for North Dunedin.	DCC
Communication Network	Facilitate development of an urban fibre network within North Dunedin to enable high speed/high capacity broadband.	DCC (OU / Delta)
	Ensure all students have access to high speed internet.	OU
	Develop informal, high tech learning spaces both indoors and outdoors.	OU
	Develop enhanced wireless capabilities in wider campus area and enhanced wireless access to the university network throughout the residential campus zone).	OU

NB: The actions which are shaded are the priority actions to be implemented between June 2008 and December 2009.

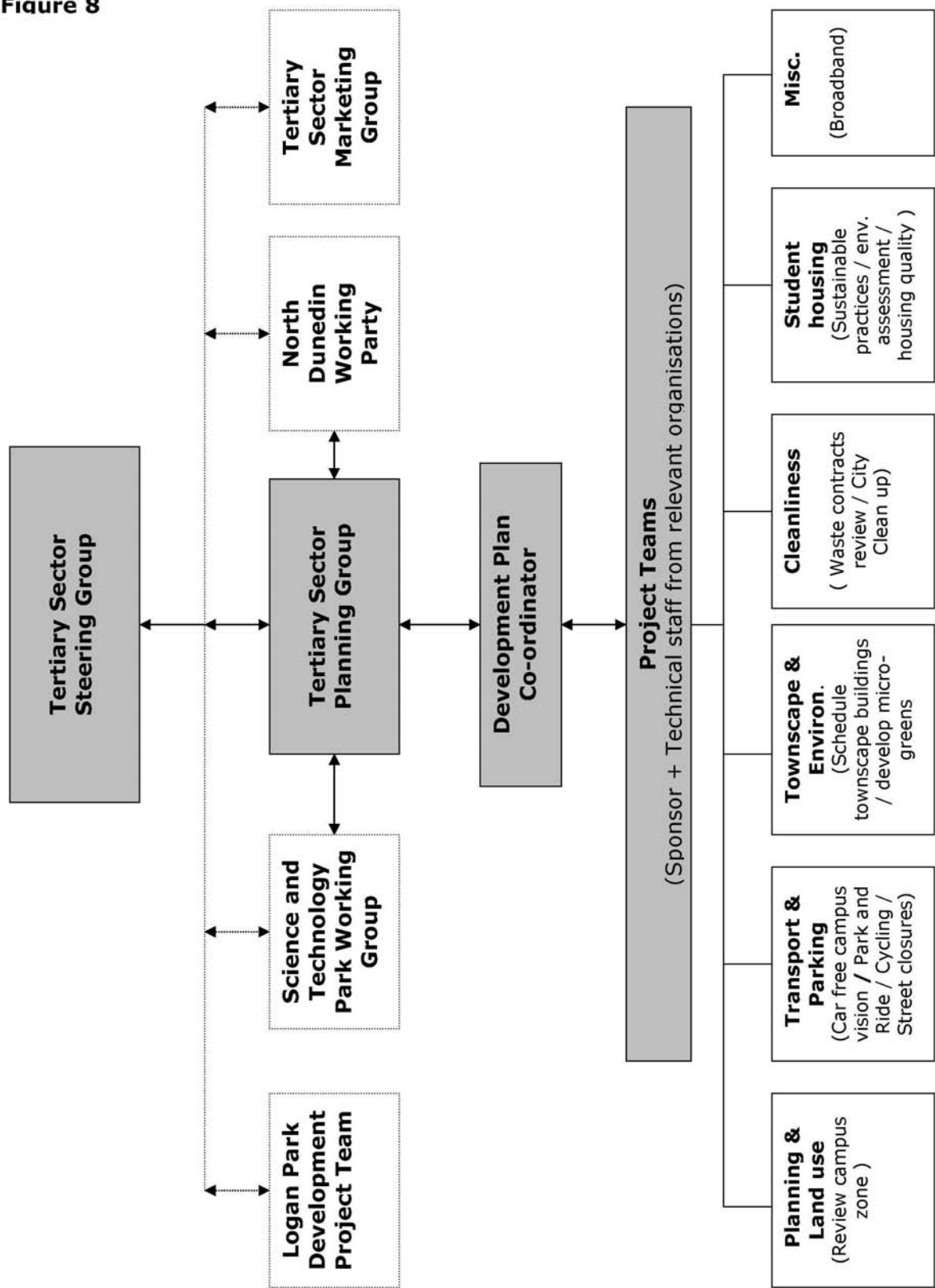
9. IMPLEMENTATION

The implementation of this Development Plan is overseen by the Tertiary Precinct Planning Group. Its membership is set out in Appendix A. Project Teams are responsible for progressing the different themes of activity.

The work is overseen by a Steering Group comprising the Chief Executive and Board Chair/Council Chairs of the key organisations. This group is responsible for ensuring co-ordination at the governance level in strategic planning for the tertiary sector in Dunedin.

FIGURE 8

Figure 8



APPENDICES

APPENDIX A: KEY PEOPLE LEADING THE DEVELOPMENT PLAN MEMBERSHIP OF THE TERTIARY SECTOR STEERING GROUP

(as at June 2008)

Peter Chin	Mayor of Dunedin
Jim Harland	Chief Executive, Dunedin City Council
Graham Crombie	Chairman, Otago Polytechnic
Phil Ker	Chief Executive, Otago Polytechnic
Lindsay Brown	Chancellor, University of Otago
David Skegg	Vice-Chancellor, University of Otago

MEMBERSHIP OF THE TERTIARY SECTOR PLANNING GROUP

Councillor Syd Brown (Chair)	Dunedin City Council
John Patrick	University of Otago
David Richardson	University of Otago
Barry MacKay	University of Otago
Darrell Latham	University of Otago
David Thomson	University of Otago
Don Hill	Dunedin City Council
Peter Harris	Dunedin City Council
Nicola Johnston	Dunedin City Council
Councillor Michael Guest	Dunedin City Council
Paul Freeland	Dunedin City Council
Philip Cullen	Otago Polytechnic
Chrissie Mahoney	Otago Polytechnic
Councillor Michael Deaker	Otago Regional Council

MEMBERSHIP OF THE TERTIARY SECTOR PROJECT GROUP

Nicola Johnston	Dunedin City Council
Councillor Michael Guest	Dunedin City Council
Chris Doudney	University of Otago

Other members involved in earlier stages:

Anne Cheng	Dunedin City Council
Andrea Howard	Dunedin City Council
Nicholas Karlovsky	Dunedin City Council
Karin Lepoutre	Dunedin City Council
Robert Tongue	Dunedin City Council
Lea Werner	Dunedin City Council

APPENDIX B: STAKEHOLDERS WHO ATTENDED THE WORKSHOP AND/OR PROVIDED INPUT TO THE DEVELOPMENT PLAN

Architects

Commercial/business sector interests (including cafes/motels/taverns)

Dunedin City Council Councillors and staff

Dunedin Hospital

External service providers to the tertiary institutions

Historic Places Trust Kai Tahu

Landscape architects

Ministry for the Environment

New Zealand Fire Department

New Zealand Police

North Dunedin motel/hotel representatives

North Dunedin residents

North Dunedin Property owners and developers

Otago Chamber of Commerce

Otago Museum

Otago Regional Council

Otago University and Otago Polytechnic staff and student representatives

Public Health South

Southern Urban Design Forum

Special interest groups (cycling/Arts in Public Places)

Transit New Zealand

APPENDIX C: OVERVIEW OF NORTH DUNEDIN AREA

The “campus area” referred to throughout this document is outlined in Figures 1 and 2. It is the Campus zone as defined in the Dunedin District Plan as well as the area surrounding the University of Otago and the Otago Polytechnic, encompassing approximately 165 hectares. The area is dominated by high-density residential and tertiary activity. However, some commercial activities also operate in the area, employing more than 4,000 full-time equivalents (excluding Tertiary Staff). The University of Otago and the Otago Polytechnic are both located in North Dunedin. Together they accommodate around 24,000 students and 4,500 staff. The Tertiary Sector plays a crucial role in the competitiveness of Dunedin as a city, and Otago as a region.

North Dunedin is unique in its composition. Its residential population is almost entirely made up of students, with the 2001 census recording that 90% of its total residents were studying at educational facilities. Students have not always dominated the area. Traditionally, North Dunedin was settled as a district of working-class and lower middle-class housing.

The high proportion of students living in this area contributes to a strong sense of student ownership and sense of place. Student behaviour is currently undergoing scrutiny by the University of Otago Council who have implemented a ‘Code of Conduct’ in an attempt to manage anti-social behaviour by a minority of students. The social problems associated with such a large concentration of young people have been long predicted. In a North Dunedin inner area study in 1973 it was envisaged that:

“In 10-15 years, given no Council intervention in the area [North Dunedin], it is likely that the population would consist mostly of students and young people living in increasingly dilapidated old dwellings. The social consequences of having large numbers of young people in poor houses are not likely to be good”.

Many of the city’s heritage buildings and structures are located in the campus area. The University of Otago has been located on its present site since the 19th century, and, structures dating back from its earliest days are key components of the city’s heritage and townscape. In the face of new developments it is important to recognise and protect these buildings, as they are important not only to Dunedin’s historical heritage, but also as an important tourist asset that attracts visitors to the campus.



Most of the houses in the study area are rental properties. Student housing mostly consists of pre 1920s detached villas, workers cottages and terrace housing all of which contribute to the area's unique streetscape. Increasingly, however, new housing developments are occurring in the area as a result of rising demand for adequate student housing. As the population continues to rise, the area faces pressures and conflicts between retaining the old and accommodating the new.



Walking is the main form of transport around the campus for the majority of students due to the proximity of the student housing area to the two tertiary institutions. Despite this, parked cars dominate the area and have increased dramatically since the introduction of cheap imported cars from Asia. State Highway 1 runs directly through both of the major academic and residential precincts within the campus area. A number of key student recreation and amenity facilities (eg food outlets, Alhambra Rugby Group) are also located in this vicinity. The position of State Highway 1 severely restricts east/west pedestrian access and poses safety issues and concerns. While it is unlikely that the location of the Highway will be changed, potential ways to minimise the impact need to be considered.

In 2003, a District Plan change was made to the methods and rules in the Residential Section to ensure they are effective in maintaining amenity in the Residential 3 zone in North Dunedin. The variation to the plan was introduced in response to concerns about deterioration in residential amenity in this area. An important change was the use of “habitable rooms” to control the intensity of use of a residential site instead of a control on the number of residential units. This means that while more units may be established on a residential site the number of bedrooms provided on the site will be controlled in relation to the size of the site. Amenity open space and car parking requirements for permitted activities are also now based on the number of habitable rooms provided. This reflects the fact that the effects associated with these aspects are more closely related to the number of people living on a site. Unfortunately however, the parking requirements in the District Plan have resulted in significant loss of amenity areas as front gardens are being concreted over and replaced with car parks. In addition this has had negative impact on the streetscape of the area.

The Water of the Leith is a major townscape element that has a close relationship with the campus area. This river twists through the campus environment acting as a key visual element. The proposed Leith Lindsay Flood protection scheme provides an opportunity to enhance both the visual and amenity value of this river. Although the Leith acts as a natural link between the two campuses, it also creates a physical barrier between the Otago Polytechnic’s main administration block and its School of Fine Arts. The Botanic Garden, the Leith corridor and numerous trees on campus enhance the North Dunedin townscape. There are also several open green spaces within the campus area, including Logan Park, the Museum Reserve and Alhambra Rugby Ground.