

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



Figure 1. Lookout Point Fire Station in 2020.<sup>1</sup>

**PROPERTY INFORMATION**

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

**SUMMARY OF HERITAGE SIGNIFICANCE ASSESSMENT**

<b>Historic/Social</b>	Meets criteria
<b>Spiritual/Cultural</b>	Does not meet criteria
<b>Design</b>	Meets criteria
<b>Technological/Scientific</b>	Does not meet criteria

**RECOMMENDATION:**

The building meets one or more of the significance criteria from Policy 2.4.2.1.b and is recommended for inclusion in Appendix A1.1 of the 2GP.

<sup>1</sup> Google Streetview, 2020.

## RECOMMENDED PROTECTION

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

## STATEMENT OF SIGNIFICANCE

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

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

## HISTORICAL SUMMARY

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

### Previous site development

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

### Fire Stations in Dunedin

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

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

The South Dunedin station was expanded, a “two-machine station with living quarters for six married men” was approved at Roslyn, a new station approved at Lookout Point, and two new stations at Andersons Bay and North Dunedin were approved. Accommodation was included because firefighters were required to remain at their station 24/7 when on duty, though married men could also live nearby provided they were within earshot of the station alarm bell.<sup>3</sup> There was a suburban building programme in the 1950s that saw the construction of “impressive residential stations”, including Roslyn and Lookout Point.<sup>4</sup> The Roslyn Station was built in 1950, while Lookout Point was built in 1955.<sup>5</sup>

### Design and construction

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

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

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

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

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

<sup>5</sup> *Otago Daily Times*, 17 Feb 1949, p. 4.

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

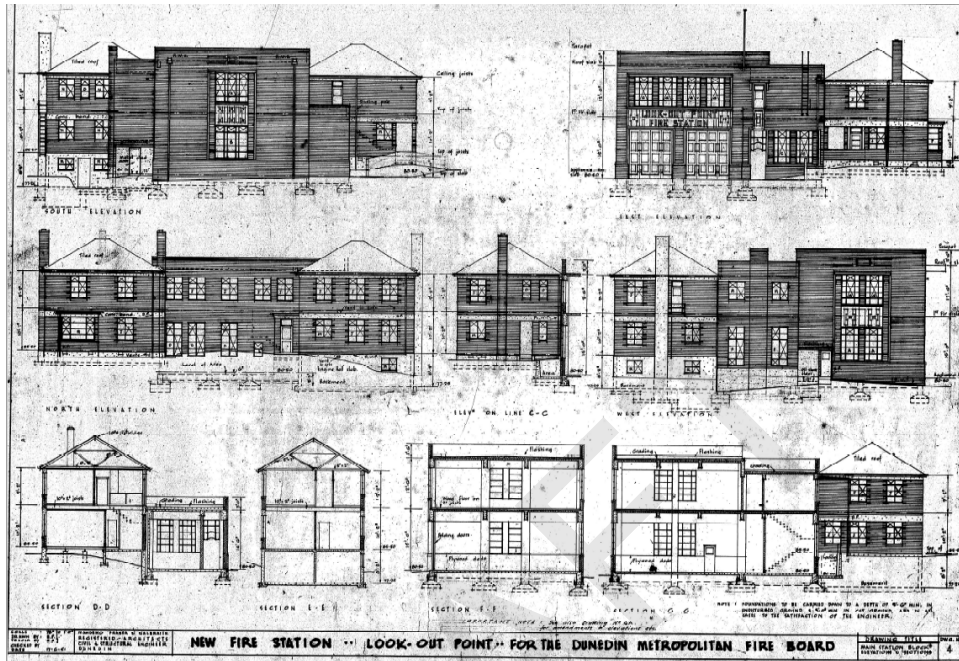


Figure 2. Elevations and sections of the Fire Station Block, Mandeno, Fraser and Galbraith, 1951.

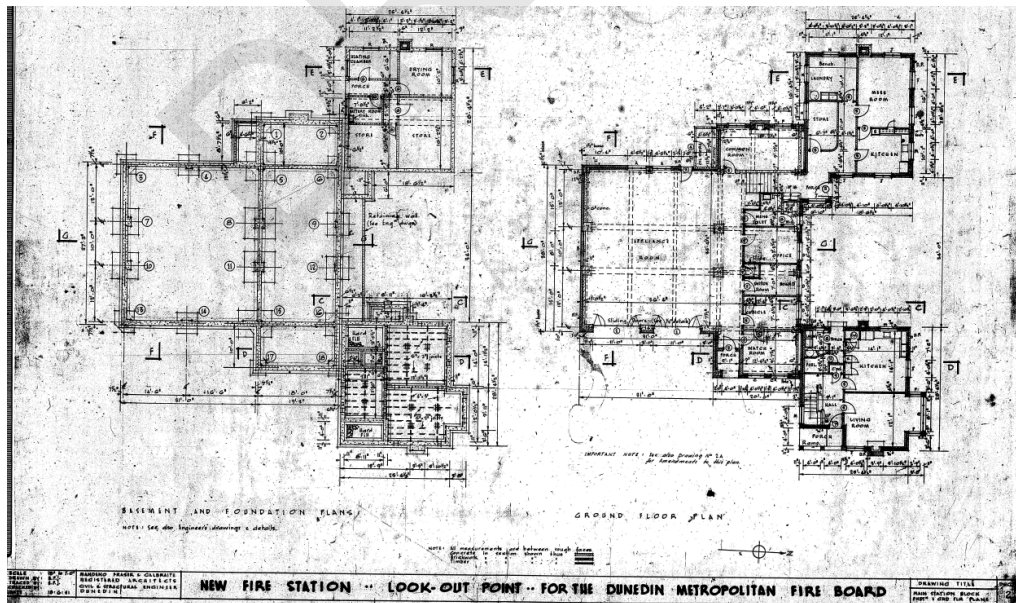


Figure 3. Ground floor and foundation plans of the Fire Station Block, Mandeno, Fraser and Galbraith, 1951.

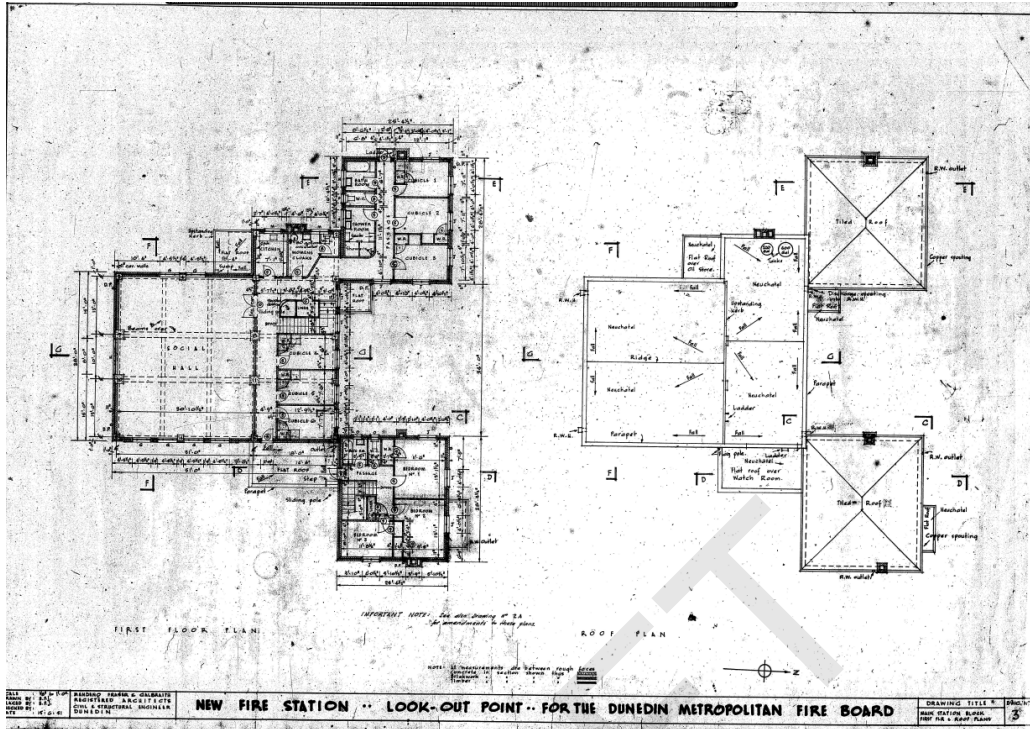


Figure 4. Roof and first floor plans of the Fire Station Block, Mandeno, Fraser and Galbraith, 1951.

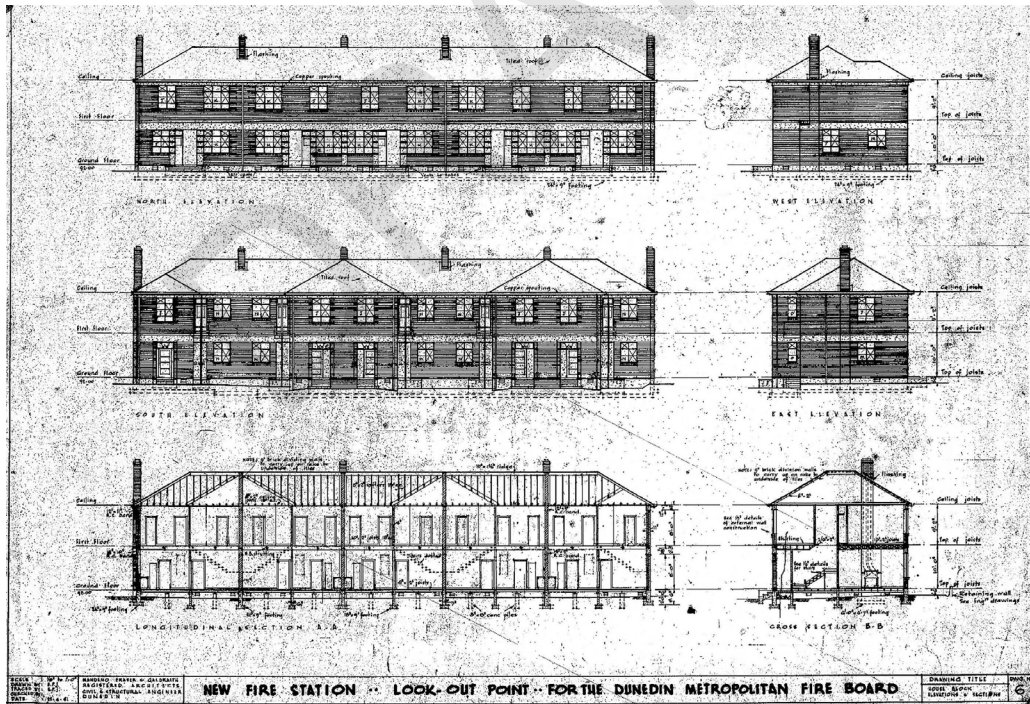


Figure 5. Accommodation block, Mandeno, Fraser and Galbraith, 1951.

### Later history and development

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

### Notable people/Themes

#### Fire Brigades/FENZ

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

#### Mandeno, Fraser, and Galbraith

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

## **ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **HISTORIC/SOCIAL**

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

### **SPIRITUAL/CULTURAL**

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

### **DESIGN**

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

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

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

### TECHNOLOGICAL/SCIENTIFIC

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

### REFERENCES

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

### APPENDIX



Figure 6. Lookout Point Fire Station from Mornington Road.



Figure 7. East elevation.



Figure 8. South and west elevations.





*Figure 9. Accommodation block.*



*Figure 10. Aerial showing the site as farmland prior to development, 1942.<sup>7</sup>*

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<sup>7</sup> Retrolens, 1942.



*Figure 11. Lookout Point Fire Station in the context of the new state housing developments at Corstorphine and Calton Hill, 1958.<sup>8</sup>*

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<sup>8</sup> Retrolens, 1958.

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

## **What do you mean by scheduling?**

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

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

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

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

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

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

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

## **Can I still repair and restore my building?**

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

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

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

## **Can I make changes to my building?**

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

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

## **Can I demolish my building and construct a new building?**

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

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

### **Is there any financial support for heritage building owners?**

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

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

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

[www.dunedin.govt.nz/services/dunedin-heritage/how-can-we-help/heritage-fund](http://www.dunedin.govt.nz/services/dunedin-heritage/how-can-we-help/heritage-fund)

### **Does scheduling change what I can use my building for?**

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

### **Can someone at DCC help me?**

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

### **Useful web links:**

DCC Heritage webpages [www.dunedin.govt.nz/services/dunedin-heritage](http://www.dunedin.govt.nz/services/dunedin-heritage)

Heritage New Zealand Pouhere Taonga [www.heritage.org.nz](http://www.heritage.org.nz)