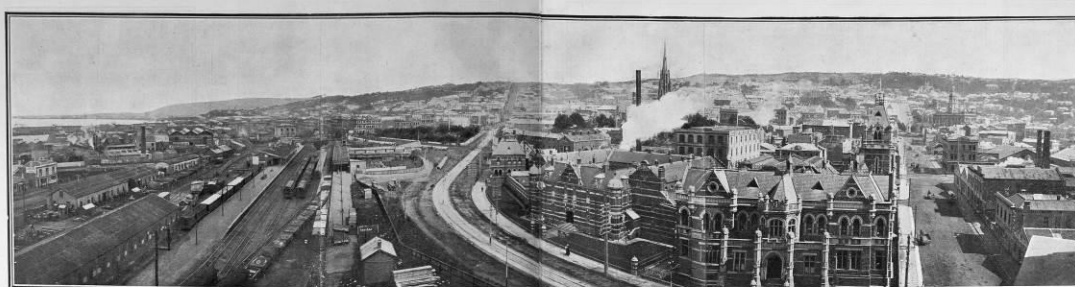


Dunedin Prison Conservation Plan



A PANORAMIC VIEW OF DUNEDIN, THE CAPITAL CITY OF OTAGO, FROM THE NEW RAILWAY STATION, SHOWING THE SUPREME COURT BUILDINGS IN THE FOREGROUND.

J. H. BROWN, 1880.



Prepared by
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for

Dunedin Prison Charitable Trust

Revised Final, 14 February 2014

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HERITAGE

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Executive Summary

This Executive Summary provides the Dunedin Prison Charitable Trust (DPCT) and other readers with a clear, concise summary of the major findings and recommendations in the Conservation Plan.

The former Dunedin Prison is of national heritage significance, listed as a Category 1 place on the New Zealand Historic Places Register. This fine Queen Anne Revival style building is thought to be the only intact Victorian-era courtyard design prison in Australasia. Decommissioned as a prison in 2007, the building and its site are now owned by the Dunedin Prison Charitable Trust (DPCT). This Conservation Plan, prepared for the Trust by heritage consultants Chris and Margaret Betteridge of **MUSEcape** Pty Ltd in consultation with the trustees, the New Zealand Historic Places Trust (NZHPT), Dunedin City Council (DCC), New Zealand Department of Corrections and other key stakeholders, is a conservation management document which identifies and describes the building, its setting, its elements and movable items, assesses their significance, analyses the issues, requirements and opportunities relevant to the place and recommends policies, strategies and actions for conserving and managing the place to retain and interpret its heritage values within a framework of compatible new uses.

Detailed historical research of library and web-based sources was carried out, combined with site investigations in consultation with former prison officers and other experts. Analysis of the documentary and physical evidence enabled an assessment of significance in accordance with the criteria and relevant guidelines published by ICOMOS NZ and NZHPT. Relevant matters such as statutory requirements, the owner's needs, structural considerations, fire safety issues, access requirements and interpretive opportunities were considered and conservation policies developed accordingly.

This Conservation Plan generally concurs with the draft Dunedin Prison Heritage Assessment prepared for NZHPT by Guy Williams and Associates in February 2010 and identified in the Heritage Covenant entered into between the NZHPT, a body corporate under the provisions of the *Historic Places Act* 1993 (Trust) and Her Majesty the Queen for justice purposes (Owner). The Plan finds that the former Dunedin Prison is of national significance for New Zealand and for the City of Dunedin and that it satisfies all the relevant criteria to justify its listing on the Historic Places Trust Register.

Previous reports on the building and a feasibility study of potential new uses were reviewed, analysed and expanded to provide the DPCT with options and guidelines for a range of sympathetic and economically viable potential new uses compatible with the significance of the place and the Heritage Covenant. These new uses would enable retention of significant spaces and fabric balanced with economically viable adaptation to breathe new life into the building.

Sources consulted and useful references are provided, along with appendices that include the Heritage Covenant, the ICOMOS New Zealand Charter, previous reports, inventories of spaces, fixtures and fittings, a glossary of conservation terms from the ICOMOS Charter and units of measurement.

1.0 Introduction

This section provides background to the preparation of the Conservation Plan, outlines its objectives and structure, identifies the property status and location of the place in its regional and local contexts and lists abbreviations used in the text. The authors are identified, those who assisted in the preparation of the plan are acknowledged and any limitations and disclaimers are stated.

1.1 Background

The former Dunedin Prison, in Castle Street / High Street (State Highway 1), Dunedin, replaced earlier, since demolished structures on other sites in the city. It was designed by New Zealand Government Architect John J Campbell (1857-1942) in 1892 and erected between 1895 and 1898¹. Built in the Queen Anne (Revival) architectural style following the treatment Norman Shaw had used for New Scotland Yard² in London, the prison is part of a major heritage precinct that also includes the Law Courts (also designed by J J Campbell, built 1902), Dunbar House (designed by W Crichton, built 1895), Dunedin Railway Station (designed by G Troup, built 1904-07), Anzac Square and the Otago Settlers' Museum (built 1906, 1921, with the latest addition opened 2012).

The former prison building served as the city's main gaol from its opening until 1915 when it was taken over by the Police Department and then used as both a prison and the Central Dunedin Police Station³. In 1959 the building was altered for use as a women's prison and served that purpose until 1974 when that function was replaced by a new women's prison at Paparua, on the outskirts of Christchurch. Dunedin Prison reopened in 1975 as a male remand and short sentence prison for the Otago-Southland area.⁴ In 1994 the Police moved out to their long-awaited new facility in Great King Street, Dunedin but the men's prison continued in the building. In 2007, Dunedin Prison was replaced by the Otago Corrections Facility, a purpose-built centre at Milburn, near Milton, south of Dunedin, with 335 beds, designed to house high to medium security prisoners.

In July 2009 the Mayor of Dunedin advised the national government's Land Information Services that Dunedin City Council did not require the former prison for any public work. In January 2010 architectural historian Peter

¹ Hocken, 1898, p.34 & Martin, 1998, p.37. Shaw & Morrison, 1991, p.65 say Campbell designed Dunedin Prison with William Crichton (1861-1928) who designed the nearby and similar Police Barracks, now Dunbar House.

² Shaw's 'New' Scotland Yard on the Thames Embankment, replaced the earlier Great Scotland Yard, off Whitehall, the original headquarters of Sir Robert Peel's London constabulary, established in 1829. New Scotland Yard has since moved twice and is now located

³ Singe & Thomson, p.266

⁴ Martin, 1998, pp.172, 186

Entwistle completed a preliminary assessment of the prison's architectural distinction. In February the same year Guy Williams & Associates prepared a draft heritage assessment of the building that formed the basis of a Heritage Covenant dated 12 June 2012 between the New Zealand Historic Places Trust, a body corporate under the provisions of the *Historic Places Act* 1993 (Trust) and Her Majesty the Queen for justice purposes (Owner).

In August 2010, following the closure and decommissioning of Dunedin Prison, a group of five local heritage enthusiasts had formed the Dunedin Prison Charitable Trust with the following aims:

- To secure the control and management of the Dunedin Prison;
- To conserve, restore, protect, maintain and make it available to visitors as well as a venue for selected community purposes;
- To provide for its long term survival as a viable tourist attraction.

The Trust purchased the building in May 2012 with a vision to make the prison a major tourist attraction for Dunedin. It is now seeking funding to carry out a staged development program over the next few years towards establishing a self-sustaining commercial operation on the site. In the meantime, the Trust operates guided tours of parts of the building with the assistance of former prison officers and other volunteers.

1.2 The Brief

The first step along the road to sympathetic adaptive reuse of the former Dunedin Prison is a comprehensive Conservation Plan prepared in accordance with the requirements of the New Zealand Historic Places Trust and current best practice in heritage conservation, as espoused in the ICOMOS New Zealand Charter. It is essential that heritage sympathetic and commercially viable adaptive re-use(s) are found that will enable the DPCT to repair and maintain the building and its curtilage. To this end, sympathetic alterations will be necessary. This Conservation Plan will inform how these alterations will be achieved to limit their impact, as far as possible, to spaces, elements and fabric assessed as intrusive or having neutral or low significance.

There have been numerous interventions carried out during the building's life, some well-crafted, others less sympathetic to the original design and heritage fabric. For example, the original cloistered courtyard is now mostly hidden by a covered exercise yard and blocked up brick arches. This Conservation Plan provides the DPCT with guidance as to the relative importance of not only the original building fabric, but also the significance of the later additions and alterations that have occurred during its life as a gaol and as a police station.

1.3 Property Ownership, Status and Identification

This section establishes the location of the building, identifies its ownership, the current land tenure and other status.

The legal property description of the site is Section 2 SO 303266 (CT 22482), Otago Land District. The property is located within Dunedin City and the

Region of Otago. The street address is 2 Castle Street, State Highway 1 and Dunbar Street, Dunedin, with the main frontage to Castle Street (which becomes High Street part way along the frontage).

The Dunedin Prison (Former) was included as a Category 1 Historic Place on the Register of the New Zealand Historic Places Trust on 28 June 1984, with Registration No. 4035. The curtilage for the listing includes the land described as Sec 2 SO 303266 (CT 22482), Otago Land District and the building known as Dunedin Prison (Former) thereon, and its fittings and fixtures. The site is owned by the Dunedin Prison Charitable Trust.

Dunedin Prison (formerly Police Station) is also listed as Site No. B269 on Schedule 25.1 Townscape and Heritage Buildings and Structures on Dunedin City District Plan, requiring protection of the facade and bulk appearance to High Street.

The regional context and location of the former Dunedin Prison are shown in the figures below.



Figure 1 Regional context of former Dunedin Prison (shown by 'A' in red dot) in relation to the greater Dunedin area, Otago Peninsula and southern Otago region. The correction facility which replaced Dunedin Prison is located at Milburn, near lower left hand corner of map. (Source: Google Maps)



Figure 2 Location of former Dunedin Prison (arrowed) in relation to Dunedin CBD. (Source: Google Maps).

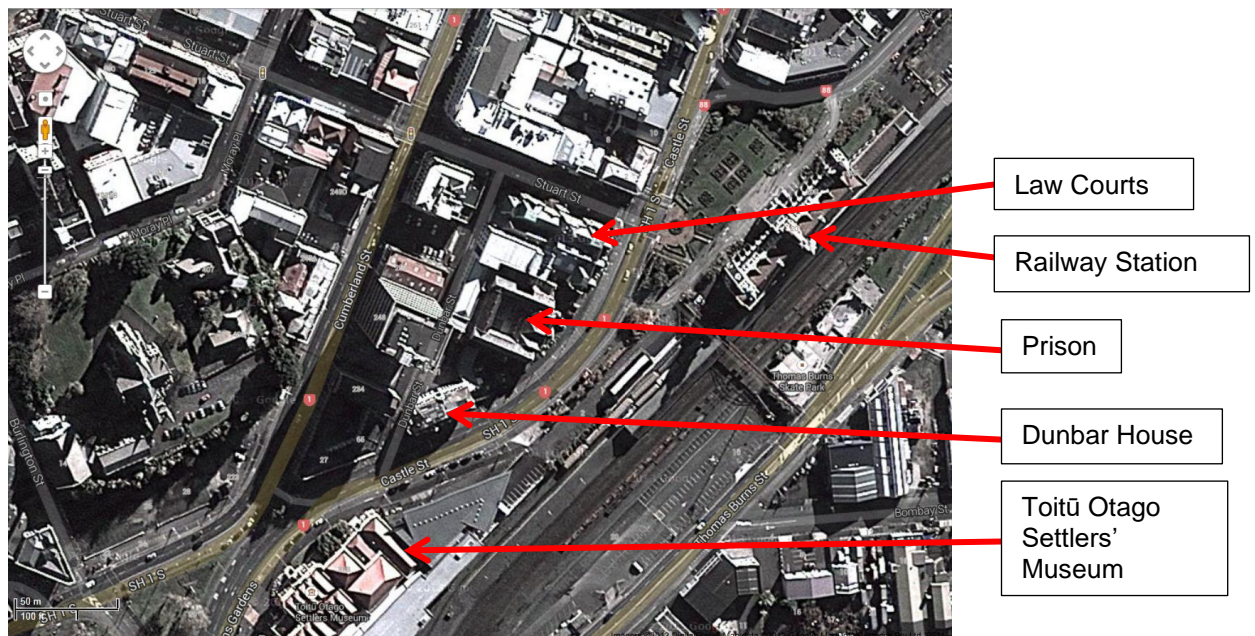


Figure 3 Former Dunedin Prison, showing site in relation to Dunedin Railway Station, the Law Courts, Dunbar House and Toitū Otago Settlers' Museum. (Source: Google Maps, MUSEcape Pty Ltd)

1.4 **Methodology**

The methodology used in preparation of this Conservation Plan is as follows:

- Liaison with client at start-up to refine project scope and schedule, establish contacts and ascertain available sources;
- Review of previously researched material on Dunedin Prison including print and web-based publications, inventory data files and property information to analyse details of building components and identify any gaps in information about the history of the building and its use.
- Checking of listings of site in statutory registers and schedules of heritage places at the New Zealand Historic Places Trust and Dunedin City Council.
- Library and web-based research of primary and secondary sources including reports, maps, plans and photographs at relevant repositories which included the following:
 - Dunedin Prison site;
 - New Zealand Department of Corrections (Ara Poutama Aotearoa);
 - Archives New Zealand (Te Rua Mahara o te Kāwanatanga) in Wellington and Dunedin;
 - New Zealand Ministry of Defence (Manatū Kaupapa Waonga), Dunedin and Wellington;
 - Dunedin City Council (Kaunihera-a-rohe o Otepoti);
 - Hocken Collections, University of Otago (Uare Taoka O Hakena);
 - New Zealand Historic Places Trust (Pouhere Taonga);
 - Alexander Turnbull Library, National Library of New Zealand (Te Puna Matauranga O Aotearoa), Wellington;
 - Toitū Otago Settlers Museum;
 - Opus International Consultants Ltd, Wellington;
 - Otago Conservancy Office, Department of Conservation (Te Papa Atawhai).
- Site inspections and consultation with DPCT trustees, NZHPT officers, former prison officers and other consultants to enable review of existing heritage assessments in accordance with significance assessment criteria, identification of significant elements not previously identified and assessment of condition of components, with recommendations for further work if necessary.
- Consideration and analysis of relevant issues, requirements and opportunities including but not limited to significance, condition, access, security, statutory and non-statutory controls, interpretation, education and cultural tourism opportunities.
- Development of conservation management policies, strategies and actions, with a staged Implementation Plan. Identification of interpretive themes, potential target audiences and a range of potential

interpretive concepts and delivery mechanisms in a draft Interpretive Strategy (Appendix K).

- Identification of a range of draft options for sympathetic adaptive reuse of the building and its site (Appendices L and M).
- Preparation of a draft Conservation Plan in a standard format to meet the Trust's requirements as detailed in the Brief and any other stakeholder requirements.
- Consideration of stakeholder comments on draft CP including peer review by NZHPT and amendment as necessary.
- Preparation of final CP, including recommendations for deposit of document with relevant organisations.

1.5 Authorship

This Conservation Plan has been prepared by Chris Betteridge, BSc (Sydney), MSc (Museum Studies) (Leicester), AMA (London), M.ICOMOS and Margaret Betteridge BA (UNSW), Grad. Cert. (Museum Studies) (Leicester), directors of **MUSEcape** Pty Ltd, a Sydney-based heritage consultancy operating since 1991. Chris and Margaret each has more than thirty years' experience, in government heritage-related agencies and in private practice, in the identification, assessment, management and interpretation of heritage places. They have prepared or provided input to conservation plans and interpretation plans for many significant historic places relevant to the Dunedin Prison project, including the Mint and Hyde Park Barracks museums in Sydney, the historic King Street Courts complex of the Supreme Court of NSW, also in Sydney, the Justice Precinct, Parramatta, Cockatoo Island in Sydney Harbour, the former Kenmore Mental Hospital near Goulburn, NSW and the first European settlement sites in Bathurst, NSW.

1.6 Acknowledgments

The authors would like to express their sincere appreciation and thanks to all those who have assisted them in their research for and preparation of this Conservation Plan, including the following organisations and individuals.

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 National Library of New Zealand, Wellington;
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 New Zealand Department of Defence - John Crawford;
 New Zealand Historic Places Trust - Owen Graham, Hazel Heal, Jonathan Howard, Susan Irvine, Vivian Timlin;

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 New Zealand Police Museum, Wellington – Rowan Carroll, Sophie Giddens,
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 Octa Associates Ltd - David Booth, William Cockerill;
 Opus Consultants, Wellington - Ian Taylor;
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 Dunedin – John Barkla;
Otago Daily Times - Craig Baxter, Rebecca Fox;
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 Tourism Dunedin - Gil Abercrombie, Suzanne Arthur, Hamish Sexton;
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 Galer; Mike Hartley; Dr Peter Johnson; The Late Bill Martin, (author *Dunedin
 Gaol: A Community Prison since 1851*); Ray Orton; Peter Petchey; Guy
 Williams.

If we have omitted anyone we apologise sincerely.

1.7 Alternative Names for the Place

The building which is the subject of this Conservation Plan has been known
 by a number of different names over time. The 1894 specification refers to
 'Gaol Buildings Contract, Dunedin'. The entablatures above the main
 entrance on the Castle Street façade of the building bear the inscriptions 'HM
 Prison' and 'AD 1896', the date being an error as the building was not
 completed until 1898. Once opened, the building was referred to as 'Dunedin
 Prison', this term being preferred to 'Dunedin Gaol'. Once the Police moved
 into the building in 1915, it was shown on the earliest surviving plan from that
 period as 'Dunedin Prison and Police Station'. It has also been known as
 'Dunedin Central Police Station', '(Dunedin) Women's Prison' (1959 -74) and,
 since 1994, again as 'Dunedin Prison'.

1.8 Definition of Terms and Abbreviations

The terms used to describe the different aspects of conservation as they apply
 to Maori and European cultural heritage are defined in the ICOMOS New
 Zealand Charter for the Conservation of Places of Cultural Heritage Value
 (ICOMOS New Zealand Charter 2010). Where relevant they have been used
 in this CP and a glossary is provided in the Appendices. Units of
 measurement used in historical documents are listed in the Appendices, with
 metric equivalents.

For the sake of brevity in the text, the names of some organisations, acts and documents are abbreviated after first use. Listed below are those acronyms likely to be found in the Conservation Plan (CP).

CP – Conservation Plan;
 DCC – Dunedin City Council;
 DOC – New Zealand Department of Corrections;
 DPCT – Dunedin Prison Charitable Trust;
 MOD – New Zealand Ministry of Defence;
 NZHPT – New Zealand Historic Places Trust

1.9 Limitations and Disclaimer

Research was limited to those sources available to the authors within the timeframe of the study. No physical intervention in the site was carried out apart from some minor examination of building materials. Only limited inspections were made of sub-floor areas or wall cavities. No archaeological excavations of the site were carried out. Comparative analysis was limited to properties of similar age and significance currently listed on the New Zealand Historic Places Register, similar registers in Australia or otherwise known to the consultants through past experience or web-based research.

This document may only be used for the purpose for which it was commissioned and in accordance with the contract between **MUSEcape** Pty Ltd (the consultant) and the Dunedin Prison Charitable Trust (the client). The scope of services was defined in consultation with the client, by time and budgetary constraints agreed between the consultant and client, and the availability of reports and other data on the site. Changes to available information, legislation and schedules are made on an ongoing basis and readers should obtain up-to-date information. **MUSEcape** Pty Ltd or their sub-consultants accept no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report and its supporting material by any third party. Information provided is not intended to be a substitute for site specific assessment or legal advice in relation to any matter. Copyright and intellectual property rights in this report are vested in the authors. The Dunedin Prison Charitable Trust may use the material in this report on a non-exclusive basis subject to the permission of the authors. Unauthorised use of this report in any form by third parties is prohibited.

2.0 Analysis of Documentary Evidence

This section includes an historical description and analysis of the documentary evidence relating to the place, from pre-human occupation to the present day. A chronological timeline is also provided. A more extensive chronology that sets the place in the context of relevant events that were happening at the prison, in Dunedin and in New Zealand is provided as Appendix O.

2.1 The Natural Environmental Context

The environment in which the former prison is situated has changed dramatically since first human occupation of the place now known as Dunedin. Botanist Peter Johnson⁵ uses the reference points of vegetation remnants at estuaries near Dunedin, including Hoopers Inlet, Kaikorai Estuary, and Blueskin Bay to build a picture of the likely vegetation at the head of Otago Harbour before reclamation and city settlement. He envisages the very head of Otago Harbour being a depository for sediments that would only slowly be transported to the open sea. Thus there would have been a gently sloping intertidal zone, partly of sand from the South Dunedin tombola / flats, along with stream silt from the Water of Leith, and silt derived from the loess⁶ soils of all minor hillside streams around the harbour. Upper harbour bays would have had shallow silty estuaries (e.g. the former Lake Logan). The harbour head, proper, exposed to the northeast wind, would have been regularly disturbed and re-fashioned by waves and wind, so that there would have been a mixture of small sand ridges, perhaps shelly, with predominant mudflats, and tidal channel arms extending inshore and up creeks. Headlands of hard rock would have had bush and scrub down to high tide level.

The vegetation sequence on the predominant soft substrate shores would have been, in order, going upslope:

1. subtidal and intertidal seagrass (*Zostera*);
2. saltmarsh communities of ground-hugging herbs (*Sarcocornia*, *Selliera*, *Samolus*, *Leptinella*, *Suaeda*);
3. a narrow zone of short sedgeland of, for example, three-square, *Schoenoplectus pungens*.
4. restiad⁷ rushland (chest-high) of oioi / jointed wire rush, *Apodasmia* (*Leptocarpus*) *similis*;
5. flax (*Phormium tenax*), toetoe (*Cortaderia richardii*) tall herbfield, merging with; ...
6. scrub, of e.g. manuka (*Leptospermum scoparium*), cabbage trees (*Cordyline australis*), *Coprosma propinqua*, *Myrsine divaricata*, etc.;
7. forest on fertile, moist, alluvial soils ... kahikatea, pokaka, kowhai, ribbonwood;

⁵ Peter Johnson, pers. comm.

⁶ Loess are wind-blown soils.

⁷ Restiads are members of the family Restionaceae, a family of perennial, evergreen rush-like flowering plants native to the Southern Hemisphere and from 10 cm to 3 m in height.

8. hillside' forest of rimu, miro, matai, Hall's totara, broadleaf, fuchsia, pittosporums etc.

2.2 Maori occupation of the Dunedin area

The Maori history of this area relates particularly to coastal Otago (Te Tai o Araiteuru) and the tradition of the waka Arai Te Uru. Muaupoko (Otago Peninsula) in particular, provided a sheltered place for occupation. A settlement in what is now central Dunedin is believed to have been used as late as 1785 but was unoccupied in the 1820s when the area was described by Thomas Shepherd⁸. Although ancient trails (ara tawhito), seasonal settlements (nohoaka) and canoe mooring sites (tauraka waka) were evident at the commencement of Dunedin, most soon vanished or were incorporated into colonial roads.

The Dunedin CBD, including the site of the Dunedin Prison, contains very few Maori sites⁹ because it was swampy, with bushy gullies, and large expanses of mudflats when the tide was out. It was also exposed to the cold winds blowing off the sea. In contrast the Otago Peninsula has numerous Maori sites going back to Archaic Maori times 700 years ago. Food sources and places to pull up canoes close to navigable channels were much more plentiful. This does not mean that Maori did not name or travel through the site of the CBD - just that they did not maintain villages there. However they named a stream near the prison Toitū, a name which has recently been adopted by the Otago Settlers' Museum following its major refurbishment.

2.3 A Scottish Settlement on the South Island

In April 1844, acting for the New Zealand Company, Frederick Tuckett identified the site for the future settlement of 'New Edinburgh', a place to be named Dunedin, a contraction of the Gaelic word for Edinburgh. In 1846, Charles Kettle arrived to survey the area and with his assistants R Park and W Davidson, drew up a plan for the new settlement. The following year the company issued a general power of attorney to William Cargill, empowering him to act on its behalf in the settlement of the province of Otago. Emigrants set sail from England for Dunedin, expecting to find an established town, but on arrival at nearby Port Chalmers on 23 March 1848, after 116 days at sea, they were sorely disappointed by what they found waiting for them. However, with the characteristic 'get-up-and-go' that has become a trademark of New Zealanders, they set about founding a city and all the institutions that go with it. In 1852 the *New Zealand Constitution Act* was passed. Provinces established directly-elected councils and re-established local responsibility for many public works, including reserves. In 1853, Otago was proclaimed a province, to be managed by a Provincial Council, and Captain Cargill was duly appointed the first Superintendent on 10 September that year. The Dunedin Town Board was elected on 20 August 1855 and held its first meeting a week later.

⁸ Shepherd, Thomas [Journal], MS A1966, Mitchell Library, SLNSW

⁹. Helen Leach, pers. comm., 24 May 2013

2.4 Dunedin's Other Prisons

2.4.1 The first 'Lock-ups'

Entwistle (2010, p.12) has attempted to throw more light on the history of Dunedin's places of incarceration which has been documented by others, particularly Martin (1998) and Trotter (1998) but there still seems to be some confusion over the dates and construction materials for the early gaols. The first place of confinement for offenders in the new Scottish settlement was a primitive timber "lock up" built in early 1848 and replaced in November of the same year by another, still primitive structure, located at the foot of Bell Hill, now the corner of Stuart and Cumberland Streets, Dunedin. In 1851 when Henry Monson, the first gaoler, was appointed, the timber gaol consisted of two large cells and one day room. The Province's Civil Engineer, John Turnbull Thomson, designed the gaol although his architectural experience hitherto lay in the construction of a concrete ship dry-dock, masonry lighthouse, stone bridges, etc. According to Judge A.J. Johnston, the gaol was 'ingeniously misconstrued'.

In October 1855 Thomson's gaol was burned to the ground when Monson tipped burning embers down the cesspool to purify it. Wind blew embers against the outhouses which quickly caught alight and spread the fire to the gaol. The lone prisoner bravely fought to save the goal and was badly burned for his efforts.

2.4.2 The Immigration Barracks

Following the fire, the Superintendent of Otago, James Macandrew, proclaimed the town's Immigration Barracks as a temporary gaol until new accommodation could be erected. The Barracks, one block towards the harbour, were owned by Macandrew, who sold them to the Otago Provincial Council to serve as the gaol. The triangular section of land fronted Stuart, Castle, High and Dunbar Streets (once Gaol Street) and stood adjacent to the original bed of the Otago Harbour. The land was vested in the Superintendent of Otago and his successors forever as Reserve No. 3, site for a public gaol, in June 1858.

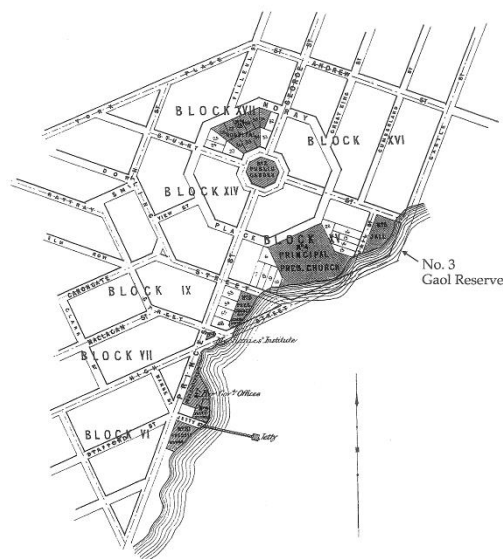


Figure 4 1858 plan showing the location of the 'Gaol Reserve' in relation to the original shoreline. ('Dunedin Reserves 1858', Otago Provincial Council Votes and Proceedings, 1861).

Note: The sections indicated as "marked in brown" are those attached.

Modifications were made to the barracks over the following years to make them suitable for a gaol. The cells were described as six feet, six inches by six feet, six inches. The bunks were so narrow that only one person could go to bed at any one time. Yet prisoners were not confined to the gaol exclusively and a sentence of hard labour meant exactly that. Prisoners contributed greatly to the development of Dunedin through the draining of swamps, harbour reclamation, building of roads and the removal of a large portion of Bell Hill. Octagon Hill, about three and a half metres high, was also removed by prison work parties. Roads were formed, including the main routes along Cumberland and Castle Streets and roads on both sides of the harbour. Dunedin's prison labour system became well known nationally and internationally. In 1874, for example, a prison officer from Melbourne made a study of the work carried out at Bell Hill.

2.4.3 The need for a more substantial gaol

In 1857 the Provincial Council had set aside £2000 and plans were procured for a new gaol. By 1859, however, no progress had been made. During an inquiry that year into the temporary wooden gaol, Monson noted that it 'has never been secure. Any prisoner could have taken and pulled any part down, and could have taken out even the windows with his hand and escaped.'

In April 1859 it was announced the newest set of plans and specifications for the erection of a new gaol were ready. In January 1860, however, a report to the Supreme Court again noted the present gaol was inadequate but that the new gaol had not progressed. The plans had been sent to the central government but the decision had been deferred as the government was contemplating the erection of one prison for the whole colony.

The decision to build was eventually made. Tenders were accepted in May 1860 and by June the foundations had been dug out. In August 1861 the Supreme Court noted the new gaol was nearly finished. Fronting Stuart Street, it was initially a timber building¹⁰ built to hold about 134 prisoners. Although some problems were apparent, contemporaries felt it would afford sufficient accommodation, despite the probable increase in crime due to the recent discovery of gold in Otago. By October 1861 the new gaol was already said to be overcrowded and in December tenders were called for additions to the building. Archival photographs show a bluestone building with a central three storey tower block and three two storey wings extending at right angles from each of three of its four walls. A debtors' prison was built next to the gaol, with a frontage to Lower High Street. In 1862 a gaoler's house was built and in 1863 further accommodation for female prisoners and lunatics was added in a corrugated iron extension. This provided accommodation for 247 prisoners in total, made up of 197 males, 30 females and 20 debtors.¹¹ Sanitary conditions were later improved, but at the expense of accommodation, and barracks at Tairaroa Heads were used for the overflow of prisoners.

¹⁰ Entwisle (2010), p.12

¹¹ Martin, p.9



Figure 5 A plan dated 1865 showing proposed sites for the Houses of Parliament and Public Offices in Dunedin, with a cruciform gaol building on the southeast corner of Court and Stuart Streets. (Collection of Toitū Otago Settlers Museum, Ref: MP-0181)

2.4.4 Maori prisoners in the old gaol

On 6 November 1869, 74 Maori prisoners from the North Island were transferred to Dunedin gaol to serve sentences of between three and seven years. These were warriors of the Pakakohoe sub-tribe of Ngati Ruanui (part

of Titokowaru's army) who fought in the land wars in south Taranaki and were captured at Patea in 1869. In August 1871 another five Maori prisoners were received from the East Coast of the North Island. All were convicted of high treason and sentenced to hard labour. Almost a quarter were invalided due to the crowded conditions of their prior incarceration aboard a hulk in Wellington harbour. A day room was converted into a dormitory for their accommodation. While the Dunedin community was apprehensive about having these warriors in their midst, contemporaries soon noted that their, 'obedience, industry, and attention, is highly spoken of, and the example and precept of the chief Rihare Watone Ngawakataurua, is cited as being in the highest degree satisfactory.'

These Maori prisoners went out daily in gangs to work on projects such as harbour reclamation, the Botanic Gardens, Otago Boys High School, and the forming of roads in Andersons Bay, Kaikorai Valley and Pelichet Bay. For the year ended 31 March 1871, it was recorded that Maori prisoners had worked a total of 9268 days on Dunedin public works.

A report for the year ending 31 March 1873 noted that the Maori prisoners had recently been discharged under an amnesty. Resident Magistrate, Isaac Newton Watt, described them as 'exceptional prisoners, who were treated exceptionally'. A memorial to the Maori prisoners is located in Dunedin's Northern Cemetery.

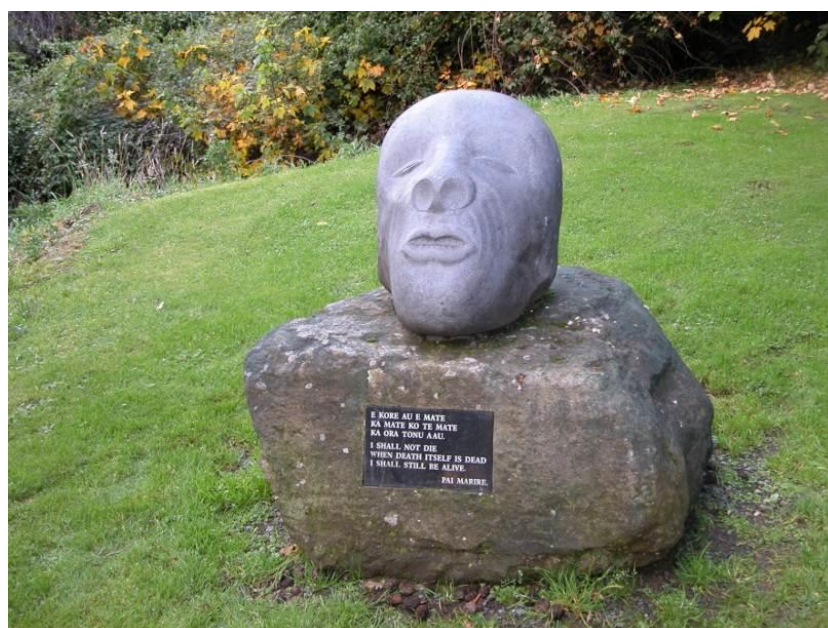


Figure 6 Memorial in Dunedin's Northern Cemetery to the Maori prisoners held in the city's third prison in the 1870s. (Photo: Chris Betteridge, 21 April 2004).

2.4.5 The beginning of centralised penal reform

The Dunedin gaol came under the spotlight in 1883 when a central government inquiry was launched into apparent irregularities in prison management. The inquiry was prompted by 'disorganisation and discord prevalent among the staff; habitual disobedience of the Prisons Act... [and] incessant complaints of officers and prisoners.'

The inquiry was conducted by Colonel Arthur Hume. In 1880 Hume had been appointed to the new position of Inspector of Prisons. During his tenure, his principal achievement was to establish a national system of prison administration. This national regime was based on methods used in English gaols between 1863 and 1895, known as the 'English System'. The system was based on classification of prisoners, whereby different types of offenders were held in different prisons, and each inmate was to have his own cell to avoid 'contamination'. Advocating prisons as a deterrent, conditions were to be notably inferior to the lowest standard of living in the general populace. Hume's endorsement of the 'matured experience' of England, although a typical colonial preference, ultimately inhibited New Zealand's search for its own penal philosophy.

Hume's attempts to implement the 'system', however, were frustrated by the need for economy and for many years the colony's prisons remained overcrowded and dilapidated. It was not until the late 1880s that Hume was able to embark on a building programme which eventually led to an improvement in prison accommodation. In 1889 Hume reported that he had trialled the English separate cell system in the new Christchurch prison which had 'effected great economy and reform'. New prisons were being built at Auckland and Wellington to give effect to the new system and, he reported, a new prison should be 'at once erected at Dunedin'. Contemporaries also noted that increasing pressures on Dunedin's prison accommodation made a new building essential.



Figure 7 Dunedin Gaol c1890s, prior to its demolition to make way for the new Law Courts. (Photo by Guy, *Otago Witness* 2 July 1902, Hocken Library c/n E2294/37).

2.4.6 Demolition of the old gaol

The remaining old gaol was dismantled in May 1899 by Sandilands and Co. but the demolition did not proceed without incident. On 11 May the bodies of three executed prisoners were exhumed and the remains were left on the grounds pending an order for their removal. In the interval, however, some person, presumably a collector, took a fancy to the skull of the late Captain

William Jarvey, executed for the murder of his wife, and annexed it. The police hoped that anyone offering for sale a skull “other than their own” would be made to account for it. The subsequent search for the skull proved fruitless.

2.4.7 Artefacts from the old gaol

In 1902 the Dunedin Law Courts, designed by John Campbell, opened on the south-western corner of Stuart and Castle Streets. An archaeological investigation in 2002¹² on part of this site found the old gaol’s foundations for one of the cell blocks running beneath and through the Law Court’s foundations. Excavations also revealed part of an old exercise yard and substantial structural timbers. Artefacts including glass, ceramics, a clay pipe, nails, buttons, spoons, bones and sawn greenstone were also recovered. As the archaeological investigation revealed excellent surviving evidence of the construction history of the old gaol from a relatively small survey area, it is likely that further remains of the old gaol may lie beneath the current prison.

2.5 *The prison that never was*

On 31 August 1888, at the behest of then Minister for Justice, the Hon Mr Fergus and Colonel Hume briefed Daniel Mahoney on the matter of a new prison for Dunedin. Mahoney had been the Government’s Inspector of Works for the construction of the Mount Cook prison in Wellington (completed 1882) and had subsequently, at the request of the Inspector of Prisons, prepared plans for the Wanganui prison. It was presumably on the basis of this recent experience in prison design that Hume had recommended Mahoney to the Minister for the new task. After studying a plan of the proposed site, Mahoney concluded that it was too small for three separate buildings and with the Minister’s concurrence, the proposal for a new courthouse was deferred. It was Mahoney’s understanding from the Minister that he would be paid for his services on the basis of a private commission and although his plans received ministerial approval, Mahoney was never paid.

¹² Petchey, 2002

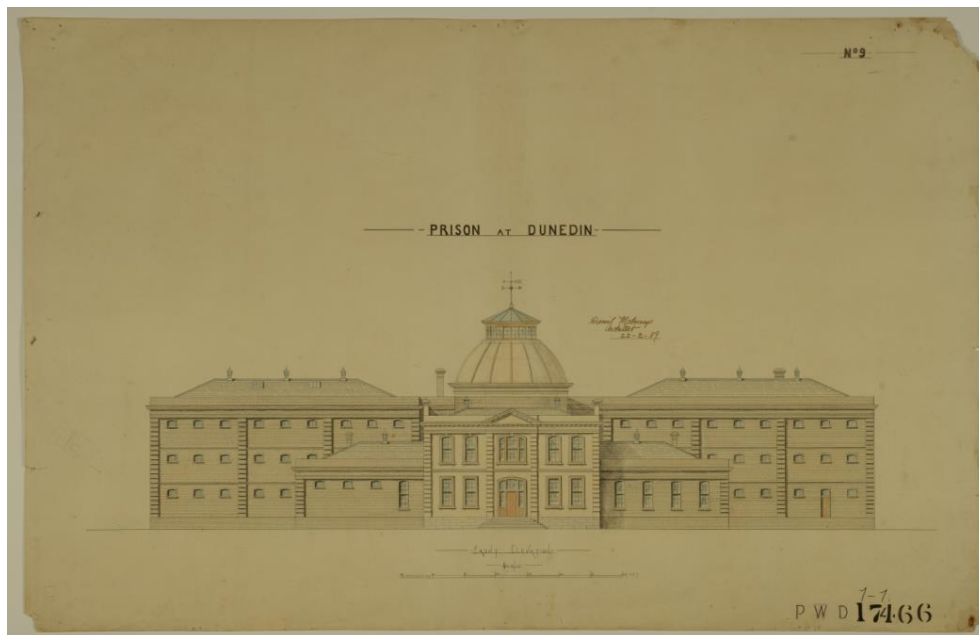


Figure 8 Front elevation of the proposed prison for Dunedin, prepared by Daniel Mahoney, 1888-9 (Source: Archives New Zealand, ACHL-22541-1187-17466_09)

The Minister denied that he had offered Mahoney any fees, considering him to be a government employee and the work to be part of his normal duties. Mahoney disputed this and in August 1890, he petitioned the House of Representatives in Wellington, seeking the entitlements he considered were due to him.¹³ Three months later, Mahoney brought the case before the Supreme Court, seeking reimbursement of £825, but his case was not strong enough to withstand the Crown's argument that he was not entitled to additional remuneration while in government employ. The Crown also argued that Mahoney had already rejected their offer of £100 for the work and, further, that he was not a qualified architect. Needless to say, Mahoney's scheme was abandoned.

2.6 A new Police Station for Dunedin

In 1895, the same year the present Dunedin Prison building was begun, a new police station / barracks was erected south of the prison site, on the acute angle of land bounded by Dunbar Street (formerly Gaol Street) and Castle Street. Contemporaries noted that the 'new Police Station and the Gaol, now on the eve of completion, are also of a highly ornate character quite opposed to the sombreness of their functions'.

¹³ Reports of Public Petitions M to Z Committee in Extract from the Journal of the House of Representatives, 1890 I.-2, p4

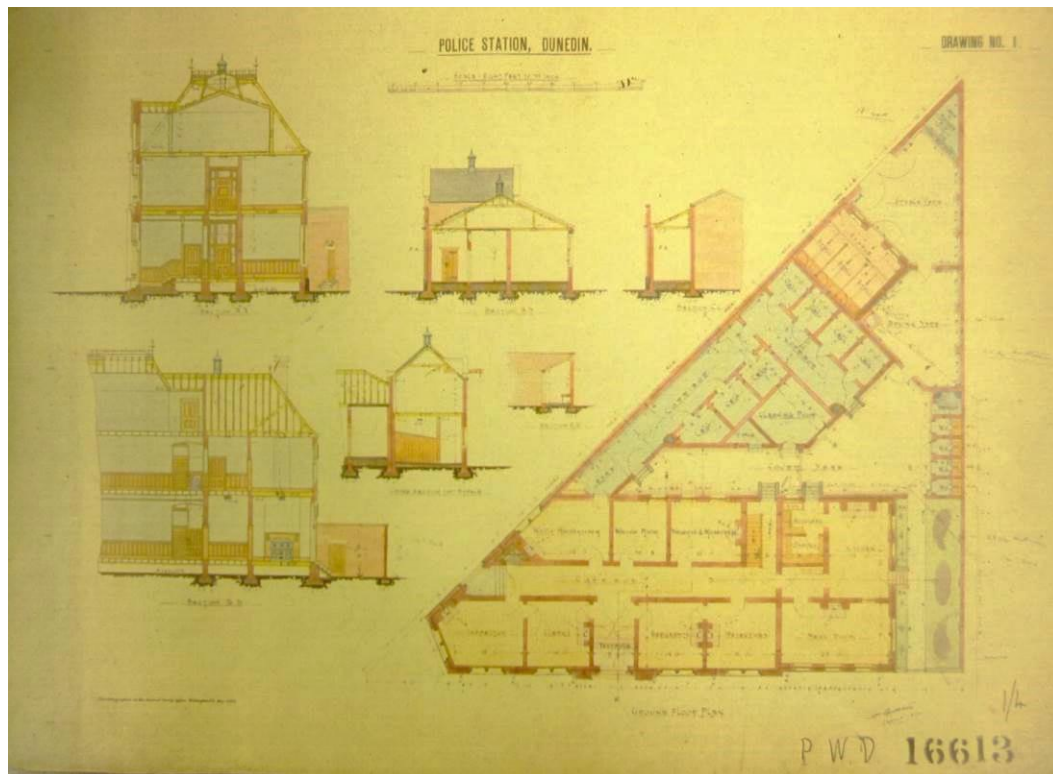


Figure 9 Ground floor plan and sections, Dunedin Police Station. Public Works Department 16613, Drawing 1. (Source: Dunedin City Council Archives).

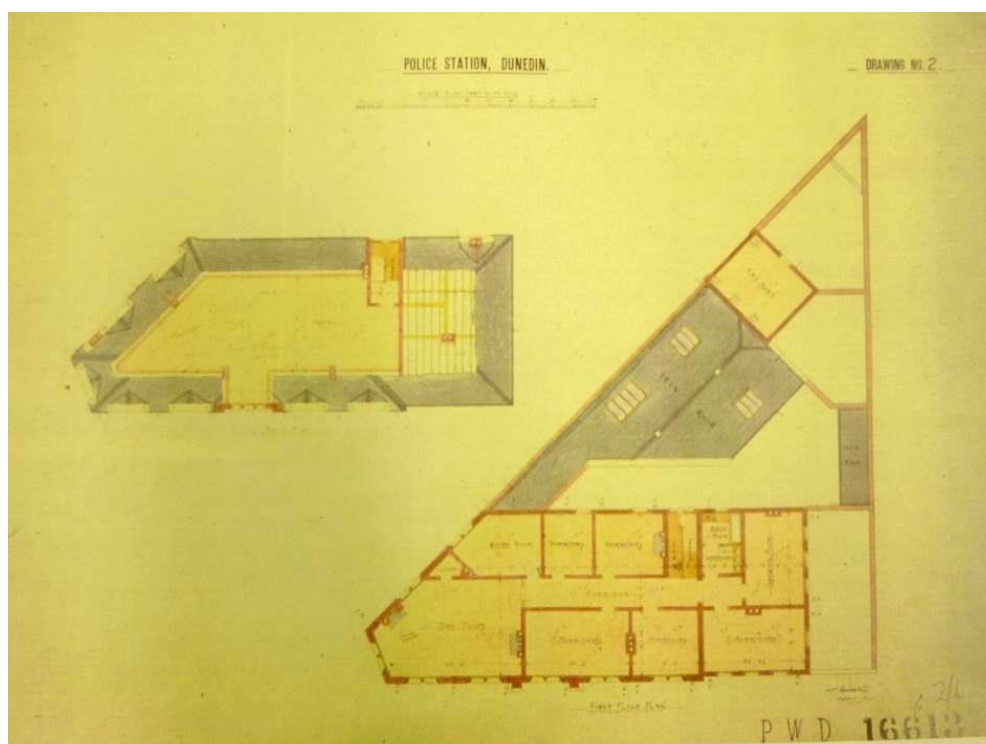


Figure 10 First floor and attic plans, Dunedin Police Station. Public Works Department 16613, Drawing 2. (Source: Dunedin City Council Archives).

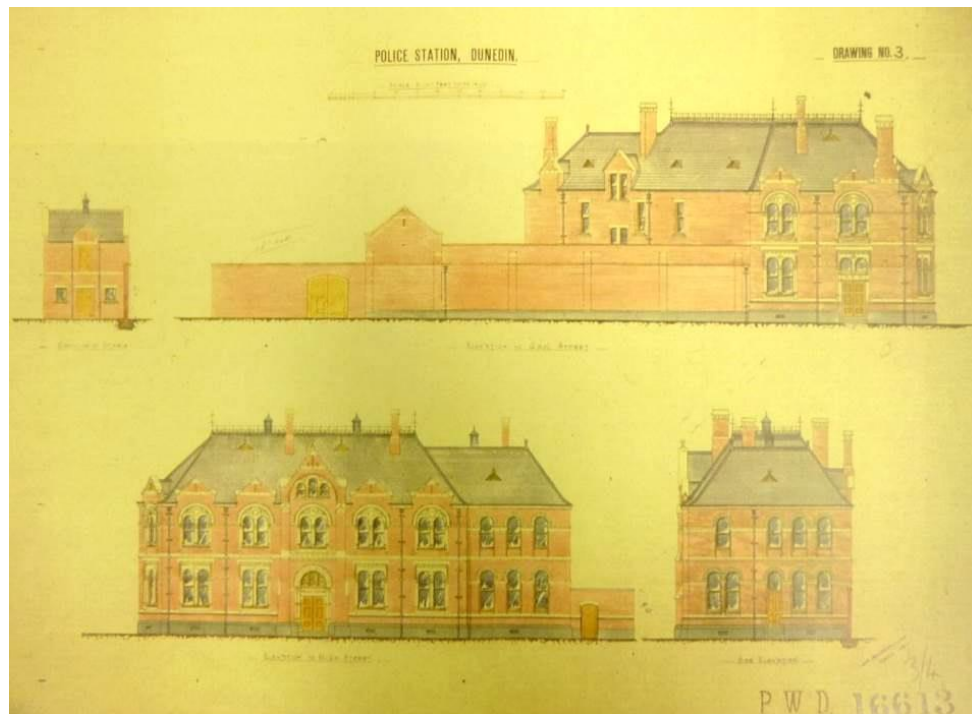


Figure 11 Elevations, Dunedin Police Station. Public Works Department 16613, Drawing 3. (Source: Dunedin City Council Archives).

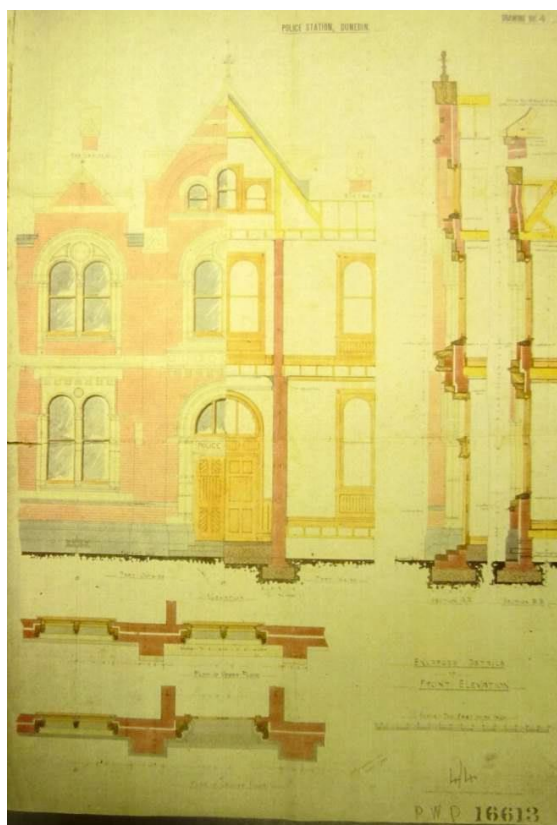


Figure 12 Enlarged details of Front Elevation, Dunedin Police Station. Public Works Department 16613, Drawing 3. (Source: Dunedin City Council Archives).

2.7 *The present Dunedin Prison*

This section contains architect and builder information including relevant biographical information where available. It also includes some site plans which provide evidence of the evolution of the building including major changes to its fabric. Unfortunately, despite extensive searches, no original plans of the building have been located.

2.7.1 Phase 1 1892 – 1915

With the Mahoney debacle out of the way, plans to construct a new prison in Dunedin were revived in the early 1890s, with a new set of drawings prepared by the then chief government architect John Campbell. Although the title of Government Architect was not formalised until 1909, Campbell had fulfilled the task since 1889. His projects included Government House, Parliament Buildings and the Dunedin Law Courts. Campbell also designed national models for buildings, for example post offices, which could be reproduced throughout the country. He became known for his Edwardian Baroque style of government buildings. It has been written that although Campbell ‘was a quiet and unassuming man; his buildings are by contrast so ostentatious that they command attention. Although many have been demolished, probably more examples of his work are known to New Zealanders, although anonymously, than buildings designed by any other architect’.¹⁴

Campbell’s design for the new Dunedin Prison was to be ‘as unlike a gaol as possible, in view of its central position’. The design was based on the New Scotland Yard building in London, completed in 1890. Scotland Yard was designed by Norman Shaw (1831-1912), considered to be the father of the modern Queen Anne style, and the Dunedin Prison mimics a number of Shaw’s design elements.

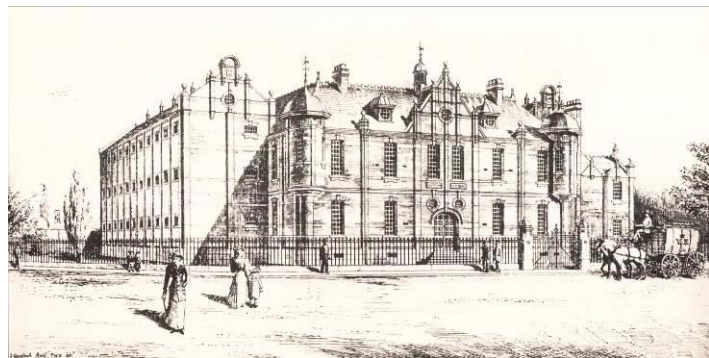
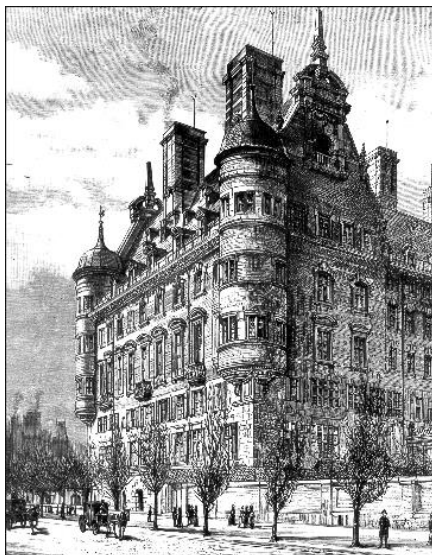


Figure 13 (Left): Norman Shaw’s design for Scotland Yard; **(Right):** Campbell’s line drawing of his design for Dunedin Prison. (Archives NZ & Hocken 0693 01 003A)

¹⁴ Richardson, 2007



Figure 14 (Left): Norman Shaw (from an article by Rosemary Hill on the architect Richard Norman Shaw, *The Guardian*); **(Right):** John Campbell (Alexander Turnbull Library, National Library of New Zealand, Reference: 1/2-035529; F)

The Queen Anne style emerged as part of the Domestic Revival in English architecture, designed to be picturesque and a freer building form which supplanted the classicism and medievalism of Victorian gothic. It is often quoted that the Dunedin prison's architecture 'exactly demonstrates the then-current reaction in New Zealand against gross Victorian stylism'.

Both Shaw's and Campbell's designs are Queen Anne in style which includes a sweep of steps leading to a carved stone door frame; rows of painted sash windows in boxes set flush with the brickwork; and a central triangular pediment set against a hipped roof with dormers. Both Scotland Yard and the Dunedin Prison have cupola domes. Both designs include red brick with paler stone banding to the elevations, 'dividing the height with a strongly marked line which gives a greater apparent width to the structure'. The designs also combine refined and elegant elements with a brick warehouse appearance. The elegant features include white mouldings on the gable, English Tudor windows, cupola domes and dormer windows in the roof. Delicately modelled brick facades also demonstrate Campbell's competence in exquisite detailing. Although the Dunedin Prison is 'somewhat smaller it is considerably more delicate and refined than its London counterpart'.¹⁵

Campbell designed the prison in four blocks surrounding a central courtyard, with two projecting wings to the north elevation creating a smaller courtyard designated as an exercise yard for females on the earliest extant plan and

¹⁵ Entwisle, 2010, p.2

mentioned in the 1895 Specifications but also attributed to a yard for the gallows¹⁶.

Since no executions were carried out in this particular prison building in Dunedin, there may never have been a condemned cell, gallows or gallows yard. As far as is known, no cell was purpose-built for condemned prisoners only. However, cells in New Zealand prisons were identified on a case by case basis to house a prisoner prior to their execution. A cell would be identified as part of the General Order governing the treatment and security of a condemned person. Such a cell was usually in a separate block in the prison and the cell would contain only a bed. Any other item, if permitted, would be placed in the cell for the period¹⁷.

For a time in the 1920s and '30s there was a portable gallows, dubbed the 'Meccano set', which could be transported between Wellington and Auckland by rail and assembled on site¹⁸. When waterside workers heard rumours that the gallows was to be sent to the South Island, they threatened to strike and it stayed on the North Island. For the eight prisoners hanged in New Zealand in the 1950s, the authorities deemed it more practical to transport the condemned persons to Auckland for execution.¹⁹

This courtyard prison design was unusual at the time and is now thought to be unique, at least for Victorian-era gaols in Australasia. The administration block faced the railway station and the three prison wings were built in a U shape behind. The administration block was two storeyed with attic, the prison wings were three high. Barred windows punctuated the exterior walls. Cells lay behind the windows and beyond them were corridors enabling circulation around three sides of the courtyard at each of the three floor levels. The prison was designed with 72 cells: 52 for men and 20 for women. The design was substantial and the prison was to be the fourth largest in New Zealand. Occupying an area of just 2661 square metres, however, over time it became one of the country's smallest prisons.

According to art historian, Peter Entwisle, the prison's form and age make it singular in New Zealand. Prison buildings, which only came into existence about 1800, are classified into four general architectural styles: radial, telephone pole, courtyard and campus²⁰. Dunedin Prison is now nationally unique in its representation of a courtyard prison. Lyttelton Gaol was the only other prison built in the courtyard style but it was closed in 1920 and has since been demolished. A comparison with the more prominent Australian prisons indicates that only two are of a courtyard design. Both of these prisons, however, are pre-Victorian and relatively small structures. Even a brief review of British and American prison designs indicates that courtyard architecture is rare. Entwisle's research, then, indicates that the Dunedin Prison represents a rare type of courtyard design both nationally and internationally. He

¹⁶ Entwisle 2010, p.2

¹⁷ Phil Lister, NZ Department of Corrections, pers.comm., 25 November 2013

¹⁸ Ibid.

¹⁹ Ibid.

²⁰ Clear, Cole & Reisig, 2008, p.250

concludes that in New Zealand 'it is the only surviving courtyard prison but in Australasia it is the only Victorian one and probably the only one of the sort ever built. In the greater English-speaking world it only seems more unusual. There may be parallels in the United States and Canada. There is one in Britain, but this is not like most New Zealand buildings whose types when sought internationally are usually numerous. Rarity of kind is only one merit in a building. But the Dunedin Prison has it in abundance'.

The prison building's ornate architecture and imposing mass also became a key element in the surrounding area. With the police barracks and art gallery close by to the south, and the railway station, Otago Early Settler's Museum, and the law courts soon added to the immediate area, the collection of civic buildings became 'one of New Zealand's most architecturally distinguished urban spaces.' In this impressive heritage precinct 'the prison building is an essential element...the prison, despite its purpose, adds a note of grace and surprisingly domestic charm'.

By 1893 there was still no sign of construction beginning on the prison. Hume's report of that year hinted at the reason why.

'I very much regret...that no determination has yet been arrived at in reference to Dunedin, and I can only add to what I have already said on this matter, that the present ancient and obsolete buildings will simply collapse before long, unless immediate and decided action is taken. It is believed that the opposition of the few who opposed building on the present site is now removed, and it is hoped in the cause of humanity alone, a new building will at once be sanctioned and commenced'.

It seems that the Dunedin City Council had for many years been negotiating with the Government to reuse the gaol site as a market place. It was in the centre of the city and close to the railway station and the wharves. Deputations from Dunedin businessmen to the Minister of Justice concerning the site were made in 1892 and 1893. One submitter 'did not suppose there were three persons in Dunedin who were in favour of erecting a gaol there'. By June 1894, however, the government was putting increasing pressure on the Council which eventually decided to withdraw its opposition to the new gaol.

The prison was to be erected on the 'co-operative system' at a cost of £10,000. This was a commonplace system during the 1890s for government works. It allowed for co-operative contracts to be let out to gangs of workmen. During the year ending 31 March 1896 six concreters, 28 stonemasons, 175 bricklayers, 125 bricklayers' labourers and three general labourers were employed on co-operative work contracts. The labour cost for building Dunedin Prison was a little more than one shilling per man hour.

The specification was issued in November 1894. The concrete was to be approved Portland cement, 1 part cement, 6 parts hard bluestone and two parts sand. The government would supply 100,000 ordinary bricks and 50,000 pressed bricks. The remainder were to be supplied by the contractor

and should be 'hard, sound, square, of regular size and shape, and well burnt'. Pressed bricks were to be used on exterior except those facing the courtyard and the back of the buildings facing Gaol Street. All partitions, piers, foundations, and other brickwork were to be built in 'English bond in the very best style of workmanship.' All the exterior walls of the buildings were to be built hollow, with a 2.5 inch air space between. Other specifications dictated that 'white stone shall be Oamaru stone, from the Totara Tree quarries, of the very best uniform quality and of equal colour, and carried by rail and not by sea. Bluestone shall be Port Chalmers stone, from the hardest and best quarries, of the very best uniform quality.' The roof was to be Countess Westmoreland green slates. The mantelpieces to all fireplaces were to be wrought polished slate of plain design. The cell doors were to be 6 feet, 6 inches (2 metres) by 2 feet, 4 inches (66 centimetres). All external doors were heart totara; all internal doors were heart of red pine.

In January 1895 tenders were called for building materials. Walter and Charles Gore and another company, CA & WJ Shiel supplied the bricks. The total cost was £1699. The tender for timber, advertised nationally, was won by Charles M. Howison of the City Sawmilling Company. The contract was for £668 and the final delivery date was 2 August 1895. Ironwork was supplied by Cossens & Black.]

Work began on 15 January 1895 with the ground being cleared. Two weeks later trenches were dug for the foundations. H. Norman of the Public Works Department supervised the work. Local architect, James Hislop, was given charge of the technical part of the work.

Construction did not progress as quickly as expected, however, and questions were asked in parliament in July and August 1895 about the delays. Discussion centred on the size of the workforce and problems with the co-operative system. In December 1895 Hume visited Dunedin to check on progress and met with the gaoler Charles Phillips. Phillips suggested a number of improvements in a report he later sent to Hume. Phillips noted, for example, there were 'only 2 baths in each of 2 cells or rooms for the male prison (50 prisoners). It is suggested that two bathrooms be erected, one in the exercise yard, to contain 3 baths each...[there is also] no store room, no associated ward for DT [delirium tremens] cases or lunatics, or others requiring special observation and attention often ordered by surgeon; and no padded cell provided for. There are no punishment cells.' Hume accepted the suggested modifications.

The exterior was finished by April 1897. Varying completion dates appear in different sources. The confusion seems to have arisen with the erection of a plate above the central door indicating the prison was completed in 1896. This is incorrect. The sign was made in more recent times by a prisoner who did not check the date of opening. Although, the exterior was finished by April 1897, extra work and the fittings delayed its opening. On 19 May 1898 the District Engineer declared all building work completed and on 16 June 1898 the prison was occupied. The total cost of the prison on completion was £16000.

The new prison was presided over by Samuel Charles Phillips (c.1836-1909). Phillips' residence was adjacent to the old gaol but when that building was vacated the house became uninhabitable. Rats thrived in the drains and in the disused gaol. The smell proved unbearable. After an inspection, arrangements were made to demolish both the house and the old gaol in mid-1899. The Phillips were unable to find suitable accommodation nearby and so changes were made to a portion of the new prison's administration block to house the couple. Other warders lived at different locations around the city, some at a considerable distance from the prison. This presented a problem if there was an emergency and an additional warder was required, particularly at night time, when the three warders on duty inside the prison were shut off from any assistance from the warders outside the prison, as there was no-one spare to send after them.²¹ At some point plans were drawn for a separate gaoler's residence to be built in the yard at the southern end of the prison but it never eventuated and until Phillips' retirement in 1903, the couple slept with loaded pistols under their pillows.

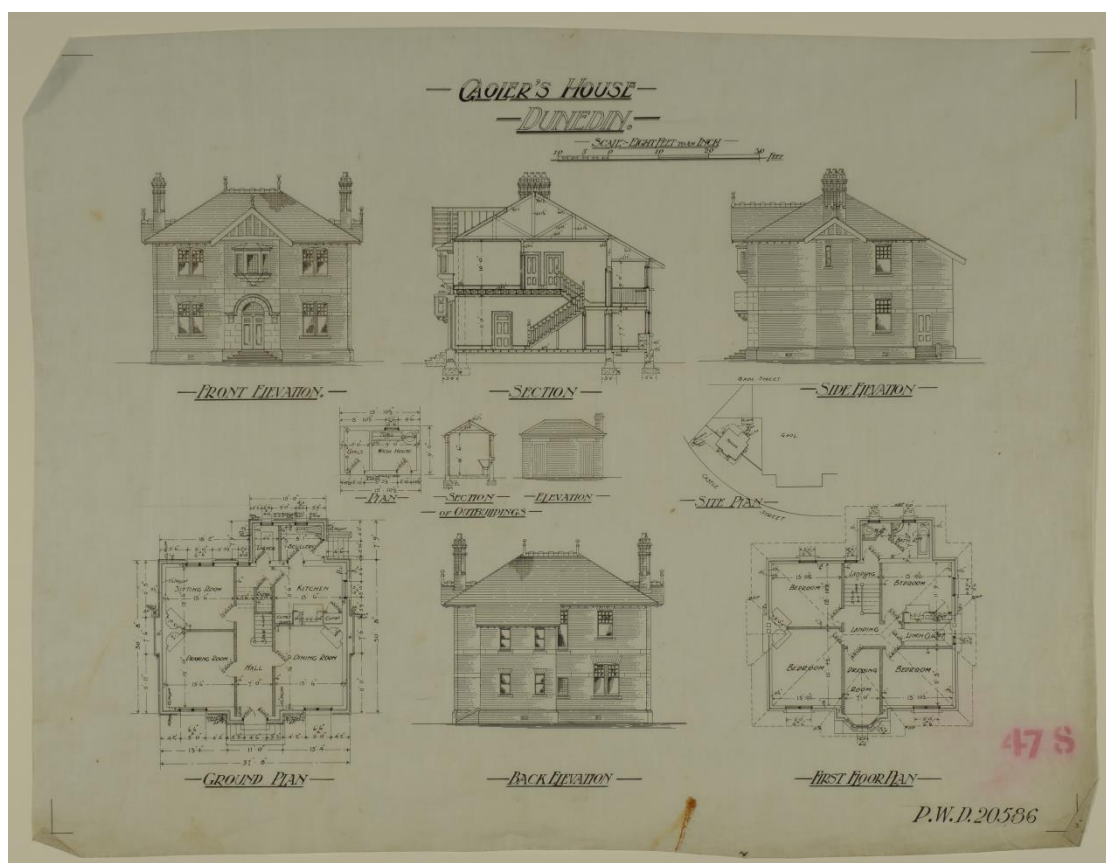


Figure 15 Undated plans, elevations, sections and site plan for a Gaoler's House and outbuilding to be constructed in the yard at the southern end of the Dunedin Prison between Castle Street and Gaol Street. Labelled PWD 20586 and 47S. (Archives NZ ACHL 22541 1187-1302-25086 [sic]_01)

Photographic evidence from 1902 indicates that by then a skillion roofed addition had been constructed at the northern end of the administration block

²¹ The Prisons Report, *Otago Witness*, 21 August 1901, p.4

in the corner adjoining the eastern end of the northern cell block. It is not known whether this was built at the same time as the main prison building (i.e. between 1895 and 1898) or slightly later. It is neither shown on Campbell's sketch nor on the earliest surviving ground floor plan of the prison (c1916) but was clearly there by 1902. The earliest surviving plan of the prison shows Warders occupying the two spaces on the ground floor of the projecting two-storey wing in the northeast corner of the building (spaces G94 and G95, most recently occupied by prison officers' lockers and showers). The same early plan shows Gaoler in space G15, most recently a Muster Room.

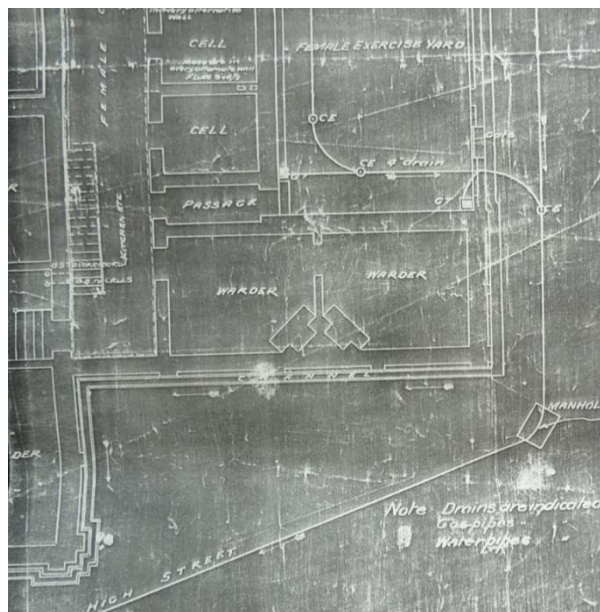


Figure 16 Extract of the earliest surviving plan of Dunedin Prison, showing Warders occupying the ground floor of the projecting two-storey wing at the northeast corner of the building. (Source: undated plan circa 1916 found in the prison)

Despite an exhaustive search of surviving archival records in Dunedin and Wellington, no original plans of Campbell's prison have been located. As a result, the authors have had to rely on later plans prepared for alterations to the building and on the descriptions in documents such as the original Specifications for the prison's construction. The following plans of the three levels of the prison are based on analysis of extant fabric and interpretation of the likely original configuration of spaces.

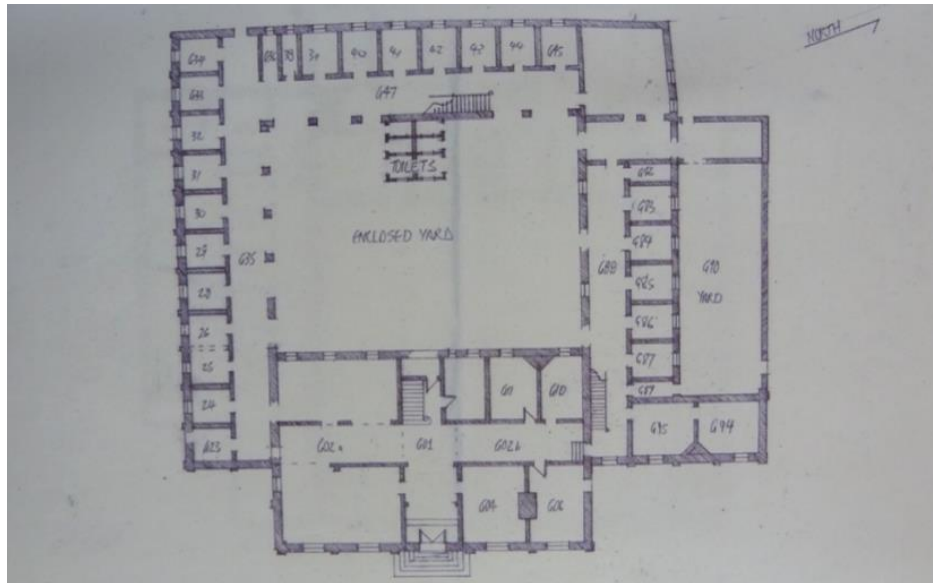


Figure 17 Dunedin Prison presumed original construction features, Ground Floor, with spaces numbered as on Opus 2007 plans. A post 1915 ground floor drainage plan of the building suggests that the east-west wall dividing the toilets in the courtyard extended across the yard, dividing it in two. (Source: Guy Williams and Associates / NZHPT, December 2009)

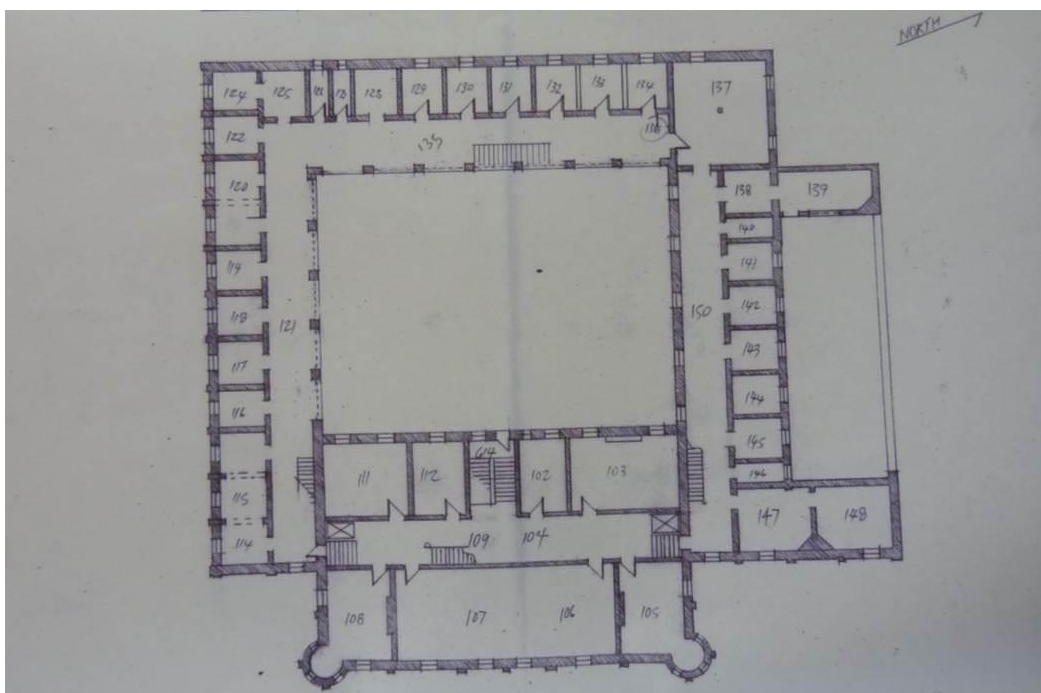


Figure 18 Dunedin Prison presumed original construction features, First Floor, with spaces numbered as on Opus 2007 plans.. (Source: Guy Williams and Associates / NZHPT, December 2009)

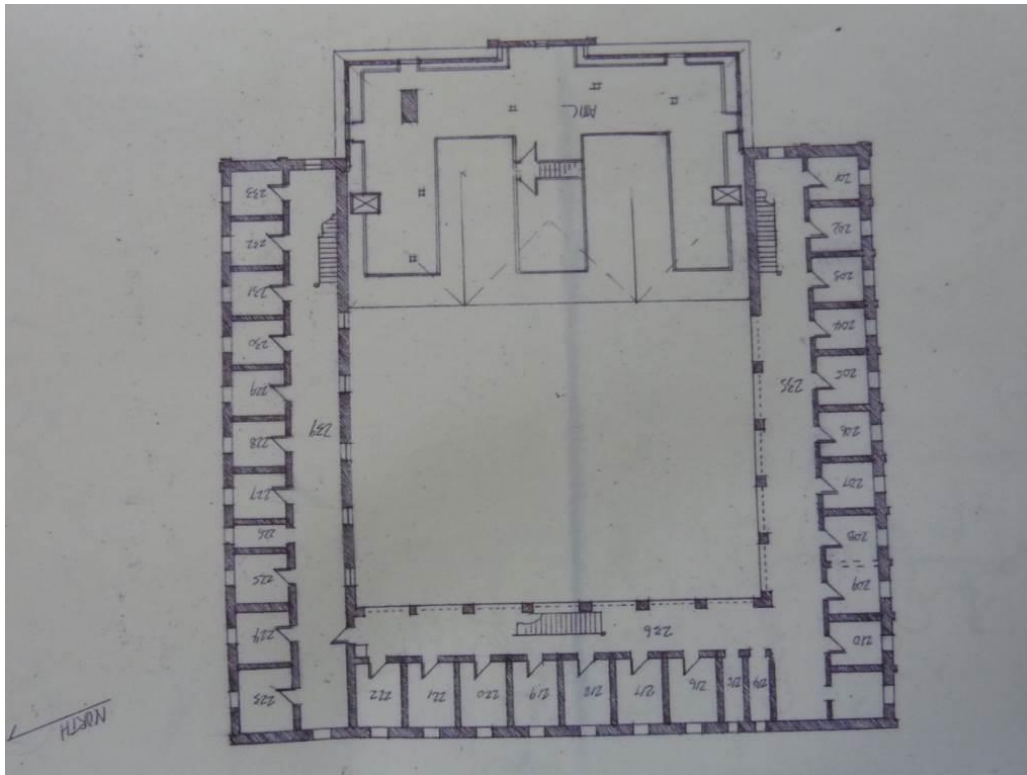


Figure 19 Dunedin Prison presumed original construction features, Second Floor / Attic, with spaces numbered as on Opus 2007 plans. (Source: Guy Williams and Associates / NZHPT, December 2009)



Figure 20 Enlargement of photograph from the *Otago Witness* 2 July 1902, showing the skillion-roofed addition to the northern end of the Administration Block, with steps leading up to a covered porch with a panelled door appearing to be decorated with glazing and sidelights, both with possible 'brilliant'²² in the corners. This separate entry into the prison suggests a domestic use consistent with it being associated with the gaoler's accommodation.

²² Panes of coloured glass often used as decoration in Victorian and Edwardian doors and windows.

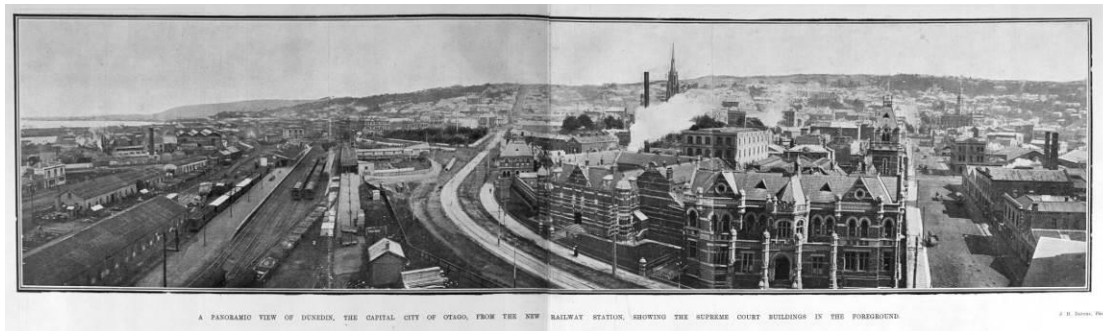


Figure 21 'A panoramic view of Dunedin, the capital city of Otago, from the new Railway Station, showing the Supreme Court buildings in the foreground'. This image dated 22 August 1906 clearly shows the skillion-roofed lean-to addition with external stair access on the northern end of the Dunedin Prison administration block and the high wall enclosing the southern yard from Castle Street. The cloud of steam / smoke appears to be issuing from a site outside the south-western corner of the prison. (Source: Sir George Grey Special Collections, Auckland Libraries, AWNS-19060322-8-1)



Figure 22 Postcard image c1906 showing an electric tram near the intersection of Castle Street and Stuart Street, Dunedin, with the Law Courts (centre) and the Dunedin Prison (left). The iron palisade fence and one of the ornate gate posts at the front of the prison are visible on the street boundary. (Sunshine Series No.607, collection of the authors)



Figure 23 This 1902 photograph shows the steel picket front fence on Port Chalmers breccia dwarf wall, with matching gates hung on ornamental brick and stone gate posts. Flowering shrubs are clearly visible between the fence and the front elevation of the prison. Another detail visible in this image is the painting of the frames around the opening parts of the multi-paned windows in a lighter colour than the rest of the framing. The oriel windows in the roof dormers appear to be open at the bottom. (*Otago Witness* 2 July 1902, Hocken Library c/n E2294/37).

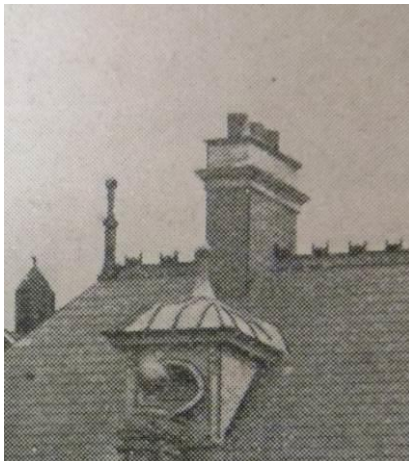


Figure 24 Detail from this 1902 image shows an original brick chimney with ornamental moulded stone strap-work, heavy stone coping and three chimney pots. (*Otago Witness* 1902, Hocken Library c/n E2294/37).

2.7.2 Phase 2 1915 – 1959, The Police Move In

In the first two decades after Dunedin's new prison opened, inmates were gainfully employed on hard labour construction work and general maintenance and operations. However, by 1913, work had largely dried up and many of the prisoners were transferred elsewhere. The First World War created staffing problems in the New Zealand prison service, with so many men having enlisted for war service and Hume reported in 1916 that there was a serious shortage of officers throughout the country. The solution in Dunedin was to relocate the police staff from the barracks adjoining their station into the prison's administration block and for the police to undertake prison and surveillance duties. The Inspector of Prisons Report for the year ending 1916 confirmed that:

“At Central Police Station, the police have moved from the old quarters to the Goal which had been altered to suit and now supplies ample accommodation for the present and future”.²³

The Police occupied the front of the building which operated as Dunedin's Central Police Station and would remain so for nearly 80 years, until the completion of their new building in Great King Street in 1994. It was the only building in the country to be shared by the Police and the Justice Departments. A claim that the Defence Department occupied part of the building from 1915 to 1948²⁴ or 1958²⁵ has not been substantiated by archival research or consultation with defence historians.²⁶ Among the artefacts recently recovered from the prison attic is the cover of a 1917 Roll for the Second New Zealand Expeditionary Force Reserve but this may have belonged to a Police or Prison officer rather than being evidence that the Reserve had an association with the building.

Dunedin Prison's classification appears to have been downgraded around 1915-16 and it is referred to in official papers as a police goal rather than a penal institution. This could explain why Dunedin Prison was no longer included in annual returns and inspection reports for prisons (other than statistics for first offenders) and is borne out in a request in 1920 for an increase of 2 additional constables for ordinary duty, as 2 existing constables were employed looking after prisoners, with a sergeant on duty in the 'watch-house' all night.²⁷

With work by prisoners on the fortifications at Taiaroa Heads completed and the nation's focus now on World War I, work for the prisoners dried up. For the next thirty years, Dunedin Prison appears to have operated as a prison for male and female first offenders and prisoners on remand, with serious offenders transferred to prisons with a higher security classification.

The earliest plan located for the Prison is an undated drainage plan (circa post-1915) for the ground floor, although titled to include the Police Station, identifies all rooms with their functions at the time of its preparation.

²³ House of Representatives, Department of Justice, Prisons Branch Annual Report, year ending 1916 H-16, p9

²⁴ Singe & Thomson, p.266

²⁵ Galer, p.52

²⁶ Galer L. pers. comm.; Crawford, J. pers.comm.

²⁷ House of Representatives Department of Justice, Prisons Branch Annual Report, year ending 1920 H-16, p13

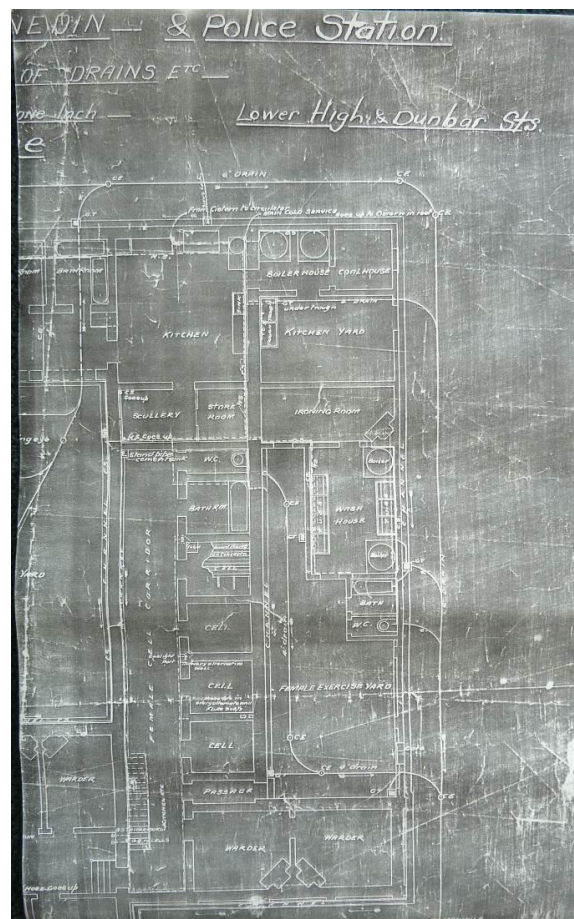


Figure 25 Part of an early (C1916) but undated drainage plan for the ground floor of the Dunedin Prison and Police Station. This is the earliest plan of the building so far located and shows the uses of ground floor spaces, possibly after the prison also housed the Dunedin Police Station but it could also be part of a plan that originally included the adjacent Police Station / Barracks. Surprisingly, the whole plan of the ground floor does not show the addition in the northeast corner constructed by 1902 as a separate entrance for gaolers. (DPCT)



Figure 26 View of Law Courts and Dunedin Prison / Police Station dated as 1920s in the Dunedin City Thematic History. This date is supported by the shorter skirts on two of the women crossing Castle Street and by the car parked in Stuart Street. The skillion-roofed addition in the northeast corner of the prison still has its steps. (DCC Thematic History Vol. 1, Theme 6: Governing).

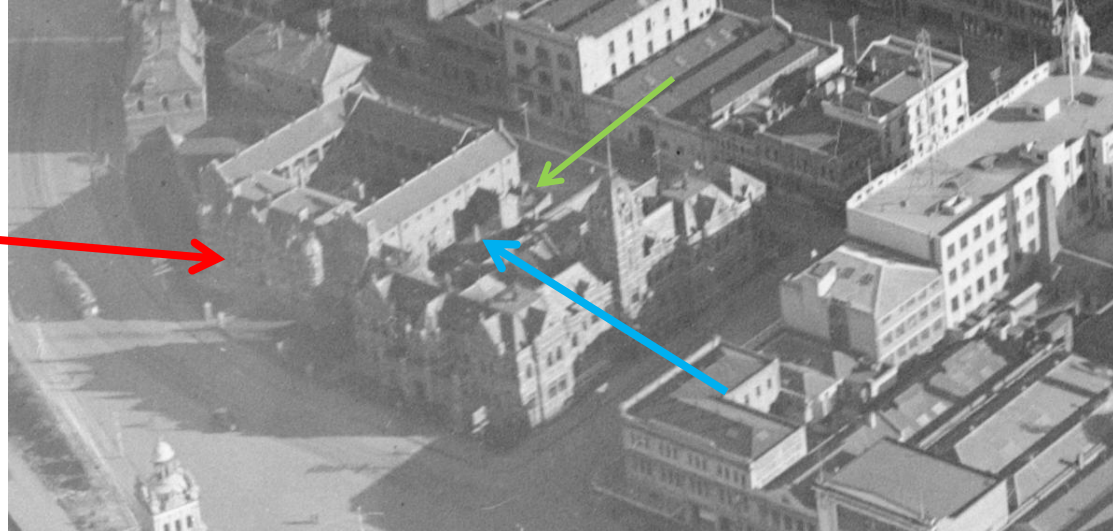


Figure 27 Enlargement of part of 1937 aerial photograph of Dunedin CBD, showing Railway Station tower in lower left hand corner, with Law Courts and Prison (arrowed red). There appears to be a structure within the courtyard of the prison but it does not look like a roof and may be remnants of the early wall that divided the yard east-west. The construction materials of the Recreation / Dining Room and Inmates Gym currently in the courtyard i.e. concrete blocks, suggest a later date for them, consistent with them being built in the Women's Prison phase of the prison. The Kitchen annexe is roofed (arrowed green) and the chimney stack for the wash house (arrowed blue) is visible against the shadow of the two storey projecting wing near the northwest corner of the prison (Image WA 00321 G, White's Aviation Collection, Alexander Turnbull Library, National Library of New Zealand).

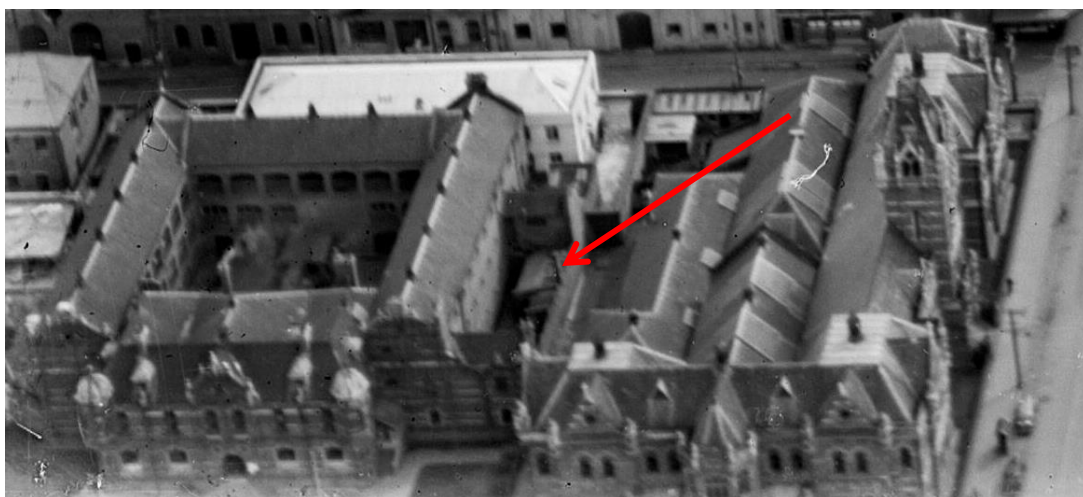


Figure 28 Enlargement of part of a September 1946 oblique aerial photograph of Dunedin CBD, showing the prison (left) and law courts (right). The original chimneys on the administration block have been supplemented by two stacks on the western wall of the block. There appears to be a structure on an east-west axis in the central courtyard and the wash

house and its chimney are visible in the northern yard (arrowed red). (Image WA 03932 G, White's Aviation Collection, Alexander Turnbull Library, National Library of New Zealand).

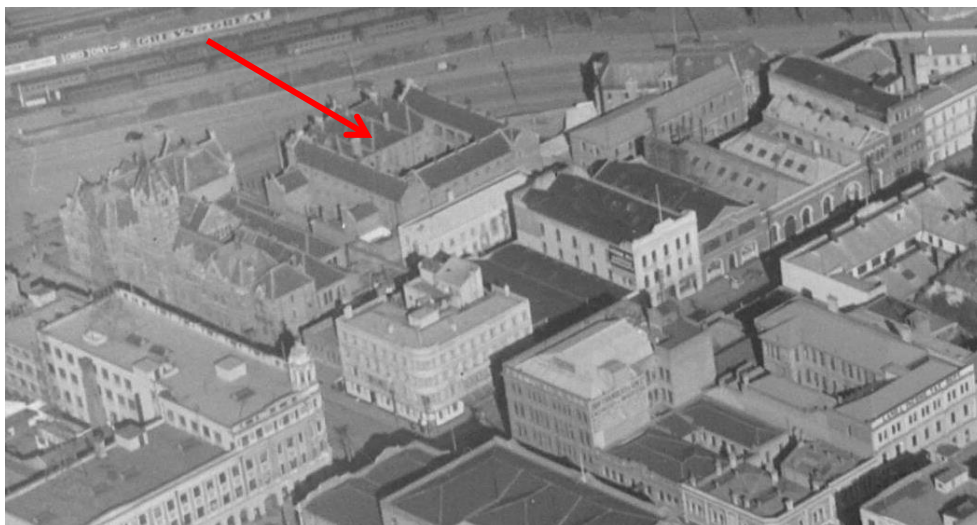


Figure 29 Enlargement of part of 21 August 1947 oblique aerial photograph of Dunedin CBD, with Law Courts and Prison (arrowed red). At this point, the building on Dunbar Street, next to the present-day Dunbar House is still standing, the CIB building has been constructed on Dunbar Street west of the prison and the space between the two projecting wings on the north side of the prison has not been roofed over, apart from the wash house with its chimney stack. The toilets in the central courtyard are in the shadows. The arched openings along the northern side of the Southern Cell Block do not appear to have been filled in with glazing and panelling. The kitchen annexe appears to be roofed with light-coloured cladding. (Image WA 08807F, White's Aviation Collection, Alexander Turnbull Library, National Library of New Zealand).



Figure 30 Enlargement of part of an October 1951 oblique aerial photograph of Dunedin CBD, showing prison (arrowed red) at left of centre of image. The iron palisade fence is still in place and the boundary wall of the prison yard and the garages are clearly visible. The area between fence and the prison and the yard wall appears to be grassed, with a circular garden bed on the eastern side of the yard wall and a flagpole near the northeast corner of the prison. The space between the projecting wings on the northern side of the prison building shows the roof and chimney stack of the wash house. (Image WA 29428 F, White's Aviation Collection, Alexander Turnbull Library, National Library of New Zealand).

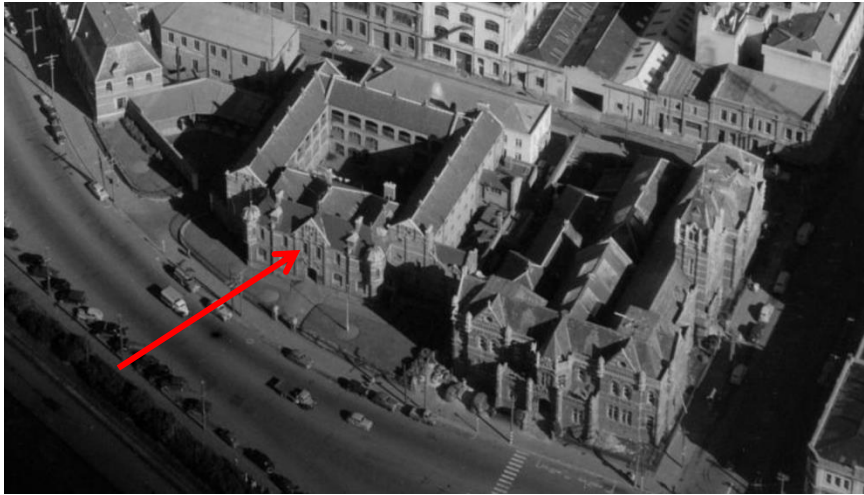


Figure 31 Enlargement of part of a 31 March 1955 oblique aerial photograph of Dunedin CBD showing Law Courts and Prison (arrowed red) in centre of image. The iron palisade fence is still in place as is the boundary wall of the yard to the south of the prison, with three circular beds in what appear to be grassed areas. The kitchen yard appears to be at least partly roofed over, with what appears to be an exhaust stack in its south-western corner. The wash house with chimney and the bath room / toilet block in the northern exercise yard are visible. The first floor door on the eastern side of the projecting western wing has not yet been bricked up but it is not clear whether there is a stair down to the yard. The arched openings on the southern and western sides of the central courtyard have not yet been filled in with panelling. (Image WA 29428 F, White's Aviation Collection, Alexander Turnbull Library, National Library of New Zealand).



Figure 32 Undated image of Dunedin Prison is post-1953 (based on the Austin A30 (right), which was introduced that year and is the newest vehicle in the photo) and shows iron palisade fence and ornamental gate posts still in place (although the finial surmounts appear to have been removed from the domed tops of the posts), thereby dispelling the claim that the fence was removed during war years for its metal content. The photo also shows trolley bus overhead wires for the Queens Gardens to Opoho route which commenced in December

1950²⁸. The skillion-roofed addition to the northeast corner of the administration block has been altered and no longer has its own external entry steps. The height and shape of plants inside the fence suggests they are flowering shrubs e.g. azaleas. (Photo: NZHPT file).

Little other work, apart from minor and routine maintenance, appears to have been done to the building during this phase of occupation.

2.7.3 Phase 3 1959 – 1974, The Women’s Prison

In 1958, work commenced on converting part of Dunedin Prison into a national women’s prison, in an effort to relieve the overcrowding at Arohata Borstal for Girls in Wellington and Auckland’s Mount Eden prison.

With the police in occupation in the front ‘administration’ section and police lock-up cells in the south wing on the ground floor, short-term male prisoners were assigned 5 cells in the north wing on the ground floor (previously occupied by women), the plan was to accommodate around 34 long-term female prisoners in cells on the first and second floors, using the remaining cells for operational functions and storerooms.

The Secretary for Justice was uneasy about the wisdom of the decision to use Dunedin Prison.

“Many of the women transferred to Dunedin will be serving long sentences and I have been hesitant about transferring them to this old-fashioned and depressing building. However, now that the decision has been made I wish to do everything possible to mitigate its cheerlessness by the use of adequate heating, colour and other aids which will improve the surroundings. Would you please ask your Architects to keep this in mind”.

He requested the Commissioner for Works to ensure *“that the conditions be made as pleasant as possible ...[this] can be achieved by painting rooms and cells in warm pastel colours”.*²⁹

Superintendent Betty Lorimer was appointed to oversee final preparations before the first five female inmates arrived on 4 August 1959. This was to be a maximum security institution which promoted rehabilitation, not one of punishment, and the Justice Department made every effort to raise the bar to achieve this. The cells were made as homely as possible and furnished as bedrooms. Inmates were never referred to as prisoners but as ‘residents’, referred to by their Christian names and encouraged to personalise their ‘rooms’ with their own books, posters and craftwork. Bathrooms were upgraded and mirrors installed in the cells. The large workroom, equipped with industrial sewing machines, was decorated in bright pastel colours, and inmates were encouraged to make soft furnishings for their rooms. Lorimer even went as far as requesting planter boxes and a garden plot in the centre of the women’s yard to soften the appearance of the space.

²⁸ Otago Heritage Bus Society Inc. website accessed at otagoheritagebus.co.nz/bus-hire-and-fleet/dct-trolley-bus-1/

²⁹ 7/49 Secretary of Justice to Commissioner of Works, 7 August 1958



Figure 33 Enlargement of oblique aerial photograph dated 31 March 1955, which clearly shows the iron palisade fence still in place, with a flagpole in one of three circular beds in the front landscaped area. There are shrubs growing in front of the southern yard wall. (Image WA 37705F White's Aviation Collection, Alexander Turnbull Library, National Library of New Zealand).

Some alterations were necessary to maintain the segregation between male and female prisoners, the latter now in the majority. The male prisoners were accommodated in the former female cells on the ground floor of the northern side of the building and the former male exercise yard in the central courtyard was adapted as a large sewing room with work tables and an adjoining room for industrial sewing machines. Male and female prisoners were physically segregated and frosted glazing was introduced to block the view of the female exercise yard from the male cells.



Figure 34 Enlargement of part of an oblique aerial photograph of Dunedin CBD dated 20 November 1963, showing part of the prison at the bottom of the image. The dwarf wall of the palisade front boundary fence appears to be still partly in place at this time, but the fence appears to have gone. The brick wall to the southern yard is still intact and the area between the wall and the former fence is being used for car parking. The sewing room is visible in the courtyard and the arched openings to the courtyard appear to have been partly filled with

panelling. (Image WA 61093 F, White's Aviation Collection, Alexander Turnbull Library, National Library of New Zealand).

Despite the regime of friendliness, the women found the conditions depressing and inadequate – and for many from the North Island, a lonely place, a very long way from their family and friends. This prompted some of the younger inmates to riot in 1964, causing damage to the building and the destruction of furniture, crockery and bedding. Despite adverse findings by an inquiry appointed to investigate, no alternate solution was immediately available. The doors did eventually close on Dunedin's women's prison in 1974, following the completion of the Christchurch Women's Prison and the transfer of inmates there.

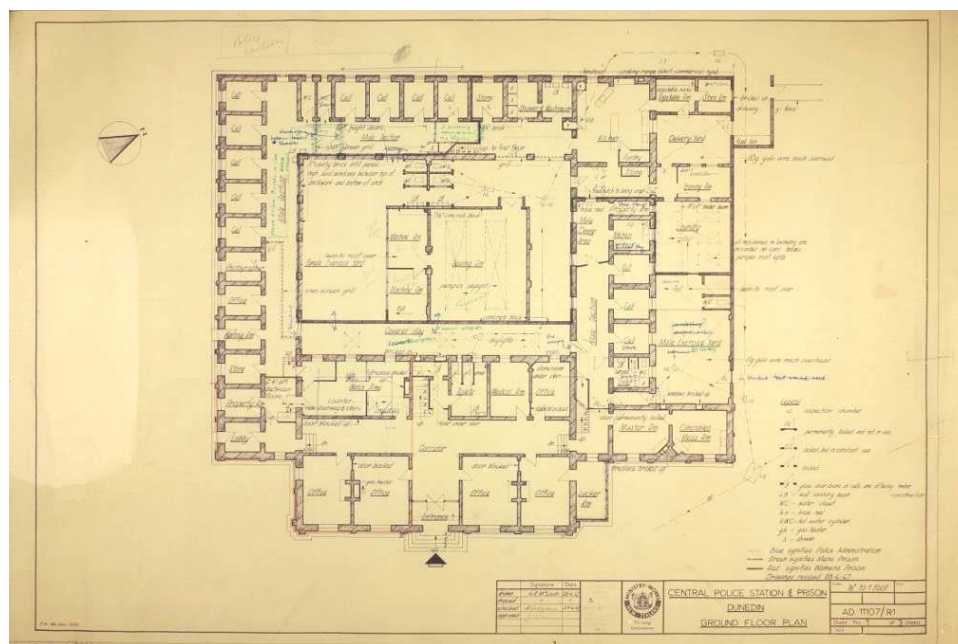


Figure 35 Dunedin Prison showing layout of Ground Floor during Women's Prison phase 1959-74, derived from plan dated June 1967 for alterations. (Source: Archives NZ AESU-20936-D556-4-AD11107 – R1 - Sheet 1)

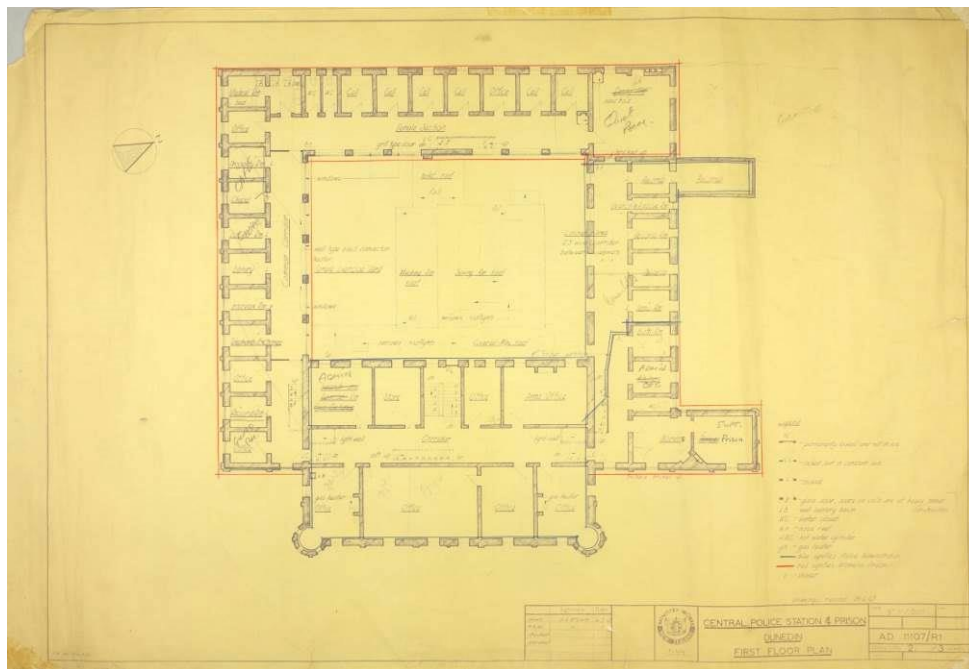


Figure 36 Dunedin Prison showing layout of First Floor during Women's Prison phase 1959-74, derived from plan dated June 1967 for alterations. (Source: Archives NZ AESU-20936-D556-4-AD11107 – R1 - Sheet 2)

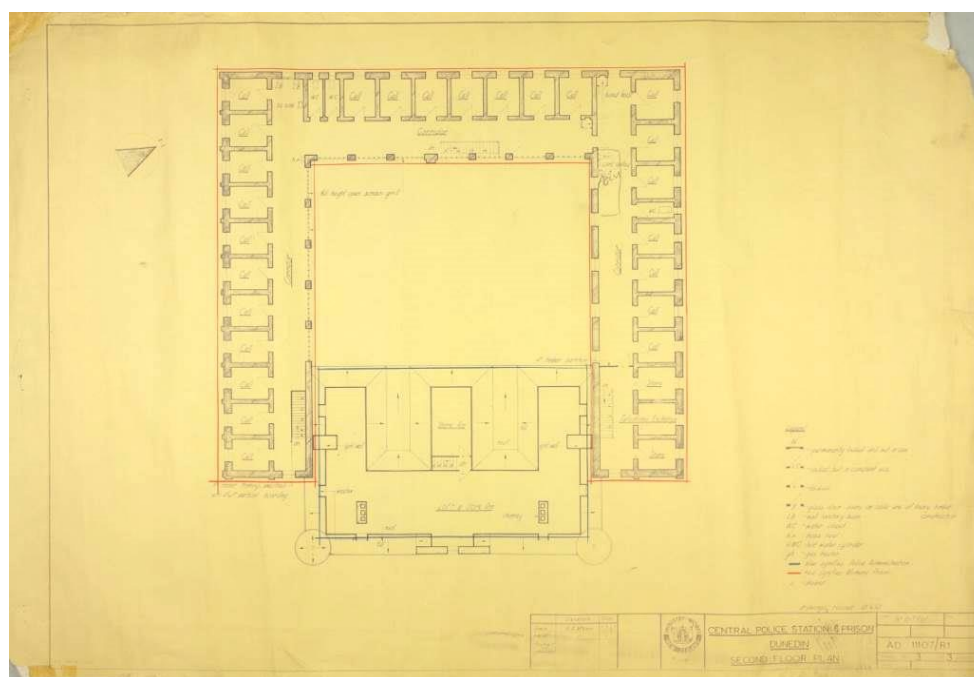


Figure 37 Dunedin Prison showing layout of Second Floor / Attic during Women's Prison phase 1959-74, derived from plan dated June 1967 for alterations. (Source: Archives NZ AESU-20936-D556-4-AD11107 – R1 - Sheet 3)

Christchurch Women's Prison opened in 1974. Thereafter Dunedin became a police station and male remand and short sentence men's prison until 1994 when, after being promised new quarters for more than a decade, the police finally moved to new premises on Great King Street.

2.7.4 Phase 4 1974 – 1994, Police Station & Men's Short Term Prison

Dunedin Prison re-opened in February 1975 with accommodation for 59 medium and minimum security male inmates, catering for men on remand, local men serving short sentences (6 months or less) and those awaiting transfer to other prisons. The small size of the prison precluded any worthwhile inmate employment initiatives or the placement of long-term inmates. However, it was its small size that was credited for it having less tension than any other prison in New Zealand because of better staff-inmate relationships– and the quality of its programs for prisoners.

In the conversion from a female to male prison, repairs and alterations were carried out and some elements of the exterior and interior were partly compromised as a consequence. The former sewing room in the central courtyard was converted into a recreation room / dining room and a gym for inmates was created in the former sewing machine room.

In 1979 NZHPT urged Dunedin City Council to commission an independent feasibility study for the profitable re-use of the former police station building (now Dunbar House). The Trust also hoped that the Justice Department could take over the police station / prison for its own use. Dunedin City Council was asked to consider listing these buildings as a precinct under its District Scheme. A Dolman (Architect, Ministry of Works) and G J Griffiths (Deputy Chair of Otago Branch Committee, NZHPT) put their interim joint report to the Otago Regional Committee of NZHPT following their inspection of the precinct comprising Dunedin Railway Station, Law Courts, Police Station (Prison), Labour Department Building, Early Settlers Museum. In regard to the prison building the report states “Exterior does not have the high architectural quality of the first two [i.e. Railway station and Law courts], but the frontage has visual and historic interest in its own right – being modelled on London’s old Scotland Yard – and would have strong claims to retention even if it stood in isolation. Interior offices and halls have been bastardised, rather than modernised, and would need restoration. The three-storey cell block of the adjoining prison is solid, of historical interest, but functionally substandard”. The report argues “it would be historically sound to maintain justice, or police, or both, on this same site. The report recommends “the frontage of the Police Station should be preserved, and the interior offices restored to period. There is no reason, either architecturally or historically, to retain the whole cell-block indefinitely and the likelihood of finding an alternative use for it is unrealistically remote. But when redevelopment proposals are made by either Police or Justice Dept[artment]s, every effort should be made to keep, say, 4 to 6 cells as a record for the future.”

Authors’ note: While the above opinion appears inconsistent with the later inclusion of the entire prison building as a Category 1 place on the Historic Places Register, it was reached without the improved understanding the NZHPT now has of the building’s significance.

In 1985, the Dunedin Law Society and the local press stepped up their criticism of the conditions of the police lock-up cells in the prison, their lack of heating and unhealthy sanitation. Authorities concurred, blaming the state of the ‘old building’, blaming offenders for damage to the cells and arguing that they were adequate for the types of short-term occupants. These complaints

lent weight to the campaign for a new Central Police Station – and eventually, a new prison.

Various repairs and alterations took place over the course of time. Certainly during the 1970s both the exterior and interior were partly compromised by alterations. A number of wooden windows, for example, were removed from cells and replaced with steel framed casement windows. Some prison doors were replaced with lighter wooden doors. In the central courtyard, the sewing room and adjoining machine rooms from the Women's Prison became a recreation / dining room and inmates' gym respectively. The small courtyard to the east of the washroom / laundry, on the north side of the prison, which served as the female exercise prior to 1959, was converted to a hot water cylinder room and storage. The original steel palisade fence along the Castle Street boundary was removed, probably during the 1960s or '70s, not during war years for their metal value as has been claimed by some.



Figure 38 (Left): Dunedin's 'new' Police Station in Great King Street, opened in 1994. **(Right):** Detail of entrance. (Photos: Chris Betteridge, 2 November 2012)

2.7.5 Phase 5 1994 – 2007, The Police move out

Following the relocation of the police administration to the new police station in Great King Street in 1994, Dunedin Prison reverted to its original single function and rooms in the Administration Block were adapted for prison administration. Improvements to cells included the installation of Burns and Farrell institutional stainless steel toilet and basin units (although not until 1999-2000), the refurbishment of safe cells and improvements in surveillance, monitoring and fire protection. Accommodation for 59 medium-security and up to 40 remand prisoners was available at this time.

The Justice Department meanwhile was working on plans to upgrade Otago's prison facilities, determining to relocate them outside Dunedin's city area. Following the completion of the new Otago Corrections Facility at Milburn, near Milton, south of Dunedin, the last of the prisoners in Dunedin Prison were transferred in 2007 and the prison decommissioned, ending 151 years of continuous prison operations on this site.

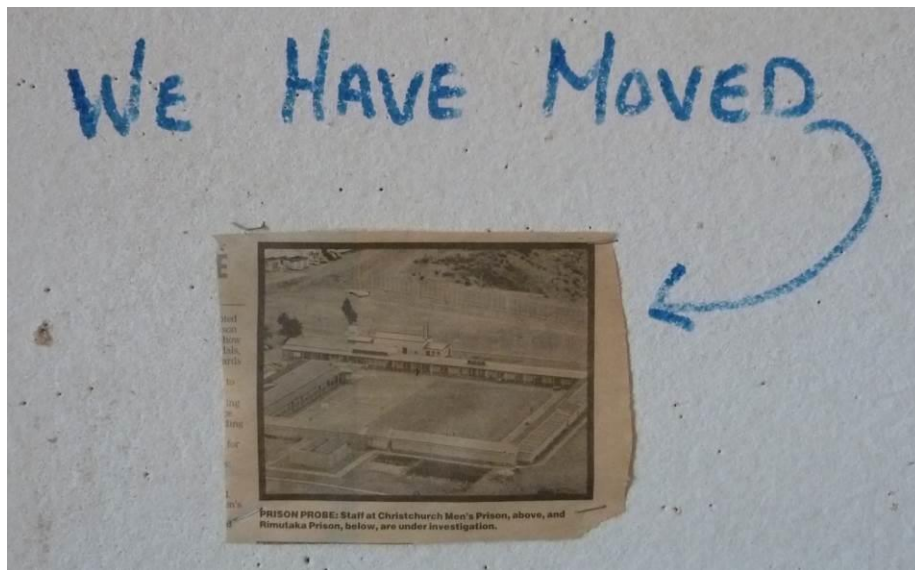


Figure 39 Newspaper cutting stuck on a wall in the prison at the time of its closure.

2.7.6 Phase 6 post-2007, What to do with an old prison?

The impending closure of Dunedin Prison in 2006 had provoked considerable discussion about its heritage values and its importance in the railway and justice heritage precinct adjoining Anzac Square. 'Prison's prospects up in air' read the headline in an *Otago Daily Times* article³⁰ about rumours of the building's future, possibly as a boutique hotel or museum. Local historians called for the building's preservation and the Department of Corrections said no decision had been made on its decommissioning or future use. Tourism Dunedin considered that the building "presented an enviable position to the city in terms of opportunities for development". The Southern Heritage Trust recommended public use "as a multi-purpose facility with a heritage information visitor centre and adjoining cafes or restaurants. New Zealand's penal history, the history of the Dunedin law courts and notable trials could be highlighted." The Southern Heritage Trust did not discount the prison being used for accommodation like the backpackers' hostel in Christchurch's old Addington prison and said Dunedin City Council and developers needed to take a "collaborative approach" to ensure the conservation of the building. Ngai Tahu said its property arm had not been offered the prison by Corrections but if it was put up for sale it would consider buying it.

In October 2007, the *Otago Daily Times* reported³¹ that the bulging prison population in New Zealand had led to rumours that Dunedin Prison might be re-opened to cope with the increase in prisoner numbers. The Corrections Department magazine *Corrections News* claimed that the future of the facility was not yet decided. The national prison muster at the end of September 2007 was 8372 – just 252 short of the country's total capacity of 8624 – a figure that included beds set aside for disasters and other unforeseen situations. The Otago Correctional Facility (OCF) at Milburn at that time had a 20% contingency allowance, meaning it could house its initial muster of 335, plus another 67 if needed.

The former prison was identified as a Category 1 listed building by the New Zealand Historic Places Trust and ideas for a range of sympathetic commercial and community uses were being discussed by various interested parties. In 2009 discussions were held between NZHPT and the South Island agent, as part of the Crown Land Disposal Process for the Government in regard to the future ownership, valuation and use of the building. NZHPT, having confirmed the need for a heritage assessment of the building to inform the decision-making process, commissioned one. Dunedin's Mayor wrote to the Government's Land Information Services advising that Council did not require the Dunedin Prison for any public work. Council offered to assist community groups to explore options to achieve conservation objectives and requested advice on the timing of an offer back to Ngai Tahu as an appropriate time for discussion among parties.

In July 2009 the property was offered in the first instance to Ngai Tahu who recommended that the Dunedin Prison (Charitable) Trust acquire the Prison from the Department of Corrections.

³⁰ *Otago Daily Times* 25 November 2006

³¹ *Ibid.*, 23 October 2007

In November 2009, Sir Neil Cossons, former Director of English Heritage and patron of Dunedin Gasworks, inspected Dunedin Prison with NZHPT and Southern Heritage Trust and declared the prison a 'terrific asset' to the historic precinct. Sir Neil cited the example of Oxford Prison which has been converted into a boutique hotel. He saw advantage in having an entrepreneur and a good architect for the project and the possibility of a glazed atrium in the central courtyard which could become a space for a restaurant.

In 2009 Stewart Harvey, Chairman of the Dunedin Prison Charitable Trust, argued that the prison was too precious to be simply turned into another backpackers or restaurant and suggested it could become a heritage tourist attraction. He stated the importance of recording oral histories and cited successful examples of prison redevelopments in Australia including Old Melbourne Gaol Crime and Justice experience, Sydney's Hyde Park Barracks, Adelaide Gaol and Fremantle Prison in Western Australia.

In March 2010 the New Zealand Historic Places Trust provided Government with a draft Heritage Covenant to be attached to the disposal of Dunedin Prison as surplus Crown property, based on a detailed (room by room) heritage assessment by Guy Williams and an architectural assessment and comparative analysis by Peter Entwisle.

The Southern Heritage Trust released a Discussion Paper by Ann Barsby and Peter Entwisle dated 11 April 2010 proposing a national prison museum in the decommissioned Dunedin Prison. Since Ngai Tahu had first right of refusal on the site, the Southern Heritage Trust expressed a desire to have preliminary discussions with Ngai Tahu to establish their intentions in regard to ownership. The Trust suggested the possibility of removing structures from the central courtyard and covering the space with a transparent cover at roof level. Museum displays, café and sales outlet were all mooted. This discussion paper was not a feasibility study or a business plan.

An Internal NZHPT memo dated 19 May 2010³² revealed that the Dunedin Mayor had apparently provided the Southern Heritage Trust with a copy of the draft Heritage Covenant. The Mayor was concerned that the covenant would prove an obstacle to the redevelopment of the prison. The outcome of negotiations between DCC and Ngai Tahu were not revealed but the concept of a national prison museum was well supported. NZHPT and the Mayor were of the opinion that one strong and united group (e.g. Southern Heritage Trust and Dunedin Prison Charitable Trust) would be more successful in achieving success with the prison and NZHPT offered to negotiate between the groups vying to secure the prison.

During 2010 the Dunedin Prison Charitable Trust was formed by five local heritage enthusiasts with the aims:

1. Securing the control and management of the Dunedin Prison; and
2. Conserving, restoring, protecting and making it available to the New Zealand public as an historical showpiece as well as a venue for other appropriate community purposes;

³² Memo from Owen Graham, NZHPT, to Malcolm Duff, dated 19 May 2010

3. Providing for its long term survival as a viable tourist attraction.

The Trust's submission in October included time and cost estimates and a time frame summary including completion of a Conservation Plan by April 2011 and completion of fundraising by December 2013. In December 2010, the Trust secured a grant from Dunedin City Council's Heritage Fund to prepare a conservation plan for the Dunedin Prison as part of the overall assessment of the cost and viability of possible future uses for the building. Receipt by the Trust of the grant was pending the Trust's formal incorporation as a charitable trust. At this time, the Trust was also waiting for the commercially sensitive Department of Corrections-led disposal process leading to sale of the building.

In a letter dated 18 April 2011, the NZHPT advised the Department of Corrections that the NZHPT Board had reviewed the registration of the Dunedin Prison and had varied the Category 1 listing to now include the whole of the prison building, including the exterior and interior, effective 15 April.

By September 2011 the Dunedin Prison Charitable Trust was confident that it had first option on the former prison building and had discussed an initial price with the Department of Corrections. Despite initial interest, it was by this time understood that the Ngai Tahu iwi did not want the property. Corrections advised that the proceeds from the sale of the building would be returned to the Consolidated Fund.

In June 2012, the Dunedin Prison Charitable Trust successfully negotiated the purchase of the prison site from Ngai Tahu for \$20,000, promoting its vision for sympathetic and sustainable redevelopment incorporating heritage tourism activities. Sponsorships to date have included \$15,000 from the NZHPT McKay Bequest Fund and Otago Branch Committee, \$10,000 each from the Otago Community Trust, the Dunedin City Council Heritage Fund and The Southern Trust and \$5,000 from Quality Power Ltd. The Trust is currently investigating options for the prison's future use.

The *Otago Daily Times* investigated³³ the sale of Dunedin Prison to Ngai Tahu in May 2007 when it was previously announced that the property had been sold directly to the Dunedin Prison Trust. The Department of Corrections advised that appropriate steps under the *Public Works Act* 1981 had been followed and that Ngai Tahu had nominated the Dunedin Prison Charitable Trust as the purchaser, with the iwi retaining its right to purchase the property if the Trust decided to sell. The purchase price of \$20,000 was questioned by the *ODT* when the property's rateable value in 2007 was \$1.8 million. Corrections advised that the sale price took into account the heritage covenant, the condition of the building and the need for substantial expenditure on deferred maintenance.

2.8 Life on the inside

Criminals sent to prison in the 1890s could expect a sentence of hard labour for a multitude of crimes including arson, assault, bestiality, forging and

³³ *Otago Daily Times* D 11 July 2012

uttering, horse and cattle stealing, house breaking and possessing implements for house breaking, opium offences, attempted suicide, furious riding or driving, shooting at a person, stealing post letters and failing to support and maintain wives and children. Crimes committed by Maori, including the wilful destruction of property and ploughing up a settler's crops, incurred similar punishment.

Once inside, the first prisoners who occupied the new Dunedin Prison were subjected to a traditional daily routine which began with a bell at 6.45am before general muster at 7am. For breakfast, a prisoner would be given dry bread and a cup of tea, before the day's work began. During the 1890s and until 1913, those who had been sentenced to hard labour were marched to Taiaroa Heads to undertake road-making for public authorities, quarrying, stone breaking and excavation works associated with the construction there of fortifications for the Defence Department and the erection of a concrete powerhouse at Harrington Point. Here, they worked for a token remuneration with other 'good conduct' prisoners whose terms had almost expired and who were accommodated in barracks at Taiaroa Heads. Those unable to do this work were assigned to coir mat-making back at the Prison (for which they were paid 3 shillings), mending, gardening duties around the Prison and the Supreme Court, maintenance work inside the Prison and at First Church, including calcimining walls and general cleaning. In 1910, Dunedin was promoted as the success story in New Zealand's prison industry for the quality of its mat-making and held up to Australian authorities as an example. One particular example the authorities were proud to share was the example of a large mat 15 feet long x 5 feet wide x 1 ½ inches thick made for the Oamaru Fire Board for the floor of their fire station to give the horses a better grip as they hauled the fire cart out of the station. ³⁴

Some of the weekly allowance of meat and vegetables was provided for lunch, with a concession of additional rations given to men assigned to hard labour. At 5 pm (5.30 pm in winter), dry bread and tea without sugar was offered again, before prisoners were locked in their cells for the night. This routine varied only on Sundays, when prisoners attended a church service conducted by the gaol chaplain between 9am and 11.45am. A report of conditions in the prison in 1910 stated it to be of "scrupulous cleanliness, wonderful order and able administration....food of the best...liberal to a degree". ³⁵

For many years, the moral and spiritual well-being of inmates was guided by the Reverend J A Torrance through the Patient and Prisoner's Aid Society. With the help of other charitable organisations, the Society raised funds to provide the necessities of life, including food, blankets and boots to prisoners. Members provided musical entertainment by way of concerts and added some festive cheer at Christmas. In addition, they provided cash to fund the return journeys home of prisoners on their release and offered assistance to them in gaining employment. Assistance was not isolated – during 1910, the Society

³⁴ *Otago Daily Times*, 1 December 1910, p7

³⁵ *ibid*

assisted 198 people from the court and the prison and the testimonials published in Society's annual reports attest to the value of this organization to both individuals and the community.

By 1896 prison staff included the gaoler, a surgeon, a matron and assistant matron, a principal warder, four warders and three assistant warders. Conditions for prison warders were almost as limiting as those for inmates. For example, until 1915 prison officers had to work at least two years before getting married and then had to apply for permission. There was no annual leave or sick leave. Single officers were required to live in the prison and had to obey a 10pm curfew on their days off.

Discipline for inmates was strict and punishment was meted out for bad behaviour, using additions to a numerical scale of marks appropriate to the original crime to prolong a sentence or withholding rations. The punishment for escape from lawful custody was six months hard labour; idleness incurred a forfeit of 56 marks; and anyone leaving his work and throwing himself into the sea (assuming he survived) would be given bread and water for 3 days. In 1898, Joe Quie (alias Chay Kuey) was punished in solitary confinement for 7 days for destroying a prison blanket!

In 1909, prisoner reformer The Hon Dr John Findlay, Attorney-General, visited Dunedin to campaign for better conditions for prisoners, particularly advocating a new system for classifying prisoners to take account of their mental condition, addictions or criminality and the likelihood of their re-offending. He also argued for the introduction of programs which would improve their prospects for rehabilitation.



Figure 40 Some of the artefacts recovered from the prison attic. **(Left):** A prisoner's cloth cap; **(Right):** items including knives, small turned wooden bowls, part of a kerosene lamp, a small Union Jack flag and a pair of handcuffs. (Photos: Chris Betteridge, 13 March, 2013)

In 1925-6, Dunedin was the focus for a major public display by the Prisons Department in the New Zealand Court at the New Zealand and South Seas Exhibition. To demonstrate current reform initiatives, the Department presented a range of items made by inmates, including handcraft, joinery, cabinet-making, stonework, foot ware and tailoring to underline its commitment to providing vocational training and promoting a sense of individual social responsibility in preparation for an offender's release.

This platform was a significant feature in New Zealand's prison system during the 20th century. Each of the major penal establishments specialised in some form of trade, including Invercargill (manufacture of concrete blocks, roofing tiles and telegraph poles), Paparua, Waikeria, Waipa (agriculture), Lyttelton (boots and shoes for prisons and mental hospitals), Wellington (brick-making and uniforms). It was determined that the industry at the new Women's Prison in Dunedin would be sewing and a sewing instructress was appointed to teach inmates and to supervise production.

The complement of nine staff, working to the Superintendent, also included a matron, 4 assistant matrons and 2 relieving matrons to provide supervision and discipline. A sole overworked male clerk paid the bills, supervised tradesmen and generally kept the place running.

The opening of the Women's Prison in 1959 received considerable media attention and journalists were given liberal access inside the prison to examine its facilities. In contrast to the drab and dreary interior of the old police prison, the courtyard bricks were painted pale pink to lighten the space and fresh paint was applied to the balconies where indoor bowls, table tennis and other pastimes were encouraged. The refurbished cells were freshly painted and each was furnished with a bookcase, bed, dressing table-wardrobe, table and chair tallboy and hanging cupboard. Coloured woven wool mats were placed on the freshly sanded and polished kauri floors. Each 'resident' was able to personalize her room, with homely touches including indoor plants, posters, soft furnishings and even soft toys. Justice officials however weren't so kind about heating the building, arguing that deferring the introduction of heating would save money.

A regulation grey uniform and cardigan were worn by day but the women and girls could wear their own clothes 'after work' and for recreation. In addition to sewing, they were assigned other duties including laundry and cooking. Meals were wholesome and appetizing, made from the allocated rations and included a cooked breakfast, a main meal in the middle of the day and a light serving with freshly baked scones, pikelets or soda bread with jam in the evening. Meals were also served to male prisoners, delivered via a servery hatch into their dining room. The daily routine began when doors were unlocked at 7am for breakfast at 7.30am. Work occupied mornings from 8am until noon and from 1pm to 5pm, with a short break for morning and afternoon tea. Dinner was served at 5.15pm, followed by supper at 7.15. There was time for games of cards, television, knitting, sewing or reading before their return to their rooms at 8.15 for lockup at 8.30 and lights out at 9.30pm.

Opportunities to learn crafts and skills including typing and hairdressing were offered and the girls were coached in sports including softball and netball to play competitively in team matches outside the prison. Additional activities including in-house drama and concerts were encouraged and excursions away from the prison were also organized.

The sense of home was further underlined by the presence of Superintendent Lorimer's dog, Gretchen, and at one point, the presence of a newborn child, who was permitted to remain with her mother in prison for a time.

The contribution by the women to prison industry should not be overlooked. To help get the women started, six Singer sewing machines were installed in the work room while Mount Eden Prison in Auckland provided cut-out fabric for assembly in Dunedin. Despite early shortages of materials and clients, orders gradually built up and work tables were ordered so that fabric could be cut out on site. Between 40 and 50 garments were cut, assembled, finished and distributed each week, with Dunedin supplying prison officers' shirts for Auckland; sheets, pillow cases, boys' shirts and shorts for the Mental Hygiene Division at Seacliff Asylum; smocks for girls employed by Treasury on accounting machines and for women technicians employed by the NZ Broadcasting Service; and cricket shirts for Christchurch Prison.

When Dunedin Prison re-opened in 1974 as a remand centre and short-term men's prison, it was decided that because of the short duration of stays and the building's small size, no industrial activities would be organised for inmates. Instead, the focus was directed towards their reform, rehabilitation and training with zero-tolerance policies on drugs, violence and racial abuse. Prisoners were first assessed according to their risk of re-offending and other contributory factors, including health and education – and subjected to regular drug testing and surveillance. A sentence plan aimed at breaking the cycle of re-offending, particularly for young offenders, was developed on an individual basis and strategies for skill acquisition were developed in relevant areas such as literacy and numeracy, employment, inter-personal relationships and financial management. A full-time teacher was appointed and facilities including a library and seminar/training/work rooms were provided. Programs also included a Tawahirimatea Wanaga course, covering Tikanga Maori principles, driver training, computer skills, small business management, relaxation techniques including yoga, public speaking and creative art and writing courses. Some of the inmates' work was exhibited publicly and an anthology of poems entitled 'The Rentbook' was published as an outcome of these initiatives. Prison work was minimal, restricted to self-sufficiency functions and working on the prison garden at Forbury Corner, with a small remuneration of 20-40 cents per hour paid.

In 1981, improvements were made following the Penal Policy review and in 1984, Dunedin Prison was chosen as one of three in New Zealand for a 12-month pilot program as a regional prison to trial work release programs with the local community. As a consequence, release to work programs which allowed prisoners to take up day jobs in the community or attend courses at local institutions to prepare for their return to life outside the prison, were implemented. These freedoms were managed around the conventional prison traditions including the daily roster, a standard uniform issue, visits and incentive programs – and new initiatives arising from occupational, health and safety regulations and enlightened approaches to mental and physical health and well-being which significantly improved conditions inside. 'Trusties' (i.e.

trusted prisoners such as those convicted of crimes such as driving under the influence) were allowed into the yard to wash police cars.³⁶

Visits from 'role models' including members of the All Blacks rugby team were organised to help raise prisoners' morale. One constant in the history of Dunedin Prison has been the work of NZPARS which continues the work of its predecessor organization. With their assistance in case management work with inmates, Dunedin Prison was the first to introduce the scheme and continued to lead the field in New Zealand in this area until its closure.

Former senior Sergeant Dave Campbell reported that gangs were not a problem at Dunedin Prison during his time there between 1983 and 1994. Any known gang members were kept apart during their stay.³⁷

The Centenary of Dunedin Prison was celebrated in 1996, along with the 115th anniversary of the establishment of the Prisoner's Aid Society, with a street parade – the first time prisoners had participated in such an event in New Zealand – designed to promote the concept of prison-community involvement programs. Inmates and staff dressed as an 1896 chain gang and travelled on a cart lent for the occasion by the NZ Army. The contrast between the two underlined just how far the concept of social justice had travelled.

2.9 Escapes, Riots, Murders

Until very recently, those who carried out sentences had never seen inside the places where they would send offenders for detention; and although authorities considered that a prison term should be a punishment, rather than the place itself being the punishment, inmates would most likely have disagreed. Dunedin Prison has had its share of adverse reactions from prisoners – from suicides, escapes, riots to violence.

In September 1915 prisoner John Daniel Black escaped through an open door in the Dunedin Prison yard and then scaled the gaol wall. He was apprehended a month later, living under an assumed name. On the accompanied journey back to Dunedin by train, he broke the glass of the lavatory window and leapt out of the carriage. Injured by the fall, he was located by the sound of his groaning, recaptured and returned to prison.

In August 1946 three male prisoners escaped from Dunedin Prison by stripping naked and squeezing out through a cell window. The last man out passed their clothes out and once dressed, they all ran off, only to be recaptured shortly afterwards in a suburban hotel.

Two female prisoners escaped in December 1959 and remained at large for several days before their recapture. This was to be just one of many escapes from the Women's Prison, including one where a serial escaper fashioned a skeleton key from a toothbrush to facilitate her exit.

³⁶ Dave Campbell, pers. comm. November 2012

³⁷ Ibid.

On two occasions in March - April 1964, female prisoners rioted, setting alight to bedding, smashing furniture and hurling other items and abuse out of the windows in protest over prison conditions.

On a much more serious note, in August 1966 Constable Donald Stokes died as a result of injuries sustained while on duty in Dunedin Prison after he was viciously attacked and beaten with a broom by two men being held in the police lock-up cells. A memorial plaque to Constable Stokes was installed in the foyer of the prison and has been moved to the Police Centre in Great King Street.

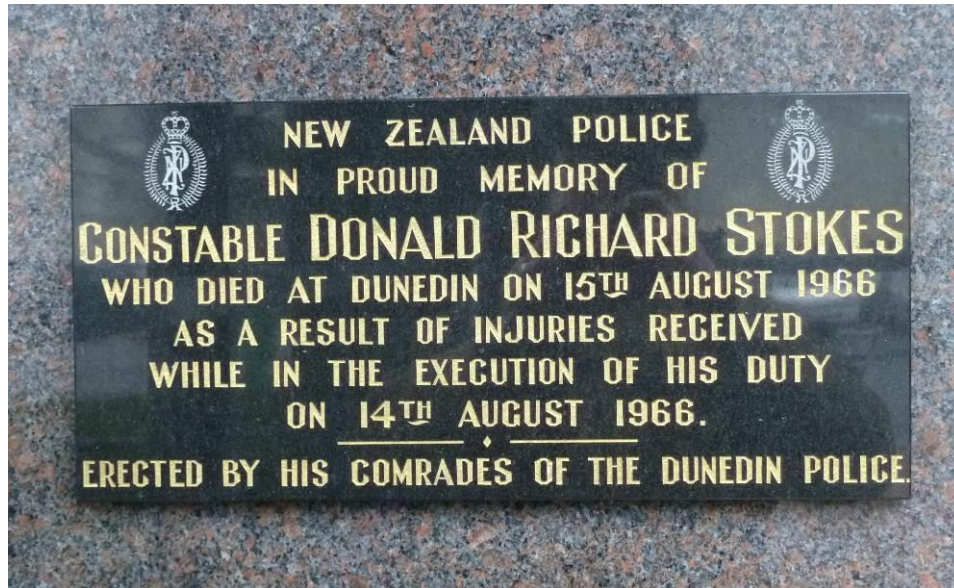


Figure 41 Memorial plaque to Constable Donald Richard Stokes, formerly in the foyer of the Dunedin Prison and now displayed at the Dunedin Police Centre in Great King Street. (Photo: Chris Betteridge, 19 June 2013).

Dunedin's police lock-up cells also detained many protestors during protests against the United States and New Zealand involvement in the Vietnam War between 1965 and 1973, including two arrested during the National Party's 35th annual convention in Dunedin in 1971.



Figure 42 Demonstrators protesting against the impending Springbok tour were arrested during a march in The Octagon, Dunedin, in July 1981, and 27 were arrested at Carisbrook at the match on August 11, 1981 and were charged at Dunedin Central Police Station³⁸.

Some of New Zealand's most notorious criminals have been associated with Dunedin Prison, held on remand and awaiting sentencing and transfer to more secure accommodation. The review of the NZHPT Register listing contains the following statement:

"Finally, the Prison is linked to the stories of a number of famous and infamous inhabitants. Among local personalities who spent time in prison, are also national figures like Minnie Dean and, more recently, David Bain whose stories have become part of popular culture".

Minnie Dean may have been held in a Dunedin Prison pending her trial but it would not have been in the current building. Her trial and execution were at Invercargill where she was hanged on 12 August 1895, three years before the present Dunedin Prison building was completed.

However, habitual criminal, Amy Bock, did spend time in the current Dunedin Prison, on charges of false pretences, forgery, and larceny and was held there in 1909 following her arrest for masquerading as a man, Percy Redwood, on the eve of her 'honeymoon' with a local Dunedin woman. Her guilty plea deprived the local community of a sensational trial and she was sentenced in the Supreme Court and was returned for a few more years to the prison cell where she had already spent not much less than half the quarter-century of her time in New Zealand.

³⁸ Eyre, Tony 2009



Figure 43 (Left): Amy Bock as a woman. (Photo: Wikipedia); **(Right):** Amy Bock masquerading as a man, Percy Redwood. (Photo: South Otago Museum, reproduced in Otago Daily Times, 2 April 2009)

A contemporary eyewitness of Amy Bock's arrival in Dunedin under escort following her arrest said she looked every inch a male, "walking with hands thrust deep into the pockets of a stylish grey overcoat in the way of a man when the wind is raw and his underclothes are thin."

In 1954, a former house surgeon at Dunedin Public Hospital, Dr Senga Whittingham, was charged with the murder of her former fiancé and colleague, Dr John Saunders. She was held on remand in the Prison until her sentencing in the Supreme Court next door when she was transferred to Christchurch to serve her sentence.

More recently, inmates held on remand have included the following:

- Paul Bailey, charged with the rape and murder of Owaka schoolgirl, Kylie Smith (November 1991)
- David Bain, charged with the murder of his parents and siblings (June 1994), convicted and imprisoned, only to have his sentence overturned on appeal. Bain is currently suing the government for compensation for his time spent in prison.
- Dunedin psychiatrist Dr Colin Boewer, charged with the murder of his wife by administering poison between November 1999 and January 2000.

2.10 Site Chronology

This section provides a timeline, showing the chronological history of the place from pre-European settlement to the present day in the context of prison-related events in Dunedin and elsewhere in New Zealand.

Dates	Evidence	Citation / Interpretation
Pre-1785	The area that is now Dunedin includes Maori occupation sites but future prison site is on edge of harbour foreshore and has muddy tidal flats unsuitable for permanent settlement. Maori name nearby creek toitū.	Helen Leach, pers.comm.
Circa 1800	First purpose-designed prisons appear	
1820	Thomas Shepherd describes the area where Dunedin is now located – no Maori occupation at this time	Shepherd, Thomas [Journal] MS A1966, Mitchell Library, SLNSW
1836	Samuel Charles Phillips, later to become Gaoler of the Dunedin Gaol, is born at Reading, Berkshire, England.	<i>The Cyclopaedia of New Zealand</i> , Vol.4, 1905, p.142
1844	Acting for the New Zealand Company in April, Frederick Tuckett identified the site for the future settlement of 'New Edinburgh' to be named Dunedin	Nicholls, B., p.1
1845	The Otago settlement was resolved at a meeting held in the City Hall, Glasgow	McCoy & Blackman, 1968.
1846	Charles Kettle arrived to survey the area and with his assistants R Park and W Davidson, drew up a plan for the new settlement of Dunedin for the New Zealand Company	R Park's Field Book No. 9, Lands and Survey Archives, Dunedin
1848	First European settlers arrive in Otago on 23 March after 116 days at sea. First gaol erected at foot of Bell Hill, now the corner of Stuart and Cumberland Streets.	Brooking, p.209
1851	Henry Monson appointed as Dunedin's first gaoler.	
1853	Otago proclaimed as a province, to be managed by a Provincial Council. Captain William Cargill elected first Superintendent on 10 September.	Hocken, R, 1898 Appendix G, p. 303
1855	The Town Board is elected on 20 August and hold their first meeting on 27 August. First gaol burned down in October. James Macandrew, Superintendent of Otago proclaims the Immigration Barracks as a temporary gaol.	Hocken, T H, 1898, Appendix G, p.305
1857	Provincial Council sets aside £2000 for a new gaol for Dunedin.	
1857	John Campbell is born in Glasgow on 4 July.	
1858	Gaol Reserve No.3 set aside as one of Dunedin Reserves.	<i>Otago Provincial Council, Votes & Proceedings</i> , 1861
1859	Inquiry into temporary timber gaol. Plans and specifications for the new gaol ready.	
1860	Enquiry finds temporary gaol inadequate but new gaol still not built. However tenders are accepted in May and foundations are dug by June.	
1860-61	First Taranaki War	<i>NZ Historical Atlas</i> , plate 37
1861	Gabriel Read discovers gold in Otago.	<i>Otago Daily Times</i> , 25 August 2007
1861	Dunedin's new gaol nearly finished by August but already overcrowded by December and tenders are called for additions to the building. Gold discovered in the Waitahuna / Tuapeka River district and miners pour into Otago.	Hocken, T H, 1898 Appendix G, p.307
1865	City of Dunedin incorporated under <i>Municipal Corporations Act</i> on 18 May	Hocken, T H, 1898. Appendix G, p. 311
1863	Dunedin Gaol has an establishment of 134 prisoners, of whom 120 are males.	<i>Cyclopaedia of New Zealand</i> Vol.4, 1905, p.142
1864	Dunedin police housed with the head station and Constabulary Depot on Princes Street, south from Jetty Street on the left side in the area of Police Street.	Singe and Thomson 1992, p.266
1860-65	18,000 British troops serve in New Zealand in land wars The population of Dunedin rises from 890 in 1857 to 15,790 in 1864 as a result of immigration and the discovery of gold.	

Dates	Evidence	Citation / Interpretation
1868	A Royal commission calls for a centralised colonial prison system, a unified standard of conditions and the abolition of public work gangs.	Clayworth, P <i>Prisons</i>
1869	Premises in Maclaggan Street, Dunedin leased for a police station and barracks for ten years from 1 February at annual rent of £200.	Singe and Thomson 1992, p.266
1869	Arrival on 6 November in Dunedin of 74 Maori prisoners-of-war from the North Island.	Hocken, T H, 1898 Appendix G, p. 316
1870	Dunedin Police move from Princes Street to new Maclaggan Street premises incorporating barracks and stables located between Rattray and Clark Streets.	Singe and Thomson 1992, p.266
1871	Another 5 Maori prisoners from North island arrive.	
1872-73	Maori prisoners discharged under an amnesty.	
1874	Retired army officer Arthur Hume is appointed deputy governor of Millbank Prison in London	Crawford, JAB, 2007
1874	Old Dunedin gaol destroyed by fire	Singe and Thomson 1992, p.266
1875-80	Hume successively appointed deputy governor of Dartmoor, Portland and Wormwood scrubs prisons in England.	
1876	New Zealand Provinces abolished	Clayworth, P <i>Prisons</i>
1876	Samuel Phillips takes up appointment of gaoler at Lyttelton in May, with general supervision of the Canterbury prisons.	<i>Cyclopaedia of New Zealand</i> Vol.4 1905, p.142
1876	There are 30 minor prisons around New Zealand	Clayworth, P <i>Prisons</i>
1878	Prison census shows New Zealand has 641 prisoners in four major prisons, 343 in the minor gaols and 70 held in local lockups.	Clayworth, P <i>Prisons</i>
1880	Captain Arthur Hume appointed to the new position of Inspector of Prisons and adopts the 'English System' of prisoner classification and segregation.	Clayworth, P <i>Prisons</i>
1881	Hume's first report into New Zealand's prisons criticises them as 'neither deterrent nor reformatory'.	Crawford, JAB, 2007
1882	Robert Campbell arrives in Dunedin and works briefly for the firm of Mason and Wales. <i>Prisons Act</i> 1882 bans tobacco in prisons, on the recommendation of Arthur Hume. Samuel Phillips becomes Gaoler at Dunedin.	Richardson, P, 1988 <i>Cyclopaedia of New Zealand</i> Vol.4 1905, p.142
1883	Central government inquiry into apparent irregularities in prison management. Robert Campbell appointed to a temporary position in the Public works Department in Dunedin. <i>Prisons Act</i> 1883.	Richardson, P, 1988
1888	Robert Campbell transferred to Wellington. In June Arthur Hume is made a Lieutenant Colonel in the New Zealand Militia and is given the important post of inspector of volunteers with the additional post of assistant adjutant general.	Ibid. Crawford, JAB, 2007
1889	Campbell becomes draughtsman for the Public Buildings Department in Wellington on 1 April and on 18 April marries Mary Jane Marchbanks in Dunedin. Hume announces successful trial of the English separate cell system in the new Christchurch prison.	
1890	'Old' Scotland Yard police headquarters in London, designed by Norman Shaw, opens and is used as a stylistic model for Dunedin Prison.	
1890s	Groups such as the Women's Christian temperance Union and the National Council of women argue that separate prisons should be established for women but Arthur Hume rejects idea on grounds that there are too few women prisoners.	Clayworth, P <i>Prisons</i>
1892	Chief government architect John Campbell completes plans for the new Dunedin Prison.	Singe and Thomson 1992, p.266
1882	Maclaggan Street Police Station destroyed by fire, necessitating a move to Lower High Street between Castle and Gaol Streets (renamed Dunbar Street in 1921).	Singe and Thomson 1992, p.266

Dates	Evidence	Citation / Interpretation
1892-4	Dunedin Council and local businessmen oppose use of proposed site for a prison, preferring it for a marketplace, close to the railway station and wharves.	
1894	Specification for Dunedin Prison issued in November.	Archives NZ W 32 17445
1894	Dunedin Prison to be the fourth largest in New Zealand, behind Auckland, Lyttelton and Wellington.	<i>Otago Daily Times</i> 25 August 2007
1895	Site clearing for Dunedin Prison begins in January and tenders are called for building materials, with delivery in August. Questions asked in Parliament about delays in construction. Hume visits in December to check on progress and meets with gaoler Charles Phillips.	
1895	New police station (now Dunbar House) erected on part of site of old gaol.	<i>Cyclopaedia of New Zealand</i> Vol.4 1905, p.142
1895	A portion of the Artillery Barracks at Tairaroa Head is used as a supplementary gaol.	<i>Cyclopaedia of New Zealand</i> , Vol. 4, 1905, p.142
1895	Changes to design of prison requested in December.	
1896	Changes requested in December 1895 are investigated, approved, and authority issued on 2 March, 1896.	
1896	Six concreters, 28 stonemasons, 175 bricklayers, 125 bricklayer's labourers and 3 general labourers work on Dunedin Prison building.	<i>Otago Daily Times</i> 25 August 2007, p.51
1897	Exterior of Dunedin Prison completed by April	
1898	District Engineer declares all building work completed on 19 May and prison is occupied on 16 June. Total cost £16,000. New prison has cells for 52 men and 20 women.	Hocken 1898, p.34; Martin 1998, p.37; ODT 25 August 2007, p.51 <i>Cyclopaedia of New Zealand</i> , Vol. 4, 1905, p.142
1899	Remains of old gaol dismantled in May by Sandilands and Co.	
1901	The married gaoler, with no children, lives in rooms forming part of the administrative officers of the new prison. The other warders live in various places away from the prison, some quite a distance removed. Religious services held on most Sundays in Dunedin and Tairaroa Heads Prisons Roman catholic priest visits Dunedin Prison occasionally on Sunday afternoons.	'The Prisons Report', <i>Otago Witness</i> , 21 August, 1901
1902	Dunedin Law Courts, also designed by John Campbell, opened. Built for £20,000, it is claimed to be the cheapest building of its kind ever built in New Zealand. Prisoners sentenced to more than 3 months' hard labour are issued with an ounce (28 grams) of tobacco a week	<i>Readers Digest Illustrated Guide to New Zealand</i> , p.389 Clayworth, P <i>Prisons</i>
1905	Otago Police District comprises nearly all of Otago, with 36 police stations and staff comprising an inspector, sub-inspector, eight sergeants, five detectives, one mounted constable (for the city), seventy constables and a matron for female prisoners.	<i>Cyclopaedia of New Zealand</i> , Vol. 4, 1905, p.142
1907	New Zealand becomes a Dominion on 26 September	<i>NZ Historical Atlas</i> , plate 58
1909	Robert Campbell assumes newly created title of Government Architect. Arthur Hume retires as Inspector of Prisons on 1 April.	Crawford, JAB, 2007
1910	Addington Prison in Christchurch set aside for long-termers	Taylor 2007, p.156
1910	<i>Crimes Amendment Act</i> 1910 allows for reformatory sentences.	Clayworth, P <i>Prisons</i>
1913	New Zealand's first women's prison is established at Addington, Christchurch.	Clayworth, P <i>Prisons</i>
1915	Prisoner John Daniel Black escapes from prison yard and again by jumping from a train after his recapture. He is returned to prison injured.	
1915	Police relocate from adjoining building (now Dunbar House) to Dunedin Prison. Defence Department also occupies part of the prison from this time.	Galer, 1982, p.52

Dates	Evidence	Citation / Interpretation
1916	Hume reports a shortage of prison officers throughout New Zealand and police staff in Dunedin are relocated to the prison's administration block from the adjoining barracks.	
1918	Arthur Hume dies at Wellington on 1 April and is survived by his wife and five of their sons.	
1920	Lyttelton Gaol, near Christchurch, closes.	
1920	A women's reformatory opens at Point Halswell, Wellington.	Clayworth, P <i>Prisons</i>
1921	Gaol Street renamed Dunbar Street.	Singe and Thomson 1992, p.266
1925	All prisoners who smoke are issued with a tobacco allowance, on condition of good behaviour.	Clayworth, P <i>Prisons</i>
1925	Bert Dallard becomes controller general of prisons and tries to make prisons as self-sufficient and economical as possible.	Clayworth, P <i>Prisons</i>
1925	<i>Child Welfare Act</i> 1925 introduced.	
1936	Māori prisoners account for 11% of total New Zealand prison population.	Clayworth, P <i>Prisons</i>
1937	Police barracks moved to old fire station building on Cumberland Street, known as 'Bloomsbury' and remains at this locality until 1947.	Singe and Thomson 1992, p.266
1946	Three male prisoners escape from Dunedin Prison by stripping naked and squeezing out through a cell window, only to be recaptured soon afterwards in a suburban hotel.	
1946	Removal of gas jets approved but new lighting deferred.	Archives NZ WGTN LL2 x J270b C305 597 PW 25/10 Part 1 8/46 – 12/75
1947	Police barracks moves from 'Bloomsbury' on Cumberland Street to quarters on first floor of new building for Criminal Investigation Branch (CIB) in Dunbar Street.	Singe and Thomson 1992, p.266
1950	Women's prison at Addington closes.	Clayworth, P <i>Prisons</i>
1950s (post 1953)	Flowering shrubs inside iron palisade fence of Dunedin Prison	B & W image on NZHPT file
1957	Justice considering taking over prison, with increase in prisoners from 10 a day to more than 30 a day. Upgrade providing for 44 cells being considered.	Archives NZ WGTN LL2 x J270b C305 597 PW 25/10 Part 1 8/46 – 12/75
1957	Workshop proposed in northern part of central courtyard for 12 sewing machines, with space for storage and cutting room.	Ibid.
1957	Police PABX in 2 nd floor of South Cell Block.	Ibid.
1958	Defence Department said to vacate Dunedin Prison at this time but no evidence of their occupation can be located.	Galer, 1982, p.42
1959	Male prisoners relocated from Dunedin Prison which becomes a Female Prison in 1959	NZHPT Buildings Field Record Form 1991
1959	New equipment ordered for laundry including washing machine, tumbler drier and hydro extractor (spin drier). Weekly washing load is 1300 lbs dry weight, including 500 lbs of woollen blankets. Domestic machines requested in interim until commercial heavy-duty machines are available.	Archives NZ WGTN LL2 x J270b C305 597 PW 25/10 Part 1 8/46 – 12/75
1959	Prison altered for 5 male short term prisoners (up to 3 months), up to 15 males awaiting trial or sentencing, 30 medium term females (up to 3 years) and up to 15 females awaiting trial or sentencing	Ibid.
1959	£8,916/6/- authorised for capital works and maintenance with and extra £3,400/-/- for additional works and unforeseen maintenance	Ibid.
1959	Two female prisoners escape from Dunedin Prison and remain at large for several days.	
1960	Bread and bacon slicing machine requisitioned for prison kitchen and a commercial 25 cu.ft. refrigerator to replace inadequate 15 cu.ft. model	Archives NZ WGTN LL2 x J270b C305 597 PW 25/10 Part 1 8/46 – 12/75
1960	Contract fee for alterations for women's prison is £13,250/6/8, with authority sought for £1,421/3/11 to cover overdrawal.	Ibid.
1960	Sewing Workroom employs up to 16 prisoners and 1 instructress.	Ibid.
1961	Capital punishment abolished in New Zealand	Galer, 1982, p.42

Dates	Evidence	Citation / Interpretation
1963	Bulk order placed in UK for new locks for penal institutions across New Zealand	Archives NZ WGTN LL2 x J270b C305 597 PW 25/10 Part 1 8/46 – 12/75
1964	Female prisoners at Dunedin Prison riot in March – April in protest over prison conditions.	Clayworth, P <i>Prisons</i>
1965	£5,320/14/- quoted for fully automated fire alarm with smoke detectors for cells but government decides building is fire resistant and does not need the full system.	Archives NZ WGTN LL2 x J270b C305 597 PW 25/10 Part 1 8/46 – 12/75
1966	£1,841 approved for purchase of emergency diesel power plant.	Ibid.
1966	Constable Donald Stokes dies of injuries sustained while on duty in Dunedin Prison on 14 August after a vicious attack by two men being held in the police lock-up cells.	Singe & Thomson, pp.2,3
1967	£630 estimated to convert coal-fired boiler to oil-firing. Male prisoner still required to tend boiler.	Archives NZ WGTN LL2 x J270b C305 597 PW 25/10 Part 1 8/46 – 12/75
1968	100-200 windows broken annually with 40 smashed since Christmas 1967. Minimum of \$3,225.00 estimated to replace 500 windows over 4 years as an absolute minimum.	Ibid.
1969	£6,209.00 for new electrical substation.	Ibid.
1970s	A number of timber-framed windows are replaced by steel-framed casement windows.	
1965 to 1973	Lock-up cells at Dunedin Prison used on a number of occasions to house anti-Vietnam War protestors.	
1973	Plans for alterations to prison include telephone exchange in northeast corner of 2 nd floor, cage around door into western exercise yard, door between Sewing Room and adjoining room.	Plan dated April 1973
1973	Plan for new cell call buttons and mesh screens over openings around courtyard.	Plan dated October 1973
1974	Dunedin Prison ceases to be a Women's Prison	NZHPT Buildings Field Record Form 1991
1974	£9,810.00 quoted for Sentinel-type fire alarm system with pegging alarm and cell call buttons	Archives NZ WGTN LL2 x J270b C305 597 PW 25/10 Part 1 8/46 – 12/75
1974	New women's prison opens at Paparua, near Christchurch.	Clayworth, P <i>Prisons</i>
1975	Borstal sentence abolished in New Zealand and replaced by shorter periods of detention. Arohata at Tawa near Wellington becomes a prison for young women.	Taylor 2007, p.156 Ibid.
1979	Government schedules replacement of Dunedin Police Station to commence in February 1984	<i>Otago Daily Times</i> , 30 October 1982
1979	NZHPT urges DCC to commission an independent feasibility study for profitable re-use of the old Labour Department building (now Dunbar House). The Trust also hopes that the Justice Department can take over the police station / prison for its own use. Council asked to consider listing these buildings as a precinct under its District Scheme.	Letter to Council dated 28 June 1979. NZHPT file
1979	Interim joint report on the Railway Station / Law Courts / Prison precinct to the Otago Regional Committee of NZHPT by A Dolman (Architect, Ministry of Works) and G J Griffiths (deputy Chair).	Report dated 5 September 1979, NZHPT file
1981	Minister of Police, the Hon. M B R Couch announces deferment of new police station until 1987.	<i>Otago Daily Times</i> , 24 July 1981
1981	Arohata girls' borstal converted into a youth prison.	Clayworth, P <i>Prisons</i>
1982	Minister of Police, the Hon. M B R Couch announces feasibility study on the sharing of facilities on the site of both the Dunedin Central Police Station and the Justice Department.	<i>Otago Daily Times</i> , 20 October 1982
1982	Former Dunedin Police Station (now Dunbar House) vacated.	<i>Otago Daily Times</i> 28 June 1992
1982	Plans drawn for renovations to prison kitchen including dry store, meat store, vegetable store, shower in corridor and office / pantry off kitchen.	Plan dated September 1982

Dates	Evidence	Citation / Interpretation
1983	Chief Superintendent R J McLennan announces Dunedin Central Police Station cell block to be upgraded and hand basins to be installed in each of the 8 police cells. Improvements to be made to visitors; quarters and the waiting facilities used by doctors and lawyers.	<i>Otago Daily Times</i> 20 August 1983
1984	Dunedin City Council approves site for new police station between Great King Street and Cumberland Street and recommends to Minister of Works and Development that the site be designated 'police station'.	<i>Otago Daily Times</i> 4 June 1984; Singe and Thomson 1992, p.267
1984	Commissioner for Police Mr K O Thompson announces Dunedin Police station to be the first in the country with a 24-hour 'hot line', to be dedicated on 15 October.	<i>Otago Daily Times</i> 11 October 1984
1984	Dunedin Police Station is given category 1 Classification by New Zealand Historic Places Trust. The building "merits permanent preservation because of its very great historical significance and architectural quality."	Registered on NZHPT database 28 June 1984; Letter dated 26 July 1984 from NZHPT to Commissioner of Police, Wellington NZHPT file HP 6/1/6/1; <i>Otago Daily Times</i> 7 August 1984
1985	Police thank NZHPT for their interest in the Dunedin Police Station and suggest Trust communicate with Justice Department which is considered likely to take over the building. Police estimate new Police station unlikely to commence until 1988/89 and take up to two years to construct.	Letter dated 13 March 1985, Police file 80/224
1985	NZHPT advises Department of Justice of Classification of Dunedin Central Police Station and requests advice on the Department's intentions regarding the future of the building.	Letter dated 13 May 1985, NZHPT file HP 8/6/11
1985	Justice Department responds to NZHPT that it has not carried out any forward planning on the possible options of using the Dunedin Central Police Station and there is nothing definite in the Department being able to acquire the building.	Letter dated 20 June 1985, Justice file ADM 13-7-5-2
1986	In June women account for only 98 inmates in New Zealand prisons.	Clayworth, P <i>Prisons</i>
1987	Arohata youth prison converted into a women's prison.	Clayworth, P <i>Prisons</i>
c1990	W Stevenson acquires former Dunedin Police Station / labour Department building for approximately \$180,000 less than the government valuation.	<i>Otago Daily Times</i> 28 June 1992
1992	NZHPT Otago Regional Officer recommends that if Dunedin Prison windows cannot be repaired (to enable them to open and shut), they should be replaced with like material in same shape and profile.	NZHPT file note April 1992
1992	Works Consultancy Services advises NZHPT that it intends to replace badly corroded and distorted larger windows along the south (21) and possibly west (9) sides of the prison. New windows, to be replaced from inside, are to be of galvanised steel to match the existing as closely as possible.	Letter dated 1 September 1992, works file 2318/D
1992	Lois Galer advises specifications for replacement windows meet ICOMOS NZ Aotearoa Charter 1991 item 16 standard.	NZHPT file note and fax by Lois Galer to Regional HQ Dunedin dated 8 September 1992
1992	Rehabilitation programmes offered to inmates at Dunedin Prison include adult literacy, alcohol and drug counselling, relationships and communications, writing courses, computing and small business management	<i>Otago Daily Times</i> Wednesday Magazine 19 August 1992, pp.17, 20
1992	The visiting room at Dunedin Prison is actually a corridor, with up to 90 people crammed into a space 18m x 4.5m during weekly visiting time on a Sunday.	<i>Otago Daily Times</i> Wednesday Magazine 19 August 1992, pp.17, 20

Dates	Evidence	Citation / Interpretation
1993	Lois Galer advises that Corrections are keen to re-occupy the prison and adapt it for their needs while keeping "the best interests of their building at heart". Lois advises that iron palisade fence along front of prison was "purloined for the war effort" and suggests someone at Antrim contact Govt architects to see if there are any floor plans. She also recommends inspection of prison by Ian Bowman as prison staff are anxious to get costings for various options.	Internal NZHPT memo dated 17 June 1993
1994	Department of Justice regional manager of prisons Kevin White announces Dunedin Prison will take over the Dunedin Central Police Station when police move to new station in Great King Street on 19 November.	<i>Otago Daily Times</i> , 25 October 1994
1995	NZHPT confirms to Dunedin Prison that there are no objections to fixing of two CCTV cameras on the prison building and possibly on the facing wall of the adjacent Law Courts building. Plan shows two 'Spyhawk' cameras with 360° coverage at SE corner and to E of Ne corner, with three fixed cameras at rear of building.	Letter dated 21 February 1995
1997	Slate roof of Dunedin Prison repaired with aid of crane and bucket.	<i>Otago Daily Times</i> , 23 May 1997
1997	<i>Otago Daily Times</i> enquires at NZHPT re rumours that Department of Corrections is considering closing Dunedin Prison. NZHPT responds that building is Category 1 and that NZHPT comments on building consents under the Resource Management Act and looks for sympathetic conversions and alterations.	NZHPT file note dated 29 May 1997
1997	Department of Corrections considers moving Dunedin Prison to another site, possibly Wakari Hospital. NZHPT not opposed to change of use for prison building provided its heritage values are protected.	<i>Otago Daily Times</i> , 30 May 1997
1997	Department of Corrections declares 101-year old Dunedin Prison 'old and inefficient' and Department's chief financial officer Richard Morris confirms they are considering options but have not looked at alternative sites. NZHPT urges Department to adapt the building to its modern use and keep it viable.	<i>Otago Daily Times</i> 31 May 1997
1997	Healthcare Otago and Department of Corrections both deny that Wakari Hospital site is being considered for a prison site.	<i>Otago Daily Times</i> 31 May 1997
1997	Former NZ Governor-General and chairwoman of the NZHPT Dame Cath Tizard visits Dunedin Prison with Trust Otago-Southland regional manager Helen Lowe and Trust director Peter Atkinson. NZHPT evaluating the prison, Law courts and railway station in light of a ministerial revue into the management of heritage matters.	<i>Otago Daily Times</i> 8 October 1997
1997	Majority of Chubb locks in prison replaced after Police move out.	File note of lock survey dated 1 May 2001
1998	Centenary of Dunedin Prison	
1999	Rising incidence of suicide and deliberate self-harm among prisoners in New Zealand gaols prompts the Department of Corrections to sponsor the first systematic survey of the psychiatric symptomatology of the whole prison population in the country.	Taylor 2007, p.159
2000	NZHPT comments on proposal to fit new ablutions to cells, necessitating high impact piping to south, west and north facades. Guy Williams advises Energy Group Ltd that uPVC pipes will be acceptable provided they are painted to blend with prison masonry.	Notes of site visit dated 26 January 2000 Memo dated 24 March 2000
2000	Corrections advises NZHPT of proposal to install toilets in all prison cells as a top priority Government project to improve conditions for inmates. New pipes to be painted copper colour, all redundant pipe work to be removed and matching grout used for repairs. NZHPT seeks assurance that the painted pipe work will be maintained and removed upon Corrections leaving the facility. Corrections respond that plumbing will be maintained, regularly inspected and removed sympathetically if toilets removed.	Department of Corrections letter dated 14 April 2000, file PM7/P9/8/4
2000	NZHPT formally approves work for new toilets on plans by Energy Group Ltd as Job G838 Drawings P1-4 dated 15 March 2000.	Letter dated 20 April 2000
2000	Some external pipes painted to blend with masonry. Pin boards and desks installed in cells.	Plan in prison

Dates	Evidence	Citation / Interpretation
2000	New Zealand Government confirms Dunedin Prison will close but no replacement site yet chosen. Prison described by some as 'Victorian' and 'barely meeting humanitarian standards' – one of the few prisons where inmates have to use slop buckets rather than toilets when locked in their cells.	<i>Otago Daily Times</i> 17 August 2000
Early 2000s	Recidivism rate among NZ prisoners high with almost 40% of inmates released from prison reimprisoned within two years of their release.	Clayworth, P <i>Prisons</i>
2001	Plans drawn for Safe Cells upgrade to include Burns & Farrell institutional pans and basins, glass reinforced concrete beds, timber floors replaced with 8mm superscreed over prefill mix, recessed lighting under 4.5mm polycarbonate and smoke detectors under 0.9mm perforated stainless steel sheet.	Plan dated 29 June 2001
2001	NZHPT advises Otago Southland Prisons it concurs with proposed works by Foley Plumbers to repair slate roof of prison and recommends painting flashing slate grey to match existing roof. NZHPT suggests consideration be given to stripping white paint off gutters to natural copper finish in next financial year.	NZHPT Memo dated 19 April 2001
2001	New Sally Port constructed in driveway between north side of prison and Law Courts	Plan in Prison.
2001	Design for Prison Control Room upgrade with additional CCTV monitors and interlock construction	Plan dated October 2001
2001	Chubb lock survey carried out across prison.	File note dated 1 May 2001.
2001-02	Dunedin Law Courts extensively restored by Justice Department	Petchey (2002), p.1
2002	Probable construction of Control Room upgrade and interlock	
2002	"Historic 59-bedroom property, ideal central city location, enclosed forecourt and excellent built-in security system. Vacant possession 2006." ODT article by Craig Page headed "Prison's future uncertain" after Government confirms plans to build new 330-bed regional prison at Milburn but will maintain Dunedin Prison until its expected closure in 2006.	<i>Otago Daily Times</i> 27 November 2002
2002	Opus prepare plans for new Receiving Counter at prison, involving some demolition of existing fabric.	Opus file 410693.01, Feature Identifier 7/329/61, code 7701, Sheet 101 approved by NZHPT 14 December 2002
2002	Opus prepare plans for secure entry structure to south wall of Dunedin Prison (Sally Port). Screens to be painted to match adjacent brickwork.	Opus file 410693.01, Feature Identifier 7/329/61, code 7701, Sheet 103 approved by NZHPT 14 December 2002
2003	Sally Port ramp extension	
2003	Anzac Square / Railway Station Heritage Precinct includes Dunedin Prison	<i>Dunedin City District Plan</i> May 2003
2007	At time of closure, Dunedin Prison can accommodate 59 medium-security prisoners and as many as 40 remand prisoners.	<i>Otago Daily Times</i> 30 September 2011
2007	Final eight prisoners leave Dunedin Prison on 8 August and are transferred to OCF at Milburn, with the prison due to be decommissioned on 23 August.	<i>Otago Daily Times</i> 9 August 2007
2007	Dunedin Prison officially decommissioned on 23 August 2007 after 109 years in service. <i>Otago Daily Times</i> interviews prison officers Graham Glass, Keith Templeton and Geoff Oswald for <i>ODT</i> Magazine feature article under headline "Time to exorcise the prison's ghost".	<i>Otago Daily Times</i> 25 August 2007
2007	Bulging prison population in New Zealand leads to rumours that Dunedin Prison may be re-opened to cope with increase in numbers.	<i>Otago Daily Times</i> 23 October 2007
2007	Minister for Corrections announces Government is not considering reopening Dunedin Prison and has asked for options before the Department considers selling the prison site back to Ngai Tahu.	<i>Otago Daily Times</i> 24 October 2007

Dates	Evidence	Citation / Interpretation
2007	NZHPT seeks advice from Corrections on the future use and/or redevelopment of Category 1 listed Dunedin Prison (former Dunedin Central Police Station).	Letter dated 10 November 2007, NZHPT file 12007-006
2007	Foley Plumbers quote Invercargill & Dunedin Prisons \$6,060.00 excluding GST to supply and install 5 new copper replacement downpipes to Dunedin Prison and 3 to Law Courts	Quotation dated 15 November 2007
2007	Copper downpipes on Dunedin Prison and Law Courts severely damaged during an attempted theft. Corrections concerned at cost of copper replacements and suggests PVC painted to match aged copper. NZHPT asks for a quote also for colour steel that matches aged copper and suggests risks of further theft attempts can be reduced by better fixings, CCTV and signage.	NZHPT file note dated 22 November 2007
2009	Discussions between NZHPT and South Island agent for Government re future ownership, valuation and use of building. NZHPT confirms need for heritage assessment.	NZHPT memo dated 6 July 2009
2009	Council does not require the Dunedin Prison for any public work and offers to assist community groups to explore options to achieve conservation objectives.	Letter dated 26 July 2009 on NZHPT file
2009	<i>Otago Daily Times</i> article that "Council has no interest in old prison" which will be offered to Ngai Tahu, which must make a decision within 30 days.	<i>Otago Daily Times</i> 15 July 2009
2009	Sir Neil Cossons, former Director of English Heritage and patron of Dunedin Gasworks, inspects Dunedin Prison with NZHPT and Southern Heritage Trust and declares prison a 'terrific asset' to the historic precinct. Sir Neil cites example of Oxford Museum which has been converted into a boutique hotel. He sees advantage in having an entrepreneur and good architect for the project and possibility of glazed atrium in central courtyard which could become space for a restaurant.	<i>Otago Daily Times</i> 1 November 2009
2010	NZHPT provides Government with draft Heritage Covenant to be attached to disposal of Dunedin prison.	Letter dated 8 March 2010, NZHPT file 12007-006
2010	Southern Heritage Trust releases Discussion paper by Ann Barsby and Peter Entwisle dated 11 April, proposing a national prison museum in the decommissioned Dunedin Prison.	NZHPT file
2010	Dunedin Prison Trust Vision Document	
2010	Dunedin Prison Charitable Trust secures \$20,000 grant from Dunedin Heritage Fund to prepare a conservation plan.	<i>Otago Daily Times</i> 8 December 2010
2011	NZHPT advises Department of Corrections that Category 1 listing of the prison now includes the whole of the prison building, including the exterior and interior, effective 15 April.	NZHPT Letter dated 18 April 2011, file 12007-006
2011	DPCT confident of first option on the prison and has discussed an initial price with Corrections. Ngai Tahu iwi not going to keep the property despite initial interest. Corrections advise proceeds from sale will go to Consolidated Fund	<i>Otago Daily Times</i> 30 September 2011
2012	DPCT purchases land and building of Dunedin Prison from Ngai Tahu in June.	Stewart Harvey, pers.comm. 20 May 2013
2012	Heritage Covenant over building and site signed on 18 June by NZHPT and Delegated Officer, Crown Property Clearances, Land Information New Zealand representing the Crown.	Copy of advice from Land Information NZ, 18 June 2012
2012	DPCT begins fund-raising for an estimated \$2.6 million needed for first stage of prison redevelopment with the ground floor likely to include a café, office areas, function areas and a "prison experience" tour.	<i>Otago Daily Times</i> 6 June 2012
2012	DPCT seeks top-up of \$10,000 from Dunedin Heritage Fund to supplement initial grant of \$10,000 towards purchase of the prison site. This application is to enable the Trust to commission the conservation plan for the prison.	Letter dated 11 September 2012, NZHPT file
2012	DPCT commissions MUSEcape Pty Ltd to prepare a Conservation Plan for the Dunedin Prison.	
2012	DPCT commences guided tours of parts of the prison, led by former and serving prison officers who worked there.	

Dates	Evidence	Citation / Interpretation
2013	DPCT commissions contractors to repair leaks in roof and damaged windows. The latter were allowing pigeons to gain access to window reveals, with associated fouling of cells from bird droppings.	
2013	Conservation Plan submitted in early August for comment by DPCT and peer review by NZHPT.	
2013	Revised Conservation Plan submitted to DPCT in November.	
2014	Conservation Plan finalised in February.	

3.0 Analysis of Physical Evidence

3.1 *The Landscape Setting*

Dunedin Prison is located in the eastern part of the Dunedin CBD on a site bounded by the 4-lane State Highway 1 (Castle Street / High Street) and the adjoining railway corridor in a precinct that includes the historic buildings and spaces of the Law Courts, Anzac Square, the Railway Station, Dunbar House and Toitū Otago Settlers' Museum. To the north and west are predominantly commercial premises including hotels, cafes and shops on Stuart Street. To the east, across the railway corridor, are mostly industrial sites. To the south are Queen's Gardens, with its War Memorial cenotaph, the recently constructed Chinese Gardens and more commercial and retail premises on Dowling and Crawford Streets.

The road corridor of State Highway 1 is a busy, wide thoroughfare of four traffic lanes and two parking lanes, with traffic moving one-way south, creating a physical barrier between the prison and properties on the other side of the street, including the Railway Station and Toitū Otago Settlers' Museum. The only pedestrian crossings nearby are traffic-light-controlled crossings at the intersections of State Highway 1 with Stuart and Rattray Streets. The streetscape in the immediate vicinity of the prison is dominated by the imposing heritage facades of the prison itself and the adjoining Law Courts, with large expanses of bitumen on forecourts, footpaths and the roadway, with only small street trees on the railway side, which has a large car park between a perimeter chain-wire fence and the railway tracks.

3.2 *Built Fabric*

3.2.1 Building Spaces

Most spaces in the building were numbered on plans of the Ground, First and Second Floors of the former Dunedin Prison prepared by Opus Consultants in May 2002. While these plans included the spaces outside the main building, they were confusing in that Ground Floor spaces were numbered similarly to those on the First Floor. In August 2007 Opus prepared a further set of plans in which the spaces are more logically numbered i.e. with prefixes G for Ground, 1 for First and 2 for Second. Confusingly though, cell numbers on the plans do not always tally with the numbers on the walls of the cells themselves. There are also some minor errors in the drafting. However, it is the 2007 plans that have been used in Guy Williams and Associates draft heritage assessment and in this Conservation Plan. A table comparing the space numbers on the 2002 and 2007 plans is included as Appendix C. A detailed inventory of all building spaces is included as Appendix D.

3.2.2 Fixtures and Fittings

A detailed inventory of significant fixtures and fittings such as door hardware, electrical and plumbing fittings, etc. is included as Appendix D.

3.2.3 Movable Heritage

Retained within the prison building at the time of its acquisition by the DPCT were numerous items of office furniture (mostly relatively recent), kitchen equipment, electronic equipment (including telephones, TV sets, CCTV monitors), spare locks, keys to all locks in the building (in two key presses), numerous signs and posters, a collection of paper plans and drawings (mostly post 1990) and some archaeological artefacts. The last-mentioned were mostly recovered from wall cavities and from under the eaves in the attic and include items made by the prisoners, numerous beer and spirits bottles with strings attached to their necks, newspapers, a variety of prison administrative forms and packaging from items including stationery, batteries and chocolate bars. The NZHPT have provided guidelines for the conservation of signs within the prison which include a variety of significant ephemeral notices, health warning signs and the menu for prisoners' meals at the time of the prison's closure. Guidelines for the conservation of signs within the prison, prepared by Jonathan Howard of NZHPT, are included as Appendix J.



Figure 44 Some of the artefacts retrieved from under the eaves in the prison attic. **(Left):** Dozens of beer and other alcoholic drink bottles, many with string tied around their necks, were recovered from under the eaves, where they were presumably concealed for secret consumption; **(Right):** Even mundane objects such as chocolate cartons are important evidence of the working lives of former staff at the prison. They may also be very rare examples of past packaging and can help tell stories about the prison and who worked there. (Photos: Chris Betteridge, 20 June 2013)

3.2.4 Landscape Elements

No significant soft landscape elements survive within the prison curtilage. Campbell's original line drawing for the building suggests he envisioned some landscaping around the prison for he showed trees including a Lombardy poplar-like specimen in the yard to the south of the prison but no plantings in front of the building. A 1902 archival photograph (Fig.20) shows flowering shrubs between the front fence and the prison building and an undated

archival photograph circa 1950s³⁹ shows the iron palisade fence and gate posts intact and a dense planting of flowering shrubs inside the fence but by 1991 these had all gone and the forecourt of the prison was bitumen sealed and devoted to car parking⁴⁰. In recent years a raised garden bed, planted with flowering cherry trees and edged with railway sleepers, was installed in front of the prison, on the southern side of the pedestrian entry. The raised bed remains in 2013 but the trees have been cut down to ground level. The forecourt is still used for car parking, as is the yard to the south of the prison building. This yard had increased in size by 1982 and was by this time bounded by the tall timber paling fence of the type that exists today along the main street frontage.

3.2.5 Missing elements

There is good archival photographic evidence showing the former iron palisade fence and ornamental gate posts and gates that marked the original Castle Street boundary. There are archival photographic records and surviving physical remnants of the high brick wall which linked the southeastern corner of the prison building with the northeastern corner of the former Police Station / Barracks (Dunbar House) and marked the former street boundary of the prison's external yard.



Figure 45 The combination of surviving fabric (left) and archival photographic evidence from March 1955 (right) could enable reconstruction of the wall which once bounded the prison's southern yard. (Photos **(Left)**: Surviving section of wall adjoining Dunbar House, Chris Betteridge; **(Right)**: archival image WA 37719 F White's Aviation Collection, Alexander Turnbull Library, New Zealand National Library).

3.3 Adjoining Development and Landscape Character

Peter Entwisle⁴¹ has described the immediate context of the Dunedin Prison as:

“one of New Zealand’s most architecturally distinguished urban spaces, Anzac Square. It is a long, isosceles triangle formed by the confluence of Anzac Avenue with Castle Street, the setting for George Troup’s Dunedin Railway station. To the south of the prison is Dunbar House, originally the Dunedin Police Station, designed by William Crichton (1861-1928) and completed in 1895 in brick in a Queen Anne style which matches the

³⁹ NZHPT file

⁴⁰ NZHPT Register listing form dated 1991

⁴¹ Entwisle 2010, p.3

prison. To the north is the Dunedin Court building, like the prison designed by John Campbell, and completed in 1902. It is constructed of Port Chalmers breccia and Oamaru limestone in a dignified Tudor Gothic style. With the Railway Station and the Otago Settlers Museum building in the distance the whole group forms an impressive precinct of which the prison building is an essential element. To the grandeur and dignity contributed by the station and the court, the prison, despite its purpose, adds a note of grace and surprisingly domestic charm. Its alteration or removal would be a serious loss while the restoration of its details and attractive fence would materially enhance the effect."



Figure 46 Dunbar House, viewed from Dunbar Street (formerly Gaol Street), with parts of the prison yard enclosure at left. (Photo: Chris Betteridge, 10 March 2013).



Figure 47 The Dunedin Law Courts viewed from the northern side of Stuart Street looking towards the Railway Station (left), with Dunbar Street at right of image and Dunbar House in the distance. These magnificent heritage buildings are part of the precinct in which the prison is located. (Photo: Chris Betteridge, 4 November 2012).



Figure 48 Part of the view looking southeast from the prison across Castle Street (State Highway 1) to the recent addition to Toitū Otago Settlers' Museum, with the earlier part of the museum at right. The close proximity of the museum and other nearby tourist attractions (e.g. Railway Station and Chinese Gardens) offers considerable opportunities for cooperative marketing and integrated activities and events. (Photo: Chris Betteridge, 10 March 2013).

3.4 Views Analysis and Visual Absorption Capacity

3.4.1 External views to and from the building

For travellers in vehicles moving south along State Highway 1 there are unrestricted views of the prison's main administration block façade. Pedestrians walking in either direction on either side of State Highway 1 have unrestricted views of the main administration block façade and those walking north have views of the south façade of the cell block, with the ground floor obscured by the boundary fence.

There are views from the windows of rooms on the eastern side of the ground and first floors of the administration block across State Highway 1 and narrow views from the round windows in the attic over the highway to the railway and beyond.



Figure 49 View across Castle Street / State Highway 1 from Anzac Square, with Stuart Street at right, showing major street frontages of the Law Courts (centre) and Dunedin Prison (left), showing ornate exteriors of both buildings and car parking in street and in forecourt of prison. (Photo: Chris Betteridge, 13 June 2013).



Figure 50 View from footpath between Law Courts and Dunedin Prison, showing part of eastern elevation of Northern Cell Block (right) and north and east elevations of Administration Block. The intrusive lean-to addition in the corner replaced an early addition constructed prior to 1902 which provided a separate entry to the building, presumably for the gaoler and/or warders. (Photo: Chris Betteridge, 2 November 2012)



Figure 51 View from footpath of High Street / State Highway 1, looking north, showing upper two floors of southern elevation and east elevation of South Cell Block, southern and eastern elevations of Administration Block and part of southern elevation of Law Courts beyond. At left is the paling fence enclosing the prison's car yard, with an office building in Dunbar Street beyond. Also visible is a surviving part of the Port Chalmers breccia dwarf wall that supported the iron palisade boundary fence along the prison's main street frontage. (Photo: Chris Betteridge, 2 November 2012)



Figure 52 View north along State Highway 1 from its corner with Dunbar Street, showing part of façade of Dunbar House (left), clock tower and buildings of Dunedin Railway Station (left of centre) and part of recent extension of Toitū Otago Settlers' Museum (right). (Photo: Chris Betteridge, 10 March 2013)

3.4.2 Internal views and vistas

There are internal views along many of the corridors on the ground and first floors of the building – those in the cell blocks emphasising the repetitive nature of the spaces, with rows of identical doors and peep holes. There are restricted views into the central courtyard from the corridors on the first floor.

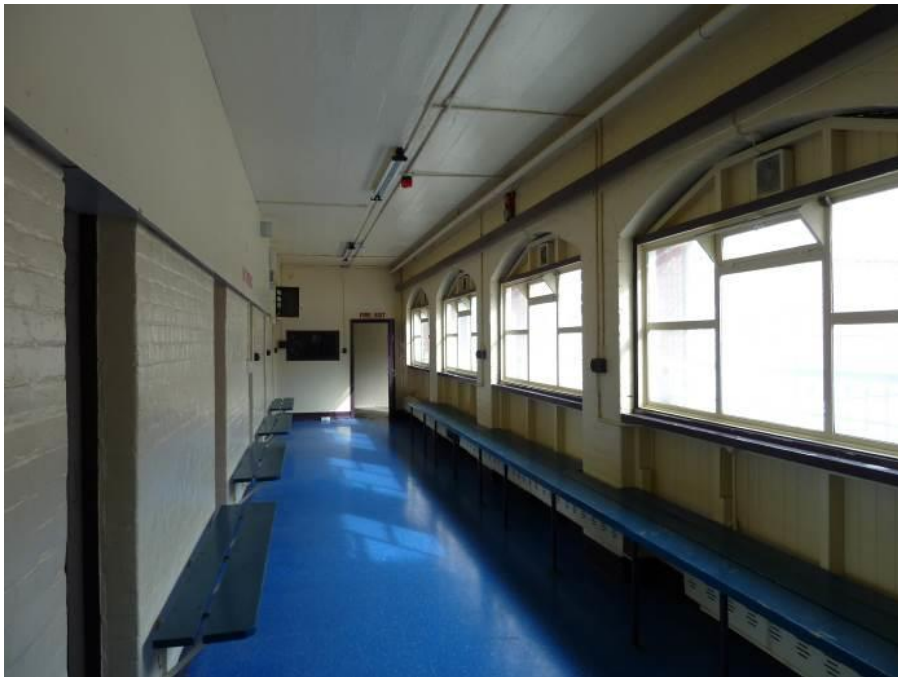


Figure 53 Views along interior corridors that are unimpeded by grilles or partitions emphasise the function of the place, revealing the repetition of cells and, in this case, the arched openings to the elevations of the cell blocks overlooking the central courtyard. (Photo: Chris Betteridge, 2 November 2012).



Figure 54 View from corridor on second floor of Southern Cell Block across central courtyard to southern elevation of Northern Cell Block, with Western Cell block at left and Administration Block at right. Removal of unsympathetic enclosures of arches, floor to ceiling glazing and removal of non-original structures in courtyard would allow greater appreciation of the prison's original design. External UPVC plumbing should be painted to blend with brickwork. Any future glazing over the courtyard would need to be cleverly designed to work with the lower eaves height of the Administration Block and the varying fenestration of the cell blocks. (Photo: Chris Betteridge, 2 November 2012).

3.4.3 Visual Absorption Capacity

Visual absorption capacity is an estimation of the ability of a particular area of landscape to absorb development without creating a significant change in visual character or a reduction in scenic quality of the area. The capacity of an area to absorb development visually is primarily dependent on landform, vegetation and the location and nature of existing development. Generally, flat or gently undulating open forest or woodland has a higher capacity to visually absorb development than open heathland or swamp or heavily undulating topography with cleared ridges and slopes.

A major factor influencing visual absorption capacity is the level of visual contrast between the proposed development and the existing elements of the landscape in which it is to be located. If, for example, a visually prominent development already exists, then the capacity of that area to visually absorb an additional development is higher than a similar section of land that has no similar development but has a natural undeveloped visual character.

The cultural landscape in which the prison is located contains historic buildings of two to three stories with pitched roof forms and elaborate exterior ornamentation, particularly in the case of the prison and the adjacent law courts and less detailed buildings of similar scale in Dunbar Street. The site is considered to have moderate visual absorption capacity to absorb a new structure between the prison and Dunbar House, provided such structure is set well back from the street and is recessive in scale, form and exterior finishes. The sort of contrast between the recent addition to Toitū Otago Settlers' Museum and the original museum building is not considered a good example of sympathetic addition to a heritage building. From a heritage conservation point of view it is also important that if any new development occurs in the existing prison yard to the south of the building, it should not obscure views from the public domain of the south elevation of the cell block, the only such façade visible to any extent from the street.

4.0 Heritage Significance Assessment

This section describes the principles and criteria for the assessment of historic cultural heritage significance and applies them to the former Dunedin Prison and its setting.

4.1 Principles and Basis for Assessment

The concept of 'cultural significance' or 'historic heritage value' embraces the value of a place or item which cannot be expressed solely in financial terms. Assessment of significance endeavours to establish why a place or item is considered important and is valued by the community. Historic heritage value is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place and the response that the place evokes in the contemporary community.

The former Dunedin Prison is set in an urban 'cultural' landscape rather than a natural setting. Cultural landscapes by their name imply human intervention but they may also include substantial natural elements. "They can present a cumulative record of human activity and land use in the landscape, and as

such can offer insights into the values, ideals and philosophies of the communities forming them, and of their relationship to the place. Cultural landscapes have a strong role in providing the distinguishing character of a locale, a character that might have varying degrees of aesthetic quality, but, regardless, is considered important in establishing the communities' sense of place."⁴²

4.1 Historic Heritage Assessment Criteria

The New Zealand Historic Places Trust has published assessment criteria for the identification of historic heritage values⁴³. These best practice criteria are promoted by the NZHPT for use by local authorities and communities to encourage a systematic and transparent approach to identification and assessment of historic heritage, as opposed to natural heritage. These criteria, which can be applied to physical, historic and cultural values, are detailed in the following section.

4.2 Assessment Methodology

Set out below are the criteria used for the assessment of heritage significance.

4.2.1 Physical values

Archaeological information: Does the place or area have the potential to contribute information about the human history of the region, or to current archaeological research questions, through investigation using archaeological methods?

Architecture: Is the place significant because of its design, form, scale, materials, style, ornamentation, period, craftsmanship or other architectural element?

Technology and Engineering: Does the place demonstrate innovative or important methods of construction or design, does it contain unusual construction materials, is it an early example of the use of a particular construction technique or does it have the potential to contribute information about technological or engineering history?

Scientific: Does the area or place have the potential to provide scientific information about the history of the region?

Rarity: Is the place or area, or are features within it, unique, unusual, uncommon or rare at a district, regional or national level or in relation to particular historical themes?

Representativeness: Is the place or area a good example of its class, for example, in terms of design, type, features, use, technology or time period?

⁴² Pearson and Sullivan (1995)

⁴³ C:\Users\Owner\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\43NB0T69\14-2 Info Sheet 2 Identification assessment criteria.pdf

Integrity: Does the place have integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out?

Vulnerability: Is the place vulnerable to deterioration or destruction or is threatened by land use activities.

Context or Group: Is the place or area part of a group of heritage places, a landscape, a townscape or setting which when considered as a whole amplify the heritage values of the place and group/ landscape or extend its significance?

4.2.2 Historic values

People: Is the place associated with the life or works of a well-known or important individual, group or organisation?

Events: Is the place associated with an important event in local, regional or national history?

Patterns: Is the place associated with important aspects, processes, themes or patterns of local, regional or national history?

4.2.3 Cultural values

Identity: Is the place or area a focus of community, regional or national identity or sense of place, and does it have social value and provide evidence of cultural or historical continuity?

Public esteem: Is the place held in high public esteem for its heritage or aesthetic values or as a focus of spiritual, political, national or other cultural sentiment?

Commemorative: Does the place have symbolic or commemorative significance to people who use or have used it, or to the descendants of such people, as a result of its special interest, character, landmark, amenity or visual appeal?

Education: Could the place contribute, through public education, to people's awareness, understanding and appreciation of New Zealand's history and cultures?

Tangata whenua: Is the place important to tangata whenua for traditional, spiritual, cultural or historical reasons?

Statutory recognition: Does the place or area have recognition in New Zealand legislation or international law including: World Heritage Listing under the *World Heritage Convention* 1972; registration under the *Historic Places Act* 1993; is it an archaeological site as defined by the *Historic Places Act* 1993; is it a statutory acknowledgement under claim settlement legislation; or is it recognised by special legislation?

4.3 Current Heritage Listings

The former Dunedin Prison is listed as a place of heritage significance at both the national and local level. Details of the listings are provided in the following sections.

4.3.1 NZ Historic Places Register

The Dunedin Prison (Former) was included as a Category 1 Historic Place on the Register of the New Zealand Historic Places Trust on 28 June 1984, with Registration No. 4035. The curtilage for the listing includes the land described as Sec 2 SO 303266 (CT 22482), Otago Land District and the building known as Dunedin Prison (Former) thereon, and its fittings and fixtures.

4.3.2 Dunedin City Council

Schedule 25.1 Townscape and Heritage Buildings and Structures to Dunedin District Plan includes all New Zealand Historic Places Trust Category I and II buildings and structures in the City. They have been included for the contribution their individual heritage value makes to the character of the City's townscape. The Schedule also includes buildings that have been assessed as being worthy of protection on the basis of their contribution to the character of a particular Townscape or Heritage precinct.

In each case, those features of the building or structure that possess significant townscape or heritage value, and that therefore require protection, have been identified by reference to the following terms:

- (i) facade - the front face(s) of the building. On corner sites or sites with multiple street frontages there may be more than one facade.
- (ii) entire external building envelope - all external surfaces of the building. The envelope includes walls, roofs and architectural elements which combine in creating the whole external appearance.
- (iii) bulk appearance - the building's appearance from a specific area as noted in Schedule 25.1. This includes roof forms, height, location and architectural elements.

The listing for the former Prison is as follows:

Site Number	Map Number	Item	Address	Legal Description	HPT Reg. No.	HPT Category	Protection Required & Comments
B269	35	Dunedin Prison (formerly Police Station)	High Street-Anzac Square	Pt Sec 37 & Reserve No 3 Block XV Town of Dunedin	4035	I	facade and bulk appearance to High Street

Dunedin Prison (former), 2 Castle Street, Dunedin (site number B269) is also listed within the Anzac Square / Railway Station Heritage Precinct on the Dunedin City Council Heritage Register, with protection required stated as

“façade and bulk appearance to High Street”. The listing also indicates that the NZHPT registration for the prison is for the whole building – interior and exterior.

Dunedin Prison also features as ‘Dunedin Gaol (High Street)’ on the ‘Historic Walks’ self-guided brochure published by Dunedin City Council and downloadable at http://www.dunedin.govt.nz/__data/assets/pdf_file/0003/158439/CARS-HeritageWalks-July-2010.pdf

4.3.3 Nearby Listings

A number of significant buildings and sites near the Dunedin Prison are also listed on the NZHPT Register and the DCC Heritage Register, as shown in the aerial photograph and table below.

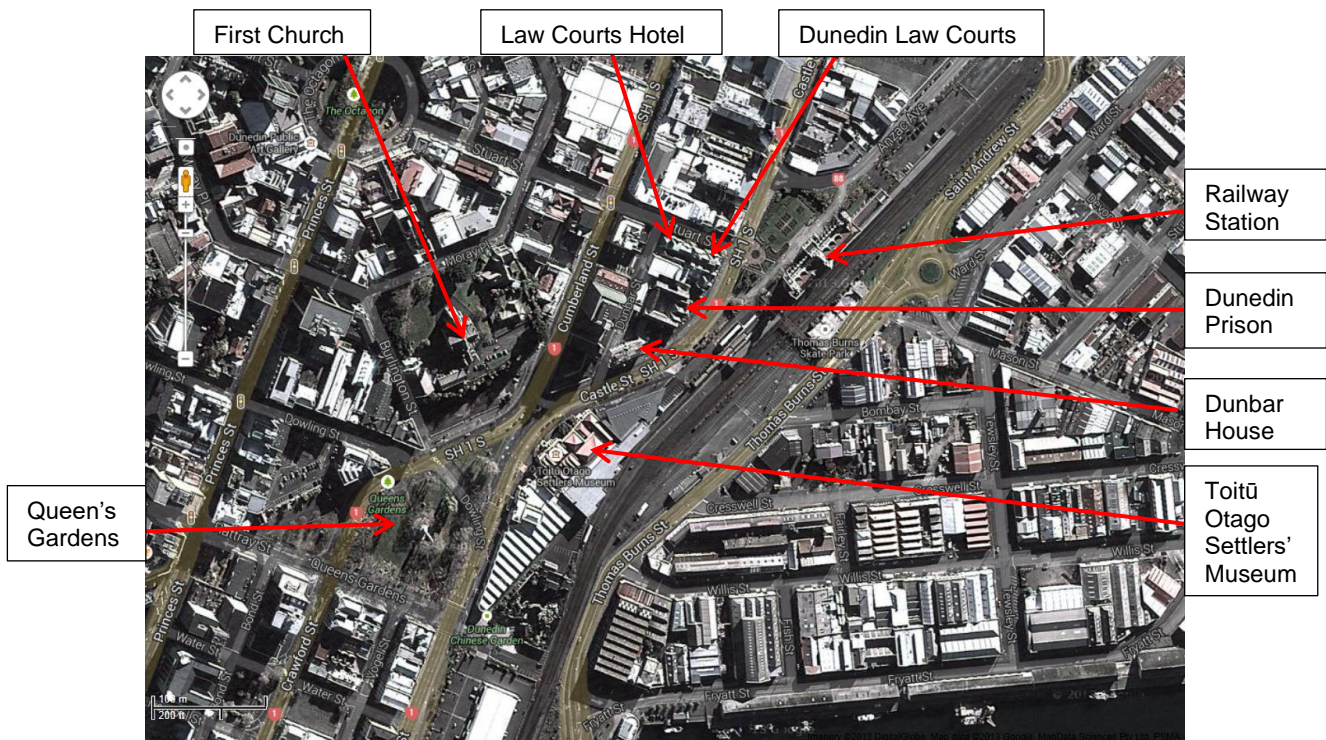


Figure 55 Recent aerial photograph of part of Dunedin, showing the prison and nearby heritage buildings and places. (Source: Google Maps / **MUSEcape** Pty Ltd)

Building	NZHPT Register	DCC Heritage Register	
Dunedin Law Courts	Historic Place Category 1 Register No. 4374 Date Registered 26-Nov-1987 Legal Description Pt Sec 37 & Pt Res No.3 Blk XV Town of Dunedin	Site Number Item/Building Name Address - property link Precinct Date of Construction Protection Required	B560 Law Courts 1 Stuart Street Dunedin Anzac Square/Railway Station Heritage 1902 entire external building envelope
Law Courts Hotel	Historic Place Category 2 Register No. 2189 Date Registered 2-Jul-1982 Legal Description Pt Secs 17/18 & Pt Gaol St Blk XV Town of Dunedin	Site Number Item/Building Name Address - property link Precinct Protection Required	B563 Law Courts Hotel 53 Stuart Street Dunedin Lower Stuart Street Heritage facades to Cumberland and Stuart Streets
Dunedin Railway Station, Platform & Gates	Historic Place Category 1 Register Number 59 Date Registered 1-Sep-1983 Legal Description Ppty ID 90036-90043, 90050-90053, 90055, 90059, 93746, 93747, 93968, sht 3 LO 34744	Site Number Item/Building Name Address - property link Precinct Date of Construction Protection Required Architectural Features Architect Construction Materials Theme Summary of Known Work	B005 Dunedin Railway Station 20 Anzac Avenue Dunedin Anzac Square/Railway Station Heritage 1904 entire external building envelope and foyer, stained glass windows featuring locomotives, Royal Doulton facings at the ticket offices, Royal Doulton frieze of cherubs and foliage, wrought iron balustrades, and mosaic floor Dormer windows, triangular pediments. Clock tower, conical roof. Front portico with stone and plaster archways. Red granite columns decorate front archways. Main foyer, majolica tile. George A. Troup Stone walls, clay tile roof, plaster/tile interior walls, plaster ceilings, mosaic tiles/wood floor, stone foundations. Connections and Communications Wall partitions for offices, reception, toilets etc. Installation of kitchens. Installation of public toilets. Installation of lift. Fire protection work. 1998 restoration work on central foyer and first floor. Consents for various tenants business signs have been granted.

Dunedin Police Station (former) / Dunbar House	Historic Place Category 2 Register No. 4748 Date Registered 25-Sep-1986 Legal Description Lot 1 DP 29110 (CT OT13a/739), Otago Land District Extent of Registration Extent includes the land described as Lot 1 DP 29110 (CT OT13a/739), Otago Land District and the building known as the Dunedin Police Station (Former) thereon, and its fittings and fixtures.	Site Number B270 Item/Building Name Labour Department (formerly Police Station) Address - property link 21 Dunbar Street Dunedin Precinct Anzac Square / Railway Station Heritage Era/Date of Construction Protection Required Facade and bulk appearance to High Street Theme Governing Dunedin HPT Registration No. 4748 HPT Category II
Toitū Otago Early Settlers Museum	Historic Place Category 2 Register Number 2201 Date Registered 2-Jul-1982 Legal Description Lot 1 DP 21546 Otago Registry	Site Number B049 Item/Building Name Otago Settlers Museum Address - property link 31 Queens Gardens Dunedin Precinct Era/Date of Construction no notes or photo on original schedule file Protection Required facade and bulk appearance to Cumberland Street Theme Public Space, Culture and Amenity Sub Theme The Peopling of Dunedin Summary of Known Work 1906 - brick hall 1907 – internal partitions 1908 – addition 1921 – extension to hall 1927 – alteration 1931 and 1954 - strong rooms 1949 and 1951 - repair exterior 1968 - display building for locomotive Josephine 1980 - office extensions and entrance ramp (good elevation plan) 1998 - education suite 2000 - restoration exterior 2002 – add / alt gallery 2010 – upgrade Burnside building

4.4 Comparative Analysis

Comparison of a place with other places of similar age, use and form can assist in establishing relative heritage significance. Such comparison is often difficult, though, because not every place will have been studied to the same degree or with the same methodology. The following analysis is based on research of topics including the historical evolution of prisons, prison reform, prison architecture and design.

4.4.1 The historical evolution of prisons

Ancient civilisations record the temporary removal of people from society for actions against accepted religious or political codes as a prelude to punishments that included withdrawal of personal freedom, social ostracism, physical restraint, hard labour or execution. New Zealand's penal history has its origins in Britain, where punishment for criminal and anti-social behaviour, depending on the severity of the offence, would evolve as organised and supervised incarceration.

In 1166, legislation enacted by English King Henry II and mandated by the Assize of Clarendon required that shires establish courts in which people could be tried for crimes committed. While the accused waited for a determination of their punishment, they might be detained before their trials, held against their will in unpleasant surroundings where murderers mixed with debtors and adults with children – and the wealthy paid for the privilege of better conditions.

Criminal offenders were subjected to public humiliation, shamed and ridiculed in the public domain as a deterrent to others. Depending on the severity of their crime, they would be punished with the ducking stool, pillory, stocks, by whipping – detained in village lock-ups, or, in more serious cases, sentenced to hard labour, manacled for restraint – and at worst, deprived of life by public hanging or other forms of execution. Castles, with their moats, drawbridges and the impenetrable architecture of their keeps, towers and dungeons were also places of detention, where punishment and forms of human torture were carried out on detainees.

London's notorious Newgate Prison, located adjacent to the Old Bailey Courthouse and constructed on the order of Henry II in 1188, is but one example which embodies much about the way prisons would evolve over the next seven centuries. The original structure underwent many changes through enlargements necessitated by growing lawlessness, rebuilding after the Great Fire in 1666 and again after the Gordon riots in 1780, to be finally redesigned by George Dance, a classically trained architect and surveyor to the City of London. Dance's design was influenced by the *architecture terrible* of French philosopher, Jacques-Francois Blondel who advocated that the imposing form of the prison should proclaim its function, instil fear and serve as a deterrent and discourage law-breaking.

The 'new' Newgate Prison, completed in 1782, provided a hierarchy for segregation. It was laid out around a central courtyard, and divided into two sections: a "Common" area for poor prisoners and a "State area" for those

able to afford more comfortable accommodation. Each section was further sub-divided to accommodate felons and debtors. The new building also addressed the importance of ventilation and the circulation of fresh air as a combatant in the fight against the high mortality rate of death from gaol fever which had killed large numbers of prisoners in the older, more overcrowded prison.

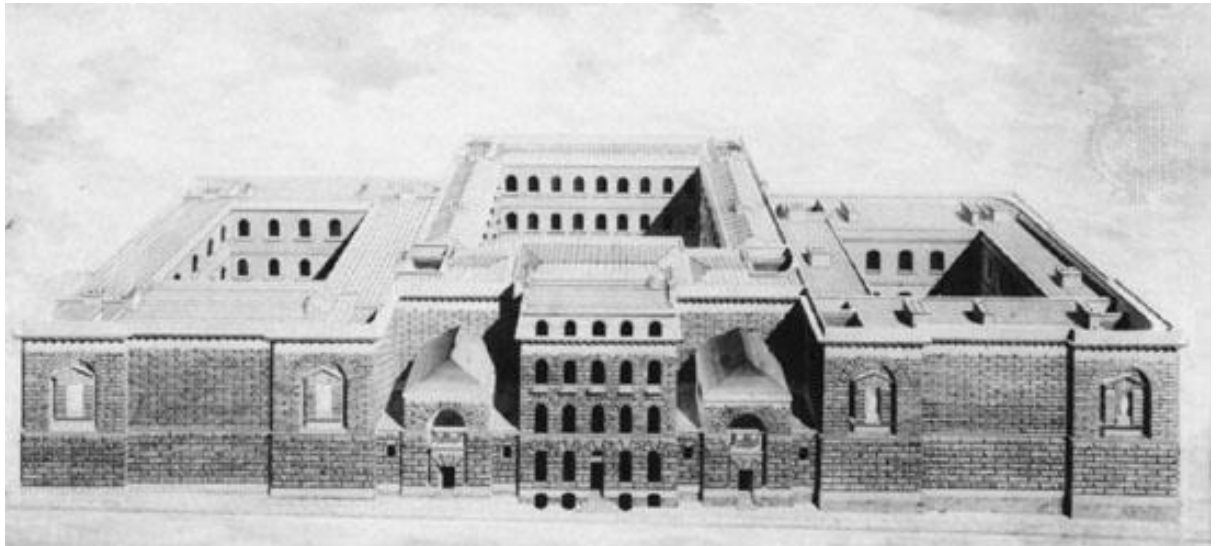


Figure 56 Newgate Prison, designed by George Dance, completed 1783, demolished 1902. Although containing three courtyards enclosed by cell blocks, the central part of Newgate bears similarities to the configuration of Dunedin Prison. © Sir John Soane Museum, London.



Figure 57 Internal courtyard, Newgate Prison, London, circa 1890s. The cell block elevations and the dividing wall across the exercise yard bear striking similarities to the original configuration of Dunedin Prison. (Photo: Peter Berthoud Collection).

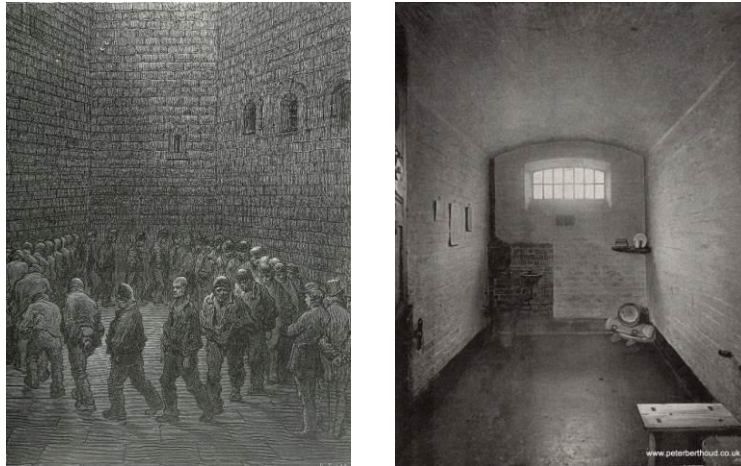


Figure 58 (Left): Newgate Exercise yard by *Gustave Dore*, from '*London: A pilgrimage*' by Gustave Dore and Blanchard Jerrold 1872; **(Right):** interior of a single cell, Newgate Prison, 1890s. (both images from Peter Berthoud Collection, accessed at www.peterberthoud.co.uk).

4.4.2 Houses of corrections

In 1553, a Court of Governors established the first 'house of corrections' in a former royal palace on the banks of the Fleet River in the City of London. This facility, Bridewell Prison and Hospital also addressed the plight of the mentally ill convicted of crime. It was intended as a place of punishment for the disorderly poor and a charitable institution to provide housing for the increasing numbers of homeless children in London. Along with the English Poor Laws, the emphasis at Bridewell and other similar institutions was a welfare-oriented attempt to instil a work ethic through labour, with the prospect of rehabilitation. Work was mainly centred around simple tasks such as picking 'coir' (tarred rope), beating hemp, and weaving. Although the length of stay was considerably shorter than a prison sentence and conditions less harsh, houses of corrections provided an alternative to prison for felons convicted of less serious crimes. The concept of industry as a rehabilitator would be reinterpreted in the prison reform movements which would bring significant changes to their governance and architecture from the 18th century.

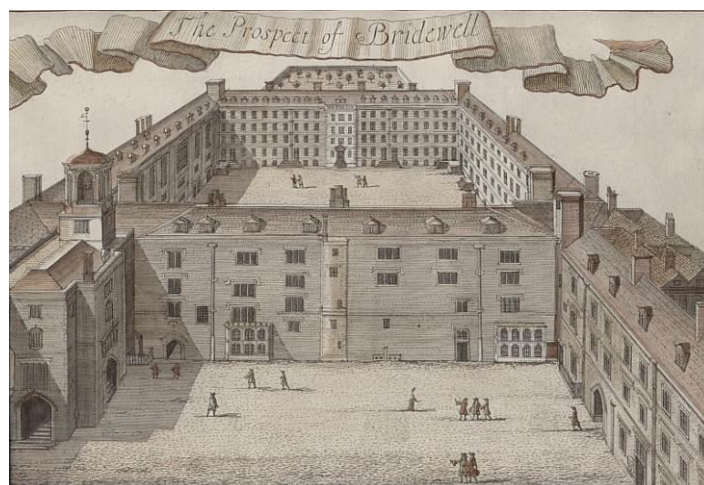


Figure 59 "The Prospect of Bridewell" from John Strype's, *An Accurate Edition of Stow's "A Survey of London"* [1720].

4.4.3 Prison reform

Conditions in prisons had reached crisis point by the 18th century and alternative solutions including changes to the laws of sentencing, the transfer of inmates to floating hulks and transportation offshore to newly developing colonies were introduced. These measures only slightly alleviated the pressure in England and in many ways just transferred the problems elsewhere. With a growing social conscience for the rights of individuals to liberty, freedom, justice and humanity, emerging in the Age of Enlightenment, prisons were increasingly in the spotlight as a target for free thinkers and social reformers.

4.4.4 Governance

Although the English legal system attempted through legislation to improve processes for the administration and governance associated with sentencing and processing criminals, there was little organised authority over the management inside prisons. The administration of justice in England had traditionally fallen to Justices of the Peace who appointed Keepers to oversee the management of prisons. They relied on gaolers who worked at the frontline. Prisoners were required to pay for their food and lodging and their level of freedom, with the consequence that corruption was rife.



Figure 60 Portrait of John Howard (1726-1790) by Mather Brown, [n.d.] National Portrait Gallery, London, NPG # 97

The publication of an English translation of Cesare Beccaria's *Of Crimes and Punishments* in 1767 ignited debate about the role of punishment proportionate to the severity of crime committed and the potential of imprisonment to reform the mind, rather than the physical attributes of a criminal. Many supported the views of English philanthropist Jonas Hanway, who argued that if prisoners were put to hard labour, kept in solitary confinement and subjected to religious instruction, imprisonment had the potential to reform them. According to another English philanthropist, John

Howard, the problem in prisons went much further – and he spoke from first-hand experience. His own detention had come during a journey to Portugal during which he was captured by French privateers and imprisoned. No doubt his experience influenced his later decision to accept the position of High Sheriff of Bedfordshire in 1773 and to investigate conditions in English prisons. Of particular and immediate concern was the observation that prisons were full of people in continuing detention because they could not pay the gaoler's fees.

Howard's evidence of conditions in hundreds of prisons in England and Europe was put to a House of Commons select committee campaign and formed the basis of his publication, *The State of the Prisons* in 1777. In it he compiled very detailed accounts of the prisons he had visited, including plans and maps, together with detailed recommendations for improvements designed to enhance the physical and mental health of the prisoners and the security and order of the prisons. He advocated sweeping changes that should include the provision of adequate water supply, improvement to prisoner's diets to promote better hygiene and physical health, the introduction of and adherence to rules and regulations, an independent system of inspection and the appointment of prison personnel of high moral calibre.

Howard's legacies were numerous and his advocacy strengthened the mandate for the appointment of a surgeon or apothecary for each prison and the creation of separate prison infirmaries for men and women as an outcome of the passage of the *Health of Prisoners Act 1774*. Subsequent significant parliamentary reforms included the requirements for regular inspections of county gaols, the segregation of prisoners and the incorporation of infirmaries, chapels, and improved sanitary facilities. Gaolers were to be paid salaries and not live off the fees charged to prisoners, and liquor and gambling were prohibited inside gaols.

Perhaps Howard's most significant impact was his influence on the design of prison architecture which required that all segregated prisoners be classified according to their sex and the category of their offence, provided with separate cells and monitored with high levels of surveillance by prison officers.

John Howard's influence remains today. Almost eighty years after his death, the Howard Association was formed in London, with the aim of "promotion of the most efficient means of penal treatment and crime prevention" and "a reformatory and radically preventive treatment of offenders". In its first annual report in 1867, the Association stated that its efforts had been focused on "the promotion of reformatory and remunerative prison labour, and the abolition of capital punishment." The Association merged with the Penal Reform League in 1921 to become the Howard League for Penal Reform, currently Britain's largest penal reform organisation.

The Howard League for Penal Reform was established in New Zealand in 1924 and by 1928, there were eight branches throughout New Zealand, including those operating at Auckland, Hamilton, Wellington, Christchurch,

Oamaru, and Dunedin. By 1974, the League felt its work had achieved its aims and it was wound down, only to be revived in 1998 when New Zealand's prison population skyrocketed and the need for advocacy of prison reform arose again. Over two centuries since his work, John Howard remains a relevant voice today, active in the Otago region and connected to local and international penal reform organisations.

4.4.5 Architecture

Philosopher, philanthropist and social reformer Jeremy Bentham (1748-1832) was an outspoken critic of institutions, practices and beliefs and an advocate for law and prison reform, the abolition of slavery, the abolition of the death penalty and of physical punishment, particularly to children.

The passing of the *Penitentiary Act*⁴⁴ in 1779 inspired Bentham to address prison reform through discipline as an outcome of its architectural design and manifestation. He is widely regarded as having influenced the concept of surveillance in prisons, devising a '*panopticon*' prison, whereby high visibility of authority was omnipresent for the custodian, but not for the prisoner. Although his model prison was never built to his design, his radical approach to the psychology of incarceration would have an important influence on subsequent styles of prison architecture and ideas for reform.

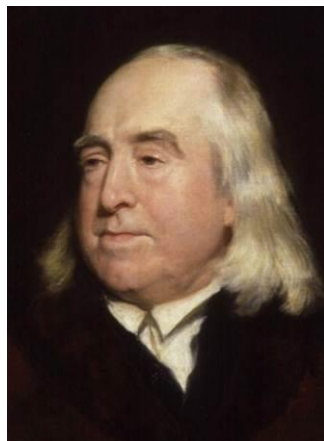


Figure 61 Portrait of Jeremy Bentham (1748-1832) by HW Pickersgill [n.d.], National Portrait Gallery, London NPG # 413.

4.4.6 Welfare

Social and prison reformer, Elizabeth Fry (1780-1845) was so horrified by the overcrowded conditions in Newgate Prison for women and children that she began a concerted campaign to raise awareness of their plight. She found women and children, many of whom had never been tried for crime, living in squalor and abject poverty. Her efforts, through the publication of a book *Prisons in Scotland and the North of England*, not only attracted the attention of the nobility, who took the cause to higher levels, but inspired prisoners themselves to improve their conditions. She established a prison school for

⁴⁴ The word 'penitentiary' was more widely adopted in the United States where the concept of prisoners as 'penitents', serving time for their sins was aligned to the religious teachings of sects including the Quakers.

the children of inmates, regimes for supervision to protect women and children inside prison and instruction in reading and sewing. Her work, through the Association for the Reformation of the Female Prisoners in Newgate and later, the British Ladies' Society for Promoting the Reformation of Female Prisoners established a platform for many subsequent reforms. By the end of the 19th century, regimes for the treatment of women and children in prisons were becoming more humanitarian and the welfare and safety of children was addressed by the separation of adult prisoners from children.



Figure 62 Portrait of Elizabeth Fry (1780-1845) by CR Leslie 1823, National Portrait Gallery, London NPG # 989.

4.4.7 Changing conditions

By the late 19th century, the role of prisons in redefining reform for inmates into 'model citizens' had seen the introduction of state-sponsored programs of education, work and counselling. The justice system also underwent substantial review, eventually sanctioning the concept of flexible-time sentences, placing an onus on an individual to influence the outcome of his or her sentence. The mental health and well-being of prisoners was also investigated and attention directed towards recognition and treatment of inmates with mental illness.

This aspect of prison reform was addressed in Dunedin as early as 1877, with the establishment of the Patients' and Prisoners' Aid Society of Otago. The society's mission was to "help the helpless and bring relief to the needy" with the following objectives:

"to interview, encourage and instruct by means of religious services and otherwise inmates...of the Dunedin or any other Hospital in the Otago district, including mental hospitals, Sanatoria, Convalescent Homes, the Dunedin Gaol, and any reformatory institution in Otago;

to aid by advice, pecuniary help, or otherwise any patients or prisoners discharged from any of the before mentioned institutions with a view of enabling them...to bring about personal reformation and make a fresh start;

to [establish] a rest home for hospital patients and other invalids; and

to support or aid in supporting the wives, families, or other relatives of any persons...confined in hospitals or other institutions or undergoing sentence".

Members of the Society organised religious services, bible readings and musical performances in prison. They raised funds and collected charitable donations to pay for clothing, blankets, boots and food for prisoners and at the expiration of the prisoner's sentence, they offered assistance with railway and coach fares, bed and board and referrals to prospective employers.

Operating today as the Prisoners' Aid and Rehabilitation Society in Otago, PARS is a community organisation that continues to provide on-going support to prisoners, offenders and their families.

From the late 19th century, prisons began to be administered by central governments with increasing emphasis on punishments which would deter offending and reoffending and less emphasis on capital punishment and hard labour. Authorities established the idea that prison labour should be productive, not least for the prisoners, who they felt should be able to earn their livelihood on release and re-assimilate into the community.

In 1908, the Borstal system was introduced for young offenders. Its regimes were based on hard physical work, technical and educational instruction within a strong moral framework and release a privilege to be earned. This system influenced the establishment of related institutions such as detention and remand centres with their more relaxed environments.

Interestingly, the concept of 'correction' resurfaced in the late 20th century when prisons were renamed 'correction facilities' and bureaucracies administering them became 'departments of correction'. New prisons built in rural areas acknowledged the potential impact that a setting and a different focus could have on the rehabilitation of prisoners, along with increased daylight and less oppressive prison environments, with greater opportunities for learning and skills training, socialisation and activities to 'correct' wayward and recidivist behaviour.

4.4.8 Prison design

A major outcome of the 18th century prison reform movement was in the design of prisons, which can be classified into four categories based on their layout, namely Radial; Telephone Pole; Courtyard and Campus.

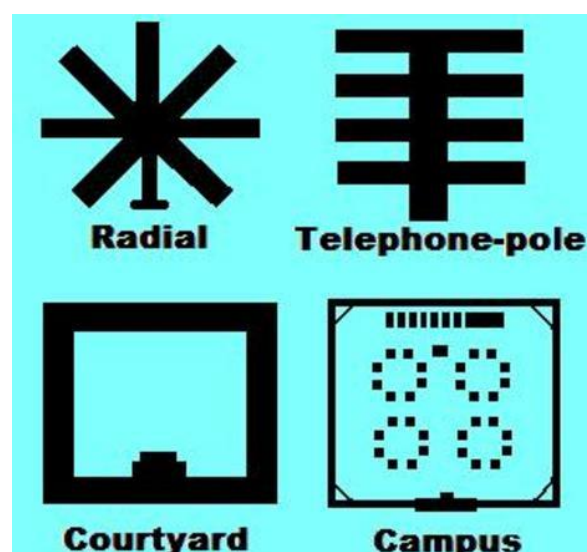


Figure 63 Schematic diagrams of the four major types of prison design.
(Source: Wikipedia)

Radial Style

Radial prisons have rows of cells in linear blocks which radiate from a central hub. Although surveillance could be administered from this central point, the design is flawed because all inmate traffic and movement is required to pass through one point in the prison, creating the potentially dangerous opportunity (particularly in a high security prison) for congestion.

‘Telephone-pole’ design

The ‘telephone-pole’ design, used extensively between the 1920s and 1970s to control prison violence, also adopts a linear style. Access to cell blocks is provided for inmates and staff along a main corridor down the centre (or the pole) of the building. Although this design offers opportunities to isolate cell blocks, the internal spaces are difficult to monitor and control.

Campus style

Campus style prisons are a more recent innovation in prison design, based on the allocation of zones within a large enclosed area secured inside a high security perimeter boundary. This type of design allows for controlled access and the separation of categories of offenders. The opportunity for inmates to be outside and to walk from building to building is considered beneficial to prisoner well-being and the decentralized location of the buildings offers less opportunity for dangerous tension.

Courtyard style

The fourth prison design is often used for high-security prisons and based around a central courtyard. It allows for controlled movements of inmates and staff along corridors around the prison, with options for sealing wings to isolate inmates if required, and supervision of inmates during recreation within the central yard.

In his comparative analysis of New Zealand’s prisons Peter Entwisle examined Dr Greg Newbold’s list of the country’s major purpose-designed places of multiple confinement, intended to keep numerous individuals deprived of their freedom on the same site together, serving penal sentences, past and present.⁴⁵ Entwisle’s classification uses the four prison design types and his findings are incorporated in the following summary of New Zealand prisons.⁴⁶

4.4.9 New Zealand Prisons

Two courtyard style gaols

Lyttelton Gaol, completed 1861, comprised two main gaol buildings, each built around a courtyard. It closed in 1920 following the construction of a new prison at Paparua, west of Christchurch and was demolished in 1922-24. All that remains is evidence of massive concrete retaining walls, concrete steps and part of a concrete block of cells.

⁴⁵ Newbold, 2007, appendix 3, pp.327 & 328.

⁴⁶ Entwisle, 2010

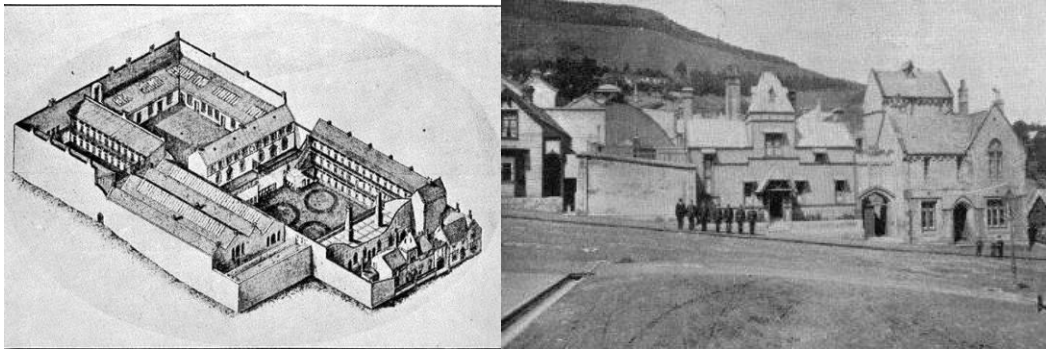


Figure 64 Lyttelton Gaol. **(Left):** Perspective showing the cell blocks arranged around central courtyards; **(Right):** Historic photograph of the gaol's exterior. Images accessed at <http://www.peelingbackhistory.co.nz/lyttelton-goal/>

The only other example of a courtyard prison in New Zealand is the fourth Dunedin prison, the subject of this Conservation Plan, built between 1895 and 1898 around a central courtyard. In 1915, it became Dunedin's Central Police Station and continued to operate as a prison until its decommissioning in 2007.

Radial design examples

The first major Dunedin Prison was built between 1860 and 1863 to a design by J.T. Thomson (1821-1884). His radial prison design replaced adapted immigration barracks and small lockups that had previously served as the town's gaols. The complex was demolished by 1899 and replaced by the present Law Courts, erected in 1902.



Figure 65 Dunedin Gaol, undated image by William Davis, photographer, Alexander Turnbull Library # PA1-q-079-16.

Addington Prison, Christchurch was built between 1874 and 1876 and until its closure in 1999, was the oldest surviving place of confinement for both men and women in New Zealand. Designed by architect B W Mountfort, it was

originally intended as a radial prison, but never fully realised and only one wing was ever built.

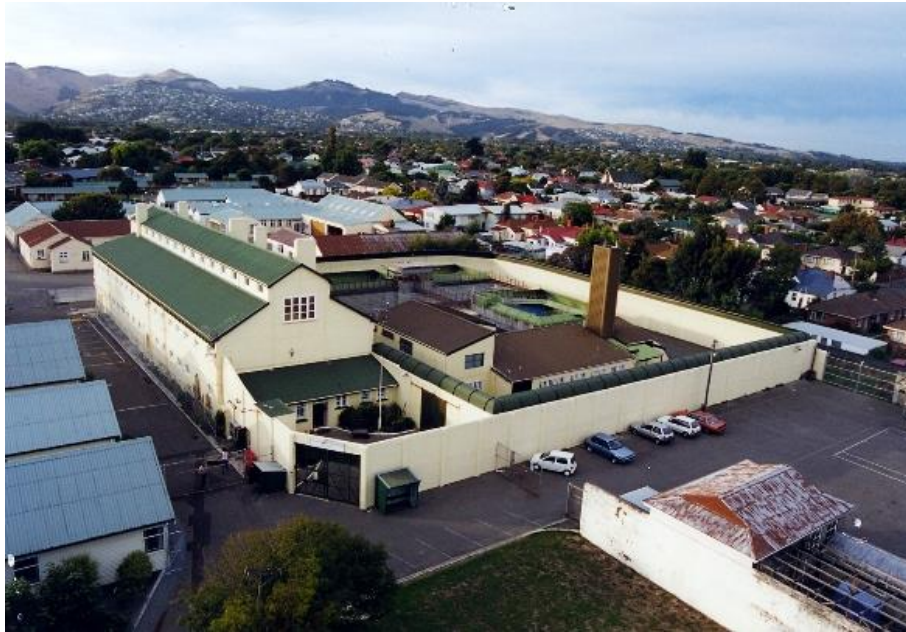


Figure 66 Addington Prison, Christchurch, circa 2000. Photograph © Jailbreak Trust, reproduced on the New Zealand Historic Places Trust Register.

Mt Eden prison was built in Auckland between 1882 and 1917 to a design by architect P F M Burrows. It replaced a military barrack on the site and drew influences from medieval castle architecture, incorporating castellated towers and Gothic windows. Its imposing character incorporated a radial design, with wings reflecting the 'telephone pole' concept.

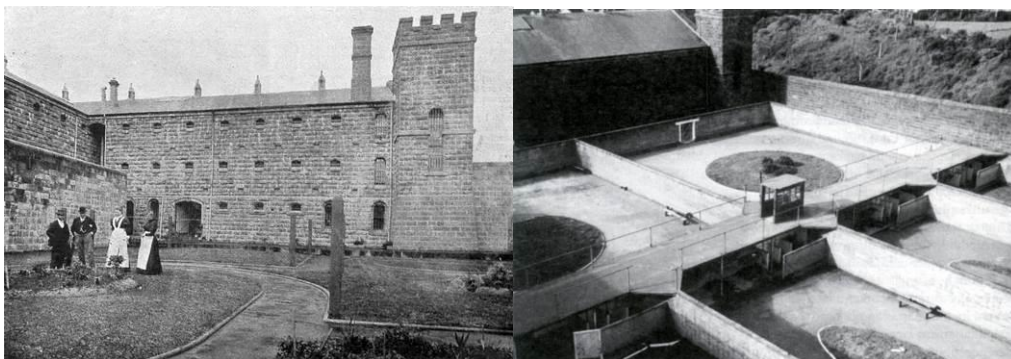


Figure 67 The Mt Eden prison (left) was completed by 1917 and incorporated segregated exercise yards (right). **Photographs: (Left):** Auckland City Libraries – Tāmaki Pātaka Kōrero, Sir George Grey Special Collections Reference: AWNS-19000803-9-8; **(Right):** Department of Corrections, Reference: Greg Newbold, *The problem of prisons: corrections reform in New Zealand since 1840*. Wellington: Dunmore, 2007, p. 26

Work on Mount Cook Prison in Wellington commenced in 1882 and the building was completed in 1897, but it served as a prison for only three years. It was to be the centre-piece of Inspector-general of Prisons, Arthur Hume's nationwide prison-building system but public opposition by local residents

overturned its penal use and it was re-commissioned instead as the Alexandra Barracks for local military forces. It served as a base for special constables during the 1913 strike and housed unemployed workers in 1930, before its demolition in 1930 for the construction of the Dominion Museum. Intended as a radial design, only a single central block was constructed.



Figure 68 Mt Cook Prison dominant on Mt Cook, Wellington, 1896 Photograph Alexander Turnbull Library, F. J. Denton Collection, Reference: 1/2-019606-F, Frank J. Denton, photographer.

‘Telephone pole’ design

Invercargill Prison, completed as a low security prison in 1910, operated as a Borstal until 1981. It now serves as a minimum to low-medium security men’s prison, with a capacity of 180 prisoners. Its design follows the telephone pole principle.



Figure 69 Invercargill Prison, circa 2013 Photo: NewstalkZB website 2013.

Arohata women’s prison was opened in 1944 as a women’s Borstal in Tawa near Wellington. It was the first purpose-built women’s prison in New Zealand

and replaced the Women's Reformatory at Point Halswell. Remarkably, at the time, its 'telephone pole' design was a very late example of the type. In 1981 it changed function to become a youth prison, and later a women's prison again, incorporating the national female facility for drug rehabilitation. Between 1992 and 1994, it housed 40 minimum-security male inmates. In te reo Māori, Arohata means "the bridge", the name a metaphor for the hope that Arohata would provide a bridge between past offending, and a future life in the community.



Figure 70 A woman sits in a cell at Arohata Prison in 1983. Alexander Turnbull Library, *Dominion Post* Collection (PAColl-7327), Reference: EP/1988/1818 Merv Griffiths, photographer.

Campus plan examples

Paparua Men's Prison at Templeton near Christchurch, completed in 1924, is part of a larger group of buildings operating as the Christchurch Men's Prison. The 1924 structure consists of two parallel wings joined by a link-wall which has created yards between the wings, accessed via a central walkway and an administration block, built in-line with the parallel walls. While it appears to have a courtyard, the open space is not formed by building wings and the model for its design is the campus plan.



Figure 71 Christchurch Men's Prison, damaged during the 2011 earthquake. Photo: Department of Corrections, NZ.

Mount Crawford Prison in Wellington was built between 1923 and 1927 and despite a temporary closure, it survives today as a working prison. Although it is configured around a courtyard with some similarities to the Dunedin Prison, its design adopts the campus design with a high perimeter wall for security, rather than the protection of the prison wings as guardians of public safety.

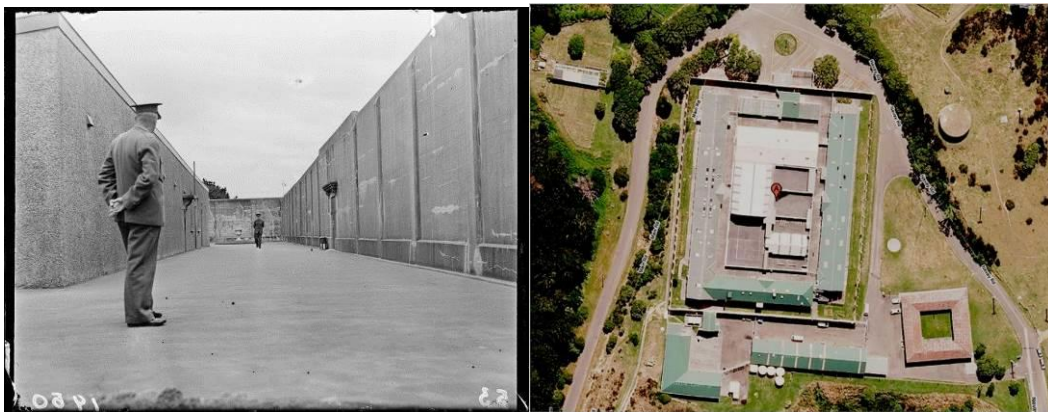


Figure 72 Mount Crawford Prison yard, Miramar Peninsula, Wellington, [Jan 1950] Alexander Turnbull Library, Reference Number: 114/105/01-G (left); aerial view, (right) Whitireira 2012.

4.4.10 International context

As Peter Entwisle concluded, the Dunedin Prison is the only surviving building in New Zealand representing the Victorian courtyard prison. Further investigation of his research into prison architecture in Australia concluded that while some 19th century prisons suggested courtyard designs, these had evolved as structures built to enclose a courtyard space. The design of Fremantle's Roundhouse Prison, sometimes cited as a courtyard prison, drew on Jeremy Bentham's *panopticon* and cannot be considered to be comparable to Dunedin Prison. Most of Australia's prisons built in the late 19th century adopt the radial design of England's Pentonville Prison and the Eastern State Penitentiary in Philadelphia, Pennsylvania, USA.

4.5 Review of NZHPT Heritage Assessment

While much of the NZHPT's previous assessment of the prison's significance is still valid after the research for this Conservation Plan, some aspects require expansion or updating. A revised assessment is provided in the following sections.

4.5.1 Historical Significance

Historical Significance or Value

The Dunedin Prison (Former) has outstanding historical significance. It gives insight into New Zealand's penal history and the formation of early penal philosophies. The Prison represents the establishment of a national prison administration under the first Inspector of Prisons, Colonel Arthur Hume. He first confronted mismanagement and corruption in the local gaols, as exemplified by the inquiry into the Dunedin Gaol in 1883. Hume then sought to implement the English system of separation of prisoners, although it was

not until the 1880s and into the 1890s that a programme of building new prisons with individual cells could take effect. While Hume did much to centralise and improve prison accommodation, his focus on the English system slowed New Zealand's search for its own penal philosophy.

4.5.2 Physical Significance

Aesthetic Significance or Value

Dunedin Prison (Former) has aesthetic significance – through its design and through the impact of its past, the imagined lives of those who served their sentences there over the past 110 years. The design has strong visual impact with a façade emphasising elegance and respectability. Its English Tudor windows, cupola domes, dormer windows, oriel windows, horizontal Oamaru stone banding and exquisite detailing lend a refined and elegant character to its functionalism. The Prison surroundings also contribute to its aesthetic significance. It stands in one of New Zealand's most architecturally distinguished city spaces, Anzac Square / Railway Station Heritage Precinct.

Inside all veneer of respectability drops away and the sense of incarceration and isolation are strong. It immediately overwhelms the visitor with a grim and dingy atmosphere. The spaces, particularly the cells, feel claustrophobic. The windows are small and the only outside space is also small and wire meshed. The aesthetic is bleak and harsh.

Archaeological Significance or Value

Dunedin Prison (Former) has archaeological significance. The Prison was built partly on top of the earlier (i.e. third Dunedin) gaol, which had been the Immigration Barracks. When the last of the old gaol buildings were demolished in 1899, three bodies were removed from the site. Recent archaeological investigations⁴⁷ near the Dunedin Courthouse revealed excellent evidence of the old gaol although it was limited by the small number of trenches. Further important archaeological evidence regarding the past use of the site may survive under the existing Prison.

Architectural Significance or Value

As chief government architect from 1889 to 1909, John Campbell's influence on New Zealand architecture is remarkable. Although known for his Edwardian Baroque architecture, the Dunedin Prison (Former) is his best-known building in the Queen Anne (Revival) style. Echoing Norman Shaw's design for New Scotland Yard, the Prison includes red brick elevations striped with white Oamaru stone, cupola domes, white mouldings on the gable, English Tudor windows, and dormer windows in the roof. The prison also displays Campbell's skills in exquisite detailing. Although the building has an international model, it is considered to be more delicate and refined than its London equivalent.

The prison also has a special and rare architectural value, in that it is one of the few prisons internationally that was built to a courtyard design. Research

⁴⁷ Petchey 2002

indicates that the Dunedin Prison appears to be the only extant Victorian-era courtyard design gaol in Australasia.

4.5.3 Cultural Significance

Social Significance or Value

The Dunedin Prison (Former) has social significance. It speaks to society's view of crime and criminals. Living conditions were expected to be inferior. Yet when the prison became too overcrowded it was considered to be inhumane and requiring replacement. The evolution of the type of prison accommodation, then, mirrors society's views of what were considered to be basic humanitarian conditions. Social views of punishment are also exhibited in the story of the prison; from the use of prison labour to alter the landscape of the fledgling settlement to the acceptance of capital punishment.

4.5.4 Summary of Assessed Criteria

(a) The extent to which the place reflects important or representative aspects of New Zealand history

The Dunedin Prison (Former) represents the history of the punishment of criminals and contemporary philosophies of penal systems in New Zealand over a period of more than 100 years. Penal conventions evolved from the use of prisoners as cheap labour and prison buildings which could have been taken apart by hand, to imposing and elegantly designed brick structures which separated prisoners and inhibited contact in order to stop the spread of criminal contamination. The new prison building owed its existence to the transfer of prison administration to the national level and the implementation of a penal philosophy, albeit one adopted from England.

(b) The association of the place with events, persons, or ideas of importance in New Zealand history

The Dunedin Prison (Former) was designed by John Campbell, Government Architect. His architectural influence was notable and his imposing structures may be seen in centres throughout the country. In mimicking Norman Shaw's design for New Scotland Yard, Campbell brought to Dunedin an imposing and elegantly designed building which belied its harsh functional purpose.

The prison also represents the work of Colonel Arthur Hume, appointed Inspector of Prisons in 1880. He successfully brought the individual system of local gaols under centralised administration. Dunedin Prison was part of Hume's prison building programme, designed to implement the separate cell system. It also relieved overcrowding and dubious accommodation.

Finally, the prison is linked to the stories of a number of famous or, more correctly, infamous inmates. Among local personalities who spent time in Dunedin Prison are nationally-known figures like Minnie Dean and, more recently, David Bain. These are individuals whose stories have become part of New Zealand popular culture.

(c) The potential of the place to provide knowledge of New Zealand history

The Dunedin Prison (Former) provides a largely unmodified example of nineteenth century prisons in New Zealand. While updated in some respects, the layout, including the central courtyard (although built on and partly covered) and a significant amount of original fabric, including cells, windows and offices, enable a glimpse into a late nineteenth century prison. The building not only reflects contemporary prison conditions but also speaks to penal philosophies prevailing at the time, such as separate cells. Further research may yield more information about the planned role of the prison in capital punishment although no hangings were carried out in the prison.

(d) The importance of the place to the tangata whenua

The Dunedin Prison (Former) is partly on the site of the previous gaol, where seventy-four Maori prisoners were held from 1869 to 1873. Sentenced to penal servitude for high treason, the Maori prisoners originated from the Waikato and East Coast. They were organised into work gangs and employed on a variety of improvements including road building, harbour reclamation, quarrying and dredging. They gained the respect of the community and were released early from their sentences.

(e) The community association with, or public esteem for the place

For over 150 years this site has housed Dunedin's gaol in two successive incarnations. As the city expanded and the site became closer to the centre, it fell out of favour with the community as a prison location, some preferring it as a site for a market. Yet, despite this opposition, it continued as the site for prison accommodation and Campbell's imposing design became a prominent and visible part of the central city. Despite the building's use, the Dunedin Prison (Former) now forms a central part of the picturesque and historically significant Anzac Square / Railway Station Heritage Precinct. This area is highly valued by the Dunedin community and is an arrival point for many tourists, particularly in recent years for those cruise passengers arriving by coach from Port Chalmers. Picturesque and historically significant, it is one of New Zealand's most prominent heritage urban areas.

Public esteem for the Dunedin Prison has never been higher, now that it has been acquired by a charitable trust devoted to its conservation and compatible use. The print and electronic media, heritage advocates and the wider community have been vocal in their support for its continuing existence. Options are being investigated to ensure its retention and adaptation for sympathetic but economically viable new uses.

(g) The technical accomplishment or value, or design of the place

The design of the Dunedin Prison (Former) is rare, even by international standards, and certainly unique in Australasia. Entwistle's survey of New Zealand prisons indicates that Dunedin Prison is the only surviving Victorian-era courtyard design in the country. A comparison with Australian prisons

confirms a few small courtyard-like prisons but these are colonial era. Even in a brief international comparison, the courtyard design is revealed as rare. The Dunedin Prison, then, stands alone as a largely intact example of a Victorian courtyard prison.

(i) The importance of identifying historic places known to date from early periods of New Zealand settlement

Dunedin's prison accommodation has been on this site since 1855. An archaeological excavation of a small area between the prison and the adjacent Law Courts unearthed part of the old gaol's foundations and some related artefacts. This indicates that similar archaeological finds may be found under the existing Prison building's foundations.

(j) The importance of identifying rare types of historic places

The Dunedin Prison (Former) is a rare historic place. Its courtyard design, for example, is now unique in New Zealand and rare internationally. It is also unusual in that a prison has been on this site since 1855. Originally on the edge of the city at the harbour's edge, the prison became part of the central city as it expanded. Despite opposition the new Prison was built on the same site as the old gaol and the story continued for another 110 years. The combination of prison and law courts on adjoining sites, as occurs in Dunedin, is also rare nationally and internationally. Newgate Prison in London did adjoin the courts of the Old Bailey but increasingly in the 19th and 20th centuries, law courts stayed near city centres while prisons were more commonly built on the outskirts of towns.

(k) The extent to which the place forms part of a wider historical and cultural complex or historical and cultural landscape

The Dunedin Prison (Former) forms part of the Anzac Square / Railway Station Heritage precinct. Although the railway station predominates, the Dunedin Prison and the adjoining judicial buildings also make a major contribution to the space. The precinct not only incorporates architecturally impressive heritage buildings but retains tangible evidence of Dunedin's heyday in the late 19th and early 20th centuries.

4.5.5 Summary of Significance or Values

This place was assessed against, and found to qualify under the following criteria: a, b, c, d, e, g, i, j, k.

4.5.6 Conclusion

It is considered that this place qualifies as a Category I historic place.

The Dunedin Prison (Former) is an outstanding historical place incorporating a number of special values. Designed by noted Government Architect John Campbell, the prison is his best-known building in the Queen Anne (Revival) architectural style. Echoing Norman Shaw's design for New Scotland Yard, Campbell gave Dunedin an imposing and exquisitely designed building

despite its functional purpose. Campbell also used a rare courtyard design for the prison. National and international comparisons indicate that this prison is the only extant Victorian-era courtyard design gaol in Australasia. Significantly, the Prison is also largely unmodified, its layout remaining intact and much original fabric and features retained. The building presents a glimpse into late nineteenth century prison conditions as well as the penal philosophies prevailing at the time. Hume's building programme, which included the Dunedin Prison, was designed to implement the English system of single cells and prisoner separation to provide improved access to sunshine and fresh air and to comply more closely with contemporary attitudes such as Fabian philosophy promoting clean, simplified living and the Howard League for Penal Reform.

Prominently positioned near Anzac Square, the former Prison is a central part of the picturesque and historically significant Anzac Square / Railway Station Heritage Precinct. An architecturally distinguished urban space, the precinct provides a time capsule of Dunedin's late 19th and early 20th century glory days.

4.6 The Heritage Covenant

The Dunedin Prison (Former) is subject to a Heritage Covenant between the New Zealand Historic Places Trust, a body corporate under the provisions of the *Historic Places Act* 1993 (Trust) and Her Majesty the Queen for justice purposes (Owner). The covenant binds the DPCT not to demolish or damage the listed Historic Place or undertake any proposed works without the prior consent of the NZHPT. Consent of the NZHPT may be subject to reasonable conditions which may include compliance with relevant statutory and non-statutory provisions, conservation of significant fabric and features. The Covenant refers to the draft heritage inventory prepared by Guy Williams and Associates and dated February 2010. The Heritage Covenant is included as Appendix I.

4.7 Curtilage Considerations

4.7.1 Some Definitions

In the past, the term curtilage has been interpreted in various ways by landscape professionals and the Courts, often as the minimal area defined by a building and its outbuildings. The current New South Wales Heritage Branch interpretation, embodied in the 1996 publication *Historic Curtilages*, may be summarised as the area around a heritage item that must be conserved to retain the significance of the item. The curtilages for many properties now listed on the NSW State Heritage Register or on Local Environmental Plan schedules were defined at a time when more emphasis was placed on the architectural qualities of buildings than on their landscape contexts. Since the early 1980s there has been an increase in community awareness of the need to protect adequate settings for buildings, including views and vistas. This enhanced appreciation of landscape is highlighted in the 1999 revision of the Burra Charter of Australia ICOMOS, placing greater emphasis on 'setting'. Article 8 of the Burra Charter now reads:

*“Conservation requires the retention of an appropriate visual **setting** and other relationships that contribute to the **cultural significance** of the **place**. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate”.*

The Explanatory Notes to Article 8 are as follows:

“Aspects of the visual setting may include use, siting, bulk, form, scale, character, colour, texture and materials.

Other relationships, such as historical connections, may contribute to interpretation, appreciation, enjoyment or experience of the place.”

Setting includes the **structures**, outbuildings, features, gardens, curtilage, airspace, and access ways forming the spatial context of the **place** or used in association with the place. Setting also includes cultural landscapes, townscapes, and streetscapes; perspectives, views, and viewshafts to and from a **place**; and relationships with other **places** which contribute to the **cultural heritage value** of the **place**. **Setting** may extend beyond the area defined by legal title, and may include a buffer zone necessary for the long-term protection of the **cultural heritage value** of the **place**.

4.7.2 Recommended Curtilage

The most significant elements on the former Dunedin Prison site are located within the footprint of the original prison building and its forecourt that was historically enclosed within an iron palisade fence. The irregularly shaped yard with timber garages to the south of the main building is less significant from an architectural viewpoint but includes remnants of a brick wall that previously linked the SE corner of the prison to the adjacent former Police Station / Police Barracks / Labour Department, now adapted as Dunbar House. The yard also allows the southern elevation of the cell block to be viewed from the public domain and should be included in the curtilage for conservation management purposes. The recommended curtilage is shown outlined in red below.



Figure 73 Recommended curtilage for former Dunedin Prison, edged red, and including the entire main building and its northern wings and covered yards, the sheds at the south-western corner, the external yard and sheds / garages, access to Dunbar Street and the forecourt currently used for parking spaces. (Photo: Department of Corrections, 9 March, 2007)

5.0 Influences on Conservation and Future Development

This section provides analysis of the issues, opportunities and compliance requirements affecting the conservation of the building and its future use and development.

5.1 *Requirements and Opportunities arising from Significance*

Because the former Dunedin Prison is on the New Zealand Register of Historic Places and has been identified as being of national significance, there is an obligation on current and future owners to conserve that significance for the benefit of the people of New Zealand generally and Dunedin in particular. The significance of the place also presents opportunities for recognition and marketing as part of any compatible adaptive re-use.

5.1.1 *Registration under the NZ Historic Places Act 1993*

Rarangi Taonga: the Register of Historic Places, Historic Areas, Wahi Tapu and Wahi Tapu Areas is the national schedule of New Zealand's treasured heritage places. It is established under the *Historic Places Act 1993*, and compiled by the New Zealand Historic Places Trust (Pouhere Taonga). Registration means that a place or area is included on the Register.

The Register:

- Identifies and informs owners, the public, community organisations, government agencies and local authorities about significant heritage; and
- Assists heritage to be protected and conserved.

Registration:

- is an information and advocacy tool – it is the established national means of identifying important heritage in a locality;
- does not equal automatic protection;
- does not directly create regulatory consequences or legal obligations on property owners;
- can provide heritage funding opportunities
- does not directly create specific rights or control over property and
- can lead to heritage properties being considered for inclusion in district plan heritage schedules.

How does registration link with district plans?

District plans are administered by local authorities, list protections afforded to heritage listed buildings, structures and features, and lay out rules and assessment matters to guide the determination of acceptable, or unacceptable interventions to items on the heritage schedule of the plan. District plans therefore control proposed changes to heritage places and sites listed in the plans. The NZHPT has a statutory role as an “affected party” in

the process of determining acceptable or unacceptable interventions and a role as advocate for the retention of heritage values.

The Category 1 status, as applied to the Dunedin Prison, is given to places of 'special or outstanding historical or cultural heritage significance or value';

Places may be significant because they possess aesthetic, archaeological, architectural, cultural, historical, scientific, social, spiritual, technological or traditional significance or value.

For information about the legal requirements and nature of the Register see the *Historic Places Act* 1993.

5.1.2 Dunedin District Plan Schedule 25.1 Townscape and Heritage Buildings and Structures

The former Dunedin Prison is scheduled under the Dunedin District Plan, item number B269. Under the current plan provisions only the façade to High Street is specifically protected. However, other parts of the building visible from a public place are also protected by townscape rules and resource consent may also be required for changes to these areas..

Alterations and additions, painting of unpainted surfaces, signs, and demolition are activities that would require resource consent. No resource consent is required where the work is for the sole purpose of restoration or repair of any existing fabric or detailing thereof, or for alterations to parts of the building not protected by the District Plan (unless visible from a public place). The interior of the building and anywhere not visible from a public place are not protected by the District Plan, meaning no resource consent would be required for physical changes in these areas .

Because the building is registered by the NZHPT, they would be considered an affected party on any resource consent related to the Prison. It is highly advisable to get affected party's consent from the NZHPT before lodging resource consent with Council. Resource consent planners have up to 20 working days to process a non-notified resource consent application, but may put an application on hold if there is insufficient information. Public notification may be required if there is no NZHPT affected party consent or if the effects of the consent considered are to be in the public interest.

Pre-application meetings with DCC and NZHPT staff prior to submitting the consent are recommended.

Note: This information relates only to the physical structure of the building. Further resource consents related to the activities taking place within the building may also be required.

5.1.3 NZ Resource Management Act 1991 (2003 amendment)

The *Resource Management Act* 1991 (2003 amendment) identifies the protection of historic heritage from inappropriate subdivision, use and development as a matter of national importance.

Heritage places and areas are a touchstone for many people, and contribute identity, distinctiveness and diversity in urban and rural environments. Historic places have lasting value in their own right and provide evidence of the origins of New Zealand's distinct society. Cultural heritage is irreplaceable. Once it is altered or lost it cannot be returned to its original state or be replaced. Many generations and different cultures have lived in New Zealand. They had different lives and different experiences from those we have today. Heritage is reflected in the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga. The conservation of heritage places associated with our ancestors, cultures, or past allows people to experience in a small way a taste of how past generations lived and to develop a greater understanding of our history and identity.

In carrying out their functions under the amended *Resource Management Act* local authorities must, in relation to managing the use, development, and protection of natural and physical resources, recognise and provide for matters of 'national importance' which include the protection of historic heritage from inappropriate subdivision, use, and development.

Another matter of national importance is 'the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development'. The environment court has used this as a mechanism to consider cultural landscapes of historical importance.

5.1.4 Archaeological Compliance

If work on a listed heritage building or site (or other pre 1900 building or site) has the potential to disturb, damage or destroy an archaeological site, an archaeological authority must be obtained from the New Zealand Historic Places Trust before work is started. In the context of the prison site, this could be earthworks associated with additions or alterations to the building or site, drainage and services, paths, parking areas, landscaping, new building work or fencing. In terms of the prison building itself, which can be seen as an archaeological feature in itself, an authority may be required for any alteration or destruction of pre 1900 fabric and features.

Why comply?

Archaeological sites are an irreplaceable part of our heritage and, although our history is short, it is rich, varied and unique, and belongs to all New Zealanders. What we discover from archaeological sites helps us better to understand our past and to learn from it. By complying with an authority's conditions owners help to add to our knowledge, and help us to preserve our heritage for the future.

The NZHPT takes compliance seriously and the *Historic Places Act* 1993 (HPA) has strong provisions for non-compliance with authority conditions. Under section 100 of the HPA, it is a criminal offence to breach the conditions of an authority, and an offender could be penalised with a fine of up to \$40,000.

An application form for an authority can be obtained from the local NZHPT office or downloaded from the Trust's website www.historic.org.nz. The Trust will consider applications and advise applicants in writing of its decision.

What information is needed in an application?

- A description of the activity that will affect the site.
- A description of the archaeological site.
- An assessment of the archaeological values of the site and the effect of the work on those values. An applicant in almost all cases will need to engage an archaeologist or cultural heritage specialist to describe the site and undertake this assessment. To obtain a list of consultant archaeologists, contact the NZ Archaeological Association.
- An assessment of any Maori values of the site and the effect of the work on those values. This assessment is best provided by tangata whenua. The Trust can assist with contacts.
- A statement about consultation. If tangata whenua or other affected people have been consulted, what are their views? If consultation has not been held, an applicant must inform the Trust of the reasons why consultation has not taken place.
- The consent of the landowner (if the landowner is not the applicant).
- If this information has already been prepared for a resource consent application, it may be able to be reused.

How long does the process take?

Once the Trust has received a completed application, a decision is usually made within four to six weeks. The Trust must make a decision within three months.

What happens when an authority is received?

If the Trust decides to grant an authority, some mitigation may be required for the loss of or damage to the site. This may involve an archaeologist monitoring the work that affects the site and recording any information, or an archaeological investigation of the site.

15 working days stand down period

You may not start work under your authority until you have waited 15 working days from the time you receive it, or until any appeal that has been lodged is resolved. The appeal period is set out in s20a of the HPA, which means the NZHPT does not have the discretion to waive it.

Appealing the decision

The HPA allows any person directly affected by a decision to appeal it to the Environment Court. In the past, the Court has taken a narrow interpretation of people "directly affected", but noted that it relates to the particular circumstances of each case. It does not include strong feelings or personal attachment to an area, or living or working close by. Appeals can be made by any person with a proprietary interest in the land, the applicant for the authority, or tangata whenua. There are other special circumstances where

the views of people without a proprietary interest in the land will be considered based on the evidence of the case. Appeals are made in writing, stating the reasons, the relief sought and any matters referred to in s20 of the HPA. The appeal must be lodged with the Environment Court and served on the NZHPT within 15 working days of receipt of the authority decision. If your authority is appealed, you must be served with the appeal notice within five working days of it being lodged with the Court.
(see www.justice.govt.nz/environment/home.asp).

Who will do the archaeological work required?

The Trust must approve in writing any person who will carry out the archaeological work. It is useful to nominate this person when applying for an authority.

How long is the authority valid?

Authorities are non-transferable and expire five years after the date of issue. If the work has not been completed within this period, a new application will be needed.

Once the authority has been received – what next?

If you have received an archaeological authority from the New Zealand Historic Places Trust (NZHPT) because you are planning work that may affect an archaeological site, the NZHPT wants to see the best outcome for the archaeological sites involved and to help ensure that the project runs smoothly. Answers to commonly asked questions regarding compliance with the authority are provided here. Applicants who have other questions should call the Regional Archaeologist in the nearest NZHPT office.

Check list for starting work

- Read your authority and make sure you understand all the conditions.
- Contact your approved archaeologist and organise a start date.
- Check if the conditions ask for a research strategy to be prepared. If so, get this approved in writing by the NZHPT.
- Where appropriate, contact the iwi / hapu named in the authority to organise the protocols agreed on.
- Wait the 15 working-day stand down period before starting work.
- Advise the Regional Archaeologist when work will start by phone, email or by correspondence.
- If your plans change, contact the Regional Archaeologist to discuss how this might affect your authority.

Check list for finishing work

- Advise the Regional Archaeologist when work is finished.
- Ensure your approved archaeologist submits the updated site record forms to the New Zealand Archaeological Association Site Recording Scheme.
- Ensure your approved archaeologist submits their report(s) to the NZHPT within the required timeframe(s).

Remember that the NZHPT is there to help. If you have any questions please contact the Senior Archaeologist or your Regional Archaeologist.

Read your authority conditions carefully

When authorities are granted they contain a list of conditions which must be followed. Make sure you understand what the conditions mean - if you have any questions contact the Regional Archaeologist. Their contact details will be printed on the authority decision. You can also talk through the conditions with your s17 approved archaeologist.

S17 approved archaeologist

The archaeological conditions of the authority must be carried out by an archaeologist approved in writing by the NZHPT (under s17 of the HPA) before work starts. Check the authority decision to ensure that your nominated archaeologist has been approved.

Archaeologists employed by the NZHPT are not able to do the work for you because this would be a conflict of interest. If you change your archaeologist, you must have the new person approved by the NZHPT by writing to the Senior Archaeologist. Do not start work until you have received a letter from the Senior Archaeologist approving the new archaeologist (see www.historic.org.nz for *Guidelines for s17 Approval*).

Review of conditions

(s16 New Zealand Historic Places Act 1993)

Authority holders may apply to the NZHPT to change or cancel any of the authority conditions. Application is made by writing to the Senior Archaeologist, National Office, NZHPT. There is no application form for initiating a review of conditions. You must state the details of the authority, the area of land involved, the conditions opposed and the reasons for the application for a review. The NZHPT will consider the documentation and provide a written response.

Ministry for Culture and Heritage

The NZHPT is required to send a copy of the authority decision to the Ministry for Culture and Heritage. This is to ensure that any artefacts recovered from the excavation are handled under the provisions of the *Protected Objects Act* 1975. The Ministry for Culture and Heritage will send you a letter outlining your responsibilities (see www.mch.govt.nz/protected-objects/index.html).

Site security

Consider the security of the site from trespassers and whether this is likely to be an issue on your property. Historic sites in urban environments are more likely to be the target of vandals, particularly if there is potential for them to contain valuable artefacts.

Research strategy

Some authorities will have a condition requiring a research strategy to be approved by the NZHPT prior to work commencing. Research strategies

must follow accepted archaeological practice. Prepared by your approved archaeologist, they contain the excavation objectives, how the excavation will be carried out and by whom (see www.historic.org.nz for *Guidelines for Research Strategies*). The research strategy can be prepared within the 15 working day stand down period.

Timing is everything

Allow plenty of time to schedule the work that your approved archaeologist will undertake. For bigger projects this is particularly important because the approved archaeologist may need to organise a team of field workers to help with the investigation. Archaeologists normally work on a number of projects at one time across the country, so ensuring that resources are in place well in advance will help avoid delays to your plans.

NZHPT site visit

The Regional Archaeologist may organise a site visit while the archaeological investigation is being undertaken to ensure that the conditions of the authority are being met. If there are any issues with compliance, the Regional Archaeologist will contact the authority holder to discuss them.

Reporting

At the end of the archaeological work a report must be prepared by your archaeologist. A condition on the authority decision will outline to whom the report must be sent. The authority holder is responsible for ensuring the archaeologist completes the report within the stipulated timeframe. The NZHPT will write to you to acknowledge receipt of the report.

When plans change

Check with the Regional Archaeologist if your plans substantially change, to ensure you are still covered by the existing authority. Please advise the Regional Archaeologist if you change your plans to avoid the archaeological sites.

When work is delayed

If work associated with the authority has not started within six months of it being granted, please contact the Regional Archaeologist so that they can update their compliance records.

When time runs out

Authorities expire and cannot be automatically renewed. Most authorities are valid for five years from the date of issue, unless there is a condition that specifies a particular timeframe. Check the authority decision to see how long the authority is valid. If work has not yet started, the authority holder may write to the Regional Archaeologist stating this and requesting a new authority. If work has started, you should provide an up-to-date summary of what has been done, including any archaeological information. The NZHPT will advise you whether this letter is sufficient or whether a new archaeological authority application will be required.

Selling the property

Unlike resource consents, an authority cannot be transferred with the sale of a property. Authorities can be used only by the authority holder named on the decision. If the property is sold, but the archaeological work is not completed, a new application can be made by writing to the NZHPT explaining the situation.

5.2 Compliance with Conservation Best Practice

5.2.1 ICOMOS NZ Charter

New Zealand retains a unique assemblage of **places of cultural heritage value** relating to its indigenous and more recent peoples. These areas, **cultural landscapes** and features, buildings and **structures**, gardens, archaeological sites, traditional sites, monuments, and sacred **places** are treasures of distinctive value that have accrued meanings over time. New Zealand shares a general responsibility with the rest of humanity to safeguard its cultural heritage **places** for present and future generations. More specifically, the people of New Zealand have particular ways of perceiving, relating to, and conserving their cultural heritage **places**.

Following the spirit of the International Charter for the Conservation and Restoration of Monuments and Sites (the Venice Charter - 1964), the ICOMOS New Zealand Charter sets out principles to guide the **conservation of places of cultural heritage value** in New Zealand. It is a statement of professional principles for members of ICOMOS New Zealand, the recognised body for heritage practitioners in this country.

This charter is also intended to guide all those involved in the various aspects of **conservation** work, including owners, guardians, managers, developers, planners, architects, engineers, craftspeople and those in the construction trades, heritage practitioners and advisors, and local and central government authorities. It offers guidance for communities, organisations, and individuals involved with the **conservation** and management of cultural heritage **places**. This charter should be made an integral part of statutory or regulatory heritage management policies or plans, and should provide support for decision makers in statutory or regulatory processes.

The ICOMOS New Zealand Charter is a guide to good conservation practice. It recommends that significant places be managed in accordance with their significance. While this implies the conservation of significant elements of the place, it also means that there are opportunities for sympathetic adaptive reuse and for potential redevelopment in areas of less significance.

5.3 The Influence of Physical Condition

Some people confuse condition with significance. They are not the same. A building may be in very poor condition but still be highly significant as judged against one or more established assessment criteria. Decisions on conservation of and intervention in heritage places must be based primarily on retention and sympathetic management of significance. However, condition is

one of the factors that must be taken into account in setting priorities and assessing the cost – benefit of works.

The general physical condition of the significant built elements in the former Dunedin Prison is fair to good, although it is evident that there has been little maintenance in recent years, particularly in its last few years as a prison and from 2007 when the prison was decommissioned until it was acquired by the Dunedin Prison Charitable Trust. The Trust has done a considerable amount of work since it took possession of the building to clean up accumulated rubbish and pigeon droppings and to prevent further entry of birds and other vermin into the building. In 2013 the Trust engaged experts to repair roof leaks above the attic and in the courtyard roof and the Trust covered broken windows in the 2nd floor cells with sheets of acrylic to provide a temporary solution to the problem of pigeons occupying the window reveals and soiling the cells with their droppings. The main requirement arising from physical condition is the need to allow for a substantial expenditure on deferred maintenance as part of any adaptive re-use budget.

5.4 Owner's and Other Stakeholder Requirements

Dunedin Prison was identified as surplus to the requirements of the Department of Corrections and was not wanted by Dunedin City Council or by Ngai Tahu. It has been acquired by the Dunedin Prison Charitable Trust, whose requirements include an economically viable tourism-based adaptive re-use consistent with retention of heritage values and compliance with prevailing statutory controls and planning requirements.

5.5 Community Expectations

Given that the Dunedin Prison is a category 1 place on the Historic Places Register and is heritage-listed by Dunedin City Council, it is reasonable that the community will expect the Dunedin Prison Charitable Trust to respect the heritage values of the place and conserve significant fabric and features in any adaptive re-use of the site.

5.6 Structural Adequacy, Fire Safety, Access and Workplace Health and Safety

Dunedin Prison is subject to health and safety provisions under various pieces of legislation which cover structural adequacy, fire safety, access and workplace health and safety.

5.6.1 Compliance with NZ Building Act 2004, as amended

In New Zealand, the building of houses and other buildings is controlled by the *Building Act 2004*. It applies to the construction of new buildings as well as the alteration and demolition of existing buildings. The Chief Executive of the Department of Building and Housing is responsible for appointing an Advisory Panel for building issues, monitoring building consent authorities, and making determinations. Amendments to the legislation in 2010 and 2012 extended the range of Council decisions which can be the subject of a determination and included changes aimed at lifting the overall performance of the building and construction sector.

Major issues affecting the prison building in regard to the Building Act 2004, as amended, include but are not limited to the following:

- Earthquake compliance;
- Fire egress;
- Disabled access.

5.6.2 Earthquake Compliance

Clause 122 of the *Building Act* 2004 has the following definitions:

- (1) A building is **earthquake prone** for the purposes of this Act if, having regard to its condition and to the ground on which it is built, and because of its construction, the building —
- (a) will have its ultimate capacity exceeded in a moderate earthquake (as defined in the regulations); and
 - (b) would be likely to collapse causing—
 - (i) injury or death to persons in the building or to persons on any other property; or
 - (ii) damage to any other property.
- (2) Subsection (1) does not apply to a building that is used wholly or mainly for residential purposes unless the building —
- (a) comprises 2 or more storeys; and
 - (b) contains 3 or more household units.

Prior to the Canterbury earthquakes of 2010 and 2011, non-earthquake-prone older buildings had to comply at least 33% with the requirements for new buildings. While no decision had been reached at the time of preparation of this Conservation Plan, the compliance requirement may increase to a much higher percentage following review of the quakes and the damage they caused to older buildings in Christchurch, Lyttelton and other centres. An increase in compliance could be likely in cases where a new use is intended, particularly if such use involves overnight accommodation.

Advice from Stephen MacKnight Ltd⁴⁸, Dunedin-based structural engineers is that for a 'change of use', the Dunedin Prison's compliance would need to be upgraded to 67%; otherwise 33% remains the level required for it not to be deemed 'Earthquake Prone'. (Consultation with Dunedin City Council may be needed for their opinion on what walking tours of the building might be classified as, but in MacKnight's opinion, such use represents very little risk and they would argue that nothing need be done to the building for this use). MacKnights maintain their opinion that the building is largely above 33%, apart from a few elements that may need securing on the original Police Station section (former Administration block) of the building. To increase compliance above 67%, some further securing work would be required on this section of the building, in the way of tying in the roof and first floor, but the cell blocks would require little or no work.

A full seismic response analysis of the prison building will need to be undertaken as a preliminary to development of new use / adaptation options for it.

⁴⁸ S MacKnight, email to S. Harvey, DPCT, 29 November 2013

5.6.3 Fire Safety for People and Property

Fire may be caused by natural events, arson, electrical faults, repair works (for example, hot work), poor house-keeping or carelessness. Damage caused by fire can be substantial, resulting in partial or complete demolition. It is the greatest worldwide threat to heritage places many of which are destroyed every year as a result of fires. Fire safety aims to protect both people and property from fire. Fire safety ensures heritage places are safeguarded from fire and remain useful for present and future generations. Heritage places that are abandoned and are subject to 'demolition by neglect' are most at risk from vandalism and fire damage. Maintaining continuity of use or new uses ensures places retain liveability and utility. The process of change is called adaptation which means to modify a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.

Fire safety is essential for all places in New Zealand, especially heritage places. The NZHPT considers all heritage places should have some basic fire safety measures which will include:

- Evacuation and escape plans.
- Smoke detectors and alarm systems.
- Sprinkler systems.
- Fire extinguishers.

Commercial and public buildings will have a greater level of fire safety design, such as the use of fire safety plans, fire alarms, signage, training and other measures. In addition, all heritage places should have adequate insurance, security measures to protect against break-in and arson, and should be smoke-free properties.

Maximising fire safety in a historic place will involve the evaluation of a range of options and the adoption of a fire engineering design to achieve the most appropriate solution. In this way, fire safety can be achieved with the least impact on historic fabric. Building work involving alterations for fire safety is regulated under the *Building Act* 2004, as amended, which means that consent authorities need to ensure that buildings are safe and "people who use a building can escape from the building if it is on fire."

Further, buildings are to be designed, constructed and able to be used in ways that promote sustainable development. Fire safety and sustainable development are critical principles for the design, maintenance and management of heritage places.

Given that the Dunedin Prison is registered under the *Historic Places Act* 1993 and is on the DCC District Plan heritage schedule, it is important that at the earliest stages of planning for fire safety, to make contact with NZHPT and DCC and gain an understanding of the relevant Historic Places Act and Resource Management Act-related rules that may apply to the building. Activities will be regulated such as demolition, relocation, alterations and additions. The prison building is individually listed and as part of the wider precinct or historic area. Nearly all district plans, prepared by territorial

authorities, regulate alterations to listed heritage places. Alterations are normally treated as controlled, restricted discretionary or discretionary resource consent. In many cases, the rule relating to alterations only applies to the exterior of the building and that interior works are a permitted activity.

Works to improve fire safety of a listed heritage building may or may not require resource consent under the RMA. Generally, consent will not be required if the work is minor and classified as repair and maintenance, and the work is limited a part of the building that is not regulated by the district plan. This often applies to interior work.

The NZHPT considers that the district plan should facilitate the improvement of fire safety of heritage places in a manner that is compatible with heritage values.

Ideally, the district plan should include explicit rules, including terms and standards, for fire safety work to heritage buildings. This would mean that there is improved clarity for owners and the public about rules governing fire safety to listed heritage buildings.

If resource consent is required, it is often the case that the applicant will need to consult any affected parties, including the NZHPT if the building is registered under the *Historic Places Act 1993*.

It is recommended that fire safety advice also be sought from the NZ Fire Service and the NZHPT when undertaking a historic building project. The local Fire Service should also be notified of the location and particular features of the building and any special features such as artefact collections and fire safety measures such as sprinklers.

A full fire analysis of the prison building will need to be undertaken as a preliminary to development of new use / adaptation options for it.

Heritage places can present special challenges for the development of fire safety provisions. There are two main challenges:

1. Fabric and materials that are integral to the construction of a heritage building may be highly combustible material or without sufficient fire-resistant barriers.
2. The design and installation of fire safety-related work that may adversely impact upon heritage values.

With regard to the impact of fire safety-related work on heritage values, the most common issues involve:

- Damage as a result of means of escape requirements, including egress requirements for people with disabilities.
- The installation of handrails and other items required for means of escape that may be inappropriate for significant heritage fabric and spaces.

- Potential damage to the surroundings associated with a heritage building as a result of paths and refuge areas for means of escape or requirements to achieve NZ Fire Service vehicular access.
- The removal and/or installation of doors (or upgrading of door panels) in relation to escape route provisions and fire resistance ratings (FRR).
- The installation of lighting for emergencies which may be inappropriate with regard to significant heritage fabric or spaces.
- Poor fire resistance rating in relation to primary building elements, material (including interior surface finishes and collections) and insulation requiring the removal of significant heritage fabric.
- Risks associated with open fires and the removal of open fires of heritage value.
- Appropriate design and installation of fire suppression systems, including automatic fire sprinkler systems.

As a prison, the building was fitted with smoke alarms, sprinklers, fire warning bells and other fire control measures. However, the previous use of the building was such that the need for security meant that there were relatively few exits from the building. Apart from the existing doors to the exterior, most windows are barred, except those in former office spaces in the administration block. The only external fire escape in the prison, a ladder from a 1st floor corridor to the roof of the skillion-roofed addition in the north-eastern corner of the building, is non-compliant with current standards. Most, if not all of the internal stairs are also non-compliant. Fire ratings of internal doors and linings would need to be assessed in the light of any change of use/s.

As part of the development of a fire plan strategy for any historic or listed building, the definition of risk, occupiers' priorities and conservation issues are paramount. The fire strategy consists of various contributory elements including the natural or existing building features and the degree to which more onerous passive upgrading can be offset by the introduction of active protection measures ... any alterations to the original fabric which are unavoidable should be reversible, allowing the element affected to be returned to its original condition.

The DPCT currently has in place a Fire Evacuation Scheme which meets the requirements of section 14(2) (a) (Procedures for Safe, Expeditious, and Efficient Evacuation) of Fire Safety and Evacuation of Buildings

The DPCT should commission an updated Fire Safety Plan in accordance with any changes in the fabric and use of the building.

Planning for fire safety should also integrate matters relating to the compliance schedule (if relevant) and the annual building warrant of fitness. It is important that the annual building warrant of fitness process is carried out according to best industry practice by a competent person with the full understanding of the building owner.

For further guidance about fire and historic heritage under the RMA, see NZHPT, *Sustainable Management of Historic Heritage Guidance Series* and

Guidelines for Identifying and Preventing Fire Risks to Heritage Buildings and Collections, 2004, adapted for the New Zealand context in detail by Opus Consulting Ltd. .

The *Fire Service Act* 1975 requires owners of certain types of buildings to provide and maintain fire evacuation schemes. The scheme must be designed to enable safe evacuation from the scene of a fire and in a reasonable time. The types of buildings, subject to this provision, are outlined in section 21A of the *Fire Service Act* 1975 and include those that provide for a gathering of 100 or more persons, buildings for employment of 10 or more persons and buildings that provide accommodation for more than five persons (other than in three or fewer household units). Buildings required to have fire evacuation schemes must be provided with a manual fire alarm system as a minimum requirement.

For further information about the fire evacuation requirements of the *Fire Service Act* 1975, see www.evaconline.fire.org.nz

These guidelines provide guidance for the five main steps in planning and management:

1. Management Strategy.
2. Prevention.
3. Preparation.
4. Response.
5. Recovery.

Within these five main steps, the primary fire-related planning documents are the fire safety plan, response plan and recovery plan. This approach aligns closely to the planning methodology promoted by the Australian heritage agencies which involves six primary actions:

- Step 1. Understand what is significant about the place.
- Step 2. Undertake an audit of existing fire safety conditions and identify fire safety requirements.
- Step 3. Prepare a fire safety policy.
- Step 4. Evaluate the options.
- Step 5. Prepare an action plan.
- Step 6. Seek approval for the selected option.

Fire safety planning documents for heritage places

Fire safety plan

A fire safety plan is a comprehensive document that covers all matters relating to fire safety, including understanding the risk of fire, methods to alleviate fire risk and methods to prepare for a potential fire. A fire safety plan can be prepared for an individual building, a collection of buildings or an organisation. The plan will include developing an organisational risk management philosophy and awareness, fire risk policy, risk management programme, and monitoring and effectiveness review.

Fire safety audit (or fire risk assessment)

A fire safety audit is a detailed fire risk assessment in relation to the requirements of the NZ Building Code. This risk assessment is also known as fire safety design by the NZ Fire Service.²⁸ A fire risk assessment should be prepared by a qualified fire engineer, and should form part of a conservation plan.

Fire safety policy

A fire safety policy should be incorporated into a conservation plan or as part of a fire risk assessment. A fire safety policy establishes objectives and a timeframe for the implementation of fire safety measures. It should be based on an understanding of the cultural significance of the place and long-term conservation goals.

Fire safety action plan

An action plan is an outline of the method or process for achieving the fire safety objectives based on the fire risk assessment. It should be specific to the individual circumstances of each place, including the type of place, needs of the owner and their resources and any statutory requirements. It can include a fire risk training programme, fire response strategy and recovery strategy.

Objective – Planning for fire safety

Undertake sufficient planning to improve fire safety and conserve heritage values.

Policies – Planning for fire safety

- a. Record building fabric and features using photographic, architectural or digital scanning methods.
- b. Prepare a conservation plan for the heritage place that includes policies for improving fire safety.
- c. Ensure heritage assessments are undertaken that review the significance of the place and identify significant heritage fabric.
- d. Prepare a fire safety plan as part of conservation planning and undertake a fire safety audit involving a detailed fire risk assessment.
- e. Prepare and implement the fire safety plan, including fire safety policies, as part of a fire safety action plan.
- f. Plan for, and undertake, training and education to ensure occupants of the building understand the risk of fire, preventative actions to take to stop fire occurring and actions to take if a fire occurs.
- g. Ensure that the compliance schedule (if relevant) and annual building warrant of fitness are undertaken according to legislative requirements, best industry practice and by a competent building professional.
- h. With regard to the design and placement of sprinkler systems, measures should be undertaken to safeguard against the risk of accidental sprinkler head release such as the use of concealed heads or upright pendants.
- i. Monitor the implementation of the fire safety plan on a regular basis and review and update as necessary.

Achieving fire safety

Any place can be destroyed by fire at any time. For heritage places, however, greater attention and surveillance is required to prevent and prepare for fires. Achieving fire safety requires a range of fire safety measures that are adapted for the unique characteristics of heritage places – commercial, residential, public, industrial and recreational. Minimum fire safety measures will include an evacuation and escape plan, smoke detectors and alarm systems and fire extinguishers. The NZHPT also promotes the installation of sprinkler systems. With regard to the design and placement of sprinkler systems, measures should be undertaken to safeguard against the risk of accidental sprinkler head release such as the use of concealed heads or upright pendants. In addition, heritage places should have adequate insurance, security measures to protect against break-in and arson, and should be smoke-free properties.

Objective – Achieving fire safety

Improve fire safety by promoting, wherever possible, a range of fire safety measures for heritage places.

Policies – Achieving fire safety

- a. Ensure there are security measures in place to protect against the risk of arson.
- b. Identify means of escape and ensure corridors, doors and openings are designated as escape routes. These areas must be kept free of obstructions.
- c. Identify fire safety systems including fire alarms, fire detection systems, emergency lighting and signs, communications, lightning protection, testing and maintenance of fire safety systems and emergency shut-off controls.
- d. Protect heritage places by smoke detectors and water sprinkler systems.
- e. Ensure there are sufficient fire fighting supplies available, including water supplies, hose reels and portable fire extinguishers. Ensure that the portable fire extinguishers are the correct type.
- f. Provide for sufficient access for the NZ Fire Service in the event of an emergency.
- g. Ensure that there are good housekeeping practices in place, especially involving the storage of combustible material. Avoid leaving papers and documents spread out on floors around desks and office workstations.
- h. Avoid open flames, and there should be safety precautions for 'hot work' when maintaining or renovating heritage places.
- i. Ensure temporary or decorative materials for special events are non-combustible or treated with an approved fire-resistant coating.
- j. Make sure that electrical wiring, lighting, cabling and appliances are well maintained.
- k. Maintain chimneys serving active fireplaces by annual cleaning and inspection.
- l. Promote heritage places (including buildings and setting) as smoke-free areas.

Conservation of heritage places

The principles governing the conservation of heritage places are provided by the ICOMOS *New Zealand Charter for the Conservation of Places of Cultural Heritage Value* (2010). In relation to making changes to heritage places, these principles promote understanding of the cultural heritage values of connected communities.

Following the identification of heritage values, a heritage assessment needs to consider a range of principles, including indigenous cultural heritage, planning for conservation, respect for surviving evidence and knowledge, use, and respect for fixtures, fittings, contents, curtilage and setting. These principles are adopted internationally to guide works involving heritage buildings. As indicated above, these principles should be detailed in a heritage assessment and conservation plan.

Improving fire safety often requires alterations. The careful design of alterations is of paramount importance. Ensuring the least possible loss of cultural heritage value will involve retaining surviving heritage fabric, respecting the historic design of the building, avoiding work that compromises or obscures heritage fabric, and appropriately recording new work.

The compatibility of design of new fire safety work is an important consideration. A compatible fire safety system is one that is not visually obtrusive and has well-matched materials and proportions with regard to the existing historic building. Achieving compatibility requires a carefully designed concept plan specific to the heritage values and requirements of the building and early consultation with the NZHPT.

5.6.4 Accessibility and Heritage

Accessibility aims to ensure that people can value, enjoy, visit and experience places. An accessible environment is one that is usable by all people to the greatest extent possible. Accessibility should be looked at in its wider sense. Rather than just focusing on the perceived needs of people with 'disabilities' a range of different needs should be considered, such as parents with buggies, expectant mothers, people with injuries and older people. Accessibility aims to provide for the needs of all people with all their variety, and diversity. It aims to connect people with a place - to match together the intended use of a place and the intended user.

The *Building Act* 2004 and the Building Code require all buildings to which the public are admitted (whether for free or by charge) to have reasonable and adequate facilities for disabled people to visit, work, and carry out normal activities there. The Department of Building and Housing administers the Act and regulations. Enforcement of the Act and regulations is carried out by territorial authorities, which issue building consents and code compliance certification for buildings that comply with the Act and regulations.

The Building Act also references the New Zealand Standard NZS 4121 (the code of practice for design for access and use of buildings by persons with

disabilities) as a compliance document for the requirements of disabled people's access.

There are twice-yearly meetings of the Access Advisory Panel (made up of disabled people and others) that advises the Department of Building and Housing on access and disability issues. The Department has statutory powers to convene expert advisory panels on building issues including on access. The Office is represented on the Access Advisory Panel.

While heritage places should be open to everyone, the reality is that many heritage buildings and environments were not built for people with diverse needs. The challenge is to improve accessibility while respecting the heritage values of the place.

The NZHPT supports creating and improving physical access to ensure heritage places remain useful for present and future generations. If people cannot access a place, then the result will be neglect and decay. The Trust's publication *Providing for physical access to heritage places* outlines objectives and policies for physical access to heritage places in relation to:

1. Planning for physical access.
2. Achieving physical access.
3. Conservation of heritage places.

Maximising accessibility in a historic place will involve the evaluation of a range of options and the selection and design of the most appropriate solution. In this way the greatest accessibility can be achieved with the least impact on heritage values. This guidance is non-statutory and is not intended to be a substitute for any of the mandatory accessibility legislative or building code requirements. This guidance may, however, assist in setting physical access objectives for heritage places which may also help in demonstrating compliance with building code requirements.

This guide also aims to provide links to other available sources of information and guidance, especially publications prepared by Standards NZ, the Barrier Free New Zealand Trust and the Australian heritage agencies.

There is a disused disabled access ramp to the entrance on the southern side of the prison building. This could be reinstated by removal of the existing steel mesh cage around the entrance and provision of new balustrades. However, this only provides access to the cell block areas on the ground floor. The floor levels within the former administration block are different from those in the cell blocks. There is potential for a lift to be installed in the southwestern corner of the prison building by punching through the floors in cell G34, dispensary 124 and toilets 211 but issues such as impact on heritage fabric and lift over-run would need to be solved. An internal lift in this location would enable access from the external yard to all three levels of the cell blocks but would need to be achieved without adverse visual impact on the southern elevation of the former prison which is the only part of the cell block visible to any degree from the public domain. There may also be potential for a lift within the former administration block but this would intrude

into potential spaces for compatible uses such as residential apartments,

5.6.5 New Building Work

All new building work in New Zealand must comply with the Building Code prepared under the Building Act. The Building Code is a performance-based code, which means it states how a building and its components must perform as opposed to describing how the building must be designed, constructed or altered. Compliance documents contain details of acceptable solutions and verification methods that, if followed, mean that the part of the building that relates to the Compliance Document will comply with the Building Code.

Building Code clauses relevant to the prison are those for protection from fire Safety from Falling, Visibility in Escape Routes (previously titled Emergency Lighting) and Signs. What must be remembered is that the Building Code describes the minimum provision that must be made for new building work. When planning the extent of any new building work associated with alterations, all conceivable provisions should be considered before deciding on what is appropriate and possible.

Further information about the latest changes to the Building Code in regard to fire safety is available from the Ministry of Business, Innovation and Employment website.

The Building Act requires an assessment of what is “**nearly as is reasonably practicable**” in terms of alterations and change of use of existing buildings, including heritage buildings. In 1996, the High Court has commented that a weighting exercise is involved and the “weight of the considerations will vary according to the circumstances and it is generally accepted that where considerations of human safety are involved, factors which impinge upon those considerations must be given an appropriate weight.” Factors such as the time, cost and practicability of fire safety measures are often called the ‘sacrifice’ necessary to eliminate the risk.

It is noted that the 1996 High Court judgement was made prior to the *Building Act* 2004 and the recent changes in the Building Code for protection from fire. Since all existing buildings are unique and constructed at different times and according to historic building requirements, an assessment is required on a ‘case by case’ basis after considering all the relevant matters.

To the NZHPT’s knowledge most issues relating to heritage buildings and Building Code compliance are resolved at a local authority level and very few heritage-related issues have been subject to determinations under Part 3 (Subpart 1) of the Building Act.

5.7 Opportunities for Adaptive Re-use

Maintaining continuity of use or adapting places for new uses ensures heritage retains liveability and utility. The process of change is called adaptation which means to modify a place to suit it to a compatible use, involving the least possible loss of cultural heritage value.

The NZHPT *Heritage Redesigned Adaptive Reuse* brochure encourages sympathetic repurposing of heritage buildings and gives examples of successful adaptations of listed buildings. New development is feasible on the Dunedin Prison site in locations where it will not adversely affect either significant elements or their setting.

This is most likely to be in the central courtyard, in the external yard, in areas where there have been past unsympathetic alterations and additions and in areas where there are multiple examples of similar spaces (e.g. rows of essentially identical cells).

Most future uses for the building would require some provision for on-site parking, which would most appropriately be located within the external yard to the south of the building, avoiding the visual impact of vehicles parked in the forecourt. However, in the short term, fees from parking, both in the forecourt and in the yard, provide the Trust with much-needed income.

The most effective way to control new development would be to establish zones within which new development could occur 'within the limits of acceptable change', minimising adverse impacts on the heritage values of the former prison. Guy Williams and Associates preliminary assessment of the site did not preclude a new building on the site currently occupied by car parking and garages to the south of the prison, provided any such development is set well back, subordinate in bulk to the original prison building, and modulated so that its scale and grain are similar to that of the prison while at the same time being recognisably modern in design.

5.8 Opportunities for Interpretation

Simply put, interpretation means all the ways of communicating the significance of a place. While buildings and their settings convey a certain amount of information in their fabric and spatial relationships, other information, particularly relating to their history and associations may require communication through a variety of means that may include signage, web-based and printed publications, audio-visual media and face-to-face interpretation (e.g. via guided tours). Well-planned and executed interpretation adds significantly to the community's understanding and appreciation of heritage places and is an important part of the conservation process.

Case studies of adaptation of former prisons for new uses and examples of interpretation of former prisons are provided in section 8, along with a draft Interpretation Strategy.

6.0 Conservation Policies

This section contains general and specific policies aimed at conserving cultural significance and examines options for development and the consequences of each option with regard to the Trust's commercial objectives.

6.1 Conservation Principles

Conservation policies should be consistent with the conservation principles and philosophy espoused in the ICOMOS New Zealand Charter, the statutory requirements under the NZ *Historic Places Act* and any relevant resource management / planning controls, and, where possible, with Building Act requirements.

6.2 General Statement of Conservation Policy

Those elements of the place identified as of most significance within the identified curtilage should be retained and managed in ways that conserve their cultural significance.

- The maxim “Do as much as is necessary, but as little as possible” should be applied.
- Physical intervention to significant features, spaces and fabric should be avoided, but where unavoidable, it should be minimised and as reversible as possible.
- Features, spaces and fabric assessed as intrusive or as having little or no significance may be removed or modified.
- An appropriate use or range of compatible uses for the building and its setting should be determined through thorough feasibility studies and impact assessments should be considered against the recommendations of this Conservation Plan.
- All works to items assessed as of most significance should only be carried out by or under the supervision of appropriately experienced conservation practitioners using approved specifications and / or methodologies.
- The cumulative significance of all phases of the building’s history should be respected and conserved in accordance with relative significance levels.
- The impacts arising from any proposal which will directly or indirectly affect the tangible and intangible values of the prison must be well documented and assessed appropriately against the values and policies in this Conservation Plan, with mitigative measures recommended to reduce the negative aspects of those impacts.
- A collection management policy should be prepared and followed by the DPCT.
- A thorough archival record of all additions and alterations in the surviving plans should be made and ‘before, during and after’ photographs should be maintained on archival quality media and kept under appropriate archival conditions by the Dunedin Prison Charitable

Trust. This information should be used to inform updates of the Conservation Plan.

- A risk management policy should be prepared and followed by the DPCT.

6.3 The Limits of Acceptable Change

The 'limits of acceptable change' need to be identified to strike an appropriate balance between retention of heritage significance and economically viable adaptive reuse.

6.4 Individual Policies

6.4.1 Conservation Philosophy

Policy 1.1: *The future conservation and development of the place should be carried out in accordance with the principles of the ICOMOS New Zealand Charter.*

Policy 1.2: *The statement of cultural significance and schedule of significant elements set out in Section 4 should be accepted as one of the bases for future planning and work.*

Policy 1.3: *The policies recommended throughout this document should be endorsed by all parties having jurisdiction over the management of this building, as a guide to future planning and work.*

Policy 1.4: *This conservation plan should be reviewed regularly as the need arises e.g. in response to implementation of policies, natural disasters or changes in the statutory or financial environment or if new information comes to light. Irrespective of such changes, the plan should be reviewed after 5-7 years and no more than 10 years.*

6.4.2 Interpretation

Policy 2.1: *Measures to interpret the major aspects of the significance of the former Dunedin Prison appropriately should be incorporated into any conservation and development proposals for the place as a whole.*

Policy 2.2: Preparation of an Interpretation Plan

If significant redevelopment or change to the place is proposed, an Interpretation Plan should be prepared in accordance with NZHPT policy and guidelines and submitted for approval by NZHPT and DCC before any works commence on the site. The recommendations of the Interpretation Plan should be implemented before completion of the proposed development to the satisfaction of NZHPT and DCC.

Policy 2.3: *The communication of the significance of the building to future occupants and to the general public should employ culturally appropriate media that do not detract from the heritage values of the place. These may include web-based and printed publications, signage, inclusion on guided or*

self-guiding walking tours, audio-visual media (including portable electronic devices).

Existing interpretive material in various publications helps to explain the history of the place. Community awareness and understanding of the significance of the place could, however, be enhanced through the preparation of an Interpretation Plan which communicates the heritage significance of the place and its setting, in the context of the cultural landscape history of Dunedin and Otago generally.

Policy 2.4: The Need for a Style Guide

Way-finding, informational, interpretive and safety signage should be designed in accordance with a Style Guide that indicates appropriate types of signage for particular parts of the building and its setting, including sympathetic fixing methods that result in minimal intervention in or impact on heritage values.

Policy 2.5: Interpretation through Conservation Works

Preservation, restoration and reconstruction of key significant elements, areas and fabric are the preferred methods of meaningfully interpreting important attributes and associations of the place. Where adaptation is part of the conservation work, measures should be incorporated to show the location, character and / or role of removed or altered elements where appropriate.

Revealing previously hidden elements and fabric and defining new elements and fabric as part of reconstruction and adaptation (as recommended in the ICOMOS NZ Charter and general policies section of this report) are associated methods of interpretation in this context. Relocated fabric can demonstrate significant events / changes of practice, etc. over time. Where such occurs, interpretation on site can assist in the understanding of the original or later use of the place.

Policy 2.6: Interpretation as Part of New Development

Appropriate measures to interpret the history and significance of the former Dunedin Prison as a whole should be incorporated into any future development proposals for the site.

Interpretation measures may include physical site elements (such as perimeter fences and gates and other landscape features), which interpret past features as well as more formal means such as historic photographs and brief historical accounts.

Policy 2.7: The original and subsequent configurations of the building should be interpreted appropriately on the site. Any future alterations and additions should be designed and constructed in a way that preserves and preferably enhances the interpretation of the building. Deliberate differences in design and finish within the building that reflected social differentiations and uses of the time should be preserved and interpreted.

Policy 2.8: *Original, early and more recent elements within and around the building should be interpreted in such a way that the historical phases of the prison's evolution from design and construction through to decommissioning, closure and repurposing.*

Policy 2.9: *Information about the building, including this Conservation Plan and the progressive records of information derived from intervention in the fabric should be deposited in a public archive where it can be accessed by the community.*

6.4.3 Use of significant items

Policy 3.1: *The policies set out in this document should apply irrespective of the uses to which the building or its component elements are put.*

Policy 3.2: *The significant elements to be retained should continue to be used for compatible uses.*

Policy 3.3: *Should circumstances in the future give rise to changes of use, new uses should be selected which are most compatible with the retention and recovery of the character and primary significance of the building.*

Policy 3.4: *Uses with servicing, structural or spatial requirements that would have a strong adverse effect on the character and significance of the building or its significant spaces, features and fabric are unacceptable.*

6.4.4 Public access and safety

Policy 4.1: *An access plan that is informed by relevant statutory and non-statutory requirements should be devised by the DPCT.*

Policy 4.2: *Provision of equitable access to the building should be provided only where it can be accomplished without adverse impact on the significance of the building and its elements.*

Policy 4.3: *Steps at principal entries to the building should in general be preserved in their original configuration.*

Policy 4.4: *A fire and life safety strategy for the building should be developed and implemented, which preserves its cultural significance while at the same time providing safe egress in the event of fire.*

6.4.5 Conservation of significant features, spaces and fabric

Policy 5.1: *Unless otherwise stated in these policies, surviving original and early features, fabric and spaces should be retained intact and conserved.*

Policy 5.2: *Principal spaces within the former Dunedin Prison should generally remain un-subdivided unless their subdivision can be achieved without undue negative impact.*

Policy 5.3: *All conservation works should be preceded by thorough investigation, and monitored to assess their efficacy.*

Policy 5.4: *Preservation and restoration are the preferred conservation processes to be used for fabric of exceptional and high significance. (see Section 1.7 and the ICOMOS NZ Charter in the Appendices for definitions of these terms).*

Policy 5.5: *Worn or damaged significant fabric, unless positively dangerous, should be allowed to remain, and any associated risk reduced by other compatible means.*

6.4.6 Intervention in the fabric

Policy 6.1: *If changes to significant building fabric are unavoidable, the approach should be one of minimal intervention, in a manner which is as reversible as possible, following the maxim: ‘as much as necessary, as little as possible.’*

Policy 6.2: *Intervention for purposes other than conservation of the fabric should occur in areas of lower rather than higher significance.*

Policy 6.3: *Removal of fabric of exceptional or high significance should be contemplated only where that fabric is beyond repair. In such circumstances this fabric should be replaced in material(s) and with method(s) which provide the closest match to the fabric being replaced. There may also be instances where fabric of exceptional or high significance has ceased to function and has been proven to actively contribute to the deterioration of other significant fabric. Where multiple elements are present, it may be acceptable to remove some of these elements provided that overall significance is not thereby diminished.*

Prisons by nature contain many essentially identical spaces (i.e. prison cells) and adaptive repurposing may require removal or agglomeration of some of these.

Policy 6.4: *All works to the building, including unavoidable alteration or removal of significant fabric, should be recorded to an appropriate archival standard. Records of the work should be maintained by the owner and made available to all those needing access to them for information. These records should be used to update the Conservation Plan.*

Policy 6.5: *Any demolition carried out to the building should be performed with extreme care with the objective of removing the minimum amount of material, and recovering as much of it as possible in re-useable condition. Materials or elements which have any likelihood of being re-used in future works should be protected, catalogued and stored.*

Policy 6.6: *Storage should be safe and secure with a stable environment. Storage rooms and containers, etc. should provide appropriate environmental conditions for the materials being stored. It is recommended that a Collections Management Plan be commissioned by an appropriately qualified*

collections curator/conservator to manage the acquisition, display and storage of the Dunedin Prison collection.'

Policy 6.6: *Attempts should be made to recover from site or elsewhere any culturally significant materials or elements known to have been removed previously, and those elements should be reused in the conservation and / or interpretation of the place.*

For instance, if the former boundary fence and gates should still exist and can be feasibly recovered, consideration could be given to their reconstruction.

Policy 6.7: *Where joinery needs to be added to or relocated within significant spaces, it should match adjacent original joinery while being on close inspection distinguishable from the original. Wherever possible, existing joinery which can be demonstrated to have been moved from its first place of installation should be returned to that place unless there is a compelling interpretive reason for leaving that joinery in its current location.*

Relocated fabric can demonstrate significant events / changes of practice etc. over time. Where such occurs, interpretation on site can lead to a better understanding of the original / later use.

6.4.7 Alterations and additions to significant spaces and fabric

Policy 7.1: *Alterations and additions to original or early fabric of the building should be confined to:*

- *the removal of intrusive elements, and elements of little significance that interfere with interpretation, when they are no longer needed;*
- *the removal of elements of little or no significance that are contributing to the deterioration of original or early fabric. It is also possible that an element of higher significance may need to be replaced if its retention is shown to be jeopardising the conservation of the place as a whole;*
- *the reinstatement where appropriate of original or early fabric that has since been removed and for which good evidence exists;*
- *works to conserve the existing significant fabric; and*
- *fully reversible works to adapt the buildings for changing uses as required.*

An example to illustrate the second dot point above could be where an original gutter profile and size can be shown to be inadequate to cope with heavy water flows, necessitating its replacement with a larger non-original type.

Decisions on dot point 3 need to be based on the acceptance that the prison has cumulative significance, from design and construction through all phases of its use to decommissioning and closure and future repurposing.

Policy 7.2: *Any alterations and additions to the buildings should be confined to very minor works that are complementary and subservient to the original.*

This policy implies that wherever new work is added to the old work, the new work should be shaped to fit the old rather than the old being altered to

accommodate the new. It also implies that the original and early fabric should remain visually prominent after the alteration or addition.

Policy 7.3: *Any new elements should respect the existing aesthetic significance of the significant buildings.*

Policy 7.4: *Alterations and additions to the basic building envelope, especially the Castle Street (eastern) façade and the southern elevation, and/or which would be readily visible from the public domain, such as the removal of chimneys, changes in roof pitch, changes to door or window opening sizes and the addition of dormer windows or balconies, should not be considered.*

Policy 7.5: *The addition to the exterior of the building of plant or equipment items such as air conditioning units, satellite dishes, television aerials, water tanks and solar hot water units, and associated ducting, pipework and cabling, should be permitted only in unobtrusive locations that are not visible from the public domain or from within the building courtyard. Where it is necessary for installations to be located within the “internal” envelope of the building, these should be hidden from public view with sympathetically designed screening.*

Current conservation philosophy dictates that new fabric introduced to repair damage should be obvious as such on close inspection. The style of any new additions and alterations should be guided by the location and its significance and visibility. As is stated elsewhere in this document, the addition in the northeast corner of the administration block, replacing an earlier addition in the same location, is not sympathetic to Campbell's original design. Nor is the recent addition to the Toitū Otago Settlers' Museum considered to be the most appropriate design solution for a building which comprised a former art gallery and an Art Deco transport depot. Any new building e.g. in the southern yard, should be subservient in location, form, scale, grain, mass, bulk, materials and exterior finishes to the significant form and fabric of the prison and its setting. This is not to say that it cannot be architecturally interesting and innovative.

Policy 7.6: *When practicable, later partitions previously inserted within rooms in the buildings without regard to the character of the original or early space should be removed and the original space restored or adapted in a way that is useful and which recovers or respects the original significance.*

Policy 7.7: *Removal of internal masonry walls should in general not be permitted unless overall significance will thereby be recovered, and new openings in masonry walls should likewise be minimised.*

6.4.8 Detailed policies on conservation of significant fabric

Policy 8.1: *Original and early stone masonry and brickwork should be retained intact and maintained in accordance with policies 12.1 to 12.5. If new stone is required, a durable stone of suitable colour and texture should be used. Where brick repairs are required, the original bricks should be reused wherever possible, or recycled bricks of the same size and shape as the originals. In both cases, masonry units should be laid with mortar of matching appearance, strength, composition and pointing to the original. Where previous repairs in*

synthetic stone or cement are causing the original materials to deteriorate, they should over time be replaced using the original material. Consolidants or sealants should not be used.

Policy 8.2: *Original pointing and mortar material should be retained wherever possible. Mortar testing is recommended. Mortar trials should be undertaken to find the recipe that is the closest match in colour and ingredients to the pointing originally used in the construction of the phases in the prison's construction. It is also essential that the style in which the pointing was originally finished in the phases of the prison's construction are also identified and then replicated in any future repairs. Be aware that there may be a number of different mortar recipes and pointing styles present throughout the prison structures which relate to a particular phase of construction which should be replicated. Repointing if required should be carried out to match existing work without widening of existing masonry joints, in a mortar of similar appearance and strength to the original. Areas of previous pointing using inappropriate materials or methods should be removed and reconstructed.*

Policy 8.3: *Original or early doors and windows should be retained and repaired as required for adequate weatherproofing. Repairs should aim to preserve the maximum amount of original fabric. Where original elements have deteriorated beyond repair, they should be carefully salvaged for future interpretation. These elements and any missing elements should then be reconstructed.*

Policy 8.4: *Early window glass should be retained and re-used wherever possible.*

Policy 8.5: *Physical security of early or original doors and windows should be accomplished using traditional methods which do not affect the significant visual qualities of the facade nor lead to damage of significant fabric.*

Policy 8.6: *A system of locks and keys which requires as little adaptation as possible to existing doors and windows should be developed and maintained so as to minimise the need for changes of locks in the future. Where necessary, doors and frames should be carefully patched and repaired in solid timber. In addition, original door locks should be retained, if possible restored to working order and provided if necessary with appropriate keys.*

Policy 8.7: *Where temporary security needs to be provided to door and window openings to prevent unauthorised access to buildings that are unoccupied for any length of time, any work to secure the openings should be undertaken by tradespeople experienced with heritage buildings, working under appropriate professional supervision. Damage to significant fabric should be avoided. All security work, as for any work, should be recorded in accordance with Policy 6.4.*

Policy 8.8: *Slate roofs should be preserved and maintained in accordance with policies 12.1 to 12.4. If slates need to be stripped and re-laid, as many*

as possible of the original slates should be reused, and the balance made up of slates of the same size, composition and country of origin as the originals.

Policy 8.9: *Existing roofs of other materials should be preserved and maintained in accordance with policies 12.1 to 12.4. They should be repaired and if necessary repainted with traditional roofing paints to prolong their life. Only when the roofing is beyond repair should it be replaced.*

Policy 8.10: *Roof accessories should be replaced when necessary to match the original detailing and in the original materials, except for concealed elements such as internal downpipes which, as they wear out, may be replaced with other appropriate and durable materials. Flashings should be replaced in lead. Gutters on main roofs should have a profile appropriate for the age and style of the building. Original and early members of the roof structure should be preserved and repaired rather than replaced.*

Policy 8.11: *All exterior and interior unpainted surfaces (including polished finishes) originally intended to be unpainted should remain unpainted. Exposed surfaces originally intended to be unpainted which have subsequently been painted, should when practicable be returned to their original state.*

Policy 8.12: *Exposed surfaces which were previously painted and originally intended for painting as a preservative measure should be repainted when needed, bearing in mind technical and heritage requirements. Sound painted surfaces should be repainted without disturbing the original decorative surfaces underneath, except in circumstances where painting over existing paint may result in premature failure. In such cases, the original finishes should be recorded for layers, colours and types and the surface repainted in type and colour to the agreed period. Surviving significant decorative schemes should be preserved.*

Policy 8.13: *Research and paint surveys should be undertaken into the original and early decorative treatments of both the interior and exterior of the buildings. This research should be undertaken prior to any major removal of unsound old paint for redecoration or alteration. Significant early finishes should be preserved and interpreted on the site. Where appropriate, significant spaces should be redecorated in a way which reproduces or reflects the character of the original scheme.*

Policy 8.14: *Treatment of damp problems within the building should focus on accurate diagnosis, locating and dealing with the sources of water through good drainage, and improving sub-floor ventilation (using mechanical ventilation if necessary), while minimising irreversible alterations or additions to original fabric. Non-invasive methods such as sacrificial plasters may also be effective in preserving the original fabric.*

6.4.9 Archaeology

Policy 9.1: *Any disturbance of the sub-surface, for installation of services and the like, shall comply with the requirements of the NZ Historic Places Act. The*

minimum requirement is for an archaeological assessment by a qualified archaeologist.

Policy 9.2: *Any work involving disturbance of original building cavities should also be subject to assessment by a qualified archaeologist.*

Policy 9.3: *Archaeological evidence should be retained in situ wherever possible, with archaeological investigations and recording as appropriate by building conservator also required.*

6.4.10 Compliance with building regulations

Policy 10.1: *The building should not be used for any purpose for which compliance with building regulations will adversely affect its significance.*

This policy is not intended to rule out, for example, the sympathetic installation of fire safety equipment to enable a building to continue to be used.

Policy 10.2: *Compliance with building regulations should be achieved using their objectives and performance requirements rather than deemed-to-satisfy provisions.*

6.4.11 Building services

It is important that services to heritage places be provided in a sensitive manner. Services and utilities such as water supply, drainage, power and phone should be provided in a manner which poses minimal environmental impact on the historic fabric or aesthetic qualities of the building and its setting.

Policy 11.1: *Incoming services to the building should preferably be installed underground, subject to archaeological compliance and investigation.*

Policy 11.2: *Vertical and horizontal channels for the reticulation of services should be located and designed in a way that will have the minimum adverse effect on fabric and spaces of significance. In general, services within the building should be surface mounted using reversible methods with minimal damage to significant fabric, or concealed within existing building cavities or behind new surfaces. Any interference in building cavities for services should be preceded by archaeological investigation.*

Policy 11.3: *Services should not be permitted to discharge liquid or gas in a way which will cause deterioration in the fabric of the building.*

Policy 11.4: *Wherever possible, penetrations required for new services in significant fabric should be made where it has previously been penetrated (e.g. stacks for new toilets and wash basins installed after 1999).*

Policy 11.5: *Bathroom and kitchen facilities should preferably be installed in rooms originally constructed for that purpose, and should not be added within principal rooms.*

Policy 11.6: *Upgrading services, equipment or finishes in original or early bathrooms or kitchens should be done in a way that conserves original elements wherever possible.*

Where new services or wall or floor finishes need to be installed, this should be done by covering and protecting the original elements and installing the new material over them.

Stand-alone and reversible techniques for installation of new fixtures, fittings, wall linings, etc. should be employed to meet new use requirements.

6.4.12 Maintenance and repair

Timely maintenance and repair based on regular inspection and technically sound and appropriate construction methods are fundamental to the conservation program.

Policy 12.1: *The building should be cared for by a planned maintenance and repair program based on a comprehensive knowledge of the building and its materials, regular inspection and prompt preventative maintenance and repair.*

Policy 12.2: *Maintenance and other building and landscape works should be undertaken only by tradespeople with relevant qualifications and experience in working with early building materials (masonry, timber joinery, lime plaster, etc.), under the supervision of suitably qualified and experienced persons. All repair and maintenance work to be fully specified by a suitably qualified architectural conservator, skilled in the specific type of work to be undertaken. Tradespersons engaged in works are to be conversant with and committed to execution of their works in accordance with the principles and practices of the ICOMOS NZ Charter.*

Policy 12.3: *Particular attention should be given to keeping in good order all the systems which prevent water penetration into the fabric and conduct water safely from the building and its footings.*

Policy 12.4: *Regular inspections should be made of building elements subject to rot, insect attack and corrosion to ensure prompt preventative maintenance and repair.*

Access for inspections should be made using the existing openings wherever possible. Any new openings should be made in fabric of little significance. Refer to Policy 6.2.

Policy 12.5: *Previous maintenance or repair works using inappropriate materials or methods should be replaced, when practicable or necessary, using materials and methods which replicate the original, or otherwise retain the significance of the fabric as a whole.*

Policy 12.6: *Priority for conservation should be assessed primarily according to relative degree of significance. However, public safety is paramount and works should be prioritised to minimise risks.*

The following criteria should also be taken into account:

- *Further deterioration likely if not repaired.*
- *Cost-effectiveness*

6.4.13 Landscape Conservation

Conservation of heritage places that include landscaping, inevitably involves change as plants go through their life cycle. It is important that the limits of acceptable change be defined prior to major works.

Policy 13.1: *Given the importance of the views to, from and within the site, any new plantings / gardens should be designed in keeping with documented past landscaping, significant existing landscape and landscape elements, and with design and materials consistent with or at least not in conflict with that particular part of the place.*

Policy 13.2: *The functional importance of the layout of the Dunedin Prison and its curtilage should be maintained and/or interpreted by:*

- *maintaining the significant visual and physical links between the building and the historic precinct in which it is located; and*
- *conserving the significant built and landscape elements and their settings; and*
- *investigating, recording and interpreting where appropriate the archaeological evidence of the original / earlier site development.*

This policy provides a framework for interpreting key aspects of the function and use of the site and subsequent evolution as part of its conservation and on-going development.

Policy 13.3: *Choice of species for new plantings should be based on the relative significance of the area, appropriateness for the period, suitability for the location, ease of maintenance and use (e.g. screening, visitor control, floral display). The placement and selection of any larger specimen trees should be carefully planned to avoid root damage, blocking of views, inappropriate mature dimensions, or incompatibility with the established character of the landscape.*

It is important that repairs and restoration work to existing hard landscape elements e.g. paving, walls and other structures be carried out in accordance with the guidelines in this CP, the ICOMOS NZ Charter, appropriate industry conservation standards and relevant publications listed in this Plan.

Policy 13.4: *Weeds and problem species including self-sown woody species ('wildings') should be controlled and / or removed under ongoing maintenance programs in collaboration with Dunedin City Council and adjoining landholders.*

Policy 13.5: *The presence of any feral animals such as pigeons, feral cats or possums should be monitored, and any adverse impacts on significant items and areas recorded.*

6.4.14 Conservation of significant views

Policy 14.1: *Significant views to, from and within Dunedin Prison should be conserved*

- *views to the prison's Administration Block north, east and south elevations from Castle Street / State Highway 1;*
- *views to the east elevation of the prison's North Cell Block from Castle Street / State Highway 1;*
- *views to the east and south elevations of the prison's South Cell Block from Castle Street / State Highway 1;*
- *views from the administration wing of the prison to Castle Street / State Highway 1;*
- *views showing the spatial relationship between the prison and the adjoining former Police Station (Dunbar House);*
- *internal view lines along prison corridors, emphasising the rows of cells;*
- *internal views of the rear elevation of the administration wing and the facades of the cell blocks from the central courtyard.*

The further delineation of significant historic views would require detailed analysis and documentation prior to the design of any future works that may impact upon these views e.g. construction of a new building in the yard between the prison and Dunbar House or removal and / or alteration of fabric in the central courtyard.

Policy 14.2: *any new plantings should be selected and located in such a way that they enhance views, not block or detract from them.*

6.4.15 Good Housekeeping

Policy 15.1: *Receptacles for on-site storage of rubbish, garden waste, landscape materials (e.g. mulch, compost) and building materials should be located in such a way that they do not detract from the aesthetic values of the building or its setting.*

Policy 15.2: *Care should be taken to ensure that the site is left in good condition after any construction or repair works. Contractors engaged in conservation work should be required to clean up and remove all surplus materials such as cement, adhesives, drop sheets, packaging materials from site when they have completed their work.*

Careful control of waste storage and disposal is important in the management of a heritage place. Poorly located rubbish bins and untidy compost heaps can have a negative visual impact on a significant landscape.

6.4.16 Protection of setting and control of development on adjoining lands

Policy 16.1: *Liaise with Dunedin City Council and adjoining land holders to ensure that lands adjoining the former Dunedin Prison are developed and/or managed to conserve the heritage significance of the place generally and to minimise further adverse visual impacts on the setting of the place in particular.*

Policy 16.2: *Monitor proposed developments or infrastructure projects (e.g. road upgrading or changes to traffic flow patterns) to ensure that any new adjoining*

development is sympathetic to the former Dunedin Prison and the conservation of its heritage values.

The protection of the setting of heritage places is an essential part of significance retention, recognised by ICOMOS NZ in its charter. Proposed changes in land use or development of adjoining lands need to be carefully examined by management for any potential impacts on the quality of setting.

6.4.17 Amendments to heritage listings

Policy 17.1: *New information uncovered in the preparation of this Conservation Plan should be incorporated into the NZHPT and DCC listings for the Dunedin Prison.*

6.4.18 Availability of this Conservation Plan

Policy 18.1: *Lodge copies of this CP with NZHPT, Dunedin City Council Library Local Studies collection, Hocken Library and Toitū Otago Settlers' Museum.*

6.4.19 Determination of exemptions

Policy 19.1: *Determine if any proposed works are exempt from approval under the provisions of NZ Historic Places Act and the Dunedin City Council heritage listing. Where works are not exempt, obtain necessary approvals from the authorities, in accordance with relevant guidelines. This includes approval for excavation on a site that may contain archaeological relics.*

6.4.20 Archival recording

Policy 20.0: *Undertake archival and photographic recording before major changes take place, in accordance with current best practice in archival recording. Lodge copies of the archival record with NZHPT and Dunedin City Council.*


7.0 Specific Element Conservation Guidelines


Assessments of the significance of specific elements and consequent decisions on their future retention and conservation, adaptation or removal require an answer to the question of whether the prison has cumulative significance or not. Does the significance of the prison reach its end point in 1974 when the building ceased to be a women's prison and can it be soundly argued that everything after this period is unsympathetic and obscures significance and understanding of the prison history? If so, then this judgement should be reflected in the levels of intervention into the building fabric. However, if it is argued that the significance of the prison is cumulative and dates up until its closure, then fabric that was in existence at the time of closure has significance. The levels of significance may differ depending on the criteria. Later fabric may have less value (in terms of provenance) than original fabric but certain later fabric may have a higher rarity value and social value than some original value. This Conservation Plan argues that the building does have cumulative significance since all phases of its evolution up to and since its decommissioning as a place of incarceration tell parts of an ongoing story about the place. Of course, some features, spaces and fabric are more significant than others, satisfying different criteria to different


degrees. For instance, a cell on the second floor of the northern cell block may be little changed from its original appearance, apart from the recent (1999-2000) introduction of a stainless steel toilet / wash basin unit. By contrast, a 'safe' cell on the ground floor is also significant for its demonstration of modern attitudes towards greater concern for prisoner safety in recognition of the fact that many people who enter the prison system have temporary or permanent psychological problems, often with a heightened suicide risk.

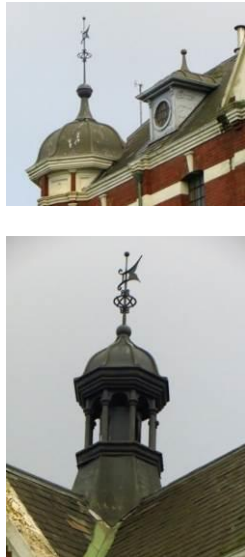

This conservation plan should not recommend removal of fabric unless it is deemed unsympathetic (intrusive) or is deemed a material risk to the building as a whole (e.g. a fire risk). The conservation plan may indicate in order of preference that if fabric is required to be modified or removed it should not be 'original fabric'; ideally not 'later fabric'; only if essential, 'recent fabric'. The heritage inventory allocates values against various criteria: provenance, authenticity, historical significance, social significance, etc. Aesthetics can be one of the values to be assessed but judgement on whether a feature, element or space can be modified or removed cannot be based merely on aesthetic grounds. The policies and guidelines in this plan are designed to guide the decision makers to reach decisions which are well-informed and which are based on an understanding of the impact on both tangible and intangible values, where the least significance is removed to achieve a reasonable and viable use for the building or space.

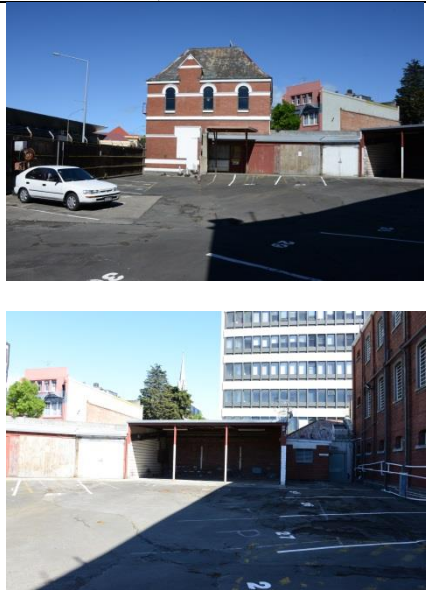

The following table lists significant built elements within the Dunedin Prison curtilage with thumbnail images, history / key values and issues / management recommendations for each element. In all cases, if it is decided that any built elements can be removed or demolished, they should first be recorded to an archival standard established by the NZHPT, and any components or materials that could be used to conserve the most significant built elements on the site should be carefully marked prior to demolition, salvaged, recorded and securely stored until conservation works proceed. In general, retention and conservation should be in accordance with Guy Williams & Associates Heritage Assessment for inclusion in the Heritage Covenant.



Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
East Façade, Administration Block		
	<p>Exceptional significance; Largely unchanged since construction; High integrity; Positive streetscape contribution; White paint to some Oamaru stone decorative elements and window frames; Some unsympathetic recent signage, plumbing and electrical items;</p>	<p>Retain and conserve bulk, form and original fabric, leaving unpainted brickwork and stone decoration unpainted; Remove unsympathetic additions; Keep painted Oamaru stone painted if it was original treatment (see Specification); Repaint window frames in original colour; Add unobtrusive new</p>



		equipment if necessary for adaptive reuse e.g. discrete intercom / security system / lighting
South Façade, Administration Block		
	<p>Exceptional significance; Largely unchanged since construction; High integrity; Positive streetscape contribution; White paint to some Oamaru stone decorative elements and window frames; Some unsympathetic plumbing and electrical items;</p>	<p>Retain and conserve bulk, form and original fabric, leaving unpainted brickwork and stone decoration unpainted; Remove unsympathetic additions; Keep painted Oamaru stone painted if removal not feasible; Repaint window frames in original colour; Add unobtrusive new equipment if necessary for adaptive reuse e.g. lighting</p>



Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
North Façade, Administration Block		
	<p>Original fabric of exceptional significance, largely unchanged since construction; Positive streetscape contribution; Intrusive lean-to addition housing storage with dog kennels under replaces an earlier, more sympathetic addition which housed a second entrance to prison; Expanded steel window screen to north wall and non-compliant fire escape are intrusive.</p>	<p>Retain and conserve bulk, form and original fabric, leaving unpainted brickwork and stone decoration unpainted; Keep Oamaru stone painted if that was original treatment, as suggested by Specifications; Repaint window frames in original colour; Add unobtrusive new equipment, (e.g. for security) if necessary for adaptive reuse; Remove intrusive lean-to addition and make good fabric of main block or reconstruct early addition based on documentary and archaeological evidence as an additional entrance to building for a new use.</p>



Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Administration Block Roof		
	<p>Original fabric of exceptional significance, largely unchanged since construction; Positive streetscape contribution; Highly ornamented domed cupolas, dormers with roundel windows, weather vanes are all part of Campbell's design; Unsympathetic antennas and modern chimney flues are intrusive.</p>	<p>Retain and conserve bulk, form and original fabric, leaving unpainted brickwork and stone decoration unpainted; Retain and conserve cupolas, dormers, finials, weather vanes, slate roof cladding; Maintain all guttering and other rainwater goods; Remove unsympathetic antennas and other additions and replace with less intrusive alternatives for any new compatible use; Consider reconstructing original chimneys if sufficient documentary evidence available and subject to available funding.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Prison Forecourt, between Administration Block and carriageway of State Hwy 1		
	<p>Critical to setting of prison and its presentation to Castle Street; Garden beds are visually intrusive; Remnant dwarf wall from former palisade fence is of high significance; Parked cars are visually intrusive but income from parking is important.</p>	<p>Remove garden beds; Retain dwarf wall from former palisade fence but eventual realignment may be possible if fence is reconstructed to original design.</p>


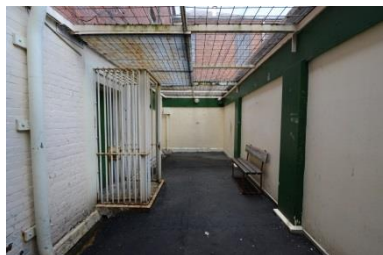


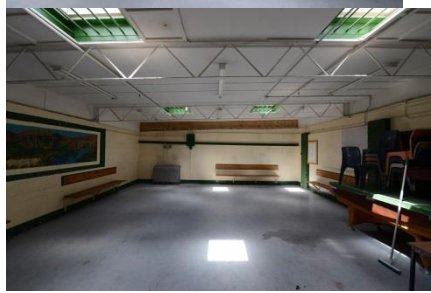
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Prison Yard, to south of Southern Cell Block		
	<p>Space inside original walled area is of High significance with archaeological value in remnants of brick wall, including footings under asphalt. Integrity of garages has been reduced somewhat by alterations. Paling fence and awning over G96 intrusive. High potential for income generation from parking and for future sensitive development, either re-using existing structures or building a new building subservient to original prison.</p>	<p>Continue current use in short term. Extra space created by boundary extension when paling fence was erected is useful but current paling fence is not on original alignment of yard wall. Maintain garages to keep them waterproof and secure. High potential for location of disabled access to prison building, for entry to a potential lift in prison's southwest corner and for delivery of goods and services.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
East façade, Southern Cell Block		
	<p>Original form and fabric of cell block east façade are of Exceptional significance, with high visibility from Castle Street, demonstrating the contrast between the austere cell block and the more elaborate Administration Block.</p>	<p>Retain and conserve original form and fabric including gable end walls, roof features and fabric of unpainted and un-rendered brickwork, Oamaru stone decorative elements. Remove unsympathetic modern alterations such as unsympathetic modern electrical, plumbing and drainage services..</p>






Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
East façade, Northern Cell Block		
	<p>Original form and fabric of cell block façade are of Exceptional significance, with high visibility from Castle Street, demonstrating the contrast between the cell block and the more elaborate Administration Block.</p> <p>Skillion-roofed addition is visually intrusive but is replacement for an earlier entry in this location. It includes dog kennels under the building.</p> <p>Steel fire escape is visually intrusive and non-compliant.</p>	<p>Retain and conserve original form and fabric including gable end walls, roof features and fabric, unpainted and un-rendered brickwork, Oamaru stone decorative elements.</p> <p>Depending on future uses, the skillion-roofed addition could be removed entirely or replaced with a reconstruction of the original pre-1902 entry to provide an alternative point of access to the building.</p>
South façade, Southern Cell Block		
	<p>Original form and fabric of façade are of Exceptional significance, with high visibility from public domain and demonstrating the repetitive structure of the cells within. Former entry at ground floor level in southeast corner and associated disabled access ramp are intrusive and poorly resolved.</p> <p>Modern window alterations, extractor fans, expanded metal security screens are intrusive.</p> <p>Cage around prisoner entry (G25) is of Moderate significance, demonstrating more recent security provisions.</p> <p>This elevation includes potential entry point for visitors on guided tours and potential location for a lift entry (e.g. in southwest corner (Cell G34).</p>	<p>Retain and conserve original form and fabric, including walls, unpainted and un-rendered brickwork, original fenestration, roof features and fabric.</p> <p>Make good exterior fabric at former entry to G23.</p> <p>Consider new entry for lift access in southwest corner (Cell G34) although potential impact of lift over-run on roof would need to be resolved.</p>





Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
North façade, Northern Cell Block		
	<p>Original exterior form and fabric are of High and Moderate significance, demonstrating original layout of projecting wings and boundary wall enclosing original female exercise yard and Wash House / Laundry. More recent alterations, including rendered and painted sections of wall and much of the external plumbing are of lesser significance or intrusive.</p>	<p>Retain and conserve original form and fabric including unpainted sections of brick wall. Potential for sympathetic alterations to non-original fabric to allow for new uses / access points.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
West façade, Western Cell Block		
	<p>Original form and fabric are of Exceptional significance but compromised to varying degrees by modern alterations including plethora of external plumbing.</p>	<p>Retain and conserve original form and fabric. Potential for removal of intrusive modern alterations and for rationalisation of plumbing, depending on new uses. Potential for continued access to Hallway G35e at southern end and to Kitchen annexe G70 at northern end depending on new uses and security arrangements with adjoining properties.</p>

Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
West façade of Administration Block, facing into Courtyard		
	<p>Original form and fabric are of Exceptional significance. Some recent alterations including changes to fenestration for women's toilets on 1st floor are intrusive.</p> <p>Door from stair landing between Ground and 1st floor provided access to an observation point overlooking the original central courtyard which was divided in two by an east-west wall.</p> <p>Roofing of structures in central courtyard is visually intrusive and prevents appreciation of original layout.</p>	<p>Retain and conserve original form and fabric, including original fenestration and evidence of observation platform previously on west side of door from stairs G14.</p> <p>Consider removal of structures in central courtyard depending on future use of space.</p> <p>Rationalize plumbing on façade and paint new or remaining plumbing to blend with external brickwork.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
South façade of North Cell Block, facing into Courtyard		
	<p>Original form and fabric are of Exceptional significance. Recent alterations to windows and some plumbing are intrusive.</p> <p>Roofing of structures in central courtyard is visually intrusive and prevents appreciation of original layout.</p>	<p>Retain and conserve original form and fabric including original fenestration. Remove unsympathetic later inserts in windows.</p> <p>Consider removal of structures in central courtyard depending on future use of space.</p> <p>Rationalize plumbing on façade and paint new or remaining plumbing to blend with external brickwork.</p> <p>Potential for a new glazed roof over whole courtyard for adaptive re-use of space.</p>






Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
North façade of South Cell Block, facing into Courtyard		
	Original form and fabric are of Exceptional significance. Enclosure of arched openings with glazing, grilles and compressed fibrous cement sheeting is visually intrusive but improves interior conditions.	Retain wrought iron balustrades to arched openings, revealing cloisters. Reglaze openings sympathetically to enhance interior environment while retaining original appearance of openings or construct new glazed roof over whole courtyard.
East façade of west Cell Block, facing into Courtyard		
	Original form and fabric are of Exceptional significance. Enclosure of arched openings with glazing, grilles and compressed fibrous cement sheeting is visually intrusive but improves interior conditions.	Retain wrought iron balustrades to arched openings, revealing cloisters. Reglaze openings sympathetically to enhance interior environment while retaining original appearance of openings or construct new glazed roof over whole courtyard.
Exercise Yard, Toilets and Wash Basins: Spaces G49, G59, G60, G61		
 	Toilets include some original fabric but have been considerably altered over time. Other fabric is of only moderate significance. Space has some interpretive potential as it demonstrates sequence of uses. Steel mesh and fiberglass roofing are visually intrusive but tell part of story of changing use of the central courtyard during Women's Prison and subsequent phases.	Retention of toilets for use by visitors would require alterations to meet modern standards and would intrude into courtyard space, placing some constraints on its potential use as a café / restaurant / performance space.

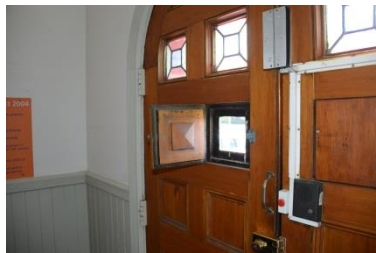




		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Exercise Yard: Space G51		
 	<p>As part of original central courtyard, the space has high significance and high interpretive potential as evidence of harsh conditions for prisoners as the space does not receive direct sunlight. Steel cage from Hallway G81 and mesh on roof demonstrate security measures added in relatively recent times.</p>	<p>Retain in short term as part of interpretive guided tour route. In longer term remove cage and roofing as part of opening up of central courtyard.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Recreation / Dining Room: Space G52		
 	<p>Space has High significance as part of original central courtyard and Moderate significance as evidence of post 1959 conversion to a Sewing Room and then a Recreation / Dining Room post 1974. Mural on west wall painted by prisoner the late Carl McQueen (who committed suicide after his release) has Moderate significance.</p>	<p>Retain in short term as part of interpretive guided tour route. In longer term consider removal as part of opening up of central courtyard to reveal original prison design. Mural could be archivally recorded, removed and interpreted, retained in situ with appropriate protective cover or relocated if feasible to the perimeter of the courtyard.</p>

		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Inmates Gym: Space G53		
 	<p>Space has High significance as part of original central courtyard and Moderate significance as evidence of post 1959 conversion to a Sewing Machine Room and then an Inmates Gym post 1974.</p>	<p>Retain in short term as part of interpretive guided tour route. In longer term consider removal as part of opening up of central courtyard to reveal original prison design.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Exercise Yard, Toilets, Passage and Security Cage: Spaces G54, G55, G56, G57, G58,		
 	<p>Toilets include some original fabric with High Significance but have been considerably altered over time. Other fabric is of only Moderate significance. Space has some interpretive potential. Steel cages and mesh roofing are visually intrusive but tell part of story of changing use of the central courtyard.</p>	<p>Retention of toilets for use by visitors would require alterations to meet modern standards and would intrude into courtyard space, placing some constraints on its potential use as a café / restaurant / performance space.</p>

		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Sally Port and Passage between Northern Cell Block and Law Courts: Spaces (112), G103 (113)		
 	<p>Sally port has Low significance. Original exterior form and fabric of north wall of prison are of High significance but modern alterations are of Low significance or are Intrusive.</p>	<p>Future use of this space will depend on future use of Law Courts and associated access and security requirements. Potential for future access for deliveries to kitchen.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Passage between Western Cell Block and CIB Building: Space (111)		
	<p>Original exterior form and fabric of west wall of prison are of High significance but modern alterations are of Low significance or are Intrusive.</p>	<p>Future use of this space will depend on future use of CIB Building and associated access and security requirements. Potential for future access for deliveries to kitchen.</p>

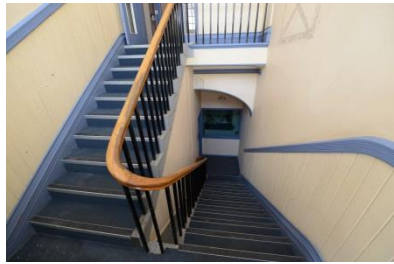

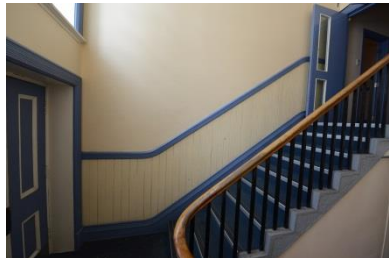

Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
<p>Service Yard</p>     	<p>Space is of Moderate significance as part of prison curtilage. Standing remains of brick wall that linked Dunbar House with prison and remains of Port Chalmers Breccia dwarf wall that supported iron palisade fence are of Exceptional significance. Sub-surface remains of wall in bitumen-paved area are of archaeological significance. Garages and sheds are of Moderate to Low significance. Awning over G96, disabled access ramp, paling fence and modern alterations to façade of southern Cell Block are Intrusive. Entry cage G25 is visually intrusive but tells part of story of receiving of prisoners and should be retained at least in short term as part of interpretive tour route.</p>	<p>Retain and conserve remains of brick wall at southeastern end of Stores G96 and G97. This wall could be incorporated into any new structure built in the courtyard. Retain dwarf wall that supported original iron palisade fence. Retain garages and carport in short term for car parking and /or storage. Retain paling fence and steel gates into yard for site security until a decision is made on future use of yard. Any new building in this yard would need to be subservient to the prison in form, height, bulk, scale and setback sufficiently to retain views of southern Cell Block from public domain and visual relationship between prison and Dunbar House.</p>



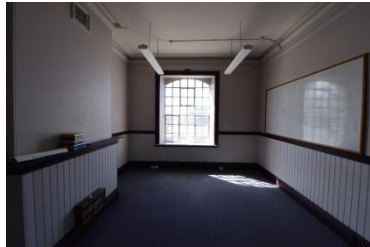


Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Passage from Service Yard to Dunbar Street: Space (110)		
	<p>Steel gate and brick building (un-numbered on Opus 2007 plan but used recently to house a stand-by generator) are of Low significance.</p>	<p>Future use of this space will depend on future use of CIB Building and associated access and security requirements. Potential for future access for deliveries to kitchen.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Stores and Garages in Service Yard: Spaces G96/(102), G97/(101), G98/(103), G99/(104), G100/(105), G101/(106), G102/(107), (108), (109)		
   	<p>These structures are mostly of Moderate significance compared with main prison building but have current and short-term potential for car parking / storage. The remains of the original brick wall that joined Dunbar House to the Prison are of Exceptional significance. Potential to adapt to suit changing uses ancillary to main building uses</p>	<p>Retain in short term for revenue generation. Long term use will depend on ultimate mix of compatible uses for prison but may need to include off-street parking for occupants if apartments are developed in main building. Car port could serve as all-weather gathering point for larger groups of visitors.</p>






Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
<p>Entrance Foyers & Reception: Spaces G01, G02, G03,</p> <div data-bbox="236 344 612 595">  </div> <div data-bbox="236 622 612 873">  </div> <div data-bbox="236 900 612 1151">  </div> <div data-bbox="236 1178 612 1429">  </div> <div data-bbox="236 1456 612 1706">  </div>		


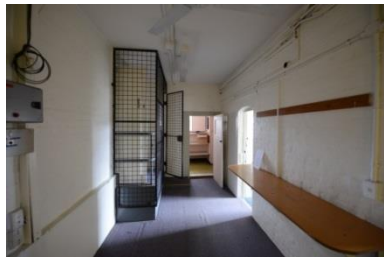
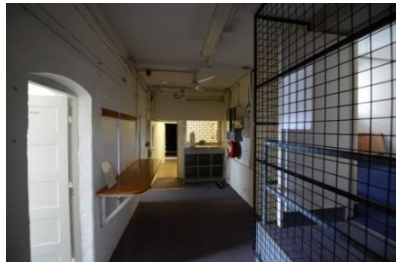

Original timber entry doors and other original fabric in foyer are of High significance. Recent division between G01 and G02 is intrusive but replaces earlier glazed doors with side lights that divided these spaces. Counter in Foyer G03 is recent and intrudes into original main north-south corridor of Administration block.

Retain and conserve original fabric including front doors with hinged 'peep-holes' and leaded glass panels, porthole windows, beaded architraves, timber wainscoting, moulded timber skirting boards, moulded plaster scotias, lath and plaster ceiling. Adaptation of these spaces will depend on future use of spaces in Administration block but should preferably include removal of intrusive recent alterations that obscure original architectural form and fabric.




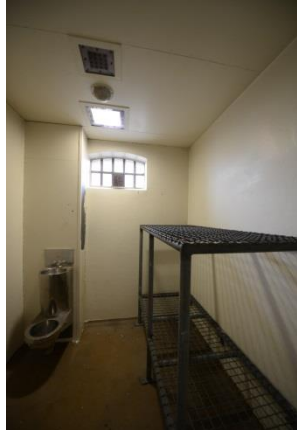
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Main Stairwell to First Floor: Space G13, <div data-bbox="236 383 630 645">  </div> <div data-bbox="236 674 619 925">  </div> <div data-bbox="236 954 625 1211">  </div> <div data-bbox="236 1240 611 1491">  </div>		
Female Toilet: Space G14 Insert image.	<p>Space was at one time used for storage and as an arms cupboard. Female toilet is more recent and very enclosed and dark, with no window. Some original fabric may survive behind cladding.</p>	<p>While toilet in this location is useful, enclosure hides original stairway fabric. Consider removal or alteration to create a less claustrophobic interior. Use will depend on use of ground floor spaces generally.</p>

Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Original Main North-South Corridor: Spaces G03, G09, part G14, part G16, part G17		
 	<p>Original fabric is mostly of High significance but these spaces have been broken up by recent alterations, obscuring the original main north-south corridor and original fabric.</p> <p>Secondary glazing to windows is visually intrusive but does attenuate road noise and helps reduce heat loss. Sub-floor access in cupboard at northern end of G09.</p>	<p>Retain and conserve original fabric including lath and plaster ceiling and moulded plaster cornice to G03.</p> <p>Opportunities to reinstate original corridor and visual link across building or adapt spaces for new use e.g. apartment.</p> <p>Consider improved design of secondary glazing which is less visually intrusive on original windows.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Offices and other Rooms on north side of Main Entry: Spaces G04, G05, G06, G10, G11 and G12		
  	<p>Original form and fabric of spaces is of High significance but many alterations and additions are unsympathetic and intrusive.</p> <p>Recent additions such as Control Room and communications / surveillance equipment have interpretive potential in short term but impose major constraints on future adaptive re-use of spaces for e.g. apartments.</p>	<p>Retain and conserve original form and fabric including original lath and plaster ceilings, moulded timber skirtings, moulded plaster scotias, moulded plaster ceiling rose, timber wainscoting, moulded timber door and window architraves, windows, fireplace feature with cast iron vent to wall. Retain original lath and plaster ceiling, steel windows and architraves to west exterior wall in G12.</p> <p>Adapt spaces sympathetically for compatible new use.</p>


Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Offices and other Rooms on south side of Main entry: Spaces G15, G16, G17, G18, G19, G20		
    	<p>Form and fabric of spaces is of Moderate significance but many alterations and additions are unsympathetic and intrusive.</p>	<p>Retain and conserve original form and fabric including original steel framed windows and moulded architraves, moulded plaster ceiling rose to G16.</p> <p>Adapt spaces sympathetically for compatible new use.</p> <p>G15 and G16 could be linked together or retained as separate spaces depending on future use.</p> <p>False ceiling and ducting can be removed from G15.</p>



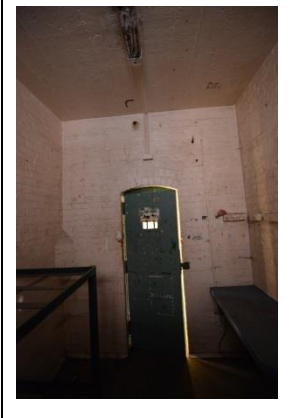

Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Hallways and Holding Cells on Ground Floor, South Cell Block: Spaces G22, G21, G27, G35a, G35b, G35c, G35d and G35e		
   	<p>These spaces are of Moderate significance and include many alterations and additions to original interior form and fabric but have very high potential for interpretation of most recent prison uses, with easy access from southern yard or through main front doors. Prisoner receiving and processing facilities are significant for demonstrating historic themes and interpreting them. Some spaces offer potential for adaptation to retail outlet, displays and storage associated with prison tours.</p>	<p>Retain and conserve original form and fabric. Retain and interpret more recent form, fabric and movable heritage relevant to receiving and processing prisoners e.g. height measurement scale, drug testing equipment, holding cells. Need to strike balance between opening up original arched windows to exercise yard and retaining narrow holding cells which are part of most recent prison phase, with high interpretive potential.</p>

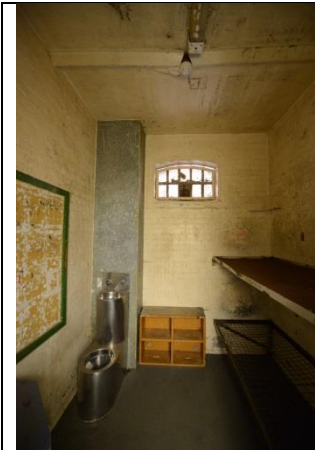
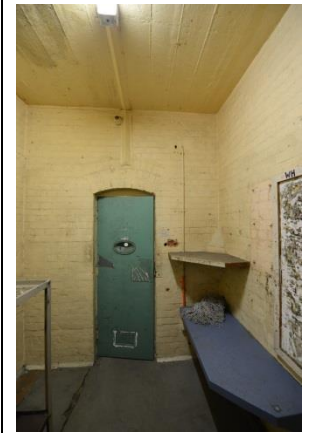
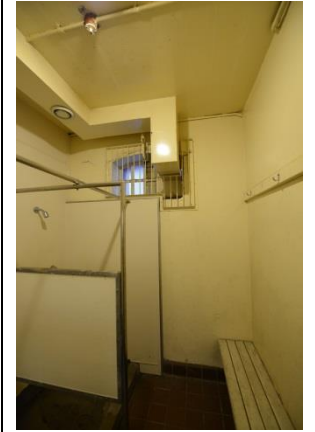
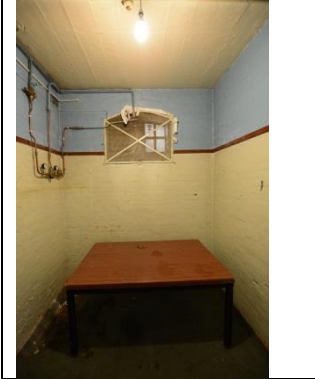
   		
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Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Cells and Offices on Ground Floor, South Cell Block: Spaces G23, G24A, G24, G26, G28, G29, G30, G31, G32, G33, G34,		
   	<p>These spaces are of Moderate significance and include some alterations and additions to original interior form and fabric but have very high potential for interpretation of most recent prison uses, with easy access from southern yard or through main front doors. Prisoner receiving and processing facilities are significant for demonstrating historic themes and interpreting them.</p> <p>Some spaces offer potential for adaptation to retail outlet, displays and storage associated with prison tours.</p> <p>Cell G34 has potential for location of lift to provide access to all Cell Blocks but over-run may have unacceptable impact on prison roof.</p>	<p>Retain and conserve original form and fabric. Retain and interpret more recent form, fabric and movable heritage relevant to holding prisoners e.g. cells, toilet and shower facilities.</p> <p>Cells without bunks have potential for wall displays, exhibitions and other museum-related uses.</p>











Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Corridor, Observation Booth and Store on Ground Floor, West Cell Block: Spaces G47, G48, G46		
	<p>These spaces are of high significance and include some alterations and additions to original interior form and fabric but have very high potential for interpretation of most recent prison uses, with easy access from southern yard or through main front doors. Observation booth has potential to demonstrate security provisions.</p>	<p>Retain and conserve original form and fabric including un-rendered brick walls, rough-cast concrete ceiling, archway openings to courtyard, stairs and moulded timber handrail and iron balusters to first floor and ideally cell doors to spaces G39 to G43 inclusive including 'cubby holes' for former gas lights to illuminate cells. Retain and interpret more recent form and fabric as part of interpretive tours.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Cells, Office, Toilets and Showers on Ground Floor, West Cell Block: Spaces G36, G37, Cell G39, Cell G40, Cell G41, Cell G42, Cell G43, Shower G44 and office G45		
	<p>These spaces are of High or Moderate significance and include some alterations and additions to original interior form and fabric but have very high potential for interpretation of most recent prison uses, with easy access from southern yard or through main front doors. Some spaces offer potential for adaptation to retail outlet, displays and storage associated with prison tours.</p>	<p>Retain and conserve original form and fabric where possible including sample cells. Retain and interpret more recent form, fabric and movable heritage relevant to holding prisoners e.g. cells, toilet and shower facilities. Adapt some spaces sympathetically in accordance with new uses.</p>



		
		
		
		



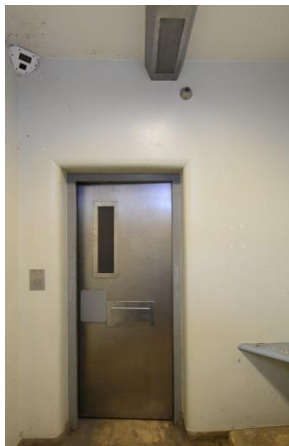
			
			
			
			




Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Kitchen, Office, Cool Store, Dry Stores, Shower and WC, Ground Floor, Northwest corner: Spaces G69, Office G40, G71, G72, G73, G74, G75		
   	<p>Most of these spaces have High or Moderate significance but G40 is considered of Low significance. Use of spaces for kitchen and associated stores is of high significance as this has been the use since the prison was built. Fabric has been altered considerably to meet changing needs and health and hygiene standards.</p> <p>High potential for interpretation of food production for prisoners including health and safety signage, menus, change from deep frying to steamed food.</p> <p>High potential for upgrade of facilities as a stand-alone kitchen to produce food for external use or in association with adaptive reuse of prison for museum, café / restaurant, events.</p>	<p>Retain kitchen use.</p> <p>In short term include in guided tours but explore opportunities for revenue generation by leasing to external operator.</p> <p>In longer term, upgrade and adapt to meet needs of museum, café / restaurant, performance space in central courtyard.</p>

  		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Corridor from Northern Exterior to Exercise Yard, Ground Floor: Spaces G76, G77, G78		
	<p>These spaces have Moderate significance as part of one of the two original northern wings projecting from the northern cell block. Considerable alterations over the years to suit changing needs. Includes access to passage between prison and adjoining Law Courts.</p>	<p>Retain and conserve original fabric. Adapt sympathetically to suit new uses.</p>




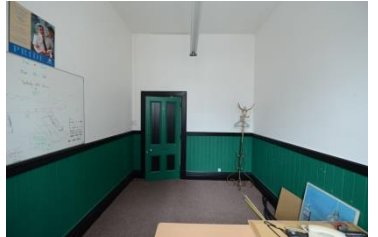

  		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Laundry, Ground Floor: Space G80		
	<p>Northern part of space has High significance as it has had wash house / laundry use since at least 1915.</p> <p>Major alterations for new equipment in recent years.</p> <p>High interpretive potential in stories about laundry, prisoners keeping warm, escape attempt.</p>	<p>Retain in short term as part of interpretive guided tours.</p> <p>Adapt sympathetically for new uses and interpret past uses.</p>

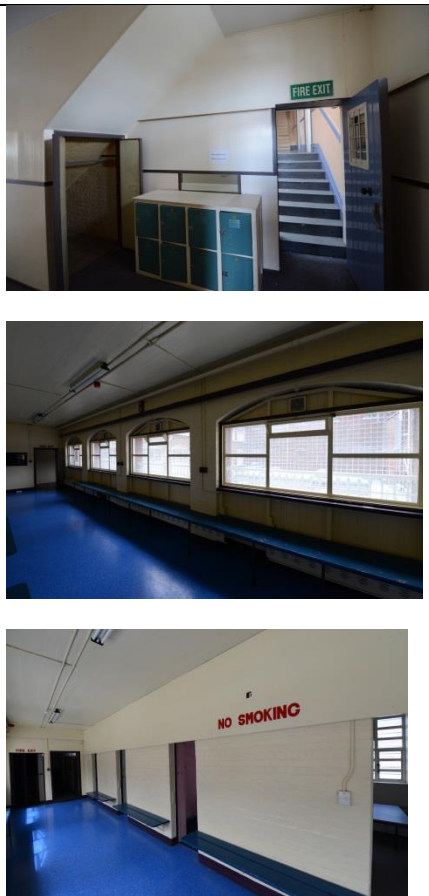

Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Hot Water Cylinder Room and Associated Spaces, Ground Floor: Spaces G90, G91, G92, G93 and G89		
	<p>G89 and G90 have Moderate significance. Space was female exercise yard at least after 1915, retaining spaces previously used for bath (G92) and WC (G93). Space may have been gallows yard originally but no conclusive evidence of this has been found and no hangings were carried out at this prison. Major alterations for most recent use as Hot Water Boiler Room. Hooks were used for hanging bicycles and other stolen items recovered by Police. Potential future vehicle access via current Sally Port (G103).</p>	<p>Requires further research including physical evidence of possible observation platform or stairs from bricked-up doorway from 138. Potential for adaptive re-use as a courtyard with interpretation of former exercise yard use or for apartments on ground floor, with interpretation of its former uses.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Corridor and Stairway, Ground Floor, North Cell Block: Spaces G81, G88,		
	<p>These spaces have Moderate significance and have had several uses over the years. Include two existing doorways into original central courtyard and via a passageway into space G90.</p>	<p>Retain and conserve original fabric. Potential for additional openings from former cells into G90.</p>




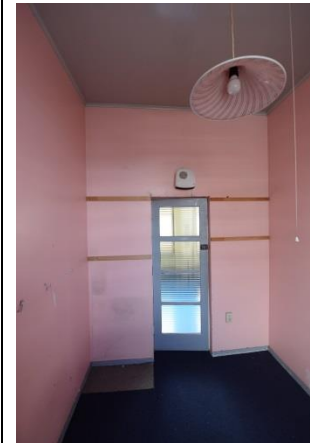
			
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options	
Cells, Toilet and Shower, Ground Floor, North Cell Block: Spaces G82, G83, G84, G85, G86, G87			
 	<p>G83 and G84 are considered to have High significance as evidence of changing attitudes to dealing with prisoners at risk. These safe cells for prisoners on suicide watch, have high interpretive potential in fabric which includes fiberglass-reinforced concrete bed base, recessed light fitting, smoke detector, concealed toilet fittings. Spaces G82 and G85 are of Moderate significance and G86 and G87 of Low significance. Cells have had varying uses over the years but retain considerable original fabric.</p>	<p>Potential for retention of sample cells as part of interpretive guided tours, including at least one safe cell to demonstrate more enlightened attitudes to treatment of vulnerable prisoners at risk of self-harm.</p> <p>Potential for adaptation of some spaces in association with any new use of central courtyard.</p>	

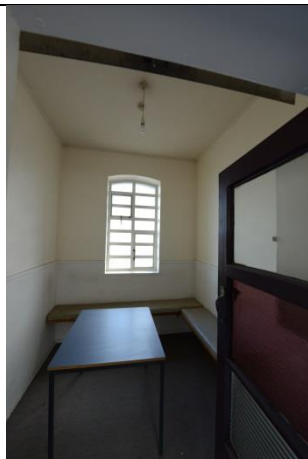



		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Main North-South Corridor, Administration Block, First Floor: Spaces 104, 109, 110		
 	<p>These spaces are of High significance being major transverse corridor in administration block providing access to office spaces.</p> <p>Retains considerable original fabric of High significance.</p>	<p>Retain and conserve original fabric.</p> <p>Consider reversible partition and doorway across corridor at top of main stairwell from Ground Floor to provide separation for potential apartment in 102, 103, 105 and 106.</p>

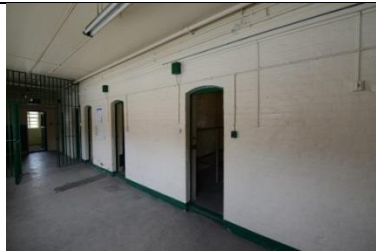



Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Offices, Staff Rooms and Toilets, North side of Main Stairwell, First Floor: Spaces 105, 106, 103, 102		
   	<p>Original form and fabric of High or Moderate significance.</p> <p>Alterations to Female toilets (102) include unsympathetic changes to fenestration visible on external wall.</p> <p>Major existing electrical and plumbing services in spaces 102 and 103, increasing potential for adaptive re-use as an apartment or offices.</p>	<p>Retain and conserve Exceptional original fabric. Adapt sympathetically for new use e.g. apartment, with common access via stairs G14 and potential alternate egress via stairs to northern cell block.</p>

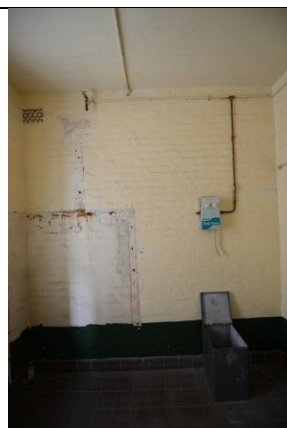


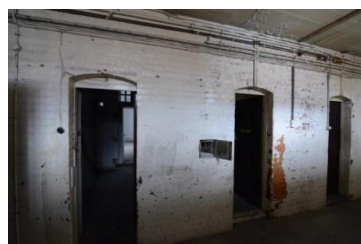
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Offices, Managers Office and Seminar Room / Officers Gym, South side of Main Stairwell, First Floor: Spaces 107, 108, 111, 112		
   	<p>Original form and fabric are of High or Moderate significance.</p> <p>Potential for sympathetic partition of 107 to provide additional space e.g. for an apartment on northern side of first floor of administration block.</p>	<p>Retain and conserve original fabric.</p> <p>Adapt sympathetically for new use e.g. apartment, with common access via stairs G14 and potential alternate egress via stairs to southern cell block. Any transverse partition in 107 should not interfere with original fenestration or destroy ceiling and cornice detail.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
East-West Corridor, South Cell Block, First Floor: Spaces 113, 121		
	<p>Spaces are of High significance and provide access to spaces on first floor of southern cell block. Retains arched openings to central courtyard southern wall although these are compromised by unsympathetic glazing, paneling and grilles.</p>	<p>Retain and conserve original form and fabric. Remove unsympathetic alterations to northern side of corridor and insert more sympathetic glazing to open up views.</p>





		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Offices and Interview Rooms, Library, South Cell Block, First Floor: Spaces 114, 115, 116, 117, 118, 119, 120, 122		
	<p>These spaces are of Moderate significance. Considerable changes to uses over years to suit changing needs. Library art works have high significance related to recent prison use. Space 119 was a chapel during Women's Prison phase.</p>	<p>Retain and conserve original form and fabric particularly original fenestration. Adapt offices and interview rooms for sympathetic new uses. Retain, conserve and interpret artwork / graffiti in former library 120. Potential for new openings between some spaces to enhance new uses.</p>

  		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
North-South Corridor, West Cell Block, First Floor: Spaces 123, 135		
	<p>These spaces are of High significance. Original corridor providing access to west cell block cells. Retains considerable original fabric but compromised by unsympathetic alterations to arched openings to wall overlooking central courtyard.</p>	<p>Retain and conserve original form and fabric. Remove unsympathetic alterations to northern side of corridor and insert more sympathetic glazing to open up views.</p>

		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Cells, Toilets, Dispensary / Nurse, West Cell Block, First Floor: Spaces 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134		
  	<p>These spaces are of High or Moderate significance. Cells retain considerable original form and fabric including fixtures dating from most recent prison phase.</p> <p>Dispensary / nurse space has interpretive potential e.g. discussion of DNA testing of prisoners but also has high potential as location for lift, providing access to all three levels of cell blocks.</p>	<p>Retain and conserve original fabric and adapt spaces sympathetically depending on new uses for this part of building.</p>





		
		
		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
East-West Corridor, North Cell Block, First Floor: Spaces 149, 150, 151, 152, 153		
	<p>Original form and some fabric are of High significance including ‘cubby holes’ for former gas lights which illuminated cell interiors. Dilapidated condition of surfaces. Space 149 provides access to spaces 138 and 139.</p>	<p>Retain and conserve original form and fabric of corridor where possible and adapt sections sympathetically in accordance with new uses e.g. apartment in spaces 147, 148, 146, 145 and 144.</p>


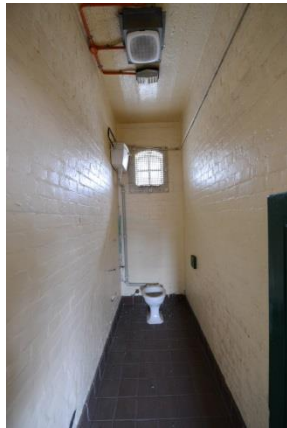

 		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Education Centre, Stores, WC and Offices, North Cell Block, First Floor: Spaces 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148		
 	<p>Spaces 138 and 139 are of High significance and research potential. Some have suggested they may have been a cell for condemned prisoners but they could also have been accommodation for prison officers. The fact that there were no executions at Dunedin Prison and no documentary evidence to date of a 'condemned cell' tends to suggest that these spaces were for prison staff, with the now bricked-up doorway originally giving access to a platform overlooking the northern exercise yard.</p> <p>Unsympathetic bricking up of door from 139 to possible stair or observation platform.</p>	<p>Retain and conserve original fabric in 138 and 139 including evidence of fireplace and cladding over brickwork.</p> <p>Adapt other spaces sympathetically in accordance with new uses.</p>


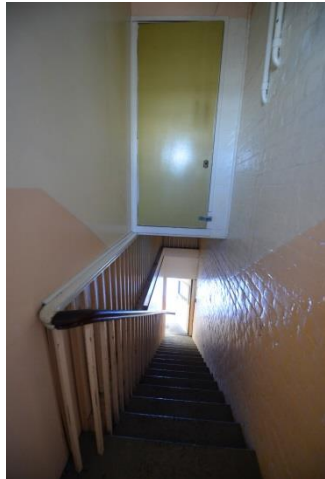


    		
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Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
East-West Corridor and Stairs from First Floor, South Cell Block, Second Floor: Spaces 234, 235		
	<p>Original form and fabric of High significance, with relatively little change to original configuration, demonstrating repetitive layout of cells leading off corridor. Unsympathetic enclosures to arches are intrusive.</p>	<p>Retain and conserve original fabric. Remove unsympathetic enclosures to arches and install new glazing to open up views over central courtyard and reinstate original appearance when viewed from outside.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Cells and Toilet, South Cell Block, Second Floor: Spaces 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211		
 	<p>These spaces are of High significance with considerable original form and fabric but opportunities for openings between cells to open up spaces. Potential for lift in space 211. Trusted inmates such as leading kitchen hand apparently were given preference for well-lit cells in south-eastern corner e.g. Cell 201</p>	<p>Retain and conserve original fabric including original fenestration which is highly visible from exterior. Remove partition around top of stairs 234.</p>




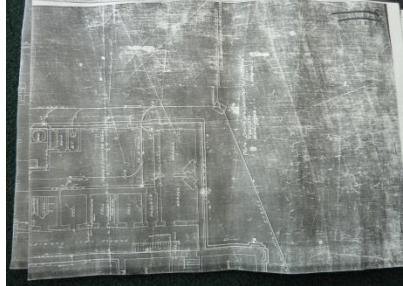
		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
North-South Corridor and Stairs from First Floor, West Cell Block, Second Floor: Spaces 213, 236, 237		
  	High significance, with considerable original form and fabric but opportunities for openings between cells to open up spaces.	Retain and conserve original fabric including original fenestration. Adapt sympathetically in accordance with new uses.

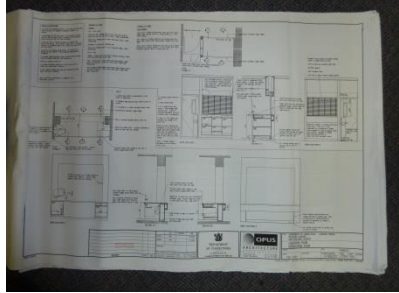

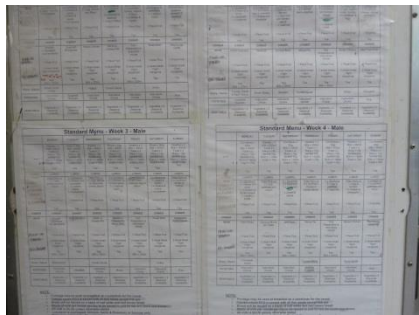

Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Shower, Toilets, Cells, West Cell Block, Second Floor: Spaces 212, 214, 215, 216, 217, 218, 219, 220, 221, 222		
  	<p>Original form and fabric of high significance. Potential to create new openings between cells to open up spaces.</p>	<p>Retain and conserve original fabric where possible including original fenestration. Adapt spaces sympathetically in accordance with new uses.</p>



		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
East-west Corridor, Showers, Stairs from First Floor, North Cell Block, Second Floor: Spaces 237, 238, 239, 240, 241		
  	<p>Spaces retain considerable original form and fabric of High significance. Some unsympathetic alterations e.g. enclosure of top of stairs 241. Corridor retains probably most intact evidence of original cubby holes for gas lighting of cell interiors. High interpretive potential but has constraint that it is located furthest from other parts of prison used for interpretive tours.</p>	<p>Retain and conserve original form and fabric including cubby holes for cell lighting and original fenestration which differs from the arched colonnades of the corridors of south and west cell blocks. Remove enclosure to top of stairs 241, revealing original balustrade.</p>




Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Cells and Toilet, North Cell Block, Second Floor: Spaces 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233		
  	<p>These spaces are mostly of High significance. Cells retain considerable original form and fabric and represent a largely intact row. High interpretive potential but spaces have disadvantage of being located furthest from ground floor areas mainly used for interpretation.</p>	<p>Retain and conserve original form and fabric including fenestration and cubby holes for original cell lighting.</p>

			
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options	
Attic Storage and Stair from First Floor, Administration Block: Spaces 242a, 242b, 242c, 242d, 242e			
  	<p>The attic is of High significance and has probably always been used for storage although there have been alterations over time to create distinct spaces within it.</p> <p>Provides access (difficult but possible) to roof of Administration Block from inside building, useful for checking roof valleys and guttering.</p> <p>Location for many retrieved artefacts and objects.</p> <p>Potential for continued use as storage space.</p> <p>Limited potential for occupation due to fire rating and egress constraints.</p> <p>Only access from 1st floor is narrow timber staircase from 109.</p>	<p>Retain and conserve original fabric.</p> <p>Interpretive potential as part of the museum experience but fire and other safety risks would need to be reduced.</p> <p>Consider use as storage for light objects associated with potential apartments on ground and first floors.</p>	

Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Archaeological Artefacts recovered from wall cavities and under eaves, Attic Storage spaces		
  	<p>These objects and artefacts include items of Exceptional significance, some probably relating to early phases of the prison. More recent objects have varying levels of significance but their display and interpretive potential is very high. Mundane items such as packaging are rare examples of their type and period, possibly not conserved elsewhere.</p>	<p>Retain in prison building and conserve in accordance with particular materials conservation requirements e.g. paper, wood, metal. Carry out further research on objects and artefacts and investigate interpretive potential for future displays and exhibitions.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Building plans, drawings and other documents in the prison		
	<p>All architectural and engineering plans and drawings in the building are of High to Exceptional significance and some may be the only examples in existence. They provide evidence of the building and alterations and additions at particular points in time although it is not always clear as to whether proposed works were implemented.</p>	<p>Retain as a collection, catalogue and conserve / store in appropriate conditions. Give consideration to scanning and digitization as funds permit.</p>

		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Signs and notices in the prison		
  	<p>The signs and notices in the building are of Exceptional significance as evidence of procedures in the final phase of its development as a prison. Condition and conservation requirements vary according to materials and locations, with some signs more ephemeral than others and some in vulnerable locations. Very high interpretive potential.</p>	<p>Retain and conserve in accordance with guidelines prepared by Jonathan Howard, NZHPT (see Appendix J).</p>

 <p>Prison Visitors</p> <p>Visitors' standard of dress and behaviour must be suitable for a Prison.</p> <p>Entry may be refused if standard of dress or behaviour is deemed indecent or disruptive to the security and order of the Prison.</p> <p><small>As per Policies and Procedures Section 6.09</small></p>		
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Graffiti and prisoner art on prison surfaces		
	<p>The graffiti, art and other items applied to or engraved on a variety of surfaces in the building e.g. walls, ceilings, cupboards, shelves, mirrors are of Exceptional significance as a unique record of prisoner sentiments including affiliations and protests. Some graffiti may offend some visitors due to explicit language or racist views; other material may be sensitive as it may identify particular former inmates. High research and interpretive potential.</p>	<p>Retain and conserve in accordance with particular materials conservation requirements. Investigate potential for research projects to archivally record and analyse. If adaptation of any parts of the building requires the obscuring and / or destruction of graffiti, it should be photographically recorded in accordance with best practice methods. See Appendix J.</p>

Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Movable items in the prison e.g. furniture, uniforms		
 	<p>Most of the movable items in the prison are relatively recent objects such as modern office furniture, telephones, cathode ray TVs and monitors. Few of these items are of high significance but some have potential for displaying spaces as they would have been in the final prison phase of the building.</p> <p>Uniforms obtained by the DPCT since they acquired the building have high significance and interpretive potential as a record of prison officer official clothing during the final phase of the prison.</p>	<p>Retain and conserve movable heritage in accordance with assessment of significance and display / exhibition potential based on further research and consultation with former prison staff.</p> <p>Retain and conserve uniforms in accordance with materials conservation requirements including storage in clean, dry, low UV exposure, vermin- and pest-free conditions.</p>
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Movable items from the prison held in Toitū Otago Settlers' Museum		
	<p>A number of objects from the prison are held in the permanent store collection of Toitū Otago Settlers' Museum. These include the following items:</p> <p>2007/82/1: pegging clock; 2007/82/2: balance scales and weights; 2007/82/3: lamp; 2007/82/4: fire bell; 2007/82/5: truncheon; 2007/82/6: truncheon; 2007/82/7: truncheon; 2007/82/16: lock component from a pegging clock system.</p> <p>Some of these may be</p>	<p>Liaise with Toitū Otago Settlers' Museum with a view to borrowing relevant objects for temporary or long term display in the prison building once its museum use has been established.</p>

	the only surviving objects of their type; others e.g. the pegging clock components are probably duplicated in the prison. Very high interpretive potential.	
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Movable items from the prison held elsewhere		
	It is possible that items relating to the former Dunedin Prison are held in public and/or private collections in Dunedin, Otago or elsewhere in New Zealand.	Conduct ongoing research and investigations to source relevant material for possible acquisition by donation, loan or purchase in accordance with DPCT future accessions / de-accessions policy.
Element	History / Key Values / Issues	Conservation Management / Compatible Use Options
Movable items from other prisons which may be available for loan		
	The historian at Southland Museum, Invercargill (David Dudfield, tel. 03 219 9069) has the following artefacts, probably from Invercargill Prison, or the Borstal which used to operate in Invercargill - Restraints Batons Cuffs Cat O' Nine Tails Straight Jackets Ball & Chain	Conduct ongoing research and investigations to source relevant material for possible loan in accordance with DPCT future accessions / de-accessions policy.

8.0 Bibliography

8.1 *Architectural Plans and Drawings*

8.1.1 Archives NZ

Note: Items marked with an asterisk are listed on the Archives NZ electronic index from the registers of plans from the Works Department up to 1913 but cannot be located.⁴⁹

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*Dunedin Gaol, drains, plans showing alterations to drains, at Dunedin, D.E. [District Engineer] Dunedin, scale 8 feet to 1 inch, 1 lithograph 17431 1895

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*Dunedin Gaol Contract, plan showing where stone filling under foundations is to be put in, at Dunedin, J. Campbell, scale 8 feet to 1 inch, one lithograph, 1895 17452

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*Dunedin Gaol, supply and delivery of timber for carpenters and joiners work contract, papers only - Specification 17485. 1895

*Dunedin Gaol, fence and gates, details of front fence railing of wrought iron gate piers front yard wall etc, Dunedin, J. Campbell, scale 1 inch to 1 foot, one pencil drawing coloured 17886, 1897

*Dunedin Gaol, proposed sewing room, plan and elevation of new room over ironing room, Dunedin, D.E. [District Engineer] Dunedin, scale 4 feet to 1 inch, one tracing 19077, 1900

Dunedin Gaoler's House, No. 1 plan elevn [elevation] and section, Dunedin, scale 8 feet to 1 inch, one helio [heliographic] print 1903 [Archives NZ Reference ACHL 22541/1302, File No.25086]

*Dunedin Gaoler's House, No. 1 site plan, No. 2 plans elevations and sections of house and out bldgs [buildings], Dunedin, D.E. [District Engineer] Dunedin,

⁴⁹ Heidi Kuglin, Archives NZ pers.comm. 27 march 2013

scale 16 feet to 1 inch, 4 feet to 1 inch, two tracings - Specification 23254
1907

*Dunedin Gaol and Police Station: Proposed Alterations - Block Plan and Plan
with DE's [District Engineers] Report: 8 foot - 2 Helios: DE, Dunedin 33260
1913

8.1.2 Opus Facilities Management

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Builts 2007, Ground Floor As Built Floor Plan, Project number: 6-CBM20.00,
Date: 10/08/07, Dwg Status: As Built, Scale: 1:100, DIPs Number: 7/329/62,
Code 7706, Sheet A01, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as
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10/08/07, Dwg Status: As Built, Scale: 1:100, DIPs Number: 7/329/62, Code
7706, Sheet A02, Revision: 1

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as
Builts 2007, Second Floor As Builts, Project number: 6-CBM20.00, Date:
10/08/07, Dwg Status: As Built, Scale: 1:100, DIPs Number: 7/329/62, Code
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Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as
Builts 2007, Drainage Plan, Project number: 6-CBM20.00, Date: 10/08/07,
Dwg Status: As Built, Scale: 1:100, DIPs Number: 7/329/62, Code 7706,
Sheet A04, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as
Builts 2007, Sections [1 & 2], Project number: 6-CBM20.00, Date: 10/08/07,
Dwg Status: As Built, Scale: 1:100, DIPs Number: 7/329/62, Code 7706,
Sheet A05, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as
Builts 2007, Sections [3 & 4], Project number: 6-CBM20.00, Date: 10/08/07,
Dwg Status: As Built, Scale: 1:100, DIPs Number: 7/329/62, Code 7706,
Sheet A06, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as
Builts 2007, Elevations [Northeast & Northwest], Project number: 6-
CBM20.00, Date: 10/08/07, Dwg Status: As Built, Scale: 1:100, DIPs Number:
7/329/62, Code 7706, Sheet A07, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as
Builts 2007, Elevations [Southeast & Southwest], Project number: 6-
CBM20.00, Date: 10/08/07, Dwg Status: As Built, Scale: 1:100, DIPs Number:
7/329/62, Code 7706, Sheet A08, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as
Builts 2007, South Isometric View, Project number: 6-CBM20.00, Date:

10/08/07, Dwg Status: As Built, DIPs Number: 7/329/62, Code 7706, Sheet A09, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as Builts 2007, East Isometric View, Project number: 6-CBM20.00, Date: 10/08/07, Dwg Status: As Built, DIPs Number: 7/329/62, Code 7706, Sheet A10, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as Builts 2007, North Isometric View, Project number: 6-CBM20.00, Date: 10/08/07, Dwg Status: As Built, DIPs Number: 7/329/62, Code 7706, Sheet A11, Revision: 2

Department of Corrections, Private Box 1206 Wellington, Dunedin Prison as Builts 2007, West Isometric View, Project number: 6-CBM20.00, Date: 10/08/07, Dwg Status: As Built, DIPs Number: 7/329/62, Code 7706, Sheet A12, Revision: 2

8.1.3 Opus International Consultants / Dunedin Office Furniture

Department of Corrections – Dunedin Prison, Anzac Parade Dunedin, Control Room Upgrade: Joinery and Details, Preliminary, Ref. 410478.01, Scale: 1:20, Plot date 02/04/01, Job 7/329/56, Code 7701, Sheet 102

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8.1.4 Public Works Department

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9.0 Some Useful Sources

Dunedin City Council

Customer Services Centre

Call: 03 477 4000

Visit: Ground floor, Civic Centre. 50 The Octagon, Dunedin

Post: PO Box 5045, Moray Place, Dunedin 9058

Email: dcc@dcc.govt.nz

Hours

Walk-in hours are 8.30am to 5pm, Monday to Friday.

Call Centre hours are 8am to 6pm Monday to Friday and 9am to 5pm

Weekends.

New Zealand Historic Places Trust

Otago-Southland Area Office

Level 4, 109 Princes Street, Dunedin 9016

P O Box 5467

Dunedin 9058

Phone + 64 3 477 9871

Fax +64 3 477 3893

Email: infodeepsouth@historic.org.nz

Archives New Zealand Te Rua Mahara o te Kāwanatanga

Department of Internal Affairs Te Tari taiwhenua

National Office, Wellington

10 Mulgrave Street, Thorndon,

Wellington 6011, New Zealand

PO Box 12-050, Thorndon, Wellington, 6144 New Zealand

Phone: (64-4) 499 5595

Fax: (64-4) 495 6210

General email: general.enquiries@dia.govt.nz

Research email: research.archives@dia.govt.nz

Website: www.dia.govt.nz

The public reading room hours of the Wellington office are Monday - Friday, 9:00am - 5pm. Please note: the Reading Room opens from 9:30am on Wednesdays.

Disability parking available phone 04 499 5595.

He tūrangā waka hauā kei konei nama waea 04 499 5595.

Dunedin Regional Office

556 George Street, Dunedin 9016, New Zealand

PO Box 6183, Dunedin North, Dunedin, New Zealand

Phone: (64-3) 477 0404

Fax: (64-3) 477 0422

E-mail: dunedin.archives@dia.govt.nz

The public reading room hours of the Dunedin office are Monday - Friday, 9:00am - 5pm.

Disability parking available on site.

He tūrangā waka hauā kei konei.

**National Library of New Zealand
Wellington**

Te Ahumairangi: 8.30am – 5pm
 Reading Rooms: 10am – 5pm
 Monday to Saturday
 Closed on Public Holidays
 Corner Molesworth & Aitken Streets, Wellington
 0800 474 300
 04 474 3000
atl@dia.govt.nz

Toitū Otago Settlers Museum

Physical address: 31 Queens Garden, Dunedin 9016. Postal address: PO Box 566, Dunedin 9054.
 General enquiries
 Phone: 03 477 5052
 Fax: 03 474 2727
 Email: toituosm@dcc.govt.nz
 Education enquiries
 Phone: 03 474 2730
 Email: toitu.educate@dcc.govt.nz
 Functions and events enquiries
 Phone: 03 474 2184
 Email: [Functions and Events coordinator](#)
 Admission is free, and the museum is open every day except for 25 December. Charges may apply to special exhibitions.
 The museum is open:
 10am- 5pm in Summer (October-March)
 10am - 4pm in Winter (April-September)
 Late night Thursdays until 8pm.

10.0 Appendices

<i>Appendix A</i>	<i>ICOMOS NZ Charter</i>
<i>Appendix B</i>	<i>NZ Historic Places Trust Register Listing</i>
<i>Appendix C</i>	<i>Building Spaces Comparison Table</i>
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