

“Preserving Our Heritage - Building For Our Future”



The Fortune Theatre

A look at the multi-million dollar contribution of City Property

Upgrading many of the city's historic buildings and working towards selling over 200 Council leasehold properties are just some of the projects that have kept the City Property team busy this year. DCC Property Manager Dave McKenzie wraps up some of 2003's achievements, and gives us a glimpse of future high profile projects.

New Lease of Life for Port Chalmers Town Hall

The Port Chalmers Town Hall \$1.7 million redevelopment is underway, and due for completion in September 2004.

The design has involved extensive community consultation. Downstairs encompasses ground-floor level paraplegic access, a new larger library, a dedicated meeting room. Upstairs improvements include two multi-functional halls for community group use and a foyer/kitchen area where suppers can be served.

“Port Chalmers has been waiting seven years for this, so it's wonderful to get the project to this stage.

We're pleased to be able to provide a modern facility that meets the community's needs and also retain the heritage of this important building on the main street,” says Dave McKenzie, at left.



The door to the hall's original safe will be part of a permanent display in the foyer recording the building's historic significance. The original hall was an exceptionally busy place, as it accom-

modated most of Port Chalmers community services, including the Police, Fire Service, the Council and library.

Railway Station Canopy Renewal

The last stage of the Dunedin Railway Station's redevelopment is

planned with the renewal of the platform's canopy. The work includes renewal and repair of the steel-framed glazing and roofing structure.

"It's very satisfying for us to keep the historic character of the platform while extending the Station's life and



A new canopy for the Railway Station platform is planned.

it ensures that the platform is in fine shape for Dunedin's special events, such as the Fashion Show.

"It's also of great importance as, if we see a return of rail services, it will be the first glimpse some tourists get of our city," says Dave.

The renewed canopy will ensure that the station, completed circa 1906, is looking its best when it reaches a century. Architect Sir George Troup largely earned his knighthood for the station's world-renowned basalt and limestone design. The Historic Places Trust regards the station as one of New Zealand's five most significant historic buildings.

Face Lift for Dunedin's Darling of Drama

The Fortune Theatre is looking very distinguished after the restoration of the Stuart Street and Moray Place (north and east) facades.

The work involved extensive repairs to the main entrance door and

foyer, re-pointing of stone-work, metal work, repair and painting of plaster work and application of a waterproof membrane.

The upgrade of the facades completes the second stage of a three-part maintenance programme overseen by City Property. Less noticeable work was carried out on the slate roof and parapets last year. Stage three of the maintenance will entail the restoration of the southern and western facades.

The Fortune Theatre began life as the Trinity Methodist Church and was transformed into a theatre in 1977. Once threatened with closure, the Council purchased the theatre in 2000 and now leases it to the Fortune Theatre Trust.

Hot Property - Lessees Snapping Up Council Properties

Some 232 Council leasehold properties have been offered to lessees for sale. Dave McKenzie says the City Property directed project has been a lot of work for the team, but the swift and positive response has been overwhelming.

"They seem to be going like hotcakes. Offers were sent out in September, and a month later half the leaseholders had responded. Ninety per cent have indicated that they wish to purchase the properties; the remaining 10 per cent of respondents are reserving a right to free-hold in the future."

"Selling the properties will release capital which the Council can then rein-

vest in alternative higher-yielding property portfolios. This will, in turn, return an increased dividend to the ratepayers of Dunedin," explains Dave McKenzie.

City Talk went to press just before the 1 December lease option deadline. At that time 92% of lessees had opted to take up the offer to purchase. A further 8% had reserved their option to purchase.

FOR THE FUTURE

Other projects currently on the City Property drawing board include the:

- Moray Place car park construction
- Edgar Sports Stadium upgrade
- University Oval's historic grandstand overhaul
- Fisher and Paykel industrial cluster project on the Taieri.
- Dunedin Stadium's ice rink development
- Regent Theatre toilet block construction
- Otago Settlers Museum NZRS Bus Station revamp

The design work for a proposed Community Housing complex in Prince Albert Road has been completed.



University Oval upgrade - now for the grandstand.



THE DUNEDIN CENTRE

Dunedin Town Hall - Glenroy Auditorium - Fullwood Conference Room
Linden & Windle Meeting Rooms - Chesters Lounge - Maldon Foyer - Dunottar Bar

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