



6.5 South Central Precinct

Role in the campus

The South Central Precinct potentially provides the connection between the bulk of the Health Sciences facilities, centred on the Dunedin Hospital, and the central core of the University. However this connection is disrupted by the state highways that slice through this area of the city. There is a considerable amount of underutilised land in this Precinct, either housing single storey structures (the City Plan is understood to permit eight storey construction in this zone), or being used for on-grade car parking. Hence the area is developed at a very low density and consequently offers the potential to accommodate significant areas of University expansion.



location plan

Precinct Analysis

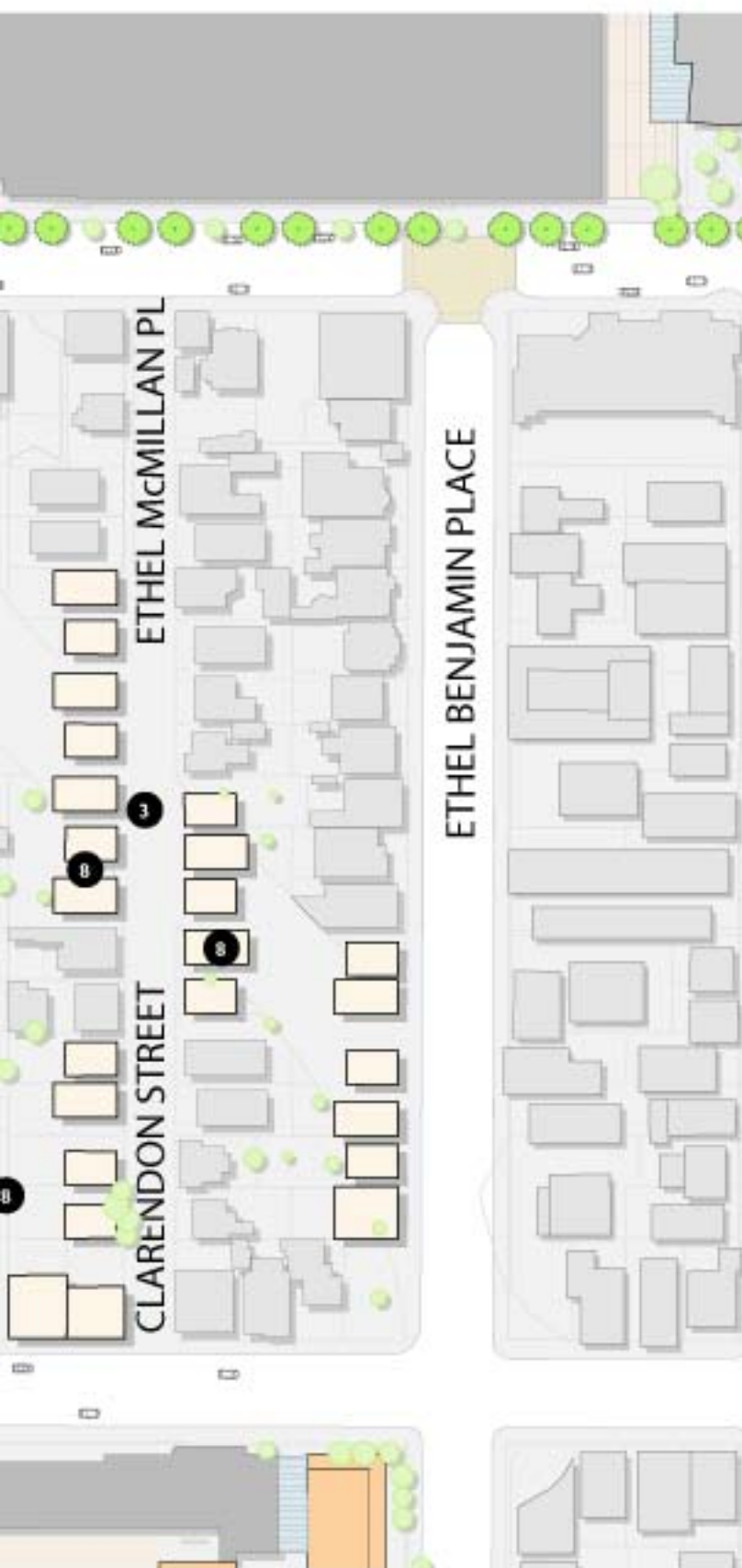
- 1 The imposition of the highway works results in a disordered pattern of open spaces, vacant plots, fragments of buildings remaining from the original urban pattern and some new buildings that attempt to respond to the new urban pattern on irregular triangular sites.
- 2 The University's current facilities are centred on Great King Street, which has been closed to through traffic. The buildings there represent a broad span of architectural style, from the historic Zoology building, to the modernist (and heritage-listed) School of Dentistry to the contemporary: the Hunter Centre, School of Physiotherapy and Zoology extension.

The University has recently purchased the property on the corner of Cumberland Street and Frederick Street, and it is recommended that further acquisitions of land in this block be sought in order to consolidate its development potential.

- 3 It is noted that modelling by both the City and the Master Plan consulting team indicate the importance of Frederick Street as a city arterial route connecting the western parts of the city with the east, and on to Port Chalmers. This poses challenges for the University as this road bisects the Health Sciences facilities and is of concern with respect to pedestrian safety.
- 4 This Precinct also includes the western end of Albany Street, where the University owns some, but not all of the properties facing the Museum Reserve. There is significant potential with these plots to develop a third frontage to the Reserve, complementing the Otago Museum and Information Services Building, this reinforcing the Reserve as an important space and amenity for both the University and the city.

In summary this Precinct is a potentially vital link in the campus, an area with difficult urban issues to resolve and an area of great potential for growth and change.





Key projects and initiatives

- 1 Extension to the School of Dentistry
- 2 New academic building on the Zoology car park
- 3 Removal of the "S bend" state highways
- 4 Creation of a new pedestrian mall linking the Museum Reserve to Frederick Street
- 5 New academic / research buildings
- 6 Extension / redevelopment of the Hunter Centre and new pedestrian bridge to the Dunedin Hospital
- 7 Acquisition of properties not currently owned by the University
- 8 Re-instatement of the residential zone east of Cumberland Street

These projects are described in more detail as follows.

1 School of Dentistry

Plans are already advanced for the refurbishment and extension to the School of Dentistry.

2 Zoology car park

The car park in front of the Zoology Extension provides a logical site for expansion of the academic and research facilities in this Precinct.

3 Removal of the "S bend" state highways

The proposal to remove the "S Bend" state highways between Albany and Frederick Streets has been outlined in Section 3.5 of this report.

There will be significant costs incurred to undertake this realignment, although it should be noted that approximately 1.2 hectares of land will be released for redevelopment or sale as a result, being the area currently occupied by the by-pass roads. It is beyond the scope and competency of the Master Plan team to assess the appropriate traffic arrangements once the city grid is reinstated. However it would seem that two approaches are possible: the first would be to maintain the current one-way arrangement, the other to revert to two-way traffic on all roads in this sector of the city. From an urban design perspective the latter would be the preferred option as it would slow traffic to safe speeds within the vicinity of the campus. This requires further analysis by specialist consultants.

However, the cost and disruption to undertake these works is acknowledged and an alternate scheme has therefore been prepared in which the current road alignments are preserved.



4 New Pedestrian Mall

A major Master Plan initiative for this Precinct is the creation of a mid-block pedestrian Mall linking the Museum Reserve to the Dunedin Hospital and Health Sciences buildings in Great King Street south of Frederick Street. This walk is intended as a contemporary version of the route through the historic core of the University. Like the original, it comprises an informal series of linked spaces and small gardens framed by a variety of buildings. The scale of spaces is also similar to the original University space. The intention is that this will be a lively space linked into the main pedestrian routes across campus. As demand dictates, the Precinct Hub function currently being provided by the Hunter Centre could be expanded into this mall, including, in the long term, the potential relocation of the Health Sciences Library currently located in the Sayers Building.

It should be noted that the Mall should be achievable regardless of the number of properties that the University is able to acquire in this block.

5 New academic and research buildings

The Master Plan proposes a series of linked new academic and research buildings on either side of the Mall. While many contemporary academic research buildings feature large, flexible floor plates, the uncertainty about land acquisition, the need to stage development and the need to address the highway bypass suggest that a more realistic approach would be a series of buildings with links between them. The plan follows the discipline of the original plot subdivision, which allows for a wide variety of new building forms to be accommodated within the spatial layout. It also allows for existing buildings to be retained until such time as pressure for growth requires more intensive development of the land. The layout shown, which assumes a high rate of growth and the replacement of most buildings, is just one of the forms of development that might be realised during the 20-year life of the Plan.

It is recommended that these buildings provide public-facing / people generating activities on the ground floors – seminar and other teaching spaces, clinical space involving the public, Precinct hub facilities and informal study and collaborative space – while academic and research facilities are located on upper levels.

An important opportunity is inherent in the sites facing the Museum Reserve. Even though it is neither owned nor controlled by the University, the Reserve is an important civic space within the campus. It also acts as a gateway between the southern and central Precincts of the campus. The sites on Albany Street that face it: the University's Student Health Centre, the triangular park on its western side, both of which are owned by the University, and the adjacent Bank building, which is not, have the potential if developed to form a "third wall", complementing the Otago Museum opposite and the adjacent Information Services Building.

The potential for public or civic functions within this frontage should be explored.

6 Hunter Centre and Frederick Street bridge

The Hunter Centre is a popular focus for academic activities in this Precinct and is reportedly already under pressure in terms of capacity. It is considered that in the long term it will need to be expanded, either by adding to the existing building, by building over it, by networking it into adjacent buildings or by replacing it entirely.

Reference has been made to the traffic flows in Frederick Street and the likelihood that these will increase over time. Preliminary study suggests the potential feasibility of building a new pedestrian bridge over Frederick Street extending from the Hunter Centre to the first floor of the Dunedin Hospital. This would enable further connection through to the existing bridge over Great King Street, providing safe and weather-protected access to the majority of the Health Science buildings.

7 Acquisition of properties

As noted above, the maximum potential of this Precinct will be realised if the University is able to acquire the majority of sites on the block bounded by Frederick, Great King, Cumberland and Albany Streets. However the Master Plan is not contingent on these acquisitions. For instance, it is already known that the two small buildings facing Frederick Street have great sentimental value for the current owners and the Master Plan therefore shows them preserved and potentially enhanced with the addition of a landscaped garden behind them.

8 Cumberland Street residential zone

If the realignment of the State Highways is enacted, then there will be substantial land released for redevelopment. This could provide an opportunity to enact strategies for the urban regeneration of the residential Precincts surrounding the University, be it by the University, or the City, or private enterprise working under a Precinct-specific Master Plan. This could be an important opportunity to map the future of the student residential experience in Dunedin.

It is also recommended that the surrounding streets in this Precinct be upgraded with new street planting, lighting and signage, as elsewhere on the streets passing through the campus.

Design guidelines

As noted earlier, this Precinct is unique in the campus in that it contains a collection of good examples of academic facilities from nearly all eras of the University's history. It also includes the potential for significant new accommodation to be built – particularly if the Master Plan proposal to restore the historic street grid is adopted.


Although some of the existing buildings exceed the overriding height constraint suggested for the new parts of the plan, a five-storey limit for new building is nevertheless recommended for this area to maintain an appropriate human scale.


Materials used should be robust and durable and reflect the aspirations of a high-quality, long-lasting organisation. A selection of materials in this area could be drawn from the wider range of precedents already in use.

The landscape language used here should be simple and durable reinforcing the city centre urban character of the area with streets leading to the mature landscape grandeur of the Museum Reserve. Small scale 'domestic gardening' approaches to landscape should be avoided.

Architectural language for new buildings should follow the guidelines set out for the East Central Precinct.



 Property that would need to be acquired by the University in order to allow the full implementation of the Master Plan proposal

 Property to be demolished by the University in order to allow the implementation of the Master Plan proposal

south central precinct



Minimum Impact option showing precinct delivery without the alteration of the S-Bend, assuming some university acquisition



6.6 West Central Precinct

Role in the campus

This sector of the campus has two different applications for the University. The northern end of the Otago Museum block houses the School of Physical Education and the Department of Botany, the latter also being located on the western side of Great King Street. The block north of this, bounded by Union Street and St. David Street, is nearly entirely owned by the University and used in the main for student housing (Cumberland Court, an adjunct to Cumberland College) and child care.

Precinct Analysis

The facilities provided for Physical Education are in the main in good condition and serviceable, with most being purpose built. The accommodation for the Department of Botany, on the other hand, is of poor quality, mostly having been created by adapting existing buildings that were built for other purposes. It is also disconnected from the campus by Great King Street. For these reasons, while the Master Plan does not make specific recommendations on departmental locations, it is considered that the Department of Botany would be an early and deserving candidate for new accommodation that is more centrally located. Such relocation could also include the department's glasshouses, which would enable redevelopment of the plot they currently occupy.

The Cumberland Court block is of particular significance to the University in terms of its size and location. If the Wickliffe Press site was not available, this would be a logical choice for academic expansion given that it is larger and closer to the University core. However, it is also significant for its residential scale and treed landscape, and the loss of these attributes to a dense development would be keenly felt, notwithstanding the scale of development on adjoining blocks.



location plan

Key projects and initiatives

There are no specific works proposed for this Precinct, other than noting the potential for the Department of Botany to be relocated or upgraded. Notwithstanding the potential capacity of the Cumberland Court block, the analysis of potential space demand over the 25 year Master Plan period indicates sufficient developable capacity on other sites. It is also noted that redevelopment of Cumberland Court would reduce student residential capacity until new or expanded colleges were created elsewhere.

However it should be noted that redevelopment of the Cumberland Court block for academic use beyond the 25 year horizon would seem likely, if not inevitable, and it is recommended that no development be countenanced on this site that would preclude that option.



6.7 South Precinct

Role in the campus

The South Precinct has three distinct sectors. West of Great King Street are located the bulk of the University's Health Sciences research facilities in the Lindo Ferguson, Hercus, Scott and Adams Buildings. Also located here are the Wellcome building and the Medical Library and Faculty of Medicine administration in the Sayers building.

The middle block of the Precinct east of Great King Street comprises the Dunedin Hospital. The University has a significant presence in and owns part of this site, with two large lecture theatres and academic offices for many of its Health Science departments located there.

East of the Dunedin Hospital, between Cumberland and Castle Streets are Hayward College, Cumberland College and, academic buildings housing the School of Surveying and the Department of Marine Science, with bedrooms administered by Hayward College on its upper levels.

Precinct Analysis

- 1 The historic Lindo Ferguson, Hercus and Scott Buildings on Great King Street are highly symbolic of the University's role in New Zealand medical education. The University has applied considerable resources and funding to ensure that they provide quality academic and research facilities. However the heavily compartmentalised masonry construction of these buildings means that achieving an adequate level of serviceability and flexibility for contemporary health science research is, and always will be, a challenge. It is recognised, however, that the University has a considerable investment in these current facilities.

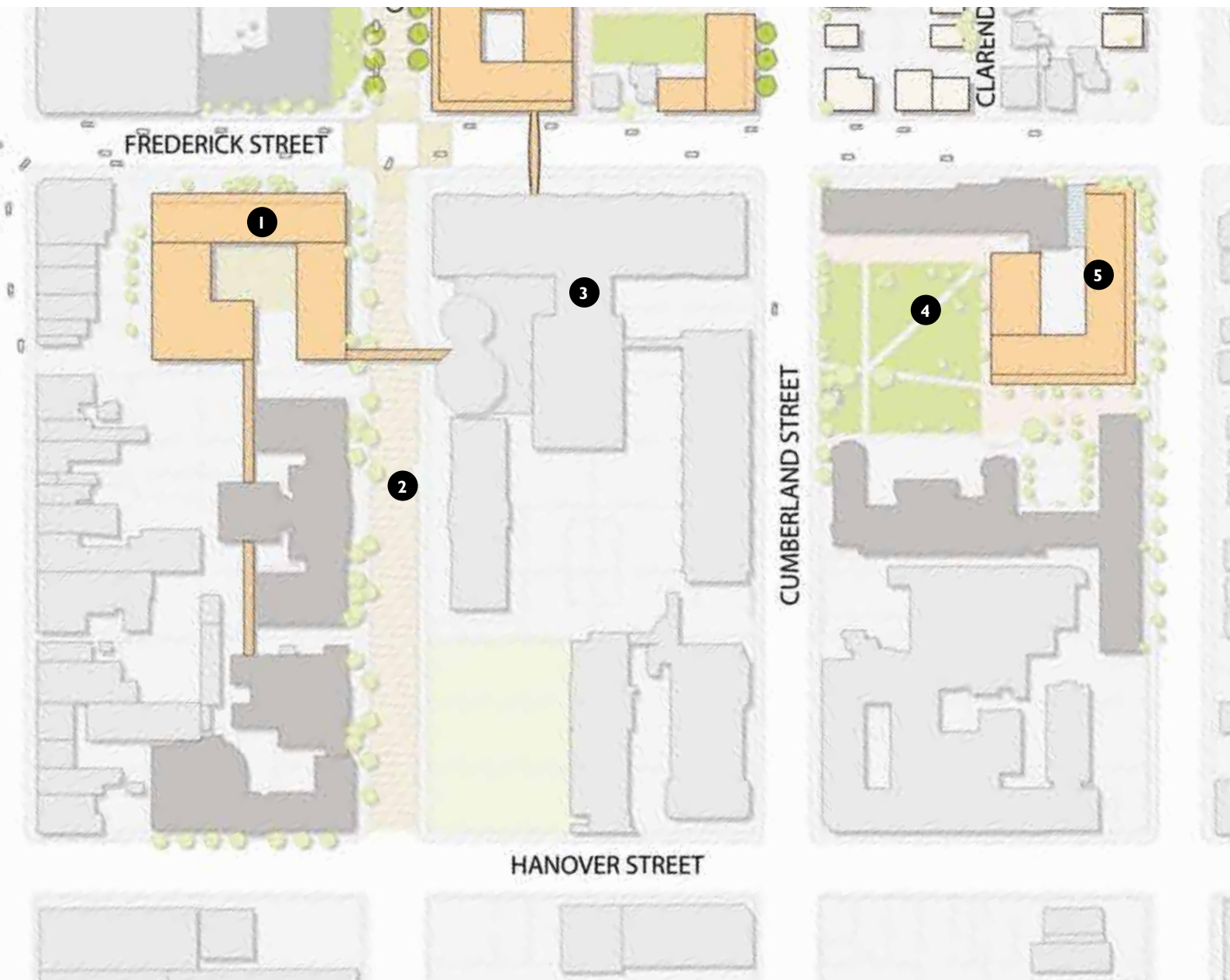
Another issue with these buildings is that they have been internally modified over the years to achieve internal connections and this has resulted in particularly problematic wayfinding. As in some of the other historic buildings on campus, measures of expediency over the years have resulted in labyrinthine circulation.

- 2 The Adams Building, the tallest building in the Precinct, is understood to have a number of issues with respect to functionality and quality of accommodation and also has vacant land adjacent to it fronting Frederick Street. Both the Sayers and Wellcome buildings are low scale structures on strategically important sites, being at the geographic centre of the combined South Central and South Precincts. While both are functional they represent a significant land underutilisation.



location plan

- 3 The University's presence within the Dunedin Hospital was originally clearly defined, with the University located within the Academic Wing, but over the years traditional boundaries have become blurred. Now, it is difficult to consider the University's accommodation in isolation from the Hospital, and any detailed Master Planning strategy would need to be undertaken in conjunction with the Otago District Health Board.
- 4 The eastern sector of the Precinct has a number of challenges and opportunities. Hayward College has been created from a former Maternity Hospital and while it has the largest bedrooms of all the University's Colleges, it also has the least communal space. Cumberland College has been created from former nurses' accommodation. Between them is open space including a tennis court and an on-ground car park.
- 5 Also located between them are brick buildings housing the academic Department of Marine Science and the School of Surveying, with Hayward College bedrooms on the upper floor. These buildings are both remote from the main campus and unsuited to contemporary academic use.



Key projects and initiatives

- 1 Redevelopment of the Adams, Sayers and Wellcome buildings
- 2 Streetscape upgrading to Great King Street
- 3 Detailed Master Planning of University facilities within the Dunedin Hospital
- 4 Landscape upgrading to the Hayward / Cumberland Colleges open space
- 5 Redevelopment of the Marine Science / Surveying buildings

These projects are described in more detail as follows.

1 Redevelopment of the Adams, Sayers and Wellcome buildings

The Adams, Sayers and Wellcome Buildings in combination occupy a substantial development site in the heart of this Precinct. Accordingly, their redevelopment for new research laboratories is recommended. There are a number of options for how this might be effected. At least one of the Sayers and Wellcome Buildings should be demolished, and preferably both, to create a substantive floor plate for the new building. The Adams Building should either be stripped back to its structure to enable its floor plates to be extended, or demolished entirely. The intent would be to create a new building with flexible floor plates that extends over the combined sites, potentially around the existing internal courtyard.

It is also recommended that a new multi-level circulation system be constructed on the western side of the existing Scott, Lindo Ferguson and Hercus Buildings to enable latter-day connectors between these buildings to be decommissioned, and the integrity of their original, independent circulation systems to be restored. This circulation system could have adjunct teaching and study space, or could be limited to just providing clear, unambiguous wayfinding. This new circulation system should be connected to the Adams Building redevelopment to provide a connected research complex.

2 Streetscape upgrading to Great King Street

As with other streets in and around the University, the streetscape of Great King Street is recommended to be upgraded. The open green space at the south end of the Hospital grounds on the corner of Great King and Hanover Streets is an important asset in this Precinct and while it is not under the University's control, every effort should be made to preserve it.

3 University facilities within Dunedin Hospital

There will be a need to review the University's accommodation within the Dunedin Hospital and it is recommended that this should be undertaken. However such a review will be dependent on the University's consideration of the proposals made under the Master Plan for new facilities in this Precinct, which in turn will inform the quantum and nature of accommodation the University requires.

4 Landscape upgrading to Hayward and Cumberland Colleges

The open space between the two colleges is a significantly underutilised resource, used as it currently is for car parking, particularly given the limited communal space within Hayward and the combined population of the two colleges. It is recommended that the car parking be removed from this space and a new garden court established for active and passive recreation and College functions and events.

5 Marine Science / Surveying


As with the Department of Botany, the Department of Marine Science and School of Surveying both suffer dislocation from the main campus and sub-optimal accommodation. It is recommended that both be afforded an early priority for new and better located accommodation. This would release their current building for redevelopment or replacement with additional accommodation for the two colleges, be it for additional bed capacity, or communal facilities or both.

Design guidelines

It is recommended that the guidelines proposed for new buildings in the South Central Precinct equally apply to any redevelopment of the Sayers / Wellcome / Adams Buildings. Depending upon the quantum of additional space and in view of the height of the existing Adams and Dunedin Hospital buildings, this is one location where the overarching 25m Master Plan height limit could be exceeded, provided that the street frontages observe the height data already established by the historic University buildings in Great King Street.

On the Hayward / Cumberland site, the disparate nature of the architectural expression of the two College buildings would suggest a new, fresh approach to an infill building to replace Surveying / Marine Science.



 Property to be demolished by the University in order to allow the implementation of the Master Plan proposal

south precinct



Fall back option showing precinct delivery with Adams Building preserved





location plan

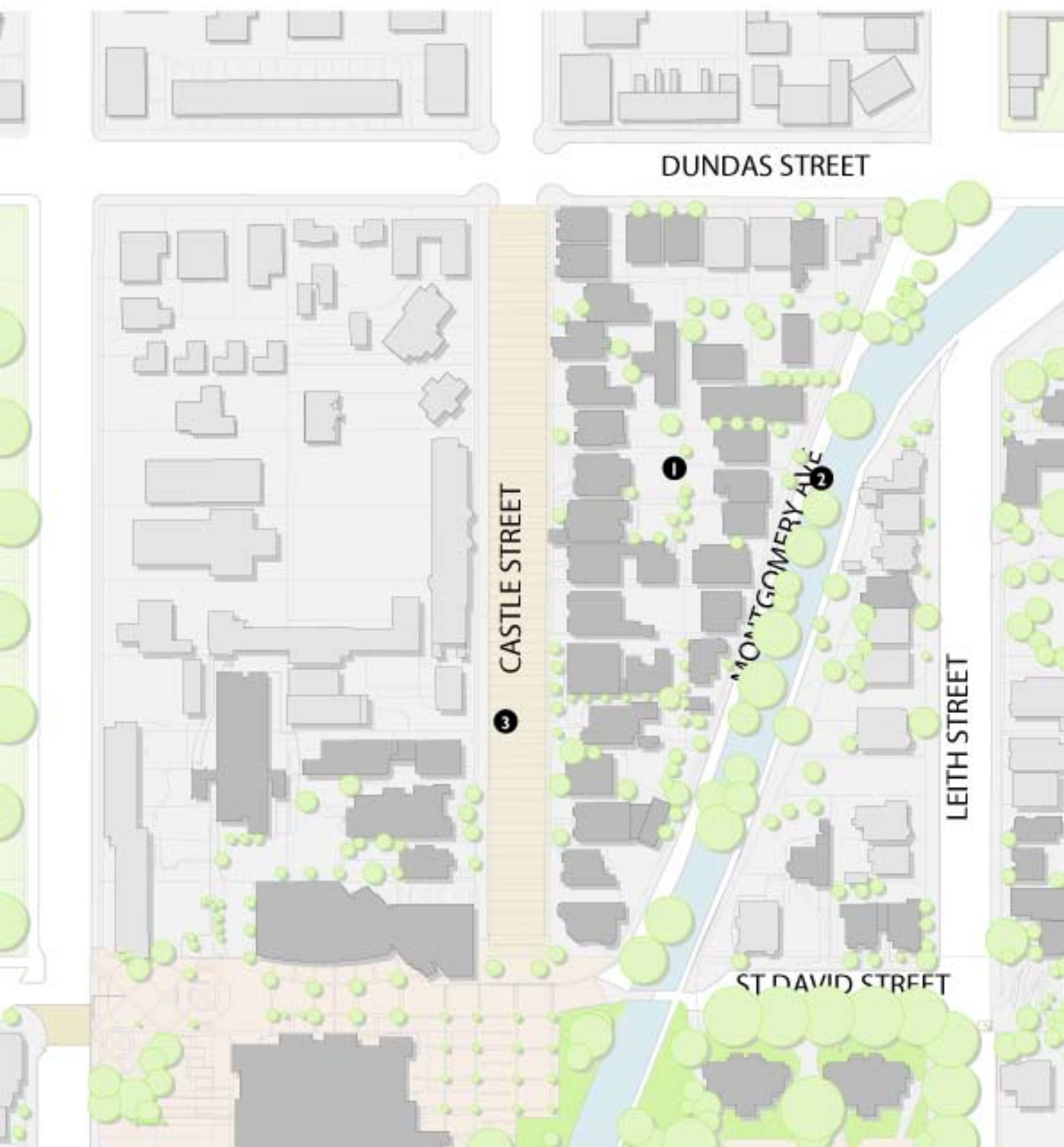
6.8 North Precinct

Role in the campus

The northern Precinct forms a gateway to the central campus from the major student housing area of North Dunedin. It is an area where the University's academic functions meet and overlap with the original residential use of the area. Single-storey, timber-framed villas, which create the dominant architectural character of North Dunedin, have been converted for use as academic departments while a few retain their original residential function. Selwyn College and the Centre for Innovation on the west of Castle Street provide a contrasting scale to the villas.

Precinct Analysis

The Master Plan envisages the North Precinct as an area for careful conservation. Villas may change function, and in some instances be replaced by better quality examples relocated from elsewhere, but the overriding intention is to retain a clear northern threshold to the academic campus, marked by a change in scale and architecture as currently exists.



Key projects and initiatives

- 1 Creation of an urban conservation zone based in the block between St David and Dundas Streets, east of Castle Street.
- 2 Review of the flood mitigation works in this Precinct with respect to Montgomery Avenue.
- 3 Streetscape upgrading.

These projects are described in more detail as follows.

1 Urban conservation zone

The Master Plan proposes retention and conservation as the main theme for buildings in this area. The poorer quality dwellings should, over time, be replaced with better examples from elsewhere or with new buildings that reinterpret the villas through new architecture. The villas on the west side of Leith Street require particular attention. While the University does not currently own all these buildings, strategies either to acquire these properties or to work with the owners to see improvements at this important campus gateway would be highly desirable.

It is envisaged that, as new space becomes available, the academic use of villas will no longer be necessary. At this point alternative uses may be considered including reversion to residential use, or as childcare accommodation for the children of staff and students and the wider North Dunedin community. It may be desirable to consider developing a focus of childcare facilities in this area as part of a campus-wide space allocation strategy.

2 Flood mitigation works

The flood mitigation works to the Water of Leith propose a substantial remodelling of the riverbank that requires much of Montgomery Street to be removed. It is understood that this in turn will require a new mid-block access road to be created to provide access to the Montgomery Street buildings. This will have a profound impact on the entire block and the uses to which it can be put. It is recommended that a more detailed study be undertaken to ensure that adequate access is retained to all the properties in this area as part of these works and that the block as a whole is not adversely affected.

3 Streetscape upgrading

As with other Precincts, it is proposed that the street landscape of Castle Street be improved with tree planting, street furniture, on-street parking and landscape paving.

Design guidelines

This area of the campus has a strongly contrasting character to other parts, containing a mix of single-storey villas on the original plot subdivisions mixed with a number of larger college buildings. Some of the villas are used for academic uses while some others retain their original domestic use.

Materials used in this area should be the same as those used in the construction of the heritage villas. Timber, corrugated iron and cast iron ornament are the dominant materials perhaps augmented by modern, more durable higher performance alternatives that retain the scale, character and ornamental control as those used on the original buildings.

The architectural language used in this area should either be full conservation and restoration of the best of the original villas or, contemporary reinterpretation of the villa typology using contemporary architectural language.

The landscape language should reflect the domestic, informal suburban style of the traditional villa gardens. The street should be repaved and planted with street trees to create a short avenue as the entrance to the central University campus.





location plan

6.9 East Precinct

Role in the campus

The East Precinct comprises a broad range of environments and functions, including the College of Education campus, University Plaza and the Department of Music recording studios and adjacent newly acquired development site fronting Anzac Avenue; and the other buildings facing Anzac Avenue: the Hocken Library and Unipol Recreation Centre. Other dominant components of the Precinct are owned and controlled by others: the Otago Polytechnic School of Art site and the Cerebos - Greggs site.

Of all the University campus Precincts, this is the one that is most affected by contemporary change, the most dramatic of which is the development of the University Plaza in conjunction with the Forsyth Barr Stadium. Also significant has been the acquisition and conversion of the former Radio Network studios on Albany Street for use by the Department of Music, the conversion of the Owheo Building for use by the Department of Computer Science and the renovation of the Bill Robertson Library which serves both the University in this Precinct and the Otago Polytechnic.

Precinct Analysis

There is a range of opportunities and issues in this Precinct. Until the merger of the University with the Dunedin College of Education, Forth Street was the eastern boundary of the University campus. The merger extended that boundary considerably, and the Forsyth Barr Stadium even more so. During the Master Plan consultation, significant reference was made to the distance between the facilities on the College of Education site and the rest of the campus. The former Radio Network studios are a significant and important acquisition for the Department of Music but they suffer from a similar remoteness from other academic facilities, as does the Hocken Library. However, the development of the University Plaza and the Forsyth Barr Stadium and the Stadium Bypass roadworks that will re-route Port Chalmers traffic off Anzac Avenue open up significant new opportunities for this Precinct.



Key projects and initiatives – overview

- 1 College of Education redevelopment
- 2 Riego Street bridge
- 3 Performing Arts Centre
- 4 Hocken Library / Unipol
- 5 University Plaza
- 6 Anzac Avenue and neighbouring streetscapes
- 7 Water of Leith

These projects are described in more detail as follows.

1 College of Education

With the exception of the Owheo Building, which was recently re-assigned to the Department of Computer Science, the facilities occupied by the former Dunedin College of Education remain relatively unchanged in their use and utilisation from pre-merger times. The utilisation of these facilities is considerably lower than elsewhere in the University. The Master Plan consultation studies also indicated that the distance between this campus zone and the rest of the University was universally considered as being “too far” for convenient access. These two considerations combine to suggest two proposals. Firstly, that in the spirit of a compact and walkable campus, a boundary for the University’s academic facilities be established at Forth Street and all future academic development be constrained to sites west of this location. Secondly, and in response to this initiative, that the College of Education be provided with new accommodation closer to the campus core.

This proposition would yield a most interesting opportunity. Preliminary analysis indicates that the College of Education tower and teaching wing would convert easily into residential accommodation as a new residential college, with appropriate floor widths and column grids for student bedrooms. The college communal facilities would equally serve a residential college community. Furthermore, the eastern end of the Precinct is given over to low rise structures – car park and the like – that could be demolished to provide additional residential college accommodation. Such construction would serve a dual purpose in activating Anzac Avenue and forming a western boundary to the open space in front of the University Plaza.

This proposal would transform the eastern end of the campus, add vitality to the Precinct through a new residential population, and provide a superior location for student accommodation with its close proximity to the recreational amenities available in Logan Park and the University Plaza.

2

Riego Street bridge

The rigour of the “Kettle grid” notwithstanding, there does not appear to be any evidence of a bridge having been constructed over the Leith at Riego Street, which is the only omission in an otherwise universal approach to integration of the river with the city plan through road crossings. The development of the University Plaza and Forsyth Barr Stadium, and the roadworks associated with that, suggest that the creation of a bridge at this location would have considerable merit, on two counts. Firstly, it would provide convenient access from the University facilities south of the river with those on the north. Secondly, it would provide a convenient local vehicular bypass on Stadium event days when Anzac Avenue is closed to through traffic to facilitate pedestrian movement.

The creation of this new bridge would require the existing drama studio facilities on the College of Education site to be removed, but these would be superseded by the new Performing Arts Centre anyway (see below). Furthermore, their removal and the formation of Riego Street would provide an opportunity for a new building for administrative or other non-academic functions.

3

Performing Arts Centre

The concept for a Performing Arts Centre was proposed to the Master Plan team by the Department of Music and subsequent assessment of it revealed considerable merit. Accordingly, the Master Plan proposes such a facility to be constructed adjacent to and integrated with the former Radio Network recording studios on Albany Street. The proposed concept is one of two 200-seat performance venues, one for music and one for drama. The merit of this proposal is considered to be threefold:

- The new facility would provide purpose-designed accommodation for both research and performance replacing existing facilities that have been adapted from other uses;
- It would release other facilities – notably Marama Hall and the Allen Theatre – for wider use by the University community and the public; and
- It would boost the profile of the emerging Anzac Avenue Precinct and complement the public role already filled by the Hocken Library in that location.

4 Hocken Library / Unipol

The Hocken Library is an important but somewhat overlooked landmark in the University's East Precinct. The new focus on this part of the city will provide redress to this situation. During consultation for the Master Plan, it was noted that the Hocken is facing space shortages due to its growing collection and a strategy will need to be developed to address this. A related issue is the Unipol building adjacent to the Hocken which will be vacated when the University Plaza project is complete. The University needs to develop a long term strategy for this building, which may or may not be related to the Hocken's expansion requirements. Certainly, the importance of the Anzac Avenue Precinct will be reinforced if the Unipol facility is reallocated to a public use.

5 University Plaza

The University Plaza Building will be framed by two buildings. The first stage is currently being planned and will house an expanded Unipol gymnasium and sports facility and Foundation Studies. A second building will be constructed adjacent to the Leith.

6 Anzac Avenue and neighbouring streetscapes

While upgrading of the streetscapes in and around the University is a recurrent theme of the Master Plan Precinct Plans, its application to Anzac Avenue is of particular significance. This once-grand boulevard with its fine collection of mature street trees lost much of its potency and relevance when the harbour front lands were infilled. However the regeneration of this part of the city with the creation of the new Stadium provides new opportunity.

It is understood that there has been considerable analysis undertaken by the City and the stadium consultants of traffic movement in this area related to the Stadium. There can be no doubt that on event days, when 30,000 people are seeking access and then depart the facility, Anzac Avenue must be closed to vehicular traffic. However at other times, it is the considered view of the Master Plan consultant team that Anzac Avenue should remain open to vehicular traffic to preserve permeability, access to and interest in the Stadium Precinct. This can be achieved through the creation of a shared vehicle / pedestrian zone with traffic calming introduced through paving treatments, bollards and appropriate signage.

7 Water of Leith

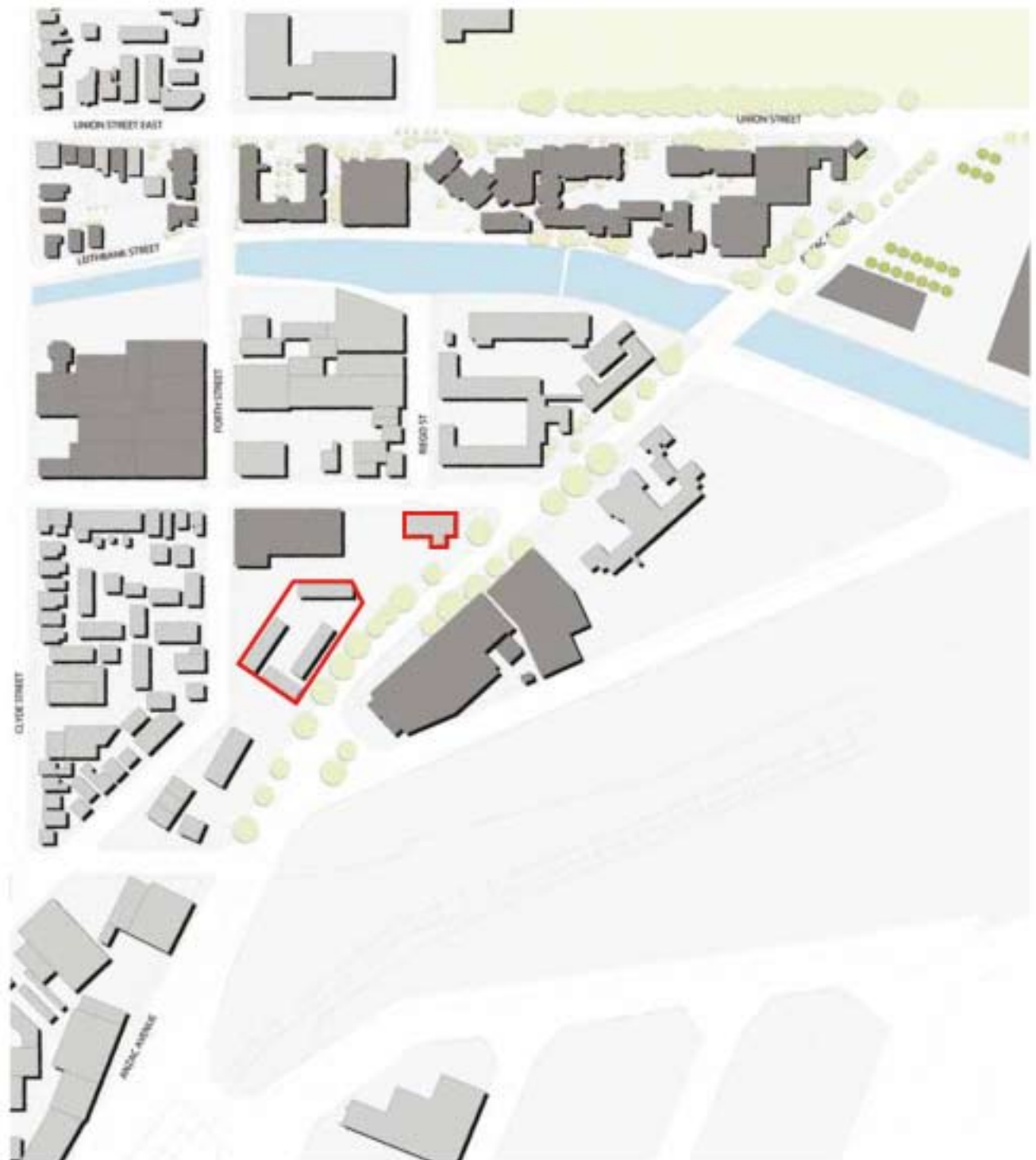
The prospect of an active and accessible river frontage from the Botanic Garden to the harbour front is an attractive and compelling one, providing both the University and the city with a significant and potentially unique asset. However the realisation of this is entirely dependent upon the riverscape in this Precinct, where the University has least control given landholdings by others. While the Master Plan has no ability to prescribe that the landscape initiatives proposed upstream are continued through this Precinct, it nevertheless espouses the potential benefits of such a proposal and recommends that the University pursue this ambition with the City and the relevant landholders.


In addition, it is recommended that the feasibility of a half-tide barrier and the removal of the overflow channel be investigated to provide a more natural appearance to the river in this location.

Design guidelines

At this end of the campus there is the opportunity to introduce different kinds of academic buildings and facilities from those in the core of the campus. Large, open-span buildings of a more industrial quality may be developed here, close to the historic industrial parts of the city. Industrial types of finish will be appropriate for buildings here together with glass and metal cladding as seen elsewhere in these guidelines. Pre-cast and stone finishes would be appropriate adjacent to the College of Education.

Architecture in this part of the plan should be of two characters depending on the building function and form. Larger-span industrial style buildings should use simple industrial materials, such as profiled and laminated metal panels forming geometrically straightforward enclosures. Framed and multi-storey buildings should also be flexibly designed, simple in form and not elaborately articulated. The predominant use of ground floor space for social and shared facilities should apply here, as it does elsewhere in the Plan.



 Property to be demolished by the University in order to allow the implementation of the Master Plan proposal