

# RAILWAY COTTAGE CLUSTER PRECINCT

This colour and pattern identifies the Heritage Buildings and Structures on the Planning Maps

When we spoke to residents in Te Kūiti about what the important elements of their town were, many people talked about how much they loved the railway cottages grouped at the northern end of Te Kūiti. These cottages are an important part of our community's history and most of them have been lovingly maintained by former and current owners.

If you are a current owner – thank you for looking after these much-valued buildings. We have noticed the care that has been taken painting them, restoring them, retaining the design elements which make them so special and looking after the gardens around them. We are proposing some rules to keep them safe for the future.



## Why are the railway cottages important?

- Because mostly, they are all still together in the same neighbourhood and configuration as they were when they were built in the late 1920s to house railway workers and their families
- Sir George Troup, the architect responsible for the design and standardisation of New Zealand's railway stations, including the iconic Dunedin Station, directed the design of the railway cottages
- The railway cottages were constructed from kits manufactured in Frankton. The kits included baths, sinks and downpipes, out-houses with toilets and coppers, coal ranges and even paint. The cottages are made from rimu, matai, totara, tanekaha and totara
- Only 1,380 railway cottages were ever produced

## Where is the railway cottage cluster proposed to be located?

The properties outlined in green below identify the location of the proposed railway cottage cluster:



Please note this factsheet is a summary and does not include the full set of rules. You can read the full set of rules [here](#)

## The draft rules we are looking at are:

The precinct rules aim to protect the unique, historic character elements of the railway cottages. Alterations or additions that restore the front or sides of the railway cottage to its original configuration, style, form or building materials are encouraged.

- There are no restrictions on what colour the cottages can be painted
- Noise insulation rules for buildings close to state highways and rail lines do not apply to the railway cottages
- Accessory buildings and new buildings are permitted where they are located at the side or the rear of the cottage and they are lower than the maximum height of the cottage
- Additions and alterations to the cottage are permitted at the rear of the building provided they are lower than the maximum height of the cottage
- Small second hand relocated buildings are permitted at the rear of the cottage provided they are lower than the maximum height of the cottage and can not be seen from a public place, but larger second hand relocated buildings and shipping containers require a resource consent. The same rules apply for new transportable buildings, but there are no size restrictions.
- Railway cottages cannot be removed or demolished without a resource consent
- More intensive uses such as retirement villages, compact housing, motels, community centres, churches and marae are not encouraged in the precinct
- You can run a home business from your cottage providing you meet the residential zone rules, and there are now provisions for different visitor accommodation options like Airbnb. The only difference is that any outdoor storage of materials associated with your home business must not be located between the railway cottage and the road and be visually screened
- If you are already running a business from a railway cottage that meets the current rules, you can keep doing that

Otherwise the residential zone rules apply to these properties.

## How are the draft rules different from the current plan rules?

The current plan doesn't recognise the values of the railway cottages. We have tried hard to ensure that the cottages can be used and enjoyed without too many requirements and rules, but that the important elements are protected. You are able to submit on these rules if you disagree with us.