

= Princes Street , Dunedin =

Princes Street (often misspelt as " Princess Street ") is a major street in Dunedin , the second largest city in the South Island of New Zealand . It runs south @-@ southwest for two kilometres from The Octagon in the city centre to the Oval sports ground , close to the city 's Southern Cemetery . North of The Octagon , George Street continues the line of Princes Street north @-@ northeast for two and a half kilometres . Princes Street is straight and undulates as it skirts the edge of the City Rise to its northwest . The part of the street immediately below The Octagon is the steepest section , as the road traverses an old cutting through Bell Hill .

Princes Street was developed during Dunedin 's 1860s boom from the Central Otago gold rush , and consequently is one of New Zealand 's most historic streets , with about 70 buildings in close proximity listed on the New Zealand Historic Places Trust Register . Originally the site of the city 's wharf , a substantial area of land to the east of the street was formerly part of Otago Harbour , much of it reclaimed via rock removed during the lowering of Bell Hill which separated Princes Street from northern Dunedin in the early years of settlement . In the years following the gold rush , Princes Street was the heart of Dunedin 's central business district , but much of the city 's main retail area has now shifted north to George Street .

= = History = =

In the early years of Dunedin 's settlement , much of the city 's growth was on two areas of reasonably flat land close to the harbour , separated by the large Bell Hill and an area of low swampy land . The northern of these two flat areas surrounded the floodplain of the Water of Leith , a small river that runs through Dunedin . As the city grew the swamp was drained to become the new city 's centre , and the hill was lowered by excavation to allow access between the two areas of settlement . A street grid was set up with the main road split in two by the city centre (now The Octagon) - Princes Street to the south and George Street to the north . As with many of the city 's other place names , both these names and that of the Water of Leith reflect the names of places in Edinburgh .

In the settlement 's early days , Bell Hill proved a major obstacle to travel south of the city centre , and major excavation work was carried out to provide access to the south . A cutting was made in the hill in 1858 , and during the 1860s the hill was lowered by some 14 metres (46 ft) . The cutting allowed for the passage of transport between the two parts of the town . The southern flank of the hill was also completely removed (that area now being occupied by Queen 's Gardens) . The stone removed from the hill was used as construction material for many of the city 's first permanent buildings , and also as fill to reclaim the northern end of the Southern Endowment along the edge of the harbour . This reclamation work added a considerable area to the central city ; the original docks , close to the Exchange area of Princes Street , are now several hundred metres inland .

The area of Princes Street between the Exchange and Market Reserve was a frequent source of dispute in the early years of European settlement . This area , at that time on the foreshore of Otago Harbour was a traditional landing site for M?ori waka . Captain Cargill , the founder of the new city , wished to follow the British practice of keeping the foreshore as public land . As the town spread , the area around the landing site became populated by settlers , and visiting Maori relied on the coastal strip as a place to set up their encampments . The southern Commissioner for Crown Lands , Walter Mantell noted the problem and proposed to his superiors in Wellington that a site be found at which the M?ori could erect permanent structures , naming the Princes Street foreshore as the preferred site . Mantell and Cargill , who had been bitter political opponents for the control of the early settlement , quickly found themselves at loggerheads over the proposal , and disputes over the ownership and allocation of the land dragged on for over two decades , finally being settled in the courts in 1877 .

In the years following the Central Otago Gold Rush of the 1860s Dunedin grew rapidly , with much of the growth being centred on Princes Street . In the city 's early years this road was notorious for its unformed rough nature , a consequence of the work on Bell Hill , and led to Dunedin 's early

nickname of " Mud @-@ edin " . The prosperity brought by the gold rush led to a boom in construction , and within a handful of years , the area around lower Princes Street became the most prosperous in the country . Many of the prominent grand buildings of this part of Dunedin date from this period , and numerous structures in the area have New Zealand Historic Places Trust classification as a result .

There is a considerable photographic record of early Princes Street , largely thanks to the presence in the street of the studios of the Burton Brothers , pioneering New Zealand photographers . Many of their images , and those of other early Dunedin photographers , were collated and published in a series of books by photographic historian Hardwicke Knight , one of which ? a collection of photographic works by Daniel Louis Mundy ? was entitled Princes Street by gaslight (1977) .

Several notable companies have either been founded or had their headquarters in Princes Street . Notable among these were The Drapery and General Importing Company of New Zealand , later simply known as The D.I.C. , Hallenstein 's , and H.E. Shacklock . The first New Zealand headquarters of Briscoes were also located on Princes Street .

= = Route = =

= = = The " Top 100 " = = =

From the Octagon , Princes Street initially rises as it passes through a commercial district formerly commonly known as the Top 100 , crossing the outer Octagon of Moray Place before descending through the original cutting of Bell Hill towards the Exchange . The Top 100 theoretically takes its name from the 100 retail businesses which line Princes Street from the Octagon to the Exchange , although the actual number of businesses is not one hundred . This part of the city is sometimes seen as the creative heart of Dunedin , with numerous art galleries , video production companies , and the city 's professional theatre (the Fortune Theatre) all being based in the area from Moray Place to Rattray Street .

Some parts of the Bell Hill cutting are still visible from Princes Street , though the most obvious escarpment of the hill is found between Moray Place and Queen 's Gardens , close to First Church . From Princes Street , the most notable part of the cutting is at Dowling Street , 300 metres south of the Octagon . Dowling Street narrows significantly above this intersection . The Dowling Street Steps , a 1926 structure listed by the New Zealand Historic Places Trust , rise from close to the Princes Street @-@ Dowling Street intersection , ascending a cliff that was formed as a result of the original work on Bell Hill .

= = = The Exchange = = =

The Exchange , on Princes Street 400 metres south of The Octagon , was the original financial heart of the city , but the CBD has drifted north to its current location on George Street . Princes Street still contains many of the city 's older and more stately business properties , particularly in the few blocks from The Exchange south . This area is also the lowest part of the street , as it descends from the remains of Bell Hill . This area , now several hundred metres inland from the edge of the Otago Harbour , was the site of the original landing place of settlers from the two ships which brought the Otago Association 's settlers to Dunedin . The two ships , the John Wickliffe and the Philip Laing , arrived in early 1848 . As they could not negotiate the harbour , they set anchor at the Otago Heads . Settlers from the ships travelled by smaller rowing boat from there to Dunedin . Massive reclamation of the area led to the creation of a wide strip of land , since occupied by commercial premises , warehousing , and the main rail line . The original nature of the site is reflected in the names of Jetty Street and Water Street , both of which cross Princes Street close to the Exchange . This part of Princes Street was at one point the location of a bridge across a small stream , the Toitu Stream , now diverted underground . A spring which fed the stream is still used as the source of water for Speight 's Brewery , which is located 200 metres to the northwest on Rattray

Street .

The former Exchange Building , from which The Exchange takes its name , was an impressive structure , designed by William Mason as a Post Office and later occupied by the University of Otago and the Otago Museum . Next to this was the 1863 Customhouse building , and outside the two was an open space known as Customhouse Square . The Exchange building was pulled down in 1969 , and it was largely the destruction of this building that led to changes in attitudes by Dunedinites regarding the change of their cityscape . Since this time , changes to the city 's old buildings have been met with vociferous protests . The Customhouse building is also long since gone . Today , the site of the buildings is the location of Dunedin 's biggest office block , John Wickliffe House , and the nearby John Wickliffe Plaza . Both are named for the John Wickliffe , the first of the two ships which brought the Otago Association 's settlers to Dunedin (a nearby building , Philip Laing House , is named for the other of these two ships) . Despite this , the area is the site of several prominent Victorian buildings , notably former bank buildings at the northern end of the area . Other imposing buildings in the area include the Chief Post Office building , the proposed site of a hotel , and - one block to the east - Consultancy House , a seven @-@ storey 1908 building regarded (by dint of its construction methods) as Dunedin 's first skyscraper . John Wickliffe Plaza is also the site of one of Dunedin 's more notable public monuments , dedicated to city founder Captain William Cargill . This monument , designed by Charles Robert Swyer and built in 1863 @-@ 4 , was originally sited in the Octagon , but was moved to the Exchange in 1872 .

The Exchange was at one time a complex intersection with two busy streets , Rattray Street and High Street . These lead from State Highway 1 at Queen 's Gardens (an open park containing the city 's main war memorial , Dunedin Cenotaph , close to which lies the Otago Settlers ' Museum and the Dunedin Chinese Garden) 200 metres to the east of Princes Street , to the older hill suburbs to the west . Though these streets originally both crossed Princes Street , civic planning has reduced High Street at the intersection to a minor road , and John Wickliffe Plaza now covers part of the original intersection . Apart from the Cargill Monument , the Plaza contains several other items of public sculpture , notably a series of three small brass penguins called " We are not alone " , sculpted by Parry Jones and unveiled in 1999 . A Historic Places Trust blue plaque at the foot of the Cargill Monument marks the location of the first Salvation Army meeting in New Zealand , held at the site in April 1883 .

= = = Below the Exchange = = =

The lower Exchange and area immediately to the south of it contains some other notable buildings , including several of Dunedin 's more notable former and current public houses . Among these are Wain 's Hotel , the Provincial Hotel (at the foot of Stafford Street) , the Empire Tavern , and the former Prince of Wales Hotel . Wain 's Hotel , immediately opposite the former Post Office building , is an imposing Italianate structure built in 1878 from designs by Mason and Wales . The Empire Tavern also has a long history , and claims to be Dunedin 's oldest pub , having been continuously licensed since 1858 . Its recent past is closely tied with the Dunedin Sound music scene of the 1980s , of which it was a principal venue . Prior to its gutting by fire in the 1980s , the Prince of Wales Hotel , a block further down Princes Street , was noted for an unusual gimmick , in that the upstairs restaurant facilities were extensively themed on old railway carriages , and included in their decor several original vintage pieces of rolling stock . The Prince of Wales was later (1992 ? 2010) the location of one of the city 's top restaurants , Bell Pepper Blues .

Lower Princes Street rises slightly from the Exchange before dropping down , becoming flat for the final kilometre of its length . Here , there is a mix of commercial , wholesale , and light industrial properties , with only occasional retail shops . The street itself widens from the crest below the Exchange , becoming a dual carriageway from this point south to the major junction at the southern end of the Oval . Several notable buildings are still found in the lower Princes Street area , among them the former H.E. Shacklock building and the Crown Roller Mills Building ; the latter in particular is a notable landmark .

The Crown Roller Mills building is not in Princes Street itself , but rather lies at the foot of Manor

Place , close to its intersection with Princes Street . It stands at the edge of a small area of parkland called the Market Reserve , at the opposite edge of which is the city 's main bus depot . This area was swampland when the first European settlers arrived in Dunedin , but was reclaimed and did host a regular market for a few years from the 1870s . The market was not well @-@ supported , however , and eventually folded . The bus depot is located on the site of the city 's 1902 Tram workshops . The Market Reserve also contains a children 's playground and , at the edge closes to the Crown Roller Mills Building , a small monument dedicated to Otago workers who have lost their lives while at work . This simple bluestone memorial was erected in 2003 by the New Zealand Council of Trade Unions on a site donated by the Dunedin City Council .

At the bottom end of Princes Street is the former Dunedin Metropolitan Club building , now home to Natural History New Zealand , one of the country 's leading television production companies . Opposite this lies a large recreation reserve , which ? despite its roughly triangular shape ? is called the Oval , or more correctly , Kensington Oval . Kensington Oval contains mainly cricket and association football pitches , and also caters for rugby , hockey , and softball . The Oval also contains one of the city 's main war memorials , dedicated to the fallen of the Boer War campaign . This lies close to the Oval 's northernmost point . Close to the Oval are two major road junctions . At the north end , a link road connects Princes Street with the city 's one @-@ way street system (part of State Highway 1) and with Anderson 's Bay Road , a major arterial route to South Dunedin and Otago Peninsula . The part of Princes Street close to the Oval , as well as several other nearby streets , is used annually as part of the Dunedin Street Circuit , a temporary inner city motor @-@ racing circuit used during the week @-@ long Southern Festival of Speed .

At the southern end of the Oval is a further junction , with Princes Street terminating in a link road to South Dunedin 's main street , King Edward Street , and a further road skirting the edge of a hilly spur to join South Road at the northern end of the suburb of Caversham . This latter road passes Dunedin 's Southern Cemetery , the oldest and arguably most historic of the city 's main cemeteries . The Southern Cemetery 's earliest graves are from 1858 , and it contains the remains of many of the city 's founding fathers , including Captain William Cargill , Thomas Burns , and Johnny Jones . The cemetery is notable for its large Chinese and Jewish sections .

= = Transport links = =

The top section of Princes Street , from the Octagon to the Exchange , has long been the hub of Dunedin 's public transport system . Buses from the north of the city largely pass along George Street and into the Octagon , those from the south pass into the southern end of Princes Street , and those from the hill suburbs arrive at the Octagon via Stuart Street or at the Exchange via High and Rattray Streets . Almost all of these use upper Princes Street between the Exchange and the Octagon as part of their route .

In the city 's early years trams followed many of these same routes . Until the demise of the system in the 1950s , this area was also at the heart of the Dunedin cable tramway system , with the longer lines running up the slopes of City Rise via High , Rattray , or Stuart Streets .

= = Heritage New Zealand listed buildings = =

Few , if any , streets in New Zealand contain as many New Zealand Historic Places Trust Category I or Category II protected buildings as Princes Street . These buildings include the following :

The Haynes ' Building , 42 @-@ 72 Princes St (cnr . Princes St and Moray Place) (Category I) . Often now known as the Savoy Building after the restaurant which is its main tenant , this four @-@ storey building was designed by Edmund Anscombe and completed in 1914 . The building , with its distinctive cupola , is a major landmark of upper Princes Street , lying one block south of the Octagon .

The Queen 's Building , 109 Princes St (Category II) . An early , if small , skyscraper , the five @-@ storey Queen 's Building was completed in 1929 on the site of the former Queen 's Theatre , to a design of J. Louis Salmond .

Excelsior Apartments , 33 Dowling Street (cnr. of Dowling and Princes Sts) (Category II) . Standing at the heart of Dunedin 's 19th century Central Business District , the Excelsior Apartments are an 1888 structure originally built as a tavern and hotel . The building was designed by Robert Forrest .

The National Bank Building , 193 Princes St (Category I) . Designed by William Dunning , an Australian architect , and Charles Fleming MacDonald , this building is reminiscent of many of the grander buildings in Melbourne and Sydney . Constructed in a neo @-@ Baroque style , it uses Tasmanian sandstone and trachyte as a major feature in its façade , and was completed in 1913 . Continuing the history of the building be tenanted by financial institutions , the building was for many years home to MTF , a vehicle finance company .

The Façade of the old Woolworth 's Building , 194 Princes St (Category II) .

The Bank of New Zealand Building , 205 Princes St (cnr . Princes and High Sts) (Category I) . Designed in Venetian Renaissance styling , the 1882 BNZ building stands just two doors along from the National Bank building . The William Armson @-@ designed building is notable for the richly carved exterior work by Louis Godfrey and moulded ceilings in its interior . The façade combines Doric , Ionic and Corinthian styles , and makes good use of Port Chalmers bluestone and Oamaru stone , a compact , cream @-@ coloured limestone .

The Southern Cross Hotel , 118 High St (cnr . High and Princes Sts) (Category I) . One of Dunedin 's principal hotels , the Southern Cross is housed in an impressive 1883 building designed by Louis Boldini . It occupies a prominent corner site in the heart of the Exchange . Formerly the Grand Hotel , the building has been extended considerably on several occasions in its history , and was considerably renovated in the 1980s , though most of its original features remain . The Southern Cross Hotel Building is home to Dunedin Casino .

The Clarion Building , 282 @-@ 292 Princes St (Category II) . This 1878 William Mason building was originally a major drapery store in the heart of what was then Dunedin 's retail district . The exterior is of Venetian Gothic style , though the interior has been largely redeveloped in recent years .

The Chief Post Office Building , 283 Princes St (Category II) . The Chief Post Office Building has not had an easy history . Designed by John Mair and the Governments Architects Office , construction was severely delayed by the Great Depression . Originally intended to be built in the early 1930s , it was not completed until 1937 . A sturdy and impressive structure , possibly modelled on some of the government architecture in vogue in the United Kingdom during this era , the building held Dunedin 's main post office branch until the late 1980s . Since this time it has lain largely empty ; many plans had been put forward for its use , including a hotel , a new site for the city 's public library , and offices for either the Dunedin City Council or Otago Regional Council . In 2013 , an extensive renovation of the lower few floors began , with Silver Fern Farms moving in on the ground and first floors as anchor tenant in February 2014 . Subsequently , other tenancies have been taken up by a gym and dance studio , and long @-@ term executive and hotel accommodation is planned for the remaining floors .

Wain 's Hotel , 310 Princes St (Category I) . Built in 1879 to a design by Mason & Wales , Wain 's Hotel remains Dunedin 's grandest hotel building , and reflects the opulence which followed the Central Otago Gold Rush of the 1860s . The interior has been substantially remodelled , but the exterior 's Italianate Renaissance façade remains largely intact . This latter features much intricate work by mason George Munro , notably the figures found carved within the panelled spandrels and supporting the façade 's oriel windows .

The ANZ Bank Building , Dunedin , 319 Princes St (Category II) . Robert Lawson 's 1874 Union Bank of Australasia building is the only classical temple form structure in Dunedin . It is a partner to the architect 's work on bank buildings in Oamaru , and features carved Corinthian columns by Godfrey . The building continued to be used as a bank until 1992 , and now houses a night club .

The H.E. Shacklock Building , 595 @-@ 625 Princes St (Category II) . The only listed manufacturing building in Princes Street , the Shacklock building covers a large site at the southern end of Princes Street opposite the Market Reserve .

The Cargill Monument at John Wickliffe Plaza is also listed (Category I) , as are numerous

buildings and structures which lie close to the intersection of side roads with Princes Street (e.g. , the Category I Crown Roller Mills Building in Manor Place and the Category II Dowling Street Steps)

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