

IN THE ENVIRONMENT COURT OF NEW ZEALAND
CHRISTCHURCH REGISTRY

I TE KŌTI TAIAO O AOTEAROA

BETWEEN

KAAN'S PROPERTIES 2017 LIMITED

Appellant

AND

DUNEDIN CITY COUNCIL

Respondent

NOTICE OF APPEAL

Under clause 14(1) of the Resource Management Act 1991

Solicitor Acting: S M Chadwick

Webb Farry

Lawyers

79 Stuart Street

PO Box 5541

Dunedin

Telephone: (03) 477 1078

Facsimile: (03) 477 5754

NOTICE OF APPEAL

Under clause 14(1) of the Resource Management Act 1991

To: The Registrar
Environment Court
Christchurch

- 1 Kaan's Properties 2017 Limited ("Appellant") appeals a number of decisions of the Dunedin City Council ("Council") on the Proposed Second Generation Dunedin City District Plan ("2GP").
- 2 The Appellant is a successor in title to a party that made a submission on the 2GP:
 - 2.1 Chalmers Properties Limited made a submission on the 2GP on 24 November 2015 and several further submissions dated 3 March 2016;
 - 2.2 At the time those submissions were made and during the 2GP hearings Chalmers Properties Limited owned the properties at 6 and 11 Kitchener Street, Dunedin;
 - 2.3 The Appellant purchased the properties at 6 and 11 Kitchener Street, Dunedin ("Appellant's properties") from Chalmers Properties Limited in February 2018;
 - 2.4 The Appellant is a successor in title to the submissions by Chalmers Properties Limited, as those submissions relate to the Appellant's properties and the surrounding areas; and
 - 2.5 There is no prejudice to any other party caused by this succession.
- 3 The Appellant received notice of the decisions on 7 November 2018.
- 4 The Appellant is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 ("RMA").
- 5 The decisions were made by the Council's 2GP hearings panel.
- 6 The decisions appealed are:
 - 6.1 The wording of the policies and requirements in the rules and standards that unduly restrict and manage development in the Harbourside edge zone;
 - 6.2 The height restrictions for new buildings, additions and alterations on the Appellant's property within the Harbourside edge zone (18.6.17.1);

- 6.3 The extension of the Harbourside edge standards (18.6.17) to apply to 'structures' and 'additions and alterations' rather than solely to new buildings;
- 6.4 The activity status for any breach of Harbourside edge standards (18.6.17.5 & 6);
- 6.5 The requirement for public notification of any breach of the Harbourside edge standards (18.4.3.2);
- 6.6 The lack of provision in the Harbourside edge zone, Harbourside edge transition overlay to enable and provide for the establishment of commercial activities, and limited provision for the establishment of office activities;
- 6.7 The lack of provision in the Industrial zone as it relates to the block that contains 6 Kitchener Street, to enable and provide for the establishment of commercial activities and retail activities that are ancillary to wholesale;
- 6.8 The method by which land subject to the Harbourside Edge overlay is released for further development; and
- 6.9 The requirement for a substantial esplanade strip to be provided on subdivision of 11 Kitchener street (18.3.7).
- 7 The reasons for the appeal are:
 - 7.1 The starting assumption for any district plan should be against the inclusion of restrictions on development;
 - 7.2 As business needs change there needs to be more allowance made in the 2GP for development projects, and these need a flexible or permissive planning framework;
 - 7.3 The land within the Harbourside edge zone and the adjoining block (where the Appellant's properties are located) is an underutilised resource and development of this land should be enabled and encouraged in the 2GP;
 - 7.4 The Harbourside edge performance standards are unduly prescriptive and as such limit development opportunities;
 - 7.5 There are existing physical constraints which would make it very difficult to form a cycleway along the harbour edge beside the Appellant's property at 11 Kitchener street, and as such it would be inappropriate to require both non-complying status and public notification for any breach of the cycleway standard;

- 7.6 There is no need to acquire an esplanade strip along the harbour edge if a public walkway is to be formed;
- 7.7 There are existing physical constraints and a number of practical reasons which make the requirement for either a public walkway and/or an esplanade strip along the Kitchener street Harbourside edge properties impractical;
- 7.8 There was no scope for the hearings panel to extend the Harbourside edge standards to apply to 'structures' and 'additions and alterations';
- 7.9 It is unduly onerous to extend the Harbourside edge standards to apply to 'structures' and 'additions and alterations';
- 7.10 Incremental release of land within the Harbourside edge transition area will not encourage development in this area;
- 7.11 There is a clear policy directive in the RMA, in the National Policy Statement on Urban Development Capacity and in the 2GP, to support a permissive development regime be provided in appropriate areas, and the area of land encompassing the Appellant's properties zoned Harbourside edge and Industrial, including with its excellent mix of road, pedestrian and cycle access and harbourside amenity, is an appropriate location for taking this approach.
- 8 The relief sought:
 - 8.1 Provide for a maximum height of 20 metres in the Harbourside edge zone and the Harbourside edge transition overlay zone in 18.6.17.1;
 - 8.2 Make it clear in 18.6.17.2, 3 & 4 that a public walkway is not required to be provided by a landowner seeking to establish 'structures' or 'additions or alterations' within the Harbourside edge zone;
 - 8.3 Delete the requirement for public notification for breaches of 18.6.17.6;
 - 8.4 Delete the requirement at 18.3.6.3 for all new buildings, additions and alterations within the Harbourside edge zone to be a restricted discretionary activity;
 - 8.5 Insert new provisions to encourage and enable the development of the property at 6 Kitchener street, including by amending the activity status table at 18.3 so that general retail, bulky goods retail and/or food and beverage retail can be undertaken as a restricted discretionary activity;

- 8.6 Insert new provisions to encourage and enable the development of the property at 6 Kitchener street, including by amending the activity status table at 19.3 so that:
- a Retail activities that are ancillary to wholesale can be undertaken as a permitted activity;
 - b Office activity can be undertaken in this block as a restricted discretionary activity; and
 - c Commercial activities can be undertaken as a restricted discretionary activity;
- 8.7 Amend the policies applicable to the Harbourside edge zone, Harbourside edge transition overlay and the Industrial zone as it applies to the block that contains 6 Kitchener street to provide for a more permissive and enabling approach to new developments;
- 8.8 Delete the requirement in 18.3.7 for an esplanade strip to be provided on subdivision of 11 Kitchener Street and the adjoining narrow properties along the harbour;
- 8.9 Such other deletions, amendments and additions to the 2GP provisions that apply to the Appellant's properties which will create a more flexible and permissive planning framework to encourage investment and development in this area;
- 8.10 Such other relief as the Court sees fit; and
- 8.11 Costs.
- 9 **Attached** to this Notice of Appeal are the following documents:
- 9.1 A copy of the submission and further submissions by Chalmers Properties Limited;
 - 9.2 A copy of the relevant decision reports;
 - 9.3 A list of the parties served with a copy of this appeal.

DATED this 19th day of December 2018



S Chadwick

Counsel for Kaan's Properties 2017 Limited

Address for service of Appellants:

Webb Farry Lawyers

79 Stuart Street

Dunedin 9016

PO Box 5541

Dunedin 9058

Telephone: (03) 477 1078

Email: schadwick@webbfarry.co.nz

Advice to recipients of copy of notice

How to become a party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the subject matter of this appeal.

To become a party to the appeal, you must,—

- within 15 working days after the period for lodging a notice of appeal ends, lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- within 20 working days after the period for lodging a notice of appeal ends, serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing or service requirements (see form 38).

All further documents relating to the 2GP and this appeal can be found on the Council's 2GP website <https://2gp.dunedin.govt.nz/>

Introduction

Welcome to the online submission form for the Proposed Second Generation Dunedin City District Plan.

Submissions are open until 5pm Tuesday 24 November 2015.

Fill out your details below and then click the "Make a Submission" tab to find the provisions you wish to submit on.

Privacy Statement

Please note that submissions are public. Your name, contact details and submission will be included in papers that are available to the public and media. DCC will only use your information for the purpose of this plan review process.

Submitter Details

First Name: **Rory**
Last Name: **Hibbs**
Organisation: **Chalmers Properties Limited**
Street: **PO Box 8**
Suburb:
City: **Port Chalmers**
Country: **New Zealand**
PostCode: **9050**
Daytime Phone: **(03) 472 9787**
Mobile: **021 923 576**
eMail: **rhibbs@chalmersproperties.nz**

Trade competition and adverse effects:

☒ I could ☐ I could not

gain an advantage in trade competition through this submission

☒ I am ☐ I am not

directly affected by an effect of the subject matter of the submission that :

a. adversely affects the environment, and

b. does not relate to the trade competition or the effects of trade competitions.

Wishes to be heard:

☒ Yes

☐ I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

If others make a similar submission I will consider presenting a joint case with them at the hearing

☒ Yes

☐ No

Hearing Needs:

Correspondence to:

☒ Submitter

☐ Agent

☐ Both

Submission

Attached Documents

File
Chalmers Properties Final

Form 5

**SUBMISSION ON PROPOSED SECOND GENERATION DUNEDIN CITY DISTRICT PLAN (2GP)
PURSUANT TO CLAUSE 6 OF FIRST SCHEDULE
RESOURCE MANAGEMENT ACT 1991**

To: Submission on 2GP
Dunedin City Council
PO Box 5045
DUNEDIN

Name of submitter Chalmers Properties Limited
PO Box 8
Port Chalmers 9050

Address for Service: Rory Hibbs
Chalmers Properties Limited
PO Box 8
Port Chalmers
rhibbs@chalmersproperties.nz
Phone (03) 472 9787

Trade Competition Declaration My submission is limited to addressing environmental effects directly impacting my business.

Hearing Chalmers Properties Limited wishes to be heard in support of this submission at the hearing. If others make a similar submission, we will consider presenting a joint case with them at a hearing.

INTRODUCTION

Overview of Chalmers Properties Ltd

Chalmers Properties Ltd is a commercial property investment company, based in Dunedin. Chalmers Properties began trading in 1998. It is a 100% owned subsidiary of Port Otago Ltd whose 100% shareholder is Otago Regional Council. Chalmers Properties' core activity is commercial property investment.

Chalmers Properties manages its investment portfolio through active acquisition, property development and at times divestment to produce a diversified portfolio by property type and location. It focuses on achieving long- term value gain.

Chalmers Properties' investment portfolio is geographically spread with investments in industrial, office and bulk retail sectors across Auckland, Hamilton and Dunedin. Its Dunedin land holdings comprise over 65 hectares of industrial ground leases and investment properties around the inner harbour.

The core values that underpin Chalmers Properties' business activities throughout Dunedin and New Zealand are to:

- Build long term relationships and partnerships with our clients.
- Invest in quality locations and real estate
- Assist and support redevelopment of the Dunedin Industrial Area
- Support the growth and prosperity of Dunedin and the wider Otago Region.
- Keep sustainability front of mind across development and redevelopment of properties.
- Use sustainable building practices, minimise waste and recycle to minimise Chalmers Properties' environmental footprint

Chalmers Properties' Dunedin land interests cover 3 areas in Dunedin, as detailed below and illustrated on the maps provided.

Harbour Precinct



Figure 1: Harbour Precinct land

Chalmers Properties owns the Lessor's interest in 31 perpetually renewable ground leases over a land area of 8.2 hectares. This area is referred to as the Harbour Precinct. The Harbour Precinct is located just south of the CBD. The ground leases are contained within the area bound by Birch Street, Kitchener Street and Wharf Street. Land in this area is split between the Industrial 1 and Harbourside zones in the Operative District Plan. Chalmers Properties also owns land and buildings on Wharf Street.

Industrial Precinct



Figure 2: Industrial Precinct land

Chalmers Properties owns the Lessor's interest in 115 perpetually renewable ground leases over a land area of 20.9 hectares together with several land and building investment properties. This area is referred to as the Industrial Precinct. The Industrial Precinct is located just east of the CBD. The ground leases are contained within the area bound by Ward Street, Fryatt Street, Thomas Burns Street and Wickliffe Street as shown outlined in black on the map provided. The land is zoned Industrial 1 in the Operative District Plan.

Southern Precinct



Figure 3: Southern Precinct land

Chalmers Properties owns the Lessor's interest in 55 perpetually renewable ground leases over a land area of 36.8 hectares. This area is referred to as the Southern Precinct. The Southern Precinct is located south of the other precincts. The ground leases are contained within the area bound by Timaru Street, Portsmouth Drive, Strathallan Street and Portobello Road shown outlined in black on the map provided. The land is zoned Industrial 1 in the Operative District Plan.

Relevance of 2GP to Chalmers Properties

Chalmers Properties is affected by the Resource Management Act 1991 and the district plan as it affects the development opportunities and investment return able to be achieved for its Dunedin land interests. Chalmers Properties has been observing demand for mixed use commercial/industrial land within Dunedin. Business needs have changed with a move away from heavy industry and a focus on light industry, trade supplies and technology based industry. Design-build developments are becoming more common, and for these developers to be attracted to Dunedin, a flexible and permissive planning framework is necessary. A recent design-build development completed by Chalmers Properties is the Chep development at 24 Studee Street and Chalmers Properties is working on securing another design-build development for a national tenant on an 8000m² site. In this regard, Chalmers Properties has a significant interest in the content of the new district plan as it will influence the investment framework which it is required to operate within.

SUBMISSION POINTS

Summary of key submission points

Key changes sought to the plan relate primarily to providing a suitable planning framework that allows redevelopment of industrial land in the Dunedin harbour industrial area. Redevelopment of this area will assist with promoting the sustainable management of this valuable waterside land and with maintaining vibrant and functioning industry in the city. The changes sought to the 2GP are important for supporting ongoing economic investment.

Our specific submissions are set out in the table below.

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
Chapter 1 – Plan Overview and Introduction			
1.5.1 Activity definitions Industry	Amend	Delete the existing “industry” definition and replace with the following version (taken from the Operative District Plan) <i><u>The use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing or associated storage of goods, and includes offices and staff facilities which are ancillary to the primary activity on the site.</u></i>	The definition included in the 2GP for industry creates uncertainties. The list of exclusions is difficult to follow and it is unclear why the exclusions are necessary. This definition makes the plan unnecessarily complex for users.
Chapter 2 – Strategic Directions			
Objective 2.3.1	Oppose	Amend strategic direction provisions to provide for a mixed use commercial and industrial zone for the area between Andersons Bay Road and Portsmouth	A change to the approach for managing industrial land in the 2GP is sought. The objectives and policies need to focus on being enabling of economic activity rather than

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		Drive. Amend objective as follows: <i>Objective 2.3.1: Protection of land important <u>Use of land</u> for economic productivity</i> <i><u>Enabling use of Land that is important for economic and social prosperity, including mixed use commercial and industrial areas, major facilities, key transportation routes and productive rural land, is protected from less-productive competing uses or incompatible uses.</u></i> Consequential amendments throughout the plan to give effect to this change.	seeking to control the market through “protective” provisions. There is a need to streamline the number of commercial and industrial zones to foster an environment which enables development and investment. The plan should provide a mixed use approach for commercial and industrial land located outside of the main centres to enable the market to determine where specific uses and investment occurs. The use of the term “industry” is a historical concept and does not reflect the type of investment occurring in Dunedin, which includes high technology businesses such as electronics and software designers, robotics, food and beverage producers, logistics, printing and graphic design. Also relevant is the increase in electrical and other trade suppliers. Many of these businesses have showroom, retail, office, and public reception facilities. These “industries” have similar needs and similar effects on neighbours to many commercial and professional office environments. Specifically, the DCC needs to simplify the zoning provisions and provide for a mixed use commercial and industrial zoning for the area between Andersons Bay Road and Portsmouth Drive incorporating the Industrial Zone and Andersons Bay Road Trade

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
			Related Zone areas.
Policy 2.3.1.4	Oppose	Amend policy as follows to provide for mixed use: <i>Identify land strategically important for industrial and commercial activities, including near the Harbour and key transport routes, and use <u>industrial mixed use zoning</u> and rules to <u>enable development while protecting industrial activities from incompatible or-competing land uses in these areas, in particular retail (other than yard-based retail) and residential activities.</u></i>	Commercial and retail development is not incompatible with industrial land uses. A more flexible mixed use approach is sought for managing industrial land in Dunedin, which reflects the nature of modern high technology industries.
Policy 2.3.2.3	Amend	Amend as follows: <i>Manage the existing and proposed harbourside edge mixed use areas around the edge of the CBD through zones that provide for a compatible mix of activities that support rather than detract from the vibrancy and vitality of the CBD and centres (Warehouse Precinct, Princes, Parry and Harrow Street Zone, Smith Street and York Place Zone and Harbourside Edge Zone), and that:</i> 1. <i>for the Warehouse Precinct,</i>	Office use is sought for the Harbourside Edge Zone to allow for an adequate range of activities necessary to support redevelopment.

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		support the retention of scheduled heritage buildings and heritage precinct values; and 2. for the Harbourside Edge Zone, allow for a transition toward a mixed-use environment, with enhanced public connection to and along the coast, focused on <u>office</u>, residential, visitor accommodation, restaurant and entertainment and exhibition activities, alongside continued use for port-related and other industrial activities.	
Policy 2.3.2.4	Oppose	A mixed use industrial and commercial zone is sought for the area between Andersons Bay Road and Portsmouth Drive. Either delete policy or amend as follows to provide for this: <i>Manage the other existing low-amenity mixed commercial/industrial areas around Andersons Bay Road to <u>Portsmouth Drive/King Edward Street/Hillside Road</u> and the outer edges of the central city through zones that only provide for commercial activities that are likely to be incompatible</i>	A mixed use industrial and commercial zone is sought for the area between Andersons Bay Road and Portsmouth Drive. Alternatively, an extension to the Trade Retail Zone is sought to allow for an adequate range of activities necessary to support ongoing development of industrial land.

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		<i>with the amenity expectations of the CBD/centres or require larger sites than are available in the CBD/centres, including:</i> <i>a. for the trade related zones providing for trade related retail mixed with yard-based retail and industrial activities, and large supermarkets; and</i> <i>b. for the CBD Edge Commercial Zone provide for large format and bulky goods retail along with yard-based retail and industrial activities.</i>	
Chapter 10 - Natural environment			
Rule 10.3.3 Setback from coast and waterbodies	Oppose	Either delete this rule or provide an exemption for buildings, structures and earthworks associated with port activity, as well as buildings within the Harbourside Edge Zone as follows: <i>10.3.3 Setback from Coast and Water Bodies</i> <i>New buildings and structures, additions and alterations, earthworks - large scale, storage and use of hazardous substances, and network utilities activities must be set back:</i>	There is an operational requirement for port buildings, structures and associated earthworks within 20 metres of mean high water springs (MHWS). Furthermore, Harbourside Edge Zone development will take place within 20 metres of MHWS. Accordingly, exemptions for these activities are necessary.

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		1. 20m from mean high water springs (MHWS); and6. Except, the following are exempt from this standard: a. natural hazard mitigation activities; ... n. buildings, structures and earthworks associated with port activity; o. any buildings, structures and earthworks within the Harbourside Edge Zone.	
Chapter 11 - Natural hazards			
Rule 11.3.4 Relocatable buildings	Oppose	Delete requirement for relocatable buildings within the Harbourside Edge Zone.	The rules require that buildings for sensitive activities, which includes residential and visitor accommodation, are relocatable. Residential and visitor accommodation activities are anticipated within the Harbourside Edge Zone which is included within the Hazard 3 (coastal) overlay. There is no indication on what is meant by relocatable, but a common understanding of the term would suggest this would be impracticable to achieve in an inner city mixed use development. It is considered impractical to require relocatable buildings in

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
			this location. A more practical approach for the Harbourside Edge Zone might be to incorporate specific foundation design requirements.
Rule 11.4.2 Assessment of development performance standard contraventions; 11.5.2 Assessment of all restricted discretionary activities	Oppose	Amend to provide suitable criteria for departures from permitted activity standards. Combine criteria from 11.4.2 and 11.5.2 to reduce repetition and provide clarity on the applicable assessment criteria.	The criteria provided to enable assessment of departures from permitted activity conditions relating to minimum floor levels and relocatable buildings are unclear and seem to be duplicated across Rules 11.4.2 and 11.5.2. The criteria provided seek that buildings are relocatable (e.g. 11.4.2 (4) and 11.4.2(7), which is not a suitable consideration for an application specifically seeking to depart from this requirement.
Rules 11.6 Assessment of all discretionary activities and 11.7.2 Assessment of non-complying activities	Oppose	Delete or provide clarification that there are no discretionary or non-complying activities applicable to land within Hazard 3 Flood and Hazard 3 Coastal Overlay Zones.	It is unclear when a discretionary or non-complying consent would be required in relation to the natural hazard rules. Accordingly, clarification is required on the necessity for assessment criteria for these activities.
Chapter 12 – Transitional Provisions			
Harbourside Edge Transition Overlay Zone provisions: Objective 12.2.2, Policy 12.2.2.1, and Rules 12.3.2, 12.3.4 and 12.3.5.	Oppose	Delete all objectives, policies and rules relating to Harbourside Edge Transition Overlay Zone and rezone affected area as Harbourside Edge Zone.	The 2GP has reduced the extent of the Harbourside Zone in the Operative District Plan by dividing this into a Harbourside Edge Zone and an Industrial Zone with a Harbourside Edge Transition Zone overlay. This is a significant reduction of the development rights currently

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
			available on the land bounded by Birch, Buller, French and Kitchener Streets. This erodes the potential and ability for the Chalmers Properties to increase its contribution to the Otago community and economy.
Chapter 18 - Commercial and mixed use zones			
Zone descriptions 18.1.1.6 Harbourside Edge Zone	Amend	Amend as follows: <i>The Harbourside Edge Zone encompasses an area adjoining the Steamer Basin side of <u>Fryatt Street</u>, <u>Birch Street</u> and <u>Kitchener Street</u> and extends to the waterfront and west to <u>Buller Street</u>. The zone provides for the continuation of the existing industrial activity, while allowing for a transition toward a more mixed use environment....</i>	A Harbourside Edge Zone is sought for the land occupied by warehouses on the northern side of the Steamer Basin adjoining Fryatt Street, to assist redevelopment of this area. This land has similar attributes as the other land included within the Harbourside Edge Zone. A more flexible zoning would enable revitalisation of this area in conjunction with the Harbourside Edge Zone on the southern side of the Steamer Basin, in a comprehensive manner. In addition, the 2GP has reduced the extent of the Harbourside Zone in the Operative District Plan by dividing this into a Harbourside Edge Zone and an Industrial Zone with a Harbourside Edge Transition Zone overlay. This is a significant reduction of the development rights currently available on the land bounded by Birch, Buller, White and Kitchener Streets. It is submitted that the Harbourside Edge Transition Zone overlay be removed and a Harbourside

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
			zone reinstated for the land bounded by Birch, Buller, White and Kitchener Streets. The suggested text amendment reflects this.
18.1.1.7 Trade Related Zone	Oppose	Delete the separate Trade Related Zone and associated provisions, and incorporate this area into an enlarged mixed use zone extending to Portsmouth Drive. The mixed use zone should provide for industrial and commercial activities, including trade related retail.	The DCC needs to simplify the zoning provisions and provide for a mixed use commercial and industrial zoning for the Andersons Bay Road Trade Related Zone and adjacent Industrial Zone which runs through to Portsmouth Drive.
Objective 18.2.1	Amend	Include reference to other Harbourside Edge Zone locations sought in this submission as follows: <i>g. an area around <u>Envatt, Birch and Kitchener Streets and the coast (HE Zone) which provides for the continuation of the existing environment characterized by industrial activity, while allowing for a transition toward a vibrant and attractive place to live, work and visit by also providing for conference, meeting and function, entertainment and exhibition, restaurant, visitor accommodation and residential activities.</u></i>	As above, acknowledging the requested extension to the Harbourside Edge Zone.

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
Policy 18.2.1.3	Oppose	Amend text to allow for office use within the Harbourside Edge Zone as follows: <i>Avoid retail and office activities outside of the commercial areas where they are provided for unless:</i> <i>it is an ancillary and secondary component of a retail or office activity that is undertaken in a scheduled heritage building as provided for by Policy 13.2.1.9 on the same or adjacent site; or</i> <i>there is a significant and sustained increase in the amount of retail activity across the city and it can be demonstrated that as a result there is a medium to longer term under-supply of retail land across all the areas where general retail is provided for, or</i> <i>in the HE Zone, it is associated with port, industrial or marine related activities operating in the area <u>or is it is part of a comprehensive mixed use development</u>; or</i>	Office use is sought within the Harbourside Edge Zone to provide for adequate redevelopment opportunities in this location. Offices are an essential component of a vibrant and successful mixed use development within this zone. Not providing for offices within this zone would severely limit the scope of future development and potentially threaten development feasibility.

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		d. in the PPH Zone it is associated with campus activities; or e. in the CEC Zone it is associated with campus or hospital activities.	
Rule 18.3 Activity status / 18.3.1 Rule location Rule 18.3.4 Activity status table Rule 18.5.6 Minimum car parking Rule 18.5.7 Minimum vehicle loading	Oppose	Amend sub-clause (4) to read: 4. <u>Transportation activities (Section 6), except that there is no requirement to provide any on-site carparking, a loading dock, or hotel coach parking within the Harbourside Edge Zone.</u> Consequential amendments to Tables 18.3.4, 18.5.6 and 18.5.7 to ensure that on-site car parking, loading and coach parking are not required for the Harbourside Edge Zone.	On-site carparking, loading and coach parking is not practicable for the narrow sites within the Harbourside Edge Zone, whilst achieving the urban design and amenity requirements of policies 18.2.3.4 and 18.2.3.5 of the 2GP.
Rule 18.3.4 Activity status table	Amend	Amend to allow for office use as a permitted activity within the Harbourside Edge Zone.	Office use is sought within the Harbourside Edge Zone to provide for adequate redevelopment opportunities in this location.
Rule 18.6.18 Standards Harbourside Edge	Oppose	Delete all prescriptive building standards and rely on the restricted discretionary consent requirement (Rule 18.3.6(5)) which applies to all new buildings and additions	Prescriptive standards governing the height, position and length of street frontages of buildings are likely to result in shading and limit design opportunities. Similarly, standards

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		and alterations, to address the urban design outcomes sought in the policies provided in the 2GP. Consequential amendments to assessment criteria to give effect to this submission.	relating to pedestrian accessway location, use of the public walkway and walkway surfaces are prescriptive and limiting. All design and amenity effects can be adequately managed through Rule 18.3.6(5) which requires consent be obtained for all new buildings, additions and alterations to buildings within the Harbourside Edge Zone. A design guide or assessment criteria would be a more appropriate means of providing guidance on the type of design sought for this site rather than the prescriptive permitted activity conditions included in Rule 18.6.18. Elevating the activity status to discretionary or non-complying when the prescriptive standards are not met (sub-clauses 7 and 8) is unnecessarily restrictive and will inhibit development of the harbourside land.
Chapter 19 – Industrial zones			
Objective 19.2.1	Oppose	Amend to provide for mixed use as follows: <i>The industrial zones enable and protect the ability of industrial and port activities to establish and operate by only providing for a very limited range of specified non-industrial or non-port activities to establish</i>	The objectives and policies need to focus on being enabling of economic activity rather than seeking to control the market through “protective” provisions. The policies and zoning provisions should provide for a mixed use commercial and industrial zoning for the South Dunedin industrial land incorporating the

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		<i>and operate.</i>	Industrial and Andersons Bay Road Trade Related zones.
Policies 19.2.1.1 to 19.2.1.10	Oppose	Delete all policies that prescribe the activities provided for and not allowed in the industrial zone and replace with policies that promote a mixed use approach, including allowing for port, industry and commercial activities, including yard based and trade related retail activity.	The objectives and policies need to focus on being enabling of economic activity rather than seeking to control the market through “protective” provisions. The policies and zoning provisions should provide for a mixed use commercial and industrial zoning for the South Dunedin industrial land incorporating the Industrial and Andersons Bay Road Trade Related zones.
Policy 19.2.2.2	Oppose	Delete policy.	The amenity routes and setback requirements are opposed as they significantly impact on the development potential of land adjoining these routes.
Rule 19.3.3 Activity status table	Amend	Include all activities permitted within the Trade Related Zone as a permitted activity.	The zoning and rules should provide for a mixed use commercial and industrial zoning for the area between Andersons Bay Road and Portsmouth Drive, incorporating the Industrial and Andersons Bay Road Trade Related zones.
Rule 19.3.3(15) Commercial advertising	Oppose	Amend the activity status for commercial advertising within Industrial Zones to restricted discretionary.	Industrial areas are appropriate locations for accommodating commercial (third party) advertising on a case-by-case basis. A non-complying activity status does not adequately

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
			provide for this. It is considered that a restricted discretionary activity is more appropriate.
Rule 19.6.11	Oppose	Delete 10.5 metre setback required for boundary along amenity route mapped area, specifically that applying to Portsmouth Drive, Portobello Road and Wharf Street sites.	The amenity route setback will affect significant portions of industrial land, specifically the routes identified along Portsmouth Drive, Portobello Road and Wharf Street. The setback will unnecessarily restrict new buildings, alterations to existing buildings located within the setback area and other structures. This will inhibit ongoing development and investment in industrial uses within this location.
Rule 19.12.2 Assessment of all non-complying activities	Amend	Add an assessment matter to Rule 19.12.2 requiring consideration of reverse sensitivity effects on industrial and port activities and requiring minimum noise insulation in accordance with Rule 9.3.1 (acoustic insulation) as follows: <u>The potential for reverse sensitivity effects to arise. As a minimum, a noise sensitive activity shall comply with the acoustic insulation requirements in Rule 9.3.1.</u>	There is no requirement for acoustic insulation in the Industrial Zone, as no noise sensitive activities are provided for as a permitted activity. Noise sensitive activities are non-complying in the Industrial Zone meaning there should be provision in Rule 19.12.2 that requires noise insulation when consents are assessed for noise sensitive uses.
Planning Maps			

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
Hazard 3 Flood and Hazard 3 Coastal Overlay Zones	Oppose	Delete Hazard 3 Flood and Hazard 3 Coastal affecting Port Otago/Chalmers Properties owned Industrial Port, Industrial and Harbourside Edge zoned land or amend rules to ensure these notations do not restrict port or mixed use harbourside development in these locations.	The rules require buildings for sensitive activities, which includes residential and visitor accommodation, to be relocatable. Residential and visitor accommodation activities are anticipated within the Harbourside Edge Zone which is included within the Hazard 3 (coastal) overlay. It is impractical to require relocatable buildings in the context of mixed use harbourside development. A more appropriate approach might be to consider foundation design requirements on a site specific basis. This will allow quality development to occur (rather than relocatable buildings) while still managing the potential hazards.
Harbourside Edge Transition Overlay Zone	Oppose	Delete all map notations relating to Harbourside Edge Transition Overlay Zone and rezone affected area as Harbourside Edge zone.	The 2GP has reduced the extent of the Harbourside Zone in the Operative District Plan by dividing this into a Harbourside Edge Zone and an Industrial Zone with a Harbourside Edge Transition Zone overlay. This is a significant reduction of the development rights currently available on the land bounded by Birch, Buller, White and Kitchener Streets.
Commercial – Trade Related Zone and Industrial Zone	Amend	Amend zoning for all Industrial zoned sites located north-east of Timaru Street running from Strathallen Street in the north to Portobello Road in the south and out to	This area is zoned Industrial, however it has developed into a mixed use area including trade related retail with stores such as Bunnings, Placemakers, Carters, Nichols

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		Portsmouth Drive in the east, along with the Andersons Bay Road Commercial Trade Related Zone, such that a mixed use Industrial/Commercial zoning applies to this whole area.	Garden Centre, Oakley Plumbing and Radcliffe Electrical. The area adjoins a Commercial Trade Related Zone on either side of nearby Andersons Bay Road. There is nothing that distinguishes the character of the zoned Trade Related area to the land bounded by Timaru Street, Strathallen Street, Portobello Road and Portsmouth Drive. Accordingly, a mixed use zone is considered to be appropriate here also and reflects existing land use in this location. The effect of the area's mixed use is that the land is now too expensive to be used solely for industrial purposes so a more flexible zoning is sought.
Harbourside Edge Zone	Amend	Amend zoning for the Industrial Port zoned land located to the north of the existing Harbourside Edge Zone (on the northern side of the Steamer Basin); specifically all land on the Steamer Basin side of Fryatt Street.	A Harbourside Edge zone is sought for the land occupied by warehouses on the northern side of the Steamer Basin, to assist redevelopment of this area. This land has similar attributes as the other land included within the Harbourside Edge Zone. A more flexible zoning would enable revitalisation of this area in conjunction with the Harbourside Edge Zone on the southern side of the Steamer Basin, in a comprehensive manner.
Amenity Route notation	Oppose	Delete Amenity Route map notations for Portsmouth Drive, Portobello Road and	The amenity route setback will affect significant portions of industrial land, inhibiting ongoing

2GP Reference	Support/Oppose/Amend	Decision Sought	Reasons for Submission
		Wharf Street.	development and investment of industrial land uses within these locations. The setback requirement is opposed. In addition, it is noted that requiring buildings to be set back 10.5 metres, but requiring just 1.5 metres of the frontage to be landscaped, will not improve amenity on industrial sites. It merely creates a wasteland or car parking area in between the landscaping and building. There is no concern regarding a requirement to provide landscaping where a building is not built to the street frontage, but the opportunity to build to the street frontage is important to realise the economic benefits of industrial land.

CONCLUSION

Chalmers Properties is a major contributor to the social and economic prosperity of the city, so it is important that its activities are not hindered through overly restrictive planning provisions. Chalmers Properties is pleased to have the opportunity to input to the 2GP and considers there are some important amendments needed to resolve the concerns identified within this submission.



David Chafer
for Chalmers Properties Limited

Date: 24 November 2015

**FURTHER SUBMISSION IN OPPOSITION TO SUBMISSION
ON PUBLICLY NOTIFIED PROPOSED
POLICY STATEMENT OR PLAN**

Clause 8 of First Schedule, Resource Management Act 1991

TO: Further submissions on 2GP
Dunedin City Council
Email: districtplan@dcc.govt.nz

Name of person making submission: **Chalmers Properties Ltd**

This is a further submission in opposition of a submission on the following proposed policy statements or plan or on the following variation to the proposed policy statement or a variation to the following proposed plan or a variation to a change proposed in the following existing policy statement of plan (the proposal):

The proposed second generation Dunedin City District Plan ("2GP").

I am a person who has an interest in the proposal that is greater than the interest the general public has because Chalmers Property Ltd owns a large amount of property in the industrial port and industrial zones.

I oppose the submission of:

Michael Ovens submission 740

The particular parts of the submission I oppose are:

The submission that industrial heights in the Industrial Port, Industrial and Harbourside Edge zones be lower than the CBD heights.

The reasons for my opposition are:

The heights proposed in the Industrial Port Zone, Industrial Zone and Harbourside Edge zone are appropriate.

I seek the specified part of the submission be disallowed.

I wish to be heard in support of my further submission.

-2-

If others make a similar submission, I will consider presenting a joint case with them at a hearing.



.....
L A Andersen
Counsel for Chalmers Properties Ltd

..... 3/3/16
Date

Address for service of person making further submission:

Lesley McLachlan, Port Otago Ltd, PO Box 8, Port Chalmers (Email
LMcLachlan@portotago.co.nz)

Telephone: (03) 472 7890

Fax:

Contact person:

Counsel Instructed: L A Andersen

Telephone: (03) 477 3488

Fax: (03) 474 0012

Email: len@barristerschambers.co.nz

Note to person making further submission

A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority.

If you are making a submission to the Environment Protection Authority, you should use Form 16C.

Summary of Decisions Requested – Industrial Zones

This report shows the summaries of decisions requested for submissions assigned to the Industrial Zones Hearing. It includes submission point number, submitter name, plan categories, submission point address (submissions on zoning), support/oppose and the summary of the decision requested.

The report is ordered by 'Plan Section or Category' followed by 'Plan Sub-Section or Sub-Category', then by 'Submission Point Number'.

Number of pages: 14.

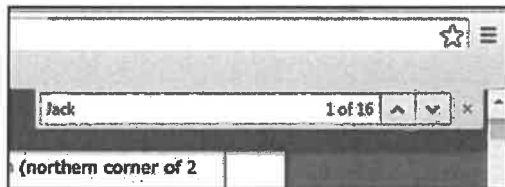
Last updated: 10 May 2016

Submissions are coded with two letters before their number to identify original submissions from further submissions.

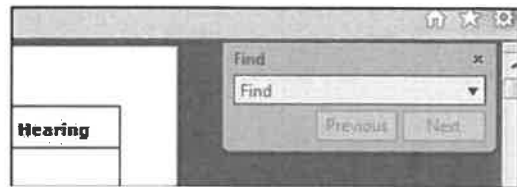
- **OS** stands for original submission;
- **FS** stand for further submission.

How to search the document for a submitter number or name

1. When you have the report open, press the keys CTRL and F (Windows) or CMND and F (Mac) to bring up the 'PDF Finder'.



Chrome – PDF finder search box



Internet Explorer – PDF finder search box

2. Once the PDF search box appears (in the top left or right corner of your browser) type in the submission number or submitter name and press enter on your keyboard.
3. The PDF finder will search for all instances of this term. Depending on the size of the document and your internet connection it may take a minute or so.
4. Press on the up or down arrows (Chrome) or 'next' (Internet Explorer) in the search box to view the different instances of the term until you find the one you are looking

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS14.1	Wendy Family Trust	Zoning - Industrial Zones (2)	Industrial Zone (50)	45 Boundary Road, Green Island Lot 2 DP 346118	I seek to have the above provision amended	Change the zoning of the southeastern part of 45 Boundary Road, Green Island, being all of Lot 2 DP 346118, from Rural Hill Slopes Zone to Industrial Zone.
OS14.4	Wendy Family Trust	Zoning - Industrial Zones (2)	Industrial Zone (50)	45 Boundary Road, Green Island, Lot 1 DP 436310	I oppose the provision	Change the zoning of the northern part of 45 Boundary Road, Green Island, being part of Lot 1 DP 436310 from Rural Hill Slopes zone to Industrial zone.
OS54.3	Cerebos Gregg's Limited	Rule 19.6 Development Performance Standards (0)	19.6.6 Height (4)	51 Forth Street	I seek to have the above provision amended	Amend the Maximum Height Rule (19.6.6.2) to define a 33 metre maximum height limit for the Cerebos Greggs Forth Street Plant and that the site be overlaid with a Cerebos Greggs Height Mapped Area to reflect this outcome.
OS144.1	Jason Hollis	Zoning - Industrial Zones (2)	Industrial Zone (50)	8 and 10 Grant Dalton Street North Taieri	I seek to have the above provision amended	Change the zoning of 8 and 10 Grant Dalton Street from General Residential 1 to Industrial.
OS149.4	Forestry Specialists Ltd	Zoning - Industrial Zones (2)	Industrial Zone (50)	565 Kaikorai Valley Road	I support the provision	Retain the Industrial Zone for the Kaikorai Valley Road frontage of 565 Kaikorai Valley Road, to a depth of 50m (refer map in submission).
OS239.2	Lainston Properties Limited	19.6.11 Setbacks (2)	19.6.11.1 Boundary Setbacks (5)		I seek to have the above provision amended	Amend Rule 19.6.11.1 Boundary Setbacks by the deletion of the words 'and alterations'.
OS252.13	Carol Devine	Objective 19.2.2 (10)	Policy 19.2.2.6 (8)		I support the provision	Retain Policy 19.2.2.6
FS2429.131	Elizabeth Kerr	Objective 19.2.2 (10)	Policy 19.2.2.6 (8)		I support the submission	Support OS252.13. Allow submission.
OS252.36	Carol Devine	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I support the provision	Retain Rule 19.6.6.2 Maximum height
FS2429.147	Elizabeth Kerr	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I support the submission	Support OS252.36. Allow submission.
OS293.113	Southern Heritage Trust & City Rise Up	19.2 Objectives and Policies (0)	Objective 19.2.2 (10)		I support the provision	Retain Objective 19.2.2 and Policy 19.2.2.1-19.2.2.6.
OS293.115	Southern Heritage Trust & City Rise Up	Rule 19.3 Activity Status (0)	19.3.4 A/S table - development activities (3)		I support the provision	Retain Rule 19.3.4 Activity Status table - development activities
OS293.116	Southern Heritage Trust & City Rise Up	Rule 19.6 Development Performance Standards (0)	19.6.6 Height (4)		I support the provision	Retain Rule 19.6.6 (Height)
OS299.78	Rosemary & Malcolm McQueen	19.2 Objectives and Policies (0)	Objective 19.2.2 (10)		I support the provision	Retain Objective 19.2.2 and associated policies 19.2.2.1-19.2.2.6.
OS299.80	Rosemary & Malcolm McQueen	Rule 19.3 Activity Status (0)	19.3.4 A/S table - development activities (3)		I support the provision	Retain 19.3.4 Activity status table - development activities
OS299.81	Rosemary & Malcolm McQueen	Rule 19.6 Development Performance Standards (0)	19.6.6 Height (4)		I support the provision	Retain Rule 19.6.6 Height
OS322.133	KiwiRail Holdings Limited	Objective 19.2.1 (22)	Policy 19.2.1.9 (8)		I support the provision	Retain Policy 19.2.1.9.
OS322.134	KiwiRail Holdings Limited	Objective 19.2.3 (0)	Policy 19.2.3.1 (1)		I support the provision	Retain Policy 19.2.3.1.
OS322.135	KiwiRail Holdings Limited	Objective 19.2.3 (0)	Policy 19.2.3.2 (2)		I support the provision	Retain Policy 19.2.3.2.
OS322.136	KiwiRail Holdings Limited	Objective 19.2.3 (0)	Policy 19.2.3.3 (6)		I support the provision	Retain Policy 19.2.3.3.
OS343.4	Wallace Corporation Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	37 Boundary Road, Green Island	I seek to have the above provision amended	Change the zoning of 37 Boundary Road, Green Island (and the immediate surrounds) from Rural Hill Slopes to Industrial Zone
OS360.25	Dunedin City Council	Mapping of 'Mapped Areas'	Ravensbourne Height Mapped Area		I seek to have the above provision amended	Remove Ravensbourne Height Mapped Area from land not zoned Industrial. Amend figure in Rule 19.6.6 to show reduced extent.
OS360.26	Dunedin City Council	Rule 19.6 Development Performance Standards (0)	19.6.6 Height (4)		I seek to have the above provision amended	Remove Ravensbourne Height Mapped Area from land not zoned Industrial. Amend figure in Rule 19.6.6 to show reduced extent.
OS489.9	Bunnings Limited	Rule 19.3 Activity Status (0)	19.3.3 A/S table: land use activities (10)		I seek to have the above provision amended	Amend Rule 19.3.3.16 to make Trade related retail in the Industrial zones a permitted activity, and amend Policy 19.2.1.4 and Policy 19.2.1.10 to reflect this change.

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
FS2444.24	Waste Management (NZ) Limited	Rule 19.3 Activity Status (0)	19.3.3 A/S table: land use activities (10)		I oppose the submission	Oppose OS489.9. Disallow submission
FS2487.74	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Rule 19.3 Activity Status (0)	19.3.3 A/S table: land use activities (10)		I oppose the submission	Oppose OS489.9. Disallow submission
OS495.7	John Campbell	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I support the provision	Retain Rule 19.6.6.2 (Maximum height)
OS495.8	John Campbell	Objective 19.2.2 (10)	Policy 19.2.2.5 (8)		I support the provision	Retain Policy 19.2.2.5.
OS583.16	New Zealand Defence Force	Zoning	Zoning - Industrial Zones (2)	24 Bridgman Street and 211 St Andrew Street	I support the provision	Retain Industrial Zone at 24 Bridgman St and 211 St Andrew St, Dunedin.
OS634.33	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.3 Industrial ancillary tourism (5)		I seek to have the above provision amended	Amend Rule 19.3.3.3 Industrial ancillary tourism by changing the status from permitted to discretionary in the Industrial and Industrial Port zones
OS634.34	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Rule 19.3 Activity Status (0)	19.3.3 A/S table: land use activities (10)		I seek to have the above provision amended	Amend Rule 19.3.3 by changing the status of Community and leisure- small scale and Community and leisure- large scale from restricted discretionary to a non complying activity in the Industrial and Industrial Port zones
FS2327.23	Liquigas Limited	Rule 19.3 Activity Status (0)	19.3.3 A/S table: land use activities (10)		I support the submission	Support OS634.34. Allow submission
OS634.45	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Activity definition - I	Industrial Activities		I support the provision	Retain definition of Industrial Activities.
OS634.46	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Activity definition - I	Industry		I support the provision	Retain definition of Industry.
OS634.54	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 2.3.1: Protection of land important for economic productivity	Policy 2.3.1.4		I support the provision	Retain Policy 2.3.1.4 as proposed.
OS634.87	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Zoning - Industrial Zones (2)	Industrial Port Zone (8)		I seek to have the above provision amended	Change the zoning of part of the Z Energy terminal at 9 - 25 Wickliffe Street from Industrial zone to Industrial Port zone (so that the entire terminal being Part Lot 1, and Lots 2 and 3 DP 7617, Pt Otago Harbour Board Endowment, Lots 1, 2, 3, 4, 5, 6 and 7 DP 3552 are zoned Industrial Port - see attached map).
FS2321.2	Chalmers Properties Limited	Zoning - Industrial Zones (2)	Industrial Port Zone (8)		I support the submission	Support OS634.87. Allow submission
FS2334.1	Lion - Beer, Spirits & Wine (NZ) Limited (Lion)	Zoning - Industrial Zones (2)	Industrial Port Zone (8)		I support the submission	Support OS634.87. Allow submission
FS2444.28	Waste Management (NZ) Limited	Zoning - Industrial Zones (2)	Industrial Port Zone (8)		Not Stated	Oppose OS634.87. Disallow submission
OS634.90	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Zoning - Industrial Zones (2)	Industrial Zone (50)	Parry Street West / Ravensbourne Road Block	I seek to have the above provision amended	Change the zoning of the land between Ravensbourne Road and Parry Street West (to the north of the Z Energy terminal) and to the south of Magnet Street (to the south of the BP terminal) from Princes Parry and Harrow Street Zone to Industrial Zone.
FS2327.26	Liquigas Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)		I support the submission	Support OS634.90. Allow submission
FS2471.26	Bindon Holdings Ltd	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS634.90. Disallow submission.
FS2472.3	East Parry Investments Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	741, 745, 749, 751 Aramoana Road, Aramoana	I oppose the submission	Oppose OS634.90 (in part). Disallow submission and clarify the extent of land to which the proposed re-zoning applies.
OS634.91	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19. Industrial Zones (0)	19.1 Introduction (8)		I support the provision	Retain the Industrial Zones introduction, Section 9.1 paragraphs 4, 5 and 6 (key resource management issues).
OS634.92	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19. Industrial Zones (0)	19.1 Introduction (8)		I seek to have the above provision amended	Amend Section 19.1 Introduction to better explain the importance and role of the Port Industrial zone. This could be achieved by the following changes to the third paragraph of section 19.1: The inner city Port area like Port Chalmers is recognised as an important city gateway and, as a key transportation route, the inner city Port is important for both economic and social prosperity. The inner city Port area has been included as an industrial zone which reflects the existing mix of industrial and port activities in the inner city Port area. this reflects the decision to zone the The Port at Port Chalmers has been

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
						Zoned as a Major Facility, and the mix of industrial and port activities in the inner-city port area. The intent of the Port Industrial zone is to specifically recognise and provide for the needs of the inner city Port and its associated activities.
OS634.93	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the provision	Retain Objective 19.2.1. and underlying policies 19.2.1.1 through to 19.2.1.10
OS634.104	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.2 Industry (7)		I support the provision	Retain Rule 19.3.3.2 permitted activity status for industry.
OS634.105	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.7 Port (4)		I support the provision	Retain Rule 19.3.3.7 permitted activity status for Port.
OS634.106	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I support the provision	Retain Rule 19.6.6.2 (maximum height).
OS714.1	Russell V Lund and H C Trustees Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	61 North Taieri Road, Abbotsford	I oppose the provision	MERGED SUBMISSION into 1017. Amend definition of Industry to reflect Operative Plan as follows: The use of land and buildings for the primary purpose of: •manufacturing, fabricating, assembly, processing, packing or associated storage; repair, maintenance, and packing of goods, and materials, including machinery or vehicles; •transport facilities including distribution centres, collection points, courier depots and bus depots (except where passengers are picked up or dropped off); and •laboratory or factory-based research. This definition includes any ancillary offices and staff facilities which are ancillary to the primary activity on the site. This definition excludes: •bakeries ancillary to food and beverage retail; and laboratories ancillary to any major facility activity or office activity, which are included as part of those definitions, respectively; •activities that meet the definition of working from home; and •direct customer-facing retail sales, which is separately defined as retail ancillary to industry. Changes means the definition would read as follows: The use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing or associated storage of goods, and includes offices and staff facilities which are ancillary to the primary activity on the site.
OS737.1	Port Otago Limited	Activity definition - I	Industry		I seek to have the above provision amended	
FS2317.9	Fonterra Limited	Activity definition - I	Industry		I oppose the submission	Oppose OS737.1 (part). Disallow submission in part and retain reference to "transport facilities, including distribution centres" in definition of Industry.
FS2421.1	Kristine Nicolau	Activity definition - I	Industry		I oppose the submission	Oppose OS737.1. Disallow submission.
OS740.4	Michael Ovens	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I seek to have the above provision amended	Amend Rule 19.6.6.2 (Maximum height) to make maximum height lower than Central Business Edge, or as an alternative increase the Central Business District heights to be greater than the Industrial Zone height.
FS2321.1	Chalmers Properties Limited	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I oppose the submission	Oppose OS740.4. Disallow submission and retain heights proposed for the Industrial Port Zone, Industrial Zone and Harbourside Edge Zone as proposed in the 2GP.
FS2385.7	Cerebos Gregg's Limited	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I oppose the submission	Support OS740.4 in part. Allow submission only as this relates to the increase of height of the CBD Zone.
FS2451.3	Cadbury Limited	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I oppose the submission	Oppose OS740.4 (in part). Disallow submission and do not reduce heights in the Industrial Zone.
FS2481.8	Ravensdown Limited	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I oppose the submission	Oppose OS740.4. Disallow submission
FS2487.81	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I oppose the submission	Oppose OS740.4 (in part). Disallow submission and do not reduce the maximum height in the Industrial Zone.

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS743.49	Elizabeth Kerr	Zoning - Industrial Zones (2)	Industrial Port Zone (8)	31 and 33 Thomas Burns Street, 21, 25, and 27 Fryatt Street, 5 Willis Street	I seek to have the above provision amended	Review suitability and appropriateness of Industrial Port zoning for encouragement of adaptive re-use and redevelopment of these Heritage properties at the Harbourside: 31-33 Thomas Burns St (B106) 21 Fryatt St (B754) 25-27 Fryatt St (B755) 5 Willis St (for part-demolition)
FS2321.7	Chalmers Properties Limited	Zoning - Industrial Zones (2)	Industrial Port Zone (8)		I support the submission	Support OS743.49. Allow submission and include 31 and 33 Thomas Burns Street, 21, 25 and 27 Fryatt Street and 5 Willis Street within an expanded Harbourside Edge Zone.
OS749.5	Chalmers Properties Limited	Activity definition - I	Industry		I oppose the provision	Amend definition of Industry to reflect Operative Plan as follows: The use of land and buildings for the primary purpose of: • manufacturing, fabricating, assembly, processing, packing or associated storage, repair, maintenance, and packing of goods, and materials, including machinery or vehicles; • transport facilities including distribution centres, collection points, courier depots and bus depots (except where passengers are picked up or dropped off); and • laboratory or factory-based research. This definition includes any ancillary offices and staff facilities which are ancillary to the primary activity on the site. This definition excludes: • bakeries ancillary to food and beverage retail, and laboratories ancillary to any major facility activity or office activity, which are included as part of these definitions, respectively; • activities that meet the definition of working from home; and • direct customer-facing retail sales, which is separately defined as retail ancillary to industry. Changes means the definition would read as follows: The use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing or associated storage of goods, and includes offices and staff facilities which are ancillary to the primary activity on the site.
OS749.26	Chalmers Properties Limited	Objective 19.2.2 (10)	Policy 19.2.2.2 (4)		I oppose the provision	Remove Policy 19.2.2.2
OS749.27	Chalmers Properties Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I seek to have the above provision amended	Amend Objective 19.2.1 to provide for mixed use as follows: The industrial zones enable and protect the ability of industrial and port activities to establish and operate by only providing for a very limited range of specified non-industrial or non-port activities to establish and operate.
FS2173.12	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the submission	Support OS749.27. Allow submission
FS2327.8	Liquigas Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I oppose the submission	Oppose OS749.27. Disallow submission
FS2481.9	Ravensdown Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I oppose the submission	Oppose OS749.27. Disallow submission
FS2487.65	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I oppose the submission	Oppose OS749.27. Disallow submission
OS749.28	Chalmers Properties Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I oppose the provision	Remove Policies 19.2.1.1 to 19.2.1.10 that identify activities provide for, and not allowed, in the Industrial Zone and replace with policies that promote a mixed use approach, including allowing for port, industry and commercial activities, including yard based and trade related retail activity.
FS2086.5	Foodstuffs South Island Properties Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the submission	Support OS749.28. Allow submission
FS2444.30	Waste Management (NZ) Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I oppose the submission	Oppose OS749.28. Disallow submission

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
FS2487.66	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I oppose the submission	Oppose OS749.28. Disallow submission
OS749.30	Chalmers Properties Limited	19.3.3 A/S table: land use activities (10)	19.3.3.15 Commercial advertising (2)		I oppose the provision	Amend the activity status of Rule 19.3.3.15 (Commercial Advertising) to restricted discretionary.
OS749.31	Chalmers Properties Limited	Rule 19.6 Development Performance Standards (0)	19.6.11 Setbacks (2)		I oppose the provision	Remove Rule 19.6.11 (Setback) requiring a 10.5m setback along the Amenity Route mapped area, specifically applying to Portsmouth Drive, Portobello Road and Wharf Street sites.
OS749.32	Chalmers Properties Limited	Industrial Zone Rules (0)	Rule 19.12 Assessment of Non-complying Activities (7)		I seek to have the above provision amended	Amend Rule 19.12.2 (Assessment of non-complying activities) to add an additional assessment matter requiring consideration of reverse sensitivity effects on industrial and port activities and requiring minimum noise insulation in accordance with Rule 9.3.1 (acoustic insulation) as follows: <u>The potential for reverse sensitivity effects to arise. As a minimum, a noise sensitive activity shall comply with the acoustic insulation requirements in Rule 9.3.1.</u>
FS2385.1	Cerebos Gregg's Limited	Industrial Zone Rules (0)	Rule 19.12 Assessment of Non-complying Activities (7)		I support the submission	Support OS749.32. Allow submission
FS2430.1	Calder Stewart Development Limited	Industrial Zone Rules (0)	Rule 19.12 Assessment of Non-complying Activities (7)		I support the submission	Support OS/749.32. Allow submission.
FS2444.31	Waste Management (NZ) Limited	Industrial Zone Rules (0)	Rule 19.12 Assessment of Non-complying Activities (7)		I support the submission	Support OS749.32. Allow submission
FS2451.4	Cadbury Limited	Industrial Zone Rules (0)	Rule 19.12 Assessment of Non-complying Activities (7)		I support the submission	Support OS749.32. Allow submission
FS2487.83	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Industrial Zone Rules (0)	Rule 19.12 Assessment of Non-complying Activities (7)		I support the submission	Support OS749.32 (part). Allow submission in part and amend Rule 19.12.2 by adding an additional assessment matter "The potential for reverse sensitivity effects to arise".
OS749.38	Chalmers Properties Limited	Mapping of 'Mapped Areas'	Amenity Route Mapped Area		I oppose the provision	Remove the Amenity Route mapped area from Portsmouth Drive, Portobello Road and Wharf Street.
OS771.7	Peninsula Holdings Trust	Zoning - Industrial Zones (2)	Industrial Zone (50)	50 Old Brighton Road, Fairfield	I seek to have the above provision amended	Change zoning of 50 Old Brighton Road from Hill Slopes Rural Zone to Industrial Zone.
OS782.1	Mainland Poultry Canterbury Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	13 Matanaka Drive, Waikouaiti	I seek to have the above provision amended	Change zoning of 13 Matanaka Drive, Waikouaiti from Rural Coastal Zone to Industrial Zone
OS782.2	Mainland Poultry Canterbury Limited	19.3.3 A/S table: land use activities (10)	19.3.3.25 All other rural activities (1)		I seek to have the above provision amended	Amend Rule 19.3.3.25 (all other activities in the rural activities category) to make specific provision for factory farming as a Permitted activity in the Industrial Zone.
OS796.30	Waste Management (NZ) Limited	Activity definition - I	Industrial Activities		I seek to have the above provision amended	Amend the Industrial Activities definition, as follows: The category of land use activities that includes industry and industrial ancillary tourism and waste management facilities and rural industry as sub-activities and add new definition for waste management facilities and reference to that industrial activities definition as follows: Facilities used for receiving waste for transfer, treatment or disposal. Includes: Refuse transfer stations, recycling station. Excludes: landfills, temporary storage of covered bins for less than 48 hours.
OS798.1	Burnside (Dunedin) Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	712 Kaikorai Valley Road, Burnside	I seek to have the above provision amended	Change the zoning of the part of 712 Kaikorai Valley Road, Burnside which is zoned Rural Hill Slopes to Industrial Zone.
OS798.3	Burnside (Dunedin) Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	712 Kaikorai Valley Road, Burnside	I support the provision	Retain the Industrial Zone on 712 Kaikorai Valley Road, Burnside
OS807.8	Fonterra Limited	Objective 2.3.1: Protection of land important for economic productivity	Objective 2.3.1 - Industry		I support the provision	Retain Objective 2.3.1.

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OS807.9	Fonterra Limited	Objective 2.3.1: Protection of land important for economic productivity	Policy 2.3.1.4		I support the provision	Retain Policy 2.3.1.4.
OS807.40	Fonterra Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the provision	Retain Objective 19.2.1.
OS807.41	Fonterra Limited	Objective 19.2.1 (22)	Policy 19.2.1.1 (6)		I support the provision	Retain Policy 19.2.1.1.
OS807.42	Fonterra Limited	Objective 19.2.1 (22)	Policy 19.2.1.3 (6)		I support the provision	Retain Policy 19.2.1.3.
OS807.43	Fonterra Limited	Objective 19.2.1 (22)	Policy 19.2.1.9 (8)		I seek to have the above provision amended	Amend Policy 19.2.1.9 to read 'Avoid residential and other sensitive activities due to the high potential for reverse sensitivity to industrial or port activities, unless it would have significant positive effects on the successful operation of surrounding industrial or port activities'
FS2327.9	Liquigas Limited	Objective 19.2.1 (22)	Policy 19.2.1.9 (8)		I support the submission	Support OS807.43. Allow submission
FS2481.10	Ravensdown Limited	Objective 19.2.1 (22)	Policy 19.2.1.9 (8)		I support the submission	Support OS807.43. Allow submission
FS2487.71	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.1 (22)	Policy 19.2.1.9 (8)		I support the submission	Support OS807.43. Allow submission
OS807.44	Fonterra Limited	19.2 Objectives and Policies (0)	Objective 19.2.2 (10)		I support the provision	Retain Objective 19.2.2
OS807.45	Fonterra Limited	Objective 19.2.2 (10)	Policy 19.2.2.8 (11)		I seek to have the above provision amended	Amend Policy 19.2.2.8 (allowing activities other than industrial in the industrial zones) by deleting 'or, if avoidance is not possible, will be no more than minor.'
FS2444.32	Waste Management (NZ) Limited	Objective 19.2.2 (10)	Policy 19.2.2.8 (11)		I oppose the submission	Oppose OS807.45. Disallow submission
FS2481.11	Ravensdown Limited	Objective 19.2.2 (10)	Policy 19.2.2.8 (11)		I support the submission	Support OS807.45. Allow submission
FS2487.73	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.2 (10)	Policy 19.2.2.8 (11)		I support the submission	Support OS807.45. Allow submission
OS807.48	Fonterra Limited	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I support the provision	Retain Rule 19.6.6.2. Maximum height
OS807.50	Fonterra Limited	19.6.8 Number, Location and Design of Ancillary Signs (2)	19.6.8.3 Freestanding signs (1)		I seek to have the above provision amended	Amend Rule 19.6.8.3 Freestanding signs by adding a new exception to the rule as follows: The above rules do not apply to signs used solely for directing traffic or for health and safety reasons provided these signs do not contain any wording, symbols or graphics relating to products, goods or services available on the site.
OS807.51	Fonterra Limited	Rule 19.6 Development Performance Standards (0)	19.6.10 Securing of Outdoor Storage (1)		I support the provision	Retain Rule 19.6.10. (Securing of Outdoor Storage)
OS807.61	Fonterra Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	191, 195, 199, 200, 203, 221, 222, 231, 270 Dukes Rd North, 15, 20, 39, 51, 51B, 65, 69 Sinclair Rd, Lot 8 Hazlett Rd, 42, part 66, 96, and 110 Stedman Rd, pt 176 Milners Rd, 1, 11, 21, 41, 58 Odilns Pl (see attachment c in submission for map)	I support the provision	Retain Industrial Zone over Fonterra Mosgiel Site at 200, 222 Dukes Rd Nth and 41 Odilns Pl and surrounding industrial zoned land at 191, 195, 199, 203, 221, 231, 270 Dukes Rd North, 15, 20, 39, 51, 51B, 65, 69 Sinclair Rd, Lot 8 Hazlett Rd, 42, part 66, 96, and 110 Stedman Rd, pt 176 Milners Rd, 1, 11, 21, 58 Odilns Pl (see attachment c in submission for map).
FS2347.4	Gary Pollock	Zoning - Industrial Zones (2)	Industrial Zone (50)	191, 195, 199, 200, 203, 221, 222, 231, 270 Dukes Rd North, 15, 20, 39, 51, 51B, 65, 69 Sinclair Rd, Lot 8 Hazlett Rd, 42, part 66, 96, and 110 Stedman Rd, pt 176 Milners Rd, 1, 11, 21, 41, 58 Odilns Pl (see attachment c in submission for map)	I oppose the submission	Oppose OS807.61. Disallow submission.

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FS2398.48	AgResearch Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)		I support the submission	Support OS807.61. Allow submission.
OS809.3	Brian W Wilson	Zoning - Industrial Zones (2)	Industrial Zone (50)	3 Macandrew Road, Careys Bay	I seek to have the above provision amended	Change zoning of 3 Macandrew Road, Careys Bay from Township and Settlement Residential Zone to Industrial 1 Zone (inferred not stated)
OS829.1	Ohara Investments Ltd	Zoning - Industrial Zones (2)	Industrial Zone (50)	502 Kaikorai Valley Road	I seek to have the above provision amended	SUBMISSION MERGED into 1025
OS877.37	Progressive Enterprises Limited	Rule 19.6 Development Performance Standards (0)	19.6.8 Number, Location and Design of Ancillary Signs (2)		I seek to have the above provision amended	Amend Rule 19.6.8.3 to add new sub-clause Supermarket free Standing Signs: Maximum height 9m, maximum width of 3.5m, and maximum 30m ² per face.
OS881.138	New Zealand Transport Agency (NZTA)	19. Industrial Zones (0)	19.1 Introduction (8)		I support the provision	Retain 19.1 Introduction (Industrial Zones).
OS881.139	New Zealand Transport Agency (NZTA)	19.2 Objectives and Policies (0)	New objectives and policies suggested (2)		I seek to have the above provision amended	Insert new policy in 19.2 Objectives and Policies as follows: Recognise the importance of efficient transport linkages for industrial activities, for all transport modes.
FS2481.12	Ravensdown Limited	19.2 Objectives and Policies (0)	New objectives and policies suggested (2)		I support the submission	Support OS881.139. Allow submission
OS881.143	New Zealand Transport Agency (NZTA)	Rule 19.6 Development Performance Standards (0)	19.6.8 Number, Location and Design of Ancillary Signs (2)		I support the provision	Retain Rule 19.6.8 Number, Location and Design of Ancillary Signs.
OS893.4	Ravensdown Limited	19.6.6 Height (4)	19.6.6.2 Maximum height (15)		I seek to have the above provision amended	Amend Rule 19.6.6.2 - Maximum height by adding the following exemption (or similar) as follows: Except chimney stacks associated with an existing lawfully established large scale industrial activity within the Ravensbourne height mapped area is exempt from the above height restrictions.
OS893.7	Ravensdown Limited	Objective 2.3.1: Protection of land important for economic productivity	Objective 2.3.1 - Industry		I support the provision	Retain Objective 2.3.1.
OS893.8	Ravensdown Limited	Objective 2.3.1: Protection of land important for economic productivity	Policy 2.3.1.4		I support the provision	Retain Policy 2.3.1.4.
OS893.26	Ravensdown Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I seek to have the above provision amended	Amend Objective 19.2.1 to read: "The industrial zones enable and protect the ability of existing lawfully established industrial and port activities to operate, and for new industrial and port activities to establish and operate, by only providing for a very limited range of specified non-industrial or non-port activities to establish and operate."
FS2444.37	Waste Management (NZ) Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the submission	Support OS893.26. Allow submission
FS2487.67	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the submission	Support OS893.26. Allow submission
OS893.27	Ravensdown Limited	Objective 19.2.1 (22)	Policy 19.2.1.1 (6)		I seek to have the above provision amended	Amend Policy 19.2.1.1 to read: "Provide for existing lawfully established industrial and port activities and the establishment and operation of industrial and port activity..."
FS2487.68	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.1 (22)	Policy 19.2.1.1 (6)		I support the submission	Support OS893.27. Allow submission
OS893.28	Ravensdown Limited	Objective 19.2.1 (22)	Policy 19.2.1.3 (6)		I support the provision	Retain Policy 19.2.1.3.
OS893.29	Ravensdown Limited	Objective 19.2.1 (22)	Policy 19.2.1.7 (7)		I support the provision	Retain Policy 19.2.1.7.
OS893.30	Ravensdown Limited	Objective 19.2.1 (22)	Policy 19.2.1.9 (8)		I support the provision	Retain Policy 19.2.1.9.
OS893.31	Ravensdown Limited	19.2 Objectives and Policies (0)	Objective 19.2.2 (10)		I support the provision	Retain Objective 19.2.2.d.
OS893.32	Ravensdown Limited	Objective 19.2.2 (10)	Policy 19.2.2.4 (1)		I support the provision	Retain Policy 19.2.2.4.

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OS893.33	Ravensdown Limited	Objective 19.2.2 (10)	Policy 19.2.2.5 (8)		I seek to have the above provision amended	Amend Policy 19.2.2.5 to read: "Require buildings and structures to be of a height that: a. is similar to the existing height of buildings of the industrial and industrial port zones; except for structures (such as chimney stacks) necessary for the industrial activity; ..."
OS893.34	Ravensdown Limited	Objective 19.2.2 (10)	Policy 19.2.2.6 (8)		I seek to have the above provision amended	Amend Policy 19.2.2.6 to read: "Only allow buildings and structures to exceed the maximum height limit where: a. the height is essential to the operation of an industrial activity (such as chimney stacks); and b. all practicable measures have been taken to avoid or minimise the visual effects of the height limit exceedance.; "
OS893.35	Ravensdown Limited	Objective 19.2.2 (10)	Policy 19.2.2.8 (11)		I support the provision	Retain Policy 19.2.2.8.
OS893.37	Ravensdown Limited	19.3.3 A/S table: land use activities (10)	19.3.3.2 Industry (7)		I seek to have the above provision amended	Amend Rule 19.3.3.2 (Industry), by altering the Performance Standards column as follows: i. Minimum car parking (existing lawfully established activities are exempt from this requirement) ii. Minimum vehicle loading
OS893.42	Ravensdown Limited	Objective 19.2.3 (0)	Policy 19.2.3.2 (2)		I support the provision	Retain the intent of Policy 19.2.3.2 as written.
OS893.43	Ravensdown Limited	19.3.4 A/S table - development activities (3)	19.3.4.3 Buildings and structures activities (1)		I support the provision	Retain Rule 19.3.4.3 Buildings and structures activities
OS893.44	Ravensdown Limited	Objective 19.2.3 (0)	Policy 19.2.3.4 (1)		I support the provision	Retain the intent of Policy 19.2.3.4 as written.
OS893.45	Ravensdown Limited	19.3.4 A/S table - development activities (3)	19.3.4.13 Parking, loading and access (1)		I support the provision	Retain the permitted activity status for industrial activities in Rule 19.3.4.13
OS893.47	Ravensdown Limited	19.3.4 A/S table - development activities (3)	19.3.4.15 Outdoor Storage (1)		I support the provision	Retain Rule 19.3.4.15 (Outdoor Storage).
OS893.48	Ravensdown Limited	19.3.4 A/S table - development activities (3)	19.3.4.16 Storage and use of hazardous substances (1)		I support the provision	Retain the permitted activity status for the storage and use of hazardous substances in Rule 19.3.4.16
OS893.52	Ravensdown Limited	19.3.4 A/S table - development activities (3)	19.3.4.20 All other site development activities (1)		I support the provision	Retain Rule 19.3.4.20 (All other site development activities)
OS895.1	McKeown Group Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	36 Orari Street Dunedin	I support the provision	Retain Industrial zoning for 36 Orari Street.
OS895.4	McKeown Group Limited	Objective 19.2.1 (22)	Policy 19.2.1.4 (3)		I oppose the provision	Amend Policy 19.2.1.4 to read "Enable yard based retail activity, service stations and emergency services to locate in the industrial zones in recognition that..."
FS2487.70	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.1 (22)	Policy 19.2.1.4 (3)		I oppose the submission	Oppose OS895.4. Disallow submission
OS895.5	McKeown Group Limited	Objective 19.2.2 (10)	Policy 19.2.2.2 (4)		I oppose the provision	Amend Policy 19.2.2.2 so that its recognised that the development of a high level of streetscape amenity is not practical nor safe for operation of service stations.
FS2487.72	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.2 (10)	Policy 19.2.2.2 (4)		I support the submission	Support OS895.5. Allow submission
OS895.8	McKeown Group Limited	19.6.11.1 Boundary Setbacks (2)	19.6.11.1 Boundary Setbacks (5)		I oppose the provision	Amend Rule 19.6.11.1 so that several features associated with service stations are exempt from specified boundary setbacks.
FS2487.82	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.6.11.1 Boundary Setbacks (2)	19.6.11.1 Boundary Setbacks (5)		I support the submission	Support OS895.8. Allow submission
OS895.17	McKeown Group Limited	19.6.8 Number, Location and Design of Ancillary Signs (2)	19.6.8.1 General (1)		I oppose the provision	Remove Rule 19.6.8.1. (Number, Location and Design of Ancillary Signs - General)
OS906.4	Liquigas Limited	Objective 2.3.1: Protection of land important for economic productivity	Objective 2.3.1 - Industry		I support the provision	Retain Objective 2.3.1 as notified (or similar wording to achieve relief).
OS906.20	Liquigas Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	Ravensbourne Road, Parry Street	I oppose the provision	Change the zoning of the land north of Ravensbourne Road from Princes, Parry and Harrow Street Zone to the Industrial Zone, or otherwise amend the zoning so that it does not give rise to issues of reverse sensitivity and/or the location of sensitive activities within a distance of 200 metres from major hazard facilities.
FS2487.61	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose 906.20. Disallow submission and rezone all land from Princes Parry Harry Zone to Industrial.

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OS906.27	Liquigas Limited	19. Industrial Zones (0)	19.1 Introduction (8)		I support the provision	Retain 19.1 Introduction of the Industrial zones as notified (or similar wording to achieve relief).
OS906.28	Liquigas Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the provision	Retain Objective 19.2.1 as notified (or similar wording to achieve relief).
OS906.29	Liquigas Limited	Objective 19.2.1 (22)	Policy 19.2.1.1 (6)		I support the provision	Retain Policy 19.2.1.1 as notified (or similar wording to achieve relief).
OS906.30	Liquigas Limited	Objective 19.2.1 (22)	Policy 19.2.1.3 (6)		I support the provision	Retain Policy 19.2.1.3 as notified (or similar wording to achieve relief).
OS906.31	Liquigas Limited	Objective 19.2.1 (22)	Policy 19.2.1.7 (7)		I seek to have the above provision amended	Amend Policy 19.2.1.7 as follows: Only allow community and leisure, and sport and recreation, to locate in the industrial zones where these activities have specific operational requirements that mean it is not practical to locate in a recreation, residential or commercial mixed use zone, and where no reverse sensitivity effects are likely to arise and the activities would have significant positive effects on the successful operation of surrounding industrial or port activities.
FS2487.84	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.1 (22)	Policy 19.2.1.7 (7)		I support the submission	Support OS906.31. Allow submission
FS2487.95	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.1 (22)	Policy 19.2.1.7 (7)		I support the submission	Support OS906.31. Allow submission
OS906.32	Liquigas Limited	Objective 19.2.1 (22)	Policy 19.2.1.9 (8)		I support the provision	Retain Policy 19.2.1.9 as notified (or similar wording to achieve relief).
OS906.33	Liquigas Limited	Objective 19.2.1 (22)	Policy 19.2.1.10 (2)		I support the provision	Retain Policy 19.2.1.10 as notified (or similar wording to achieve relief).
FS2152.4	Bunnings Limited	Objective 19.2.1 (22)	Policy 19.2.1.10 (2)		I oppose the submission	Oppose OS906.33 (in part). Disallow submission and amend Policy 19.2.1.1.0 to include Trade Related Retail as a retail activity which should not be avoided in Industrial zones.
OS906.34	Liquigas Limited	19.2 Objectives and Policies (0)	Objective 19.2.2 (10)		I oppose the provision	Remove Objective 19.2.2
FS2481.17	Ravensdown Limited	19.2 Objectives and Policies (0)	Objective 19.2.2 (10)		I oppose the submission	Oppose OS906.34. Disallow submission
FS2487.85	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.2 Objectives and Policies (0)	Objective 19.2.2 (10)		I support the submission	Support OS906.34 (part). Allow submission in part and either delete Objective 19.2.2 as requested, or redraft the objective to provide greater clarity and certainty.
OS906.36	Liquigas Limited	Objective 19.2.2 (10)	Policy 19.2.2.5 (8)		I oppose the provision	Remove Policy 19.2.2.5
FS2481.18	Ravensdown Limited	Objective 19.2.2 (10)	Policy 19.2.2.5 (8)		I oppose the submission	Oppose OS906.36. Disallow submission
FS2487.87	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.2 (10)	Policy 19.2.2.5 (8)		I support the submission	Support OS906.36. Allow submission and delete Policy 19.2.2.5 or amend to provide greater clarity.
OS906.37	Liquigas Limited	Objective 19.2.2 (10)	Policy 19.2.2.6 (8)		I seek to have the above provision amended	Amend Policy 19.2.2.6 as follows: Only allow buildings and structures to exceed the maximum height limit where: a. the height is essential to the operation of an industrial activity; and b. all practicable measures have been taken to avoid, remedy or mitigate the visual effects of the height limit exceedance.
FS2487.88	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.2 (10)	Policy 19.2.2.6 (8)		I support the submission	Support OS906.37. Allow submission
OS906.38	Liquigas Limited	Objective 19.2.2 (10)	Policy 19.2.2.8 (11)		I seek to have the above provision amended	Amend Policy 19.2.2.8 as follows (or similar wording to achieve relief): Only allow activities other than industrial activities in the industrial zones where: a. the potential for reverse sensitivity, that may affect the ability of ongoing operation and development of industrial activities to operate, will be avoided or, if avoidance is not possible, will be no more than minor.
FS2487.89	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.2 (10)	Policy 19.2.2.8 (11)		I support the submission	Support OS906.38. Allow submission
OS906.39	Liquigas Limited	Objective 19.2.3 (0)	Policy 19.2.3.3 (6)		I seek to have the above provision amended	Amend Policy 19.2.3.3 as follows: Only allow earthworks that exceed the scale thresholds (earthworks - large scale) and any associated retaining structures, where all of the following effects will be avoided or, if avoidance is not possible, remedied

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						or adequately-mitigated: a.adverse effects on visual amenity and character; b.adverse effects on the amenity of surrounding properties, including from changes to drainage patterns; and c.adverse effects on the stability of land, buildings, and structures.
FS2487.90	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.3 (0)	Policy 19.2.3.3 (6)		I support the submission	Support OS906.39. Allow submission
OS906.40	Liquigas Limited	19.3.3 A/S table: land use activities (10)	19.3.3.2 Industry (7)		I support the provision	Retain Rule 19.3.3.2 as notified (or similar wording to achieve relief).
OS906.42	Liquigas Limited	19.3.3 A/S table: land use activities (10)	19.3.3.6 Emergency services (2)		I support the provision	Retain Rule 19.3.3.6 (the restricted discretionary activity status of Emergency services in the Industrial Zones) where Emergency services activities seek to establish outside the Major Hazard Facility Overlay (land within 200m of the boundary of the Liquigas site) that is proposed by the submitter.
FS2323.22	New Zealand Fire Service Commission	19.3.3 A/S table: land use activities (10)	19.3.3.6 Emergency services (2)		I oppose the submission	Oppose OS906.42. Disallow submission.
OS906.43	Liquigas Limited	19.3.3 A/S table: land use activities (10)	19.3.3.8 All other activities in the major facility activities category (8)		I support the provision	Retain Rule 19.3.3.8 as notified (or similar wording to achieve relief).
FS2487.91	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.8 All other activities in the major facility activities category (8)		I support the submission	Support OS906.43. Allow submission.
OS906.44	Liquigas Limited	19.3.3 A/S table: land use activities (10)	19.3.3.16 All other activities in the commercial activities category (6)		I support the provision	Retain Rule 19.3.3.16 as notified (or similar wording to achieve relief).
FS2152.5	Bunnings Limited	19.3.3 A/S table: land use activities (10)	19.3.3.16 All other activities in the commercial activities category (6)		I oppose the submission	Oppose OS906.44 (in part). Disallow submission and amend Rule 19.3.3 to permit Trade Related Retail in the Industrial zones.
FS2487.117	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.16 All other activities in the commercial activities category (6)		I support the submission	Support OS906.44. Allow submission.
OS906.47	Liquigas Limited	19.3.3 A/S table: land use activities (10)	19.3.3.21 Early childhood education (5)		I support the provision	Retain Rule 19.3.3.21 as notified (or similar wording to achieve relief).
FS2487.93	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.21 Early childhood education (5)		I support the submission	Support OS906.47. Allow submission.
OS906.48	Liquigas Limited	19.3.3 A/S table: land use activities (10)	19.3.3.26 - all activities in the residential activities category (10)		I support the provision	Retain Rule 19.3.3.26 as notified (or similar wording to achieve relief).
FS2487.94	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.26 - all activities in the residential activities category (10)		I support the submission	Support OS906.48. Allow submission.
OS906.49	Liquigas Limited	Zoning	Zoning - Industrial Zones (2)	65 Magnet Street	I oppose the provision	Change zoning of the portion of 65 Magnet Street Dunedin that lies within a distance of 200m of the Liquigas site at 254 Fryatt Street, from Recreation to Industrial Zone, or otherwise amend the zoning so that it does not give rise to issues of reverse sensitivity and/or the location of sensitive activities.
OS922.1	East Parry Investments Limited	19.6.6.2 Maximum height (15)	19.6.6.2.d. All other areas (2)		I seek to have the above provision amended	Amend Rule 19.6.6.2.d (Maximum height - All other areas in the Industrial Zone) by raising the maximum height from 18m to 25m.
OS922.4	East Parry Investments Limited	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the provision	Retain Objective 19.2.1
OS922.5	East Parry Investments Limited	19.3.3 A/S table: land use activities (10)	19.3.3.2 Industry (7)		I support the provision	Retain permitted activity status for industry under Rule 19.3.3.2
OS922.6	East Parry Investments Limited	19.3.3 A/S table: land use activities (10)	19.3.3.3 Industrial ancillary tourism (5)		I support the provision	Retain Ancillary industrial tourism as a permitted activity under 19.3.3.3

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS922.7	East Parry Investments Limited	19.3.3 A/S table: land use activities (10)	19.3.3.7 Port (4)		I support the provision	Retain Port as a permitted activity under 19.3.3.7
OS922.8	East Parry Investments Limited	19.3.3 A/S table: land use activities (10)	19.3.3.10 Yard based retail (1)		I support the provision	Retain yard-based retail as a permitted activity under rule 19.3.3.10
OS922.9	East Parry Investments Limited	19.3.3 A/S table: land use activities (10)	19.3.3.11 retail ancillary to industry (2)		I support the provision	Retain permitted activity status for Retail Ancillary to industry under rule 19.3.3.11
OS922.10	East Parry Investments Limited	19.3.3 A/S table: land use activities (10)	19.3.3.13 restaurants (2)		I support the provision	Retain hours of operation performance standard for Restaurants in the Industrial Zone
OS922.11	East Parry Investments Limited	19.3.3 A/S table: land use activities (10)	19.3.3.14 stand-alone car parking (1)		I support the provision	Retain permitted activity status for Rule 19.3.3.14 stand-alone car parking
OS922.12	East Parry Investments Limited	19.3.3 A/S table: land use activities (10)	19.3.3.19 sport and recreation (1)		I seek to have the above provision amended	Retain Rule 19.3.3.19, the restricted discretionary activity status for Sport and Recreation within the Industrial Zone.
OS922.22	East Parry Investments Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)		I support the provision	Retain industrial zoning for area bounded by Magnet Street and Ravensbourne Road and the Forsyth Barr Stadium.
OS927.2	Christian Jordan	19.3.3 A/S table: land use activities (10)	19.3.3.26 - all activities in the residential activities category (10)		I seek to have the above provision amended	Amend Rule 19.3.3.26 Activity Status table: land use activities - all activities in the residential activities category, by after row 26 adding an additional row 26A as follows: Residential Activities within existing residential buildings (including extensions and rebuilding of existing buildings), permitted activity
FS2385.6	Cerebos Gregg's Limited	19.3.3 A/S table: land use activities (10)	19.3.3.26 - all activities in the residential activities category (10)		I oppose the submission	Oppose OS927.2. Disallow submission
FS2487.76	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.26 - all activities in the residential activities category (10)		I oppose the submission	Oppose OS927.2. Disallow submission and do not amend Rule 19.3.3.26.
OS930.11	Calder Stewart Development Limited	Rule 19.5 Land Use Performance Standards (0)	19.5.5 Maximum Gross Floor Area (2)		I seek to have the above provision amended	Amend Rule 19.5.5 Maximum Gross Floor Area to provide an exemption worded as follows: Note: Retail sales areas that are primarily designed to service trade related business activities are exempt from the calculation of 10% threshold set out in 19.5.5(1).
OS930.12	Calder Stewart Development Limited	Rule 19.6 Development Performance Standards (0)	19.6.1 Boundary Treatments (1)		I support the provision	Retain Rule 19.6.1 - Boundary Treatments.
OS930.13	Calder Stewart Development Limited	19.6.6.2 Maximum height (15)	19.6.6.2.d. All other areas (2)		I support the provision	Retain Rule 19.6.6.2.d Maximum Height of all other areas in the Industrial Zone.
OS930.14	Calder Stewart Development Limited	19.6.11 Setbacks (2)	19.6.11.1 Boundary Setbacks (5)		I seek to have the above provision amended	Amend Rule 19.6.11.1 (Boundary Setbacks) to remove where this applies to the Burns Street and Portobello Road frontages of land zoned Industrial
OS938.1	T & S Investments Ltd	Zoning - Industrial Zones (2)	Industrial Zone (50)	405 Kalkorai Valley Road	I oppose the provision	Change the zoning of 405 Kalkorai Valley Road from General Residential 1 zone to Industrial zone.
OS939.15	Lea Werner	Objective 2.3.1: Protection of land important for economic productivity	Policy 2.3.1.4		I seek to have the above provision amended	Amend Policy 2.3.1.4 by adding 'except for Portsmouth Drive from Strathallan Street to Portobello Road' after the words 'key transport routes'.
OS945.55	New Zealand Fire Service Commission	Objective 19.2.1 (22)	Policy 19.2.1.7 (7)		I support the provision	Retain Policy 19.2.1.7
OS945.56	New Zealand Fire Service Commission	Rule 19.6 Development Performance Standards (0)	19.6.11 Setbacks (2)		I support the provision	Retain Rule 19.6.11 (setbacks)
OS997.25	Construction Industry and Developers Association	19.3.3 A/S table: land use activities (10)	19.3.3.15 Commercial advertising (2)		I seek to have the above provision amended	Amend activity status of commercial advertising from non-complying to discretionary for Industry and Industry Port zones
OS997.26	Construction Industry and Developers Association	19.3.3 A/S table: land use activities (10)	19.3.3.16 All other activities in the commercial activities category (6)		I seek to have the above provision amended	Amend Rule 19.3.3.16 All other activities in the commercial activities category from non-complying to discretionary for Industry and Industry Port zones
FS2487.77	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	19.3.3 A/S table: land use activities (10)	19.3.3.16 All other activities in the commercial activities category (6)		I oppose the submission	Oppose OS997.26. Disallow submission and do not amend Rule 19.3.3.16.

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS997.27	Construction Industry and Developers Association	Rule 19.3 Activity Status (0)	19.3.4 A/S table - development activities (3)		I seek to have the above provision amended	Amend activity status of demolition from non-complying to discretionary for Industry and Industry Port zones
OS1014.1	Warhurst Family Trust	Zoning - Industrial Zones (2)	Industrial Zone (50)	24 Carncross Street and 92 Dukes Road North, North Tairāi	I seek to have the above provision amended	Change the zoning of adjacent properties 24 Carncross Street and 92 Dukes Road North, North Tairāi from Rural Tairāi Plains zone to Industrial zone.
FS2081.1	Barry Ivan Rowe and Karen Marie Rowe	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1014.1. Disallow submission
FS2087.1	Roy Baker	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose 1014.1. Disallow submission
FS2101.1	Gregory James McKay	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1014.1. Disallow submission
FS2281.1	Hazel and Paul Stewart	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1014.1. Disallow submission
OS1015.1	Cadbury Limited	Objective 2.3.1: Protection of land important for economic productivity	Objective 2.3.1 - Industry		I seek to have the above provision amended	Amend Objective 2.3.1: Protection of land important for economic productivity, as follows: Land and land use activities that are important for economic and social prosperity, including industrial areas and associated industrial activities, major facilities, key transportation routes and productive rural land, are protected from less productive competing uses or incompatible uses. In addition add an additional policy as follows: Industrial land use activities that provide significant social and economic benefits to the Dunedin City District are protected from incompatible land use activities.
OS1015.5	Cadbury Limited	Objective 19.2.1 (22)	Policy 19.2.1.1 (6)		I support the provision	Retain Policy 19.2.1.1.
OS1015.6	Cadbury Limited	Objective 19.2.1 (22)	Policy 19.2.1.3 (6)		I seek to have the above provision amended	Amend Policy 19.2.1.3 as follows: Avoid the establishment of non-industrial or non-port activities in Industrial Zones, other than those that are: a. expressly provided for in the industrial zones; b. are ancillary to industrial or port activities; and c. it can be demonstrated unless that they would have significant positive effects on the successful operation of surrounding industrial or port activities and will not undermine the integrity of the Industrial Zone. Or in the alternative add a new policy as follows: Avoid the establishment of non-industrial activities, other than those that are either expressly provided for in the Industrial Zones or those that operate in an ancillary capacity to Industrial Ancillary Tourism Activities occurring within Industrial Zones.
FS2487.69	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 19.2.1 (22)	Policy 19.2.1.3 (6)		I support the submission	Support OS1015.6 (in part). Allow submission to the extent that it amends Policy 19.2.1.3.
OS1015.7	Cadbury Limited	Objective 19.2.1 (22)	Policy 19.2.1.6 (1)		I seek to have the above provision amended	Amend Policy 19.2.1.6 as follows: Only allow restaurants and ancillary licensed premises which are designed and operated to service the workers engaged in or associated with industrial or port activities in the area, or those that operate in an ancillary capacity to Industrial Ancillary Tourism Activities occurring on that site, and are unlikely to attract significant patronage outside of this purpose. Or in the alternative add a new policy as follows: Allow restaurants and ancillary licensed premises, which are designed and operated in support of Industrial Ancillary Tourism Activities occurring in Industrial Zones.
OS1015.8	Cadbury Limited	19.3.3 A/S table: land use activities (10)	19.3.3.2 Industry (7)		I support the provision	Retain Rule 19.3.3.2 Activity status table - land use activities (Industry).
OS1015.9	Cadbury Limited	19.3.3 A/S table: land use activities (10)	19.3.3.3 Industrial ancillary tourism (5)		I support the provision	Retain Rule 19.3.3.3 Activity status table - land use activities (Industrial ancillary tourism).
OS1015.10	Cadbury Limited	Activity definition - I	Industrial Ancillary Tourism		I support the provision	Retain definition of Industrial Ancillary Tourism.
OS1015.11	Cadbury Limited	19.3.3 A/S table: land use activities (10)	19.3.3.11 retail ancillary to industry (2)		I support the provision	Retain Rule 19.3.3.11 Activity status table - land use activities (Retail ancillary to Industry).
OS1015.12	Cadbury Limited	19.3.3 A/S table: land use activities (10)	19.3.3.13 restaurants (2)		I support the provision	Retain Rule 19.3.3.13 Activity status table - land use activities (Restaurants).

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS1015.13	Cadbury Limited	Rule 19.3 Activity Status (0)	19.3.3 A/S table: land use activities (10)	280 Cumberland Street, Dunedin	I seek to have the above provision amended	Amend Rule 19.3.3 Activity status table - land use activities by adding a new row under the Commercial Activities category as follows: Commercial Activities undertaken within the Cadbury World Commercial Precinct and the Cadbury Office Precinct - permitted activity and change the Industrial Zone maps to include a Cadbury Office Precinct and a Cadbury World Commercial Precinct at 280 Cumberland Street, Dunedin (see aerial photographs and map in submission).
OS1015.14	Cadbury Limited	Industrial Zone Rules (0)	Rule 19.4 Notification (1)		I oppose the provision	Delete Rule 19.4.5 as follows: 5. With respect to sections 95D(4) and 95E(2)(a), Council will not use the performance standard for maximum height as a permitted baseline in considering the effects of any development activity associated with a discretionary or non-complying activity in the industrial zones.
OS1015.15	Cadbury Limited	Rule 19.5 Land Use Performance Standards (0)	19.5.3 Hours of Operation (1)		I oppose the provision	Delete Rule 19.5.3 Hours of Operation.
OS1015.16	Cadbury Limited	Rule 19.5 Land Use Performance Standards (0)	19.5.5 Maximum Gross Floor Area (2)		I seek to have the above provision amended	Amend Rule 19.5.5 Maximum Gross Floor Area by adding the following at the end of the rule: <u>Note: that the maximum gross floor area restriction under Rule 19.5.5(2) does not apply to any restaurant located within the Cadbury World Commercial Precinct.</u>
OS1015.18	Cadbury Limited	19.6.6.2 Maximum height (15)	19.6.6.2b Cadbury height mapped area (1)		I support the provision	Retain Rule 19.6.6.2.b Maximum Height (Cadbury height mapped area) including the associated diagram showing the extent of the Cadbury height mapped area.
OS1017.1	Russell V Lund and H C Trustees Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the provision	Change the zoning of 61 North Taieri Road, Abbotsford from General Residential 1 to Industrial.
FS2009.1	Abbotsford Primary School	Zoning - Industrial Zones (2)	Industrial Zone (50)	61 North Taieri Road, Abbotsford	I oppose the submission	Oppose OS1017.1. Disallow submission
FS2047.2	Gary Baskett	Zoning - Industrial Zones (2)	Industrial Zone (50)	61 North Taieri Road, Abbotsford	I oppose the submission	Oppose OS1017.1. Disallow submission
FS2073.8	David and Denise Pearson	Zoning - Industrial Zones (2)	Industrial Zone (50)	61 North Taieri Road, Abbotsford	I support the submission	Oppose OS1017.1. Disallow submission
FS2109.7	Richard and Rachel Pearson	Zoning - Industrial Zones (2)	Industrial Zone (50)	61 North Taieri Road, Abbotsford	I support the submission	Oppose OS1017.1. Disallow submission
FS2199.2	Lynda Baskett	Zoning - Industrial Zones (2)	Industrial Zone (50)	61 North Taieri Road, Abbotsford	I support the submission	Oppose OS1017.1. Disallow submission
FS2258.4	Paula Cotter and Tim Cotter	Zoning - Industrial Zones (2)	Industrial Zone (50)	61 North Taieri Road, Abbotsford	I support the submission	Oppose OS1017.1. Disallow submission
OS1020.1	Kaikorai Property Investments Ltd	Zoning - Industrial Zones (2)	Industrial Zone (50)	25 Townleys Road, Kaikorai Valley.	I oppose the provision	Change the zoning of 25 Townleys Road from Rural Hill Slopes (with an industrial transitional zone overlay) to Industrial.
OS1024.1	Lion - Beer, Spirits & Wine (NZ) Limited (Lion)	Zoning - Industrial Zones (2)	Industrial Zone (50)	45, 49 Dowling Street, 200 Rattray Street, Dunedin Central	I support the provision	Retain Industrial zoning for 45, 49 Dowling Street, Dunedin Central and 200 Rattray Street, Dunedin Central (shown as Lot A on attached map).
FS2282.1	Meadowflower Holdings Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1024.1. Disallow submission and do not retain the zoning of 45, 49 Dowling Street and 200 Rattray Street as Industrial.
FS2393.1	Harvey Norman Properties (NZ) Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1024.1. Disallow submission
FS2402.1	Stride Property Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1024.1. Disallow submission
OS1024.2	Lion - Beer, Spirits & Wine (NZ) Limited (Lion)	Zoning - Industrial Zones (2)	Industrial Zone (50)	41, 43 Dowling, Dunedin Central	I oppose the provision	Change the zoning of 41, 43 Dowling Street, Dunedin Central from Central Business District zone to Industrial zone (Lot B in attached map)
FS2393.2	Harvey Norman Properties (NZ) Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1024.2. Disallow submission
OS1024.5	Lion - Beer, Spirits & Wine (NZ) Limited (Lion)	Zoning - Industrial Zones (2)	Industrial Zone (50)		I support the provision	Retain Industrial zone provisions.
OS1025.3	Ohara Investments Ltd	Zoning - Industrial Zones (2)	Industrial Zone (50)		I seek to have the above provision amended	Change the zoning of 502 Kaikorai Valley Road from split zoning of General Residential 1 and Industrial, to entirely Industrial zoning.
OS1027.1	Donaghys Limited	Zoning - Industrial Zones (2)	Industrial Zone (50)	48, 50, 54, 64 and 69 Bradshaw Street, South Dunedin	I oppose the provision	Move Industrial zone boundary along Bradshaw Street, South Dunedin so full site (48, 50, 54, 64 and 69 Bradshaw Street) is in Industrial zone rather than split zoned.

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FS2276.1	Diane Mary Tennison	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1027.1. Disallow submission
FS2331.1	Shirley Waihaki	Zoning - Industrial Zones (2)	Industrial Zone (50)		I oppose the submission	Oppose OS1027.1. Disallow submission
OS1028.10	The Otago Chamber of Commerce Incorporated	19.2 Objectives and Policies (0)	Objective 19.2.1 (22)		I support the provision	Retain Objective 19.2.1
OS1071.94	Kati Huirapa Runaka ki Puketeraki and Te Runanga o Otakou	Rule 19.10 Assessment of Restricted Discretionary Activities (0)	19.10.3 Assessment of land use activities (1)		I support the provision	Retain Rule 19.10.3.2
OS1071.95	Kati Huirapa Runaka ki Puketeraki and Te Runanga o Otakou	Rule 19.12 Assessment of Non-complying Activities (7)	19.12.3 Assessment of non-complying land use and dev activities (1)		I support the provision	Retain Rule 19.12.3.3

Summary of Decisions Requested – Commercial and Mixed Use Zones Hearing

This report shows the summaries of decisions requested for submissions assigned to the Commercial and Mixed Use Zones Hearing. It includes submission point number, submitter name, plan categories, submission point address (submissions on zoning), support/oppose and the summary of the decision requested.

The report is ordered by 'Plan Section or Category' followed by 'Plan Sub-Section or Sub-Category', then by 'Submission Point Number'.

Number of pages: 29.

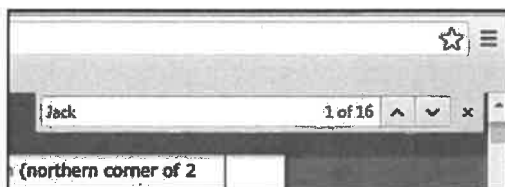
Last updated: 10 May 2016

Submissions are coded with two letters before their number to identify original submissions from further submissions.

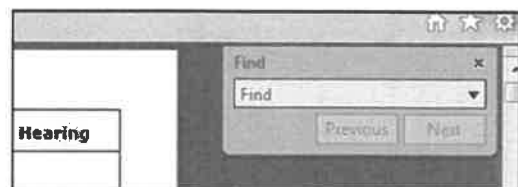
- **OS** stands for original submission;
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Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS211.2	Harvey Norman Properties (NZ) Limited	Activity definition - B	Bulky goods retail	Corner Rattray and Macleagan Streets	I oppose the provision	Amend definition of 'bulky goods retail' by removing the gross floor area threshold and instead include qualitative descriptors.
FS2383.1	Capri Enterprises Limited	Activity definition - B	Bulky goods retail		I support the submission	Support OS211.2 (in part). Allow the submission and amend the definition of Bulky Goods Retail by removing the 90% threshold.
OS713.1	Foodstuffs South Island Properties Limited	Activity definition - F	Food and beverage retail		I oppose the provision	Amend definition of Food and beverage retail by adding the following: 'This definition includes any ancillary warehousing and storage facilities.'
OS66.5	New Zealand Racing Board	Activity definition - R	Retail		I seek to have the above provision amended	Amend the reference to TAB venues in the definition of retail services and retail, to Totalisator Agency Board (TAB) venues or alternatively, authorized sports betting agencies.
OS66.4	New Zealand Racing Board	Activity definition - R	Restaurants		I seek to have the above provision amended	Amend the land use activity name of Restaurants so that it reads 'Restaurants, cafes, bars/taverns'. Consequently amend the Commercial Activities definition.
OS489.1	Bunnings Limited	Activity definition - T	Trade Related Retail		I seek to have the above provision amended	Amend definition of Trade Related Retail as follows: Retail where the predominant goods or services sold are: ...farm equipment or supplies. The goods or services may be sold to trade professionals, the general public or a combination. To be included in this definition, at least 90% of product display floor area must be in these categories. Trade related retail where more than 70% of the areas devoted to the sales or display of goods is an open or semi-covered yard, as distinct from a secure and weatherproof building is defined as yard-based retail. Trade related retail is a sub-activity of retail.
FS2149.1	Otago Land Group Limited	Activity definition - T	Trade Related Retail		I support the submission	Support OS489.1. Allow submission and amend definition of Trade Related Retail as requested by submitter.
FS2383.5	Capri Enterprises Limited	Activity definition - T	Trade Related Retail		I support the submission	Support OS489.1. Allow submission and amend the definition of Trade Related Retail.
OS881.10	New Zealand Transport Agency (NZTA)	Other definition - M	Mixed-use		I seek to have the above provision amended	Amend definition of Mixed use as follows: 'In the context of zoning, refers to zones that provide for more than one predominant category...'
OS308.482	University of Otago	Policy 2.2.2.4	Policy 2.2.2.4.a (commercial activities)		I support the provision	Amend Policy 2.2.2.4.a as follows: 'a require encourage (or enable) activities that attract high numbers of users...'
OS634.51	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Policy 2.2.2.4	Policy 2.2.2.4.a (commercial activities)		I seek to have the above provision amended	Amend Policy 2.2.2.4 to recognise that it is appropriate to encourage rather than require activities to locate in certain locations, and that for some activities which attract high numbers of users, such as service stations and bulk retail, private vehicles rather than cycling or walking will remain the most practical access option having regard to the nature of the activity and/or goods to be transported, for example: "Support transport mode choices and reduced car dependency through rules that: a. Require Encourage activities that attract high numbers of users, including major retail areas, offices, and community facilities, to located wherever practical, where there are several convenient travel mode options including private vehicles, public transport, cycling and walking.
OS308.488	University of Otago	Policy 2.2.4.2.b	Policy 2.2.4.2.a		I support the provision	Retain Policy 2.2.4.2.a
OS743.60	Elizabeth Kerr	Policy 2.2.4.2.b	Policy 2.2.4.2.a		I seek to have the above provision amended	Amend Policy 2.2.4.2.a to review the adverse effects of Medium Density Housing on Dunedin's residential heritage and existing townscape, and their overall significance to the Heritage City.
OS918.61	Radio New Zealand Limited	Policy 2.2.4.2.b	Policy 2.2.4.2.a		I support the provision	Retain Policy 2.2.4.2.a
OS308.58	University of Otago	2.3 Dunedin is Economically and Socially Prosperous	Objective 2.3.2: Centres hierarchy		I oppose the provision	Amend Objective 2.3.2 to include Campus as well as specified town centres in the policy wording.
OS317.38	Property Council New Zealand	2.3 Dunedin is Economically and Socially Prosperous	Objective 2.3.2: Centres hierarchy		I support the provision	Retain Objective 2.3.2.
OS743.6	Elizabeth Kerr	2.3 Dunedin is Economically and Socially Prosperous	Objective 2.3.2: Centres hierarchy		I seek to have the above provision amended	Review Objective 2.3.2 and associated policies for cumulative adverse effects in the Central Business District due to expansion of retail and hospitality in the proposed

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
						Warehouse Precinct, and land uses including entertainment, restaurants and exhibition activity in the Harbourside Edge Zone.
FS2269.2	One Zeal Ltd and Zeal Land Ltd	2.3 Dunedin is Economically and Socially Prosperous	Objective 2.3.2: Centres hierarchy		I oppose the submission	Oppose OS743.6. Disallow submission and retain the plan as notified.
OS308.59	University of Otago	Objective 2.3.2: Centres hierarchy	Policy 2.3.2.1		I oppose the provision	Amend Policy 2.3.2.1 to include a new clause: 'Campus, which provides the same range of services and facilities as other centres, specifically focused on teaching, training, learning and research.'
OS308.60	University of Otago	Objective 2.3.2: Centres hierarchy	Policy 2.3.2.2		I oppose the provision	Amend Policy 2.3.2.2 to remove references to avoiding decentralisation and restricting the distribution of retail and office activities, unless the Campus is recognised as requested in Objective 2.3.2 and Policy 2.3.2.1.
OS881.33	New Zealand Transport Agency (NZTA)	Objective 2.3.2: Centres hierarchy	Policy 2.3.2.2		I seek to have the above provision amended	Retain Policy 2.3.2.2 and amend to remove the numbering at the end of the Policy.
FS2247.1	Niblick Trust	Objective 2.3.2: Centres hierarchy	Policy 2.3.2.2		I support the submission	Support OS308.60. Allow the submission and amend Policy 2.3.2.2 as requested by the original submitter.
OS551.20	Otago Land Group Limited	Objective 2.3.2: Centres hierarchy	Policy 2.3.2.4		I seek to have the above provision amended	Amend Policy 2.3.2.4.b to broaden the activities provided for, as follows: 'b. for the CBD Edge Commercial Zone provide for large-format-and-bulky-goods-retail-along-with yard-based-retail-and-industrial-activities-commercial, retail, residential and service activities that support the CBD and major facilities subzones.' Alternatively, change the zoning of the CBD Commercial Edge Zone along Cumberland Street between Moray Place and Hanover Street to Central Business District Zone.
OS202.2	Meadowflower Holdings Limited	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I support the provision	Retain the 'centres-based' regulatory approach for managing retail and office activities.
OS211.5	Harvey Norman Properties (NZ) Limited	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I support the provision	Retain the 'centres-based' regulatory approach for managing retail and office activities.
OS293.69	Southern Heritage Trust & City Rise Up	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I support the provision	Retain Objective 2.4.3
OS299.113	Rosemary & Malcolm McQueen	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I support the provision	Retain Objective 2.4.3 and associated policies
OS308.70	University of Otago	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I oppose the provision	Amend Objective 2.4.3 to include Campus as well as the specified centres
OS317.39	Property Council New Zealand	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I seek to have the above provision amended	Amend Strategic Direction 2.4 so that it is not too prescriptive in terms of maintaining a compact city, and allow the market to determine where and when commercial retail occur in the Central Business District and its fringe.
OS444.37	John and Clare Pascoe	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I support the provision	Retain Objective 2.4.3
OS881.36	New Zealand Transport Agency (NZTA)	2.4 Dunedin is a Memorable City with a	Objective 2.4.3: Vibrant CBD and centres		I support the provision	Retain Objective 2.4.3

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		Distinctive Built and Natural Character				
FS2149.27	Otago Land Group Limited	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I support the submission	Support OS317.39. Allow submission and amend Strategic Direction 2.4 as requested by submitter.
FS2173.2	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	2.4 Dunedin is a Memorable City with a Distinctive Built and Natural Character	Objective 2.4.3: Vibrant CBD and centres		I support the submission	Support OS317.39. Allow submission and amend Strategic Direction 2.4 as requested by the submitter.
OS53.11	Jack Austin	Objective 2.4.3: Vibrant CBD and centres	Policy 2.4.3.3		I support the provision	Retain Policy 2.4.3.3
OS308.71	University of Otago	Objective 2.4.3: Vibrant CBD and centres	Policy 2.4.3.4		I oppose the provision	Remove Policy 2.4.3.4.
OS452.1	Robert Hugh Tongue	New strategic directions suggested	Commercial Mixed Use Zones		I seek to have the above provision amended	Add a new strategic direction as follows: 'Dunedin has a strong, vibrant, compact and functional central city that is easily accessible and is a pleasant place for people to be'. Amend policies and rules to reflect the new strategic direction.
FS2059.8	Robert Francis Wyber	New strategic directions suggested	Commercial Mixed Use Zones		I support the submission	Support OS452.1. Allow submission
OS1024.6	Lion - Beer, Spirits & Wine (NZ) Limited (Lion)	D. Management Zones	18. Commercial and Mixed Use Zones (4)		I support the provision	Retain CBD Edge Commercial zone provisions.
OS1028.9	The Otago Chamber of Commerce Incorporated	D. Management Zones	18. Commercial and Mixed Use Zones (4)		I support the provision	Retain the Harbourside Edge Zone provisions in Section 18. Commercial and Mixed Use Zones
FS2393.5	Harvey Norman Properties (NZ) Limited	D. Management Zones	18. Commercial and Mixed Use Zones (4)		I oppose the submission	Oppose OS1024.6 (in part). Disallow submission and ensure Office activity is a permitted activity for 20 MacLagan Street and 201 Rattray Street.
OS98.1	Tony MacColl	18. Commercial and Mixed Use Zones (4)	18.1 Introduction (2)		I support the provision	Retain 18.1 Introduction (Commercial and Mixed Use Zones) and 18.1.1.5 (Smith Street / York Place Zone Description)
OS881.127	New Zealand Transport Agency (NZTA)	18. Commercial and Mixed Use Zones (4)	18.1 Introduction (2)		I support the provision	Retain 18.1 Introduction as proposed.
OS394.91	Robert Francis Wyber	18. Commercial and Mixed Use Zones (4)	18.2 Objectives and Policies (1)		I seek to have the above provision amended	Address and resolve conflicts between objectives, policies and rules that propose to open the back door to allow general retail as a permitted activity in scheduled heritage buildings in the CBD edge mixed use zones
OS98.3	Tony MacColl	18.2 Objectives and Policies (1)	Objective 18.2.1 (5)		I support the provision	Retain Objective 18.2.1
OS308.292	University of Otago	18.2 Objectives and Policies (1)	Objective 18.2.1 (5)		I seek to have the above provision amended	Amend Objective 18.2.1.g by adding "training and education" to the list of activities.
OS881.128	New Zealand Transport Agency (NZTA)	18.2 Objectives and Policies (1)	Objective 18.2.1 (5)		I support the provision	Retain Objective 18.2.1 as proposed.
OS1028.2	The Otago Chamber of Commerce Incorporated	18.2 Objectives and Policies (1)	Objective 18.2.1 (5)		I support the provision	Retain Objective 18.2.1
FS2381.504	Otago Regional Council	18.2 Objectives and Policies (1)	Objective 18.2.1 (5)		I support the submission	Support OS308.292. Allow submission and amend Objective 18.2.1.g.
OS317.25	Property Council New Zealand	Objective 18.2.1 (5)	Policy 18.2.1.1 (1)		I seek to have the above provision amended	Amend Policy 18.2.1.1 as follows: 'Provide for a wide range of commercial, residential and community activities in the CBD and all centre zones in order to encourage economic and socially vibrant and viable centres'.
OS1028.6	The Otago Chamber of Commerce Incorporated	Objective 18.2.1 (5)	Policy 18.2.1.2 (1)		I support the provision	Retain Policy 18.2.1.2
OS308.294	University of Otago	Objective 18.2.1 (5)	Policy 18.2.1.3 (3)		I oppose the provision	Amend Policy 18.2.1.3 to recognise that office and retail may be associated with (ancillary to) permitted activities in the Harbourside Edge zone.

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OS737.17	Port Otago Limited	Objective 18.2.1 (5)	Policy 18.2.1.3 (3)		I seek to have the above provision amended	Amend Policy 18.2.1.3 to provide for office activity within the Harbourside Edge Zone, as follows: 'c. in the HE Zone, it is associated with port, industrial or marine related activities operating in the area or it is part of a comprehensive mixed use development; or ...'
FS2381.505	Otago Regional Council	Objective 18.2.1 (5)	Policy 18.2.1.3 (3)		I support the submission	Support OS308.294 (in part). Support submission and if Harbourside Edge provisions are retained, amend policy to provide for some office activities in this zone.
OS713.2	Foodstuffs South Island Properties Limited	Objective 18.2.1 (5)	Policy 18.2.1.6 (1)		I support the provision	Retain Policy 18.2.1.6.
OS98.4	Tony MacColl	Objective 18.2.1 (5)	Policy 18.2.1.12 (1)		I support the provision	Retain Policy 18.2.1.12.
OS98.5	Tony MacColl	Objective 18.2.1 (5)	Policy 18.2.1.14 (1)		I support the provision	Retain Policy 18.2.1.14.
OS98.6	Tony MacColl	Objective 18.2.1 (5)	Policy 18.2.1.15 (8)		I seek to have the above provision amended	Amend Policy 18.2.1.15 to promote residential amenity by adding a new clause as follows: 'there are no, or only insignificant, adverse effects on existing residential activities within the SSYP Zone'.
OS317.28	Property Council New Zealand	Objective 18.2.1 (5)	Policy 18.2.1.15 (8)		I seek to have the above provision amended	Amend Policy 18.2.1.15 by deleting sub-clause a and b.
OS634.35	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 18.2.1 (5)	Policy 18.2.1.15 (8)		I oppose the provision	Remove Policy 18.2.1.15
FS2149.26	Otago Land Group Limited	Objective 18.2.1 (5)	Policy 18.2.1.15 (8)		I support the submission	Support OS317.28. Allow submission and make changes as requested by submitter.
FS2173.1	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Objective 18.2.1 (5)	Policy 18.2.1.15 (8)		I support the submission	Support OS317.28. Allow submission and amend Policy 18.2.1.15 as requested by the submitter.
FS2189.1	Tony MacColl	Objective 18.2.1 (5)	Policy 18.2.1.15 (8)		I oppose the submission	Oppose OS317.28. Disallow the submission and retain Policy 18.2.1.15 as notified.
OS308.295	University of Otago	Objective 18.2.1 (5)	Policy 18.2.1.16 (1)		I support the provision	Retain Policy 18.2.1.16.
OS98.7	Tony MacColl	18.2 Objectives and Policies (1)	Objective 18.2.2 (2)		I support the provision	Retain Objective 18.2.2.
OS1028.3	The Otago Chamber of Commerce Incorporated	18.2 Objectives and Policies (1)	Objective 18.2.2 (2)		I support the provision	Retain Objective 18.2.2
OS98.12	Tony MacColl	Objective 18.2.2 (2)	Policy 18.2.2.2 (1)		I support the provision	Retain Policy 18.2.2.2.
OS98.8	Tony MacColl	Objective 18.2.2 (2)	Policy 18.2.2.3 (1)		I seek to have the above provision amended	Amend Policy 18.2.2.3 to read as follows: 'Require development to maintain the amenity of existing residential activities and of adjoining residential, school and recreation zoned sites by: ...'
OS634.36	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Objective 18.2.2 (2)	Policy 18.2.2.4 (4)		I oppose the provision	Remove Policy 18.2.2.4
FS2173.4	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Objective 18.2.2 (2)	Policy 18.2.2.4 (4)		I support the submission	Support OS634.36. Allow submission and remove Policy 18.2.2.4.
OS313.3	Z Energy Limited	18.2 Objectives and Policies (1)	Objective 18.2.3 (3)		I seek to have the above provision amended	Amend Objective 18.2.3, if submission against Secondary Pedestrian Street Frontage mapping (313.10) is not allowed, by adding the following wording after 'pedestrian street frontages': 'wherever practical, having regard to factors such as the location and nature of the proposed activity and of adjoining development.'
OS317.60	Property Council New Zealand	18.2 Objectives and Policies (1)	Objective 18.2.3 (3)		I seek to have the above provision amended	Review Objective 18.2.3 and all provisions associated with it to ensure they are balanced and allow for flexibility to meet site specific circumstances and the

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						practicalities associated with development. Rules and requirements should also encourage innovation and lateral thinking.
OS1028.4	The Otago Chamber of Commerce Incorporated	18.2 Objectives and Policies (1)	Objective 18.2.3 (3)		I support the provision	Retain Objective 18.2.3
OS313.4	Z Energy Limited	Objective 18.2.3 (3)	Policy 18.2.3.3 (1)		I seek to have the above provision amended	Amend Policy 18.2.3.3, if submission against Secondary Pedestrian Street Frontage mapping is not allowed. This could be achieved by adding a new clause: e. provided that activities that have a functional need for an alternative building form are exempt from clauses a. and b.
OS98.9	Tony MacColl	Objective 18.2.3 (3)	Policy 18.2.3.9 (1)		I support the provision	Retain Policy 18.2.3.9.
OS313.5	Z Energy Limited	Objective 18.2.3 (3)	Policy 18.2.3.11 (1)		I seek to have the above provision amended	Amend Policy 18.2.3.11, if submission against Secondary Pedestrian Street Frontage is not allowed, by making the following changes: Only allow restaurant - drive through and service stations alongside a primary pedestrian street frontage-or-secondary-pedestrian-street-frontage, where the drive-through component will not be visible or accessed from these pedestrian street frontages. Allow restaurant-drive through and service stations alongside secondary pedestrian street frontages where a pedestrian access path into the site has been clearly defined., there is a visual distinction between the vehicle access crossinus and the public footpath and where the site is located outside of or on the periphery of the main concentration of retail shops.
OS896.9	Scenic Circle Hotels Limited	18.3.3 Activity Status Table: Land use activities (Central Business District & Centres) (0)	Rule 18.3.3.1 Performance standards that apply to all land use activities (1)		I support the provision	Retain Rule 18.3.3.1 (performance standards that apply to all land use activities).
OS896.10	Scenic Circle Hotels Limited	Land use activity status table - Central Business District Zone (0)	18.3.3.3 Conference meeting and function (1)		I support the provision	Retain Rule 18.3.3.3.a (Conference, meeting and function activity) as a permitted activity in the Central Business District Zone.
OS489.2	Bunnings Limited	Land use activity status table - Central Business District Zone (0)	18.3.3.7 Retail (except yard-based retail) (2)		I support the provision	Retain Rule 18.3.3.7 permitted activity status for all Retail (except yard-based retail) in the Central Business District Zone and other Centres zones
OS896.11	Scenic Circle Hotels Limited	Land use activity status table - Central Business District Zone (0)	18.3.3.7 Retail (except yard-based retail) (2)		I support the provision	Retain Rule 18.3.3.7.a (Retail except yard based retail) as a permitted activity in the Central Business District Zone
OS66.1	New Zealand Racing Board	Land use activity status table - Central Business District Zone (0)	18.3.3.9 Restaurants (1)		I support the provision	Retain Rule 18.3.3.9 - Bars and Taverns, under the definition of Restaurants, as permitted activities in the Central Business District Zone and in all Commercial Centre zones listed in Table 18.3.3.
OS896.12	Scenic Circle Hotels Limited	Land use activity status table - Central Business District Zone (0)	18.3.3.13 Visitor Accommodation (1)		I support the provision	Retain Rule 18.3.3.13.a (Visitor Accommodation) as a permitted activity in the Central Business District Zone.
OS394.35	Robert Francis Wyber	Land use activity status table - Central Business District Zone (0)	18.3.3.19 All activities in the residential activities category (2)		I seek to have the above provision amended	Amend Rule 18.3.3.19.a (All activities in the residential activities category - Central Business District Zone) to provide for multi story apartment buildings as a permitted activity in Filleul Street. Require ground floor window sills to be a minimum of 2.0m above footpath level.
FS2348.1	Sergio Salis and Chris Roberston	Land use activity status table - Central Business District Zone (0)	18.3.3.19 All activities in the residential activities category (2)		I oppose the submission	Oppose OS394.35. Disallow submission and do not amend Rule 18.3.3.19.a to provide for multi-story apartment buildings as a permitted activity in Filleul Street.
OS997.46	Construction Industry and Developers Association	Land use activity status table - Neighbourhood Centre /Neighbourhood Convenience Centre Zones (1)	18.3.3.3 Conference, meeting and function (1)		I seek to have the above provision amended	Amend activity status in the Neighbourhood Convenience Centre Zone and Neighbourhood Centre Zone from non-complying to discretionary for the following activities: Conference meeting and function
OS997.48	Construction Industry and Developers Association	Land use activity status table - Neighbourhood Centre /Neighbourhood	18.3.3.5 Entertainment and exhibition (1)		I seek to have the above provision amended	Amend activity status in the Neighbourhood Convenience Centre Zone and Neighbourhood Centre Zone from non-complying to discretionary for the following activities: Entertainment and exhibition

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		Convenience Centre Zones (1)				
OS826.11	Moi Bien Investments Ltd	Land use activity status table - Neighbourhood Centre / Neighbourhood Convenience Centre Zones (1)	18.3.3.13 Visitor Accommodation (1)		I oppose the provision	Amend Rule 18.3.3.13.c (Visitor Accommodation - Neighbourhood Centre zone) from restricted discretionary to permitted.
OS489.3	Bunnings Limited	18.3 Activity Status (1)	18.3.4 Activity Status Table: Land use activities (CBD Edge mixed use zones) (5)		I support the provision	Retain Rule 18.3.4.20 permitted activity status for Trade Related Retail in the Warehouse Precinct Zone and Princes, Parry & Harrow Street Zone.
OS489.5	Bunnings Limited	18.3 Activity Status (1)	18.3.4 Activity Status Table: Land use activities (CBD Edge mixed use zones) (5)		I seek to have the above provision amended	Amend Rule 18.3.4.20 non complying activity status for Trade Related Retail in the Smith Street and York Place Zone and Harbourside Edge Zone to a discretionary activity.
OS916.6	Bindon Holdings Ltd	18.3 Activity Status (1)	18.3.4 Activity Status Table: Land use activities (CBD Edge mixed use zones) (5)		I support the provision	Retain Rule 18.3.4.1 Performance standards that apply to all land use activities (CBD edge mixed use zones) as notified.
OS881.172	New Zealand Transport Agency (NZTA)	18.3.4 Activity Status Table: Land use activities (CBD Edge mixed use zones) (5)	18.3.4.5 Commercial Advertising (1)		I seek to have the above provision amended	Retain Rule 18.3.4.5 (Commercial Advertising) as a non-complying activity in the CBD edge mixed use zones.
OS997.50	Construction Industry and Developers Association	Land use activity status table - Warehouse Precinct Zone (1)	18.3.4.10 General Retail (not in a scheduled heritage building and less than 1500m2) (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Warehouse Precinct Zone from non-complying to discretionary: General Retail (not in a scheduled heritage building & less than 1500m2)
OS997.51	Construction Industry and Developers Association	Land use activity status table - Warehouse Precinct Zone (1)	18.3.4.14 Office (not in a scheduled heritage building) (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Warehouse Precinct Zone from non-complying to discretionary: Office (not in a scheduled heritage building)
OS997.52	Construction Industry and Developers Association	Land use activity status table - Warehouse Precinct Zone (1)	18.3.4.16 Restaurant - drive through (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Warehouse Precinct Zone from non-complying to discretionary: Restaurant - drive through.
OS916.7	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.3 Bulky Goods Retail (3)		I oppose the provision	Amend Rule 18.3.4.3.b Bulky Goods Retail to provide for Bulky goods retail as a permitted activity in the Princes, Parry and Harrow Street Zone
OS997.100	Construction Industry and Developers Association	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.3 Bulky Goods Retail (3)		I seek to have the above provision amended	Amend activity status of the following activities in the Princes, Parry and Harrow Zone from non-complying to discretionary: Bulky Goods Retail
FS2471.28	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.3 Bulky Goods Retail (3)		I support the submission	Support OS997.100 (in part). Allow submission to the extent that it opposes non-complying activity status for the listed activities.
OS916.8	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.4 Conference, Meeting and Function (3)		I oppose the provision	Amend Rule 18.3.4.4 (Conference, meeting and function) from non-complying to permitted in the Princes, Parry and Harrow Street Zone
OS997.101	Construction Industry and Developers Association	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.4 Conference, Meeting and Function (3)		I seek to have the above provision amended	Amend activity status of the following activities in the Princes, Parry and Harrow Zone from non-complying to discretionary: Conference, meeting and function.
FS2471.29	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.4 Conference, Meeting and Function (3)		I support the submission	Support OS997.101 (in part). Allow submission to the extent that it opposes non-complying activity status for the listed activities.
OS916.9	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.6 Dairies (1)		I support the provision	Retain Rule 18.3.4.6.b (Dairies) as a permitted activity in the Princes, Parry and Harrow Street Zone

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OS916.10	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.7 Entertainment and Exhibition (3)		I oppose the provision	Amend Rule 18.3.4.7.b (Entertainment and exhibition) from non-complying to permitted Princes, Parry and Harrow Street Zone.
OS997.103	Construction Industry and Developers Association	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.7 Entertainment and Exhibition (3)		I seek to have the above provision amended	Amend activity status of the following activities in the Princes, Parry and Harrow Zone from non-complying to discretionary: Entertainment and exhibition.
FS2471.31	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.7 Entertainment and Exhibition (3)		I support the submission	Support OS997.103 (in part). Allow submission to the extent that it opposes non-complying activity status for the listed activities.
OS916.11	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.12 Training and Education (1)		I support the provision	Retain Rule 18.3.4.12.b (Training and education) as a permitted activity in the Princes, Parry and Harrow Street Zone
OS916.12	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.15 Restaurants (1)		I oppose the provision	Amend Rule 18.3.4.15.b (Restaurants) from discretionary to permitted in the Princes, Parry and Harrow Street Zone
OS916.13	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.19 Stand-alone car parking (1)		I support the provision	Retain Rule 18.3.4.19.b (Stand-alone car parking) as a permitted activity in the Princes, Parry and Harrow Street Zone
OS916.15	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.22 Conference, meeting and function and exhibition activity ancillary (1)		I support the provision	Retain Rule 18.3.4.22.b (Conference, meeting and function and entertainment and exhibition ancillary to visitor accommodation) as a restricted discretionary activity in the Princes, Parry and Harrow Street Zone
OS916.16	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.23 Yard Based Retail (1)		I support the provision	Retain Rule 18.3.4.23.b (Yard based retail) as a permitted activity in the Princes, Parry and Harrow Street Zone
OS916.17	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.28 Sport and Recreation (1)		I support the provision	Retain Rule 18.3.4.2.b (Sport and recreation) as a permitted activity in the Princes, Parry and Harrow Street Zone
OS252.44	Carol Devine	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.29 All activities in the residential activities category (4)	View Street Commercial Heritage Precinct	I seek to have the above provision amended	Add new performance standard to impose residential density restrictions by imposing room occupancy restrictions in the View Street Commercial Heritage Precinct.
OS444.103	John and Clare Pascoe	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.29 All activities in the residential activities category (4)		I seek to have the above provision amended	Add new performance standard to limit residential density by imposing room occupancy restrictions in the View Street Commercial Heritage Precinct.
OS916.19	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.29 All activities in the residential activities category (4)		I support the provision	Retain Rule 18.3.4.29.b (residential activities) as a permitted activity in the Princes, Parry and Harrow Street Zone
FS2429.153	Elizabeth Kerr	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.29 All activities in the residential activities category (4)		I support the submission	Support OS252.44. Allow submission.
OS916.20	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.30 All activities in the industrial activities category (1)		I support the provision	Retain Rule 18.3.4.30.b (industrial activities) as a permitted activity in the Princes, Parry and Harrow Street Zone
OS997.104	Construction Industry and Developers Association	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.9 General Retail (2)		I seek to have the above provision amended	Amend activity status of the following activities in the Princes, Parry and Harrow Zone from non-complying to discretionary: General retail
FS2471.32	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.9 General Retail (2)		I support the submission	Support OS997.104 (in part). Allow submission to the extent that it opposes non-complying activity status for the listed activities.
OS997.105	Construction Industry and Developers Association	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.13 Office (2)		I seek to have the above provision amended	Amend activity status of the following activities in the Princes, Parry and Harrow Zone from non-complying to discretionary: Office.
FS2471.33	Bindon Holdings Ltd	Land use activity status table - Princes, Parry and Harrow Zone (1)	18.3.4.13 Office (2)		I support the submission	Support OS997.105 (in part). Allow submission to the extent that it opposes non-complying activity status for the listed activities.

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS98.10	Tony MacColl	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.14 Office (not in a scheduled building) (2)		I seek to have the above provision amended	Amend the activity status of Rule 18.3.4.14.c (Office, not in a scheduled heritage building, Smith Street/ York Place Zone) from non-complying to a Restricted Discretionary or Discretionary Activity.
OS997.58	Construction Industry and Developers Association	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.14 Office (not in a scheduled building) (2)		I seek to have the above provision amended	Amend activity status of the following activities in the Smith Street and York Place Zone from non-complying to discretionary: Office (not in a scheduled heritage building)
OS98.13	Tony MacColl	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.21 Visitor Accommodation (1)		I seek to have the above provision amended	Amend Rule 18.3.4.21.c (Visitor Accommodation, Smith Street / York Place Zone) from Permitted to Restricted Discretionary.
OS997.53	Construction Industry and Developers Association	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.3 Bulky Goods Retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Smith Street and York Place Zone from non-complying to discretionary: Bulky Goods Retail
OS997.54	Construction Industry and Developers Association	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.4 Conference, meeting and function (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Smith Street and York Place Zone from non-complying to discretionary: Conference, meeting and function
OS997.56	Construction Industry and Developers Association	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.7 Entertainment and exhibition (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Smith Street and York Place Zone from non-complying to discretionary: Entertainment and exhibition
OS997.57	Construction Industry and Developers Association	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.8 Food and beverage retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Smith Street and York Place Zone from non-complying to discretionary: Food and beverage retail
OS997.59	Construction Industry and Developers Association	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.16 Restaurant - drive through (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Smith Street and York Place Zone from non-complying to discretionary: Restaurant - drive through
OS997.60	Construction Industry and Developers Association	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.20 Trade related retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Smith Street and York Place Zone from non-complying to discretionary: Trade related retail.
OS997.61	Construction Industry and Developers Association	Land use activity status table - Smith Street and York Place Zone (1)	18.3.4.9 General retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Smith Street and York Place Zone from non-complying to discretionary: General retail
OS737.22	Port Otago Limited	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.13 Office (7)		I seek to have the above provision amended	Amend Rules 18.3.4.13.d and 18.3.4.14.d (Office activity) from non-complying to permitted within the Harbourside Edge Zone. Make consequential changes as required, including to Policy 2.3.2.3.
OS749.24	Chalmers Properties Limited	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.13 Office (7)		I oppose the provision	Amend Rule 18.3.4 (Activity status table) to provide for office use as a permitted activity within the Harbourside Edge Zone. Make all necessary consequential changes, including to strategic directions and objectives and policies.
OS908.102	Otago Regional Council	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.13 Office (7)		I seek to have the above provision amended	Amend Rule 18.3.4.13 and Rule 18.3.4.14 (office activity, HE zone) to permit office activity in the Harbourside Edge Zone in the area within the 'Steamer Basin South East Character Area' of the operative plan Harbourside Zone.
OS997.110	Construction Industry and Developers Association	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.13 Office (7)		I seek to have the above provision amended	Amend activity status of the following activities in the Harbourside Edge Zone from non-complying to discretionary: Office (not in a scheduled heritage building)
FS2321.10	Chalmers Properties Limited	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.13 Office (7)		I support the submission	Support OS908.102. Allow submission and permit offices within the Steamer Basin South.
FS2381.511	Otago Regional Council	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.13 Office (7)		I support the submission	Support OS749.24. Allow submission and make office permitted within South East Character Area.
FS2381.522	Otago Regional Council	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.13 Office (7)		I oppose the submission	Oppose OS997.110. Disallow submission and permit office activities in the Harbourside Edge Zone.
OS997.106	Construction Industry and Developers Association	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.3 Bulky Goods (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Harbourside Edge Zone from non-complying to discretionary: Bulky Goods Retail

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OS997.108	Construction Industry and Developers Association	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.8 Food and beverage retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Harbourside Edge Zone from non-complying to discretionary: Food and beverage retail
OS997.109	Construction Industry and Developers Association	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.9 General Retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Harbourside Edge Zone from non-complying to discretionary: General retail
OS997.111	Construction Industry and Developers Association	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.16 Restaurant drive through (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Harbourside Edge Zone from non-complying to discretionary: Restaurant - drive through
OS997.112	Construction Industry and Developers Association	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.18 Service station (2)		I seek to have the above provision amended	Amend activity status of the following activities in the Harbourside Edge Zone from non-complying to discretionary: Service stations
FS2487.118	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.18 Service station (2)		I support the submission	Support OS997.112. Allow the submission and amend the activity status for service stations from non-complying to discretionary.
OS997.113	Construction Industry and Developers Association	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.21 Trade related retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Harbourside Edge Zone from non-complying to discretionary: Trade related retail
OS997.114	Construction Industry and Developers Association	Land use activity status table - Harbourside Edge Zone (2)	18.3.4.23 Yard based retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Harbourside Edge Zone from non-complying to discretionary: Yard based retail.
OS916.14	Bindon Holdings Ltd	18.3.4 Activity Status Table: Land use activities (CBD Edge mixed use zones) (5)	New suggested rules to 18.3.4 (1)		I seek to have the above provision amended	Amend activity status table Rule 18.3.4 to include restaurants ancillary to visitor accommodation as a permitted activity in the Princes, Parry and Harrow Street Zone.
OS454.1	Heart of Dunedin Inc.	18.3.4 Activity Status Table: Land use activities (CBD Edge mixed use zones) (5)	Retail activity (3)		I seek to have the above provision amended	Amend Rule 18.3.4 to require consent for retail activity within the Warehouse Precinct, Harbourside Edge, Princes, Parry and Harrow and Smith Street and York Place zones.
FS2269.1	One Zeal Ltd and Zeal Land Ltd	18.3.4 Activity Status Table: Land use activities (CBD Edge mixed use zones) (5)	Retail activity (3)		I oppose the submission	Oppose OS454.1 (in part). Disallow the submission and retain the plan as notified.
FS2471.2	Bindon Holdings Ltd	18.3.4 Activity Status Table: Land use activities (CBD Edge mixed use zones) (5)	Retail activity (3)		I oppose the submission	Oppose OS454.1 (in part). Disallow submission and have a less onerous rule framework that applies to bulky goods retail activities in the Princes, Parry and Harrow Zone.
OS652.9	Oamaru Property Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.3 Bulky goods retail (2)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (CBD Edge Commercial Zone) which permits the following activities: bulky goods retail.
OS899.4	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.3 Bulky goods retail (2)		I support the provision	Retain Rule 18.3.5.3.a (bulky good retail in the CBD Edge Commercial Zone) as a permitted activity.
OS997.67	Construction Industry and Developers Association	Land use activity status table - CBD Edge Commercial Zone (5)	Rule 18.3.5.10 Office (3)		I seek to have the above provision amended	Amend activity status of the following activities in the CBD Edge Commercial Zone from non-complying to discretionary: Office
OS211.6	Harvey Norman Properties (NZ) Limited	Land use activity status table - CBD Edge Commercial Zone (5)	Rule 18.3.5.11 General retail less than 1500m2 CEC (5)		I seek to have the above provision amended	Amend Rule 18.3.5.11.a and Rule 18.3.5.12.a (general retail, CBD Edge Commercial Zone) to change threshold for permitted activity status from 1500m2 to 450m2.
OS899.5	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	Rule 18.3.5.11 General retail less than 1500m2 CEC (5)		I seek to have the above provision amended	Amend Rule 18.3.5.11.a (general retail less than 1500m2 floor area) and Rule 18.3.5.12.a (general retail greater than 1500m2 floor area) so that all general retail is a permitted activity in the CBD Edge Commercial Zone.
OS997.66	Construction Industry and Developers Association	Land use activity status table - CBD Edge Commercial Zone (5)	Rule 18.3.5.11 General retail less than 1500m2 CEC (5)		I seek to have the above provision amended	Amend activity status of the following activities in the CBD Edge Commercial Zone from non-complying to discretionary: General retail (less than 1500m2)

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
FS2149.10	Otago Land Group Limited	Land use activity status table - CBD Edge Commercial Zone (5)	Rule 18.3.5.11 General retail less than 1500m2 CEC (5)		I support the submission	Support OS899.5. Allow submission and amend Rule 18.3.5.11.a and Rule 18.3.5.12.a.
FS2383.2	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	Rule 18.3.5.11 General retail less than 1500m2 CEC (5)		I support the submission	Support OS211.6. Allow submission and amend threshold for permitted activity status in Rule 18.3.5.11.a and Rule 18.3.5.12.a.
OS652.11	Oamaru Property Limited	Land use activity status table - CBD Edge Commercial Zone (5)	Rule 18.3.5.5.12 General retail CEC (1)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (CBD Edge Commercial Zone) which permits the following activities: general retail (1,500m2 or more).
OS899.7	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.14 Restaurants - drive through (1)		I support the provision	Retain Rule 18.3.5.14.a (Restaurant drive-through) as a restricted discretionary activity in the CBD Edge Commercial Zone.
OS652.12	Oamaru Property Limited	Land use activity status table - CBD Edge Commercial Zone (5)	15.3.5.15 Retail ancillary to industry (2)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (CBD Edge Commercial Zone) which permits the following activities: retail ancillary to industry.
OS899.8	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	15.3.5.15 Retail ancillary to industry (2)		I seek to have the above provision amended	Retain Rule 18.3.5.15.a (retail ancillary to industry) as a permitted activity in the CBD Edge Commercial Zone, but remove requirements for performance standard 18.5.5.3 (maximum gross floor area).
OS652.13	Oamaru Property Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.18 Trade related retail (2)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (CBD Edge Commercial Zone) which permits the following activities: trade related retail
OS899.9	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.18 Trade related retail (2)		I support the provision	Retain Rule 18.3.5.18.a (trade related retail) as a permitted activity in the CBD Edge Commercial Zone.
OS652.15	Oamaru Property Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.19 Visitor accommodation (3)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (CBD Edge Commercial Zone) which permits the following activities: visitor accommodation.
OS899.10	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.19 Visitor accommodation (3)		I oppose the provision	Amend Rule 18.3.5.19.a (Visitor accommodation) so it is no longer a permitted activity in the CBD Edge Commercial Zone.
FS2149.11	Otago Land Group Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.19 Visitor accommodation (3)		I oppose the submission	Oppose OS899.10. Disallow submission and retain permitted activity status for visitor accommodation in the CBD Edge Commercial Zone.
OS899.11	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.20 Yard based retail (1)		I support the provision	Retain Rule 18.3.5.20.a (yard based retail) as a permitted activity in the CBD Edge Commercial Zone.
OS652.16	Oamaru Property Limited	Land use activity status table - CBD Edge Commercial Zone (5)	15.3.5.27 All activities in the industrial activities category (2)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (CBD Edge Commercial Zone) which permits the following activities: all activities in the industrial activities category.
OS899.12	Capri Enterprises Limited	Land use activity status table - CBD Edge Commercial Zone (5)	15.3.5.27 All activities in the industrial activities category (2)		I support the provision	Retain Rule 18.3.5.27.a (all industrial activities) as a permitted activity in the CBD Edge Commercial Zone.
OS997.62	Construction Industry and Developers Association	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.4 Conference, meeting and function (1)		I seek to have the above provision amended	Amend activity status of the following activities in the CBD Edge Commercial Zone from non-complying to discretionary: Conference meeting and function

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS997.64	Construction Industry and Developers Association	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.7 Entertainment and Exhibition (1)		I seek to have the above provision amended	Amend activity status of the following activities in the CBD Edge Commercial Zone from non-complying to discretionary: Entertainment and exhibition
OS997.65	Construction Industry and Developers Association	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.8 Food and beverage retail (1)		I seek to have the above provision amended	Amend activity status of the following activities in the CBD Edge Commercial Zone from non-complying to discretionary: Food and beverage retail
OS997.68	Construction Industry and Developers Association	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.21 Early childhood education (1)		I seek to have the above provision amended	Amend activity status of the following activities in the CBD Edge Commercial Zone from non-complying to discretionary: Early childhood education
OS997.69	Construction Industry and Developers Association	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.26 All activities in the general residential activities category (1)		I seek to have the above provision amended	Amend activity status of the following activities in the CBD Edge Commercial Zone from non-complying to discretionary: All activities in the residential activities category.
OS652.10	Oamaru Property Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.9 Food and beverage >1500m2 (1)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (CBD Edge Commercial Zone) which permits the following activities: food and beverage retail (1,500m2 or more).
OS652.14	Oamaru Property Limited	Land use activity status table - CBD Edge Commercial Zone (5)	18.3.5.17 Car parking (1)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (CBD Edge Commercial Zone) which permits the following activities: car parking.
OS271.15	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Land use activity status table - Trade Related Zone (1)	18.3.5.3 Bulky goods retail (3)		I oppose the provision	Amend the status of Rule 18.3.5.3.b (Bulky good retail) to permitted in the Trade Related Zone, and any other consequential amendments, including to Policy 2.3.2.4.
OS652.17	Oamaru Property Limited	Land use activity status table - Trade Related Zone (1)	18.3.5.3 Bulky goods retail (3)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (Trade Related Zone) which permits the following activities: bulky goods retail.
OS997.70	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone (1)	18.3.5.3 Bulky goods retail (3)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: Bulky Goods Retail
OS551.2	Orago Land Group Limited	Land use activity status table - Trade Related Zone (1)	Rule 18.3.5.3.b Bulky goods retail (4)		I oppose the provision	Amend Rule 18.3.5.3.b by changing the activity status of Bulky goods retail from non-complying to permitted in the Trade Related Zone and any consequential changes.
FS2036.8	Minaret Property Investments	Land use activity status table - Trade Related Zone (1)	Rule 18.3.5.3.b Bulky goods retail (4)		I support the submission	Support OS551.2. Allow submission and amend Rule 18.3.5.3.b.
FS2067.8	Oakwood Properties limited	Land use activity status table - Trade Related Zone (1)	Rule 18.3.5.3.b Bulky goods retail (4)		I support the submission	Support OS551.2. Allow the submission and permit bulky goods retail in the Trade Related Zone.
FS2430.11	Calder Stewart Development Limited	Land use activity status table - Trade Related Zone (1)	Rule 18.3.5.3.b Bulky goods retail (4)		I support the submission	Support OS551.2. Allow submission and make changes as requested by submitter.
OS997.74	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone (1)	Rule 18.3.5.8 Food and Beverage Retail (less than 1500m2 in gross floor area) (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: Food and beverage retail
OS997.76	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone (1)	Rule 18.3.5.10 Office (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: Office
OS997.75	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone (1)	Rule 18.3.5.11 General retail less than 1500m2 (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: General retail
OS271.4	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Land use activity status table - Trade Related Zone (1)	Rule 18.3.5.12. General retail - 1500m2 or more (9)		I oppose the provision	Amend the status of 18.3.5.12.b (General retail greater than 1500 m2 gross floor area) in the Trade Related Zone from non-complying to permitted, and any other consequential amendments, including to Policy 2.3.2.4.

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS551.14	Otago Land Group Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	Rule 18.3.5.12. General retail - 1500m ² or more (9)		I oppose the provision	Amend the activity status of Rule 18.3.5.12.b (General Retail 1500m ² or more in gross floor area) from non complying to permitted in the Trade Related Zone.
OS652.19	Oamaru Property Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	Rule 18.3.5.12. General retail - 1500m ² or more (9)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (Trade Related Zone) which permits the following activities: general retail (1,500m ² or more)
FS2036.9	Minaret Property Investments	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	Rule 18.3.5.12. General retail - 1500m ² or more (9)		I support the submission	Support OS551.14. Allow submission and amend the activity status of Rule 18.3.5.12.b (General Retail 1500m ² or more in gross floor area) from non complying to permitted in the Trade Related Zone.
FS2067.9	Oakwood Properties limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	Rule 18.3.5.12. General retail - 1500m ² or more (9)		I support the submission	Support OS551.14. Allow the submission and permit general retail in the Trade Related Zone.
FS2405.2	MM Group One Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	Rule 18.3.5.12. General retail - 1500m ² or more (9)		I support the submission	Support OS271.4. Allow the submission and amend the status of Rule 18.3.5.12.b (General retail greater than 1500 m2 gross floor area) from non-complying to permitted, and any other consequential amendments.
FS2430.9	Calder Stewart Development Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	Rule 18.3.5.12. General retail - 1500m ² or more (9)		I support the submission	Support OS271.4. Allow submission and make changes as requested by submitter.
FS2430.10	Calder Stewart Development Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	Rule 18.3.5.12. General retail - 1500m ² or more (9)		I support the submission	Support OS551.14. Allow submission and make changes as requested by submitter.
FS2445.2	Kenton Investments Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	Rule 18.3.5.12. General retail - 1500m ² or more (9)		I support the submission	Support OS271.4. Allow the submission and make changes as requested by the submitter.
OS652.20	Oamaru Property Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	15.3.5.15 Retail ancillary to industry (1)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (Trade Related Zone) which permits the following activities: retail ancillary to industry
OS652.21	Oamaru Property Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.18 Trade related retail (1)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (Trade Related Zone) which permits the following activities: trade related retail
OS652.23	Oamaru Property Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.19 Visitor accommodation (2)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (Trade Related Zone) which permits the following activities: visitor accommodation
OS997.77	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.19 Visitor accommodation (2)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: Visitor Accommodation
OS652.24	Oamaru Property Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	15.3.5.27 All activities in the industrial activities category (1)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (Trade Related Zone) which permits the following activities: all activities in the industrial activities category.
OS997.71	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.4 Conference meeting and function (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: Conference meeting and function
OS997.73	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.7 Entertainment and exhibition (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: Entertainment and exhibition
OS997.78	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.21 Early childhood education (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: Early childhood education
OS997.79	Construction Industry and Developers Association	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.26 All activities in the residential activities category (1)		I seek to have the above provision amended	Amend activity status of the following activities in the Trade Related Zone from non-complying to discretionary: All activities in the residential activities category.
OS652.18	Oamaru Property Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.9 Food and Beverage > 1500m ² (1)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (Trade Related Zone) which permits the following activities: food and beverage retail (1,500m ² or more)
OS652.22	Oamaru Property Limited	Land use activity status table - Trade Related Zone retail - 1500m ² or more (1)	18.3.5.17 Car parking (1)		I support the provision	Retain Rule 18.3.5 Activity status table - land use activities (Trade Related Zone) which permits the following activities: car parking
OS899.3	Capri Enterprises Limited	Land use activity status table - against both CEC and TR zones (0)	18.3.5.1 Performance standards that apply to all land use activities (1)		I support the provision	Retain Rule 18.3.5.1 Performance standards that apply to all land use activities (Trade Related Zone and CBD Edge Commercial zones).

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OS713.3	Foodstuffs South Island Properties Limited	18.3.5 Activity Status Table: Land use activities (Trade Related and CBD Edge Commercial zones) (0)	New suggested rules to 18.3.5 (7)		I seek to have the above provision amended	Amend Rule 18.3.5 by permitting offices and staff facilities ancillary to permitted activities, provided they occupy no more than 500m ² or 30% of the gross floor area of all buildings on the site whichever is the lesser.
OS713.6	Foodstuffs South Island Properties Limited	18.3.5 Activity Status Table: Land use activities (Trade Related and CBD Edge Commercial zones) (0)	New suggested rules to 18.3.5 (7)		I seek to have the above provision amended	Amend Rule 18.3.5 by permitting cafes associated with permitted activity, provided they occupy no more than 220m ² or 15% of the gross floor area of all buildings on site, whichever is the lesser.
FS2051.4	Progressive Enterprises Limited	18.3.5 Activity Status Table: Land use activities (Trade Related and CBD Edge Commercial zones) (0)	New suggested rules to 18.3.5 (7)		I support the submission	Support OS713.6. Allow submission and make changes as requested by the submitter.
FS2149.12	Otago Land Group Limited	18.3.5 Activity Status Table: Land use activities (Trade Related and CBD Edge Commercial zones) (0)	New suggested rules to 18.3.5 (7)		I support the submission	Support OS713.3. Allow submission and amend Rule 18.3.5 by permitting offices and staff facilities ancillary to permitted activities.
FS2149.13	Otago Land Group Limited	18.3.5 Activity Status Table: Land use activities (Trade Related and CBD Edge Commercial zones) (0)	New suggested rules to 18.3.5 (7)		I support the submission	Support OS713.6. Allow submission and amend Rule 18.3.5 by permitting cafes associated with permitted activity.
FS2173.6	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	18.3.5 Activity Status Table: Land use activities (Trade Related and CBD Edge Commercial zones) (0)	New suggested rules to 18.3.5 (7)		I support the submission	Support OS713.3. Allow submission and make changes as requested by submitter.
FS2173.7	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	18.3.5 Activity Status Table: Land use activities (Trade Related and CBD Edge Commercial zones) (0)	New suggested rules to 18.3.5 (7)		I support the submission	Support OS713.6. Allow submission and make changes as requested by the submitter.
OS489.4	Bunnings Limited	18.3.5 Activity Status Table: Land use activities (Trade Related and CBD Edge Commercial zones) (0)	Rule 18.3.5.18 Trade Related Retail (1)		I support the provision	Retain Rule 18.3.5.18 permitted activity status for Trade Related Retail in the Trade Related Zone and CBD Edge Commercial Zone.
OS489.6	Bunnings Limited	18.3.6 Activity Status Table: Development activities (0)	18.3.6.6 New buildings and additions and alterations to buildings (2)		I seek to have the above provision amended	Retain Rule 18.3.6.6 permitted activity status for new buildings and additions and alterations to buildings.
FS2383.6	Capri Enterprises Limited	18.3.6 Activity Status Table: Development activities (0)	18.3.6.6 New buildings and additions and alterations to buildings (2)		I support the submission	Support OS489.6. Allow submission and retain Rule 18.3.6.6 as a permitted activity.
OS394.92	Robert Francis Wyber	18.5.4 Location (0)	18.5.4.1 location of activities within pedestrian street frontages (3)		I seek to have the above provision amended	Amend Rule 18.5.4.1, and any other necessary changes, to permit and actively encourage new apartment buildings, hostels, hotels, offices, and technical space without a requirement for other land uses on the ground floor street frontage.
OS740.17	Michael Ovens	18.5.4 Location (0)	18.5.4.1 location of activities within pedestrian street frontages (3)		I oppose the provision	Remove Rule 18.5.4.1 (location of activities within pedestrian street frontages)
OS826.13	Moi Bien Investments Ltd	18.5.4 Location (0)	18.5.4.1 location of activities within pedestrian street frontages (3)		I oppose the provision	Remove Rule 18.5.4.1 - Location of activities within pedestrian street frontages, as far as it relates to the Neighbourhood Centre zone

Point Number	Submitter	Plan Section or Category	Plan Sub-Section or Sub-Category	Point Address	Support / Oppose / Amend	Summary of Decision Requested
OS394.34	Robert Francis Wyber	18.5.4.1 location of activities within pedestrian street frontages (3)	18.5.4.1.b (2)		I oppose the provision	Amend Rule 18.5.4.1.b to allow residential activities on the ground floor of buildings facing the street frontage.
FS2348.3	Sergio Salis and Chris Robertson	18.5.4.1 location of activities within pedestrian street frontages (3)	18.5.4.1.b (2)		I oppose the submission	Oppose OS394.34 (in part). Disallow submission and do not allow residential activities to occupy the ground floor facing the street frontage in Filleul Street.
OS271.5	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I oppose the provision	Remove Rule 18.6.1.1, 18.6.1.2, 18.6.1.3 and 18.6.1.4 (Boundary treatments and other landscaping).
OS317.29	Property Council New Zealand	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I oppose the provision	Remove Rule 18.6.1.1, 18.6.1.2, 18.6.1.3 and 18.6.1.4 (Boundary treatments and other landscaping)
OS551.6	Otago Land Group Limited	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I oppose the provision	Remove Rule 18.6.1.1, 18.6.1.2, 18.6.1.3 and 18.6.1.4 (Boundary treatments and other landscaping)
OS826.4	Moi Bien Investments Ltd	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I oppose the provision	Remove Rule 18.6.1 as far as it relates to the Neighbourhood Centre zone
OS877.6	Progressive Enterprises Limited	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I seek to have the above provision amended	Amend Rule 18.6.1.2.b -Boundary treatments and landscaping - to require an average of one tree for every 10m of frontage.
OS877.34	Progressive Enterprises Limited	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I seek to have the above provision amended	Amend Rule 18.6.1.4 to require an additional 1m ² of landscaping for every 5 parking spaces rather than for every parking space.
OS896.16	Scenic Circle Hotels Limited	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I seek to have the above provision amended	Amend Rule 18.6.1 (Boundary treatments and other landscaping) so that it does not apply in the Central Business District Zone
OS1028.1	The Otago Chamber of Commerce Incorporated	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I seek to have the above provision amended	Amend Rule 18.6.1 Boundary treatments and other landscaping so that retail does not have to provide landscaping
FS2051.9	Progressive Enterprises Limited	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I support the submission	Support OS271.5. Allow submission and remove Rules 18.6.1.1, 18.6.1.2, 18.6.1.3 and 18.6.1.4 (Boundary treatments and other landscaping).
FS2051.11	Progressive Enterprises Limited	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I support the submission	Support OS551.6. Allow submission and remove Rules 18.6.1.1, 18.6.1.2, 18.6.1.3 and 18.6.1.4 (Boundary treatments and other landscaping).
FS2487.60	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Rule 18.6 Development Performance Standards (0)	18.6.1 Boundary treatments and other landscaping (12)		I support the submission	Support OS271.5 (in part). Allow submission and delete the requirement for landscaping in front of service stations.
OS826.6	Moi Bien Investments Ltd	Rule 18.6 Development Performance Standards (0)	18.6.4 Fence Height and Design (1)		I oppose the provision	Remove Rule 18.6.4 Fence Height and Design as far as it relates to the Neighbourhood Centre Zone
OS98.11	Tony MacColl	18.6.6 Height (0)	18.6.6.1 Height in relation to boundary (5)		I seek to have the above provision amended	Amend Rule 18.6.6.1.a.i (Height in relation to boundary) to read as follows: ' i. 3m above ground level at the side or rear boundary with an existing dwelling within the Smith Street York Place Zone, or with a Inner City Residential or General Residential 2 zone'.
OS597.6	Philip Gilchrist	18.6.6 Height (0)	18.6.6.1 Height in relation to boundary (5)		I seek to have the above provision amended	Amend Rule 18.6.6.1 to allow buildings up to the maximum height at boundaries to both neighbours and streets (that is, there is no height in relation to boundary requirement).
OS652.6	Oamaru Property Limited	18.6.6 Height (0)	18.6.6.1 Height in relation to boundary (5)		I oppose the provision	Remove Rule 18.6.6.1 (Height in relation to boundary) for any new development on land bounded by Cumberland Street and/or Castle Street.

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OS1039.3	Bowen Family Trust	18.6.6 Height (0)	18.6.6.1 Height in relation to boundary (5)	229-231 Moray Place, Dunedin Central	I seek to have the above provision amended	Amend Rule 18.6.6.1 (Height in relation to boundary) so that the site at 229-231 Moray Place is exempted from the rule.
FS2149.7	Otago Land Group Limited	18.6.6 Height (0)	18.6.6.1 Height in relation to boundary (5)		I support the submission	Support OS652.6. Allow submission and remove Rule 18.6.6.1 (Height in relation to boundary) for any new development on land bounded by Cumberland Street and/or Castle Street.
OS394.33	Robert Francis Wyber	18.6.6 Height (0)	18.6.6.2 Height (8)		I seek to have the above provision amended	Amend Rule 18.6.6.2 in relation to all Central area commercial zones west of George and Princes Streets, (including for the Secondary Pedestrian Frontages), reduce the maximum height for non-residential uses to 2 floors and retain the height for residential and hotel uses at the proposed 16m and 20m.
OS489.7	Bunnings Limited	18.6.6 Height (0)	18.6.6.2 Height (8)		I support the provision	Retain the maximum height limits in the Commercial and Mixed Use Zones (Rule 18.6.6.2 Height)
OS597.7	Philip Gilchrist	18.6.6 Height (0)	18.6.6.2 Height (8)		I support the provision	Retain Rule 18.6.6.2 Height for South Dunedin Principal Centre.
OS652.3	Oamaru Property Limited	18.6.6 Height (0)	18.6.6.2 Height (8)		I support the provision	Retain Rule 18.6.6.2. Height
OS896.18	Scenic Circle Hotels Limited	18.6.6 Height (0)	18.6.6.2 Height (8)		I support the provision	Retain Height Rule 18.6.6.2.i.i (exception to height rule for heritage buildings, Central Business District, Centres and CBD Edge Commercial zones).
OS899.14	Capri Enterprises Limited	18.6.6 Height (0)	18.6.6.2 Height (8)		I support the provision	Retain Rule 18.6.6.2.
FS2149.2	Otago Land Group Limited	18.6.6 Height (0)	18.6.6.2 Height (8)		I oppose the submission	Oppose OS489.7 (in part), Disallow submission as far as it relates to Otago Land Group land.
FS2149.5	Otago Land Group Limited	18.6.6 Height (0)	18.6.6.2 Height (8)		I oppose the submission	Oppose OS652.3 (in part), Disallow submission as far as it relates to Otago Land Group land.
OS270.2	Sergio Salis and Chris Robertson	18.6.6.2 Height (8)	18.6.6.2.a Central Business District Zone (CBD) (6)		I seek to have the above provision amended	Amend Rule 18.6.6.2.a (maximum height, Central Business District Zone) to be no more than 11 metres in height for properties in Fileul Street, and amend the matters of discretion in Rule 18.9.4.10 to read: 'The impact of the increased height on the Effects on streetscape amenity and the amenity of neighbouring properties. Add Objective 18.2.1 and Policy 18.2.11 as ' Relevant objectives and policies'.
OS394.36	Robert Francis Wyber	18.6.6.2 Height (8)	18.6.6.2.a Central Business District Zone (CBD) (6)		I seek to have the above provision amended	Amend Rule 18.6.6.2 to provide for an increase in the permitted height of apartment buildings fronting Fileul Street from 16m to 24m (or 4 storeys to 6 storeys).
OS896.17	Scenic Circle Hotels Limited	18.6.6.2 Height (8)	18.6.6.2.a Central Business District Zone (CBD) (6)		I support the provision	Retain Height Rule 18.6.6.2.a in Central Business District Zone
OS1039.4	Bowen Family Trust	18.6.6.2 Height (8)	18.6.6.2.a Central Business District Zone (CBD) (6)	229-231 Moray Place, Dunedin Central	I seek to have the above provision amended	Amend Rule 18.6.6.2 part a. ii. (Height) so that the site at 229-231 Moray Place, Dunedin Central, is exempted from the rule.
FS2198.1	Michael Ovens	18.6.6.2 Height (8)	18.6.6.2.a Central Business District Zone (CBD) (6)		I oppose the submission	Oppose OS270.2. Disallow submission and do not amend Rule 18.6.6.2.a or expand assessment matters.
FS2348.2	Sergio Salis and Chris Roberston	18.6.6.2 Height (8)	18.6.6.2.a Central Business District Zone (CBD) (6)		I oppose the submission	Oppose OS394.36. Disallow submission and do not increase the permitted height of apartment buildings fronting Fileul Street.
OS252.19	Carol Devine	18.6.6.2 Height (8)	18.6.6.2.e Height SSYP (2)		I oppose the provision	Amend Rule 18.6.6.2.a such that height of buildings in the View Street Heritage Precinct cannot be built higher than existing character properties.
FS2429.137	Elizabeth Kerr	18.6.6.2 Height (8)	18.6.6.2.e Height SSYP (2)		I support the submission	Support OS252.19. Allow submission.
OS551.15	Otago Land Group Limited	18.6.6.2 Height (8)	18.6.6.2.d Height CEC (1)		I oppose the provision	Amend Rule 18.6.6.2.d (Height) to permit buildings up to 25m as a permitted activity, and up to 48m as a discretionary activity.
OS826.15	Moi Bien Investments Ltd	18.6.6.2 Height (8)	18.6.6.2.g Height Centres (2)		I seek to have the above provision amended	Amend Rule 18.6.6.2.g (Maximum Height in Centres) and enable up to 16m and 4 storeys in height.
OS929.4	Niblick Trust	18.6.6.2 Height (8)	18.6.6.2.g Height Centres (2)		I oppose the provision	Amend Rule 18.6.6.2(g) to enable a maximum height of 16 metres and 4 storeys in the Neighbourhood Centre Zone.

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OS916.23	Bindon Holdings Ltd	18.6.6.2 Height (8)	18.6.6.2.c Height PPH (1)		I seek to have the above provision amended	Amend Rule 18.6.6.2.c.i Height - On sites located in the Princes, Parry and Harrow Street Zone height mapped area to provide a 25 metre maximum building height as a permitted activity (or similar wording to achieve relief).
OS877.7	Progressive Enterprises Limited	Rule 18.6 Development Performance Standards (0)	18.6.9 Location and Screening of Car Parking (1)		I seek to have the above provision amended	Amend Rule 18.6.9 - Location and screening of carparking- to exempt supermarkets from meeting this standard.
OS271.9	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	18.6.9 Location and Screening of Car Parking (1)	18.6.9.2 landscaping (3)		I support the provision	Amend Rule 18.6.9.2. (Location and screening of car parking) to remove the requirement for a landscaping strip for parking areas within the Trade Related Zone (inferred).
OS317.33	Property Council New Zealand	18.6.9 Location and Screening of Car Parking (1)	18.6.9.2 landscaping (3)		I oppose the provision	Remove Rule 18.6.9.2.
OS551.19	Otago Land Group Limited	18.6.9 Location and Screening of Car Parking (1)	18.6.9.2 landscaping (3)		I seek to have the above provision amended	Amend Rule 18.6.9.2 (Location and screening of car parking) to remove requirement for landscaping of parking areas (inferred, not explicitly stated).
OS826.8	Moi Bien Investments Ltd	Rule 18.6 Development Performance Standards (0)	18.6.12 Minimum Glazing and Building Modulation (2)		I oppose the provision	Remove Rule 18.6.12 Minimum Glazing and Building Modulation as far as it relates to the Neighbourhood Centre Zone
OS877.8	Progressive Enterprises Limited	Rule 18.6 Development Performance Standards (0)	18.6.12 Minimum Glazing and Building Modulation (2)		I seek to have the above provision amended	Amend Rule 18.6.12- Minimum glazing and building modulation- to exempt supermarkets from meeting this standard.
OS205.2	Stride Property Limited	18.6.12 Minimum Glazing and Building Modulation (2)	18.6.12.1.c Other street frontage (4)		I seek to have the above provision amended	Amend Rule 18.6.12.1.c to remove the minimum glazing requirement of 20% for 'other street frontage'.
OS211.4	Harvey Norman Properties (NZ) Limited	18.6.12 Minimum Glazing and Building Modulation (2)	18.6.12.1.c Other street frontage (4)	Corner Rattray and MacLaggan Streets	I oppose the provision	Amend Rule 18.6.12.1.c to remove the minimum glazing requirement of 20% for 'other street frontage'.
FS2051.1	Progressive Enterprises Limited	18.6.12 Minimum Glazing and Building Modulation (2)	18.6.12.1.c Other street frontage (4)		I support the submission	Support OS205.2. Allow submission and amend Rule 18.6.12.1.c to remove the minimum glazing requirement of 20% for 'other street frontage'.
FS2051.2	Progressive Enterprises Limited	18.6.12 Minimum Glazing and Building Modulation (2)	18.6.12.1.c Other street frontage (4)		I support the submission	Support OS211.4. Allow submission and amend Rule 18.6.12.1.c to remove the minimum glazing requirement of 20% for 'other street frontage'.
OS740.8	Michael Ovens	Rule 18.6 Development Performance Standards (0)	18.6.13 Minimum Ground Floor to Ceiling Height (1)		I oppose the provision	Amend Rule 18.6.13 to make exceptions for ceiling height or alternate requirements for hilly sites.
OS881.136	New Zealand Transport Agency (NZTA)	Rule 18.6 Development Performance Standards (0)	18.6.14 Number, Location and Design of Ancillary Signs (1)		I support the provision	Retain Rule 18.6.14 as proposed.
OS271.16	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.1 Number, Location and Design of Ancillary Signs - General (2)		I oppose the provision	Remove Rule 18.6.14.1.a (Number, location and design of ancillary signs - general)
OS551.10	Otago Land Group Limited	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.1 Number, Location and Design of Ancillary Signs - General (2)		I oppose the provision	Remove Rule 18.6.14.1.a. (Number, location and design of ancillary signs - General).
OS271.17	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.3 Signs attached flat against buildings (including verandah fascia) (3)		I oppose the provision	Amend Rule 18.6.14.3.a.ii (Number, location and design of ancillary signs - signs attached flat against buildings) to provide for a maximum area of signage on walls facing the street as follows: '15% or 8m2, whichever is the greater, lesser, in all other locations'.
OS551.16	Otago Land Group Limited	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.3 Signs attached flat against buildings		I oppose the provision	Amend Rule 18.6.14.3.a (Number, Location and Design of Ancillary Signs - Signs attached flat against buildings (including verandah fascia) to read: ii) 15% or 8m2

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			(including verandah fascia) (3)			whichever is the lesser greater
OS877.9	Progressive Enterprises Limited	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.3 Signs attached flat against buildings (including verandah fascia) (3)		I seek to have the above provision amended	Amend Rule 18.6.14.3 - Signs attached flat against buildings (including verandah fascia), to add a new sub-clause as follows: <u>supermarket wall signs - 80m² per supermarket wall.</u>
OS271.18	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.6 Freestanding signs (3)		I oppose the provision	Amend Rule 18.6.14.6.a.ii (Number, location and design of ancillary signs - Freestanding signs) to add the following qualifier: 'excluding directional signs or signs displaying information relating to the operation of a car park'.
OS551.17	Otago Land Group Limited	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.6 Freestanding signs (3)		I support the provision	Amend Rule 18.6.14.6.a (Number, Location and Design of Ancillary Signs - Freestanding signs) to exclude directional signs or signs displaying information relating to the operation of a car park.
OS877.35	Progressive Enterprises Limited	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.6 Freestanding signs (3)		I seek to have the above provision amended	Amend Rule 18.6.14.6.b - freestanding signs, to add new sub-clause as follows: 'Supermarket Free Standing Signs: Maximum height of 9m. Maximum width of 3.5m. Maximum 30m² per display face.'
OS265.3	Disabled Persons Assembly Dunedin and Districts	18.6.14 Number, Location and Design of Ancillary Signs (1)	18.6.14.5 Portable freestanding signs on footpaths (1)		I seek to have the above provision amended	Amend Rule 18.6.14.5 to add a new rule requiring freestanding signs on footpaths to be placed to face inward or store side of the footpath and not opposite it.
OS826.7	Moi Bien Investments Ltd	Rule 18.6 Development Performance Standards (0)	18.6.17 Setbacks (2)		I oppose the provision	Remove Rule 18.6.17 Setbacks as far as it relates to the Neighbourhood Centre Zone
OS877.10	Progressive Enterprises Limited	Rule 18.6 Development Performance Standards (0)	18.6.17 Setbacks (2)		I seek to have the above provision amended	Amend Rule 18.6.17 to add new sub-clause to exempt supermarkets from meeting all setback performance standards.
OS740.7	Michael Ovens	18.6.17 Setbacks (2)	18.6.17.2 Setback from boundaries of residential or recreation zoned sites (1)		I oppose the provision	Remove Rule 18.6.17.2 (setback from road boundaries)
OS308.297	University of Otago	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I seek to have the above provision amended	Retain the 20m maximum height limit for buildings along Birch Street (Rule 18.6.18.2)
OS308.298	University of Otago	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I support the provision	Retain Rule 18.6.18 Standards Harbourside Edge.
OS360.194	Dunedin City Council	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I seek to have the above provision amended	Amend Rule 18.6.18.3.a (Standards Harbourside Edge) by removing the word 'green'.
OS360.195	Dunedin City Council	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I seek to have the above provision amended	Amend Rule 18.6.18.6.a (Standards Harbourside Edge) by removing the word 'red'.
OS737.23	Port Otago Limited	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I oppose the provision	Remove all prescriptive building standards and rely on the restricted discretionary consent requirement (Rule 18.3.6(5)) which applies to all new buildings and additions and alterations, to address the urban design outcomes sought in the policies provided in the ZGP.
OS749.25	Chalmers Properties Limited	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I oppose the provision	Remove the performance standards in Rule 18.6.18 (Standards Harbourside Edge) and rely on the restricted discretionary assessment (Rule 18.3.6.5) that applies to all new buildings and additions and alterations.
OS908.100	Otago Regional Council	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I seek to have the above provision amended	Amend Rule 18.6.18 (Standards Harbourside Edge) by altering the Harbourside Edge Public Walkway and Access mapped area so that the Harbourside Edge Public Access (shown coloured in green) is depicted as an 'indicative' public access. Developers should provide access through each site at a location to be determined.

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FS2381.517	Otago Regional Council	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I support the submission	Support OS749.25 (in part). Allow submission and delete the prescriptive building standards (with the exception of the maximum building height limits) and remove the discretionary or noncomplying activity status when the standards are not met.
FS2381.521	Otago Regional Council	Rule 18.6 Development Performance Standards (0)	18.6.18 Standards Harbourside Edge (10)		I oppose the submission	Oppose OS308.298. Disallow submission and in particular provide greater flexibility for buildings along Birch and Kitchener streets (Rule 18.6.18.1), mark the location of links through to Birch and Kitchener streets as indicative only (Rule 18.6.18.3), and amend the plan so that the public walkway avoids the coastal marine area and does not occupy the slipway site until such time as operations cease and operational infrastructure is removed.
OS826.16	Moi Bien Investments Ltd	Rule 18.6 Development Performance Standards (0)	18.6.19 Verandahs (1)		I oppose the provision	Remove Rule 18.6.19.2 Verandahs as far as it relates to the Neighbourhood Centre Zone
OS252.46	Carol Devine	18. Commercial and Mixed Use Zones (4)	General Comments (4)		I seek to have the above provision amended	Ensure the Commercial Mixed Use zone provisions that apply to View Street take into account the fact that the street is entirely residential.
OS317.61	Property Council New Zealand	18. Commercial and Mixed Use Zones (4)	General Comments (4)		I seek to have the above provision amended	Review objectives, policies, rules and overlay rules to ensure they do not contradict each other and will not result in an inappropriate number of activities being forced through consenting process.
OS394.31	Robert Francis Wyber	18. Commercial and Mixed Use Zones (4)	General Comments (4)		I seek to have the above provision amended	Amend the Commercial and Mixed Use Zones section to reinforce that Dunedin's strongest and most important retail and pedestrian core is located between Frederick Street and the Exchange (along George St, the Octagon, Lower Stuart Street, and the first part of Princes Street).
FS2429.155	Elizabeth Kerr	18. Commercial and Mixed Use Zones (4)	General Comments (4)		I support the submission	Support OS252.46. Allow submission.
OS743.48	Elizabeth Kerr	Mapping of 'Mapped Areas'	Harbourside Edge Public Walkway and Access		I seek to have the above provision amended	Review boundary of the Harbourside Edge Public Walkway mapped area to include the following properties: 31-33 Thomas Burns St, 21 Fryatt St, 25-27 Fryatt St, 5 Willis St, and the two heritage wharfedocks at Fryatt Wharf (located closest to the Monarch berth) and their associated section of wharf.
OS205.3	Stride Property Limited	Mapping of 'Mapped Areas'	Primary Pedestrian Street Frontage	35 MacLaggan Street, Dunedin Central.	I support the provision	Retain exclusion of the site at 35 MacLaggan Street from the primary pedestrian street frontage.
OS211.8	Harvey Norman Properties (NZ) Limited	Mapping of 'Mapped Areas'	Primary Pedestrian Street Frontage		I support the provision	Retain the exclusion of the Harvey Norman site from the primary pedestrian street frontage.
OS313.10	Z Energy Limited	Mapping of 'Mapped Areas'	Primary Pedestrian Street Frontage	185 Main South Road, Green Island	I support the provision	Retain the exclusion of 185 Main South Road, Green Island (Z Green Island) from the Primary Pedestrian Street Frontage mapped area.
OS360.223	Dunedin City Council	Mapping of 'Mapped Areas'	Primary Pedestrian Street Frontage	Beach St, Port Chalmers	I seek to have the above provision amended	Adjust Primary Pedestrian Street Frontage Mapped Area by removing it from the tunnel entrance on Beach Street, Port Chalmers (area of designation D422).
OS360.224	Dunedin City Council	Mapping of 'Mapped Areas'	Primary Pedestrian Street Frontage	17 Mailer St	I seek to have the above provision amended	Adjust Primary Pedestrian Street Frontage Mapped Area by extending it along 17 Mailer Street / corner of McCrea Street, Mornington.
OS877.17	Progressive Enterprises Limited	Mapping of 'Mapped Areas'	Primary Pedestrian Street Frontage	43 Mailer Street	I oppose the provision	Remove the Primary and Secondary Pedestrian Street Frontages from 43 Mailer St.
OS205.4	Stride Property Limited	Mapping of 'Mapped Areas'	Secondary Pedestrian Street Frontage	35 MacLaggan Street, Dunedin Central.	I support the provision	Retain exclusion of the site at 35 MacLaggan Street from Secondary pedestrian frontage.
OS211.9	Harvey Norman Properties (NZ) Limited	Mapping of 'Mapped Areas'	Secondary Pedestrian Street Frontage	20 MacLaggan St / 201 Rattray St	I support the provision	Retain exclusion of Harvey Norman site from Secondary pedestrian frontage
OS313.2	Z Energy Limited	Mapping of 'Mapped Areas'	Secondary Pedestrian Street Frontage	185 Main South Road, Green Island	I oppose the provision	Remove Secondary Pedestrian Street Frontage mapping from frontage of 185 Main South Road, Green Island (Z Green Island) and the land immediately to the east of the service station site, containing the Green Island bowling and tennis club (183 and 183a Green Island). Alternatively amend Objective 18.2.3 and associated policies, as identified in submission points 313.3, 313.4 and 313.5.
OS360.222	Dunedin City Council	Mapping of 'Mapped Areas'	Secondary Pedestrian Street Frontage	2 Manse St	I seek to have the above provision amended	Adjust Secondary Pedestrian Street Frontage Mapped Area by extending it along 2 Manse Street, Central Dunedin.
OS877.16	Progressive Enterprises Limited	Mapping of 'Mapped Areas'	Secondary Pedestrian Street Frontage	279 Highgate, Roslyn	I oppose the provision	Remove Secondary Pedestrian Street Frontage from 279 Highgate, Roslyn.

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OS877.18	Progressive Enterprises Limited	Mapping of 'Mapped Areas'	Secondary Pedestrian Street Frontage	309 Cumberland Street	I oppose the provision	Remove the Secondary Pedestrian Street Frontage around 309 Cumberland St.
OS317.59	Property Council New Zealand	Zoning	Zoning - Commercial Mixed Use Zones (13)		I seek to have the above provision amended	Change the zoning of the Trade Related Zone to combine with industrial zoned land as a new South Dunedin Commercial and Mixed Use Zone, which allows both trade related and industrial activities. The zone boundaries would be from the east of Strathallan Street, and would include all the industrial and trade-related zoned land in South Dunedin. Make consequential changes, including to Policy 18.2.16.
OS317.62	Property Council New Zealand	Zoning	Zoning - Commercial Mixed Use Zones (13)		I seek to have the above provision amended	Change the zoning of all Industrial Zoned land to one of the Commercial and Mixed Use Zones or create a new Commercial Mixed Use Zone. Consequentially combine Industrial Zone provisions into the Commercial and Mixed Use Zone provisions and delete separate Industrial Zones.
OS394.90	Robert Francis Wyber	Zoning	Zoning - Commercial Mixed Use Zones (13)		I seek to have the above provision amended	Reduce the effective area of land available for general retailing within 5km of the Octagon other than in George Street, the Octagon, Lower Stuart Street, the upper part of Princes Street and South Dunedin centre
FS2012.1	LRS Properties	Zoning	Zoning - Commercial Mixed Use Zones (13)		I oppose the submission	Oppose OS317.62 (in part). Disallow submission and retain industrial zoning for 557 Kalkorai Valley Road.
FS2086.3	Foodstuffs South Island Properties Limited	Zoning	Zoning - Commercial Mixed Use Zones (13)		I support the submission	Support OS317.59. Allow submission and make the changes requested by submitter.
FS2189.3	Tony MacColl	Zoning	Zoning - Commercial Mixed Use Zones (13)		I oppose the submission	Oppose OS317.62. Disallow submission.
FS2398.49	AgResearch Limited	Zoning	Zoning - Commercial Mixed Use Zones (13)		I oppose the submission	Oppose OS317.62. Disallow submission.
FS2430.7	Calder Stewart Development Limited	Zoning	Zoning - Commercial Mixed Use Zones (13)		I support the submission	Support OS317.62 (in part). Allow submission and re-zone parts of the existing Industrial Zoned land in Dunedin to a Commercial and Mixed Use-Zone in areas where there is a clearly emerging commercial and industrial mixed use if activities.
FS2444.10	Waste Management (NZ) Limited	Zoning	Zoning - Commercial Mixed Use Zones (13)		I oppose the submission	Oppose OS317.62. Disallow submission
FS2451.2	Cadbury Limited	Zoning	Zoning - Commercial Mixed Use Zones (13)		I support the submission	Support OS317.62 (in part). Allow the submission and rezone some industrial land as commercial mixed use zone.
FS2481.1	Ravensdown Limited	Zoning	Zoning - Commercial Mixed Use Zones (13)		I oppose the submission	Oppose OS317.62. Disallow submission
FS2487.63	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Zoning	Zoning - Commercial Mixed Use Zones (13)		I oppose the submission	Oppose OS317.62. Disallow submission.
OS86.1	Cavendish Chambers Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	1 and 3 Clark St; 201, 205, 211, 218, 219 and part 226 High St; 34A Stafford St	I seek to have the above provision amended	Change zoning of 1 and 3 Clark St, 201, 205, 211, 218, 219 and part 226 High Street, and 34A Stafford St from Inner City Residential to Central Business District.
OS202.1	Meadowflower Holdings Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	20, 22, 35 & 45 MacLaggan St, 2 Clark St, 184 & 204 High St, 180 & 200 Rattray St, and 45 & 49 Dowling St	I oppose the provision	Change the zoning of 20, 22, 35 & 45 MacLaggan St, 2 Clark St, 184 & 204 High St, 180 & 200 Rattray St, and 45 & 49 Dowling St from CBD Edge Commercial Zone to Central Business District Zone, or amend rules so that office activities are permitted at 22 MacLaggan Street.
OS205.1	Stride Property Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	35 MacLaggan St, 180 & 200 Rattray St, and 45 & 49 Dowling St	I oppose the provision	Change the zoning of 35 MacLaggan St, 180 & 200 Rattray St, and 45 & 49 Dowling St from CBD Edge Commercial Zone to CBD Zone.
OS211.1	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	Corner of Rattray and MacLaggan Street	I oppose the provision	Change the zoning of the corner of Rattray and MacLaggan Streets, occupied by Harvey Norman, The Warehouse, and the Speight's/Lion Nathan (see plan attached to submission) from CBD Edge Commercial Zone to Central Business District Zone; or zone the land described above as a special zone which recognises the unique mix of

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						activities within the premises, and provide for these activities as permitted activities; or amend rules so that office activities are permitted within the Harvey Norman site.
OS256.1	Paul & Angela Carter	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	45 Dowling Street	I seek to have the above provision amended	Change the zoning of 45 Dowling Street from Industrial to Central Business District.
OS257.1	Kevin & Doreen Carter	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	45 Dowling Street, Dunedin Central	I seek to have the above provision amended	Change the zoning of 45 Dowling Street, Dunedin Central from Industrial zone to Central Business District zone.
OS317.56	Property Council New Zealand	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	Princes St	I seek to have the above provision amended	Change the zoning of Princes St from Princes, Parry and Harrow Street Zone to Central Business District Zone with added flexibility for the industrial, trade and yard based retail activities, should they wish to be located here. Make consequential changes, including to Policy 18.2.16.
OS317.58	Property Council New Zealand	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	Smith St/York Place Zone	I seek to have the above provision amended	Change the zoning of the Smith Street and York Place Zone to Central Business District Zone.
OS381.1	Bruce Ian Chisholm	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	1 and 3 Clark St, 201, 205, 211, 218, 219, and part 226 High St, 34A Stafford St	I seek to have the above provision amended	Change zoning of properties on 1 and 3 Clark St, 201, 205, 211, 218, 219, and part 226 High St, 34A Stafford St from Inner City Residential to Central Business District.
OS551.12	Otago Land Group Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	Cumberland Street - CBD Edge Commercial Zone	I oppose the provision	Change the zoning of the CBD Edge Commercial Zone on Cumberland Street between Moray Place and Hanover Street to the CBD Zone.
OS819.1	Aorangi Laboratories Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	45 MacLaggan Street, Dunedin	I oppose the provision	Change the zoning of 45 MacLaggan Street, Dunedin, from CBD Edge Commercial zoning to Central Business District zone.
OS896.8	Scenic Circle Hotels Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the provision	Retain the Central Business District Zone as a focus of employment, retail, entertainment, leisure, visitor accommodation and art and culture activities.
OS896.21	Scenic Circle Hotels Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	123 Princes Street, Dunedin	I support the provision	Retain Central Business District zoning for Scenic Hotel at 123 Princes Street
OS896.22	Scenic Circle Hotels Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	118 High Street, Dunedin	I support the provision	Retain Central Business District zoning for Scenic Hotel at 118 High Street
OS929.5	Niblick Trust	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	21 Frederick Street	I oppose the provision	Change the zoning over the northern part of 21 Frederick Street, Dunedin and from Campus zone to Central Business District zone.
OS960.1	Mount Ida Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	184 High Street, Dunedin	I oppose the provision	Change zoning of 184 High Street, Dunedin from CBD Edge Commercial Zone to Central Business District Zone.
OS984.1	Orari Street Property Investments Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	14, 20, 22, 26, 30 and 32 Albany Street and 354 Great King Street, Dunedin	I oppose the provision	Change the zoning of 14, 20, 22, 26, 30 and 32 Albany Street and 354 Great King Street, Dunedin from Neighbourhood Centre to Central Business District.
OS1010.1	Orari Street Property Investments Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		Not Stated	MERGED SUBMISSION into 984
OS1039.1	Bowen Family Trust	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	2 Clark Street, Dunedin Central	I seek to have the above provision amended	Change the zoning of 2 Clark Street, Dunedin Central from CBD Edge Commercial zone to Central Business District zone.
OS1039.5	Bowen Family Trust	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)	2 Clark Street, 22 and 45 MacLaggan Street, and 184 and 204 High Street	I seek to have the above provision amended	Change the zoning of 22 and 45 MacLaggan Street, 2 Clark Street and 184 and 204 High Street (marked area A, B and C on map in submission) from CBD Edge Commercial zone to Central Business District zone
FS2020.7	Jeffrey Herkt	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS1039.1. Allow submission and change the zoning of 2 Clark Street from CBD Edge Commercial zone to Central Business District zone.
FS2020.8	Jeffrey Herkt	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS819.1. Allow submission and re-zone 45 MacLaggan street from CBD Edge Commercial to Central Business District.
FS2086.4	Foodstuffs South Island Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS551.12. Allow submission to change the zoning of the CBD Edge Commercial Zone on Cumberland Street between Moray Place and Hanover Street to the CBD Zone.
FS2189.2	Tony MacColl	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I oppose the submission	Oppose OS317.58. Disallow submission.
FS2246.1	Bowen Family Trust	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS381.1. Allow submission and change zoning of properties as requested by the original submitter.

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FS2282.2	Meadowflower Holdings Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS960.1. Allow submission and change zoning of 184 High Street from CBD Edge Commercial Zone to Central Business District Zone.
FS2282.3	Meadowflower Holdings Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS1039.1. Allow submission and change the zoning of 2 Clark Street from CBD Edge Commercial zone to Central Business District zone.
FS2282.4	Meadowflower Holdings Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS1039.5. Allow the submission and change the zoning of 22 and 45 MacLaggan Street, 2 Clark Street and 184 and 204 High Street from CBD Edge Commercial zone to Central Business District zone
FS2282.5	Meadowflower Holdings Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS205.1. Allow submission and change the zoning of 35 MacLaggan St, 180 & 200 Rattray St, and 45 & 49 Dowling St from CBD Edge Commercial Zone to CBD Zone.
FS2282.6	Meadowflower Holdings Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS211.1. Allow the submission and change the zoning of 20, 22, 35 & 45 MacLaggan St, 2 Clark St, 184 & 204 High St, 180 & 200 Rattray St, and 45 & 49 Dowling St from CBD Edge Commercial Zone to Central Business District Zone.
FS2362.1	Patricia Marlene McKibbin	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I oppose the submission	Oppose 381.1. Disallow submission and retain Inner City Residential zone of the north side of High Street.
FS2362.2	Patricia Marlene McKibbin	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I oppose the submission	Oppose OS86.1. Disallow submission and retain Inner City Residential zone of the north side of High Street .
FS2393.6	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS960.1. Allow submission and change zoning of 184 High Street from CBD Edge Commercial Zone to Central Business District Zone.
FS2393.7	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS1039.1. Allow submission and change the zoning of 2 Clark Street from CBD Edge Commercial zone to Central Business District zone.
FS2393.8	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS1039.5. Allow the submission and change the zoning of 22 and 45 MacLaggan Street, 2 Clark Street and 184 and 204 High Street from CBD Edge Commercial zone to Central Business District zone
FS2393.9	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS256.1. Allow submission and change the zoning to Central Business District.
FS2393.10	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS257.1. Allow submission and change the zoning to CBD.
FS2393.11	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS202.1. Allow submission and change the zoning to Central Business District.
FS2393.12	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS205.1. Allow submission and change the zoning from CBD Edge Commercial Zone to Central Business District Zone.
FS2402.2	Stride Property Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS960.1. Allow submission and change zoning of 184 High Street from CBD Edge Commercial Zone to Central Business District Zone.
FS2402.3	Stride Property Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS1039.1. Allow submission and change the zoning of 2 Clark Street from CBD Edge Commercial zone to Central Business District zone.
FS2402.4	Stride Property Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS1039.5. Allow the submission and change the zoning of 22 and 45 MacLaggan Street, 2 Clark Street and 184 and 204 High Street from CBD Edge Commercial zone to Central Business District zone
FS2402.5	Stride Property Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS205.1. Allow submission and change the zoning of 35 MacLaggan St, 180 & 200 Rattray St, and 45 & 49 Dowling St from CBD Edge Commercial Zone to CBD Zone.
FS2402.6	Stride Property Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS211.1. Allow the submission and change the zoning of 20, 22, 35 & 45 MacLaggan St, 2 Clark St, 184 & 204 High St, 180 & 200 Rattray St, and 45 & 49 Dowling St from CBD Edge Commercial Zone to Central Business District Zone.
FS2477.2	Gourley Investments Limited	Zoning - Commercial Mixed Use Zones (13)	Central Business District Zone (47)		I support the submission	Support OS1039.1 (in part). Allow submission and rezone 2 Clark Street to CBD, but retain minimum height of 1 storey.
OS313.9	Z Energy Limited	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)		I support the provision	Retain Principal Centre zoning for 185 Main South Road, Green Island (Z Green Island).
OS597.5	Philip Gilchrist	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)	South Dunedin - Principal Centre	I support the provision	Retain the Principal Centre zone in South Dunedin.
OS866.2	Harborough Properties Limited (HPL)	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)	Corner block of 19 titles between Macandrew Rd, Glasgow St, and Reid Road	I oppose the provision	Change zoning of 19 specified areas between Macandrew Rd, Glasgow St, and Reid Road from Trade Related zone to Principle Centre zone.
OS930.1	Calder Stewart Development Limited	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)	64 Hillside Road, 205, 215, 265, 223 and 227 Andersons Bay Road and 1, 4, 5, 9, 13 and 15 Kensington Ave, South Dunedin	I seek to have the above provision amended	Change the zoning of 64 Hillside Road, 205, 215, 265, 223 and 227 Andersons Bay Road and 1, 4, 5, 9, 13 and 15 Kensington Ave, South Dunedin from Trade Related zone to Principal Centre zone. Alternatively, amend Rules 18.3.5.3.b (bulky goods retail), 18.3.5.8.b (food and beverage retail less than 1500 m2 floor area), 18.3.5.11.b (general retail less than 1500 m2) and 18.3.5.12.b (general retail more

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						than 1500 m2) to be restricted discretionary activities for these properties. Limit discretion in Rule 18.10.2 to: 'the activity does not conflict with objectives 2.3.1, 2.3.3 and 2.4.3 and does not generate adverse effects on the vitality and viability of the central business district and other centres'. Make any necessary consequential changes, including to objectives and policies, performance standards and assessment rules.
OS1013.1	MM Group One Limited	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)	64 Hillside Road, 205, 215, 223, and 265 Andersons Bay Road, and 1, 4, 5, 9, and 13 Kensington Avenue	I seek to have the above provision amended	Change the zoning of 64 Hillside Road, 205, 215, 265, 223 and 227 Andersons Bay Road and 1, 4, 5, 9, 13 and 15 Kensington Ave, South Dunedin from Trade Related Zone to Principal Centre Zone. Alternatively, amend Rules 18.3.5.3.b (bulky goods retail), 18.3.5.8.b (food and beverage retail less than 1500 m2 floor area), 18.3.5.11.b (general retail less than 1500 m2) and 18.3.5.12.b (general retail more than 1500 m2) to be restricted discretionary activities for these properties. Limit discretion Rule 18.10.2 to: 'the activity does not conflict with objectives 2.3.1, 2.3.3 and 2.4.3 and does not generate adverse effects on the vitality and viability of the central business district and other centres'. Make any necessary consequential changes, including to objectives and policies, performance standards and assessment rules.
OS1019.1	Kenton Investments Limited	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)	64 Hillside Road, 205, 215, 265, 223 and 227 Andersons Bay Road and 1, 4, 5, 9, 13 and 15 Kensington Ave, South Dunedin	I seek to have the above provision amended	Change the zoning of 64 Hillside Road, 205, 215, 265, 223 and 227 Andersons Bay Road and 1, 4, 5, 9, 13 and 15 Kensington Ave, South Dunedin from Trade Related zone to Principal Centre zone. Alternatively, amend Rules 18.3.5.3.b (bulky goods retail), 18.3.5.8.b (food and beverage retail less than 1500 m2 floor area), 18.3.5.11.b (general retail less than 1500 m2) and 18.3.5.12.b (general retail more than 1500 m2) to be restricted discretionary activities for these properties. Limit discretion in Rule 18.10.2 to: 'the activity does not conflict with objectives 2.3.1, 2.3.3 and 2.4.3 and does not generate adverse effects on the vitality and viability of the central business district and other centres'. Make any necessary consequential changes, including to objectives and policies, performance standards and assessment rules.
FS2036.6	Minaret Property Investments	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)	205, 215, 223 and 227 Andersons Bay Road	I support the submission	Support OS930.1 (in part). Allow the submission and rezone 205, 215, 223 and 227 Andersons Bay Road from Trade Related zone to Principal Centre zone.
FS2067.6	Oakwood Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)		I support the submission	Support OS930.1 (in part). Accept the submission and change the zoning of 205, 215, 223 and 227 Andersons Bay Road from Trade Related to Principal Centre.
FS2173.15	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Principal Centre Zone (9)		I support the submission	Support OS930.1 (in part). Allow submission and rezone area defined in submission 930.1 to Principal Centre zone.
OS153.1	Darling Realty Property Management	Zoning - Commercial Mixed Use Zones (13)	Suburban Centre Zone (3)	Roslyn Centre	I support the provision	Retain the Suburban Centre Zone for Roslyn Village.
OS877.20	Progressive Enterprises Limited	Zoning - Commercial Mixed Use Zones (13)	Suburban Centre Zone (3)	47, 47A, 51, 55, 57, 59 Gordon Road, 62 Church St, Mosgiel	I seek to have the above provision amended	Change zoning of 47, 47A, 51, 55, 57, 59 Gordon Road, 62 Church St, Mosgiel from General Residential 2 Zone to Suburban Centre Zone.
OS980.1	Almatoka Ltd	Zoning - Commercial Mixed Use Zones (13)	Suburban Centre Zone (3)	314 Highgate	I seek to have the above provision amended	Zone 314 Highgate as Suburban Centre instead of General Residential 1.
OS199.11	The Roman Catholic Bishop of the Diocese of Dunedin	Zoning - Commercial Mixed Use Zones (13)	Neighbourhood Centre Zone (4)	388/388A/400/394 Great King Street	I oppose the provision	Review the zoning of 388/388A/400/394 Great King Street and its description (clause 18.1.1.2) to more accurately reflect the wider community significance of the site and adjacent area, together with rewording of the relevant objectives (18.2.1.c) and policies (18.2.1.8/18.2.2.7) and the related rules to better reflect the existing and future community use of the natural and physical resources of the site (18.3.3/18.3.3.5/18.3.3.15/18.3.3.17/18.3.3.22)
OS308.285	University of Otago	Zoning - Commercial Mixed Use Zones (13)	Neighbourhood Centre Zone (4)		I support the provision	Retain Neighbourhood Centre zoning for the block contained by George, Union, Great King and Albany Streets and the adjoining south side of Albany Street, except where currently zoned Campus.
OS929.1	Niblick Trust	Zoning - Commercial Mixed Use Zones (13)	Neighbourhood Centre Zone (4)	3, 5, 7, 8, 10, 12 Emily Siederbergh Plce ; 10 & 10A Malcolm St; 19 Gowland St	I oppose the provision	Change the zoning of 3, 5, 7, 8, 10, and 12 Emily Siederbergh Place and 10 and 10a Malcolm Street, and 19 Gowland Street, Dunedin and from Campus zone to Neighbourhood Centre zone.

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FS2475.3	The Roman Catholic Bishop of the Diocese of Dunedin	Zoning - Commercial Mixed Use Zones (13)	Neighbourhood Centre Zone (4)		I oppose the submission	Oppose 308.285. Disallow submission.
OS852.1	Roslyn Gardens Limited	Zoning - Commercial Mixed Use Zones (13)	Neighbourhood Convenience Centre Zone (3)	94, 96 Taiari Road, Kaikorai	I oppose the provision	Change the zoning of 94, 96 Taiari Road, Kaikorai from General Residential 1 to Neighbourhood Convenience Centre.
OS1087.1	Philip Gilchrist Architect	Zoning - Commercial Mixed Use Zones (13)	Neighbourhood Convenience Centre Zone (3)		I support the provision	Retain the Neighbourhood Convenience Centre zoning at Kaikorai North (Taiari Road / Nairn Street).
FS2257.1	Martene Robertson	Zoning - Commercial Mixed Use Zones (13)	Neighbourhood Convenience Centre Zone (3)		I oppose the submission	Oppose OS852.1. Disallow submission and retain the General Residential 1 Zone as proposed in the 2GP.
OS360.190	Dunedin City Council	Zoning - Commercial Mixed Use Zones (13)	Rural Centre Zone (1)	2 Waikouaiti-Waitati Road, Merton	I seek to have the above provision amended	Change zoning of 2 Waikouaiti-Waitati Road, Merton from Rural Coastal zone to Rural Centre zone.
OS737.40	Port Otago Limited	Zoning - Commercial Mixed Use Zones (13)	Harbourside Edge Zone (4)	Fryatt Street	I seek to have the above provision amended	Change the zoning of the land occupied by warehouses on the southern side of Fryatt Street (adjacent to Steamer Basin) from Industrial Port Zone to Harbourside Edge Zone. Make all necessary consequential changes, including the zone description and Objective 18.2.1.
OS749.18	Chalmers Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Harbourside Edge Zone (4)		I oppose the provision	Remove Industrial Port Zone from land occupied by warehouses on the southern side of Fryatt Street adjoining Steamer Basin, and rezone as Harbourside Edge Zone. Make and necessary consequential changes, including to introduction and Objective 18.2.1.
OS908.101	Otago Regional Council	Zoning - Commercial Mixed Use Zones (13)	Harbourside Edge Zone (4)		I seek to have the above provision amended	Remove the Harbourside Edge Zone and replace with the Harbourside Zone contained in the operative District Plan.
OS939.14	Lea Werner	Zoning - Commercial Mixed Use Zones (13)	Harbourside Edge Zone (4)		I seek to have the above provision amended	Change zoning of Portsmouth Drive from Strathallan Street to Portobello Road, with a southwest boundary of one industrial / commercial property site set back from Portsmouth Drive, from Industrial Zone to Harbourside Edge zone. Make consequential changes as necessary, including to Policy 2.3.2.3.
OS157.1	Technology Holding Properties	Zoning - Commercial Mixed Use Zones (13)	Princes, Parry and Harrow Street Zone (4)	Hanover Street (southern side)	I seek to have the above provision amended	Change the zoning of the southern side of Hanover Street from Industrial Zone to the Princes Parry and Harrow Street Zone.
OS173.1	Anthony Guy	Zoning - Commercial Mixed Use Zones (13)	Princes, Parry and Harrow Street Zone (4)	193-243 Hanover Street, Dunedin	I seek to have the above provision amended	Change zoning of 193-243 Hanover Street from Industrial to Princes, Parry and Harrow Street Zone
OS916.24	Bindon Holdings Ltd	Zoning - Commercial Mixed Use Zones (13)	Princes, Parry and Harrow Street Zone (4)	Anzac Avenue, Minerva Street, Ravensbourne Road	I support the provision	Retain the Princes, Parry and Harrow Street Zone for the area bounded by Anzac Avenue, Minerva Street and Ravensbourne Road (refer map in submission)
OS1036.1	Beven O'Callaghan	Zoning - Commercial Mixed Use Zones (13)	Princes, Parry and Harrow Street Zone (4)	57 Anzac Avenue, Dunedin Central	I support the provision	Retain Princes, Parry and Harrow Street Zone and related provisions for 57 Anzac Avenue, Dunedin Central.
OS230.1	Roy Kenny	Zoning - Commercial Mixed Use Zones (13)	Smith Street and York Place Zone (1)		I support the provision	Retain the Smith Street York Place Zone.
OS317.57	Property Council New Zealand	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)	Parry and Harrow Sts	I seek to have the above provision amended	Change the zoning of Parry and Harrow St from Princes, Parry and Harrow Street Zone to CBD Edge Zone and be more permissive of activities. Make consequential changes, including to Policy 18.2.16.
OS652.5	Oamaru Property Limited	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)	360 Cumberland Street	I support the provision	Retain CBD Edge Commercial zone for the block containing 360 Cumberland Street, bounded by Cumberland Street, St Andrew Street and Castle Street.

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OS899.15	Capri Enterprises Limited	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)		I support the provision	Retain the CBD Edge Commercial Zone located at the southern part of Crawford and Cumberland Street.
OS899.17	Capri Enterprises Limited	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)		I support the provision	Retain the CBD Edge Commercial Zone for Capri's landholdings (area bounded by Jervois Street, Crawford Street, Cumberland Street and Andersons Bay Road.
OS1024.3	Lion - Beer, Spirits & Wine (NZ) Limited (Lion)	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)	180 Rattray Street, Central Dunedin	I oppose the provision	Change the zoning of 180 Rattray Street, Central Dunedin from Industrial zone to CBD Edge Commercial zone.
OS1024.4	Lion - Beer, Spirits & Wine (NZ) Limited (Lion)	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)	20 MacLaggan Street, 201 Rattray Street, Dunedin Central	I support the provision	Retain CBD Edge Commercial zoning for part of 20 MacLaggan Street and part of 201 Rattray Street, Dunedin Central (Lot D in attached map).
FS2142.6	University of Otago	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)	Parry and Harrow Sts	I oppose the submission	Oppose OS317.57 (in part). Disallow submission where it relates to University owned property on Anzac Avenue.
FS2149.6	Otago Land Group Limited	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)		I oppose the submission	Oppose OS652.5 (in part). Disallow submission in relation to Otago Land Group land at the northern end of the block containing 360 Cumberland Street, and rezone as Central Business District Zone.
FS2393.3	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)		I oppose the submission	Oppose OS1024.3. Disallow submission.
FS2393.4	Harvey Norman Properties (NZ) Limited	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)		I oppose the submission	Oppose OS1024.4. Disallow submission.
FS2471.1	Bindon Holdings Ltd	Zoning - Commercial Mixed Use Zones (13)	CBD Edge Commercial Zone (12)		I support the submission	Support OS317.57 (in part). Allow submission and ensure that the area proposed to be zoned Princes Parry Harrow Zone is less restrictive in terms of prescribing different activity status
OS551.13	Otago Land Group Limited	CBD Edge Commercial Zone (12)	St Andrew Street/Hanover Street Block		I support the provision	Amend Rule 18.3.3. to permit hospital activities in the part of the CBD Edge Commercial Zone at the north end of Cumberland Street, consistent with Policy 18.2.1.10. See submission for map of area.
OS652.2	Oamaru Property Limited	CBD Edge Commercial Zone (12)	St Andrew Street/Hanover Street Block		I oppose the provision	Amend Rule 18.3.5 'Activity status table - Land use activities, CBD Edge Commercial Zone) to permit Training and Education within the northern part of the CBD Edge Commercial Zone (bounded by St Andrew St, Cumberland St, Hanover St and Castle St).
OS652.7	Oamaru Property Limited	CBD Edge Commercial Zone (12)	St Andrew Street/Hanover Street Block		I seek to have the above provision amended	Amend Rule 18.3.5 'Activity status table - Land use activities, CBD Edge Commercial Zone) to permit registered health practitioners within the northern part of the CBD Edge Commercial Zone, bounded by St Andrew St, Cumberland St, Hanover St and Castle St.
OS652.8	Oamaru Property Limited	CBD Edge Commercial Zone (12)	St Andrew Street/Hanover Street Block		I seek to have the above provision amended	Amend Rule 18.3.5.10 (office, CEC zone) to permit office activity within the northern part of the CEC Zone (bounded by St Andrew St, Cumberland St, Hanover St and Castle St).
FS2149.4	Otago Land Group Limited	CBD Edge Commercial Zone (12)	St Andrew Street/Hanover Street Block		I support the submission	Support OS652.2. Allow submission and amend Rule 18.3.5 to permit Training and Education within the northern part of the CBD Edge Commercial Zone.
FS2149.8	Otago Land Group Limited	CBD Edge Commercial Zone (12)	St Andrew Street/Hanover Street Block		I support the submission	Support OS652.7. Allow submission and amend Rule 18.3.5 to permit registered health practitioners within the northern part of the CBD Edge Commercial Zone.
FS2149.9	Otago Land Group Limited	CBD Edge Commercial Zone (12)	St Andrew Street/Hanover Street Block		I support the submission	Support OS652.8. Allow submission and amend Rule 18.3.5.10 to permit office activity within the northern part of the CBD Edge Commercial Zone.
FS2173.5	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	CBD Edge Commercial Zone (12)	St Andrew Street/Hanover Street Block		I support the submission	Support OS551.13. Allow submission and make changes as requested by the submitter.
OS713.9	Foodstuffs South Island Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Trade Related Zone (31)	Land between Tuakina Road, Portsmouth Drive, east of Midland Street and Timaru Street.	I oppose the provision	Change zoning of land at Tukakina Road and Midland Street between Timaru Street and Portsmouth Drive, from Industrial to Trade Related.

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OS713.10	Foodstuffs South Island Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Trade Related Zone (31)		I support the provision	Retain Trade Related Zone.
FS2149.14	Otago Land Group Limited	Zoning - Commercial Mixed Use Zones (13)	Trade Related Zone (31)		I oppose the submission	Oppose OS713.10. Disallow submission and do not retain the Trade Related Zone.
FS2173.8	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Trade Related Zone (31)		I oppose the submission	Oppose OS713.10. Disallow submission.
FS2321.3	Chalmers Properties Limited	Zoning - Commercial Mixed Use Zones (13)	Trade Related Zone (31)		I support the submission	Support OS713.9. Allow submission and change zoning of land at Turakina Road and Midland Street between Timaru Street and Portsmouth Drive from Industrial Zone to Trade Related Zone.
OS194.7	Colin Weatherall	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)	Brighton	I oppose the provision	Retain existing harbourside zone provisions in line with the mediated outcome (Environment Court) and associated recommendations for the resolved harbour side plan change (operative District Plan).
OS317.63	Property Council New Zealand	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I seek to have the above provision amended	Change the zoning of the Trade Related Zone to combine with industrial zoned land as a new South Dunedin Commercial and Mixed Use Zone, which allows both trade related and industrial activities. The zone boundaries would be from the east of Strathallan Street, and would include all the industrial and trade-related zoned land in South Dunedin.
OS725.2	Otago Regional Council	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I seek to have the above provision amended	MERGED SUBMISSION into 908
OS749.29	Chalmers Properties Limited	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I oppose the provision	Amend Rule 19.3.3 (Activity status table) by including all activities permitted within the Trade Related Zone as a permitted activity.
OS894.2	Alistair Evans Broad	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		Not Stated	WITHDRAWN
OS908.98	Otago Regional Council	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I seek to have the above provision amended	Remove the entire Harbourside Edge Zone (including all objectives, policies and rules) and re-instate the Harbourside Zone provisions in the operative District Plan.
FS2036.5	Minaret Property Investments	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I support the submission	Support OS317.63. Allow submission and make the changes sought by the submitter.
FS2051.3	Progressive Enterprises Limited	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I support the submission	Support OS317.63. Allow submission and make the changes requested by the submitter.
FS2067.5	Oakwood Properties Limited	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I support the submission	Support OS317.63. Allow submission and rezone the Trade Related Zone and industrial land in the South Dunedin area to new commercial zone.
FS2149.28	Otago Land Group Limited	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I support the submission	Support OS317.63. Allow submission and make changes as requested by submitter.
FS2173.3	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I support the submission	Support OS317.63. Allow submission and make changes as requested by the submitter.
FS2173.13	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I support the submission	Support OS749.29. Allow submission
FS2321.9	Chalmers Properties Limited	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I support the submission	Support OS908.98. Allow submission and remove the entire Harbourside Edge Zone and replace with the Harbourside Zone contained in the operative District Plan.
FS2430.6	Calder Stewart Development Limited	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I support the submission	Support OS317.63 (in part). Allow submission and re-zone part of the industrial zoned land in South Dunedin to a Commercial and Mixed Use Zone (if submission point OS930.1 is not adopted).

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FS2487.75	BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Zoning - Commercial Mixed Use Zones (13)	New suggested Commercial Mixed Use zone (36)		I oppose the submission	Oppose OS749.29. Disallow submission and do not amend Rule 19.3.3.16.
OS271.2	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area	Andersons Bay Road	I oppose the provision	Change the zoning of the Trade Related Zone to a new Andersons Bay Road Mixed Use Commercial Zone. Include the property at 51 Timaru Street (Nichols Garden Centre) within the new zone (currently zoned Industrial). Make any other necessary consequential changes, including to zone description, objective, policy and rule wording.
OS551.1	Otago Land Group Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I oppose the provision	Amend Policy 2.3.2.4. to rename the Trade Related zone 'Andersons Bay Road Mixed Use Commercial Zone' and broaden the activities provided for, as follows: 'Amend Policy 2.3.2.4.a as follows: a. for the trade-related zones Andersons Bay Mixed Use Commercial Zone providing for appropriate retail, commercial and service activity including trade related retail, large format and bulky good retail, mixed with yard-based retail and industrial activities, and large supermarkets...
OS749.1	Chalmers Properties Limited	New suggested Commercial Mixed Use zone (36)		Portsmouth Drive - Andersons Bay, including all land zoned Trade Related	I seek to have the above provision amended	Amend the zoning of land between Portsmouth Drive and Andersons Bay Road, including all land zoned Trade Related, to a new mixed use commercial and industrial zone. Make necessary consequential changes to strategic directions, introduction, objectives and policies. See submission for full details. Alternatively, amend the extent of the Trade Related Zone to include the area between Andersons Bay Road and Portsmouth Drive.
OS749.17	Chalmers Properties Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area	Portsmouth Drive/Andersons Bay Road	I oppose the provision	Change the zoning of the Trade Related Zone to a new mixed use commercial and industrial zone that provides for industrial and commercial activities, including trade related retail.
OS749.36	Chalmers Properties Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area	Industrial Zone sites bounded by Timaru Street, Strathallen Street, Portsmouth Drive and Portobello Road	I oppose the provision	Change the zoning of Industrial Zone sites bounded by Timaru Street, Strathallen Street, Portsmouth Drive and Portobello Road to a mixed use commercial and industrial zone.
FS2036.1	Minaret Property Investments	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area	Andersons Bay Road, Portsmouth Drive (land in between)	I support the submission	Support OS749.17. Allow submission and change the zoning of the Trade Related Zone to a new mixed use commercial and industrial zone that provides for industrial and commercial activities, including trade related retail.
FS2036.2	Minaret Property Investments	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area	Andersons Bay Road/Portsmouth Drive (land in between)	I support the submission	Support OS749.1. Allow submission and make the changes requested by the submitter.
FS2036.3	Minaret Property Investments	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area	Industrial Zone sites bounded by Timaru Street, Strathallen Street, Portsmouth Drive and Portobello Road	I support the submission	Support OS749.36. Allow submission and change the zoning of Industrial Zone sites bounded by Timaru Street, Strathallen Street, Portsmouth Drive and Portobello Road to a mixed use commercial and industrial zone.
FS2036.4	Minaret Property Investments	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area	Andersons Bay Road	I support the submission	Support OS271.2. Allow submission and make the changes requested by the submitter.
FS2036.7	Minaret Property Investments	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS551.1.1. Allow submission and make changes requested by the original submitter.
FS2051.5	Progressive Enterprises Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area	Portsmouth Drive - Andersons Bay, including all land zoned Trade Related	I support the submission	Support OS749.1. Allow submission and make the changes requested by the submitter.
FS2051.8	Progressive Enterprises Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS271.2. Allow submission and make the changes requested by the submitter.
FS2051.10	Progressive Enterprises Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS551.1.1. Allow submission and make changes as requested by the original submitter.

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FS2067.1	Oakwood Properties limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.1. Allow the submission and create a new Commercial Mixed Use Zone between Andersons Bay Road and Portsmouth Drive.
FS2067.2	Oakwood Properties limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.17. Allow submission and change the zoning of the Trade Related Zone to a new mixed use commercial and industrial zone.
FS2067.3	Oakwood Properties limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.36. Allow submission and change the zoning of industrial zoned sites to a mixed use commercial and industrial zone.
FS2067.4	Oakwood Properties limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS271. Allow the submission and change the zoning of the Trade Related Zone to a new mixed use commercial zone.
FS2067.7	Oakwood Properties limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS551.1. Accept the submission and make changes requested by original submitter.
FS2086.2	Foodstuffs South Island Properties Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.1. Allow submission to amend the zoning of land between Portsmouth Drive and Andersons Bay Road, including all land zoned Trade Related, to a new mixed use commercial and industrial zone. Alternatively, amend the extent of the Trade Related Zone to include the area between Andersons Bay Road and Portsmouth Drive.
FS2086.6	Foodstuffs South Island Properties Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.36. Allow submission to change the zoning of Industrial Zone sites bounded by Timaru Street, Strathallen Street, Portsmouth Drive and Portobello Road to a mixed use commercial and industrial zone.
FS2149.15	Otago Land Group Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.1. Allow submission and rezone the land between Portsmouth Drive and Andersons Bay Road to a new commercial mixed use zone.
FS2149.16	Otago Land Group Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.16. Allow submission and change the zoning of the Trade Related Zone to a new mixed use commercial and industrial zone that provides for industrial and commercial activities, including trade related retail.
FS2149.17	Otago Land Group Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.36. Allow submission and change the zoning of Industrial Zone sites bounded by Timaru Street, Strathallen Street, Portsmouth Drive and Portobello Road to a mixed use commercial and industrial zone.
FS2149.18	Otago Land Group Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS212.2. Allow submission and change the zoning of the Trade Related Zone at Andersons Bay Road to a new commercial mixed use zone.
FS2173.9	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.1. Allow submission and make changes as requested by the submitter.
FS2173.10	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.17. Allow submission and make changes as requested by the submitter.
FS2173.11	Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.36. Allow submission and make changes as requested by the submitter.
FS2336.1	Z Energy Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I oppose the submission	Oppose OS271.2. Disallow submission and retain Trade Related Zone for 333 Andersons Bay Road.
FS2405.1	MM Group One Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS271.2. Allow the submission and change the zoning of the Trade Related Zone to a new Andersons Bay Mixed Use Commercial Zone.
FS2430.2	Calder Stewart Development Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.1. Allow submission and change the zoning of the land bordered by Portsmouth Drive, Portobello Road, Andersons Bay Road and Strathallen Street from Industrial and Trade Related Zone to a new mixed use commercial and industrial zone.
FS2430.3	Calder Stewart Development Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.17. Allow submission and change the zoning of the land bordered by Portsmouth Drive, Portobello Road, Andersons Bay Road and Strathallen Street from

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						Industrial and Trade Related Zone to a new mixed use commercial and industrial zone.
FS2430.4	Calder Stewart Development Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.36. Allow submission and change the zoning of the land bordered by Portsmouth Drive, Portobello Road, Andersons Bay Road and Strathallen Street from Industrial and Trade Related Zone to a new mixed use commercial and industrial zone.
FS2430.5	Calder Stewart Development Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS551.1. Allow submission if relief identified in primary submission point OS930.1 is not adopted.
FS2430.8	Calder Stewart Development Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS271.2 (in part). Allow submission and re-zone the Trade Related zone to a new Andersons Bay Road Mixed Use Commercial Zone, if submission point 930.1 is not accepted.
FS2445.1	Kenton Investments Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS271.2 (in part). Allow the submission and change the Trade Related Zone to a new Andersons Bay Road Mixed Use Commercial Zone.
FS2445.3	Kenton Investments Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.1. Allow the submission and amend the zoning of land between Portsmouth Drive and Andersons Bay Road to a new mixed use commercial and industrial zone.
FS2445.4	Kenton Investments Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.17. Allow submission and change the zoning of the Trade Related Zone to a new mixed use commercial and industrial zone that provides for industrial and commercial activities, including trade related retail.
FS2445.5	Kenton Investments Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I support the submission	Support OS749.36. Allow the submission and change the zoning of Industrial Zone sites bounded by Timaru Street, Strathallen Street, Portsmouth Drive and Portobello Road to a mixed use commercial and industrial zone.
FS2488.1	BP Oil NZ Limited	New suggested Commercial Mixed Use zone (36)	Portsmouth Drive/Andersons Bay Road area		I oppose the submission	Oppose OS271.2. Disallow submission and retain Trade Related Zone as proposed in the 2GP for the BP Connect Bays Junction service station at 574 Andersons Bay Road.
OS1047.2	Daisy Link Garden Centres Limited	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land	Part of 58 Ayr Street, Mosgiel	I seek to have the above provision amended	Change zoning of part of 58 Ayr Street, Mosgiel from Rural Taieri Plains Zone to 'Special Zone: Wal's Plant and Fun Land'. The following activities should be permitted subject to appropriate development standards that manage off-site adverse effects on the neighbouring rural amenity: cafe, retail activities, mini putt course, plant centre, driving range, pitch and putt course, miniature railway, conference facilities, visitor accommodation, animal park, model aircraft area and living maze.
FS2038.2	Phillip Lyall	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land	27 Inglis Street and part of 58 Ayr Street, Mosgiel	I oppose the submission	Oppose Submission point 1047.2. Disallow change of zoning of part of 58 Ayr Street to "Special Zones: Wal's Plant and Fun Land" and retain proposed Rural Taieri Plains Zone notified in 2GP.
FS2104.2	Raymond John Vallance Cook	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land		I oppose the submission	Oppose OS1047.2. Disallow submission.
FS2115.2	Allan Brown and Gay Brown	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land	27 Inglis Street and part of 58 Ayr Street, Mosgiel	I oppose the submission	Oppose OS1047.2. Disallow submission and retain rural zoning for part of 58 Ayr Street.
FS2124.1	Alec Cassie and Nicky Cassie	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land	Part of 58 Ayr Street, Mosgiel	I oppose the submission	Oppose OS1047.2. Disallow submission and retain the Rural Zone as proposed in the 2GP.
FS2193.1	Richard Muir and Jan Muir	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land	27 Inglis Street and part of 58 Ayr Street, Mosgiel	I oppose the submission	Oppose OS1047.2 (in part). Disallow the submission and retain rural zoning for the north west corner of the proposed Special Zone, running from the line of poplar / willows to the edge of Bush Rd (see map in further submission).
FS2211.1	Chris McInnes and Frances McInnes	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land	Part of 58 Ayr Street, Mosgiel	I oppose the submission	Oppose OS1047.2. Disallow submission.
FS2341.3	Wilhelmus Johannes Martin Roslot	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land		I oppose the submission	Oppose OS1047.2. Disallow submission.
FS2386.2	Brian James Miller	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land		I oppose the submission	Oppose OS1047.2. Disallow submission and retain rural zoning.

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FS2388.2	Ian Stephenson	New suggested Commercial Mixed Use zone (36)	Wal's Plant Land		I oppose the submission	Oppose OS1047.2. Disallow submission.

Submitters to be notified

Submitter name	Representative	Contact/address for service
Otago Regional Council		Private Bag 1954 Dunedin 9054 Warren.hanley@orc.govt.nz
Michael Ovens		64 Cannington Rd Maori Hill Dunedin 9010 theoovens@xtra.co.nz
Cerebos Greggs's Limited	4Sight Consulting	Level 1, 123 Vogel Street Dunedin, 9016 nigelb@4sight.co.nz
BP Oil NZ Ltd and Mobil Oil NZ Ltd and Z Energy Ltd	Burton Planning Consultants	PO Box 33817 Takapuna Auckland 740 gmcpherson@burtonconsultants.co.nz
Nichols Property Group Limited, London Realty Limited, Home Centre Properties Limited		PO Box 170 Dunedin 9054 alison@willowridge.co.nz
Liquigas Limited	Mitchell Partnerships Limited	PO Box 489 Dunedin 9054 Claire.hunter@mitchellpartnerships.co.nz
Ravensdown Limited		PO Box 51-282 Tawa Wellington 5249 chris@rmaexpert.co.nz
Foodstuffs South Island Properties Limited	Adderley Head	15 Worcester Boulevard Christchurch 8013 Chris.fowler@adderleyhead.co.nz
Waste Management (NZ) Limited	Tonkin Taylor Limited	PO Box 5271 Wellesley Street Auckland 1141 abrabant@tonkintaylor.co.nz
Chalmers Properties Limited	Lesley McLachlan	PO Box 8 Port Chalmers Dunedin 9050 LMcLachlan@portotago.co.nz
Construction Industry and Developers Association	Sweep Consultancy Limited	PO Box 5724 Moray Place Dunedin 9058 emma@sweepconsultancy.co.nz
Heart of Dunedin Inc.	Sam Guest	PO Box 5543 Moray Place Dunedin 9058 sam@guestcarter.com
One Zeal Ltd and Zeal Land Ltd		PO Box 552 Dunedin 9054 Zealsteel@xtra.co.nz
Colin Weatherall		1118 Brighton Road Brighton Dunedin 9035 colinweatherall@xtra.co.nz
Calder Stewart Development Limited	4Sight Consulting	Level 1, 123 Vogel Street Dunedin 9016 nigelb@4sight.co.nz