

17th December 2024

City Planning
Dunedin City Council
PO Box 5045
Dunedin

SUBMISSION ON PLAN CHANGE 1

This is a submission on Plan Change 1 to the Partially Operative Dunedin City Second Generation District Plan (2GP). This submission has been prepared by Patersons, on behalf of the Submitter named in the information below.

Submitter details:

Name of Submitter:	Stephen Hill
Organisation:	Fire and Emergency New Zealand
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It is advised that the Submitter will not gain an advantage in trade competition through this submission.

Submission (multiple submission table):

PC1 ID:	SHB3
Provision Name:	Scheduled Heritage Building BX117 (lookout Point Fire Station)
This submission seeks:	Reject change
Reasons:	This submission item relates to the heritage protection provisions that are proposed to be applied to the Lookout Point Fire Station building located at 184 Mornington Road, Dunedin. The property is owned by Fire and Emergency New Zealand (FENZ) and is presently used as an actively crewed 24/7 emergency response facility. This facility is a key strategic asset for FENZ, which provides an essential support services for the organisation's citywide operations. FENZ seeks rejection of the proposed heritage protection provisions for the following reasons- 1. FENZ is subject to legal requirements to provide a high standard emergency response capability. To meet these requirements, FENZ needs to be able to upgrade its

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	facilities, including its fire station buildings. Over the last several years, FENZ has recognised a need to upgrade the facility at 184 Mornington Road and has embarked on a significant amount of investigation and design works to determine the most appropriate form of these upgrades. A number of options are still being explored; however, it appears likely that at least some reasonably substantial modification of the existing building will be necessary. The principal concern held by FENZ is that the proposed heritage protection provisions will prevent the facility being able to be upgraded to the standard required for an emergency response operation. 2. FENZ disagrees with the heritage assessment undertaken by Dunedin City Council. It is FENZ's opinion that the building at 184 Mornington Road does not possess the heritage values necessary to warrant the proposed protection. FENZ request that the Scheduled Heritage Building BX117 feature be removed from PC1, including the Planning Maps.
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The Submitter wishes to speak in support of this submission at a hearing. If others make a similar submission, the Submitter will consider presenting a joint case at a hearing.

I trust that the above submission is helpful. We look forward to hearing from Dunedin City Council in due course.

Yours faithfully
PATERSONS



Kurt Bowen
Registered Professional Surveyor
17/12/2024