

Dunedin City District Plan
PROPOSED DISTRICT PLAN CHANGE 7
Dunedin Harbourside

Summary of Decisions Requested

27 March 2008

Plan Change 7: Dunedin Harbourside

Summary of Decisions Requested

GUIDE TO THE SUMMARY

The first stage of the process for Plan Change 7 provided an opportunity for anyone to make a submission. The period for making submissions closed on 29 February 2008. A summary of decisions requested by persons making submissions is contained in this document.

This is the second stage of the process for Plan Change 7 providing an opportunity for anyone to make a further submission. A further submission is a submission in support of, or opposition to, an original submission made. This stage is not another opportunity to make new submissions on the Plan Change itself, as a further submission can only relate to a submission that has already been made.

How the summary is organised

Submissions on Plan Change 7 have been summarised and arranged in two ways to facilitate further submissions. The submissions have been arranged both alphabetically by submitter and by related issues, which are arranged as per the table below. Individual submissions have been provided with reference numbers such as PC-7-3 (or Plan Change 7-Submitter 3). Where a submission relates to a number of different issues a further reference has been added, for example PC-7-3/1, PC-7-3/2 etc.

<u>Abbreviated Issue Reference</u>	<u>Issue</u>
Whole of Plan Change	Whole of plan change – support or oppose
Industry	Impacts upon existing industrial activities and provision for Industrial Zoned Land
Zone Extent	Re-zoning and extent of zone
Introduction and Character Areas	26 Harbourside Zone - Introduction and Character Area Descriptions
Issues 26.1	26 Harbourside Zone - Significant Resource Management Issues
Objectives 26.2	26 Harbourside Zone - Objectives
Policies 26.3	26 Harbourside Zone - Policies
Methods 26.4	26 Harbourside Zone - Methods
Summary Activity Table	26 Harbourside Zone - Summary Activity Table
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General Rules 26.10	26 Harbourside Zone – General Rules
Assessment Matters 26.11	26 Harbourside Zone – Assessment Matters
AER's 26.12	26 Harbourside Zone - Anticipated Environmental Results
Structure Plans	26 Harbourside Zone - Structure Plans Appendices 26.1.1-26.1.4
Design Code	26 Harbourside Zone - Design Code Appendix 26.2
Character Areas	26 Harbourside Zone - Character Areas Appendix 26.3
Consequential Amendments	Consequential Amendments
Schedule 25.1	Schedule 25.1 Additions
Heritage Values	Heritage Values
Transportation	Transportation, Access, Walkways and Cycleways
Roading Hierarchy	Roading Hierarchy Maps 73 and 74
Kai Tahu	Kai Tahu Issues
Miscellaneous	Miscellaneous

Please refer to the original submissions for full details. Copies of the original submissions are available for public inspection at:

- Planning Enquiries, First Floor, Civic Centre, 50 The Octagon, Dunedin
- Public Libraries at Dunedin, Mosgiel, Port Chalmers, Blueskin Bay (Waitati) and Waikouaiti
- Dunedin City Council Service Centres at Mosgiel and Port Chalmers

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PUBLIC PARTICIPATION PROCESS

Any person may make a further submission in support of or in opposition to the submissions made on the proposed changes. You may do so by sending a written further submission to the Dunedin City Council using one of the options outlined below:

Posted to: Acting Planning Policy Manager, Dunedin City Council, PO Box 5045, Dunedin
Delivered to: Planning Enquiries, First Floor, Civic Centre, 50 The Octagon, Dunedin
Faxed to: 474 3451 (if you fax your submission, please post or deliver a copy to one of the above addresses)
E-mailed to: planning@dcc.govt.nz

The further submission must be in Form 6 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 or similar, and must state whether or not you wish to be heard on your submission. Submissions close on 30 April 2008. Copies of this form are available from the above locations, can be downloaded from www.cityofdunedin.com/harbourside or will be mailed to you if you phone 474 4000, or email dhogan@dcc.govt.nz.

Submissions close on Wednesday 30 April 2008.

The process for public participation in the consideration of the proposed plan change under the Act is as follows:

- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- the Council will give its decision on the proposed plan change (including its reasons for accepting or rejecting submissions); and
- any person who has made a submission has the right to appeal the decision on the proposed plan change to the Environment Court.

Please note that within five working days of making your further submission to Council, you must provide a copy of your submission to any original submitter(s) that you have opposed or supported.

For further information on the proposed plan change please telephone Debbie Hogan on 477 4000.

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LIST OF SUBMITTERS

<i>Submission Number</i>	<i>Name</i>	<i>Address1</i>	<i>Address2</i>	<i>Address3</i>	<i>City</i>
PC-7-1	Progressive Plastics Ltd	PO Box 1379			Dunedin
PC-7-2	Monarch Wildlife Cruises Ltd	PO Box 383	Attention: John Milburn		Dunedin
PC-7-3	Fryatt Street Properties Ltd	C/- PO Box 1083			Dunedin
PC-7-4	D R Parkes	39 Oates Street	Roslyn		Dunedin
PC-7-5	P C Nicholls		3a Jessie Street	Maia	Dunedin
PC-7-6	Otago Sculpture Trust	P C Nicholls, Chairman	3a Jessie Street	Maia	Dunedin
PC-7-7	Christie Paper Ltd	PO Box 6200	Dunedin North	Attention: Steve Rodgers, Solicitor	Dunedin
PC-7-8	Sundrum Farm Ltd	PO Box 557			Timaru
PC-7-9	New Zealand Defence Force	C/- Environmental Services Joint Logistics and Support Organisation HMNZ Naval Base	Attention: Nerena Halligan, Senior Environmental Officer	Private Bag 32 901	Auckland
PC-7-10	Fonterra Co-Operative Group Ltd	C/- Harkness Henry & Co	Private Bag 3077 Waikato Mail Centre	Attention: Joan Forret	Hamilton 3240
PC-7-11	The Pines Otago Ltd	PO Box 5541			Dunedin
PC-7-12	Arthur Barnett Properties Ltd	C/- Ross Dowling Marquet and Griffin Barristers and Solicitors	Attention: Mr Neville Marquet	PO Box 1144	Dunedin
PC-7-13	Graeme Worland, Managing Director	Newlcast Pty Ltd	PO Box 66		Dunedin
PC-7-14	Chalmers Properties Ltd	C/- Beca Carter Hollings & Ferner Ltd	PO Box 555	Attention: Kirsten Klitscher	Dunedin
PC-7-15	S R Gilmour	23 Erin Street	Roslyn		Dunedin
PC-7-16	John Whitaker	Farra Engineering Ltd	PO Box 672		Dunedin
PC-7-17	IPENZ Engineering Heritage Otago Chapter	C/- Darrell Lawrence Robinson	35 Green Street		Mosgiel 9024
PC-7-18	Transit New Zealand	PO Box 5241	Attention: Ian McCabe		Dunedin
PC-7-19	Holcim (New Zealand) Ltd	PO Box 6040	Attention: Richard Stock		Christchurch
PC-7-20	Otago Regional Council	Private Bag 1954	Attention: Sarah Valk, Resource Planner – Liaison		Dunedin
PC-7-21	North Dunedin Holdings Ltd	PO Box 5375	Moray Place	Attention: Cathy Anderson	Dunedin
PC-7-22	Port Chalmers Yacht Club (Inc)	PO Box 7	Attention: D C Knewstubb (Secretary)		Port Chalmers
PC-7-23	New Zealand Institute of Architects Southern Branch	C/- PO Box 203		Attention: Nick Baker, Chairperson	Dunedin

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<i>Submission Number</i>	<i>Name</i>	<i>Address1</i>	<i>Address2</i>	<i>Address3</i>	<i>City</i>
PC-7-24	C W D Ross	2 Phillips Street			Dunedin
PC-7-25	Ferrum Engineering Ltd	C/- Gallaway Cook Allan Lawyers	PO Box 143	Attention: Phil Page	Dunedin
PC-7-26	Action Engineering Ltd	C/- Gallaway Cook Allan Lawyers	PO Box 143	Attention: Phil Page	Dunedin
PC-7-27	Submission redirected to Notice of Requirement DIS-2007-5				
PC-7-28	B Simpson	40 Marlow Street	Musselburgh		Dunedin
PC-7-29	R Denston	Bradken	2 Tewsley Street		Dunedin
PC-7-30	H R & A J Chadderton	PO Box 738			Invercargill
PC-7-31	Director-General of Conservation	Department of Conservation	PO Box 5244	Attention: Bruce Hill, Community Relations Officer (Planning)	Dunedin
PC-7-32	Polarcold Stores Ltd	C/- PO Box 1083	Attention: Don Anderson		Dunedin
PC-7-33	EJ, EA, SW and JN Todd	C/- S W Todd	54 Chain Hills Road	RD1	Dunedin
PC-7-34	Port Otago Ltd	C/- David Polson, Lawyer	PO Box 5547	Attention: David Polson	Dunedin
PC-7-35	B J Cameron	C/- Gallaway Cook Allan Lawyers	PO Box 143	Attention: Phil Page & Bridget Irving	Dunedin
PC-7-36	D Bennet	62 Cavell Street	Musselburgh		Dunedin
PC-7-37	A S Parata	27b Willis Street	Wharf Area		Dunedin
PC-7-38	S Bennet	62 Cavell Street	Tainui		Dunedin
PC-7-39	R J Ross	2 Phillips Street			Dunedin
PC-7-40	L D Bennet	62 Cavell Street	Musselburgh		Dunedin
PC-7-41	Crawford Glass Dunedin Ltd, Crawford Glass Ltd, CWC 2005 Ltd, Eccotech Ltd	C/- Gallaway Cook Allan Lawyers	PO Box 143	Attention: Phil Page & Bridget Irving	Dunedin
PC-7-42	G A Martin	C/- Gallaway Cook Allan Lawyers	PO Box 143	Attention: Phil Page	Dunedin
PC-7-43	M G Cameron	C/- Gallaway Cook Allan Lawyers	PO Box 143	Attention: Phil Page & Bridget Irving	Dunedin
PC-7-44	J Bennet	62 Cavell Street	Musselburgh		Dunedin
PC-7-45	Kaan's Catering Supplies	C/- Gallaway Cook Allan Lawyers	PO Box 143	Attention: Phil Page	Dunedin
PC-7-46	A J Ross	2 Phillips Street	Kensington		South Dunedin
PC-7-47	Otago Chamber of Commerce Inc	PO Box 5713	Attention: John Christie, CEO		Dunedin
PC-7-48	Public Health South	PO Box 5144	Moray Place	Attention: Andrew Shand	Dunedin
PC-7-49	New Zealand Historic Places Trust	PO Box 5467	Attention: Doug Bray, Heritage Adviser (Planning)		Dunedin
PC-7-50	E J Kerr	5/5 Pitt Street			Dunedin 9016
PC-7-51	M Ovens	64 Cannington Road	Maori Hill		Dunedin
PC-7-52	W van der Vliet	28 Duncan Street			Dunedin
PC-7-53	A Morrison	PO Box 116			Waitati

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<i>Submission Number</i>	<i>Name</i>	<i>Address1</i>	<i>Address2</i>	<i>Address3</i>	<i>City</i>
PC-7-54	Te Runanga o Otakou	C/- KTKO Ltd	PO Box 446		Dunedin

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Summary of Submissions - By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Progressive Plastics Ltd	PC-7-1/1	Whole of Plan Change	<p>Opposed for reasons outlined in submission. Request action on the matters in submission relating to:</p> <ul style="list-style-type: none"> - Continued availability of existing free parking for workers and customers and roading access for loading and unloading goods including shipping containers - Existing use rights recognised and protected - Assurances (compensation) for economic effects of increased land values and rents - Economic effects on business competitiveness of Dunedin and keeping business in the city - There has been no one on one consultation with this company over the proposal with us and might be mitigated.
	PC-7-1/2	Industry	
John Melburn for Monarch Wildlife Cruises Ltd	PC-7-2	Whole of Plan Change	Granting of Plan Change 7 with the proviso that access to the Otago Harbour basin across the railway line at Rattray Street (ideally vehicular but at the very least pedestrian) be established as a matter of priority.
Fryatt Street Properties Ltd	PC-7-3/1	Industry	<p>That the proposed plan change 7 be withdrawn in its entirety; or</p> <p>In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 95/97 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street or Willis Street that are currently being used for an Industrial or Service Activity; or</p> <p>In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone.</p>
	PC-7-3/2	Zoning	
	PC-7-3/3	Roading Hierarchy	
Derek R Parkes	PC-7-4	Miscellaneous	<p>To raise the issues of environmental sustainability from being subtext in another urban redevelopment to being the primary identity of the project.</p> <p>This would lead to all amendments being written in terms of the highest attainable standards of sustainability.</p>
Peter Nicholls	PC-7-5/1	Industry	<p>The submitters main concern is for the retention of existing harbourside and port industrial/factory premises: that they must not be relocated into some industrial estate out of town.</p> <p>Tewsley Square: (corner Tewsley & Cresswell) Provision should be made for public art works to be in the planning stages before completion and implementation of this and square proposed for corner Fish and Willis.</p> <p>I am chairman of Otago Sculpture Trust and would like to be on a committee presenting ideas and strategies.</p>
	PC-7-5/2	Structure 26.1.2 Plan	
Peter Nicholls, Chairman Otago Sculpture Trust	PC-7-6/1	Industry	The submitters main concern is for the retention of existing harbourside and port industrial/factory premises: that they must not be relocated into some industrial estate out of town.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Peter Nicholls, Chairman Otago Sculpture Trust	PC-7-6/2	Structure Plan 26.1.2	Tewsley Square: (corner Tewsley & Cresswell) Provision should be made for public art works to be in the planning stages before completion and implementation of this and square proposed for corner Fish and Willis. I am chairman of Otago Sculpture Trust and would like to be on a committee presenting ideas and strategies.
Christie Paper Ltd	PC-7-7/1	Industry	That the proposed plan change 7 be withdrawn in its entirety; or In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 85 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street that are currently being used for an Industrial or Service Activity; or
	PC-7-7/2	Zone Extent	In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone
	PC-7-7/3	Roading Hierarchy	
Sundrum Farm Ltd	PC-7-8	Whole of Plan Change	Uphold Proposed Plan Change 7
New Zealand Defence Force	PC-7-9	Whole of Plan Change	Support plan change. Did not indicate decision requested.
Fonterra Co-Operative Group Limited ("Fonterra")	PC-7-10/1	Whole of Plan Change	That Proposed Plan Change 7 be declined or amended as per the submission.
	PC-7-10/2	Zone Extent	Land bound by Birch Street and Kitchener Street subject to the proposed zone change should remain as Port 2 and Industrial 1. The proposal to change this location's function from an operational port area to a recreational people place is incompatible with existing port and industrial users both in and neighbouring this area.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Fonterra Co-Operative Group Limited ("Fonterra")	PC-7-10/3	Industry	<p>That Proposed Plan Change 7 be declined or amended as per the submission:</p> <ul style="list-style-type: none"> - The plan change will have significant adverse effects on the existing port and industrial activities and does not promote efficient use and development, inconsistent with s 5(c), 5(2) and 7(b) of the Resource Management Act 1991. - The proposal to change the Inner Basin in function from an operational port area to a recreational people place could have the following adverse effects on existing port and industrial users: <ul style="list-style-type: none"> a. Compliance costs of higher standards for all development. b. Loss of land dedicated to industrial and port activities c. Existing industrial and port users may be driven out due to increased land values/ground rentals. Such a change away from industrial use is likely to impact on ground rents payable by removing already scarce industrial land from the rental market and by introducing mixed uses with different land uses. d. Activities may be limited or restricted due to conflicts arising between existing port and industrial activities and the new people-orientated activities as they move in e. Reverse sensitivity effects on existing industrial activities from an increase in people orientated activities f. Displacement or loss of industrial activities that can no longer operate due to introduction of sensitive or incompatible activities - The performance standards proposed, including requirement for acoustic insulation, separation distances from hazardous substances, screening of outdoor storage, and the location of amenity space, are not sufficient in addressing the effects upon residential and commercial residential activities and therefore will not diminish the potential for reverse sensitivity.
Fonterra Co-Operative Group Limited ("Fonterra")	PC-7-10/4	Transportation	<p>That Proposed Plan Change 7 be declined or amended as per the submission:</p> <ul style="list-style-type: none"> - Fonterra has established cool stores located just south of the site proposed to be rezoned "Harbourside" on Kitchener Street. There are regular heavy vehicle movements associated with the cool store operations. Fonterra is concerned with the potential transportation conflicts between existing and new users. Fonterra considers that the introduction of non-employment related pedestrian and/or cycle access into this industrial area will result in a direct conflict with the heavy and service vehicle traffic needing access to the area.
The Pines Otago Limited	PC-7-11	Schedule 25.1	That the building at 27 Willis Street not be included on Schedule 25.1 Townscape and Heritage Buildings and Structures in Volume 2 of the District Plan.
Arthur Barnett Properties Limited	PC-7-12/1	Zone Extent	That the rezoning of 41 Wharf Street Dunedin Harbourside on planning map 49, and its inclusion within the Inner Basin North Character Area on Appendix 26.3 both be <u>confirmed</u>
	PC-7-12/2	Character Area Rule 26.7.3(i)	That the exclusion of 41 Wharf Street from Rule 26.7.3(i) be <u>deleted</u> .
	PC-7-12/3	Character Area Rule 26.7.3(ii)	That Rule 26.7.3(ii) be <u>deleted</u> .
	PC-7-12/4	Character Area Rule 26.7.4(ii)(a)(i)	That Rule 26.7.4(ii)(a)(i) be <u>amended</u> to provide for the maximum height to be measured from the finished ground level at 41 Wharf Street
	PC-7-12/5	General Rule 26.10.12	That Rule 26.10.12 be <u>deleted</u>

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Graeme Worland (Managing Director) Newlcast Pty Ltd	PC-7-13	Industry	This area to remain as an industrial use area only.
Chalmers Properties Limited	PC-7-14/1	Whole of Plan Change	Approve the Plan Change subject to the adoption of the matters listed below and the typographical errors in the referencing of Issues, Objectives, Policies and Methods. All of the Objectives, Policies and provisions must be linked and collectively ensure a workable, vibrant mixed use harbourside development.
Chalmers Properties Limited	PC-7-14/2	26.1 Issues	<p>Insert the following issues:</p> <p><u>Issue 26.1.7</u></p> <p><u>There are areas of underutilised land, buildings and wharves within the Harbourside Zone.</u></p> <p><u>Explanation</u></p> <p><u>Dunedin's Harbourside area is used for port related activities, with a range of more general activities (warehousing, yard space, engineering and vehicle repairs) in the area between the harbour edge and the railway station. Part of the area has been released from port operational use and the opportunity exists to, regenerate the inner basin and former port service area into a mix of land uses that will capitalise on the harbour location, enhance the public realm, and improve public access to the harbour and the recreational opportunities that it offers.</u></p> <p><u>There is currently limited provision for apartment living in the central city. It is recognised that in the coming years there will be an increasing demand for such housing types and it is appropriate for the Council to facilitate such provision.</u></p> <p><u>Issue 26.1.8</u></p> <p><u>Land use change in the Harbourside area may generate adverse effects including:</u></p> <ul style="list-style-type: none"> • <u>Consequential effects on vibrancy and viability of existing commercial centres</u> • <u>Economic impacts arising from the loss of industrial land</u> • <u>Reverse sensitivity particularly to the noise and visual effects of existing industrial activity</u> • <u>Reduced transportation efficiency and safety from increased traffic and a different mix of land uses within the Harbourside area</u> • <u>Increased parking pressure</u> <p><u>Explanation</u></p> <p><u>Unless appropriate safeguards are put in place, there is potential for conflict to arise within any new mixed land use areas, due to the effects of new uses or the sensitivity of new uses to existing activities.</u></p>

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
			<p><u>Issue 26.1.9</u></p> <p><u>Vehicle and pedestrian access to the Harbourside area is restricted by railway shunting facilities and the arterial roading system.</u></p> <p><u>Explanation</u></p> <p><u>Vehicle and pedestrian access to the Harbourside and port areas has been restricted to specific locations in order to facilitate the traffic flow of the north/south Cumberland and Castle arterial streets.</u></p> <p><u>Issue 26.1.10</u></p> <p><u>A failure to adequately provide esplanade reserves and other public spaces will result in an environment that lacks connection to the waterfront and is not pleasant, convenient and safe.</u></p> <p><u>Explanation</u></p> <p><u>Sufficient levels of well-developed open space that is appropriately designed for the climate and provided with safe linkages will ensure the harbourside area, particularly the harbour edge develops as a people place.</u></p> <p>Or words to similar effect.</p>
Chalmers Properties Limited	PC-7-14/3	Objective 26.2.1	<p>Amend as follows:</p> <p><u>Objective 26.2.1</u></p> <p><u>Efficient access to the The Dunedin Harbourside is easy, and provides easily accessible with strong visual and safe physical connections to the city centre, harbour and surrounding areas and the effective provision of car parking.</u></p> <p>Or similar wording to like effect.</p>
	PC-7-14/4	Objective 26.2.2	<p>Amend as follows:</p> <p><u>Objective 26.2.2</u></p> <p><u>The Dunedin Harbourside area is a vibrant and attractive place to visit, work and live, with public open spaces along the harbour edge creating a high quality waterfront environment, <u>supporting increased visitor and recreational use.</u></u></p> <p>Or similar wording to like effect.</p>

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Chalmers Properties Limited	PC-7-14/5	Policies 26.3	<p>Reword policies, including 26.3.2, 26.3.3, 26.3.5, 26.3.6, 26.3.7, 26.3.8, 26.3.12, and 26.3.13 to define the environmental outcome that the Council will be seeking and not the rule of the Plan.</p> <p>For example reword policies as follows:</p> <p><i>Policy 26.3.3</i></p> <p><u>Provide public access and clear visual connections to the harbour, pleasant open spaces and safe key pedestrian frontages.</u></p> <p><i>Policy 26.3.6</i></p> <p><u>Residential and commercial residential activities are not adversely affected by new industrial or service activities which use hazardous substances or require site decontamination and conversely residential and commercial residential activities are to avoid, remedy or mitigate creating a potential non-compliance of an existing industry with the appropriate separations for hazardous substances.</u></p>
	PC-7-14/6	Policies 26.3 – additional	<p>Include reference to the Rattray Street railway crossing link in a new policy, as follows:</p> <p><i>Manage activity to avoid, remedy or mitigate adverse effects on the three key vehicle, cycle and pedestrian access points at St Andrew, Rattray and Jetty Streets.</i></p> <p>Or similar wording to like effect.</p>
	PC-7-14/7	Policies 26.3.1 and 26.3.5	Policy 26.3.1 and 26.3.5(i): Give examples of these activities in the explanation to the policies and enable their establishment there.
	PC-7-14/8	Policy 26.3.10	<p>Insert in Policy 26.3.10 the word “<u>refurbishment</u>” after the word “<i>redevelopment</i>”,</p> <p>Or similar wording to like effect.</p>
	PC-7-14/9	Policy 26.3.11	Policy 26.3.11: Define within the Policy the meaning of “ <u>individual</u> ”
	PC-7-14/10	Policy 26.3.11	Revise the limits on scale of footprint and cumulative limit overall such that a destination which complements the Central Activity Area can be established.
	PC-7-14/11	Policies 26.3 – additional	<p>Insert additional policy 26.3.15 as follows:</p> <p><i>Policy 26.3.15</i></p> <p><u>Ensure compatibility of new activities with the nearby port and industrial zones and service activities within the Harbourside Zone.</u></p> <p><u>Explanation</u></p> <p><u>A primary objective of Harbourside redevelopment is to facilitate the greater use of the waterfront by people. This will include the use of the area for a range of activities, which attract people in a social capacity. Activities that exclude people and developments that hinder access to open space and water access structures are not appropriate within the Inner Basin Character Area – North, South and North East. In addition the buildings that are located in this highly visible and public place should have a maritime quality in a human scale that attracts people to enjoy them.</u></p> <p>Or similar wording to like effect.</p>

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/12	Methods 26.4.1	Method 26.4.1: Insert reference as follows: <i>5 Building platforms and minimum wharf widths <u>and heights</u> along the Inner Basin.</i>
	PC-7-14/13	Methods 26.4.6	Method 26.4.6: Rephrase the method to state that the Council will operate a Design Panel.
	PC-7-14/14	26.5 Summary Activity Table	Change the NC entry to NA for the construction of a wharf in the three character areas where no wharf will exist. and Qualify the entry referring to activity prior to the redevelopment/refurbishment of the wharf with " <u>exclusive of temporary occupational agreements not exceeding a 12 month period</u> ". Or similar wording to like effect.
	PC-7-14/15	Character Area Rules 26.6-26.7	Revise rules as follows: Rule 26.6.1 Permitted Activities (ix) Retail Activity with a gross floor area of up to and including <u>2500m²</u> (inclusive of floors below ground level) Rule 26.6.4 Discretionary Activities (Restricted) (iii) Retail Activity with a gross floor area between <u>2501</u> and <u>1500m²</u> (inclusive of floors below ground level)... Rule 26.6.5 Discretionary Activities (Unrestricted) (iv) Retail Activity with a gross floor area of <u>greater than 1500m²</u> 501m² – 1000m² (inclusive of floors below ground level)... Rule 26.6.6 Non-Complying Activities (iii) Retail Activity with a gross floor area exceeding 1000m² (inclusive of floors below ground level). Rule 26.7.3(i) Permitted Activities (h) Retail Activity with a gross floor area of up to and including <u>2500m²</u> (inclusive of floors below ground level) Rule 26.7.7(i) Discretionary Activities (Restricted) (c) Retail Activity with a gross floor area between <u>2501</u> and <u>1500m²</u> (inclusive of floors below ground level)... Rule 26.7.8(i) Discretionary Activities (Unrestricted) (d) Retail Activity with a gross floor area of <u>greater than 1500m²</u> 501m² – 1000m² (inclusive of floors below ground level)... Rule 26.7.9 Non-Complying Activities (v) Retail Activity with a gross floor area exceeding 1000m² (inclusive of floors below ground level).
	PC-7-14/16	Character Area Rules 26.6.2	Rule 26.6.2(iii)(e): Revise rule to require glazing of a minimum of 50% of ground floor frontages.
	PC-7-14/17	Character Area Rules 26.6-26.9	Add to rules 26.6.2 (ii)(c), 26.7.4 (ii)(a)(iii), 26.7.4 (ii)(b)(ii), 26.7.4(ii)(c)(ii), 26.8.2 (ii)(c), and 26.9.2 (ii)(b) " <u>levels below ground including basement car parks shall not be included as part of the maximum number of floor levels</u> ", Or similar wording to like effect.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/18	Assessment Matters 26.11.4	Add criteria 26.11.4(v) as follows: (v) <u>Whether the proposed alternative acoustic treatment of Residential and Commercial Residential Harbourside Activities is certified by an acoustic expert in this field as meeting the desired avoidance of the complaints from residents or visitors.</u> Or similar wording to like effect.
	PC-7-14/19	Character Rules 26.7 Area	Amend rules (26.7.1, 26.7.2 and 26.7.6) to replace reference to discretionary activity (restricted) with controlled activity. Amend Rule 26.7.6 as follows: <i>Rule 26.7.6 Performance Standards for Controlled Activities activities identified as controlled by Rule 26.7.5</i> <i>In addition to the performance standards in Rule 26.7.4, the following apply to controlled those activities identified as controlled activities in Rule 26.7.5:</i> Or similar wording to like effect.
	PC-7-14/20	Character Rules 26.7.6 Area	Amend Rule 26.7.6(ii)(c)(i) as follows: <i>Viewshafts/pedestrian access-ways from Willis Street <u>and Mason Street</u> to the harbour edge wharf...</i> Or similar wording to like effect.
	PC-7-14/21	General 26.10.3 Rule	This reference should be amended to Table 26.10.3
	PC-7-14/22	General 26.10.3 Rule	Insert a rule for the Harbourside zone that permits off-site parking tied to the site by a legal agreement as a performance standard as follows: <u><i>Car parking may be provided on land in the Harbourside Zone provided that such parking is formalised by a legal right to exclusive use of a car park so that the parking will continue to be related to that authorised use.</i></u>
	PC-7-14/23	General 26.10.12 Rule	Increase the total net lettable retail limit to 6000m ² as permitted activities with retail beyond that as restricted discretionary subject to being complimentary to the Central Activity Area.
	PC-7-14/24	General 26.10.12 Rule	Delete Rule 26.10.12
	PC-7-14/25	26.11 Assessment Matters	Insert relevant and appropriate assessment criteria for financial contributions.
	PC-7-14/26	Assessment Matters 26.11.12	Amend the heading to read as 501m ²
	PC-7-14/27	Assessment Matters 26.11.14	26.11.14(i): Insert into the clause " <u>retailing and office</u> " after the word residential.

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/28	Structure Plans 26.1.1 and 26.1.3	Delete the Eastern Walkway between Mason Street and Willis Street from Plans 2 and 4.
	PC-7-14/29	Structure Plans 26.1.1-26.1.4	Amend plans by removing the Jetty Street flyover ramp and realigning Wharf Street and showing additional public open space adjacent to the Inner Basin in accordance with the Notice of Requirement. Redefine the extent of the Inner Basin.
	PC-7-14/30	Structure Plans 26.1.2, and 26.1.4	Amend Structure Plan to show wider carriageway for Rattray Street, and insert a reference to a pedestrian access link also.
	PC-7-14/31	Structure Plans	On all Structure Plans provide referencing that makes it clear that the jagged shaped civic area on the northern side of the inner basin is a Council initiative and not a requirement of the redevelopment or refurbishment of the wharves. Structure Plan 2 should show the desired walkway on the seawards side of the Jade House building as within the jurisdiction of the ORC and the walkway to be on the seaward side of the Jade House at a level below current ground floor or such other location as agreed with the building owner when the building is redeveloped.
	PC-7-14/32	Design Code	Amend the diagram page A26.2:2 to remove the " <i>Wharf Street/Cross Wharf</i> " area and include it in the <u>Inner Basin North Character Area</u> .
	PC-7-14/33	Design Code	Urban Character Descriptions: Amend the sentence to make it clear that the new buildings will continue to frame the inner basin by running generally parallel to the street alignments. Or similar wording to like effect
	PC-7-14/34	Design Code	Design Criteria - Semi Basement Car parking Provision: Transfer this statement to the Site Layout General Criteria section so that it applies in all Character Areas.
	PC-7-14/35	Design Code:	Design Criteria 1: Site Layout – Fryatt Street North, Mixed Use and Mason Street – General Criteria: Edit to " <i>dimensions</i> ", and provide reference to the provisions of the Transportation Section of the Plan, which specifies minimum access dimensions. Clarify in the Code that in Fryatt Street North there are to be no crossing points for vehicles
	PC-7-14/36	Design Code	Harbourside Design Criteria- Active Frontages: Delete the section on residential units at ground floor Delete the last bullet point referring to glazing.
Chalmers Properties Limited	PC-7-14/37	Design Code	Harbourside Design Criteria- Built Form, Inner basin North East: The first bullet point and the first sentence of the second bullet point should be retained with the deletion of the option of 4 storeys and the insertion of 3 storeys to be in line with the Structure Plan and rules
	PC-7-14/38	Design Code	Harbourside Design Criteria- Residential Unit / Apartment Layout: Delete the clause from the Design Code.

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/39	Design Code	Harbourside Design Criteria- Wharf design: Add to the clause words that reflect that we do anticipate up to one minor building on the Tewsley Street pontoon/ wharf extension.
	PC-7-14/40	Design Code	Harbourside Design Criteria- private /Shared Open Space: Amend the Code to reflect the rules for open space for above ground residences.
	PC-7-14/41	Consequential Amendments – 18 Subdivision	Method 18.4.4: Replace the word “ <i>guide</i> ” with the word “ <i>plan</i> ”
	PC-7-14/42	Consequential Amendments – 19 Signs	Amend Rule 19.5.6B(ii) as necessary.
Simon R Gilmour	PC-7-15/1	Whole of Plan Change	The implementation of the proposed district plan change 7 with strong proviso for sound proofing of new premises and the provision for heavy vehicle access for existing businesses. This doesn't necessarily mean through access, or the number of existing through roads must be monitored.
	PC-7-15/2	General Rule 26.10.8	
	PC-7-15/3	Transportation	
John Whittaker, Farra Engineering Ltd	PC-7-16/1	Industry	<p>This area to remain as an industrial use area only.</p> <p>Or:</p> <p>Very strong protection measures put in place for the existing and new industries within the zone so they can run their businesses in a manner consistent with an industrial zone and without the hindrance of complaints from non industrial users.</p>
	PC-7-16/2	Schedule 25.1	Oppose Farra offices at 10 Tewsley Street (B756) becoming a heritage building
Darrel Robinson on behalf of IPENZ Engineering Heritage Otago Chapter	PC-7-17/1	Heritage Values	Amendments to proposed rules to better enable the reuse of heritage buildings.
	PC-7-17/2	Schedule 25.1	Consider adding additional buildings to Schedule 25.1 and clarifying the extent of buildings listed.
Transit New Zealand	PC-7-18/1	Transportation	<p>That the Council endorse proposed Plan Change 7 as proposed in principle, but subject to more details on the following matters:</p> <ul style="list-style-type: none"> - two key strategic vehicular accesses into the Harbourside precinct are identified to maintain and enhance the overall safety and functionality of the Harbour Arterial Route - Rules are included among the provisions of the Plan Change and included in the associated Structure Plan limiting the number of accesses to property directly off the Harbour Arterial Route and limiting parking opportunities - Key opportunities for pedestrian and cyclist access are identified in the Structure Plan in positions that are safe and will not impair the safety and efficiency of the Harbour Arterial Route
	PC-7-18/2	Whole of Plan Change	

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Holcim New Zealand Ltd	PC-7-19/1	Industry	Holcim considers the success of the Harbourside Zone will depend very much on users of the zone having a clear understanding that there is an operating port immediately adjacent and that the environment will be of a lower quality than can be expected in a normal residential or commercial zone. For this reason, Holcim requests the wording of Issue 26.1.3 and the associated objectives, policies and rules be reviewed and amended to more effectively highlight this very important issue.
	PC-7-19/2	Structure Plan 26.1.2	Closure of Fryatt Street on the northeast side the intersection with Mason and Cresswell Streets: That this be removed or re-positioned so that trucks can enter and leave the Holcim site using the existing gateways and traffic routes.
	PC-7-19/3	Roading Hierarchy	Holcim wishes to be sure that changes to the road hierarchy in the area will not limit its ability to use the most efficient transport routes to and from its site.
	PC-7-19/4	Consequential Amendments - 11 Ports	Holcim opposes this proposed change and requests no change to existing Rule 11.6.2(i).
Otago Regional Council (ORC)	PC-7-20/1	Consequential Amendments Chapter Definitions - 3	The definition for Potentially Contaminated Site is altered to read "Means a site that is currently used, or has been previously used, by land uses which are identified in the Hazardous Activities and Industries List (HAIL)".
	PC-7-20/2	General Rule 26.10.6	<p>Rule 26.10.6 Contaminated and Potentially Contaminated Site:</p> <ul style="list-style-type: none"> a. The words 'environmental engineer' are changed to 'suitably qualified professional' b. That there is clarification provided regarding whether the rule only relates to Contaminated and Potentially Contaminated sites or all sites. c. That the following is inserted after the rule "Note to Plan Users: Consent may also be required from the Otago Regional Council under the Regional Plan: Waste for Otago if any activity requires the disturbance of contaminated land or the ongoing discharge of contaminated to water, land or air." d. That there is liaison between the Dunedin City Council and the Otago Regional Council in terms of the Dunedin City Council providing contaminated site reports to the Compliance Unit of the Otago Regional Council.
	PC-7-20/3	Character Area Rule 26.7.2 (ii)	<p>Rule 26.7.2 (ii) Performance Standards for Wharf Construction:</p> <ul style="list-style-type: none"> a. The submitter seeks that the Datum is clarified. b. That the restrictive wharf levels are aligned to existing wharf heights and provide an effective range to provide activities such as re-decking and general maintenance.
	PC-7-20/4	Character Area Rule 26.7.3(i)(b)	<p>Rule 26.7.3 (i) (b) Permitted Activities -</p> <p>That it is reworded to read "Commercial Office in the Inner Basin North and <i>South Character Areas</i>." The submitter considers that the provisions that should apply to the Inner Basin South. Commercial Office activities should be consistent with similar activities that will occur in the area such as Restaurant Activity.</p>

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Otago Regional Council (ORC)	PC-7-20/5	General Rule 26.10.3	That these provisions are reduced in order to drive a change in the use of public and other transport modes and promote a sustainable transport solution for the city.
	PC-7-20/6	Character Areas 26.3	The submitter's preference is that the plan is amended in relation to Lot 2 DP22365 being the Otago Regional Council owned land on the corner of Birch and Kitchener Streets. The amendment to show on Appendix 26.3 as Harbourside, Inner South Basin Character Area in order to align the zoning with property boundaries. The submitter considers that port activities should therefore be allowed in the Inner South Basin Character Area as a permitted activity in order to allow for existing activities to continue (by altering Rule 26.7.3). This will ensure a less complex plan while ensuring the ongoing operation of port facilities such as the slipway.
	PC-7-20/7	Structure Plans 26.1.2 and 26.1.4	The alignment of public access on these structure plans should be revised to ensure it allows for the existing uses of this site.
	PC-7-20/8	General Rule 26.10.8	That this rule is altered to include all activities that may occur in the Harbourside zone in order to ensure that reverse sensitivity does not occur and that existing activities will therefore not be adversely affected.
	PC-7-20/9	Consequential Amendments	Any such consequential amendments in order to give full effect to this submission.
North Dunedin Holdings Limited	PC-7-21/1	Character Area Rule 26.9.1 – Mason Street	Amend rule to allow permitted retail activity be added to the Mason Street Character Area Rules as per Rule 26.8.1(viii) (Retail Activity in conjunction with an industrial activity, industrial tourist activity...etc).
	PC-7-21/2	Character Area Rule 26.9.2(ii) – Mason Street	Amend Rule 26.9.2 (i) to allow flexibility regards yard allowance on Mason Street Character Area Rules.
	PC-7-21/3	Character Areas 26.4	Alternatively: We propose extending the Mixed Character Area Zone (drawing attached). This would enable more flexible planning and utilisation of the property at 47 Cresswell Street.
	PC-7-21/4	Whole of Plan Change	With the exception of the amendments sought, support the Plan Change
Port Chalmers Yacht Club (Inc.)	PC-7-22/1	Introduction and Character Area Descriptions	That the following items in the Proposed District Plan Change 7 are adopted: Ch 26 Harbourside, Character Area Descriptions, Inner Basin Character Area
	PC-7-22/2	26.7 Inner Basin Character Area – Rules	That the following items in the Proposed District Plan Change 7 are adopted: 26.7 Inner Basin (North, South, and North East) Character Area – Rules and in particular, Rule 26.7.1(i)(e) "The provision of public access....is maintained."
Port Chalmers Yacht Club (Inc.)	PC-7-22/3	Structure Plan 26.1.1	That the following items in the Proposed District Plan Change 7 are adopted: The View Shafts and Accessways outlined in Appendix 26.1.1: Harbourside Structure Plan
	PC-7-22/4	Structure Plan 26.1.2	That the following items in the Proposed District Plan Change 7 are adopted: The Pedestrian Walkways, and Harbour Edge Open Space & Public Promenades, as outlined in Appendix 26.1.2: Harbourside Structure Plan

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Port Chalmers Yacht Club (Inc.)	PC-7-22/5	Structure Plan 26.1.4	That the following items in the Proposed District Plan Change 7 are adopted: The Harbour Edge Open Space & Public Promenades, as outlined in Appendix 26.10.4: Harbourside Structure Plan
New Zealand Institute of Architects Southern Branch	PC-7-23	Methods 26.4 - Urban Design Panel	Proposing that the Dunedin City Council initiates the formation of an Urban Design Panel for Dunedin. The panel would play a key role in facilitating and promoting quality urban design projects, and quality urban environments similar to those now operating in Auckland and Queenstown.
Craig W D Ross	PC-7-24/1	Whole of Plan Change	Pass the plan with amended noise level limits for already built premises, or at least altered to accommodate existing premises.
	PC-7-24/2	General Rule 26.10.8	Pass the plan with amended noise level limits for already built premises, or at least altered to accommodate existing premises.
Ferrum Engineering Limited	PC-7-25/1	Industry	(a) Delete the Harbourside Plan Change entirely; or
	PC-7-25/2	Zone Extent	(b) Delete the Harbourside Plan Change on the south side of the basin; and (c) Reduce the size of the Plan Change of the north side to allow for sustained industrial activities in the area.
Action Engineering Limited	PC-7-26/1	Zone Extent	(a) The Plan Change is abandoned in its entirety.
	PC-7-26/2	Industry	(b) The Plan Change stage 1 stays west of Fish Street and retains separation between Industrial zone and the mixed use zone and occupies the inner basin south, which sees more sun and is therefore is a more hospitable environment.
	PC-7-26/3	General Rules – Access and Parking	
	PC-7-26/4	Transportation	
Barry Simpson	PC-7-28/1	Character Areas 26.3	(i) Delete the Mason Street UCA totally (ii) (i) becomes Mixed Use CA
	PC-7-28/2	Miscellaneous	Par back \$9 million to \$1 million
	PC-7-28/3	Transportation	Change connectivity emphasis from Inner Basin to more beaches along the harbourside Extend the harbourside walkways/cycleways to both Aramoana & Tairoa heads Extend the pedestrian overbridges at the Railway Stn and the proposed Rattray St site to cross over Thomas Burns St & Wharf St
	PC-7-28/4	Character Area Rules 26.6-26.9	Retain the individual commercial focus of this land area for wealth creation purposes rather than weaken the George St/Stuart St focus/cluster area for shopping and tourists by allowing these activities in the proposal other than on the seaward side of Fryatt and Birch Sts.
	PC-7-28/5	Consequential Amendments - 3 Definitions	Commercial Residential DELETE backpackers, motels, tourist lodges, holiday flats, tourist cabins, motor inns Tourist and Entertainment Activity DELETE museums, theatres, art galleries, cinemas, conference facilities Home occupation DELETE Mason Street Character Areas

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Barry Simpson	PC-7-28/6	Consequential Amendments - 19 Signs	(iv) Mason Street Character Area DELETE this section and put into the Mixed Use Character Area
	PC-7-28/7	Consequential Amendments - 20 Transportation	9i) section on parking financial contributions, DELETE. Some streets are wide enough to accommodate angle parking so change from parallel parking to angle parking.
	PC-7-28/8	Introduction and Character Area Description	<ul style="list-style-type: none"> - Para 3 1 2 DELETE live - Para 4 14 DELETE liveable. - Character Area Descriptions <ul style="list-style-type: none"> - Fryatt St. C. A 6, 7, 8 DELETE - Inner Basin CA 18 DELETE residential - The Mason St. CA DELETE completely - Consequently DELETE the reference to the Mason Street CA
	PC-7-28/9	Objective 26.2	26.2.2 delete live. 26.2.4 delete 'and live' 1 8
	PC-7-28/10	Policy 26.3	26.3 Delete 'and live' put and between visit and work. Refer 26.2.2
	PC-7-28/11	Policy 26.3.2	26.3.2 Delete (vi) Mason Street
	PC-7-28/12	Policy 26.3.11	26.3.11 Delete entirely.
	PC-7-28/13	Policy 26.3.13	26.3.13 Delete entirely.
	PC-7-28/14	Methods 26.4.2	26.4.2 Liaison....Ontrack delete 'vehicle' refer above. Note for 'pedestrian' add liase with the DCC Transport Section to obtain consent to erect two pedestrian footbridges to cross both Wharf St and Thomas Burns St.
	PC-7-28/15	Method 26.4.9	26.4.9 Delete entirely.
	PC-7-28/16	Character Rules 26.6.2 Area	26.6.2(iv) Delete entirely.
	PC-7-28/17	Character Rules 26.9 Area	26.9 Delete entirely have redesignated as Mixed Use CA as per 26.8.
	PC-7-28/18	General 26.10.2 Rule	26.10.2(l)(b) delete entirely.
	PC-7-28/19	General 26.10.13 Rules	26.10.13 Delete entirely.
	PC-7-28/20	Structure 26.1.1 Plan	Appendix 26.1.1 Delete the reference to both 4 and 3 storeys.
	PC-7-28/21	Structure 26.1.2 Plan	Appendix 26.1.2 Delete Fryatt St closure, the Mason St Slow Way and the promenade in front of the Jade Building at Birch St.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Barry Simpson	PC-7-28/22	Structure 26.1.3 Plan	Appendix 26.1.3 Delete Stage 2 entirely
	PC-7-28/23	Structure 26.1.4 Plan	Appendix 26.1.4 Wharf Promenade 'C' Refer 26.1.2 comments Willis St Fryatt St walkways Delete Rattray St Fryatt St leave roading layout as is add a Pedestrian Footbridge across Wharf St
	PC-7-28/24	Design Code	26.2 CA Boundaries Delete 'F' refer above
	PC-7-28/25	Design Code	pA26.2.7 Reduce to 2 storey only structures. See above
	PC-7-28/26	Roading Hierarchy	Amend Maps 73 and 74 Road Hierarchy do not remove Mason St and Fryatt St Collector Rd status.
	PC-7-28/27	Consequential Amendments Planning Maps -	Amendments to Maps 35 and 49 redraft to show more Industrial 1 and less Harbourside. That is Harbourside to be the seaward side of Fryatt Birch Sts plus the Cross Wharf the rest to be designated Industrial. Refer above.
Roger Denston (Bradken Foundry)	PC-7-29/1	Zone Extent	Abandon the Mason Street Character Area and leave the current zoning.
	PC-7-29/2	Industry	Reduce the Harbourside project to the immediate fringes of the Inner Basin and not rezone any area north of Fryatt Street.
	PC-7-29/3	Transportation	Develop a pedestrian bridge from Queens Gardens over Thomas Burns Street and directly to the inner basin. This will significantly reduce the number of pedestrians crossing a busy arterial road now and in the future.
Heather Rudd & Anthony J Chedderton	PC-7-30	Zone Extent	Scrap the proposed Harbourside zone Change 7 from Willis Street to Mason/ Thomas Burns St
Director-General of Conservation	PC-7-31/1	Whole of Plan Change	That proposed Plan Change 7 to the operative Dunedin City District Plan be retained or amended as set out under the headings Decision sought in Attachment One, or to like effect, so that the Director General's concerns are remedied.
	PC-7-31/2	Introduction and Character Areas	Amend Introduction (pg 26.1) second paragraph as follows: Despite its central location, proximity to the City Centre and the harbour edge, the harbourside area has lacked connection to the city centre and public access to the harbour edge is limited. With the concentration of port activities in Port Chalmers and rationalisation of operations at Dunedin Port, Port Otago no longer requires areas in the Inner Basin and surrounds, including warehousing, cargo sheds and berthage. This presents an opportunity to improve and enhance public access to the waterfront, reconnect the heart of the city to the harbour and the indigenous wildlife that uses this area such as sealions, seals, shags and terns and rejuvenate the harbourside with a mix of land uses, public spaces and amenity areas that maximise its waterfront location and complement the city centre.
Director-General of Conservation	PC-7-31/3	Introduction and Character Areas	Amend the following new sentence to Character Area Descriptions (pg 26.2), Inner Basin Character Areas: <ul style="list-style-type: none"> <i>Inner Basin Character Areas – North, South, and North East</i> include the areas adjoining the Inner Basin, currently occupied by the existing wharf buildings and wharf, the Customhouse plus the Cross Wharf area. The area will be the focus of people activities within harbourside, through an enhanced public realm with quality open spaces along the harbour edge providing a promenade, event spaces and access to maritime activities, pontoons and jetties. This is the Character Area which is most frequently used by indigenous wildlife and this natural coastal element

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			<u>will be respected.</u> Development will focus upon creating buildings reflecting the port/maritime character, integrated with adjoining public spaces and re-built or re-furbished wharf structures. Public spaces will be located to maximise connections along the harbour edge and visual connections from the city to the water. Activities will include residential, recreation, tourist, entertainment, cafés and bars with retail and commercial offices in the Inner Basin North. The Inner Basin North East Character Area will be available for redevelopment in the longer term.
Director-General of Conservation	PC-7-31/4	Issues 26.1	<p>26.1 Significant Resource Management Issues – amend <u>Issue 26.1.2</u> (pg 26.3) by adding an additional sentence:</p> <p>Improving accessibility to the Dunedin harbourside will create greater public interest and presence in the area, with demand for enhanced recreational opportunities, a wider variety of land uses and improved amenity values. <u>The increased public use of the area must, however, should respect the use of it by indigenous wildlife.</u></p> <p>Amend Issue 26.1.2 (pg 26.3), Explanation, by adding the following sentence:</p> <p>With part of the harbourside area released from port operational use, the opportunity exists to improve public access to the harbour and the recreational amenities that it offers. Improving movement between the city centre and the harbourside will increase accessibility to the water for the public in general, which will then increase the desire for people to be attracted to the area. This will generate pressure to provide for a range of activities that support and enhance use of the water edge. There may also be an expectation to improve amenity values associated with capitalising on its attributes as a water front location. <u>Such pressures and expectations should respect the use of the area by indigenous wildlife.</u></p>
	PC-7-31/5	Design Code	<p>Amend Appendix 26.2: Harbourside Design Code, Definition of Public Space, paragraph five (pg A26.2.3) as follows:</p> <p>Central to this is the Inner Basin, traditionally the heart of the working port and the City's early gateway for both trade and new immigrants. This inlet forms the closest part of the Otago Harbour to Dunedin's city centre and this proximity offers the best opportunity for the public to access and enjoy the water's edge <u>and the indigenous wildlife that uses the harbour</u> in the inner city. Creating and maintaining a high quality active public water edge will attract businesses, visitors and residents to the area and in so doing enhance its vibrancy and spur further development in adjoining areas.</p>
Polarcold Stores Limited	PC-7-32/1	Zone Extent	<p>Retain the existing Port 2 zoning on the block bounded by Kitchener Street/ White Street/ Buller Street/ French Street or</p> <p>Extend the proposed adjoining Industrial 1 zone into the block bounded by Kitchener Street/ White Street/ Buller Street/ French Street</p>
	PC-7-32/2	Character Area Rules 26.8.1(iii), (v) and (vii)	<p>Amend Rule 26.8.1(iii), (v) and (viii) by the addition of the following words in each rule</p> <p><i>"except in the block bounded by Kitchener Street/ White Street/ Buller Street/ French Street"</i></p>
Stephen W Todd for EJ, EA, SW & JN Todd	PC-7-33	Whole of Plan Change	The abandonment of this plan change

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Port Otago Limited	PC-7-34/1	26.1 Issues – additional	<p>The following issues should be added:</p> <ul style="list-style-type: none"> (a) Land use change in the Harbourside area may generate adverse effects including reverse sensitivity, particularly as to the noise and visual effects of the port operations and existing industrial activity with an explanation that port operations include: <ul style="list-style-type: none"> (i) Loading and unloading vessels including associated vehicle movements; (ii) Ships at berth; (iii) Vehicles travelling to and from the wharves; (iv) Container Depot activities; (v) The slipway; (vi) Dry and Cold Storage; (b) Noise sensitive development including residential and commercial residential uses will require special measures to ensure indoor living is protected from the high ambient noise levels experienced in the zone; (c) Inappropriate redevelopment of the Harbourside area may impact on the ongoing efficient operation of the port and/or result in complaints about the normal operation of the port.
	PC-7-34/2	Objectives 26.2 – additional	An objective should be added providing that reverse sensitivity impacts on port operations and port related industrial and service activities are to be avoided, remedied or mitigated.
	PC-7-34/3	Policies 26.3 – additional	A policy should be added providing that all new activities must be compatible with the nearby port and industrial zones and the industrial and service activities with in the zone to ensure that existing and future port operations and industrial activities within the zone are not constrained by more sensitive land uses.
	PC-7-34/4	Policies 26.3.6	Policy 26.3.6 needs to be amended to specify there is a high ambient noise level within the Zone that is inevitable with the continued efficient operation of existing industrial activities and Dunedin port activities. There is an acceptance of the high ambient noise level with acoustic treatment mitigating this be reducing indoor noise levels.
	PC-7-34/5	Assessment Matter 26.11.4	Rule 26.11.4 should include an assessment factor as to whether the proposed alternative treatment will have the desired avoidance of complaints about the operation of the commercial port at Dunedin.
	PC-7-34/6	AER 26.12.2	Anticipated environmental result 26.12.2 could raise false expectations unless qualified to read “The Dunedin harbourside is an attractive quality environment where a variety of uses co-exist with a working port”.
	PC-7-34/7	Roading Hierarchy	Fryatt Street remain a collector road between Halsey Street and Mason Street.
	PC-7-34/8	Character Rules 26.7 Area	Berthing of ships and embarkation and disembarkation of passengers be specifically stated as a permitted use in IBNECA (Inner Basin North East Character Area).
	PC-7-34/9	Character Rules 26.7 Area	Activities permitted by the Port 2 Zone rules be permitted in IBNECA until the earlier of: redevelopment of the zone commences or the land is transferred from Port Otago Ltd’s ownership.
	PC-7-34/10	Whole of Plan Change	Harbourside Zone be amended to adequately provide for the reverse sensitivity issues that arise as a result of the working port.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Barry J Cameron	PC-7-35/1	Zoning	(a) Withdrawn the Plan Change in its entirety or (b) Delay the Plan Change until a comprehensive weather study is completed to determine whether or not the harbourside area is a viable location for the proposed uses within the Plan Change.
	PC-7-35/2	Industry	
David Bennet	PC-7-36	Whole of Plan Change	Pass this brilliant concept!
Adam S Parata	PC-7-37	Whole of Plan Change	Support the rezoning of the Dunedin Harbourside and wish for the Council to concur.
Suzanne Bennet	PC-7-38	Whole of Plan Change	Pass the proposal.
Rhonda J Ross	PC-7-39	Whole of plan change	Pass the project with protection for existing buildings.
Lindsay Bennet	PC-7-40	Whole of Plan Change	Consider passing the proposal
Crawford Glass Dunedin Limited, Crawford Glass Limited trading as Novus Dunedin, CWC 2005 Limited and Eccotech Limited	PC-7-41/1	Zone Extent	(a) The Plan change is abandoned in its entirety. (b) If complete abandonment is not sustainable then: (i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies; (ii) Keep road network as is.
	PC-7-41/2	General Rules – Access and Parking	
	PC-7-41/3	Road Hierarchy	
Geoffrey A Martin	PC-7-42/1	Industry	(a) The Plan change is abandoned in its entirety. (b) If complete abandonment is not sustainable then: (i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies; (ii) Keep road network as is.
	PC-7-42/2	General Rules – Access and Parking	
	PC-7-42/3	Road Hierarchy	
	PC-7-42/4	Schedule 25.1	
Mark G Cameron	PC-7-43	Whole of Plan Change	Complete abandonment of the Plan Change; or That further consultation with affected land and business owners should be carried out to try and seek more workable solutions that will maintain and enhance the feasibility of the harbourside for those parties. Until such consultation is carried out, there should be no further decisions made on the proposed plan change.
Jessica Bennet	PC-7-44	Whole of plan change	Pass the proposed rezoning.
Kaan's Catering Supplies ("Kaan's")	PC-7-45/1	Industry	Complete abandonment of the Harbourside Plan Change
	PC-7-45/2	General Rules - Access and parking	

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Kaan's Catering Supplies ("Kaan's")	PC-7-45/3	Schedule 25.1 - Inclusion of 63/65 Fryatt Street	Complete abandonment of the Harbourside Plan Change
Alfred J Ross	PC-7-46	Whole of Plan Change	Just get on with it and pass this proposal.
Otago Chamber of Commerce	PC-7-47/1	Whole of Plan Change	Supportive of initiative to provide a visionary framework within which development of a harbourside area may occur.
	PC-7-47/2	Miscellaneous	Recommend that Dunedin City Council continues to plan for minimal retail activity, allowing instead for a high proportion of hospitality-related activity in the Harbourside area.
	PC-7-47/3	Methods 26.4	There could be individual businesses that will be adversely affected by changes to the indicated Harbourside area and the Chamber asks that DCC help arrange for appropriate alternative sites for these businesses before they are asked or required to move. This arrangement should also extend to businesses immediately surrounding the area which, as we have found in the past, will be pressured by new residents to reduce noise and other emissions to a point at which operating becomes very difficult.
	PC-7-47/4	Zone Extent	DCC must be extremely realistic in its assessment of how well residential and industrial activities can co-exist, and allow for adequate buffer zones accordingly.
	PC-7-47/5	Transportation	The effectiveness of the transport network, be it road or rail, in getting goods from Dunedin's manufacturers to its port must not be compromised by the frictional effects of more intersections and crossovers.
	PC-7-47/6	Miscellaneous	Perhaps most importantly, major investment in this Harbourside area must be left to private developers. DCC's role should be restricted to the provision of the appropriate zoning and resource consent policies to allow a commonly agreed upon framework within which development can occur, and the provision of necessary public infrastructure.
	PC-7-47/7	Miscellaneous	The Chamber suggests that a model of development in which astute investors are able to purchase the appropriate land would be the most effective model in which DCC can achieve its vision for the City's harbourside. Within this model investors are likely to see less risk in their ventures and more potential for long term gain and are therefore more likely to invest in the type of environment that DCC has in its vision and to do it well.
	PC-7-48/1	General Rules 26.10.8 Acoustic Insulation	Appropriate conditions for the control of noise by the inclusion of performance requirements for building insulation to be included for this new zone in the District Plan to ensure the protection of the health of people and communities – should such conditions not be already covered in a plan.
Andrew Shand, Public Health South	PC-7-48/2	Transportation	<ul style="list-style-type: none"> - The inclusion of both walkway and cycleways in any new access created for approach to the area from the direction of all main arterial routes and roadways. - The linking of cycleways leading to and within the Harbourside Zone to the wider Dunedin City Council plan to continue a cycleway around the harbour basin.
	PC-7-48/3	Miscellaneous	The inclusion of rules for public safety with any new amenity including reserve or square/walkway created by lighting and control of the activities that border those features (such as buildings with windows facing in to the squares) and a restriction on the use of buildings (in particular industrial) that border these areas.

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
	PC-7-48/4	Miscellaneous	The inclusion of Smokefree areas where there are enclosed and preferably open public recreational spaces as well.
New Zealand Historic Places Trust (NZHPT)	PC-7-49/1	Whole of Plan Change	Consistent with the points raised in the submission, the NZHPT recommends that Council withdraws Proposed Plan Change 7 (Dunedin Harbourside) to the Dunedin City District Plan in its entirety. The NZHPT requests that this be done so until such time as what are serious concerns it has with the proposal from an historic heritage perspective have been properly addressed.
	PC-7-49/2	Schedule Additions 25.1	The scheduling of items must be revisited based upon the Salmond Reed reports, with items listed in the submission. Along with consideration of additional items for inclusion relating to the NZHPT Dunedin Harbourside Historic Area: Registration Report for a Historic Area.
	PC-7-49/3	Design Code	Consistent with the above mentioned points, the NZHPT recommends that Council withdraws Proposed Plan Change 7 (Dunedin Harbourside) to the Dunedin City District Plan in its entirety. The NZHPT requests that this be done so until such time as what are serious concerns it has with the proposal from an historic heritage perspective have been properly addressed.
	PC-7-49/4	Heritage Values	Consistent with the above mentioned points, the NZHPT recommends that Council withdraws Proposed Plan Change 7 (Dunedin Harbourside) to the Dunedin City District Plan in its entirety. The NZHPT requests that this be done so until such time as what are serious concerns it has with the proposal from an historic heritage perspective have been properly addressed.
	PC-7-49/5	Character Area Rules 26.6-26.9	Recommend the following amendments Rules: <ul style="list-style-type: none"> - Rules 26.6.3(i), 26.7.5(i)(a), 26.8.3(i) and 26.9.3(i) providing for construction of new buildings or additions or alterations where such activity is publicly visible as a controlled activity should be a restricted discretionary activity. Because Council must grant consent to a controlled activity, such status affords little, if any, protection. - Rule 26.6.4(iv) applying to demolition of buildings in the Fryatt Street North Character Area needs to make it clear that this does not apply to buildings listed on Schedule 25.1. It is then clear from the outset that such activity is a non-complying one in accordance with the present Townscape Rule 13.7.4. Similar clarification needs to be provided with respect to demolitions in all other character areas.
	PC-7-49/6	Heritage Values	The submitter raises concerns in relation to earthworks associated with development and effects upon archaeological sites. NZHPT proposes that that area is archaeologically assessed to identify important sites and those of lesser importance. The assessment should be completed before earthworks take place. The assessment could be a joint DCC/ORC assessment.
Elizabeth J Kerr	PC-7-50/1	Whole of Plan Change	Critical revision of all provisions of the Plan Change to include the results of full consultation with New Zealand Historic Places Trust and the New Zealand Institute of Architects Southern Branch, as well as affected harbourside businesses. The submitter supports the proposed Plan Change <u>subject to the following conditions:</u> <ol style="list-style-type: none"> 1. that the Dunedin City Council undertakes a critical revision of the methodology of approach, so that sections and items of the Proposed Plan Change give greater recognition to heritage values for the Dunedin Harbourside; and further, the revision must be based on full consultation with New Zealand Historic Places Trust; 2. that the Dunedin City Council provides an archaeological assessment for the proposed Harbourside Zone;

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
			<p>3. that the Dunedin City Council undertakes close consultation with the Southern Branch of the New Zealand Institute of Architects in review of the Proposal as a whole;</p> <p>4. that the Dunedin City Council undertakes to establish a <i>multi-disciplinary</i> Urban Design Panel, including knowledgeable lay people, to review the Proposal as a whole;</p> <p>5. that the Dunedin City Council urgently reviews the transportation planning aspects of the Proposal within the context and hierarchy of wider urban design principles considered to be key to the understanding and enhancement of the Dunedin Harbourside; and</p> <p>6. that the Dunedin City Council undertakes further consultation with affected businesses located within or near the proposed Harbourside Zone in view of what emerges from well-directed consultation of the kind mentioned in the points above.</p>
Elizabeth J Kerr	PC-7-50/2	Consequential Amendments – 1 Introduction	<p>Method 24 Structure Plans</p> <p>Suggest insertion (underlined):</p> <p>“...provide a framework to guide the development or redevelopment of a particular area by defining the future development and land use patterns, <u>existing heritage values</u>, areas of open space...”</p>
	PC-7-50/3	Consequential Amendments – 1 Introduction	<p>Method 25 Design Codes</p> <p>Suggest insertion (underlined):</p> <p>“Design codes seek to identify <u>heritage values</u>, predominant physical patterns and significant features of an area...in which new development can enhance those <u>existing heritage values, patterns, and features that</u> contribute positively to the character of the area. The design code...”</p>
	PC-7-50/4	Consequential Amendments – 18 Subdivision	<p>Suggest insertion (underlined):</p> <p>“...used to guide the development or redevelopment of a particular area and include defining the future development and land use patterns, <u>existing heritage values</u>, areas of open space...”</p>
	PC-7-50/5	Consequential Amendments – 19 Signs	<p>See (page 10) “Insert the following in Rule 19.5.1(ix)...”</p> <p>DELETE (e) and (f). Overhead banners spanning Tewsley Street and Fryatt Street at the stated locations or for any harbourside location are <u>strongly opposed</u>, for the avoidance of visual clutter and to prevent heritage buildings and structures being obscured.</p>
	PC-7-50/6	Consequential Amendments – 19 Signs 19.6.2 Harbourside Zone (page 12)	<p><u>Add third point for assessment:</u></p> <p>(iii) The extent to which the proposed signage will have an adverse effect on heritage values.</p> <p>Unless the Harbourside Design Code (Appendix 26.2) is revised to recognise and protect heritage values, this third point (or words to the effect) will be necessary.</p>

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Elizabeth J Kerr	PC-7-50/7	Introduction	<p>(see paragraph 1, sentence 1)</p> <p>The proposed Harbourside Zone should <u>include the block bounded by Roberts, French, Buller and Birch Streets</u>, and all maps, references and descriptions for the zone should be amended to show this.</p> <p>(see paragraph 4)</p> <p><u>This paragraph, in particular, does not adequately recognise the existing heritage values of the harbourside area.</u></p>
	PC-7-50/8	Character Area Descriptions	<p>See typo in Fryatt Street North Character Area description: “1860’s” should read “1860s” [no apostrophe].</p> <p>Strongly oppose character area descriptions. Further consultation is required and the adoption of appropriate methodology(s).</p>
	PC-7-50/9	Objective 26.2.4	<p>Revise the objective to read: “The built form of development creates a liveable environment that reflects and enhances the industrial, maritime and port heritage in the Dunedin harbourside.”</p> <p>With this revision the Objective should guide the proposed Plan Change as a whole. However, the number of heritage buildings to be listed for protection in the Dunedin City District Plan needs to be increased subject to further consultation with property owners, tenants, stakeholders and New Zealand Historic Places Trust.</p>
	PC-7-50/10	Policy 26.3.3	<p>The term ‘view shafts’ should be deleted from all pages of the proposed Plan Change. This is jargon. Their intended use will have adverse effects on heritage values; they may not give the anticipated visual connection to the waterside due to the effect of perspective and lack of site gradient.</p>
	PC-7-50/11	Policy 26.3.4	<p>What is “good urban design”? Despite the Explanation the use of this phrase is very abstract and noncommittal. Revise the Policy to provide definition.</p>
	PC-7-50/13	Policy 26.3.11	<p>Fryatt Street North contains a number of buildings of heritage value with facades that should not be broken up to provide ‘boutique’ shop fronts. These buildings have integrity and are vital to the reading of the historical development of the harbourside; not all have been listed in the proposed Plan Change for scheduling in the Dunedin City District Plan, and should be. Further consultation is required, including with property owners, tenants, stakeholders and New Zealand Historic Places Trust.</p>
	PC-7-50/14	Policy 26.3.14	<p>Stage 1 needs to be reworked subject to further consultation. The economic model poses considerable issues for heritage values and their protection. Stage 2 is less of a concern due to the lesser extent of heritage values it contains.</p>
	PC-7-50/15	Method 26.4.1	<p>Method 26.4.1 – Structure Plans will identify items 1-8, as listed.</p> <p>All structure plans should be revised.</p> <p>The range and scope of important sites or areas where specific provisions are appropriate <u>should be revised</u> after appropriate assessment of heritage values in the proposed Harbourside Zone.</p>
	PC-7-50/16	Character Area Rules 26.6-26.9	<p><u>OPPOSE</u> proposed Character Areas subject to holding wider consultation and Dunedin City Council providing impact assessments for heritage values in light of proposed changes of use.</p> <p>All rules associated with the character areas should be revised in view of the Council's obligation to protect and sustain heritage values; and to support (morally and ethically) existing industry and service clusters on the harbourside.</p>

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Elizabeth J Kerr	PC-7-50/17	Character Area Rules 26.7 Inner Basin	<p>Reject use of the term “Inner Basin”; substitute with “Steamer Basin” as it is commonly referred to.</p> <p><u>Assess, retain and refurbish</u> wharf structures, wharf sheds and heritage features (see adaptive reuse), to enhance the unique character, features, qualities and identity of the waterside.</p> <p>Setting rules for the immediate area surrounding the Steamer Basin requires further consultation.</p>
	PC-7-50/18	Assessment Matters 26.11	See 26.11.3 – Comment: <u>Re-draft this section to include wider consideration of heritage values</u> . This should also apply to the title of the section, for example, “ <u>Heritage</u> [insert], Character, Amenity Values...”
	PC-7-50/19	AER's 26.12	See 26.12.2 – Comment: What does “an attractive quality environment” mean? This is so vague as to have no meaning. <u>Redraft.</u>
	PC-7-50/20	Structure Plans 26.1.1-26.1.4	Revise structure plans following redrafting of proposed Plan Change documentation subject to further consultation.
Elizabeth J Kerr	PC-7-50/21	Design Code	<p>See general comments for proposed Character Areas above and the shift in methodology required for the Council to recognise its statutory responsibilities to heritage. Further consultation is required to revise and resolve the content of the following sections of the proposed design code.</p> <p>Introduction:</p> <ul style="list-style-type: none"> Purpose of Design Code Relationship to District Plan <p>Structure of Design Code:</p> <ul style="list-style-type: none"> Definition of Public Space <p>Urban Character Descriptions</p> <p>Principles:</p> <ul style="list-style-type: none"> Design Coherence Relationship to Context Perimeter Block Layout Active Edges Building Scale and Rhythm Appropriate Parking and Servicing Personal Safety <p>Harbourside Design Criteria:</p> <ul style="list-style-type: none"> HDC 1: Site Layout HDC 2: Built Form HDC 3: Additions and alterations to existing buildings HDC 4: Corner Sites HDC 5: Active Frontages HDC 6: Colours HDC 7: Materials HDC 8: Signage HDC 9: Car Parking <p>Residential Design Criteria:</p> <ul style="list-style-type: none"> RDC 1: Site Layout [upper case L] RDC 2: Residential Unit/Apartment Layout RDC 3: Private/Shared open amenity <p>Harbour Edge Public open Space & Wharf Structure Design Criteria:</p>

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
			HDC 1: Harbouredge Public Open Space HDC 2: Wharf design HDC 3: Harbouredge Wharf and Open Space Lighting
Elizabeth J Kerr	PC-7-50/22	Character Areas 26.3	This map should be revised following further consultation with affected parties including property owners, tenants, stakeholders and the New Zealand Historic Places Trust.
	PC-7-50/23	Schedule 25.1	Upgrade this Table with further items for inclusion; done in consultation property owners, tenants, stakeholders, Salmond Reed Architects, and New Zealand Historic Places Trust. As a result, changes will need to be made to the relevant planning map(s).
	PC-7-50/24	Consequential Amendments Planning Maps -	<ul style="list-style-type: none"> - Proposed Dunedin City District Plan Change 7 – Amend Maps 73 and 74 Road Hierarchy Comment: Revise on consideration of urban design issues for consultation. - Proposed Dunedin City District Plan Change 7 – Items for inclusion on Schedule 25.1: Townscape and Heritage Buildings and Structures Comment: Further heritage assessment required for Dunedin Harbourside. Upgrade this map to incorporate further listings to Schedule 25.1 (see comments on Schedule 25.1 above). - Proposed Dunedin City District Plan Change 7 – Amendments to Maps 35 and 49 Rezoning of Dunedin Harbourside Comment: Upgrade maps to include the block contained by Roberts, French, Buller and Birch Streets in the Harbourside Zone.
	PC-7-50/25	Miscellaneous	Plan Change Document Style Rules: <ol style="list-style-type: none"> 1) Decide a rule for “<u>well being</u>” [to hyphenate or not; well-being, wellbeing or well being?] and check document for consistency; both forms are used in the document. 2) Do spell check for ‘<u>mater</u>’ of national importance [should read ‘matter’] and check document for consistency. 3) Decide a style rule for “adaptive <u>reuse</u>” [to hyphenate or not] and check document for consistency 4) Reject use of the term “Inner Basin” in the document; substitute “Steamer Basin” as it is commonly referred to.
Michael Ovens	PC-7-51/1	Whole of plan change	To review the proposed change To consider the wider impact and implications of the change
	PC-7-51/2	Methods 26.4	Consider who may ‘judge’ design based approach to issues (eg. urban design panel?)
William van der Vliet	PC-7-52	Miscellaneous	That the application allow the establishment of a public skateboarding park in this area. That the application confirm that the current skateboarding park is able to remain in the current location close to the new residential housing.
Alasdair Morrison	PC-7-53/1	Whole of Plan Change	Have greater regard for industry’s needs as this harbourside vision is developed.
	PC-53/2	Industry	

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Te Runanga o Otakou	PC-7-54/1	Whole of Plan Change	Supports the plan change subject to amendment of provisions to better reflect the cultural, spiritual, historical and traditional association of Kai Tahu with Te Tai O Arai Te Uru (Otago Coastal Marine Area), and to safeguard the mauri and life-supporting capacity of the Otago Harbour.
	PC-7-54/2	Kai Tahu	<ul style="list-style-type: none"> - Adoption of the Statutory Acknowledgement for Te Tai O Arai Te Uru (Otago Coastal Marine Area) into the Dunedin City District Plan: Harbourside Zone through the formulation of specific objectives, policies and rules for the statutory acknowledgement area. - Promote the use of Kai Tahu place names in the nomenclature for public spaces within the Harbourside Zone.
	PC-7-54/3	Kai Tahu	<ul style="list-style-type: none"> - On-going consultation with Te Runanga o Otakou during the implementation of the structure plan for the areas of public open space around the Inner Basin. - Interpretation Panels that document the history and cultural use of the Otago Harbour, Nga Moana e rua and the Toitu Stream.
	PC-7-54/4	Kai Tahu	<ul style="list-style-type: none"> - Include the management of run-off during all stages of construction as a resource consent assessment matter to avoid silt and other contaminants entering the harbour. - Require on site retention of stormwater from buildings and areas of hard standing, through the use of rain gardens, stormwater planters, swales and mini wetlands, to minimise the risk of contaminants entering the harbour.
	PC-7-54/5	Kai Tahu	<ul style="list-style-type: none"> - Promote the use of locally sourced genetic plants and fruiting species for landscaping and garden areas within the Harbourside Zone. - Include the restoration and enhancement of biodiversity, including the use of locally sourced genetic plants and fruiting species, as a resource consent assessment matter.
	PC-7-54/6	Consequential Amendments - 1 Introduction	<p>Add the following new method into 1.5.3: Methods of Implementation:</p> <p>26 <u>Statutory Acknowledgements</u>: The statutory acknowledgements set out in the Ngai Tahu Claims Settlement Act 1998 reflect the cultural, spiritual, historical and traditional association of Ngai Tahu with their ancestral lands, water, sites, wahi tapu, and other taonga.</p>
Te Runanga o Otakou	PC-7-54/7	Method 26.4.2	<p>Method 26.4.2 Liaison: Add the following paragraph:</p> <p>"Liaise with Kai Tahu to ensure that the development of the Harbourside Area reflects the cultural, spiritual, historical and traditional association of Kai Tahu with Te Tai O Arai Te Uru (Otago Coastal Marine Area)."</p>
	PC-7-54/8	Character Area Rules 26.7.1 – Inner Basin	<p>26.7.1 Wharf Construction in the Inner Basin:</p> <p>The Dunedin City Council has restricted its discretion to the matters set out in paragraphs a-e.</p>
	PC-7-54/9	Character Area Rules 26.7.1 – Inner Basin	<p>26.7.1 Wharf Construction in the Inner Basin:</p> <p>Include, as an assessment matter, the effects of the proposal on the cultural, spiritual, historical and traditional association of Kai Tahu with Te Tai O Arai Te Uru (Otago Coastal Marine Area).</p>

PLAN CHANGE 7: Summary of Decisions Requested – By Submitter

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Te Runanga o Otakou	PC-7-54/10	AER's 26.12	Add the following environment result: "The cultural, spiritual, historical and traditional association of Kai Tahu with Te Tai O Arai Te Uru (Otago Coastal Marine Area) is actively protected."
	PC-7-54/11	Appendices General	Attach the Statutory Acknowledgment for Te Tai O Arai Te Uru (Otago Coastal Marine Area) as Appendix 26.4.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Whole of Plan Change

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Progressive Plastics Ltd	PC-7-1/1	Whole of Plan Change	<p>Opposed for reasons outlined in submission. Request action on the matters in submission relating to:</p> <ul style="list-style-type: none"> - Continued availability of existing free parking for workers and customers and roading access for loading and unloading goods including shipping containers - Existing use rights recognised and protected - Assurances (compensation) for economic effects of increased land values and rents - Economic effects on business competitiveness of Dunedin and keeping business in the city - There has been no one on one consultation with this company over the proposal with us and might be mitigated.
John Melburn for Monarch Wildlife Cruises Ltd	PC-7-2	Whole of Plan Change	Granting of Plan Change 7 with the proviso that access to the Otago Harbour basin across the railway line at Rattray Street (ideally vehicular but at the very least pedestrian) be established as a matter of priority.
Sundrum Farm Ltd	PC-7-8	Whole of Plan Change	Uphold Proposed Plan Change 7
New Zealand Defence Force	PC-7-9	Whole of Plan Change	Support plan change. Did not indicate decision requested.
Fonterra Co-Operative Group Limited ("Fonterra")	PC-7-10/1	Whole of Plan Change	That Proposed Plan Change 7 be declined or amended as per the submission.
Chalmers Properties Limited	PC-7-14/1	Whole of Plan Change	<p>Approve the Plan Change subject to the adoption of the matters listed below and the typographical errors in the referencing of Issues, Objectives, Policies and Methods.</p> <p>All of the Objectives, Policies and provisions must be linked and collectively ensure a workable, vibrant mixed use harbourside development.</p>
Simon R Gilmour	PC-7-15/1	Whole of Plan Change	The implementation of the proposed district plan change 7 with strong proviso for sound proofing of new premises and the provision for heavy vehicle access for existing businesses. This doesn't necessarily mean through access, or the number of existing through roads must be monitored.
Transit New Zealand	PC-7-18/2	Whole of Plan Change	<p>That the Council endorse proposed Plan Change 7 as proposed in principle, but subject to more details on the following matters:</p> <ul style="list-style-type: none"> - two key strategic vehicular accesses into the Harbourside precinct are identified to maintain and enhance the overall safety and functionality of the Harbour Arterial Route - Rules are included among the provisions of the Plan Change and included in the associated Structure Plan limiting the number of accesses to property directly off the Harbour Arterial Route and limiting parking opportunities - Key opportunities for pedestrian and cyclist access are identified in the Structure Plan in positions that are safe and will not impair the safety and efficiency of the Harbour Arterial Route

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Issue	Decision sought from Dunedin City Council
North Dunedin Holdings Limited	PC-7-21/4	Whole of Plan Change	With the exception of the amendments sought, support the Plan Change
Craig W D Ross	PC-7-24/1	Whole of Plan Change	Pass the plan with amended noise level limits for already built premises, or at least altered to accommodate existing premises.
Director-General of Conservation	PC-7-31/1	Whole of Plan Change	That proposed Plan Change 7 to the operative Dunedin City District Plan be retained or amended as set out under the headings Decision sought in Attachment One, or to like effect, so that the Director General's concerns are remedied.
Stephen W Todd for EJ, EA, SW & JN Todd	PC-7-33/1	Whole of Plan Change	The abandonment of this plan change
Port Otago Limited	PC-7-34/10	Whole of Plan Change	Harbourside Zone be amended to adequately provide for the reverse sensitivity issues that arise as a result of the working port.
David Bennet	PC-7-36	Whole of Plan Change	Pass this brilliant concept!
Adam S Parata	PC-7-37	Whole of Plan Change	Support the rezoning of the Dunedin Harbourside and wish for the Council to concur.
Suzanne Bennet	PC-7-38	Whole of Plan Change	Pass the proposal.
Rhonda J Ross	PC-7-39	Whole of Plan Change	Pass the project with protection for existing buildings.
Lindsay D Bennet	PC-7-40	Whole of Plan Change	Consider passing the proposal
Mark G Cameron	PC-7-43	Whole of Plan Change	Complete abandonment of the Plan Change; or That further consultation with affected land and business owners should be carried out to try and seek more workable solutions that will maintain and enhance the feasibility of the harbourside for those parties. Until such consultation is carried out, there should be no further decisions made on the proposed plan change.
Jessica Bennet	PC-7-44	Whole of Plan Change	Pass the proposed rezoning.
Alfred J Ross	PC-7-46	Whole of Plan Change	Just get on with it and pass this proposal.
Otago Chamber of Commerce	PC-7-47/1	Whole of Plan Change	Supportive of initiative to provide a visionary framework within which development of a harbourside area may occur.
New Zealand Historic Places Trust (NZHPT)	PC-7-49/1	Whole of Plan Change	Consistent with the points raised in the submission, the NZHPT recommends that Council withdraws Proposed Plan Change 7 (Dunedin Harbourside) to the Dunedin City District Plan in its entirety. The NZHPT requests that this be done so until such time as what are serious concerns it has with the proposal from an historic heritage perspective have been properly addressed.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Elizabeth J Kerr	PC-7-50/1	Whole of Plan Change	<p>Critical revision of all provisions of the Plan Change to include the results of full consultation with New Zealand Historic Places Trust and the New Zealand Institute of Architects Southern Branch, as well as affected harbourside businesses. The submitter supports the proposed Plan Change <u>subject to the following conditions:</u></p> <ol style="list-style-type: none"> 1. that the Dunedin City Council undertakes a critical revision of the methodology of approach, so that sections and items of the Proposed Plan Change give greater recognition to heritage values for the Dunedin Harbourside; and further, the revision must be based on full consultation with New Zealand Historic Places Trust; 2. that the Dunedin City Council provides an archaeological assessment for the proposed Harbourside Zone; 3. that the Dunedin City Council undertakes close consultation with the Southern Branch of the New Zealand Institute of Architects in review of the Proposal as a whole; 4. that the Dunedin City Council undertakes to establish a <i>multi-disciplinary</i> Urban Design Panel, including knowledgeable lay people, to review the Proposal as a whole; 5. that the Dunedin City Council urgently reviews the transportation planning aspects of the Proposal within the context and hierarchy of wider urban design principles considered to be key to the understanding and enhancement of the Dunedin Harbourside; and 6. that the Dunedin City Council undertakes further consultation with affected businesses located within or near the proposed Harbourside Zone in view of what emerges from well-directed consultation of the kind mentioned in the points above.
Michael Ovens	PC-7-51/1	Whole of Plan Change	<p>To review the proposed change</p> <p>To consider the wider impact and implications of the change</p>
Alasdair Morrison	PC-7-53/1	Whole of Plan Change	Have greater regard for industry's needs as this harbourside vision is developed.
Te Runanga o Otakou	PC-7-54/1	Whole of Plan Change	Support the plan change subject to amendment of provisions to better reflect the cultural, spiritual, historical and traditional association of Kai Tahu with Te Tai O Arai Te Uru (Otago Coastal Marine Area), and to safeguard the mauri and life-supporting capacity of the Otago Harbour.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Industry

Name	Submission Number	Code	Decision sought from Dunedin City Council
Progressive Plastics Ltd	PC-7-1/3	Industry	Action on the matters in submission: <ul style="list-style-type: none"> - Existing use rights recognised and protected - Assurances (compensation) for economic effects of increased land values and rents - Economic effects on business competitiveness of Dunedin and keeping business in the city
Fryatt Street Properties Ltd	PC-7-3/1	Industry	That the proposed plan change 7 be withdrawn in its entirety; or In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 95/97 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street or Willis Street that are currently being used for an Industrial or Service Activity; or In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone
Peter Nicholls	PC-7-5/1	Industry	The submitters main concern is for the retention of existing harbourside and port industrial/factory premises: that they must not be relocated into some industrial estate out of town.
Peter Nicholls, Chairman Otago Sculpture Trust	PC-7-6/1	Industry	The submitters main concern is for the retention of existing harbourside and port industrial/factory premises: that they must not be relocated into some industrial estate out of town.
Christie Paper Ltd	PC-7-7/1	Industry	That the proposed plan change 7 be withdrawn in its entirety; or In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 85 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street that are currently being used for an Industrial or Service Activity; or In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Code	Decision sought from Dunedin City Council
Fonterra Co-Operative Group Limited ("Fonterra")	PC-7-10/3	Industry	<p>That Proposed Plan Change 7 be declined or amended as per the submission:</p> <ul style="list-style-type: none"> - The plan change will have significant adverse effects on the existing port and industrial activities and does not promote efficient use and development, inconsistent with s 5(c), 5(2) and 7(b) of the Resource Management Act 1991. - The proposal to change the Inner Basin in function from an operational port area to a recreational people place could have the following adverse effects on existing port and industrial users: <ul style="list-style-type: none"> a. Compliance costs of higher standards for all development. b. Loss of land dedicated to industrial and port activities c. Existing industrial and port users may be driven out due to increased land values/ground rentals. Such a change away from industrial use is likely to impact on ground rents payable by removing already scarce industrial land from the rental market and by introducing mixed uses with different land uses. d. Activities may be limited or restricted due to conflicts arising between existing port and industrial activities and the new people-orientated activities as they move in e. Reverse sensitivity effects on existing industrial activities from an increase in people orientated activities f. Displacement or loss of industrial activities that can no longer operate due to introduction of sensitive or incompatible activities - The performance standards proposed, including requirement for acoustic insulation, separation distances from hazardous substances, screening of outdoor storage, and the location of amenity space, are not sufficient in addressing the effects upon residential and commercial residential activities and therefore will not diminish the potential for reverse sensitivity.
Graeme Worland (Managing Director) Newlcast Pty Ltd	PC-7-13	Industry	This area to remain as an industrial use area only.
John Whittaker, Farra Engineering Ltd	PC-7-16/1	Industry	<p>This area to remain as an industrial use area only.</p> <p>Or:</p> <p>Very strong protection measures put in place for the existing and new industries within the zone so they can run their businesses in a manner consistent with an industrial zone and without the hindrance of complaints from non industrial users.</p>
Holcim New Zealand Ltd	PC-7-19/1	Industry	Holcim considers the success of the Harbourside Zone will depend very much on users of the zone having a clear understanding that there is an operating port immediately adjacent and that the environment will be of a lower quality than can be expected in a normal residential or commercial zone. For this reason, Holcim requests the wording of Issue 26.1.3 and the associated objectives, policies and rules be reviewed and amended to more effectively highlight this very important issue.
Ferrum Engineering Limited	PC-7-25/1	Industry	<p>(a) Delete with Harbourside Plan Change entirely; or</p> <p>(b) Delete the Harbourside Plan Change on the south side of the basin; and</p> <p>(c) Reduce the size of the Plan Change of the north side to allow for sustained industrial activities in the area.</p>

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Code	Decision sought from Dunedin City Council
Action Engineering Limited	PC-7-26/2	Industry	<p>(a) The Plan Change is abandoned in its entirety.</p> <p>(b) The Plan Change stage 1 stays west of Fish Street and retains separation between Industrial zone and the mixed use zone and occupies the inner basin south, which sees more sun and is therefore is a more hospitable environment.</p>
Roger Denston (Bradken Foundry)	PC-7-29/2	Industry	<p>Abandon the Mason Street Character Area and leave the current zoning.</p> <p>Reduce the Harbourside project to the immediate fringes of the Inner Basin and not rezone any area north of Fryatt Street.</p>
Stephen W Todd for EJ, EA, SW & JN Todd	PC-7-33/3	Industry	The abandonment of this plan change
Port Otago Limited	PC-7-34/1	Industry	Harbourside Zone be amended to adequately provide for the reverse sensitivity issues that arise as a result of the working port.
Barry J Cameron	PC-7-35/2	Industry	<p>(a) Withdrawn the Plan Change in its entirety or</p> <p>(b) Delay the Plan Change until a comprehensive weather study is completed to determine whether or not the harbourside area is a viable location for the proposed uses within the Plan Change.</p>
Geoffrey A Martin	PC-7-42/1	Industry	<p>(a) The Plan change is abandoned in its entirety.</p> <p>(b) If complete abandonment is not sustainable then:</p> <p style="padding-left: 40px;">(i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies;</p> <p style="padding-left: 40px;">(ii) Keep road network as is.</p>
Alasdair Morrison	PC-7-53/2	Industry	Have greater regard for industry's needs as this harbourside vision is developed.
Kaan's Catering Supplies ("Kaan's")	PC-7-45/1	Industry	Complete abandonment of the Harbourside Plan Change

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Zone Extent

Name	Submission Number	Code	Decision sought from Dunedin City Council
Fryatt Street Properties Ltd	PC-7-3/2	Zone Extent	<p>That the proposed plan change 7 be withdrawn in its entirety; or</p> <p>In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 95/97 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street or Willis Street that are currently being used for an Industrial or Service Activity; or</p> <p>In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone</p>
Christie Paper Ltd	PC-7-7/2	Zone Extent	<p>That the proposed plan change 7 be withdrawn in its entirety; or</p> <p>In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 85 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street that are currently being used for an Industrial or Service Activity; or</p> <p>In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone</p>
Fonterra Co-Operative Group Limited ("Fonterra")	PC-7-10/2	Zone Extent	Land bound by Birch Street and Kitchener Street subject to the proposed zone change should remain as Port 2 and Industrial 1. The proposal to change this location's function from an operational port area to a recreational people place is incompatible with existing port and industrial users both in and neighbouring this area.
Arthur Barnett Properties Limited	PC-7-12/1	Zone Extent	That the rezoning of 41 Wharf Street Dunedin Harbourside on planning map 49, and its inclusion within the Inner Basin North Character Area on Appendix 26.3 both be <u>confirmed</u>
Roger Denston (Bradken Foundry)	PC-7-29/1	Zone Extent	<p>Abandon the Mason Street Character Area and leave the current zoning.</p> <p>Reduce the Harbourside project to the immediate fringes of the Inner Basin and not rezone any area north of Fryatt Street.</p>
Heather Rudd & Anthony J Chedderton	PC-7-30	Zone Extent	Scrap the proposed Harbourside zone Change 7 from Willis Street to Mason/ Thomas Burns St
Ferrum Engineering Limited	PC-7-25/2	Zone Extent	<p>(a) Delete with Harbourside Plan Change entirely; or</p> <p>(b) Delete the Harbourside Plan Change on the south side of the basin; and</p> <p>(c) Reduce the size of the Plan Change of the north side to allow for sustained industrial activities in the area.</p>
Action Engineering Limited	PC-7-26/1	Zone Extent	<p>(a) The Plan Change is abandoned in its entirety.</p> <p>(b) The Plan Change stage 1 stays west of Fish Street and retains separation between Industrial zone and the mixed use zone and occupies the inner basin south, which sees more sun and is therefore is a more hospitable environment.</p>

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Name	Submission Number	Code	Decision sought from Dunedin City Council
Polarcold Stores Limited	PC-7-32/1	Zone Extent	Retain the existing Port 2 zoning on the block bounded by Kitchener Street/ White Street/ Buller Street/ French Street or Extend the proposed adjoining Industrial 1 zone into the block bounded by Kitchener Street/ White Street/ Buller Street/ French Street
Barry J Cameron	PC-7-35/1	Zone Extent	(a) Withdrawn the Plan Change in its entirety or (b) Delay the Plan Change until a comprehensive weather study is completed to determine whether or not the harbourside area is a viable location for the proposed uses within the Plan Change.
Crawford Glass Dunedin Limited, Crawford Glass Limited trading as Novus Dunedin, CWC 2005 Limited and Eccotech Limited	PC-7-41/1	Zone Extent	The Plan change is abandoned in its entirety. If complete abandonment is not sustainable then: (i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies; (ii) Keep road network as is.
Geoffrey A Martin	PC-7-42/1	Zone Extent	(a) The Plan change is abandoned in its entirety. (b) If complete abandonment is not sustainable then: (i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies; (ii) Keep road network as is.
Otago Chamber of Commerce	PC-7-47/4	Zone Extent	DCC must be extremely realistic in its assessment of how well residential and industrial activities can co-exist, and allow for adequate buffer zones accordingly.

Introduction and Character Areas

Name	Submission Number	Code	Decision sought from Dunedin City Council
Port Chalmers Yacht Club (Inc.)	PC-7-22/1	Introduction and Character Areas	That the following items in the Proposed District Plan Change 7 are adopted: Ch 26 Harbourside, Character Area Descriptions, Inner Basin Character Area
Barry Simpson	PC-7-28/8	Introduction and Character Areas	- Para 3 1 2 DELETE live - Para 4 14 DELETE liveable. - Character Area Descriptions - Fryatt St. C. A 6, 7, 8 DELETE - Inner Basin CA 18 DELETE residential - The Mason St. CA DELETE completely - Consequently DELETE the reference to the Mason Street CA

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Code	Decision sought from Dunedin City Council
Director-General of Conservation	PC-7-31/2	Introduction and Character Areas	Amend Introduction (pg 26.1) second paragraph as follows: Despite its central location, proximity to the City Centre and the harbour edge, the harbourside area has lacked connection to the city centre and public access to the harbour edge is limited. With the concentration of port activities in Port Chalmers and rationalisation of operations at Dunedin Port, Port Otago no longer requires areas in the Inner Basin and surrounds, including warehousing, cargo sheds and berthage. This presents an opportunity to improve and enhance public access to the waterfront, reconnect the heart of the city to the harbour and the indigenous wildlife that uses this area such as sealions, seals, shags and terns and rejuvenate the harbourside with a mix of land uses, public spaces and amenity areas that maximise its waterfront location and complement the city centre.
	PC-7-31/3	Introduction and Character Areas	Amend the following new sentence to Character Area Descriptions (pg 26.2), Inner Basin Character Areas: <ul style="list-style-type: none"> <i>Inner Basin Character Areas – North, South, and North East</i> include the areas adjoining the Inner Basin, currently occupied by the existing wharf buildings and wharf, the Customhouse plus the Cross Wharf area. The area will be the focus of people activities within harbourside, through an enhanced public realm with quality open spaces along the harbour edge providing a promenade, event spaces and access to maritime activities, pontoons and jetties. <u>This is the Character Area which is most frequently used by indigenous wildlife and this natural coastal element will be respected.</u> Development will focus upon creating buildings reflecting the port/maritime character, integrated with adjoining public spaces and re-built or re-furbished wharf structures. Public spaces will be located to maximise connections along the harbour edge and visual connections from the city to the water. Activities will include residential, recreation, tourist, entertainment, cafés and bars with retail and commercial offices in the Inner Basin North. The Inner Basin North East Character Area will be available for redevelopment in the longer term.
Elizabeth J Kerr	PC-7-50/7	Introduction and Character Areas	(see paragraph 1, sentence 1) The proposed Harbourside Zone should include the block bounded by Roberts, French, Buller and Birch Streets, and all maps, references and descriptions for the zone should be amended to show this. (see paragraph 4) This paragraph, in particular, does not adequately recognise the existing heritage values of the harbourside area.
Elizabeth J Kerr	PC-7-50/8	Introduction and Character Areas	See typo in Fryatt Street North Character Area description: “1860’s” should read “1860s” [no apostrophe]. Strongly oppose Character Area descriptions. Further consultation is required and the adoption of appropriate methodology(s).

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Issues 26.1

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/2	26.1 Issues - additional	<p>Insert the following issues:</p> <p><u>Issue 26.1.7</u></p> <p><u>There are areas of underutilised land, buildings and wharves within the Harbourside Zone.</u></p> <p><u>Explanation</u></p> <p><u>Dunedin's Harbourside area is used for port related activities, with a range of more general activities (warehousing, yard space, engineering and vehicle repairs) in the area between the harbour edge and the railway station. Part of the area has been released from port operational use and the opportunity exists to, regenerate the inner basin and former port service area into a mix of land uses that will capitalise on the harbour location, enhance the public realm, and improve public access to the harbour and the recreational opportunities that it offers.</u></p> <p><u>There is currently limited provision for apartment living in the central city. It is recognised that in the coming years there will be an increasing demand for such housing types and it is appropriate for the Council to facilitate such provision.</u></p> <p><u>Issue 26.1.8</u></p> <p><u>Land use change in the Harbourside area may generate adverse effects including:</u></p> <ul style="list-style-type: none"> <u>Consequential effects on vibrancy and viability of existing commercial centres</u> <u>Economic impacts arising from the loss of industrial land</u> <u>Reverse sensitivity particularly to the noise and visual effects of existing industrial activity</u> <u>Reduced transportation efficiency and safety from increased traffic and a different mix of land uses within the Harbourside area</u> <u>Increased parking pressure</u> <p><u>Explanation</u></p> <p><u>Unless appropriate safeguards are put in place, there is potential for conflict to arise within any new mixed land use areas, due to the effects of new uses or the sensitivity of new uses to existing activities.</u></p> <p><u>Issue 26.1.9</u></p> <p><u>Vehicle and pedestrian access to the Harbourside area is restricted by railway shunting facilities and the arterial roading system.</u></p> <p><u>Explanation</u></p> <p><u>Vehicle and pedestrian access to the Harbourside and port areas has been restricted to specific locations in order to facilitate the traffic flow of the north/south Cumberland and Castle arterial streets.</u></p>

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
			<p><u>Issue 26.1.10</u></p> <p><u>A failure to adequately provide esplanade reserves and other public spaces will result in an environment that lacks connection to the waterfront and is not pleasant, convenient and safe.</u></p> <p><u>Explanation</u></p> <p><u>Sufficient levels of well-developed open space that is appropriately designed for the climate and provided with safe linkages will ensure the harbourside area, particularly the harbour edge develops as a people place.</u></p> <p>Or words to similar effect.</p>
Port Otago Limited	PC-7-34/1	26.1 Issues – additional	<p>The following issues should be added:</p> <p>(a) Land use change in the Harbourside area may generate adverse effects including reverse sensitivity, particularly as to the noise and visual effects of the port operations and existing industrial activity with an explanation that port operations include:</p> <ul style="list-style-type: none"> (i) Loading and unloading vessels including associated vehicle movements; (ii) Ships at berth; (iii) Vehicles travelling to and from the wharves; (iv) Container Depot activities; (v) The slipway; (vi) Dry and Cold Storage; <p>(b) Noise sensitive development including residential and commercial residential uses will require special measures to ensure indoor living is protected from the high ambient noise levels experienced in the zone;</p> <p>(c) Inappropriate redevelopment of the Harbourside area may impact on the ongoing efficient operation of the port and/or result in complaints about the normal operation of the port.</p>
Director-General of Conservation	PC-7-31/4	26.1 Issues	<p>26.1 Significant Resource Management Issues – amend <u>Issue 26.1.2</u> (pg 26.3) by adding an additional sentence:</p> <p>Improving accessibility to the Dunedin harbourside will create greater public interest and presence in the area, with demand for enhanced recreational opportunities, a wider variety of land uses and improved amenity values. <u>The increased public use of the area must, however, should respect the use of it by indigenous wildlife.</u></p> <p>Amend Issue 26.1.2 (pg 26.3), Explanation, by adding the following sentence:</p> <p>With part of the harbourside area released from port operational use, the opportunity exists to improve public access to the harbour and the recreational amenities that it offers. Improving movement between the city centre and the harbourside will increase accessibility to the water for the public in general, which will then increase the desire for people to be attracted to the area. This will generate pressure to provide for a range of activities that support and enhance use of the water edge. There may also be an expectation to improve amenity values associated with capitalising on its attributes as a water front location. <u>Such pressures and expectations should respect the use of the area by indigenous wildlife.</u></p>

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Objectives 26.2

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/3	Objective 26.2.1	Amend as follows: Objective 26.2.1 <u>Efficient access to the</u> The Dunedin Harbourside is easy, and provides easily accessible with strong visual and safe physical connections to the city centre, harbour and surrounding areas and the effective provision of car parking. Or similar wording to like effect.
Chalmers Properties Limited	PC-7-14/4	Objective 26.2.2	Amend as follows: Objective 26.2.2 <u>The Dunedin Harbourside area is a vibrant and attractive place to visit, work and live, with public open spaces along the harbour edge creating a high quality waterfront environment, supporting increased visitor and recreational use.</u> Or similar wording to like effect.
Barry Simpson	PC-7-28/9	Objectives 26.2	26.2.2 delete live. 26.2.4 delete 'and live' 1 8
Port Otago Limited	PC-7-34/2	Objectives 26.2	An objective should be added providing that reverse sensitivity impacts on port operations and port related industrial and service activities are to be avoided, remedied or mitigated.
Elizabeth J Kerr	PC-7-50/9	Objective 26.2.4	Revise the objective to read: "The built form of development creates a liveable environment that reflects and enhances the industrial, maritime and port heritage in the Dunedin harbourside." With this revision the Objective should guide the proposed Plan Change as a whole. However, the number of heritage buildings to be listed for protection in the Dunedin City District Plan needs to be increased subject to further consultation with property owners, tenants, stakeholders and New Zealand Historic Places Trust.

Policies 26.3

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/5	Policies 26.3	Reword policies, including 26.3.2, 26.3.3, 26.3.5, 26.3.6, 26.3.7, 26.3.8, 26.3.12, and 26.3.13 to define the environmental outcome that the Council will be seeking and not the rule of the Plan. For example reword policies as follows: Policy 26.3.3 <u>Provide public access and clear visual connections to the harbour, pleasant open spaces and safe key pedestrian frontages.</u>

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
			<p>Policy 26.3.6</p> <p><u>Residential and commercial residential activities are not adversely affected by new industrial or service activities which use hazardous substances or require site decontamination and conversely residential and commercial residential activities are to avoid, remedy or mitigate creating a potential non-compliance of an existing industry with the appropriate separations for hazardous substances.</u></p>
Chalmers Properties Limited	PC-7-14/6	Policies 26.3	<p>Include reference to the Rattray Street railway crossing link in a new policy, as follows:</p> <p><i>Manage activity to avoid, remedy or mitigate adverse effects on the three key vehicle, cycle and pedestrian access points at St Andrew, Rattray and Jetty Streets.</i></p> <p>Or similar wording to like effect.</p>
Chalmers Properties Limited	PC-7-14/7	Policies 26.3	<p>Policy 26.3.1 and 26.3.5(i): Give examples of these activities in the explanation to the policies and enable their establishment there.</p>
Chalmers Properties Limited	PC-7-14/8	Policies 26.3	<p>Insert in Policy 26.3.10 the word "<u>refurbishment</u>" after the word "<i>redevelopment</i>",</p> <p>Or similar wording to like effect.</p>
Chalmers Properties Limited	PC-7-14/9	Policies 26.3	<p>Policy 26.3.11: Define within the Policy the meaning of "<u>individual</u>"</p>
Chalmers Properties Limited	PC-7-14/10	Policies 26.3	<p>Revise the limits on scale of footprint and cumulative limit overall such that a destination which complements the Central Activity Area can be established.</p>
Chalmers Properties Limited	PC-7-14/11	Policies 26.3	<p>Insert additional policy 26.3.15 as follows:</p> <p>Policy 26.3.15</p> <p><u>Ensure compatibility of new activities with the nearby port and industrial zones and service activities within the Harbourside Zone.</u></p> <p>Explanation</p> <p><u>A primary objective of Harbourside redevelopment is to facilitate the greater use of the waterfront by people. This will include the use of the area for a range of activities, which attract people in a social capacity. Activities that exclude people and developments that hinder access to open space and water access structures are not appropriate within the Inner Basin Character Area – North, South and North East. In addition the buildings that are located in this highly visible and public place should have a maritime quality in a human scale that attracts people to enjoy them.</u></p> <p>Or similar wording to like effect.</p>
Barry Simpson	PC-7-28/10	Policy 26.3	<p>26.3 Delete 'and live' put and between visit and work. Refer 26.2.2</p>
Barry Simpson	PC-7-28/11	Policy 26.3.2	<p>26.3.2 Delete (vi) Mason Street</p>
Barry Simpson	PC-7-28/12	Policy 26.3.11	<p>26.3.11 Delete entirely.</p>

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Barry Simpson	PC-7-28/13	Policy 26.3.13	26.3.13 Delete entirely.
Port Otago Limited	PC-7-34/3	Policies 26.3 - additional	A policy should be added providing that all new activities must be compatible with the nearby port and industrial zones and the industrial and service activities within the zone to ensure that existing and future port operations and industrial activities within the zone are not constrained by more sensitive land uses.
Port Otago Limited	PC-7-34/4	Policy 26.3.3	Policy 26.3.6 needs to be amended to specify there is a high ambient noise level within the Zone that is inevitable with the continued efficient operation of existing industrial activities and Dunedin port activities. There is an acceptance of the high ambient noise level with acoustic treatment mitigating this by reducing indoor noise levels.
Elizabeth J Kerr	PC-7-50/10	Policy 26.3.3	The term 'view shafts' should be deleted from all pages of the proposed Plan Change. This is jargon. Their intended use will have adverse effects on heritage values; they may not give the anticipated visual connection to the waterside due to the effect of perspective and lack of site gradient.
Elizabeth J Kerr	PC-7-50/11	Policy 26.3.4	What is "good urban design"? Despite the Explanation the use of this phrase is very abstract and noncommittal. Revise the Policy to provide definition.
Elizabeth J Kerr	PC-7-50/13	Policy 26.3.11	Fryatt Street North contains a number of buildings of heritage value with facades that should not be broken up to provide 'boutique' shopfronts. These buildings have integrity and are vital to the reading of the historical development of the harbourside; not all have been listed in the proposed Plan Change for scheduling in the Dunedin City District Plan, and should be. Further consultation is required, including with property owners, tenants, stakeholders and New Zealand Historic Places Trust.
Elizabeth J Kerr	PC-7-50/14	Policy 26.3.14	Stage 1 needs to be reworked subject to further consultation. The economic model poses considerable issues for heritage values and their protection. Stage 2 is less of a concern due to the lesser extent of heritage values it contains.

Methods 26.4

Name	Submission Number	Issue	Decision sought from Dunedin City Council
New Zealand Institute of Architects Southern Branch	PC-7-23	26.4 Methods	Proposing that the Dunedin City Council initiates the formation of an Urban Design Panel for Dunedin. The panel would play a key role in facilitating and promoting quality urban design projects, and quality urban environments similar to those now operating in Auckland and Queenstown.
Chalmers Properties Limited	PC-7-14/12	26.4 Methods	Method 26.4.1: Insert reference as follows: <i>5 Building platforms and minimum wharf widths <u>and heights</u> along the Inner Basin.</i>
Chalmers Properties Limited	PC-7-14/13	Methods 26.4	Method 26.4.6: Rephrase the method to state that the Council will operate a Design Panel.
Barry Simpson	PC-7-28/14	Method 26.4.2	26.4.2 Liaison....Ontrack delete 'vehicle' refer above. Note for 'pedestrian' add liaison with the DCC Transport Section to obtain consent to erect two pedestrian footbridges to cross both Wharf St and Thomas Burns St.
Barry Simpson	PC-7-28/15	Method 26.4.9	26.4.9 Delete entirely.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Otago Chamber of Commerce	PC-7-47/3	Methods 26.4	There could be individual businesses that will be adversely affected by changes to the indicated Harbourside area and the Chamber asks that DCC help arrange for appropriate alternative sites for these businesses before they are asked or required to move. This arrangement should also extend to businesses immediately surrounding the area which, as we have found in the past, will be pressured by new residents to reduce noise and other emissions to a point at which operating becomes very difficult.
Elizabeth J Kerr	PC-7-50/15	Method 26.4.1	Method 26.4.1 – Structure Plans will identify items 1-8, as listed. All structure plans should be revised. The range and scope of important sites or areas where specific provisions are appropriate should be revised after appropriate assessment of heritage values in the proposed Harbourside Zone.
Michael Ovens	PC-7-51/2	Methods 26.4	Consider who may 'judge' design based approach to issues (eg. urban design panel?)
Te Runanga o Otakou	PC-7-54/7	Method 26.4.2	Method 26.4.2 Liaison: Add the following paragraph: "Liaise with Kai Tahu to ensure that the development of the Harbourside Area reflects the cultural, spiritual, historical and traditional association of Kai Tahu with Te Tai O Arai Te Uru (Otago Coastal Marine Area)."

Summary Activity Table 26.5

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/14	26.5 – Summary Activity Table	Change the NC entry to <i>NA</i> for the construction of a wharf in the three character areas where no wharf will exist. and Qualify the entry referring to activity prior to the redevelopment/refurbishment of the wharf with " <u><i>exclusive of temporary occupational agreements not exceeding a 12 month period</i></u> ". Or similar wording to like effect.

Character Area Rules 26.6-26.9

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/15	26.6-26.7 Character Area Rules Rules 26.6.1 (ix), 26.6.4 (iii), 26.6.5 (iv), and 26.6.6 (iii). Rules 26.7.3 (i) (h),	Revise rules as follows: Rule 26.6.1 Permitted Activities (ix) Retail Activity with a gross floor area of up to and including <u>2500m²</u> (inclusive of floors below ground level) Rule 26.6.4 Discretionary Activities (Restricted) (iii) Retail Activity with a gross floor area between <u>2501</u> and <u>1500m²</u> (inclusive of floors below ground level)... Rule 26.6.5 Discretionary Activities (Unrestricted) (iv) Retail Activity with a gross floor area of <u>greater than 1500m²</u> 501m² – 1000m² (inclusive of floors below

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Issue	Decision sought from Dunedin City Council
		26.7.7 (i)(c), 26.7.8(i)(d), 27.7.9(v)	<p>ground level)...</p> <p>Rule 26.6.6 Non-Complying Activities</p> <p>(iii) Retail Activity with a gross floor area exceeding 1000m² (inclusive of floors below ground level).</p> <p>Rule 26.7.3(i) Permitted Activities</p> <p>(h) Retail Activity with a gross floor area of up to and including <u>2500m²</u> (inclusive of floors below ground level)</p> <p>Rule 26.7.7(i) Discretionary Activities (Restricted)</p> <p>(c) Retail Activity with a gross floor area between <u>2501</u> and <u>1500m²</u> (inclusive of floors below ground level)...</p> <p>Rule 26.7.8(i) Discretionary Activities (Unrestricted)</p> <p>(d) Retail Activity with a gross floor area of <u>greater than 1500m²</u> 501m² – 1000m² (inclusive of floors below ground level)...</p> <p>Rule 26.7.9 Non-Complying Activities</p> <p>(v) Retail Activity with a gross floor area exceeding 1000m² (inclusive of floors below ground level).</p>
Chalmers Properties Limited	PC-7-14/16	26.6 Character Area Rules	Rule 26.6.2(iii)(e): Revise rule to require glazing of a minimum of 50% of ground floor frontages.
Chalmers Properties Limited	PC-7-14/17	26.6-26.9 Character Area Rules	Add to rules 26.6.2 (ii)(c), 26.7.4 (ii)(a)(iii), 26.7.4 (ii)(b)(ii), 26.7.4(ii)(c)(ii), 26.8.2 (ii)(c), and 26.9.2 (ii)(b) " <u>levels below ground including basement car parks shall not be included as part of the maximum number of floor levels</u> ", Or similar wording to like effect.
Chalmers Properties Limited	PC-7-14/19	26.7 Character Area Rules	<p>Amend rules (26.7.1, 26.7.2 and 26.7.6) to replace reference to discretionary activity (restricted) with controlled activity.</p> <p>Amend Rule 26.7.6 as follows:</p> <p>Rule 26.7.6 Performance Standards for Controlled Activities <u>activities identified as controlled by Rule 26.7.5</u></p> <p><i>In addition to the performance standards in Rule 26.7.4, the following apply to controlled <u>those activities identified as controlled activities in Rule 26.7.5:</u></i></p> <p>Or similar wording to like effect.</p>
Chalmers Properties Limited	PC-7-14/20	26.7 Character Area Rules	<p>Amend Rule 26.7.6(ii)(c)(i) as follows:</p> <p><i>Viewshafts/pedestrian access-ways from Willis Street <u>and Mason Street</u> to the harbour edge wharf...</i></p> <p>Or similar wording to like effect.</p>
Otago Regional Council (ORC)	PC-7-20/3	Character Area Rule 26.7.2 (ii)	<p>Rule 26.7.2 (ii) Performance Standards for Wharf Construction:</p> <ol style="list-style-type: none"> The submitter seeks that the Datum is clarified. That the restrictive wharf levels are aligned to existing wharf heights and provide an effective range to provide activities such as re-decking and general maintenance.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Otago Regional Council (ORC)	PC-7-20/4	Character Area Rule 26.7.3(i)(b)	Rule 26.7.3 (i) (b) Permitted Activities - That it is reworded to read “Commercial Office in the Inner Basin North and <i>South Character Areas</i> .” The submitter considers that the provisions that should apply to the Inner Basin South. Commercial Office activities should be consistent with similar activities that will occur in the area such as Restaurant Activity.
North Dunedin Holdings Limited	PC-7-21/1	Character Area Rule 26.9.1 – Mason Street	Amend rule to allow permitted retail activity be added to the Mason Street Character Area Rules as per Rule 26.8.1(viii) (Retail Activity in conjunction with an industrial activity, industrial tourist activity...etc).
North Dunedin Holdings Limited	PC-7-21/2	Character Area Rule 26.9.2(ii) – Mason Street	Amend Rule 26.9.2 (i) to allow flexibility regards yard allowance on Mason Street Character Area Rules.
Otago Regional Council (ORC)	PC-7-20/6	Character Areas 26.3	The submitter’s preference is that the plan is amended in relation to Lot 2 DP22365 being the Otago Regional Council owned land on the corner of Birch and Kitchener Streets. The amendment to show on Appendix 26.3 as Harbourside, Inner South Basin Character Area in order to align the zoning with property boundaries. The submitter considers that port activities should therefore be allowed in the Inner South Basin Character Area as a permitted activity in order to allow for existing activities to continue (by altering Rule 26.7.3). This will ensure a less complex plan while ensuring the ongoing operation of port facilities such as the slipway.
Arthur Barnett Properties Limited	PC-7-12/2	Character Area Rule 26.7.3(i)	That the exclusion of 41 Wharf Street from Rule 26.7.3(i) be <u>deleted</u> .
Arthur Barnett Properties Limited	PC-7-12/3	Character Area Rule 26.7.3(ii)	That Rule 26.7.3(ii) be <u>deleted</u> .
Arthur Barnett Properties Limited	PC-7-12/4	Character Area Rule 26.7.4(ii)(a)(i)	That Rule 26.7.4(ii)(a)(i) be <u>amended</u> to provide for the maximum height to be measured from the finished ground level at 41 Wharf Street
Port Chalmers Yacht Club (Inc.)	PC-7-22/2	26.7 Inner Basin Character Area – Rules	That the following items in the Proposed District Plan Change 7 are adopted: 26.7 Inner Basin (North, South, and North East) Character Area – Rules and in particular, Rule 26.7.1(i)(e) “The provision of public access....is maintained.”
Barry Simpson	PC-7-28/4	Character Area Rules 26.6-26.9	Retain the individual commercial focus of this land area for wealth creation purposes rather than weaken the George St/Stuart St focus/cluster area for shopping and tourists by allowing these activities in the proposal other than on the seaward side of Fryatt and Birch Sts.
Barry Simpson	PC-7-28/16	Character Area Rules 26.6.2	26.6.2(iv) Delete entirely. See above.
Elizabeth J Kerr	PC-7-50/16	Character Area Rules 26.6-26.9	Oppose proposed Character Areas subject to holding wider consultation and Dunedin City Council providing impact assessments for heritage values in light of proposed changes of use. All rules associated with the character areas should be revised in view of the Council's obligation to protect and sustain heritage values; and to support (morally and ethically) existing industry and service clusters on the harbourside.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Elizabeth J Kerr	PC-7-50/17	Character Area Rules 26.7 Inner Basin	Reject use of the term “Inner Basin”; substitute with “Steamer Basin” as it is commonly referred to. Assess, retain and refurbish wharf structures, wharf sheds and heritage features (see adaptive reuse), to enhance the unique character, features, qualities and identity of the waterside. Setting rules for the immediate area surrounding the Steamer Basin requires further consultation.
Te Runanga o Otakou	PC-7-54/8	Character Area Rules 26.7.1 – Inner Basin	26.7.1 Wharf Construction in the Inner Basin: The Dunedin City Council has restricted its discretion to the matters set out in paragraphs a-e.
Te Runanga o Otakou	PC-7-54/9	Character Area Rules 26.7.1– Inner Basin	26.7.1 Wharf Construction in the Inner Basin: Include, as an assessment matter, the effects of the proposal on the cultural, spiritual, historical and traditional association of Kai Tahu with Te Tai O Arai Te Uru (Otago Coastal Marine Area).
New Zealand Historic Places Trust (NZHPT)	PC-7-49/5	Character Area Rules 26.6-26.9	Recommend the following amendments: - Rules 26.6.3(i), 26.7.5(i)(a), 26.8.3(i) and 26.9.3(i) providing for construction of new buildings or additions or alterations where such activity is publicly visible as a controlled activity should be a restricted discretionary activity. Because Council must grant consent to a controlled activity, such status affords little, if any, protection. - Rule 26.6.4(iv) applying to demolition of buildings in the Fryatt Street North Character Area needs to make it clear that this does not apply to buildings listed on Schedule 25.1. It is then clear from the outset that such activity is a non-complying one in accordance with the present Townscape Rule 13.7.4. Similar clarification needs to be provided with respect to demolitions in all other character areas.
Port Otago Limited	PC-7-34/8	Character Area Rules 26.7	Berthing of ships and embarkation and disembarkation of passengers be specifically stated as a permitted use in IBNECA (Inner Basin North East Character Area).
Port Otago Limited	PC-7-34/9	Character Area Rules 26.7	Activities permitted by the Port 2 Zone rules be permitted in IBNECA until the earlier of: redevelopment of the zone commences or the land is transferred from Port Otago Ltd's ownership.
Polarcold Stores Limited	PC-7-32/2	Rules 26.8.1(iii), (v) and (vii)	Amend Rule 26.8.1(iii), (v) and (viii) by the addition of the following words in each rule <i>“except in the block bounded by Kitchener Street/ White Street/ Buller Street/ French Street”</i>
Barry Simpson	PC-7-28/17	Character Area Rules 26.9	26.9 Delete entirely have redesignated as Mixed Use CA as per 26.8.

General Rules 26.10

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/21	General Rule 26.10	This reference should be amended to Table 26.10.3
Barry Simpson	PC-7-28/18	General Rule 26.10.2	26.10.2(I)(b) delete entirely.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Otago Regional Council (ORC)	PC-7-20/5	General 26.10.3 Rule	That these provisions are reduced in order to drive a change in the use of public and other transport modes and promote a sustainable transport solution for the city.
Chalmers Properties Limited	PC-7-14/22	General 26.10.3 Rule	Insert a rule for the Harbourside zone that permits off-site parking tied to the site by a legal agreement as a performance standard as follows: <i>Car parking may be provided on land in the Harbourside Zone provided that such parking is formalised by a legal right to exclusive use of a car park so that the parking will continue to be related to that authorised use.</i>
Otago Regional Council (ORC)	PC-7-20/2	General 26.10.6 Rule	Rule 26.10.6 Contaminated and Potentially Contaminated Site: a. The words 'environmental engineer' are changed to 'suitably qualified professional' b. That there is clarification provided regarding whether the rule only relates to Contaminated and Potentially Contaminated sites or all sites. c. That the following is inserted after the rule "Note to Plan Users: Consent may also be required from the Otago Regional Council under the Regional Plan: Waste for Otago if any activity requires the disturbance of contaminated land or the ongoing discharge of contaminated to water, land or air." d. That there is liaison between the Dunedin City Council and the Otago Regional Council in terms of the Dunedin City Council providing contaminated site reports to the Compliance Unit of the Otago Regional Council.
Simon R Gilmour	PC-7-15/2	General 26.10.8 Rule	The implementation of the proposed district plan change 7 with strong proviso for sound proofing of new premises and the provision for heavy vehicle access for existing business's. This doesn't necessarily mean through access, or the number of existing through roads must be monitored.
Otago Regional Council (ORC)	PC-7-20/8	General 26.10.8 Rule	That this rule is altered to include all activities that may occur in the Harbourside zone in order to ensure that reverse sensitivity does not occur and that existing activities will therefore not be adversely affected.
Chalmers Properties Limited	PC-7-14/23	General 26.10.11 Rule	Increase the total net lettable retail limit to 6000m ² as permitted activities with retail beyond that as restricted discretionary subject to being complimentary to the Central Activity Area.
Chalmers Properties Limited	PC-7-14/24	General 26.10.12 Rule	Delete Rule 26.10.12
Arthur Barnett Properties Limited	PC-7-12/5	General 26.10.12 Rule	That Rule 26.10.12 be <u>deleted</u>
Barry Simpson	PC-7-28/19	General 26.10.13 Rule	26.10.13 Delete entirely.
Craig WD Ross	PC-7-24/2	General Rule – Acoustic Insulation	Pass the plan with amended noise level limits for already built premises, or at least altered to accommodate existing premises. Like to see more accommodating approach to requirements taken eg. resolving mitigating factors, site specific
Andrew Shand, Public Health South	PC-7-48/1	General Rules – 26.10.8 Acoustic Insulation	Appropriate conditions for the control of noise by the inclusion of performance requirements for building insulation to be included for this new zone in the District Plan to ensure the protection of the health of people and communities – should such conditions not be already covered in a plan.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Simon R Gilmour	PC-7-15/2	General Rules – Acoustic Insulation	The implementation of the proposed district plan change 7 with strong proviso for sound proofing of new premises and the provision for heavy vehicle access for existing business's. This doesn't necessarily mean through access, or the number of existing through roads must be monitored.
Action Engineering Limited	PC-7-26/3	General Rules – Access and Parking	(a) The Plan Change is abandoned in its entirety. (b) The Plan Change stage 1 stays west of Fish Street and retains separation between Industrial zone and the mixed use zone and occupies the inner basin south, which sees more sun and is therefore is a more hospitable environment.
Kaan's Catering Supplies ("Kaan's")	PC-7-45/2	General Rules – Access and Parking	Complete abandonment of the Harbourside Plan Change
Crawford Glass Dunedin Limited, Crawford Glass Limited trading as Novus Dunedin, CWC 2005 Limited and Eccotech Limited	PC-7-41/2	General Rules – Access and Parking	(a) The Plan change is abandoned in its entirety. (b) If complete abandonment is not sustainable then: (i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies; (ii) Keep road network as is.
Geoffrey A Martin	PC-7-42/2	General Rules – Access and Parking	(a) The Plan change is abandoned in its entirety. (b) If complete abandonment is not sustainable then: (i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies; (ii) Keep road network as is.

Assessment Matters 26.11

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/25	Assessment Matters 26.11	Insert relevant and appropriate assessment criteria for financial contributions.
Chalmers Properties Limited	PC-7-14/26	Assessment Matters 26.11	26.11.12: Amend the heading to read as 501m ²
Chalmers Properties Limited	PC-7-14/27	Assessment Matters 26.11	26.11.14(i): Insert into the clause " <i>retailing and office</i> " after the word residential.
Chalmers Properties Limited	PC-7-14/18	Assessment Matters 26.11	Add criteria 26.11.4(v) as follows: (vi) <i>Whether the proposed alternative acoustic treatment of Residential and Commercial Residential Harbourside</i>

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Limited			<u>Activities is certified by an acoustic expert in this field as meeting the desired avoidance of the complaints from residents or visitors.</u> Or similar wording to like effect.
Port Otago Limited	PC-7-34/5	Assessment Matters 26.11	Rule 26.11.4 should include an assessment factor as to whether the proposed alternative treatment will have the desired avoidance of complaints about the operation of the commercial port at Dunedin.
Elizabeth J Kerr	PC-7-50/18	Assessment Matters 26.11	See 26.11.3 – Comment: redraft this section to include wider consideration of heritage values. This should also apply to the title of the section, for example, “Heritage [insert], Character, Amenity Values...”

AER's 26.12

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Port Otago Limited	PC-7-34/6	AER 26.12.2	Anticipated environmental result 26.12.2 could raise false expectations unless qualified to read “The Dunedin harbourside is an attractive quality environment where a variety of uses co-exist with a working port”.
Elizabeth J Kerr	PC-7-50/19	AER's 26.12	See 26.12.2 – Comment: What does “an attractive quality environment” mean? This is so vague as to have no meaning. Redraft.
Te Runanga o Otakou	PC-7-54/10	AER's 26.12	Add the following environmental result: “The cultural, spiritual, historical and traditional association of Kai Tahu with Te Tai O Arai Te Uru (Otago Coastal Marine Area) is actively protected.”

Structure Plans

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/28	Structure Plans 26.1.1 and 26.1.3	Delete the Eastern Walkway between Mason Street and Willis Street from Plans 2 and 4.
Chalmers Properties Limited	PC-7-14/29	Structure Plans 26.1.1, 26.1.2, 26.1.3 and 26.1.4	Amend plans by removing the Jetty Street flyover ramp and realigning Wharf Street and showing additional public open space adjacent to the Inner Basin in accordance with the Notice of Requirement. Redefine the extent of the Inner Basin.
Chalmers Properties Limited	PC-7-14/30	Structure Plans 26.1.2, and 26.1.4	Amend Structure Plan to show wider carriageway for Rattray Street, and insert a reference to a pedestrian access link also.
Chalmers Properties Limited	PC-7-14/31	Structure Plans 26.1.1-26.1.4	On all Structure Plans provide referencing that makes it clear that the jagged shaped civic area on the northern side of the inner basin is a Council initiative and not a requirement of the redevelopment or refurbishment of the wharves. Structure Plan 2 should show the desired walkway on the seawards side of the Jade House building as within the

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
			jurisdiction of the ORC and the walkway to be on the seaward side of the Jade House at a level below current ground floor or such other location as agreed with the building owner when the building is redeveloped .
Otago Regional Council (ORC)	PC-7-20/7	Structure Plans 26.1.2 and 26.1.4	The alignment of public access on these structure plans should be revised to ensure it allows for the existing uses of this site.
Holcim New Zealand Ltd	PC-7-19/2	Structure Plan 26.1.2	Closure of Fryatt Street on the northeast side the intersection with Mason and Cresswell Streets: That this be removed or re-positioned so that trucks can enter and leave the Holcim site using the existing gateways and traffic routes.
Port Chalmers Yacht Club (Inc.)	PC-7-22/3	Structure Plan 26.1.1	That the following items in the Proposed District Plan Change 7 are adopted: The View Shafts and Accessways outlined in Appendix 26.1.1: Harbourside Structure Plan
Port Chalmers Yacht Club (Inc.)	PC-7-22/4	Structure Plan 26.1.2	That the following items in the Proposed District Plan Change 7 are adopted: The Pedestrian Walkways, and Harbour Edge Open Space & Public Promenades, as outlined in Appendix 26.1.2: Harbourside Structure Plan
Port Chalmers Yacht Club (Inc.)	PC-7-22/5	Structure Plan 26.1.4	That the following items in the Proposed District Plan Change 7 are adopted: The Harbour Edge Open Space & Public Promenades, as outlined in Appendix 26.10.4: Harbourside Structure Plan
Peter Nicholls	PC-7-5/2	Structure Plan 26.1.2	Tewsley Square: (corner Tewsley & Cresswell) Provision should be made for public art works to be in the planning stages before completion and implementation of this and square proposed for corner Fish and Willis. I am chairman of Otago Sculpture Trust and would like to be on a committee presenting ideas and strategies.
Peter Nicholls, Chairman Otago Sculpture Trust	PC-7-6/2	Structure Plan 26.1.2	Tewsley Square: (corner Tewsley & Cresswell) Provision should be made for public art works to be in the planning stages before completion and implementation of this and square proposed for corner Fish and Willis. I am chairman of Otago Sculpture Trust and would like to be on a committee presenting ideas and strategies.
Barry Simpson	PC-7-28/20	Structure Plan 26.1.1	Appendix 26.1.1 Delete the reference to both 4 and 3 storeys.
Barry Simpson	PC-7-28/21	Structure Plan 26.1.2	Appendix 26.1.2 Delete Fryatt St closure, the Mason St Slow Way and the promenade in front of the Jade Building at Birch St.
Barry Simpson	PC-7-28/22	Structure Plan 26.1.3	Appendix 26.1.3 Delete Stage 2 entirely
Barry Simpson	PC-7-28/23	Structure Plan 26.1.4	Appendix 26.1.4 Wharf Promenade 'C' Delete refer 26.1.2 comments Willis St Fryatt St walkways Delete Rattray St Fryatt St leave roading layout as is add a Pedestrian Footbridge across Wharf St
Elizabeth J Kerr	PC-7-50/20	Structure Plans 26.1.1-26.1.4	Revise structure plans following redrafting of proposed Plan Change documentation subject to further consultation.

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Design Code

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Chalmers Properties Limited	PC-7-14/32	Design Code	Amend the diagram page A26.2:2 to remove the "Wharf Street/Cross Wharf" area and include it in the <u>Inner Basin North Character Area</u> .
Chalmers Properties Limited	PC-7-14/33	Design Code	Urban Character Descriptions - Amend the sentence to make it clear that the new buildings will continue to frame the inner basin by running generally parallel to the street alignments. Or similar wording to like effect
Chalmers Properties Limited	PC-7-14/34	Design Code	Design Criteria - Semi Basement Car parking Provision: Transfer this statement to the Site Layout General Criteria section so that it applies in all Character Areas.
Chalmers Properties Limited	PC-7-14/35	Design Code:	Design Criteria 1: Site Layout – Fryatt Street North, Mixed Use and Mason Street – General Criteria: Edit to "dimensions", and provide reference to the provisions of the Transportation Section of the Plan, which specifies minimum access dimensions. Clarify in the Code that in Fryatt Street North there are to be no crossing points for vehicles
Chalmers Properties Limited	PC-7-14/36	Design Code	Harbourside Design Criteria- Active Frontages: Delete the section on residential units at ground floor Delete the last bullet point referring to glazing.
Chalmers Properties Limited	PC-7-14/37	Design Code	Harbourside Design Criteria- Built Form, Inner basin North East: The first bullet point and the first sentence of the second bullet point should be retained with the deletion of the option of 4 stories and the insertion of 3 storeys to be in line with the Structure Plan and rules
Chalmers Properties Limited	PC-7-14/38	Design Code	Harbourside Design Criteria- Residential Unit / Apartment Layout: Delete the clause from the Design Code.
Chalmers Properties Limited	PC-7-14/39	Design Code	Harbourside Design Criteria- Wharf design: Add to the clause words that reflect that we do anticipate up to one minor building on the Tewsley Street pontoon/ wharf extension.
Chalmers Properties Limited	PC-7-14/40	Design Code	Harbourside Design Criteria- private /Shared Open Space: Amend the Code to reflect the rules for open space for above ground residences.
Director-General of Conservation	PC-7-31/5	Design Code	Amend Appendix 26.2: Harbourside Design Code, Definition of Public Space, paragraph five (pg A26.2.3) as follows: Central to this is the Inner Basin, traditionally the heart of the working port and the City's early gateway for both trade and new immigrants. This inlet forms the closest part of the Otago Harbour to Dunedin's city centre and this proximity offers the best opportunity for the public to access and enjoy the water's edge <u>and the indigenous wildlife that uses the harbour</u> in the inner city. Creating and maintaining a high quality active public water edge will attract businesses, visitors and residents to the area and in so doing enhance its vibrancy and spur further development in adjoining areas.

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Barry Simpson	PC-7-28/24	Design Code	26.2 CA Boundaries Delete 'F' refer above
Barry Simpson	PC-7-28/25	Design Code	pA26.2.7 Reduce to 2 storey only structures.
New Zealand Historic Places Trust (NZHPT)	PC-7-49/3	Design Code	Consistent with the points mentioned in the submission, the NZHPT recommends that Council withdraws Proposed Plan Change 7 (Dunedin Harbourside) to the Dunedin City District Plan in its entirety. The NZHPT requests that this be done so until such time as what are serious concerns it has with the proposal from an historic heritage perspective have been properly addressed.
Elizabeth J Kerr	PC-7-50/21	Design Code	<p>See general comments for proposed Character Areas above and the shift in methodology required for the Council to recognise its statutory responsibilities to heritage. Further consultation is required to revise and resolve the content of the following sections of the proposed design code.</p> <p>Introduction:</p> <ul style="list-style-type: none"> Purpose of Design Code Relationship to District Plan <p>Structure of Design Code:</p> <ul style="list-style-type: none"> Definition of Public Space <p>Urban Character Descriptions</p> <p>Principles:</p> <ul style="list-style-type: none"> Design Coherence Relationship to Context Perimeter Block Layout Active Edges Building Scale and Rhythm Appropriate Parking and Servicing Personal Safety <p>Harbourside Design Criteria:</p> <ul style="list-style-type: none"> HDC 1: Site Layout HDC 2: Built Form HDC 3: Additions and alterations to existing buildings HDC 4: Corner Sites HDC 5: Active Frontages HDC 6: Colours HDC 7: Materials HDC 8: Signage HDC 9: Car Parking <p>Residential Design Criteria:</p> <ul style="list-style-type: none"> RDC 1: Site Layout [upper case L] RDC 2: Residential Unit/Apartment Layout RDC 3: Private/Shared open amenity <p>Harbour Edge Public open Space & Wharf Structure Design Criteria:</p> <ul style="list-style-type: none"> HDC 1: Harbouredge Public Open Space HDC 2: Wharf design HDC 3: Harbouredge Wharf and Open Space Lighting

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Character Areas

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Barry Simpson	PC-7-28/1	Character Areas 26.3	Delete the Mason Street UCA totally Becomes Mixed Use CA
North Dunedin Holdings Limited	PC-7-21/3	Character Areas 26.4	Alternatively: We propose extending the Mixed Character Area Zone (drawing attached). This would enable more flexible planning and utilisation of the property at 47 Cresswell Street.
Elizabeth J Kerr	PC-7-50/22	Character Areas 26.3	This map should be revised following further consultation with affected parties including property owners, tenants, stakeholders and the New Zealand Historic Places Trust.

Consequential Amendments

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Te Runanga o Otakou	PC-7-54/10	Consequential Amendments - 1 Introduction	Add the following new method into 1.5.3: Methods of Implementation: 26 <u>Statutory Acknowledgements</u> : The statutory acknowledgements set out in the Ngai Tahu Claims Settlement Act 1998 reflect the cultural, spiritual, historical and traditional association of Ngai Tahu with their ancestral lands, water, sites, wahi tapu, and other taonga.
Elizabeth J Kerr	PC-7-50/3	Consequential Amendments - 1 Introduction	Method 25 Design Codes Suggest insertion (underlined): "Design codes seek to identify <u>heritage values</u> , predominant physical patterns and significant features of an area...in which new development can enhance those <u>existing heritage values, patterns, and features that</u> contribute positively to the character of the area. The design code..."
Otago Regional Council (ORC)	PC-7-20/1	Consequential Amendments - 3 Chapter Definitions	The definition for Potentially Contaminated Site is altered to read "Means a site that is currently used, or has been previously used, by land uses which are identified in the Hazardous Activities and Industries List (HAIL)".
Barry Simpson	PC-7-28/5	Consequential Amendments - 3 Definitions	Commercial Residential DELETE backpackers, motels, tourist lodges, holiday flats, tourist cabins, motor inns Tourist and Entertainment Activity DELETE museums, theatres, art galleries, cinemas, conference facilities Home occupation DELETE Mason Street Character Areas
Holcim New Zealand Ltd	PC-7-19/4	Consequential Amendments - 11 Ports	Holcim opposes this proposed change and requests no change to existing Rule 11.6.2(i).
Chalmers Properties Limited	PC-7-14/41	Consequential Amendments - 18 Subdivision	Method 18.4.4: Replace the word " <i>guide</i> " with the word " <u>plan</u> "

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Name	Submission Number	Issue	Decision sought from Dunedin City Council
Elizabeth J Kerr	PC-7-50/4	Consequential Amendments – 18 Subdivision	Suggest insertion (underlined): “...used to guide the development or redevelopment of a particular area and include defining the future development and land use patterns, <u>existing heritage values</u> , areas of open space...”
Chalmers Properties Limited	PC-7-14/42	Consequential Amendments – 19 Signs	Amend Rule 19.5.6B(ii) as necessary.
Elizabeth J Kerr	PC-7-50/5	Consequential Amendments – 19 Signs	See (page 10) “Insert the following in Rule 19.5.1(ix)...” DELETE (e) and (f). Overhead banners spanning Tewsley Street and Fryatt Street at the stated locations or for any harbourside location are <u>strongly opposed</u> , for the avoidance of visual clutter and to prevent heritage buildings and structures being obscured.
Elizabeth J Kerr	PC-7-50/6	Consequential Amendments – 19 Signs 19.6.2 Harbourside Zone (page 12)	<u>Add third point for assessment:</u> (iii) The extent to which the proposed signage will have an adverse effect on heritage values. Unless the Harbourside Design Code (Appendix 26.2) is revised to recognise and protect heritage values, this third point (or words to the effect) will be necessary.
Barry Simpson	PC-7-28/6	Consequential Amendments – 19 Signs	(iv) Mason Street Character Area DELETE this section and put into the Mixed Use Character Area
Barry Simpson	PC-7-28/7	Consequential Amendments – 20 Transportation	9i) section on parking financial contributions, DELETE. Some streets are wide enough to accommodate angle parking so change from parallel parking to angle parking.
Barry Simpson	PC-7-28/27	Consequential Amendments – Planning Maps	p?? Amendments to Maps 35 and 49 Re-draught to show more Industrial 1 and less Harbourside. That is Harbourside to be the seaward side of Fryatt Birch Sts plus the Cross Wharf the rest to be designated Industrial. Refer above.
Elizabeth J Kerr	PC-7-50/24	Consequential Amendments – Planning Maps	- Proposed Dunedin City District Plan Change 7 – Amend Maps 73 and 74 Road Hierarchy Comment: Revise on consideration of urban design issues for consultation. - Proposed Dunedin City District Plan Change 7 – Items for inclusion on Schedule 25.1: Townscape and Heritage Buildings and Structures Comment: Further heritage assessment required for Dunedin Harbourside. Upgrade this map to incorporate further listings to Schedule 25.1 (see comments on Schedule 25.1 above). - Proposed Dunedin City District Plan Change 7 – Amendments to Maps 35 and 49 Rezoning of Dunedin Harbourside Comment: Upgrade maps to include the block contained by Roberts, French, Buller and Birch Streets in the Harbourside Zone.
Otago Regional Council (ORC)	PC-7-20/9	Consequential Amendments	Any such consequential amendments in order to give full effect to this submission.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Schedule 25.1

Name	Submission Number	Issue	Decision sought from Dunedin City Council
The Pines Otago Limited	PC-7-11	Schedule 25.1	That the building at 27 Willis Street not be included on Schedule 25.1 Townscape and Heritage Buildings and Structures in Volume 2 of the District Plan.
John Whittaker, Farra Engineering Ltd	PC-7-16/2	Schedule 25.1	Oppose Farra offices at 10 Tewsley Street (B756) becoming a heritage building
Darrel Robinson on behalf of IPENZ Engineering Heritage Otago Chapter	PC-7-17/2	Schedule 25.1	Consider adding additional buildings to Schedule 25.1 and clarifying the extent of buildings listed.
Kaan's Catering Supplies ("Kaan's")	PC-7-45/3	Schedule 25.1 - Inclusion of 63/65 Fryatt Street	Complete abandonment of the Harbourside Plan Change
New Zealand Historic Places Trust (NZHPT)	PC-7-49/2	Schedule 25.1	The scheduling of items must be revisited based upon the Salmond Reed reports, with items listed in the submission. Along with consideration of additional items for inclusion relating to the NZHPT Dunedin Harbourside Historic Area: Registration Report for a Historic Area.
Geoffrey A Martin	PC-7-42/4	Schedule 25.1 - Inclusion of 63/65 Fryatt Street	(a) The Plan change is abandoned in its entirety. (b) If complete abandonment is not sustainable then: (iii) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies; (iv) Keep road network as is.
Elizabeth J Kerr	PC-7-50/23	Schedule 25.1	Upgrade this Table with further items for inclusion; done in consultation property owners, tenants, stakeholders, Salmond Reed Architects, and New Zealand Historic Places Trust. As a result, changes will need to be made to the relevant planning map(s).

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Heritage Values

Name	Submission Number	Issue	Decision sought from Dunedin City Council
New Zealand Historic Places Trust (NZHPT)	PC-7-49/4	Heritage Values	Consistent with points mentioned in the submission, the NZHPT recommends that Council withdraws Proposed Plan Change 7 (Dunedin Harbourside) to the Dunedin City District Plan in its entirety. The NZHPT requests that this be done so until such time as what are serious concerns it has with the proposal from an historic heritage perspective have been properly addressed.
New Zealand Historic Places Trust (NZHPT)	PC-7-49/6	Heritage Values	The submitter raises concerns in relation to earthworks associated with development and effects upon archaeological sites. NZHPT proposes that that area is archaeologically assessed to identify important sites and those of lesser importance. The assessment should be completed before earthworks take place. The assessment could be a joint DCC/ORC assessment.
Darrel Robinson on behalf of IPENZ Engineering Heritage Otago Chapter	PC-7-17/1	Heritage Values	Amendments to proposed rules to better enable the reuse of heritage buildings.

Transportation

Name	Submission Number	Code	Decision sought from Dunedin City Council
Progressive Plastics Ltd	PC-7-1/2	Transportation	Action on the matters in submission: Continued availability of existing free parking for workers and customers and roading access for loading and unloading goods including shipping containers.
Fryatt Street Properties Ltd	PC-7-3/3	Transportation	That the proposed plan change 7 be withdrawn in its entirety; or In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 95/97 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street or Willis Street that are currently being used for an Industrial or Service Activity; or In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone
Fonterra Co-Operative Group Limited ("Fonterra")	PC-7-10/4	Transportation	That Proposed Plan Change 7 be declined or amended as per the submission: - Fonterra has established cool stores located just south of the site proposed to be rezoned "Harbourside" on Kitchener Street. There are regular heavy vehicle movements associated with the cool store operations. Fonterra is concerned with the potential transportation conflicts between existing and new users. Fonterra considers that the introduction of non-employment related pedestrian and/or cycle access into this industrial area will result in a direct conflict with the heavy and service vehicle traffic needing access to the area.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Code	Decision sought from Dunedin City Council
Simon R Gilmour	PC-7-15/3	Transportation	The implementation of the proposed district plan change 7 with strong proviso for soundproofing of new premises and the provision for heavy vehicle access for existing businesses. This doesn't necessarily mean through access, or the number of existing through roads must be monitored.
Transit New Zealand	PC-7-18/1	Transportation	That the Council endorse proposed Plan Change 7 as proposed in principle, but subject to more details on the following matters: <ul style="list-style-type: none"> - two key strategic vehicular accesses into the Harbourside precinct are identified to maintain and enhance the overall safety and functionality of the Harbour Arterial Route - Rules are included among the provisions of the Plan Change and included in the associated Structure Plan limiting the number of accesses to property directly off the Harbour Arterial Route and limiting parking opportunities - Key opportunities for pedestrian and cyclist access are identified in the Structure Plan in positions that are safe and will not impair the safety and efficiency of the Harbour Arterial Route
Holcim New Zealand Ltd	PC-7-19/3	Transportation	Holcim wishes to be sure that changes to the road hierarchy in the area will not limit its ability to use the most efficient transport routes to and from its site.
Roger Denston (Bradken Foundry)	PC-7-29/3	Transportation	Develop a pedestrian bridge from Queens Gardens over Thomas Burns Street and directly to the inner basin. This will significantly reduce the number of pedestrians crossing a busy arterial road now and in the future.
Action Engineering Limited	PC-7-26/4	Transportation	(a) The Plan Change is abandoned in its entirety. (b) The Plan Change stage 1 stays west of Fish Street and retains separation between Industrial zone and the mixed use zone and occupies the inner basin south, which sees more sun and is therefore is a more hospitable environment.
Barry Simpson	PC-7-28/3	Transportation	Change connectivity emphasis from Inner Basin to more beaches along the harbourside Extend the harbourside walkways/cycleways to both Aramoana & Tairoa heads Extend the pedestrian overbridges at the Railway Stn and the proposed Rattray St site to cross over Thomas Burns St & Wharf St
Stephen W Todd for EJ, EA, SW & JN Todd	PC-7-33/2	Transportation	The abandonment of this plan change
Crawford Glass Dunedin Limited, Crawford Glass Limited trading as Novus Dunedin, CWC 2005 Limited and Eccotech Limited	PC-7-41/2	Transportation	The Plan change is abandoned in its entirety. If complete abandonment is not sustainable then: <ul style="list-style-type: none"> (a) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies; (b) Keep road network as is.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Code	Decision sought from Dunedin City Council
Geoffrey A Martin	PC-7-42/2	Transportation	<p>(a) The Plan change is abandoned in its entirety.</p> <p>(b) If complete abandonment is not sustainable then:</p> <p style="padding-left: 40px;">(i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies;</p> <p style="padding-left: 40px;">(ii) Keep road network as is.</p>
Otago Chamber of Commerce	PC-7-47/5	Transportation	The effectiveness of the transport network, be it road or rail, in getting goods from Dunedin's manufacturers to its port must not be compromised by the frictional effects of more intersections and crossovers.
Andrew Shand, Public Health South	PC-7-48/2	Transportation	<p>- The inclusion of both walkway and cycleways in any new access created for approach to the area from the direction of all main arterial routes and roadways.</p> <p>- The linking of cycleways leading to and within the Harbourside Zone to the wider Dunedin City Council plan to continue a cycleway around the harbour basin.</p>

Roading Hierarchy

Name	Submission Number	Code	Decision sought from Dunedin City Council
Fryatt Street Properties Ltd	PC-7-3/3	Roading Hierarchy	<p>That the proposed plan change 7 be withdrawn in its entirety; or</p> <p>In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 95/97 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street or Willis Street that are currently being used for an Industrial or Service Activity; or</p> <p>In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone.</p>
Christie Paper Ltd	PC-7-7/3	Roading Hierarchy	<p>That the proposed plan change 7 be withdrawn in its entirety; or</p> <p>In the alternative that proposed plan change 7 be amended so that its extent is reduced so that it does not apply to 85 Fryatt Street, the adjoining property, or adjacent properties in Fryatt Street that are currently being used for an Industrial or Service Activity; or</p> <p>In the alternative that proposed plan change 7 be amended so that the existing permitted activities in the Port 2 zone retain that status and are able to expand onto adjoining or adjacent land as a permitted activity under the currently conditions that are applicable to permitted activities in the Port 2 zone</p>
Barry Simpson	PC-7-28/26	Roading Hierarchy	p?? Amend Maps 73 and 74 Road Hierarchy do not remove Mason St and Fryatt St Collector Rd status.
Port Otago Limited	PC-7-34/7	Roading Hierarchy	Fryatt Street remain a collector road between Halsey Street and Mason Street.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Code	Decision sought from Dunedin City Council
Holcim New Zealand Ltd	PC-7-19/3	Roading Hierarchy	Holcim wishes to be sure that changes to the road hierarchy in the area will not limit its ability to use the most efficient transport routes to and from its site.
Crawford Glass Dunedin Limited, Crawford Glass Limited trading as Novus Dunedin, CWC 2005 Limited and Eccotech Limited	PC-7-41/3	Roading Hierarchy	<p>(a) The Plan change is abandoned in its entirety.</p> <p>(b) If complete abandonment is not sustainable then:</p> <p style="padding-left: 40px;">(i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies;</p> <p style="padding-left: 40px;">(ii) Keep road network as is.</p>
Geoffrey A Martin	PC-7-42/3	Roading Hierarchy	<p>(a) The Plan change is abandoned in its entirety.</p> <p>(b) If complete abandonment is not sustainable then:</p> <p style="padding-left: 40px;">(i) Fryatt Street is not classified as a 'Character Area'. Rather the general Mixed Use Zone applies;</p> <p style="padding-left: 40px;">(ii) Keep road network as is.</p>

Kai Tahu

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Te Runanga o Otakou	PC-7-54/2	Kai Tahu	<ul style="list-style-type: none"> - Adoption of the Statutory Acknowledgement for Te Tai O Arai Te Uru (Otago Coastal Marine Area) into the Dunedin City District Plan: Harbourside Zone through the formulation of specific objectives, policies and rules for the statutory acknowledgement area. - Promote the use of Kai Tahu place names in the nomenclature for public spaces within the Harbourside Zone.
	PC-7-54/3	Kai Tahu	<ul style="list-style-type: none"> - On-going consultation with Te Runanga o Otakou during the implementation of the structure plan for the areas of public open space around the Inner Basin. - Interpretation Panels that document the history and cultural use of the Otago Harbour, Nga Moana e rua and the Toitu Stream.
	PC-7-54/4	Kai Tahu	<ul style="list-style-type: none"> - Include the management of run-off during all stages of construction as a resource consent assessment matter to avoid silt and other contaminants entering the harbour. - Require on site retention of stormwater from buildings and areas of hard standing, through the use of rain gardens, stormwater planters, swales and mini wetlands, to minimise the risk of contaminants entering the harbour.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Issue	Decision sought from Dunedin City Council
	PC-7-54/5	Kai Tahu	<ul style="list-style-type: none"> Promote the use of locally sourced genetic plants and fruiting species for landscaping and garden areas within the Harbourside Zone. Include the restoration and enhancement of biodiversity, including the use of locally sourced genetic plants and fruiting species, as a resource consent assessment matter.
	PC-7-54/6	Consequential Amendments - 1 Introduction	<p>Add the following new method into 1.5.3: Methods of Implementation:</p> <p><u>26 Statutory Acknowledgements</u>: The statutory acknowledgements set out in the Ngai Tahu Claims Settlement Act 1998 reflect the cultural, spiritual, historical and traditional association of Ngai Tahu with their ancestral lands, water, sites, wahi tapu, and other taonga.</p>

Miscellaneous

Name	Submission Number	Issue	Decision sought from Dunedin City Council
Derek R Parkes	PC-7-4	Miscellaneous	<p>To raise the issues of environmental sustainability from being subtext in another urban redevelopment to being the primary identity of the project.</p> <p>This would lead to all amendments being written in terms of the highest attainable standards of sustainability.</p>
Barry Simpson	PC-7-28/2	Miscellaneous	Par back \$9 million to \$1 million
Otago Chamber of Commerce	PC-7-47/2	Miscellaneous	Recommend that Dunedin City Council continues to plan for minimal retail activity, allowing instead for a high proportion of hospitality-related activity in the Harbourside area.
Otago Chamber of Commerce	PC-7-47/6	Miscellaneous	Perhaps most importantly, major investment in this Harbourside area must be left to private developers. DCC's role should be restricted to the provision of the appropriate zoning and resource consent policies to allow a commonly agreed upon framework within which development can occur, and the provision of necessary public infrastructure.
Otago Chamber of Commerce	PC-7-47/7	Miscellaneous	The Chamber suggests that a model of development in which astute investors are able to purchase the appropriate land would be the most effective model in which DCC can achieve its vision for the City's harbourside. Within this model investors are likely to see less risk in their ventures and more potential for long term gain and are therefore more likely to invest in the type of environment that DCC has in its vision and to do it well.
Andrew Shand, Public Health South	PC-7-48/3	Miscellaneous	The inclusion of rules for public safety with any new amenity including reserve or square/walkway created by lighting and control of the activities that border those features (such as buildings with windows facing in to the squares) and a restriction on the use of buildings (in particular industrial) that border these areas.
Andrew Shand, Public Health South	PC-7-48/4	Miscellaneous	The inclusion of Smokefree areas where there are enclosed and preferably open public recreational spaces as well.
Elizabeth J Kerr	PC-7-50/25	Miscellaneous	<p>Plan Change Document Style Rules:</p> <ol style="list-style-type: none"> Decide a rule for "<u>well being</u>" [to hyphenate or not; well-being, wellbeing or well being?] and check document for consistency; both forms are used in the document. Do spell check for '<u>mater</u>' of national importance [should read 'matter'] and check document for consistency.

PLAN CHANGE 7: Summary of Decisions Requested – By Issue

Name	Submission Number	Issue	Decision sought from Dunedin City Council
			3) Decide a style rule for “adaptive <u>reuse</u> ” [to hyphenate or not] and check document for consistency 4) Reject use of the term “Inner Basin” in the document; substitute “Steamer Basin” as it is commonly referred to.
William van der Vliet	PC-7-52	Miscellaneous	That the application allow the establishment of a public skateboarding park in this area. That the application confirm that the current skateboarding park is able to remain in the current location close to the new residential housing.
Te Runanga o Otakou	PC-7-54/11	Appendices General	Attach the Statutory Acknowledgment for Te Tai O Arai Te Uru (Otago Coastal Marine Area) as Appendix 26.4.