

What is the District Plan – The Dunedin City District Plan manages the use of land and the effects of development and activities through zoning and performance standards.

What is the Regional Plan: Coast? – The Regional Plan: Coast for Otago controls activities within the coastal marine area, which extends from the line of mean high water springs, to the limits of the territorial sea at 12 nautical miles.

What is a notice of requirement – Requiring authorities have the ability to designate areas of land for use as network utilities (such as roads and telecommunications facilities) or large public works (such as schools and reserves). Those areas of land are identified in the district plan, usually in the maps. This is called a 'designation' and it means that the works can be carried out without the subsequent need to comply with district plan rules. If a requiring authority wishes to designate land, it must submit a notice of requirement to the council, in a similar manner to a resource consent application.

Once the designation is put in place, the requiring authority may do anything in accordance with the designation, and the usual provisions of the district plan do not apply to the designated site. A designation also places restrictions on what anyone other than the requiring authority can do on the designated land, without first getting the requiring authority's permission or necessary approvals from the territorial authority.

Notices of Requirement

The DCC is also seeking to designate land for public squares, walkways and road alignment included in the vision and the District Plan Change. These affect sites within the area being re-zoned and are being notified at the same time as the plan change.

The Plan Change process

The Resource Management Act 1991 outlines the formal statutory process that Councils must follow for plan changes. The process includes the following steps:

- Public notification
- Submissions received
- Submissions are summarised and made available for public inspection.
- Call for further submissions with a second public notification. Submissions can be made on what other people have said.
- Hold hearings, at which anyone who made a submission or a further submission can speak in support of their submission.
- Make a decision on submissions
- Release the decision and allow submitters to appeal the decision to the Environment Court, if they so wish
- Make the plan change operative after any appeals have been resolved.

Making a submission

Who can make a submission?

Any person can make a submission on the plan changes and notices of requirement. You do not have to live near or own property within the harbourside.

How do you make a submission?

Make sure that you have an understanding of the proposed plan changes and the notices of requirement and how they might affect you. If you want to make a submission on both plan changes you must make the submissions on the correct forms and send them to the relevant Council by the closing date for submissions contained in the public notice.

Copies of the plan changes and background information may be viewed at the following locations:

Dunedin City District Plan Change and Notices of Requirement:

- 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
- www.cityofdunedin.com/harbourside

Otago Regional Council Proposed Plan Change 1 (Harbourside) to the Regional Plan: Coast

- ORC offices at: 70 Stafford Street, Dunedin; Dunorling Street, Alexandra; The Station, First Floor, Cnr Shotover and Camp Streets, Queenstown; Hasbrough Place, Balclutha
- All public libraries throughout the Otago Region
- www.orc.govt.nz

Submission forms are also available from these locations.

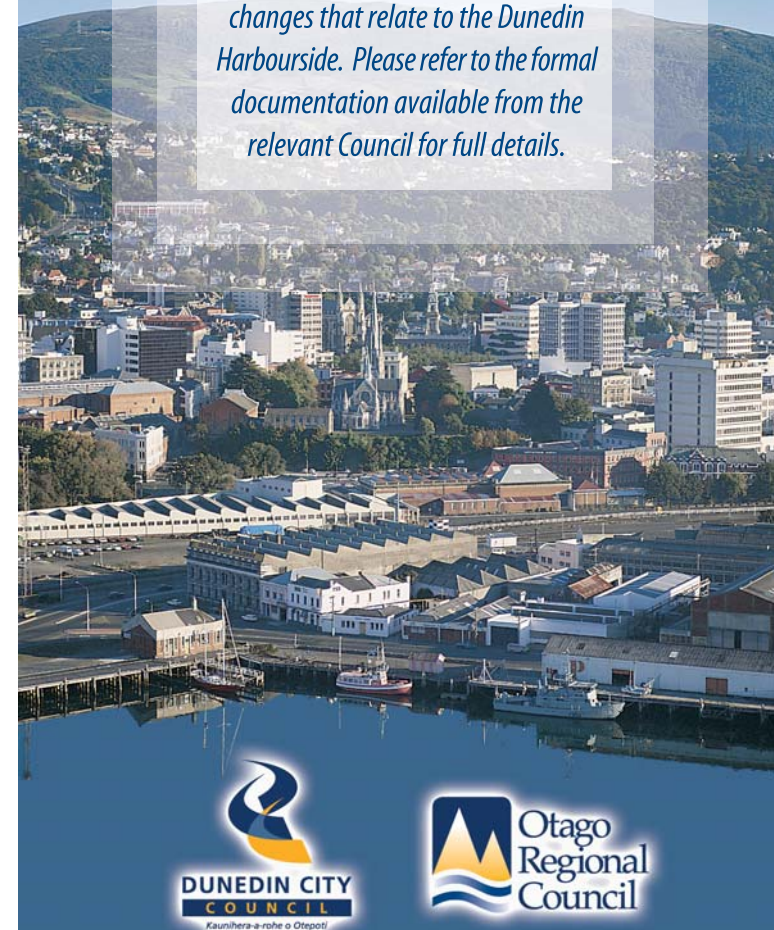
The plan change will be publicly notified on 26 January 2008 and submissions close on 29 February 2008. Please refer to the public notice for full details.



Dunedin Harbourside

Proposed changes to the Dunedin City District Plan and Regional Plan: Coast for Otago

This guide has been prepared by the Dunedin City Council and the Otago Regional Council as part of the joint notification process to provide a summary of the proposed plan changes that relate to the Dunedin Harbourside. Please refer to the formal documentation available from the relevant Council for full details.



Dunedin City Council (DCC) is seeking to change its District Plan for the area known as the Dunedin Harbourside.

Proposed District Plan Change 7 introduces the Harbourside Zone by re-zoning the area defined by the harbour edge, Thomas Burns Street, Mason Street, Birch Street, French Street and Buller Street.

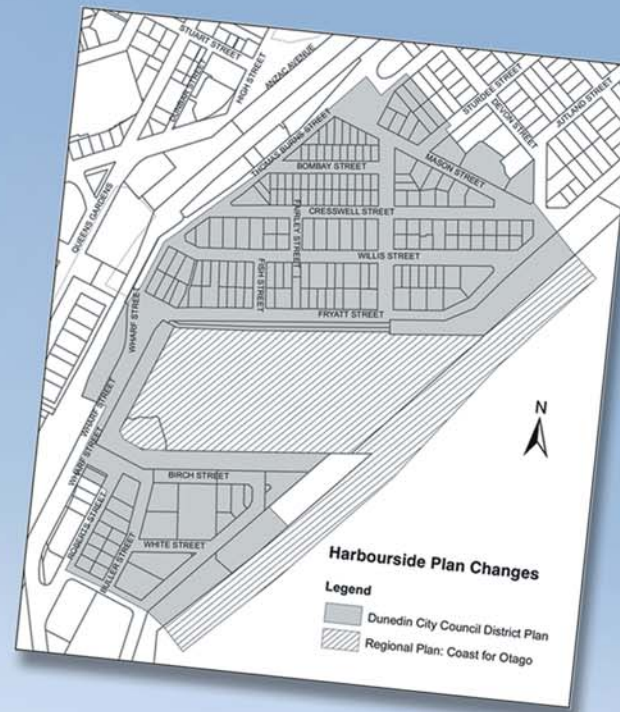
The District Plan Change will provide a framework for redevelopment of the harbourside that seeks to:

- facilitate access to the harbour for the public
- create a vibrant and attractive place to visit, work and live, with public open spaces along the harbour edge
- support a range of compatible land uses that enable the continued operation of Dunedin Port and that complement the city centre
- ensure the built form will create a liveable environment that reflects and enhances the industrial, maritime and port heritage of the harbourside.

District Plan Change Key Points

- six character areas are identified to manage activities with performance standards to manage effects and built form
- structure plans identify where pedestrian frontages, public open space, view shafts and wharf areas are to be provided
- redevelopment or refurbishment of wharves is required prior to adjacent development of the Inner Basin Character Area
- the Harbourside Design Code will apply to all new buildings and additions/alterations to existing buildings, and encourage good design outcomes
- retail activities and commercial offices are limited in scale and location to Fryatt Street North and the Inner Basin North
- staging of certain activities within the zone to manage development and impacts upon existing industrial and port activities

- industrial and service activities that do not require discharge consents, are permitted in the Mixed Use and Mason Street Character Areas
- residential and commercial residential activities will require acoustic insulation and separation from hazardous substances
- no front or side yards are permitted except on Mason Street Character Area.
- building heights range from 9 to 16m depending upon the character area, with a three or four floor maximum.
- identification of 10 buildings for inclusion on Schedule 25.1: Townscape and Heritage Buildings and Structures.



The Dunedin City Council requested a private plan change to the Regional Plan: Coast for Otago, which was accepted by the Otago Regional Council (ORC) for notification. Proposed Plan Change 1 (Harbourside) to the Regional Plan: Coast seeks to facilitate the integration of structures and activities undertaken within the coastal marine area (the water space and wharves) with development on adjacent land in the Inner Basin of the Dunedin Harbourside. The current wharf structures straddle the line of mean high water springs, which is the jurisdictional boundary between the DCC and the ORC. Redevelopment of the wharf structures will require consideration under both the District Plan and the Regional Plan: Coast.

Regional Plan Change Key Points

- introduction of a new coastal management area called a coastal harbourside area, which includes the Dunedin Harbourside
- ability for temporary closure of public access for Navy defence operations in Otago Harbour
- control over signs in the Dunedin coastal harbourside area
- control over structures on the water side of mean high water springs in the Dunedin coastal harbourside area to ensure integration with adjoining land development and the Harbourside Design Code in the Dunedin City District Plan
- a structure plan identifying areas for pontoons, jetties, finger wharfs within the Dunedin coastal harbourside area

Link with the harbourside vision

The plan changes are in response to a long-term vision for Dunedin's harbourside developed by the DCC and Chalmers Properties Limited (CPL). The draft vision was launched in July 2005 for public consultation with a revised vision released in October 2006 in response to initial consultation. The harbourside vision is "to reconnect the heart of the city to the harbour and to rejuvenate the harbourside with a mix of land uses, public spaces and amenity areas.

There will be a range of other Council projects and methods outside of the District Plan that will contribute towards achieving the harbourside vision and improved access to the harbour edge. These include amenity improvements, management of traffic and parking in the area, and long-term plans to re-align the Thomas Burns Street arterial route and re-open Rattray Street.

