

PROPOSED DISTRICT PLAN CHANGE 7 – REZONING DUNEDIN HARBOURSIDE

DUNEDIN CITY DISTRICT PLAN

Clause 5 of First Schedule, Resource Management Act 1991

COUNCIL INITIATED PLAN CHANGE

Dunedin City Council gives notice that it has prepared the following Proposed Plan Change to the Dunedin City District Plan:

Proposed District Plan Change 7 introduces the Harbourside Zone by re-zoning the area described as Dunedin Harbourside and defined by the harbour edge, Thomas Burns Street, Mason Street, Birch Street, French Street and Buller Street. The land is currently zoned Port 2 and Industrial 1.

The Harbourside Zone takes a design based approach to provide a mixed use environment with a range of land uses and improved access to the Dunedin harbourside, that will create a vibrant and attractive place to live, work and visit. The Harbourside Zone is divided into six character areas that will manage activities, open space and built form to ensure good design outcomes using the Harbourside Design Code. The provisions of the new zone include:

- Resource consent requirements for new buildings and alterations and additions to existing buildings and assessment against the Harbourside Design Code
- Structure plans that identify view shafts, areas of open space and public promenade along the harbour edge that will be required upon development
- Sequencing of development along the Inner Basin to require the adjoining wharf structures to be refurbished or redeveloped and comprehensive development plans to be provided prior to development
- Staging of certain activities within the zone to manage development and potential effects upon existing industrial and port activities
- Limitations on the scale and location of retail and commercial offices.

The key parts of the proposed plan change include:

- Adding a new section 26 Harbourside into Volume 1 of the District Plan with new objectives, policies and rules for the Harbourside Zone
- Subsequent amendments to Volume 1 of the District Plan
- Amendments to relevant maps in Volume 2 of the District Plan
- Identification of 10 buildings for inclusion on Schedule 25.1: Townscape and Heritage Buildings and Structures in Volume 2 of the District Plan
- Amendments to the roading hierarchy within the vicinity of Dunedin harbourside on Planning Maps 73 and 74 in Volume 2 of the District Plan
- Rezoning of the area bounded by Roberts Street, French Street and Buller Street from Port 2 to Industrial 1.

Details of Proposed District Plan Change 7 and the associated section 32 report may be inspected 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
- www.cityofdunedin.com/harbourside.

Please contact Debbie Hogan, 477 4000, if you have any questions about the proposed plan change.

Any person may make a submission on this Proposed Plan Change. You may do so by sending a written 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 submission must be in Form 5 of the Resource Management (Forms, Fees and Procedures) Regulations 2006 or similar, and must state whether or not you wish to be heard on your submission. Copies of this form are available from the above locations, can be downloaded from www.cityofdunedin.com or will be mailed to you if you phone 474 4000, or email dhogan@dcc.govt.nz.

Submissions close at 5pm on Friday 29 February 2008.

The process for public participation in the consideration of the proposal under the Act is as follows:

- after the closing date for submission, the Council will prepare a summary of the submissions and publicly notify the availability of that summary.
- there will be an opportunity to make a further submission in support of, or in opposition to, the submissions already made; and
- 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 the Otago Regional Council accepted a request from the Dunedin City Council to change the Regional Plan: Coast for Otago to complement the provisions of Proposed District Plan Change 7. The plan changes are being jointly notified. Reference should be made to the Otago Regional Council public notice appearing elsewhere in this paper. If you intend to make a submission on both plan changes these will need to be on separate submission forms and sent to the relevant Council.