

From: Sharon Bodeker
To: [REDACTED]
Subject: RE: LGOIMA report on waterfront development
Date: Wednesday, 12 December 2018 04:25:00 p.m.
Attachments: [Waterfront update sheet on changes to vision \(v10\) .docx](#)

Dear [REDACTED]

I refer to your request for information below.

I advise that your request for a copy of the consultant's report is declined under section 7(2)(h), to enable the local authority holding the information to carry on, without prejudice or disadvantage, commercial activities, under section 7(2)(b)(ii), would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information, and under section 7(2)(i), enable any local authority holding the information to carry on, without prejudice or disadvantage, negotiations (including commercial and industrial negotiations). The Provincial Growth Fund (PGF) application process is a competitive process and the information contained in the report is commercially sensitive.

The consultants were commissioned to test the feasibility of the project, its costs and commercial viability, and this work was funded from an initial \$820k from the PGF. As a result of the consultants findings, refinements have been made to the vision, which are explained on our website and on the attached handout. The vision as refined, forms the basis of the application to the PGF for funding the project.

Once the outcome of the application is known (likely February 2020), the information will be made publicly available.

As we have declined to provide the information requested, you are advised that you have the right to complain to the Office of the Ombudsman (0800 802 602) or e-mail: info@ombudsman.parliament.nz .

Yours sincerely

Sharon Bodeker
Team Leader Civic
Dunedin City Council

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-----Original Message-----

From: [REDACTED]
Sent: Tuesday, 13 November 2018 11:22 a.m.
To: Sharon Bodeker <Sharon.Bodeker@dcc.govt.nz>
Subject: LGOIMA report on waterfront development

I see in the ODT 10/11/18 that consultants have identified issues with the waterfront development.
Could I have a copy of the report from the consultants please.

Cheers,
[REDACTED]

Sent from my iPad

Dunedin Waterfront Vision

Let's make it happen!

We need your support. Let us know what you think.

We've been working on plans to revitalise the waterfront for some time. We were urged by government "to proceed with action and pace". We have had to make some changes to the vision to ensure its feasibility. We want to ensure the waterfront provides amenities for locals, so let us know what you think. We also need your support to secure the government funding which is critical to delivering this transitional project for the city and the Otago region.

Please leave your feedback on the proposed plans at this Exhibition centre, or by visiting the DCC website or @Dunedinwaterfrontvision on Facebook.

Proposed amendments to the vision

We have made some refinements to the vision and masterplan following recently completed feasibility studies. The Dunedin City Council, the consultancy team and the architects have worked to refine the masterplan, simplify consenting and ensure a viable deliverable vision for our waterfront.

The changes include:

- Realigning the pedestrian and cycle bridge so that it lands nearer to the Cross Wharf, avoiding the need for pedestrians and cyclists to cross Fryatt Street.
- Repositioning parts of the vision so that they are built on existing land, rather than on reclaimed land or platforms. This includes relocating the hotel and cultural centre back towards the city, which reduces the impact on the marine environment.
- Increasing green spaces throughout the waterfront and surrounding areas.
- Allowing for future development on the north side of the basin, east of the Sustainable Futures building.

We are also looking at adjusting the size of some of the buildings, including:

- addressing the size of the mixed use residential and commercial 'Waka' building and
- beginning the construction of the five-star hotel with just one of the two proposed wings.

The amendments to the vision enable the waterfront to be delivered in a staged process, as the local economy and demand develop, allowing for the waterfront to become an integrated part of the city of Dunedin.



Dunedin Waterfront Vision

Let's make it happen!

How will it be funded?

- Government funding (\$820k) from the Provincial Growth Fund was secured for feasibility assessment and development of the business case for the wider waterfront vision.
- Capital funding from the government's Provincial Growth Fund will be sought for the replacement wharves and building platforms later this year.
- The Council committed \$20m funding for the bridge through the 10-year plan, in principle support from NZTA.
- Council and other partners are working with potential developers and stakeholders on implementing the other major projects within the vision.

Phasing and Timing

Phasing is also proposed, with the first stage likely to comprise:

- The bridge
- Building platforms around the north and west sides of the Steamer Basin
- The Sustainable Futures Building (previously Marine Research) on the north side
- A public open space at the head of the Steamer Basin which could incorporate a playground and a small tourist information centre. This space would provide amenities for locals and encourage people to use the area, as a transitional use until funding is secured for the Ecotourism Centre.

The developments on the south side of the basin are proposed to follow in stage two providing time for current Port related uses to be moved.

History of the project date

- This is a project that Council and other parties have been working on for many years. In 2005 Council and Port Otago developed an initial vision for the waterfront and adopted changes to the District Plan to enable revitalisation.
- Local architect Damien Van Brandenburg produced a design for a bridge connection around the same time. We have continued to work with Architecture van Brandenburg (AVB) to refine the designs and with other key local organisations to progress plans for the waterfront.
- Last year AVB teamed with Animation Research Limited (ARL) and approached Council with a design for the wider waterfront area centred on the Steamer Basin. Architecture van Brandenburg gifted the designs to the city.
- The DCC and other key local organisations (Port Otago Limited, Otago Regional Council, University of Otago and Ngai Tahu Property Limited) have all committed to working together with AVB and ARL to achieve the vision.