

9.1 Significant Resource Management Issues

Issue 9.1.1

The character and amenity of Dunedin depend on a strong and vibrant City centre.

Objectives: 9.2.1, 9.2.2

Policies: 9.3.1, 9.3.2

Explanation

The City centre is the focus of business, recreational, social, cultural, religious and commercial activity within Dunedin, with necessary infrastructure in place to support that role. That focus has been maintained over time, contrary to trends of decentralisation in other New Zealand urban areas. That has resulted in a vibrant central area which increasingly is attracting people to live, while still maintaining and embracing its role for visitors and business.

The City's sustainability is dependent on a strong central area that provides for the City's central retail and commercial activities.

Issue 9.1.2

Activities within the Inner City Area and Local Activity Zones can give rise to adverse effects.

Objectives: 9.2.2, 9.2.3

Policies: 9.3.1, 9.3.2, 9.3.4

Explanation

Where the adverse effects of activities within the Inner City Area and Local Activity Zones can be avoided, remedied or mitigated, then it is appropriate, subject to management, for those activities to be undertaken. The adverse effects that can arise include:

- impacts on traffic flows
- impacts on pedestrian movement
- impacts on the amenity of the area
- impacts on heritage values of buildings, precincts and the City.

In some instances the adverse effects of some activities can not be avoided, remedied or mitigated. As a consequence, where this would occur it is appropriate to exclude activities which cause such effects from the Inner City Area and Local Activity Zones.

Issue 9.1.3

The southern end of the Central Activity Zone is under-utilised.

Objectives: 9.2.4, 9.2.6

Policy: 9.3.1

Explanation

The role of the area at the southern end of the Central Activity Zone has changed over the past 20 years. Retail activity has declined as has the number of administrative offices, particularly in the vicinity of the Exchange. Buildings and sites within the locality are under-utilised. This requires the reassessment of future options for the use of land and buildings, and for street layout. For example,