



Speaking points for 143-193 Moray Place Non-complying activity - LUC-2017-48 and SUB-2017-26

Time: 10.10am
Date: Wednesday, 2 August 2017
Location: DCC Offices

Introduction

- Property Council is a member-led, not for profit organisation offering a collective voice for the commercial property industry.
- Our members include the owners, investors, managers, developers of office, retail, industrial and residential property; as well as other property industry professionals.
- In the Otago region, we have 45 members who are passionate for the economic and social prosperity and future of Dunedin and the wider Otago region.
- We support the proposed resource consent for the construction and operation of the proposed commercial and residential development.

Rationale for supporting the project

RMA

- We would like to reiterate that the focus of the RMA is upon controlling the effects of activities on the environment and not controlling the activities. Too often the RMA is used by NIMBYs (Not In My Back Yard-ers) to stop development.
- Underpinning the RMA is the notion of sustainable development and balancing trade-offs. We believe the proposed development will affect the natural environment in a very minor way through limited shading and a loss of some trees. In a nutshell, the adverse impacts appear to be less than minor.
- We need to focus on objective evidence and data when determining the effect of this development on Dunedin. We don't believe we should focus too much on subjective values and beliefs that differ between individuals.
- We believe submitters who object to the proposed development because of concerns over heritage values, height, bulk are forgetting the bigger picture; that if cities like Dunedin are to remain economically viable for growth, jobs and social prosperity, they need investment like this project.

Wider impacts

- While Dunedin has a unique built form, we believe that this project will add to it and specific focus has been on the design, acknowledging the historical buildings around the site.
- The comments from Council officials appear to indicate that the Council is not opposed to this development going ahead.
- Council internal reports show, and we quote, "overall, Transport considers the proposed on-site parking and manoeuvring provisions to be acceptable" and "There are no significant underlying road safety issues that have been identified that might be exacerbated by the

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proposed hotel. If anything, pedestrian movements across Moray Place and Filleul Street are likely to be improved by installation of the proposed roundabout and associated pedestrian refuge facilities that are normally installed with this type of intersection treatment”.

- Furthermore, the Hazards team identifies no hazards for the site and they say “Whilst the scale of the proposal is significant, the natural hazards associated with the project is not major. The positioning of the structure away from boundaries is significant in managing this risk”.
- Lastly, the Water and Waste services believe that any private drainage issues and requirements can be addressed through the Building Consent process.

Economic

- The project potentially provides a significant economic investment and additional jobs in Dunedin through the construction and subsequent operating of the new hotel.
- The project provides economic signals both nationally and internationally that Dunedin is open for further investment, which the city needs.
- The project supports wider economic opportunities, such as the opportunity for more events at Forsyth Barr Stadium or attracting more tourists to Dunedin’s unique cultural and environmental heritage and attractions.
- Additional quality accommodation can act as a potential drawcard to attract tourism to Dunedin.
- We see this as an opportunity for the Council, private sector and wider community to work together to generate economic activity and regenerate an existing and under-utilised council asset. A pro-active positive approach could include conferences; attractions, culture, sport and special events; and hotels, shopping and evening events.

Presented on behalf of Property Council New Zealand by:

Anita Brosnan

Executive Committee, Property Council Otago

Kaaren Dooher

Events Coordinator and Chapter Secretary

Property Council Otago