

Form 33
Notice of person's wish to be party to proceedings

Section 274, Resource Management Act 1991

To the Registrar
Environment Court
PO Box 2069
Christchurch, NZ 8013



I, **Craig Werner**, wish to be a party to the following proceedings:

Environment Court Reference # ENV 2013-CHC-84

I **am**

A person who made a submission about the subject matter of the proceedings.

I **am not**

A trade competitor for the purposes of section 308C of the Resource Management Act 1991.

I **am** interested in **all** of the proceedings.

I **am** interested in the following particular issues: Refer to attached submission.

I **oppose** the relief sought because Refer to attached submission.

I **agree** to participate in mediation or other alternative dispute resolution of the proceedings.

A handwritten signature in cursive script, appearing to read "C Werner", written over a horizontal line.

Signature

21.07.13

Date

Address: 30 Howard Street, Macandrew Bay, Dunedin, 9014
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**Dunedin City Council
Hearings Committee Meeting Submission
Private Plan Change 14 -- Holyhead Street, Outram
13-14 February, 2013**

*Submitted by :
Craig Werner
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My opposition to this proposed Plan Change is based, in part, on the proposal presenting the following problems, as outlined in the 01.02.13 Planner's Report.

- Contrary to the Regional Plan regarding preservation of high class soils.
- Contrary to policies and objectives of the District Plan
- Contrary to policies and objectives of the Spatial Plan
- Lack of housing demand and the presence of vacant sites in Outram and other Taieri communities.

Housing Demand

There is no evidence of demand on the scale of the proposal's subdivision for the specific locality of Outram. My concerns, as paraphrased in the Planner's report on page 21 is that ".....the proposal allows the developer to stimulate demand rather than demand being led by proper Council planning processes."

It is possible that many of the proposed sections could be sold, but this would offer no legitimate vindication supporting a Committee approval of this project. This sort of demand could represent simply home buyers' default choices resulting from the arbitrary confluence of buyer economics, timing and ready site availability.

Perhaps a different alternative by the developer would serve to provide Dunedinites choices other than the standard suburban layout. A small number of clustered houses with joint ownership of farm open space? The Planning Department may alternatively see a need for Rural Residential zoning in this location.

Housing Expansion Planning

There is recognized hierarchy of influence formed by the RMA, Otago Regional Plan, District Plan and Spatial Plan that is legitimate when statutes conflict. Yet for a Plan Change, particularly one that involves a remote suburban type subdivision such as this Outram proposal, it seems the Spatial Plan is of highest relevance, in my opinion.

As pointed out in the Planner's Report on page 11, ... "When expansion is required, it should follow a city-wide strategic assessment of the best location(s)". Perhaps such an assessment may not actually be available, in which case the following question may be of relevance to the Hearings Committee:

Would a significant new residential development for Outram only serve to pre-empt or 'rob' new population from centres that are

- a.....closer to the Dunedin CBD
- b.....up-to-date on municipal utility infrastructure or featuring extra capacity.
- c.....already on a path to some small degree of independence and sustainability, marked primarily by the presence of a supermarket.
- d.....adjacent to the Motorway/SH1 to provide the commuting efficiency, and offering an amenity backdrop that is not sensitive to development intensification, and with little intrusion on existing neighbors.
- e.....that are less prone to having their history and character degraded by suburbanization. Perhaps in this regard Green Island, Fairfield, Abbottsford, etc. for instance would be more accommodating to increased residential subdivision.

In conclusion, Dunedin is fortunate among the world's cities in having open rural landscapes enabling us to shape our growth to enhance and differentiate the Dunedin 'brand'. Declining this proposed Plan Change is a clear opportunity for Council to avoid setting the precedent for development sprawl.