

From: [Arlene Goss](#)
To: [REDACTED]
Subject: Response to request 301886
Date: Friday, 19 May 2017 09:35:55 a.m.
Attachments: [REDACTED]
[image001.png](#)

19-May-2017

Elizabeth Kerr
[REDACTED]

Dear Ms Kerr,

Official information request for 579193, KERR, WAREHOUSE PRECINCT

I refer to your official information request dated 23-March-2017 for the following information:

Does the DCC hold on file any recent estimate or analysis (within the last 5 years) of

1. the number of individual businesses,
2. the number of workers,
3. the number of apartments (permanent and short stay), and
4. the number of residents or households in the area known as the Warehouse Precinct (which includes those street areas already budgeted for amenity improvements such as Bond St and the laneway off Bond St running parallel to Princes St with two minor alleyways onto Bond St).
Opinion: Word on the street within the Warehouse Precinct is that few people are currently living and working there relative to the currently budgeted DCC project spend (on a per capita basis). Large numbers of people have not been drawn to the area to live and work since redevelopment of the precinct commenced. Dynamic and successful tenanting continues to be a hard fought process. Can DCC provide official information (facts or estimates) to confirm or deny the above claim/opinion - in order to justify
5. the continuing programmed spend for the Warehouse Precinct (stages 2 & 3), and
6. any further DCC amenity and infrastructure spend associated with the proposed redesign of SH1 through the area to Queens Gardens, in order to accommodate any NZTA project for same (such as reinstating two-way streets).

Opinion: Amenity improvement spending by DCC for a low population area which observably fails to attract high visitor numbers daily (24/7) is highly questionable and suggests an unwelcome degree of 'capture' by certain 'localised stakeholders' whereby public funds are not being expertly prioritised for critical high traffic areas in the CBD such as parts of George St, Stuart St, Moray Place, Princes St and Frederick St. This is the undeniable result of poor staffing and executive management as well as poor political representation at DCC.

The attached information has been supplied to me by Nicola Pinfold, Group Manager Community and Planning. If you have any further questions about the information you can contact her on the council number or via her PA Anna.Nguyen@dcc.govt.nz.

Regards
Arlene Goss

Arlene Goss

Governance Support Officer

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REQUEST

Does the DCC hold on file any recent estimate or analysis (within the last 5 years) of

- 1. the number of individual businesses***
- 2. the number of workers***
- 3. the number of apartments (permanent and short stay), and***
- 4. the number of residents or households in the area known as the Warehouse Precinct (which includes those street areas already budgeted for amenity improvements such as Bond St and the laneway off Bond St running parallel to Princes St with two minor alleyways onto Bond St).***
- 5. Can DCC provide official information (facts or estimates) to confirm or deny the above claim/opinion – in order to justify the continuing programmed spend for the Warehouse Precinct (stages 2 & 3).***
- 6. Any further DCC amenity and infrastructure spend associated with the proposed redesign of SH1 through the area to Queens Gardens, in order to accommodate any NZTA project for same (such as reinstating two-way streets).***

RESPONSE

Q 1- 4 Data relating to numbers of households and workers etc. (Questions 1-4)

Census data (2013) is publicly available via <http://www.stats.govt.nz/> providing data on numbers of people resident within the Warehouse Precinct.

Rates data

Council's rating data showing the ratio of commercial to residential properties within the warehouse precinct for each of the past five years is reproduced below. The ratio of residential properties to commercial properties has increased over the past five years.

Rating Year	Commercial	Residential
2012	58	27
2013	58	27
2014	61	41
2015	61	42
2016	62	42
2017	65	53

NB: Because the Council's rating system only contains details of current properties, the rating information is only in relation to those. There will be properties in existence five years ago that don't exist now through normal subdivision processes. For example one property may have been subdivided into two or more new ones. In the property and rating system the old property gets ended and two or more new ones get created in its place. Therefore the data shows the proportion of properties that are commercial / residential each year, rather than providing a comparison between years.

Building consents data

Building Consents issued for the past 5 years and the value of the work are summarised below:

Year	Number of Building consents issued	Value of work
2012	11	\$1,835,120
2013	13	\$8,411,700
2014	8	\$10,431,000
2015	11	\$2,452,000
2016	13	\$5,247,000
2017 (to March)	1	\$12,000
Total		\$28,388,820

The total value of work over the past five years, relating to these consents, is \$28,388,820.

Programmed spend on Warehouse Precinct (Q5).

The DCC has to date spent approximately \$1.2 million on Stage 1 of Warehouse Precinct upgrades, compared with the significantly larger figure above spent on the same area from Dunedin's private sector. Warehouse Precinct regeneration has been driven financially by the private sector and only partly by DCC project spend. By end of the 2017/18 financial year, the DCC plans to spend a further \$1.85 million on Stages 2, 3 and 4 of Warehouse Precinct upgrades (see map below).

Further planned spend relating to redesign of State Highway 1 (Q6)

The DCC has no current plans for the redesign of SH1 within the Warehouse Precinct area, although it does maintain an active interest in revisiting the conversation with NZTA about reinstating two-way traffic along Crawford St.

