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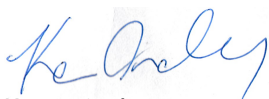
To whom it may concern,

Re Objection to revoke reservation over part “Emerson Street Recreational Reserve”.

1. I object to the intention to revoke the reservation over “part Emerson Street Recreational reserve” (part Section 11, Block XV, Dunedin and East Taieri Survey District, Part CIR 447977) because it is considered surplus to reserve requirements.
2. I wish to be heard by the Hearings Committee in support of this submission.
3. I record I consider it unacceptable the unexplained and unjustifiable delay in re-reviewing the Dunedin City Council Dog Control documentation, intended to commence early 2017, and the consequent failure to clarify provisions concerning dog access has the predictable result of requiring objections on this (and other matters). That failure:
 - a. Is a breach of oral and written undertakings.
 - b. Requires ratepayers to continue to expend time involved with the detail of otherwise routine Council business instead of more productive matters.
 - c. Requires staff deal with objections and other matters arising which predictably increases the costs required to perform relatively simple tasks.
 - d. Appears to reflect an unacceptable lack of respect for ratepayer time and other resources whether expended by them as individuals making a submission, or via unnecessary costs funded out of rates.
4. I object for at least the following reasons:
 - a. The area proposed to be revoked is set aside for off-leash exercise for dogs pursuant to clause 5.6.1 (d) of the Dunedin City Dog Control Bylaw 2016 (Map 54).
 - i. The nearest exercise areas available for off-leash dog exercise are Corstorphine Park and Miller Park. Both are almost 2kms distant, and the terrain and need to cross the motorway create a barrier to accessibility without using a vehicle and increasing environmental unsustainability. Both are laid out as sports fields, significantly reducing the area actually available, and Miller Park is subject to the further reduction of actually available area given the intention to lease a part for grazing. The situation in the immediate area is further exacerbated by the intention to enter into a lease for grazing part Mulford Park, which removes further space, albeit on-leash only.
 - ii. During at least the last 12 months Dunedin City Council has made numerous references to the pressure on inadequate public spaces. It is not possible for there to be inadequate public spaces to provide for residents needs at the same time as there are so many public spaces that existing ones are considered surplus to reserve needs.
 - iii. That is particularly relevant to this land given 550m² is adequate for use for a diverse range of dog owner and dog recreational physical and mental activities such as obedience training, rally-o practise, agility foundations, and tricks. These activities also directly contribute to improved dog “manners” but cannot be practised inside current dogs parks given they have been designed without allowing space for such activities to be conducted without being interrupted by the other users.

- iv. That is especially the case when the area is already part of a larger space so it forms part of a much larger total available area. It and lies on one side of the reserve, away from the prohibited playground area so dog-related activities can take place without interfering with other reserve users.
 - b. The Information Pack provides no information about how the land is intended to be used after the reserve status has been revoked.
 - i. It is therefore relevant the development of the properties at 16 & 18 Emerson Street encroach on the reserve, and in the case of 18 Emerson Street, includes building approximately 50% of a building beyond their legal boundary and on public land.
 - ii. The newly released land would appear to be only accessible by foot across the reserve, or via those private properties. It would only become available for another use after the owners removed their developments, including approximately 50% of a house. It is therefore of little practical use to any other person except those adjacent landowners and therefore seems likely to have little value to any other prospective purchaser.
 - c. The Information Pack does not identify the affected landowners but other sources list the ratepayers as the same for both properties. Those persons can be immediately identified as having long-standing close connections with the Dunedin City Council. If it is intended to make the area available for purchase after revoking the reserve status, and future plans for that area mean it will have little practical use to any prospective purchaser other than the existing adjacent owner of the affected lots, revoking the reserve status would allow that private owner to enjoy the benefits of:
 - i. Avoiding liability for unlawfully encroaching on the reserve.
 - ii. Avoiding the costs of removing their developments from the reserve and reinstating the land so it becomes available for public use as intended by its reserve status.
 - iii. Being able to purchase land of for which there are likely to be few competing purchasers, with an expected reduction in price.
 - iv. Being able to purchase land that will substantially increase the value of their existing property, particularly 18 Emerson Street given that secures at least 50% of an existing building.
 - d. This has the unsavoury flavour of reducing the available public space in order to facilitate a private gain by a party with a long-standing close relationship with the Council. Note it is completely irrelevant whether that is actually the case: It is incumbent on Council to conduct its affairs so as to avoid tainted transactions, even if that is not occurring at all.
 - e. That is particularly the case in relation to the reclassification of land already reserved for public benefit, of a size and location that allows it to return an identifiable direct and indirect benefit to multiple user groups, and this action has been justified on the implausible basis the Council has surplus reserve land in direct contradiction to all other statements concerning the adequacy of existing public spaces.
- 5. No public gain has been identified that outweighs the public benefit of holding landowners to account when they build on public land, while also preventing them from benefiting from the unlawful act of doing so.

Yours sincerely,



Karen Anderson