

# WELLINGTON CITY DISTRICT PLAN – DPC77

## Submission form on publicly notified Proposed District Plan Change 77

### Curtis Street Business Area

FORM 5 Clause 6 of First Schedule, Resource Management Act 1991

#### SUBMISSIONS CAN BE

Posted to	District Plan Team Wellington City Council PO Box 2199 Wellington 6011
Delivered to	Ground floor reception Civic Square/101 Wakefield Street Wellington
Faxed to	801 3165 (if you fax your submission, please post or deliver a copy to one of the above addresses) Please use additional sheets if necessary.
Emailed to	district.plan@wcc.govt.nz
We need to receive your submission by 5pm, Monday 11 March 2013.	

#### YOUR NAME AND CONTACT DETAILS

Full name: Robert Davies on behalf of the Wilton Residents' Association		
Full address: 16 Gloucester Street, Wilton, Wellington		
Address for service of person making submission: 16 Gloucester Street, Wilton, Wellington		
Email robert@statsresearch.co.nz	Phone 04 4753346	Fax

#### TRADE COMPETITION AND ADVERSE EFFECTS *(select appropriate)*

<input type="checkbox"/> I could / <input checked="" type="checkbox"/> could not gain an advantage in trade competition through this submission.
<input checked="" type="checkbox"/> I am / <input type="checkbox"/> am not directly affected by an effect of the subject matter of the submission that: (a) adversely effects the environment, and (b) does not relate to the trade competition or the effects of trade competitions. Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

#### THE SPECIFIC PROVISIONS OF PROPOSED DISTRICT PLAN CHANGE 77 THAT MY SUBMISSION RELATES TO ARE AS FOLLOWS *(Please continue on separate sheet(s) if necessary.)*

Overall concept, environmental impact, traffic flow, noise and lighting
---

#### MY SUBMISSION IS THAT – See next page

*(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)*

This location of the proposed development is part of the Kaiwharawhara valley that runs from Zealandia to the sea and is mostly reserve or recreation areas. Potentially, it forms part of an ecological corridor between Zealandia and Otari and Trelissick Park both for wildlife and walkers. So our preference is for the whole site to become part of this corridor. If this is impractical, then I suggest that a substantial buffer zone around the Old Karori Road track be set aside from the development for this purpose. This could be seen as a quid pro quo for turning some of the current open area in a business area.

The site is unsuitable for any activity involving much traffic flow including traffic attempting to access the site from Curtis Street. Curtis Street is narrow and forms a serious bottleneck, particularly at commute times and there can also be problems where Old Karori Road joins Karori Road. Parking and traffic flow planning also needs to take account of the new childcare centre in the old garden centre site. There is fair only public transport access to the site. So the site is unsuitable for big box type large scale commercial development but may be OK for small enterprises that won't generate a lot of traffic.

We are also concerned about the impact of noise, lighting, appearance on both those (man and beast) using the ecological corridor and on the local residents who will look down upon the site from above. Again, small scale development that will fit into the scale of the surrounding houses would be more acceptable than any big box development.

Because it is in the valley care has to be taken to avoid contamination of groundwater so special conditions must apply to any business likely to do this.

**WE SEEK THE FOLLOWING DECISION FROM THE COUNCIL** *(Please give precise details.)*

Ideally, the whole site should be given reserve status and made part of an ecological corridor between Zealandia, Otari and Trelissick Park.

If this is impractical, an ecological corridor comprising a substantial buffer zone around the Old Karori Road track should be set aside from the commercial development and given open space or reserve status.

Very strict limits should be placed on the type of any commercial development as regards impact of traffic flows both to the site and passing the site, and also to visual impact, compatibility with surroundings, lighting, noise and pollution including runoff.

**PLEASE INDICATE BY TICKING THE RELEVANT BOX WHETHER YOU WISH TO BE HEARD IN SUPPORT OF YOUR SUBMISSION**

I wish to speak at the hearing in support of my submissions.

I do not wish to speak at the hearing in support of my submissions.

**JOINT SUBMISSIONS**

If others make a similar submission, please tick this box if you will consider presenting a joint case with them at the hearing.

**IF YOU HAVE USED EXTRA SHEETS FOR THIS SUBMISSION PLEASE ATTACH THEM TO THIS FORM AND INDICATE BELOW**

Yes, I have attached extra sheets.

No, I have not attached extra sheets.

**SIGNATURE OF SUBMITTER**

*(or person authorised to sign on behalf of submitter)*

*A signature is not required if you make your submission by electronic means.*

Signature Robert Davies (Chair, Wilton Residents' Assoc.)

Date 11 March 2013

Personal information is used for the administration of the submission process and will be made public. All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information.

If you are having trouble filling out this form, phone the District Plan Team on 499 4444 for help.