

# 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: Ryan O'Donnell & Amanda Oliver		
Full address: 11 Curtis Street, Karori, Wellington 6012		
Address for service of person making submission 11 Curtis Street, Karori, Wellington 6012		
Email: amanda@ornament.co.nz	Phone 021 636 044	Fax N/A

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

I could not gain an advantage in trade competition through this submission.
I am 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.)*

1. Traffic
2. Lighting
3. Noise
4. Environmental Impact
5. Concept Plans
6. Industrial Zoning

## MY SUBMISSION IS THAT

*(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.)*

### 1. Traffic

Curtis Street already struggles with existing road use against residential parking and road width – it is simply not possible for a truck/Metlink No.47 bus or even private motor vehicle and a car to pass safely simultaneously without one yielding to the other. And given the high number of recreational cyclists using Curtis Street, we have serious concerns regarding road user safety as traffic congestion increases.

Consideration also needs to be made for the on-flow effects of the child care centre currently under construction, as sustained increased traffic and parking during drop-off and collection will only further compound on issues of safety.

We ask that the Concept Plan include specific provisions for the safe entry and exit to the site.

### 2. Lighting

Given the close proximity and high number of residents adjacent to the site, better consideration to lighting levels must be given than the generally applied limit of 8 lux. More consideration needs to be given for screening, privacy impacts on residents, not to forget the preservation of the glow worms and surrounding wildlife.

### 3. Noise

We are concerned that proposed noise levels are higher than those currently in place for outer residential zoning and ask that provision be made for construction and operating noises to not exceed those currently set out for residential areas.

### 4. Environmental Impacts

Flora, fauna and waterways need better protection, and measures must be put in place to protect seepage into the neighbouring wetlands and Kaiwharawhara stream. Given the Council has a biodiversity plan, we ask that this plan be directly considered for all future development proposals, and tightly enforced by council.

### 5. Transmission Lines

Given that Transpower has a policy in place detailing that no structures or buildings are built within a 12 metre buffer zone flanking the centre of the transmission lines, we ask that Council acknowledge and honour this policy.

## 6. Concept Plan notification

We are concerned that application for Concept approval is voluntary. Taking into account the complexity in development of the site and the sensitivity required in mitigating impact on our neighbourhood, a Concept Plan should not only be mandatory, but also publicly notifiable.

## 7. Industrial Zoning for the whole site

When we bought into the valley 2 and half years ago, time and consideration was put into examining documents relating to potential plan changes prior to purchase. Neither a property report purchased from Council, consultation with WCC officers, nor from a read of the District Plan did we find mention of a zoning change from Outer Residential to Business 2.

Creswick Valley enjoys a uniquely verdant position bookended by Zealandia and Otari/ Wiltons Bush. A casual passing through our neighbourhood will reveal modest dwellings and equally modest people – to suggest that by engaging in industrial activity the character and heart of the valley will be irrevocably altered and with serious consequence is no understatement.

We are shocked by the underhand and somewhat predetermined outcome taken by Council for the plan change and feel Council is acting largely without concern or interest in how the residents feel. My house measures a modest 70m squared – to know that my neighbour is free to construct in excess of 1500m squared is frankly intimidating and heartbreaking. We are not against development per se, but ask that sensible restrictions on floor plans and monolithic structure be given to ensure the primary role of the neighbourhood – that is, residentially zoned for homes, is maintained.

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

In addition to the requests made previously, we implore Council to restrict permissible development on site to those developments with a footprint reasonable to neighbouring residents, additionally applying restriction on earthworks, signage, noise and associated commercial branding.

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

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

## JOINT SUBMISSIONS

[YES] 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 AJ Oliver

Date 10 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.