

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 Marsden Village Association Inc.		
Full address 146a Karori Road Wellington 6012		
Address for service of person making submission 146a Karori Road Wellington 6012		
Email barrie@keenan.co.nz	Phone 027 285 7275	Fax 04 476 7057

TRADE COMPETITION AND ADVERSE EFFECTS <i>(select appropriate)</i>
<input checked="" type="checkbox"/> I could / <input 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 <i>(Please continue on separate sheet(s) if necessary.)</i>

1. Presumption of value and appropriateness of commercial development for the site.
2. Traffic and congestion.
3. Transmission line impacts
4. Status of Concept Plan and economic aspects

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. Presumption of value and appropriateness of commercial development for the site.

The Association does not support this proposed DPC especially the presumption that it would be of benefit to the community for there to be significant commercial development at this location. Especially in view of the history of proposing district plan changes for this particular locality it is our strong assertion that there has not been appropriate canvassing of options other than opting for preparing a case for Business 2 zoning. We have not seen any comparative analysis of the value to the local community, and Wellington as a whole, of creating an attractive open space "green area" that would additionally support the ecological corridor for bird life between Zealandia and Otari.

As noted below there has not been, in our view, adequate consideration of the overall impact of the proposed change with initiatives that have recently received consent and are progressing.

2. Traffic and congestion.

The Association is concerned that inadequate research has been done as to the possible congestion that would ensue if the proposed development went ahead. This includes potential delays to traffic using Old Karori Road, Whitehead Road and Curtis St, and the impacts for the intersection of Curtis Street and Chaytor Street.

A key, but related issue, will be the additional traffic that will be generated in this area following the commencement of the adjacent Child Care Centre with some 100 children attending and some 25 staff. It can be expected that most children will be delivered to the Centre and subsequently collected by parents driving vehicles. It is quite unrealistic in our view to say that is a completely separate matter and not relevant to this proposed District Plan Change.

Access to the proposed Curtis St site is limited especially for delivery vehicles such as those that currently supply commercial establishments in Marsden Village and the Karori Mall.

The proposed Curtis St business area is not currently serviced by regular public transport.

3. Transmission line impacts

As the high voltage cables run directly over the site it is our submission that the Proposed Plan Change should comply with Transpower's Transmission Line Buffer Corridors Policy which we understand was finalised in September 2012 which aims to ensure that there are no structures or buildings built within a 12 metre red zone either side of the centre line of the transmission lines,

4. Status of Concept Plan and economic aspects

Our understanding is that the current proposal implies that the approval of a concept plan is voluntary. Given the significant challenges we see in developing the site and minimising the adverse impacts it is our view that the development and approval of a Concept Plan should be obligatory and also that in view of the history of the area it should be publically notified.

We do not see any detailed analysis in the economic impacts document of impact on existing Centres – especially Marsden Village, Standen Street and Karori Mall. Surely there must be a requirement for a detailed assessment of the economic impact of any supermarket or mall type development here on this Curtis Street site, on existing businesses in these nearby locations that are already part of different components of Council's "Centres" policies.

There is no indication of what steps might be taken to ensure that proposed commercial uses do not impact adversely on the existing centres or that future commercial enterprises are other than those currently found in the existing Centres and /or involve new products and services that will add significant net benefit to both this locality and the greater Wellington area.

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

In addition to the suggestions made above we support the Creswick Valley Residents Assn in seeking:

1. Effect be given to Council's existing plan for the valley site to be within a Council controlled open space to enhance the ecological corridor as suggested in the Wellington outer green belt management plan of May 2004; and that
2. Should there be any permissible development on the site it be with significantly lower thresholds for footprints of any buildings and that the necessary steps are taken to mitigate the expected traffic congestion that would inevitably ensue.

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 Barrie R Keenan

Date 11 March 2012

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.