

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 Ian Stockwell		
Full address 2 Paisley Terrace, Karori, Wellington		
Address for service of person making submission As above		
Email stockwellian@hotmail.com	Phone 4763630	Fax

TRADE COMPETITION AND ADVERSE EFFECTS <i>(select appropriate)</i>
<input type="checkbox"/> I could / <input checked="" type="checkbox"/> could not gain an advantage in trade competition through this submission .Could not
<input checked="" type="checkbox"/> I am / am not directly affected by an effect of the subject matter of the submission that: adversely affects the environment, and 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>
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1. Economic Impact
2. Traffic and Congestion
3. Environmental Impact
4. Status of the Concept Plan
5. Lighting

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.)

Economic Impact

The economic assessment report by Property Economics Ltd displays a naïve approach with its statement that while overall net employment has dropped 8% in Wellington this is only 'temporary'. Few economic commentators would agree with this given the current global economic situation and forecast for the next 5 years and the continuing cutbacks in NZ government spending..

Insufficient account has been taken of the fact that any commercial development of the site is likely to erode the economic base of business based in Northland, Crofton Downs, Marsden Village, Karori Village, and the cluster of shops between Standen St and Nottingham St. on Karori Rd.

No evidence of any consultation with businesses based in Crofton Downs, Northland, Marsden Village, Karori Village and those located in the area between Standen St and Nottingham St.

Traffic and Congestion

The foundations of Whitehead Road do not cope with the existing traffic flows and in particular the heavy articulated commercial vehicles. The proposed Curtis Street Business Area development would substantially add to this and the additional repair and maintenance bill that will be incurred for Whitehead Rd needs to be included in any cost / benefit analysis

In addition there does not appear to be sufficient account taken of the increased traffic flows that will be generated by the childcare centre opening in June 2013 on Old Karori Rd, adjacent to the proposed Curtis St Business Area. There will be, substantial additional traffic flows that will occur on both Whitehead Rd and Curtis St.

The increased traffic flows, the proposed Curtis St Business Area development would generate, will lead to the need to install traffic lights on the corner of Curtis St and Chaytor St. These additional costs also need to be included in any cost / benefit analysis as well. As do the costs of reconfiguring the Whitehead Rd / Curtis St junction to cope with increased traffic flows.

There needs to be greater provision for onsite parking given the existing parking pressures on Curtis St and restrictions placed on business activities that substantially increase traffic numbers.

Environmental

There needs to be far tighter controls to protect the seepage wetlands and buffer planting needs to be expanded to protect the ecology of the area. And there needs to be greater protection given to the 'Sanctuary to Sea' recreational walkway linking Zealandia, Otari Wilton Bush and Trellissick Park, to the sea.

There need to be tighter controls on discharges to protect the Kaiwharawhara stream and on any soil removal and site works given the proposed Curtis St Business Area was part of the old Wilton tip and will have contaminated soil.

Status of the Concept Plan

Given the special features of the area and the need to minimise possible negative impacts the Concept Plan should be made mandatory and publicly notified.

Lighting

The proposed limit of 8 lux across the whole site does not provide adequate privacy for residents or protection for the glow worm colonies in the seepage wetlands.

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

In addition to the specific decisions outlined above I would also like to see the following implemented

That any commercial developments approved for the site should have lower foot print thresholds than those outlined by the Council in DPC77 – Curtis Street Business Area

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 Ian Stockwell

Date 11 March 2013-03-11

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