PLAN CHANGE 77 SUBMISSION

1. Name & Contact Details: Frances M C Lee, 24 Orari St, Wgtn 6035
   Tel. 4792 600; Email flee24@clear.net.nz

2. Trade Competition & Adverse Effects
   Trade competition not applicable. As a member of the Trelissick Park Group, I am
   concerned re the adverse effects.

3. Specific Provisions that Plan Change 77 relates to:
   I have the following comments to make;

   - the proposal relates to changing the existing zones of Open Space B and Outer
     Residential to “Curtis Street Business Area”. The owner purchased the land
     knowing that this was the zoning. The decision could be to make it all Open
     Space B.

   - Now is the time for WCC to take full cognisance of all its policies which relate
     to the site including, for example, the objectives of the WCC/GW supported
     “Project Kaiwharawhara” (which it uses as an example for other city areas), the
     Biodiversity Action Plan (which followed the earlier “Wet & Wild”), and the
     recent “Our Living City”. These important ecological statements should not be
     ignored by Council in its decision making.

   - It would appear that any buildings on this site may be the first to actually ‘sit on
     top’ of the KaiW Stream. Remembering that the Biodiversity Plan refers to
     “daylighting culverts” as well as “protecting and restoring biodiversity”, a
     decision to allow buildings here would seem to negate any such action.

   - The area is part of a bird corridor and permitting only additional plantings on the
     site could be a positive and attractive move.

   - It is an awkward site not suitable for commercial development in this location
     considering such things as parking, service areas and nearby shopping facilities.

   - The site has some existing important landscape features (including glowworms)
     which need careful preservation. A developer could destroy or inhibit these.

   - The existing ‘wetland’ on the Old Karori Rd could be added to in the northern
     part of the site to take stormwater runoff, with specific plantings for this
     purpose.

   - Buildings on the site (unless specifically designed and planned) could only lead
     to increased stormwater runoff which could affect downstream flows, sediment
     buildup and destroy more stream life.

   - Building development could lead to pollution problems unless carefully
     regulated and monitored.

   - It is noted that overhead transmission lines are permissible for commercial
     developments. One wonders if the site for the new Child Care Centre – although
     beyond the area delineated in maps – is in a really suitable spot? Also what
     stormwater provisions apply to it which might affect this site?

   - IF WCC makes a decision for any buildings in this area they should be small in
     height and coverage, very few, involving suitable activities and with plenty of
     plantings around them – absolutely no supermarkets. The WCC papers seem to
     predetermine the use of this site only for commercial use without giving any
     thought to alternatives.

I DO NOT SUPPORT THE PROPOSAL IN PLAN CHANGE 77.
I wish to be heard in support of my submission.

11 March 2013.