

Creswick Valley Residents' Association

Submission to Strategy and Policy Committee 22 November meeting: 55 – 85 Curtis Street rezoning

Introduction

- Further to our submission to Council for its 13 September SPC meeting the CVRA supports a Council initiated Plan change with provisions specific to the site. The CVRA is not opposed to development on the site provided that zoning and regulatory controls ensure that community and environmental impacts are avoided or managed to maintain the residential amenity and other values of the area.
- The CVRA has actively engaged in discussions with Council officers preparing the Plan change since August. The Association has appreciated access to Council thinking on the planning framework for the site and its preparedness to consider input and suggestions from the Association. This experience is in marked contrast to the situation that existed prior to the Association's legal actions to challenge the process for rezoning the site to Business 2. We are pleased to be engaged in a positive and constructive dialogue on the future of the site.

Overall Assessment

- The Association recognises that the proposed plan change will set the ground rules for development of the site. The actual impacts of any development(s) will depend on the scale, nature and intensity of actual businesses that may be approved under the new zoning regime.
- The proposed new Business Curtis Street Area zoning is a significant improvement on the Business 2 zoning proposed under District Plan 73 changes. The Association supports the concept of site specific measures to recognise amenity, environmental values as well as constraints imposed by the site itself.
- The Association is broadly supportive of most of the provisions in the proposed plan change. In particular, the Association supports the presumption of a mixture of commercial activities rather than a single large industrial development. We support defined thresholds, such as reduced footprints and urban design measures to ensure development is in keeping with the site and its residential surrounds. We also support the commitments to address specific ecological issues such as avoiding sediment run-off to the Kaiwharawhara stream and vegetation buffers to protect seepage wetland and glow worms.
- There are, however, several areas which are deficient and have not addressed issues that Residents have raised throughout the process. These issues are as follows:

Noise

- The Association is concerned that the plan change proposes noise levels to be set under Business 2 zoning. The Technical Appendix on Noise prepared by Council asserts that the site does not have an amphitheatre effect. The Association does not agree with either of these positions and recommends that noise levels should be kept at the same levels as set for the Operative District Plan.
- We are also concerned that Fixed Plant noise is proposed to be substantially more than permitted currently for residential areas. We therefore recommend that the Fixed Plant noise should not exceed the noise limits proposed for activities.

Traffic

- The Plan changes acknowledge constraints on the road network but this is identified as being particularly the Curtis Street/Chaytor Street intersection and lack of on-street parking on Curtis Street. The Association has pointed out far wider implications for increased traffic

flows on other parts of the local area – such as the Whitehead Road/Curtis Street intersection, several other intersections in the area and on-street parking limits in several other minor roads.

- Although the Association supports the move away from the 70 car park approach in Business one and two zoning, we remain concerned that the threshold for traffic impacts has been understated by Council Officers.

Signage

- The Association is concerned that requirements for signage are not adequate – particularly as there is a risk of proliferation arising from multiple businesses operating from the site. We recommend that there be a requirement for a maximum sign area with a corresponding drop in the maximum area for free standing signs.

Access and buffer zones

- The proposed plan changes do not have adequate provisions for ensuring safe and effective access for motorists, cyclists and pedestrians to and from the site. Access issues should also include provision for emergency access to the culvert carrying the Wilton/Kaiwharawhara Stream. The Association would like to see specific detail to ensure no structure or building will be located closer than 5 metres to the centre of the culvert.
- There is inadequate specification of buffer zones between activity within the Centre and the sensitive fauna located within the adjacent City to Sea Walkway along Old Karori Road. We would like to see reference to Old Karori Road remaining for pedestrian use only as part of the City to Sea Walkway.
- Similarly, we recommend that there be specific reference to the lighting levels on the Western Boundary in order to not impact on the Glow Worm colonies (this should be lower than the 8 lux for lighting levels across the site).

Overhead Transmission Lines

- The Association is concerned with inconsistencies in the section 32 report highlighting the desirability of a 12 metre buffer zone under the High Voltage transmission lines and the possibility of sensitive non-residential activities.
- The Association would like to see clear compliance with the National Corridor Policy which gives effect to Policy 11 of the NPS on Electricity Transmission, including specification of all sensitive activities.

Recommendation

- The CVRA is supportive of the overall directions in the proposed plan change for the Curtis Street site. However, the Association's support is dependent on changes in the documentation to go out to consultation on noise, traffic, signage, access and buffer zones, and overhead transmission lines.
- ***The Association recommends that the issues raised in this submission are addressed through amendments to the Plan change documents by the Built Environment Portfolio Leader and Chief Executive in consultation with the CVRA before the proposed Plan change is notified.***