

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	Anne & Gordon Somerville	
Full address	8 Curtis Street, Northland, Wgtn 6012	
Address for service of person making submission	A/A	
Email somerville@paradise.net.nz	Phone 04 938 0179	Fax

TRADE COMPETITION AND ADVERSE EFFECTS *(select appropriate)*

I could / I could not gain an advantage in trade competition through this submission.

I am / am not directly affected by an effect of the subject matter of the submission that:

(a) adversely affects 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. Ecology
2. Transport
3. Geotechnical
4. Economics
5. Noise
6. Transmission Lines
7. Overall cost of Rezoning

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. Ecology

- a. We object to rezoning of the area currently zoned Open Space B.
- b. This area should not have been sold into private ownership as it is integral to the maintenance & development of the ecological corridor along Kaiwharawhara stream from Zealandia through Otari and beyond
- c. The area has large tracts of mixed indigenous & exotic species which extend the buffer zone, stabilise the tip-face of the northern boundary and encourage the regrowth of native forest, enhancing the city's green belt
- d. The western & northern boundaries of the area currently zoned Outer Residential should be redrawn to exclude all of the primary native forest remnant and buffer vegetation as described in the ecological assessment undertaken by Frances Forsyth for WCC.
- e. The above action would ensure the survival and continued regrowth of the forest, development of the native bird environment and protection of the wetland with the glow worms.
- f. It would also incidentally improve landscape views down the valley and recreational use of the open space area to the north.
- g. Both of these suggestions are supported by the ecological & landscape reports prepared for WCC as part of the rezoning process.

2. Transport

- a. Having lived @ 8 Curtis Street for some 35 years, we have noted the increase in number and type of vehicular traffic (notably articulated lorries & buses) using Curtis street as a through road to & from the CBD & northern suburbs.
- b. As one of the oldest roads in Wellington, Curtis St is already struggling to cope the load. The service pipes under this road require frequent repair due to the damage by heavy traffic. Most recently, 5-7th March 2013.
- c. Our own property, situated on top of the cliff at the southern end of Curtis St. has required repair with anchored spray concrete wall and in the past few months, replacement of the footpath.
- d. WCC engineer noted at the time that even at current traffic levels, the rest of the cliff face in this area would require further retaining wall work within the next few years.
- e. The intersection @ Curtis St/Chaytor St. is dangerous (see Transport report) . Not included in this report is the number of frequent bumps/dents/head & tail lamp breakages that occur. These can be expected to increase in number and severity with proposed DPC 77.
- f. Given the current difficulty for pedestrians crossing Curtis 7 Chaytor Sts at the sth end, provision for improved safety of pedestrians will be required given the expected increase in traffic. This is a glaring omission in the report.
- g. Figures 6-1 & 6-2 pp21/22 of the Transport Assessment fail to take into consideration the actual topography and consequent difficulty & expense of widening the road at these sites to accommodate proposed approach lanes.
- h. Any commercial development plan needs to include provision on site for all parking spaces required by the business (ref pp24/25 of Transport Assessment report).
- i. Cost of mitigation of traffic effects needs to be included in any cost/benefit analysis of rezoning and development of the site.

3. Geotechnical

- a. Figure 1 P4 of Tonkin & Taylor report does not in fact show the rezoning site at 55-85 Curtis street but the open space area to the north ie. Ian Galloway park, BMX track, Skateboard half-pipes & og exercise area. Makes one wonder what other inaccuracies there are in this report.

4. Economics

- a. Whilst we applaud WCC encouragement of commercial activity in the area this should not be at the expense of current businesses in the surrounding areas of Kelburn, Northland, Standen St, Mrsden Village & Karori central.
- b. Karori residents, being for the most part, middle-class, young families & senior citizens, tend to leave the suburb for school/work/shopping.
- c. The Curtis St site is a cul-de-sac bypassed by busy roads on all sides. Any commercial enterprise, therefore, will need to generate its own market need to ensure financial viability.
- c. The last thing we need in this lovely residential area is the detritus of failed commercial activity

5.Noise

a.In our 35years experience of living in Curtis St. we have noted that sound carries a considerable distance in this area.We therefore expect sound levels for the rezoned site to be set at the current residential levels.

b.It is unacceptable that noise levels for the majority of people in this are (ie residents) be dictated by the needs of those using a relatively small site.

6.Transmission Lines

a.In our opinion the Transpoer "buffer corridor" either side of the centreline of the transmission lines is a prudent exclusion zone and should be adhered to.

b.Given that any employees in the commercial area will be there for 40+hrs/wk (longer than some are in their own home) WCC would be well advised to exclude building within the "buffer corridor".

7.Overall Cost of Re-zoning

a.It should be noted that the financial cost of rezoning this area including replanting, site development, traffic mitigation, increased maintenance of roading and slips will be borne by rate payers like us – not the individual decision-makers at WCC.

b.Ultimately, any ecological cost resulting in loss of locally and regionally significant flora or fauna will be felt by generations to come.

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

In addition to our recommendations above, we wholeheartedly support the decisions sought Creswick Viley Residents Association, viz:

- 1.To give effect to WCC existing plan for the valley as a site within WCC controlled open space to enhance the ecological corridor as indicated in future initiatives of Wellington outer green belt management plan My 2004.
2. To change permissible development on the site to include lower thresholds for footprints for retail, commercial and all buildings along with signage, earthworks, noise & lighting

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 Anne M. Somerville & Thomas Gordon Somerville Residents and rate payers	Date 8 th March 2013
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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.