

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 | Rodney John Lewington | | |
| Full address | 4 Highbury Crescent, Wellington 6012 | | |
| Address for service of person making submission | 4 Highbury Crescent, Wellington 6012 | | |
| Email | rodneyjohnjl@clear.net.nz | Phone | 04 970 3142 |
| | | Fax | |

TRADE COMPETITION AND ADVERSE EFFECTS *(select appropriate)*

I could / 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.)*

I am principally concerned with the environmental impact that the proposed changes will have. Specifically on the flora and fauna of the specific area and of the valley below Curtis Street.

I regularly travel on Curtis Street and am concerned that the likely development will cause congestion at the existing entrance to the site and in adjacent streets.

Application for approval of a concept plan for any development in the area covered by the revised should be obligatory and the plans should be publicly notified.

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.)

Impact on flora and fauna

There is, to my mind, a need to retain and enhance the green corridor between The Karori Sanctuary and Otari Wilton’s Bush. My understanding is that the Outer Green Belt management plan (May 2004) would have this part of the valley under Council control as an open space and as part of the ecological corridor. If the proposed changes to the District Plan are to be made then there should be reference to the Council’s biodiversity plans and specifically to requirements to protect the seepage wetlands and the Kaiwharawhara Stream. There is also a need to specify that the glow worm habitat is protected during any development and not just after the event by replanting.

Traffic congestion

Should the changes to the District Plan proceed then it needs to include specific provisions for entry and exit to the site so as to avoid delaying through traffic on Curtis Street and to maintain public access to the City to Sea Walkway.

Parking arrangement on the site need to be adequate so as to avoid parking on nearby side streets. Presumably parking on Curtis Street and Whitehead Road would not be permitted. There may well be a need for this in the immediate future once the kindergarten starts operation. Any change in the District Plan in respect of the “Curtis Street Business Area” needs to address the interaction between the kindergarten and other uses in that part of the valley.

The Status of the Plan

The current proposal is for application for approval of a concept plan to be voluntary. In my view it should be obligatory. Furthermore the concept plans should be publicly notified.

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

To implement the Council’s existing Outer Green Belt Management Plan for the site to be a Council controlled open space and part of the ecological corridor.

Failing this then then the conditions outlined in the section above should be written in to the proposed District Plan Change. These should be included in “essence of the plan” so that they become non-negotiable in the event of any future development on the site.

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

| | |
|---|---|
| <input type="checkbox"/> Yes, I have attached extra sheets. | <input checked="" type="checkbox"/> 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 | Rodney J Lewington | Date | 11 March 13 |
|-----------|--------------------|------|-------------|

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.