

# 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	ROSEMARY TOMLINSON	
Full address	14 PUTNAM ST WELLINGTON 6012	
Address for service of person making submission	as above	
Email	tomnz@chug.co.nz	Phone 04 4758 765
		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 effects 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.)**

The change of zoning to 'Business Area'

**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.)

I oppose the change of status of the land at 55-85 Curtis Street for the reasons set out on the attached sheet marked A

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

That the land remain zoned as Open Space B Area and Outer Residential Area as at present

**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



Date

10.03.2013

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.

District Plan Change 77 A,  
Attachment to Submission of Rosemary Tomlins

The grounds of my objection are

1. that it is inappropriate to have a small island of land zoned "Business Area" in between an area already zoned for commercial and business purposes namely Karori, Marsden village, Standen St and Northland shopping area. In addition it is a relatively short distance to the Crofton Downs complex currently under re- development.
2. The area in question is predominantly residential and the proposed plan change would make the area considerably less attractive for existing property owners and off putting for potential home seekers. Any development is likely to be visually unattractive unless strict conditions were applied to any Resource/building consents..
3. The proposed use does not sit well with Child Care Centre currently under construction.
4. There are a number of safety issues. In particular traffic concerns. Curtis Street is very narrow and winding and already carries a reasonably busy traffic flow. Many residents do not have off street parking. Accordingly additional traffic is liable to create congestion and dangerous situations for both vehicles and pedestrians. The junction of Curtis and Whitehead Road would become more congested. The junction of Curtis and Chaytor St is already difficult and extra traffic would exacerbate the problem. The area in question is not sufficiently close to bus routes to make it attractive to users of public transport.
5. Other safety issues are the proximity of Dog Exercise Area, BMX Track and Skateboard facility. All these facilities involve people and animals whose behaviour and actions can be unpredictable A cause for concern with increased traffic activity in the area. In addition nearby Ian Galloway Park is heavily used for sporting and recreational activity
6. Environmental concerns. It is an established fact that the area is on the corridor from Karori Sanctuary through to Wilton bush/Otari. Extensive efforts have been made by volunteers in Otari, Albemarle and the Sanctuary to clean up and replant the Kaiwharawhara Stream and surrounding areas. Commercial development is liable to re-introduce pollution and negate the good work completed. It is acknowledged that there is a strong glowworm colony adjacent to the site which is also likely to be put at risk by any commercial development. What do we know about the leeching from the forme tip area and its longterm effects