

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	andrew j w foster		
Full address	27 Versailles St, Karori		
Address for service of person making submission	as above		
Email	andy.foster@xtra.co.nz	Phone	04 4769220
		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: *Arguable that it could potentially affect me*
- (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.)*

I support the proposition that the site is able to be used for business purposes (Business 1 or 2) zoning.

However this needs to be subject to adequate protection of

1 – amenity of neighbouring residents

2 – environmental protection as the site sits on a critical corridor between Zealandia and Otari

3 – adequate assessment of the economic impact of supermarket or large scale integrated retail developments on the Northland, Marsden Village and particularly Karori Centres

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 strongly support the need for a supermarket or integrated retails development to be required to undertake a comprehensive economic impact assessment.

I agree completely with the assessment that Karori as an area is short of land zoned for commercial activity, and indeed that it is the suburb in the city where this shortage is most pronounced. However I disagree with the original S32 assessment that this shortage of land essentially means that any sort of commercial development on the Curtis St site would not have a potentially significant adverse effect on the Karori Town Centre in particular and also potentially on Marsden Village and Northland Neighbourhood Centres.

Karori residents already do a very large proportion of their grocery shopping outside of the Karori catchment. This 'leakage' appears from conversations with existing supermarket owners to be between 60 and 70%. The concern I have is that a large supermarket would detract, potentially significantly, from existing supermarkets, and thereby from foot traffic in the Town Centre, thus undermining its entire viability. This is a matter of sufficient significance to warrant a proper economic impact assessment.

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

Retention of the proposed requirement for any large supermarket or integrated retail development to undergo a proper economic impact assessment focussed on the impact on the neighbouring centres of Karori, Marsden Village and Northland.

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. **Yes**

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 type="checkbox"/> No, I have not attached extra sheets.
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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
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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.