

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 Ian Appleton		
Full address 21 Campbell Street, Karori, Wellington 6012		
Address for service of person making submission - not sure what this means but I guess as above		
Email appleton@xtra.co.nz	Phone 04 476 4391	Fax nil

TRADE COMPETITION AND ADVERSE EFFECTS *(select appropriate)*

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

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.)*

<p>I have never made a submission like this before and I am not familiar with the District Planning process, so please excuse me if I use the wrong words or do not follow what you think is a recognised and understandable process. There is a lot of material to read on your website and I have read much of it over a long period of time. So my impressions and comments are rather general and do not fit nicely into boxes.</p> <p>I wanted to write something about the words "specific provisions" – is that something like Clause 35.2.1.1? If it is, then my comments do not relate to specific provisions at all.</p> <p>My first comment relates to some words about the need for more commercial or retail premises. I can't find now exactly where that is written. I would like to dispute this. Where is the evidence that we need more commercial or retail buildings? In Wellington city there are many vacant shops and offices. That would suggest to me that we have an excess of commercial & retail premises, we don't need any more.</p> <p>My second comment relates to some text, which again I cannot find immediately because it is sometime since I read it, but it relates to there being no demand for housing and the rationale seemed to be "because the developer had not come forward with any proposals for housing". This is manifestly obvious because developers make most money out of swanky large properties with great</p>

views or the like. And the site is not suitable for large swanky houses with no views. However, right now, central government is struggling with the lack of affordable housing. Both the government and the opposition are pointing fingers at why house prices are so high and how they might bring them down. It seems to me that the site is already zoned for housing, so I think that the best use for the site is for affordable housing. There is reference in your documents to the Transpower lines making the site unsuitable for housing. But if it is unsuitable for housing, would it also be unsuitable for activities which are designed to attract people. The Council has allowed a child care facility to be built on the site of the old garden centre. So if it is OK for a child care centre, surely it is OK for affordable housing. In addition, there are already some houses in that valley.

My third comment relates generally to your "Objectives and Policies". Some of these sound all very fine, but when it comes to a specific development proposal, how are you going to ensure that the objectives and policies are met? I'm sure that the developer will be able to find a consultant who will be able to say "Black is white – everything is fine – trust us, we know what we are doing", but what form of independent peer review process do you have in place that can see through the "black is white" lies to reveal the true effects of a proposal? Does the Council have in place enforceable requirements on developers, so that when "black" turns out to be "black" and not "white", the developer must put in place remedial measures to put it right (or white).

My fourth comment relates to the traffic report which highlights:

- some pretty awful delays at some intersections under some circumstances
- some real problems with truck being unable to manoeuvre through some intersections
- some real issues about car parking spilling out onto Curtis Street
- and all of these having an impact on road safety.

I hope that in respect of the traffic report that you have in place peer review process as I discussed in my third comment above.

My fifth and last comment relates to Zealandia – I am a volunteer at Zealandia and I want to know if you have consulted with the management of Zealandia. I am not an expert of bird flight, but I understand that one of the successes of Zealandia is how the birds can fly out of Zealandia along paths unimpeded by buildings. The proposed District Plan change has the potential to block that path out of Zealandia.

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 District Plan change. I do not have any comments on any specific provisions. I believe:

1. There is no demand for commercial or business premises on that site,
2. There is a general need for affordable housing and as the site is already zoned residential it should be used for affordable housing.
3. In addition I am concerned that the Council may not have in place ways and means of ensuring compliance with its laudable objectives and policies.
4. The traffic report highlights some potential awful consequences
5. and Zealandia should be consulted about the effect of the change on the birds' ability to fly out of Zealandia.

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

That the proposed District Plan change does not proceed.

PLEASE INDICATE BY TICKING THE RELEVANT BOX WHETHER YOU WISH TO BE HEARD IN SUPPORT OF YOUR SUBMISSION

I do not wish to speak at the hearing in support of my submissions.

JOINT SUBMISSIONS

Deleted

IF YOU HAVE USED EXTRA SHEETS FOR THIS SUBMISSION PLEASE ATTACH THEM TO THIS FORM AND INDICATE BELOW

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 Ian Appleton

Date 5th March 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.

If you are having trouble filling out this form, phone the District Plan Team on 499 4444 for help.