

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	Gregory James Howell		
Full address	72 Curtis Street		
Address for service of person making submission			
Email	howellg@ihug.co.nz	Phone	04 970 0309
		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.)*

1. Presumption of commercial development for the whole site
2. Noise and lighting
3. Traffic and congestion
4. Environmental impacts including wider catchment impacts on water run-off, soil contamination, impacts on flora and fauna
5. Transmission line impacts
6. Economic impacts

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 have to say do not fully support the provisions specified. While I feel that the area could be suited to and benefit from small businesses, the scale of the constructions intended to be crammed into that area and the obvious pre-determined zeal with which the Council has pushed these commercial developments forward do not meet with my approval. They have continually ignored submissions from residents who have experience with the area and actively tried to sweep other issues under the rug. Considering what they've done in the past, I have no doubt that any developer who applies for exemptions from the proposed site restrictions will receive them. All that's required is that the council stamps any potential effect as 'less than minimal', which they've done in the past to avoid having to notify those effected.

Noise and Lighting:

On a flat section it's possible to erect a fence to block noise and light. In this section that's ineffective: the shape of the land means that sound and light from the section will be projected upwards, towards the neighbouring properties. If security lighting is installed, which it is bound to be, it will be glaring in through bedroom windows all night. If a business established there is busy on weekends, then the increased traffic would make quiet mornings a thing of the past for the whole valley.

Traffic:

Depending on the business, there's a potential for increased traffic. A large number of residential properties on Curtis Street do not have a sidewalk on their side of the road and have to cross the street to use the one on the other side. It's already dicey enough with the current traffic. More vehicles also add to the noise on the cut-rate, cheap road seal that's been laid. Deliveries by articulate vehicles would cause ridiculous issues as they try to maneuver in the narrow areas.

Environmental Impacts:

The site is directly over the culverted Kaiwharawhara stream. Any sort of industrial area, or even space that requires vehicle access will be polluting the waterway that runs through Wilton Bush, a natural reserve, and out into the harbour. Everything that drips, leaks, or abrades from vehicles (fuel, lubricants, antifreeze, soaps, battery acids, brake linings, rust, etc) will be washed into the waterway.

Transmission Lines:

Supposedly Transpower is against ANYONE building directly under high-tension power lines. Why does the Council feel it's exempt?

Economic Impacts:

Again, the Council claims it doesn't want to cause any economic conflicts with local businesses, yet they were only too happy to bend over backwards for construction of a Mega centre that would've directly competed with a couple of other hardware stores in the areas. How impartial can they be?

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

In addition to the specific decisions outlined above we also seek:

1. To give effect to Council's existing plan for this valley for the site to be within Council controlled open space to enhance the ecological corridor as indicated in future initiatives of the Wellington outer green belt management plan May 2004; and that
2. The permissible development on the site be changed accordingly with lower thresholds for footprints for retail, commercial and all buildings along with signage, earthworks, noise and lighting.
3. Improved reporting on any developer consent requests for changes to the current thresholds along with impartial third-party evaluations on just what the impact of said changes would be.

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 March 11, 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.