

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	John Edward Bickerton		
Full address	131 Orangi Kaupapa Rd, Northland, Wellington		
Address for service of person making submission			
Email	Phone	Fax	
bickertonjohn@paradise.net.nz	04 970 7765		

TRADE COMPETITION AND ADVERSE EFFECTS *(select appropriate)*

I 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.)*

My opposition to the current attempt to rezone the land relates to:

- 1 Rooding, Traffic etc
- 2 Environmental Impact
- 3 Commercial Impact

If the site is to be re-zoned, I suggest that the following provisions are **amended**

- 1 Transmission Lines Policy
- 2 Concept plan

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.)

- 1 Curtis St is an important arterial road connecting Johnsonville / Ngaio to Karori and Kelburn. Its present state is unsuited to modern-day usage even without the introduction of the nearby child-care centre: it is dangerous for both motorists and pedestrian usage.

It also has strategic importance in the event of an earthquake as may Old Karori Rd.

A high-level plan for improving these thoroughfares is a prerequisite to any rezoning exercise.

- 2 The Creswick Valley of which Curtis St is a part is an important eco-conduit between Zealandia and Wilton to Johnsons Hill and through Albemarle Stream to Tinakori Hill.

A consolidated plan for managing these open-space areas (the Outer Green Belt?) is a prerequisite to any rezoning exercise of this site

Great efforts have been made to cleanse Kaiwharwhara and Albemarle Streams from contaminations which happened as a result of our history. The playing fields still cause problems from their previous use as a tip. This progress would be set back by inappropriate development of the Curtis St site.

- 3 The economic impact of a retail development in Curtis St on the villages of Northland, Marsden Village and Kelburn is unattractive.

Whilst some commercial uses may be appropriate for the site, these should be identified prior to rezoning. These uses would provide the basis for assessing the economic impact.

- 4 Transmission lines are an important health hazard, development within this corridor should be prohibited. Exceptions to this general rule could be made on a case by case basis but not where people are living or working underneath.

- 5 Any development on this area is a sensitive matter and needs to be carefully controlled from the outset, a publicly notified concept plan for the whole area should be part of any Resource Consent Application for even part of the site.

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

Withdrawal of the Proposed District Plan Change 77 until a High Level Rooding Plan and a consolidated Open-Space plan for the area has been approved.
Prohibition of developments under Transmission Lines.
A publicly notified concept plan for the whole area should be part of any Resource Consent Application for even part of the site.

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

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

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 john bickerton

Date 11 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.

From: John Bickerton [mailto:bickertonjohn@paradise.net.nz]

Sent: Tuesday, 12 March 2013 12:56 p.m.

To: Sarah Edwards

Subject: RE: DPC77 submission

Hi Sarah

Thank you for your help yesterday – it was much appreciated. This email is to give you some feedback on the form itself where I was also having difficulties but forgot to mention them to you at the time.

Basically I am opposed to any rezoning in the valley at the current time because I felt that two higher level plans were needed first (Roading and open spaces). These would I presume be outside the scope of the present exercise. But in the event of a re-zoning happening, I thought that two bits should be amended (Power lines and Concept Plan).

The form in its present form did not appear to accommodate such a submission - I would appreciate any comment as to how I could have better expressed my view in the form.

FYI There is an interesting letter in today's Dompost <http://www.stuff.co.nz/dominion-post/comment/letters-to-the-editor/8411911/Letter-Expressway-inquiry-was-a-pretence> . I do hope that DPC77 does not follow that example.

In any event , your attendance on my phonecall was excellent.

Cheers

John bickerton