

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

WELLINGTON CITY COUNCIL
 URBAN STRATEGY
 07 MAR 2013
 RECEIVED

We need to receive your submission by 5pm, Monday 11 March 2013.

YOUR NAME AND CONTACT DETAILS		
Full name	Pauline & Athol Swan	
Full address	47 Maierangi Road Wadestown Wellington 6012	
Address for service of person making submission		
Email	Phone	Fax
athol.swan @paradise.net.nz	(04) 4728417	—

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.)*

See attached

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.)

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

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

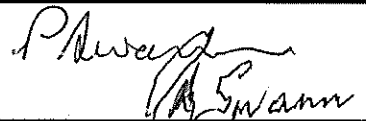

- If others make a similar submission, please tick this box if you will consider presenting a joint case with them at the hearing.

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 
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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.

Submission to Wellington City District Plan – DPC77

District Plan Team,
Wellington City Council
P O Box 2199
Wellington 6011.

5th March 2013

Pauline and Athol Swann
47 Mairangi Road
Wellington 6012
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Phone: 4728417

35.2.1.1 – 1.2 – 1.3 – 1.4 – 1.5 ...

We are opposed to the proposal to rezone the current Outer Residential and Open Space zones within 55-85 Curtis Street to allow a range of commercial activities, a mixture of commercial tenancies or large integrated retail activities..

Childcare centres and residential activities will be discouraged from this new District plan change to avoid noise, dust and the effects of any contaminants from the new business area.

We are concerned that vegetation removal from the site would be a permitted activity and protection should be assessed for the residential and landscape character of the local environment and Kaiwharawhara Stream.

The site was once an entrance to a former rubbish dump but is now full of native flora and fauna and is also directly under the flight path of kaka moving between Zealandia and Otari-Wilton's Bush.

35.2.2.....

We can see no need to promote the creation of high quality urban environment in the Curtis Street Business area, the main reason being that within 5 minutes of this area there is at Crofton Downs a Supermarket, Pharmacy, Z service station, Mitre 10, cafe and a Garden Centre and even the suggestion of a further commercial project at the recently sold Brethren Church.

35.2.3 – Ecological Assessment

This site adjoins a significant ecological corridor along the Kaiwharawhara Stream valley, through Otari/Wiltons Bush, and the glow worm colony on the seepage wetlands above the site is larger and better public access than any other in Wellington. Effective protection of the wetlands along the western escarpment would require extension of the buffer vegetation within the site.

Landscape: The sites values lie in its strong landscape and visual links to the wider valley landform and open space network in the catchment.
Management of visual effects would preclude large structures of the type approved for the Mega store development.

The site is adjacent to a recreational walkway linking Zealandia Karori Wildlife Sanctuary, Otari-Wilton's Bush and Trelissick Park. We have concerns that any large earthworks would have adverse effects of runoff on the ecological values of Kaiwharawhara stream.

Economic Assessment

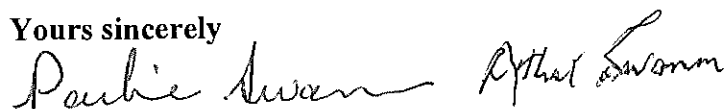
It is likely that industry will continue to locate outside Wellington City and access and distribution needs of industrial activities are better located on the northern fringe of the city and as quoted by the developer 9th April 2012, Mitre 10 had big stores in Petone and Upper Hutt and planned another in Porirua and that this was the only large site available in Wellington but overlooked the fact that this is in a prime ecological zone.

Transport, parking etc.

The surrounding road network has little or no ability to safely provide on-street parking for the site and we would give as examples the parking, loading space provided in both Crofton Downs and the New World supermarkets in Thorndon and Courtenay Place. In this regard we would suggest that development of this site for retail activities would require mitigation works at the intersections. The traffic effects would be difficult, if not impossible to mitigate and limiting the development might be more effective.

In conclusion we would draw your attention to the location of the very popular John Galloway Park (including Karori Rugby Club Hall) which is well used throughout the year, the skateboard park, Wilton and Cardinal McKeefry Schools, Otari Bowling Club (whose club house is used by two Probus Clubs and various charitable organisations and the suggestion of industrial/bulk retail activities would be serviced by 17m semi-trailer vehicles, not 8 tonne rigid axle trucks as used in District Plan turning calculations is a frightening scenario. Semi-trailer vehicles could not safely turn at the Old Karori Road or Whitehead Road intersections with Curtis Street at present. The traffic effects would be difficult, if not impossible to mitigate and limiting the development might be more effective.

Yours sincerely



Pauline and Athol Swann