

District Plan Change submission form - Change 82

Your details

First name:

Sam

Last name:

Butts

Street address:

[REDACTED]

Suburb:

[REDACTED]

City:

Wellington

Phone:

[REDACTED]

Email:

[REDACTED]

Address for service of person making submissions

First name

Last name

Address for service

Trade competition and adverse effects

Could you gain an advantage in trade competition through this submission?

No

Are you directly affected by an effect of the proposed District Plan Change 82 that:

(a) adversely affects the environment?

(b) doesn't relate to the trade competition or the effects of trade competitions?

Your submission

EITHER upload your submission here, making sure that you:

OR you can fill in the fields below with your submission:

The specific provisions of proposed District Plan Change 82 that my submission relates are as follows

6 Campbell Street, Karori – change the zone for a portion of this property from Outer Residential to Centres plus an amendment to Map 48 to extend the secondary street frontage along this property

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.)

We oppose the specific provisions and hold concerns relating to the following:

- (1) noise - increased noise levels resulting from increased human and vehicle traffic will impact particularly when young children are sleeping during the day and the evening.
- (2) light - unwanted light will impact particularly when young children are sleeping during the day and the evening.
- (3) traffic access - concern relating to traffic entry to and departure from the site, particularly in relation to the safety of pedestrians on the surrounding footpaths.
- (4) traffic movement - we are concerned that the location of a commercial site in a residential zone will significantly increase the number of traffic movements.
- (5) privacy - the privacy of the residents in the surrounding houses would be impacted by such a large and tall building.
- (6) building design - we are concerned about the impact in terms of height and design that a large commercial building would have in a residential area. We think it is important that the design of the building is sympathetic to residential buildings in Campbell Street.

Overall, these changes would adversely affect my family's ability to enjoy the quality of life that we currently do.

I seek the following decision from the Council (Please give precise details.)

We oppose the specific provisions. Please take account of the issues stated above.

These issues could be mitigated by:

- 1) Using the land in 6 Campbell Street as a buffer between the residential area and the new commercial building. Plants and/or a park on this land could work as such a buffer.
- 2) Ensuring the new building is sympathetic in its design to the residential houses which surround it.
- 3) Ensuring the new building is sympathetic in its scale to the residential houses which surround it.
- 4) Ensuring the new building is designed in a way which maintains the privacy of the residents in the surrounding houses.
- 5) Minimising the increase in traffic in Campbell Street by having both the entry and exit for vehicles on Karor Road. Alternatively, there could be separate entry and exit points by having one on Karor Road and the other on Campbell Street.

Oral hearing

Do you want to be heard in support of your submission?

No

Joint cases

If others are making a similar submission, do you want to consider presenting a joint case with them at the hearing?

Yes