

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	[REDACTED]		
Full address	[REDACTED]		
Address for service of person making submission	[REDACTED]		
Email	Phone	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 affects 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. Omission of a site specific resource management issue
2. Noise
3. Traffic congestion
4. Transmission line

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. Omission of a site specific resource management issue

The Section 32 report fails to address a site specific resource management issue associated with the avoidance and mitigation of the impacts of hazards. The specific issue that is not addressed is the high vulnerability of the site at 55-85 Curtis St to flooding following an earthquake. The active Wellington Fault runs directly through the Karori Reservoir. Following a significant earthquake water from the Karori reservoir would travel to the nearest gully bottom which is the location of the site 55-85 Curtis St. This RMA issue is not addressed in the Section 32 report and has not been used to inform consideration of the disadvantages, costs and risks of the proposed rezoning.

2. Noise

We strongly disagree with the statement in the Noise technical report that "there is no amphitheatre effect in this area" (p 1, Noise technical report). Our residence is located towards the top of Creswick Terrace and the noise from the current construction (the childcare centre) underway at the site adjacent to 55-85 Curtis St is extremely evident in spite of the absence of reflective surfaces. No detailed information concerning the "noise surveys that have been undertaken in this general locality" is provided. There is a significant mismatch between the experiences of residents in the area and the Noise report concerning an amphitheatre effect. Noise levels at the site should not exceed that for residential areas.

3. Traffic congestion

There are already significant and hazardous parking and traffic volume pressures along Curtis St. There should be restrictions on activities that generate increased traffic volume and greater parking provision on the site. Additionally, public access to the City to Sea walkway needs to be maintained.

4. Transmission line

We believe the proposed Plan Change should comply with Transpower's Transmission Line Buffer Corridors Policy and ensure that there are no structures or buildings built under a 12 metre red zone either side of centre line of the transmission lines.

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

In addition to the decisions sought 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 because of the flood risk of the site following an earthquake; 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.

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

<input type="checkbox"/> Yes, I have attached extra sheets.	<input checked="" type="checkbox"/> No, I have not attached extra sheets.
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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 2 March 2013
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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.

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