

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

YOUR NAME AND CONTACT DETAILS

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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.

TRADE COMPETITION AND ADVERSE EFFECTS *(select appropriate)*

I could not gain an advantage in trade competition through this submission

I am 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.)*

Provisions 35.2.1; 35.2.2; 35.2.3; 35.2.4; 35.2.5; 35.2.6; 35.2.8; 35.2.10; chapter 36.

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 want the council to consider, from the outset, what the appropriate zoning of this site in this neighbourhood is. If it is considered appropriate to redone the site (and that must be a considered decision); there must be clear controls on what may / may not be, built on this site. That is something that the council has the ability to do at this stage of the process. We have already spent considerable time and energy in seeking simple consultation in relation to this site. We do not expect to have to repeatedly make similar submissions if resource consents are applied for.

The site sits in a natural amphitheatre. At our home we hear the noise of children at the local school at lunch and play times. We also hear the games in progress at the local sports field on the weekend. Noise from a commercial site would similarly reverberate around the valley.

35.2.1. I have no understanding of how or why the council report states that there is a "demonstrated demand for commercial and employment activity in Wellingtons western suburbs." We have a local businesses in northland that is struggling to keep afloat. Businesses have closed in Marsden village over the last year, because they were not viable. The Crofton Downs Mitre 10 struggles to stay afloat. Where then is the demonstrated demand for commercial activity? If this area is re-zoned for commercial purposes, it will simply put more pressure on already stretched businesses that are operating, and are enjoyed in this community.

My comments on 35.2.2 follow from my comments above. I note that the pre-approved plan discussed at this point (while laudable) is only something to "encouraged" . I find it hard to imagine why a developer would want to spend time and money on preparing an optional plan of this sort? If the council considers the preparation of a this type of plan important, then it should be compulsory.

35.2.3 Again the descriptors used in these objectives and policies are largely unenforceable, so while it provides some vague comfort that matters such as building materials are to be consider, materials that may be inappropriate are to be 'discouraged'. The retention of old trees and vegetation is to be 'encouraged' but not required.

35.2.4 It is hard to understand how these objectives and policies might be interpreted by the council. For example 35.2.4.4 " ensure that the traffic generated by development and activity does not impose significant adverse effects on local residential streets".

A childcare facility has already been approved and is being built on the adjoining site. There will be 80-100 children attending that facility every day. There will also be vehicles for staff who work there. Some of these vehicles will need all day parks. Nonetheless, there will be at least 100 extra vehicles coming and going from this facility at least twice a day. Now this site may be re-zoned, and the traffic volume would increase again, depending on the type of development of the site. I fail to understand how the already increased traffic to and from the childcare facility will not already impose a significant adverse effect on local residential streets.

Also, Policy 35.2.4 states: " ensure that the visual effects of signage do not adversely affect the amenities of nearby residential areas". As there are houses, with views of the site from all angles of the site, it is hard to understand how any signage could be erected that does not have an adverse effect ? Signage by its nature is designed to stand out, and ensure that it is easy to see.

3.5.2.5 many people currently walk along the pavements (where there are some) around this site. It is already difficult to cross the road at times because of the speed and volume of traffic. There will be more cars to and from the childcare centre, already discussed above. There will be even more if this land is re-zoned for business purposes. The increased traffic will create more noise, which will be heard around this valley.

35.2.10 this is a curious policy given that this land lies in the flood plain if the Karori dam, on a fault line, and is formed in part on top of contaminated land.

chapter36. I want these rules to be reconsidered, so that the rules will prohibit activities that would be inconsistent with the character of this residential neighbourhood, thereby not allowing building

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

I want the council to re-consider whether or not there is a convincing reason to re-zone this land for commercial purposes. There is no pressing need for commercial development in this area as the land could be successfully used for a myriad of other activities.

I want any rules that determine what may be built on this site to ensure (not simply suggest) that the development of this site must be carried out in a way that is consistent with the character of this residential neighbourhood-so that multi story buildings cannot be built. Loud noisy activities cannot take place on this site, as they will echo around this valley (which is a natural amphitheatre). I want as much of the vegetation to remain on sites possible, in this flight corridor between the sanctuary and Wilton. I also want the glow worms to remain on the site, and to be able to live and thrive in this area, without being damaged by harsh night lights and loud noises. I want there to be some consideration of the effect of traffic from the already approved childcare centre on the local community, on the neighbourhood. Further commercial development will have a significant adverse effect on the neighbouring homes and streets.

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. Yes

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.

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 Heather Sharpes

Date 10 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 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.
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If you are having trouble filling out this form, phone the District Plan Team on 499 4444 for help.