

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: Bridgett Anne Parkin			
Full address : 77 Creswick Terrace, Northland, Wellington 6012			
Address for service of person making submission		As above	
Email	parkins@paradie.net.nz	Phone	04-934-1811
		Fax	

TRADE COMPETITION AND ADVERSE EFFECTS <i>(select appropriate)</i>
<input checked="" type="checkbox"/> I could not gain an advantage in trade competition through this submission.
<input checked="" type="checkbox"/> 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 <i>(Please continue on separate sheet(s) if necessary.)</i>
<ul style="list-style-type: none"> • Rezoning to allow for “large integrated retail activities” • Stronger restrictions to be placed on vegetations removal from the site • Stronger controls regarding activities that create noise, dust nuisance or lighting intrusion • More detailed studies regarding increased traffic and parking issues resulting from the development of the site, provision of sufficient parking within the site to meet expected demands

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.)

- Rezoning to allow for "large integrated retail activities" – the site is situated in a predominantly residential area and provides a green corridor between Zealandia to the south Otari/ Wilton Bush to the north and has a strong visual and landscape links to the wider valley. Larger activities/ structures will to dominate the site and detract from the visual aspect of the site. In addition, the NPSET guidelines for a clear area beneath the power lines, would preclude any building development except on the eastern and western boundaries and should therefore exclude larger structures of 2,500 sqm. This should be restricted to no more than 1,500 sqm.
- Stronger restrictions to be placed on vegetations removal from the site – The site adjoins a significant ecological corridor. This include the vegetation along the Kaiwharawhar Stream valley, the seepage wetlands above the site, the buffer vegetation extending on to the site and the glow-worm colony on the seepage wetlands. This colony is significant in that it is the largest and most easily accessible in Wellington. To provide adequate protection to this colony and the seepage wetlands would need an extension of the buffer vegetation onto the site itself. Also of concern is the effect on the Kaiwharawhara Stream from increase stormwater discharges and possible contamination from chemical leakage from the original tip once earthworks disturb the land.
- Noise - The gully, in which the proposed development is sited, is a natural amphitheatre and any noise emanating from the gully will naturally rise up the hills on each side of the gully. At present traffic noise from Curtis Street and from events at Ian Galloway Park are clearly audible from my home. However, at present, this is not intrusive. From my observation the traffic currently travelling along the stretch below my home is mainly private vehicles, with heavy delivery trucks for the businesses in Karori using Chaytor Street or Whitehead Road. During the development of the site, there will be a higher level noise generated by heavy earthmoving vehicles, including the irritating, higher-pitched sounds produced by these vehicles when reversing. If the site is developed predominantly for retail outlets, when the site is operational there will be more constant noise from private vehicles accessing the site, especially at peak times and weekends, and from the noisier delivery vehicles, in the early mornings, which will significantly impact the quiet nature of the area. Development for small scale commercial/industrial businesses, rather than retail, supermarket or home building supplies, would have less impact in this respect as usage times will be confined more to normal business hours.

I understand that no sampling has been done of how sound carries up the gully and surrounding hills. This should be a prerequisite of any resource consent application.

- Dust nuisance – during construction there will be significant dust production from earthworks. The predominant wind direction in this area is north – north west, which funnels down the valley and up the valley sides, this will drive the dust upwards towards and along the eastern side of the valley severely affecting the outdoor amenities of residents along this side of the valley. Strict guideline must be put in place and adhered to to minimise the dust generation during construction.
- Lighting intrusion – Installation of all-night lighting on the site will severely affect those dwellings which overlook the site. In addition it will discourage the night birds from roosting in the vegetation in and around the valley, resulting in significant loss of local colonies particularly of the morepork, which can be clearly heard in the area.
- More details studies regarding traffic and parking issues resulting from the development of the site – the site is not well served by public transport, the nearest bus stop being on Chaytor Street, some 280m south of the site. It is therefore likely that those visiting the site will do so by private vehicle. Whereas Curtis Street is classed as a Principal Road, it is only approximately 6.2 m wide near the site, compared to Chaytor Street at 8.7m wide and Whitehead Road (a Local Road) at 7.2m wide. Business use of the site would generate between 1.74 additional vehicle trips per 100sqm of gross floor area for industrial use and 20.62 additional vehicle trips per 100sqm of gross floor area for service/retail in a weekend peak. At peak times there is already an increase wait time at the junction of Chaytor and Curtis Streets. With the increase in vehicle trips along Curtis Street, this wait time would increase by 326%. Increased delays at this intersection will mean drivers will seek alternative routes to avoid the intersection, eg Randwick Road and Northland road, the junction of which has extremely impaired vision of Northland Road in both directions, increasing the possibility of accidents.

Access to the site is possible from Whitehead Road, close to the intersection with Curtis Street, from the southern end of Old Karori road and from Curtis Street itself, which is the least suitable option. Whichever option is decided on there is likely to be increased congestion on Curtis Street and Whitehead Road from those vehicles waiting to turn right onto the site, as the roads are insufficiently wide to allow for a turning lane.

Creswick Terrace joins Curtis Street at a bend in that road, which gives restricted views of approaching traffic from

both directions, more particularly for vehicles travelling north from Chaytor Street. This makes the right turn from Creswick Terrace into Curtis Street, extremely hazardous. With the increased traffic flow egress from Creswick Terrace will become more dangerous.

The surrounding road network (Curtis Street, Whitehead Road, Creswick Terrace) has little or no ability to provide for safe on-road parking. Ensure any development includes sufficient onsite parking to provide for expected needs and impose parking restrictions in surrounding road networks.

Other issues:

- Seismic activity - In the light of the Canterbury earthquakes, include requirements regarding measurement of seismic activity on this site.
- Heritage value – the level and depth of archaeological remains on or near the site is unknown. Include provisions to allow excavation and research should any be found during construction.

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

Taking into account the comments and suggestions above, restrict the nature of activity for which this site should be zoned to small commercial/industrial developments rather than retail, supermarket or home building supplies outlets.

Significantly extend the area of wet lands buffer zone to provide sufficient protection for native glow worm and bird life habitat.

Ensure provision made for sufficient parking to avoid overflow parking in surrounding streets, which are not wide enough to safely accommodate parked vehicles.

Include ban on overnight lighting between sunrise and sunset to protect the environment for night birds such as the morepork.

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

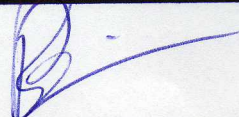
Yes, I have attached extra sheets.

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 11/3/2013

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.