

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 Mary Munro		
Full address 1 Orari Street Ngaio Wellington 6035		
Address for service of person making submission As above		
Email Mary.Munro@xtra.co.nz	Phone (04) 4793363	Fax NA

TRADE COMPETITION AND ADVERSE EFFECTS <i>(select appropriate)</i>
I 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>

The extent and type of commercial development for the site

Traffic and congestion

Environmental impacts

Status of the Concept Plan

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.)

DPC77 is a 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”.

I concede that the re-zoning proposal is probably inevitable.

My concern is that WCC puts some very clear guidelines and restrictions in place so that this site is not wide open for extensive complete commercial development. My reasoning is as follows:

This is an awkward, neglected and relatively unattractive block of land. It is not a natural destination. It is bounded by a busy main road; the access is via a cul-de-sac. It has some significant historical and ecological features, and it is part of the Kaiwharawhara Catchment (and therefore relevant to the WCC’s Project Kaiwharawhara),albeit with the Kaiwharawhara Stream piped in the area under review.

I think this is an ideal site for some sort of Green Business Area. It fits well with WCC’s “Our Living City” project. With Green Star rated small-scale buildings, sensitive clearance and planting and innovative features e.g. the restoration and enhancement of a wetland area, this area could become a show piece for the city.

This part of the city does not need another retail centre. There are already retail centres in Northland, Marsden Village and Karori. I daresay many of them are already struggling to stay afloat in these difficult economic times. Any development at Curtis Street needs to be differentiated in some way. A Green Business Area, a centre for start-ups,or a collection of innovative workshops/ business premises make more sense.

DPC77 allows any developer to choose whether or not to provide a Concept Plan (CP) for development. I think such a **CP should be mandatory, and it should be publicly notified.**

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

If DPC77 goes ahead please ensure that the following matter is addressed:

Any developer **must** submit a Concept Plan, and that CP should be publicly notified.

Note: Any CP should be assessed against criteria designed to protect the residential and landscape character of the local environment and the Kaiwharawhara Stream. NB Noise and lighting limits need to be identified and should relate to the surrounding residential area, and the glow worms on the historic road; how cars/pedestrians are going to enter and access the site, and where cars are going to park should be specified; how the ecological corridor will be protected and enhanced (the glowworms and the seepage wetlands must be protected; there must be buffer planting on the western boundary.

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.

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

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 M R Munro	Date 11.3 13
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.

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Mary Munro
1 Orari Street
Ngaio
Wellington 6035

Phone: 64 4 4793 363
Cell phone: 021 2055 190