

PLAN CHANGE 77 SUBMISSION

1. **Name & Contact Details:** Frances M C Lee, 24 Orari St, Wgtn 6035
Tel. 4792 600; Email flee24@clear.net.nz
2. **Trade Competition & Adverse Effects**
Trade competition not applicable. As a member of the Trelissick Park Group, I am concerned re the adverse effects.
3. **Specific Provisions that Plan Change 77 relates to:**
I have the following comments to make ;



- the proposal relates to changing the existing zones of Open Space B and Outer Residential to "Curtis Street Business Area". The owner purchased the land knowing that this was the zoning. The decision could be to make it all Open Space B.
- Now is the time for WCC to take full cognisance of all its policies which relate to the site including, for example, the objectives of the WCC/GW supported "Project Kaiwharawhara" (which it uses as an example for other city areas), the Biodiversity Action Plan (which followed the earlier "Wet & Wild"), and the recent "Our Living City". These important ecological statements should not be ignored by Council in its decision making.
- It would appear that any buildings on this site may be the first to actually 'sit on top' of the KaiW Stream. Remembering that the Biodiversity Plan refers to "daylighting culverts" as well as "protecting and restoring biodiversity", a decision to allow buildings here would seem to negate any such action.
- The area is part of a bird corridor and permitting only additional plantings on the site could be a positive and attractive move.
- It is an awkward site not suitable for commercial development in this location considering such things as parking, service areas and nearby shopping facilities.
- The site has some existing important landscape features (including glowworms) which need careful preservation. A developer could destroy or inhibit these.
- The existing 'wetland' on the Old Karori Rd could be added to in the northern part of the site to take stormwater runoff, with specific plantings for this purpose.
- Buildings on the site (unless specifically designed and planned) could only lead to increased stormwater runoff which could affect downstream flows, sediment buildup and destroy more stream life.
- Building development could lead to pollution problems unless carefully regulated and monitored.
- It is noted that overhead transmission lines are permissible for commercial developments. One wonders if the site for the new Child Care Centre – although beyond the area delineated in maps - is in a really suitable spot!! Also what stormwater provisions apply to it which might affect this site?
- IF WCC makes a decision for any buildings in this area they should be small in height and coverage, very few, involving suitable activities and with plenty of plantings around them – absolutely no supermarkets. The WCC papers seem to predetermine the use of this site only for commercial use without giving any thought to alternatives.

I DO NOT SUPPORT THE PROPOSAL IN PLAN CHANGE 77.
I wish to be heard in support of my submission.

11 March 2013.