

Submissions: Leeanne Templer (206) to Commissioners on Proposed District Plan 6/4/23

3.20pm

1. My submissions relate to the application of the MDRZ to Rama Crescent Khandallah, and the streets above it (including Waru Street, Bengal Street, Tensing Place, Nepal Place, Elgin Way, Whitu Street, Kerala Way, Ranikhet Way, Butavas Street, Te Kainga Way and Calcutta Street/Nicholson Road). I have lived in Rama Crescent street for about 18 years.
2. Specifically, I object to the application of Part 3 Medium Density Residential Zone MRZ-01, MRZ-02, MRZ-P4, MRZ-P8, MRZ-R13, MRZ-S1 and MRZ-S2 to Rama Crescent and the streets above it, as set out in my previous written submissions.
3. I refer to the streets above it, as the street is on a steep hill and therefore severely impacted by intensification in the streets above. This has resulted in increases in stormwater volumes, which have flowed down into pipes in Rama Crescent and caused flooding.
4. The flooding in many parts of the street is well known to Wellington Water and should be known to Wellington Council and a matter of public record. This occurred following the "Waru Street stormwater upgrade" in 2016 and housing intensification in the streets above Rama Crescent. It has negatively impacted the social, economic and cultural wellbeing of residents and their health and safety, as the stormwater pipes have failed severely, as shown in the evidence table from p6 of a Rama Crescent Stormwater Investigation by Wellington Water/Connect Water (Opus and CH2M Beca) in 2017. This has been partly mitigated but severe risks remain.
5. Wellington Council is already refusing to adequately fund Water Infrastructure. Increasing intensification in Rama Crescent and streets above when we have inadequate provision for stormwater infrastructure is especially irresponsible. Increased rain, flooding and slips are a real risk. This is further exacerbated at a time of dire climate change effects.

6. Pursuant to s72 of the Resource Management Act (“RMA”), the District Plan’s purpose is to “achieve the purpose of the RMA”. I do not believe the purpose of the RMA is adequately reflected in the sections of the Proposed District Plan I submitted on for the reasons following.
7. S5 of the RMA provides its purpose is, in addition to “sustainable management of natural and physical resources” that they be managed “in a way, or at a rate which enables people and their communities to provide for their social, economic and cultural wellbeing and health and safety.” I submit the council has not referenced or taken the latter adequately into account in either the Proposed District Plan, its responses to my submissions and associated website information.
8. Further, under s7 of the RMA the council must also take into account (inter alia) “the effects of climate change and any finite characteristics of natural and physical resources”. I do not see evidence of this in relation to stormwater drains in Rama Crescent and the surrounding area in the Proposed District Plan sections I submitted on or supporting reports.
9. Pursuant to the s32 Report Part 2 the MRZ provisions must provide for “Healthy, safe and accessible living environments.” They must be subject to “adequate infrastructure servicing” and “realistically able to be achieved within the council’s powers skills and resources.” I submit the MRZ provisions referenced in my submission do not provide any of this.
10. I believe Rama Crescent should be designated a special zone. The reasons include:
 - Multiple stormwater pipes in the street have already failed and although some repair work has been done they will not cope with intensification – especially coupled with the extra rain caused by climate change (Evidence provided)

- Many houses in the street have covenants protecting their view, and therefore notification should be made to owners if they may be affected by any developments.
- The street is very steep and buses cannot service the street, so car parking is important (Evidence provided).
- The street has large ambassadorial residential compounds for the Japanese, Malaysian and Australian High Commissions, which require a high level of security and less intensive housing in the surrounding areas.
- Many of the homes, including mine, were designed by renowned architect Fritz Eisenhofer and should be preserved. MRZ-O1 does not respond to Rama Crescents planned urban built character.
- If houses are moved off their current sites to allow intensification, they cannot not be re-sited and would create environmental damage in landfill.

11. I propose that a special designation for Rama Crescent and the streets above is appropriate given the matters set out in submissions above.

12. If a special designation is not possible, I propose that mandatory notification of any building and resource consent applications in the street and those above (including Waru Street, Bengal Street, Tensing Place, Nepal Place, Elgin Way, Whitu Street, Kerala Way, Ranikhet Way, Butavas Street, Te Kainga Way and Calcutta Street/Nicholson Road) be made mandatory to all property owners and residents in those streets.