

Proposed District Plan Change 77 Curtis Street Business Area

Robert Davies

Wilton Residents' Association

Sections 35 and 36

- In general, if sections 35 and 36 in the plan change document are really, really followed, then I think I, at least, would be reasonably happy.
- So some of my comments here, will be just reinforcing what is in those rules.

Summary

- Oppose the plan change – prefer the area to be bushed over or the wet-land proposal.
- But if the plan change goes ahead then certain conditions need to be met.
- This presentation presents some of these conditions
 - Ecology
 - Traffic
 - Design

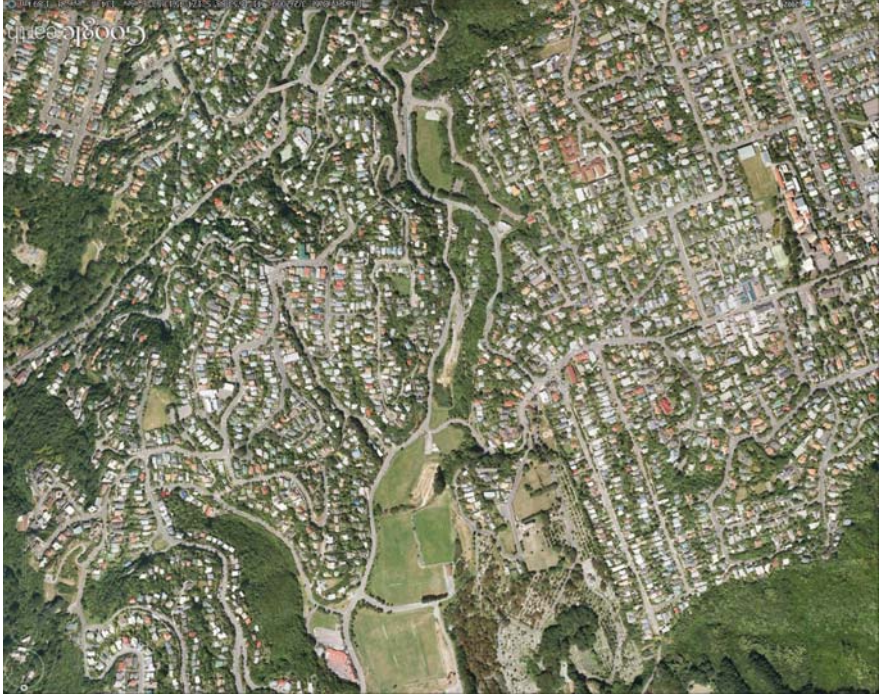
Ecology

- Old Karori Road is part of the Sanctuary to Sea walkway and the connection between Otari-Wilton's Bush and Zealandia.
- Also potentially forms part of a "bird corridor" that might help the movement of small birds.
- Possum population is much reduced at Otari and they are working on the rats so there is a chance of some native birds from Zealandia setting up a breeding population at Otari.



Old Karori Road track

- It is evolving into a slightly mysterious hidden track.
- But it is also very accessible even to someone in a wheel chair.
- So while there are lots of glow worm colonies in Wellington the ones here are very accessible.



Buffer zone

- This is really a question:
- Is there sufficient buffer on the development size of Old Karori Road track to ensure the maintenance of the hidden nature of the track and the glow worm colonies?
- I can't tell by just looking at the maps.



Traffic (1)

- Both Wilton Road and Curtis Street are windy with poor sight lines.
- Cars often travel faster than they should.
- For much of the length there is a footpath on only one side of the road, often on the opposite side of the road from the houses.
- This introduces both frustration and danger to pedestrians.
- Some of the intersections also are somewhat hidden.





Traffic (2)

- So Wilton Road residents, at least, are very wary of anything that will increase traffic.
- Also some residents use Curtis Street for driving into town or the University.
- So additional delays at the Old Karori Road entrance would be of concern to us.
- Should business district clients be discouraged from getting deliveries during the morning commuting time?





- The Petone Mitre 10 Mega wouldn't fit easily into Business area.
- But I could paste in the Crofton Downs Mitre 10 which is about half the size.

Design (2)

- We were originally told that the proposal was to put a Mitre10 Mega store on this site.

Design (1)

- Is there sufficient space and protection for people loading and unloading their children?
- It takes ages, and toddlers are apt to run off, no matter how careful the parents are.
- This doesn't mix with traffic, particularly heavy traffic.

Kindercare

Design (3)

- I understand that under the rules 35 and 36 this would not now be possible.
- I am still concerned that we might still get a largely paved area – as at the bottom of Ngaio gorge.



Concerns

- Is there sufficient buffer around the Old Karori Road track?
- There is insufficient appreciation of the potential traffic problems.
- There is insufficient protection for kindercare users.
- Is there still the possibility of an asphalt *desert*?