



Creswick Valley Residents' Association

**Proposed Curtis Street
Business Area:
A community
perspective**

Who we are and what we stand for

Our role is to foster a strong and safe community that can:

- ❑ Have its voice heard on issues that affect our neighbourhood
- ❑ Promote the quality of our local environment
- ❑ Better cope with natural disasters

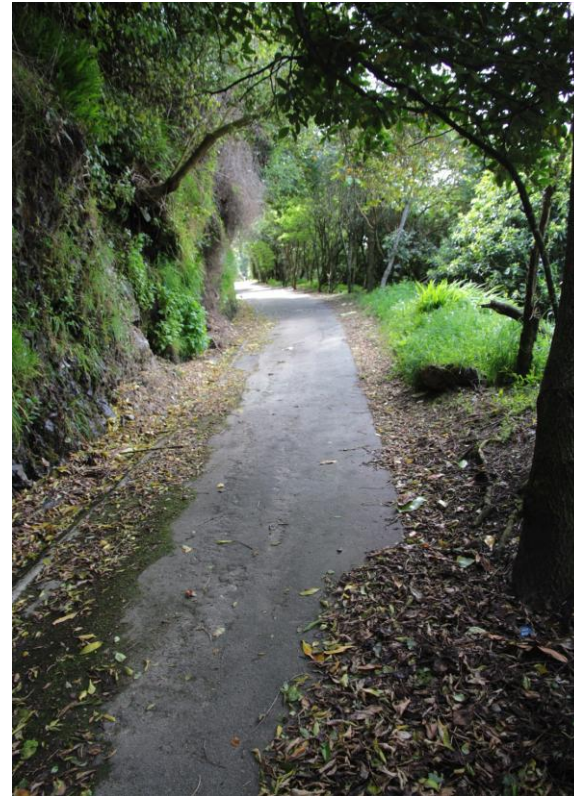
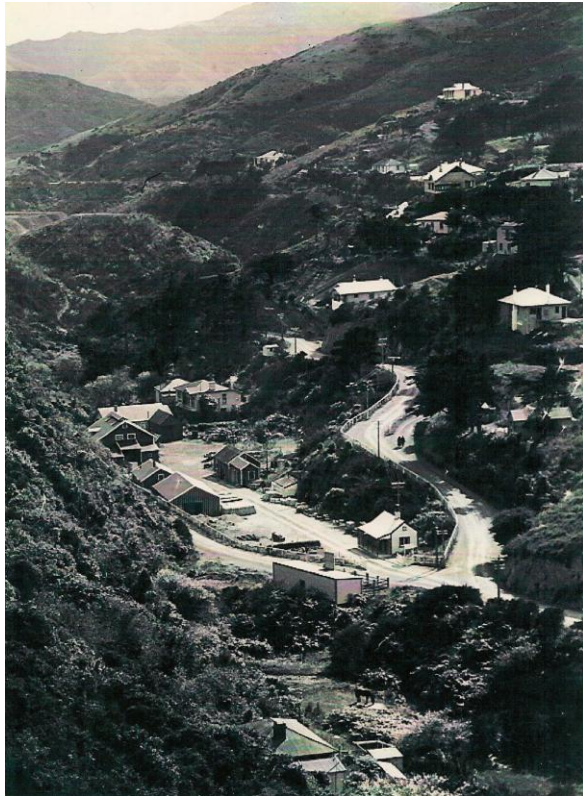
Connecting our community



Connecting our community



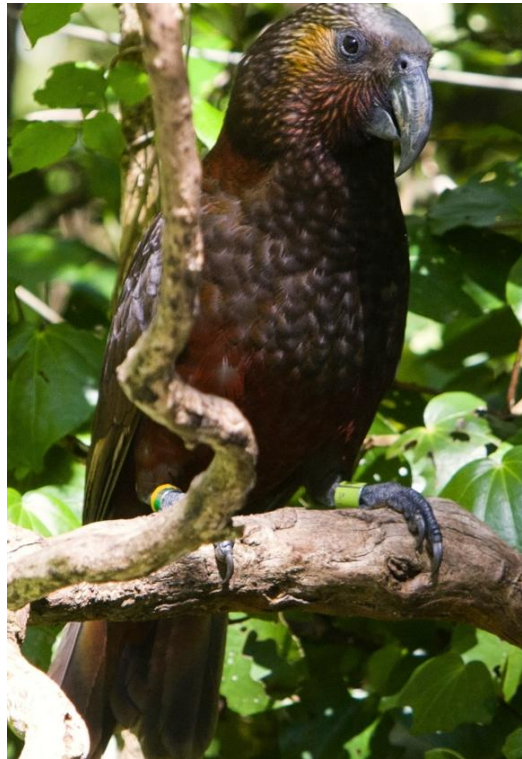
Where we live: a view of our community



Where we live: homes on the east side of the site



Where we live: regionally significant environment



Some questions for you:

- WCC has consistently advocated business use and instructed officers to pursue this: why?
- We have had input to the proposed DPC77 design, BUT almost all our concerns have not been addressed in the Officers' report: why?

Curtis Street zoning is an anomaly

- Curtis Street site is not part of an existing suburban centre & is located in – **and currently zoned as** – a residential and open space area
- The site specific zoning proposed (and its facsimile – B2) is the only one in Wellington

The case for the proposed zoning is neither clear or necessary

- ✓ Maintain Amenity values
- ✓ Maintain Unique character
- ✓ Maintain Open space, natural features & habitats
- ✓ Avoids impacts of hazards
- ✓ Enable Kaitiakitanga and tino rangatiratanga
- 💡 Improve standards of accessibility
- 💡 Efficient use of natural and physical resources

Where we live: viable local businesses in nearby centres



The purpose of the district plan:

- ✓ Maintain Amenity values
- ✓ Maintain Unique character
- ✓ Maintain Open space, natural features & habitats
- ✓ Avoids impacts of hazards
- ✓ Enable Kaitiakitanga and tino rangatiratanga
- ✓ Improve standards of accessibility
- ✎ Efficient use of natural and physical resources

There is no economic case

- Leakage” is not a proxy for local demand
- No mention of agglomeration effects: the process where retail coalesces around a few large shopping centres
- Pattern of retail in area is as expected



There is no economic case

- No evidence of unmet demand
- Traders are struggling to make a profit
- Competition effects may be relevant given emphasis council gives to the protection of local suburban centres in its DPC 73



There is no economic case

- Developer recognises this: wants a “big box” development
-to **replace** an existing store
- ... with no “new” jobs
- ... and no net reduction in travel time

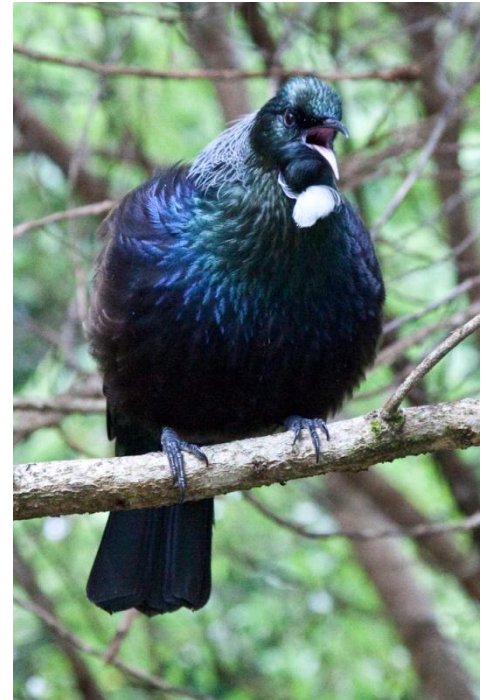


Our concerns have not been heard: why?

- There are (very) high private benefits to the developer
- Many of the site specific features are not binding and reliant upon the resource consent process to give effect
- None of our concerns have been addressed – no activities prohibited to protect environment (noise, **light**, traffic)
- Many of the site specific features are not binding and reliant upon the resource consent process to give effect
- But repeated reference to what is “fair and equitable to the developer”

The developer's needs

- Council argues that it is not the owners responsibility to provide “green spaces”
- It is: he bought the land with an open space zoning



What is the appropriate zoning for the site? Current zoning:

- ✓ Maintain Amenity values
- ✓ Maintain Unique character
- ✓ Maintain Open space, natural features & habitats
- ✓ Avoids impacts of hazards
- ✓ Enable Kaitiakitanga and tino rangatiratanga
- ✓ Improve standards of accessibility
- ✓ Efficient use of natural and physical resources

What we would like to see

- We are not opposed to development on the site (and this is currently permissible under current zoning)
- We do not support the proposed zoning
- We prefer to retain the existing zoning
- If DPC 77 is not rejected we request tighter controls to avoid or mitigate a range of potential adverse impacts