

Gordon Wilson Flats: 320 The Terrace

District Plan Change 81: Rezone from Residential to Institutional Precinct

Make a submission: www.district.plan@wcc.govt.nz

Details on Plan change: wellington.govt.nz/haveyoursay

Have your say before the residential zoning changes from residential to Institutional Precinct.

What does it mean if Plan change 81 is approved?

Under the current zoning public are notified as to any demolition and construction of new buildings. Once the zoning is changed to Institutional Precinct you will lose the right to object as to what is built and for what purpose.

If Plan change 81 is approved and Victoria University decides to build new student accommodation you will not be able to object as to the use or the design of the building.

What are some of the consequences if student accommodation is built at 320 The Terrace?

- Increased anti-social behaviour at night, this can lead to stress, anxiety and can permanently affect your health.
- The quiet residential night time environment is at risk of being further diminished.
- Devalued properties resulting from continual drunk and disorderly behaviour, not to mention the litter and damage to properties!

Are you comfortable that Wellington City Council has a plan to monitor and control noise and other anti-social behaviour with the proposed zoning change?

What are your views on smart technology being used to monitor noise and anti-social behaviour?

Protect your rights and have a say!

The deadline to make a submission is **Friday, September 25th**

You can make a submission via the WCC website or in a printed form.

This document was hand delivered by Nicola, a concerned resident: nicola@privatointeriors.com

27 August 2015

File ref: 1044 -02-81

Dear Sir or Madam,

**Private Plan Change Application to rezone 320 the Terrace and de-list the Gordon Wilson Flats
(Proposed District Plan Change 81)**

Council has received an application for a private plan change to rezone 320 The Terrace and de-list the Gordon Wilson Flats from the Wellington City District Plan's heritage list. You have been identified as a potentially affected party.

The proposal is to rezone the site at 320 The Terrace from Inner Residential Area to Institutional Precinct. The proposal also includes the removal of the Gordon Wilson Flats from the Wellington City District Plan's heritage list. If the plan change is successful new Institutional Precinct provisions would be inserted into the District Plan that specifically relate to the site.

The process for undertaking a Plan Change is determined by the Resource Management Act 1991 and includes assessing whether the proposed change is the most appropriate option. The Plan Change process also provides an opportunity for the public to submit in support of or opposition to the proposal. If submissions are received, submitters will have the option to speak at a hearing. Council will consider the plan change and any submissions and make a decision. If either the submitters or the applicant do not agree with Council's decision they have 30 working days to lodge an appeal with the Environment Court. For further information about the Plan Change and submission processes, visit the Ministry for the Environment website - www.mfe.govt.nz.

The Plan Change is open for submissions until 25 September 2015.

A copy of the public notice, a map of the site and a submission form are enclosed for your information. Further information, including a copy of the plan change and how to make a submission, are available online (wellington.govt.nz/districtplan). If you have any questions or would like a copy of the relevant documents, please feel free to contact myself (details below) or Nicole Marshall ph 04 803 8385, nicole.marshall@wcc.govt.nz.

Yours sincerely



Daniel Batley
Senior Advisor District Plan – City Planning and Design
Ph: (04) 803 8130
Email: daniel.batley@wcc.govt.nz

PROPOSED DISTRICT PLAN CHANGE 81



Proposed District Plan Change 81: Rezoning 320 The Terrace and De-listing the Gordon Wilson Flats

Wellington City District Plan

Clause 5 of First Schedule, Resource Management Act 1991

Urban Perspectives Limited (on behalf of Victoria University of Wellington) have lodged a private plan change request with Wellington City Council and submissions will be open from Thursday 27 August 2015. The proposed plan change seeks to:

- Rezone 320 The Terrace from Inner Residential Area to Institutional Precinct
- Remove the 'Gordon Wilson Flats' from the Wellington City District Plan's heritage list
- Amend the Institutional Precinct provisions of the Wellington City District Plan

The proposed rezoning and de-listing would enable the site to be re-developed for university purposes in accordance with the provisions of the Institutional Precinct.

Details of proposed District Plan Change 81 and the associated section 32 report (which includes descriptions and analyses of the particular changes) may be inspected at:

- the Council Service Centre, 101 Wakefield Street
- electronically at city libraries
- wellington.govt.nz/haveyoursay

Anyone may make a submission on this Plan Change by sending a written submission to the Council using one of the options outlined below.

Post to: District Plan Team, Wellington City Council, PO Box 2199, Wellington 6011
Deliver to: Ground floor reception, Council offices, 101 Wakefield Street
Email to: district.plan@wcc.govt.nz

The submission must be in, or follow, form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2003 and must state whether or not you wish to present your views at a Council hearing. Copies of this form are available from the above locations, or will be mailed to you if you phone 499 4444.

Submissions close at 5pm, Friday 25 September 2015

The process for public participation in the consideration of the proposed Plan Change is as follows:

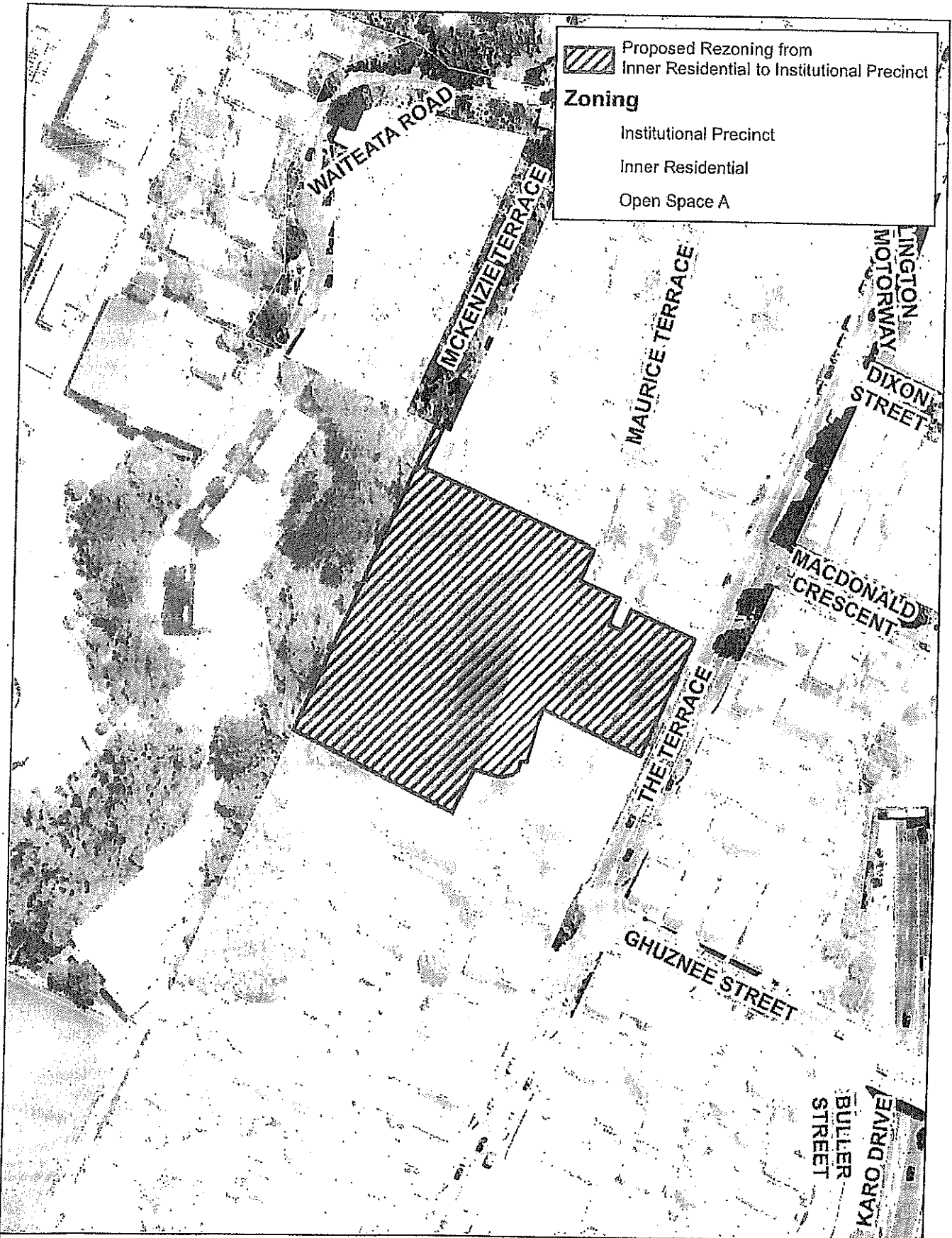
- after the closing date for submissions, the Council will prepare a summary of the submissions and this summary will be publicly notified
- there will be an opportunity to make a further submission supporting or opposing the submissions already made (for persons who meet the criteria under clause 8 of the First Schedule, Resource Management Act)
- if any person making a submission asks to be heard in support of their submission, a hearing will be held
- the Council will give its decision on the proposed Plan Change, including its reasons for accepting or rejecting submissions
- anyone who has made a submission has the right to appeal the decision on the proposed Plan Change to the Environment Court.


Kevin Lavery
Chief Executive - Wellington City Council

Thursday 27 August 2015

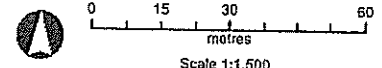
For further information, please telephone Daniel Batley on 04 803 8130 or email district.plan@wcc.govt.nz

THE CLOSING DATE FOR SUBMISSIONS IS 5PM FRIDAY 25 SEPTEMBER 2015



 Proposed Rezoning from Inner Residential to Institutional Precinct
Zoning
 Institutional Precinct
 Inner Residential
 Open Space A

Proposed Plan Change 81: Location of Proposed Rezoning
 320 The Terrace



Property location as shown on this map is for information only and does not constitute a guarantee of accuracy. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided as a service to the public and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose. The information is provided as a service to the public and is not intended to be used for any other purpose.

MAP PRODUCED BY:
 Wellington City Council
 101 Wakefield Street
 WELLINGTON, NZ

ORIGINAL MAP SIZE: A4
 AUTHOR: martha3n
 DATE: 24/05/2015
 REFERENCE

Absolutely Privately
 Wellington City Council

Proposed District Plan Change 81 Submission form

Absolutely Positively
Wellington City Council
Me Heke Ki Pōneke

Rezoning 320 The Terrace and De-listing the Gordon Wilson Flats
Form 5, Clause 6 of First Schedule, Resource Management Act 1991

Submissions can be	
Emailed to:	district.plan@wcc.govt.nz
Posted to:	District Plan Team Wellington City Council PO Box 2199 Wellington 6011
Delivered to:	Ground Floor Reception Civic Square/101 Wakefield Street Wellington
We need your submission by Friday 25 September 2015 at 5pm	

Your name and contact details	
Full name	JOHN MICHAEL MILLER
Full address	101 SALAMANCA ROAD KELBURN, WELLINGTON
Address for service of person making submission	P.O. BOX 6314, WELLINGTON
Phone	04 8015621
Fax	04 8015622
Email	JOHN.MILLER@JMCAN.CO.NZ

Trade competition and adverse effects (select appropriate)
<input type="checkbox"/> I could / <input checked="" type="checkbox"/> could not gain an advantage in trade competition through this submission.
<input type="checkbox"/> I am / <input type="checkbox"/> am not directly affected by an effect of the subject matter of the submission that: (a) adversely effects the environment, and (b) does not relate to the trade competition or the effects of trade competitions. <i>Delete entire paragraph if you could not gain an advantage in trade competition through this submission.</i>

The specific provisions of proposed District Plan Change 81 that my submission relates are as follows (Please continue on separate sheet(s) if necessary.)
REZONING WHICH WILL ALLOW THE UNIVERSITY TO BUILD ANOTHER NOISY DISRUPTIVE STUDENT HALL IN A RESIDENTIAL AREA

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.)

I oppose the proposed changes
It will allow increased
anti social activity by students
The university has already
unabled to control this
behaviour with existing halls

We seek the following decision from the Council (Please give precise detail.)

TO RESJECT ZONING
(NO) TO ONLY ALLOW THE BUILDING
OF TEACHING UNITS/USERS HALLS
NO STUDENT HALLS OR FLATS.

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 submission.
 I do not wish to speak at the hearing in support of my submission.

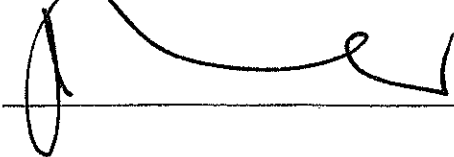
Joint submissions

- 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 this below

- Yes, I have attached extra sheets. No, I have not attached extra sheets.

Signature of submitter (or person authorised to sign on behalf of submitter):



Date 14/9/15