

## 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](mailto:www.district.plan@wcc.govt.nz)

Details on Plan change: [wellington.govt.nz/haveyoursay](http://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?

*WILKO  
Priestley*

***Protect your rights and have a say!***

The deadline to make a submission is Friday, September 25<sup>th</sup>

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](mailto: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](http://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](http://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](mailto: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](mailto: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](http://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](mailto: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:

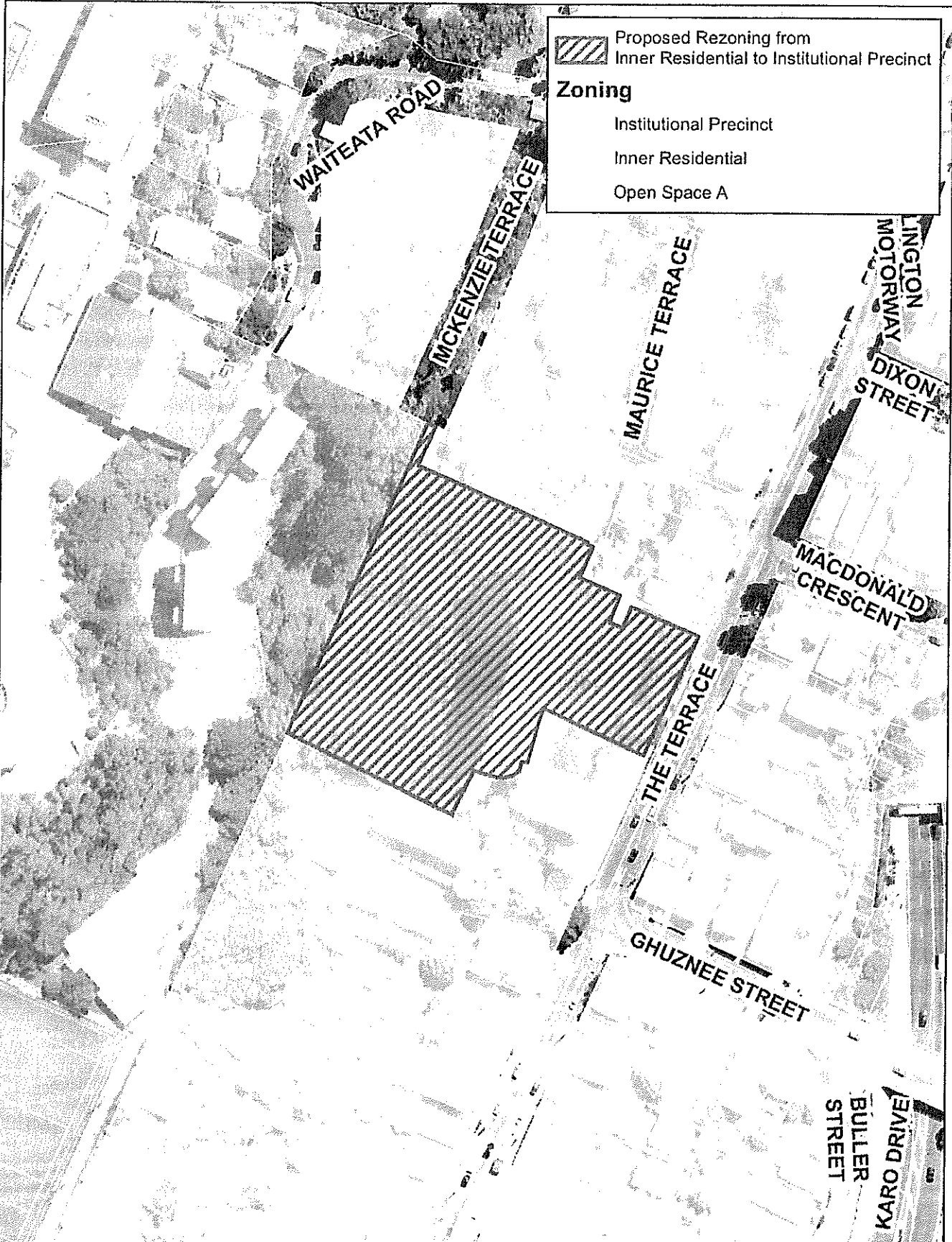
- after the closing date for submissions, the Council will prepare a summary of the submissions and this summary will be publicly notified
- there will be an opportunity to make a further submission supporting or opposing the submissions already made (for persons who meet the criteria under clause 8 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](mailto:district.plan@wcc.govt.nz)

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

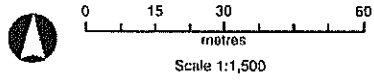


 Proposed Rezoning from Inner Residential to Institutional Precinct

**Zoning**

-  Institutional Precinct
-  Inner Residential
-  Open Space A

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



Information on this map is derived from the City of Wellington's 2013 Housing Location Map. It is not intended to be used for any other purpose. The City of Wellington is not responsible for any errors or omissions on this map. The City of Wellington is not responsible for any loss or damage arising from the use of this map. The City of Wellington is not responsible for any loss or damage arising from the use of this map.

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

ORIGINAL MAP SIZE: A1  
 AUTHOR: marsha5n  
 DATE: 24/08/2015  
 REFERENCE

Absolutely Property  
 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

Full address

Address for service of person making submission

Phone

Fax

Email

## Trade competition and adverse effects (select appropriate)

I could /  could not gain an advantage in trade competition through this submission.

I am /  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.

Delete entire paragraph if you could not gain an advantage in trade competition through this submission.

The specific provisions of proposed District Plan Change 81  
that my submission relates are as follows (Please continue on separate sheet(s) if necessary.)

**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, most strenuously,  
the proposed change!  
It will increase antisocial behaviour  
in a residential area, as the University  
is unable to control such activity re  
existing halls of residence.

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

No student halls or flats  
in this area.  
Only teaching units or lecture  
halls.

**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):

S. de Montalk

Date

14, 9, 15