

25 September 2015

*Fernhill Body Corporate
c/- 3/324 The Terrace
Te Aro, Wellington, 6011
Body Corporate Number 84013*

Wellington City Council
Planning Department
By Email districtplan@wcc.govt.nz

Attention: Senior Planning Advisor - Daniel Batley

Dear Mr Batley

Re: Proposed District Plan Change Number 81 - Change to Rezoning 320 The Terrace and delisting the Gordon Wilson Flats.

As the Body Corporate consisting of twelve townhouses and being situated directly to the south of the property above, we are directly affected by the subject matter of the submission and any changes personally affects our environment.

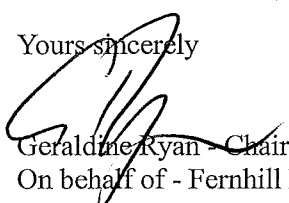
We do not oppose the removal of Gordon Wilson Flats from the Heritage List.

We note that measures arising from the draft demolition management plan include, consultation with Housing New Zealand and with Wellington Electricity, but that no consultation with south boundary neighbours has been noted.

The specific provisions that our submission relates to are:

- Under Clause 3.4 of Appendix 2, we object to the insertion of clause 9.3.2 that in respect that rule 9.3.2 applications will not be publicly notified or limited notified. As relevant neighbouring properties we require that applications will be publicly notified and that we at 324 The Terrace will be fully consulted on any proposed designs.
- Under Appendix 4, Item 1, we object to the proposed permitted height of buildings and structures and would agree to building heights beyond a 15 metre yard space to the south boundary adjoining 324 The Terrace be limited to 30AMSL.
- Under Appendix 4, Item 4. Yard – Section 2.2.1 proposed permitted activity condition 9.1.1.1.3. We would seek to ensure that a fifteen (15) metre yard be the accepted distance along the boundaries to the adjoining residential areas to the south side of the site of 320 The Terrace, to protect our residents sunlight plane.
- We object to the Victoria University design guide being imposed on their site at 320 The Terrace unless there is considerable consultation with the Body Corporate of 324 The Terrace at preliminary design stage.
- We would request that noise levels applicable to 320 The Terrace, be the same as for Inner Residential.

Yours sincerely



Geraldine Ryan - Chair
On behalf of - Fernhill Body Corporate