

Recommended Decisions on Submissions - TEDZ

Submitter Name	Sub No / Point No	Sub-part / Chapter / Provision	Position	Summary of Submission	Decisions Requested	Officers Recommendation	Changes to PDP?
Te Herenga Waka Victoria University of Wellington	106.11	Special Purpose Zones / Tertiary Education Zone / General TEDZ	Support in part	Considers that the Tertiary Education zone should be extended to include the McLean Flats site at 320A The Terrace (outlined in black in Figure 2 on original submission) and the substation site adjoining the Gordon Wilson Flats site on the northern side (outlined in blue in Figure 2 on original submission). Both sites will be utilised for university purposes in accordance with the CDP.	Seeks extension to the Tertiary Education zone to apply to the McLean Flats site and the substation site adjoining the Gordon Wilson Flats site. [Refer to original submission for map]	Accept in part	Yes
Te Herenga Waka Victoria University of Wellington	106.12	Special Purpose Zones / Tertiary Education Zone / TEDZ-R3	Support in part	The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met. Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.	Amend TEDZ-R3 (All other activities) as follows: [...] Where: a. Compliance with any of the requirements of the requirements of [...] cannot be achieved is not achieved.	Accept	Yes
Te Herenga Waka Victoria University of Wellington	106.13	Special Purpose Zones / Tertiary Education Zone / TEDZ-R5	Not specified	The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met. Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.	Amend TEDZ-R5 (Demolition or removal of buildings and structures) as follows: [...] a. compliance with any requirements in TEDZ-R5.1.a cannot be achieved is not achieved.	Accept	Yes
Te Herenga Waka Victoria University of Wellington	106.14	Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Oppose	Opposes changing the activity status for additions and alterations to buildings and structures in the Tertiary Zone from Controlled to Discretionary Restricted. Considers that changing the activity status would significantly expand the matters for assessment which are already sufficiently broad and that the Controlled activity status provides sufficient discretion to the Council to ensure neighbours are not adversely affected without exposing the University to unnecessarily onerous consenting requirements. There is a risk that this will cause unnecessary delay and cost, impacting the University's ability to grow.	Amend TEDZ-R6.2 (Additions and alterations to buildings and structures) as follows: 2. Activity status: Restricted Discretionary Controlled	Reject	No
Te Herenga Waka Victoria University of Wellington	106.15	Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Oppose in part	Considers that the definition of 'public spaces' in the PDP is broad and includes anywhere within the University that is accessible by a pedestrian. 'Public spaces' should be replaced with 'legal road or are located 10m away from a legal road boundary.' This would strike a reasonable balance between retaining Council oversight of additions and alterations that could affect the streetscape but will not impact activities well within the respective campuses.	Amend TEDZ-R6.1 (Additions and alterations to buildings and structures) as follows: Additions and alterations to Buildings and Structures 1. Activity status: Permitted Where: a. The proposed additions or alterations: i. Do not alter the appearance of the building or structure; or ii. Are not visible from public spaces a legal road or are located 10m away from a legal road boundary; and iii. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3; and TEDZ-S4 is achieved.	Accept in part	Yes
Te Herenga Waka Victoria University of Wellington	106.16	Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Support in part	In the event that the activity status for TEDZ-6.2 remains restricted discretionary (i.e. is not changed to controlled); the University seeks that limited notification be precluded where the proposal otherwise complies with the relevant requirements under TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4. The University considers it is appropriate to engage with the Council on matters of design (as is currently the situation under the Wellington Operative District Plan) but does not consider that development in the TEDZ that otherwise meets development standards warrants wider public involvement.	Amend notification clauses under TEDZ-R6.2 (Additions and alterations to buildings and structures) as follows: Notification status: An application for resource consent made in respect of rule TEDZ-R6.2 is precluded from being publicly notified, and will be precluded from being limited notified where compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3; and TEDZ-S4 is achieved.	Accept	Yes
Te Herenga Waka Victoria University of Wellington	106.17	Special Purpose Zones / Tertiary Education Zone / TEDZ-R6	Support in part	The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met. Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.	Amend TEDZ-R6 (Additions and alterations to buildings and structures) as follows: [...] Where: a. Compliance with any of the requirements of the requirements of [...] cannot be achieved is not achieved.	Accept	Yes

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Te Herenga Waka Victoria University of Wellington	106.18	Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Oppose	Opposes changing the activity status for the construction of new buildings and structures in the Tertiary Zone from Controlled to Discretionary Restricted. Considers that changing the activity status would significantly expand the matters for assessment which are already sufficiently broad and that the Controlled activity status provides sufficient discretion to the Council to ensure neighbours are not adversely affected without exposing the University to unnecessarily onerous consenting requirements. There is a risk that this will cause unnecessary delay and cost, impacting the University's ability to grow.	Amend TEDZ-R7.2 (Construction of new buildings and structures) as follows: 2. Activity status: Restricted-Discretionary <u>Controlled</u>	Reject	No
Te Herenga Waka Victoria University of Wellington	106.19	Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Oppose in part	Considers that the definition of 'public spaces' in the PDP is broad and includes anywhere within the University that is accessible by a pedestrian. 'Public spaces' should be replaced with 'legal road or are located 10m away from a legal road boundary.' This would strike a reasonable balance between retaining Council oversight of additions and alterations that could affect the streetscape but will not impact activities well within the respective campuses.	Amend TEDZ-R7.1 (Construction of new buildings and structures) as follows: Additions and alterations to Buildings and Structures 1. Activity status: Permitted Where: a. The proposed additions or alterations: i. Do not alter the appearance of the building or structure; or ii. Are not visible from public spaces <u>a legal road or are located 10m away from a legal road boundary</u> ; and iii. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3; and TEDZ-S4 is achieved.	Accept in part	Yes
Te Herenga Waka Victoria University of Wellington	106.20	Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Support in part	Considers that in the event that the activity status for TEDZ-7.2 remains restricted discretionary (i.e. is not changed to controlled); the University seeks that limited notification be precluded where the proposal otherwise complies with the relevant requirements under TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4. The University considers it is appropriate to engage with the Council on matters of design (as is currently the situation under the Wellington Operative District Plan) but does not consider that development in the TEDZ that otherwise meets development standards warrants wider public involvement.	Amend notification clauses under TEDZ-R7.2 (Construction of new buildings and structures) as follows: Notification status: An application for resource consent made in respect of rule TEDZ-R7.2 is precluded from being publicly notified, <u>and will be precluded from being limited notified where compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3; and TEDZ-S4 is achieved.</u>	Accept	Yes
Te Herenga Waka Victoria University of Wellington	106.21	Special Purpose Zones / Tertiary Education Zone / TEDZ-R7	Support in part	The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met. Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.	Amend TEDZ-R7 (Construction of new buildings and structures) as follows: [...] Where: a. Compliance with any of the requirements of the requirements of [...] cannot be is not <u>is not</u> achieved.	Accept	Yes
Te Herenga Waka Victoria University of Wellington	106.22	Special Purpose Zones / Tertiary Education Zone / TEDZ-R8	Support in part	The term 'cannot be achieved' implies the standard must be complied with unless it is impossible to do so. Instead, the wording should reflect the intent of the provision, which is to introduce a more onerous activity status when permitted activity standards are not met. Amending the language to 'is not achieved' reflects language used in district plans elsewhere in the country and provides greater consenting flexibility for when permitted activity standards are not met.	Amend TEDZ-R8 (Outdoor storage areas) as follows: [...] Where: a. Compliance with any of the requirements of the requirements of [...] cannot be is not <u>is not</u> achieved.	Accept	Yes
Te Herenga Waka Victoria University of Wellington	106.23	Special Purpose Zones / Tertiary Education Zone / TEDZ-S1	Support in part	Considers that Height Control Area 4 (area shaded blue on PDP figure on original submission) should be extended to include the McLean Flats site at 320A The Terrace. The site is now owned by the University and will be utilised for university purposes.	Seeks extend Height Control Area 4 to include the McLean Flats site. [Refer to original submission for map]	Accept	Yes
Te Herenga Waka Victoria University of Wellington	106.24	Special Purpose Zones / Tertiary Education Zone / TEDZ-S1	Support in part	Considers that Height Control Area 4 should be amended to accommodate the proposed Te Huanui building which is anticipated to be between 8 to 12 metres above the maximum in Height Control Area 4. The Te Huanui project is expected to increase the level of amenity to the southern end of The Terrace and should be accommodated within the Height Control Areas of the Tertiary Education zone to reduce future consenting complexity.	Seeks amendment to apply TEDZ-S1 (Maximum height of buildings and structures) Height Control Area 2 to those parts of the site that are 20 metres or more away from a residential zone.	Accept in part	Yes

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Te Herenga Waka Victoria University of Wellington	106.25	Special Purpose Zones / Tertiary Education Zone / TEDZ-S2	Support in part	<p>The University supports the changes made to the PDP where the Council has identified zone boundaries around the Tertiary Education zone and the corresponding recession planes.</p> <p>However, the University seeks to remove '320 The Terrace' as a specific location from the height standards. The site at 320 The Terrace is included within the Tertiary Education zone not the High Density Residential zone and therefore no specific boundary control should apply.</p>	<p>Amend TEDZ-S2 (Height in relation to boundary) as follows:</p> <p>Location</p> <p>[...]</p> <p>Boundary adjoining any site within the HRZ, including 320 The Terrace</p>	Reject	No
Te Herenga Waka Victoria University of Wellington	106.26	Special Purpose Zones / Tertiary Education Zone / TEDZ-S3	Oppose in part	<p>The University opposes the proposed building setbacks because it seeks that 320 The Terrace is included in the Tertiary Education zone and considers that a 5 metre setback distance is appropriate for any boundary with any residential zone</p>	<p>Amend TEDZ-S3 (Building setbacks) as follows:</p> <p>1. [...]</p> <p>2. in relation to 320 The Terrace a 5m setback shall apply to the boundaries with the High Density Residentially zoned areas, except for:</p> <p>3. the boundary adjoining 302 The Terrace where a 1m setback shall apply; and</p> <p>4. the boundary of 324 The Terrace where a 10m yard shall apply.</p>	Reject	No