

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 **Dennis Walton**

Full address

1 Rawhiti Tce, Kelburn
Wellington

Address for service of person making submission

As Above

Phone **499 7751**

Fax

Email **cazint@clear.net.nz**

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.)

Rezoning 320 The Terrace from Inner Residential to Institutional Precinct

Amending the Institutional Precincts provisions of the Wellington City District Plan
by adding 9.3.2 to 9.3 Discretionary Activities (restricted)

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.)

See Attached

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

The existing Inner Residential zoning remains
No Student accommodation be built at 320 The Terrace

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 24/9/15

I oppose the rezoning of 320 The Terrace from inner residential to Institutional Precinct for the reason that Victoria University may build student accommodation without notification. Victoria have shown they can't manage noise and nuisance from existing halls of residence, any expansion of these facilities would be a further blight on the neighbourhood and city.

The District Plan state Institutional Precinct Objectives and Policies as being

8.2.1.2 "Permit the development of institutional precincts for their primary purposes and allow the establishment of appropriate related activities **where the effects of those activities can be avoided, remedied, or mitigated** "

8.2.2. of the district plan which states "To achieve this objective the council will:

8.2.2.1 Ensure the effects of activities are managed to avoid, remedy or mitigate the adverse effects on other activities within the Institutional precinct **or on properties in nearby residential areas**"

The objective goes on to say "the environmental result will be the continuing operation of activities and development within the Institutional Precincts which do not cause **nuisance** and be in harmony with adjacent residential areas" it continues with "other mechanisms (Abatement Notices, Enforcement Orders) **Peace and quiet are particularly important for peoples wellbeing, and the District plan contains specific rules to control noise. Council is particularly concerned to protect residents from the effects of noise. As well as these rules enforcement orders and abatement procedures will be used to control any excessive noise**"

Both the council and Victoria University score an epic fail in protecting residents from the effects of excessive noise and nuisance caused by students in Residential Halls. My neighbours and I have endured the drunken antics of students (mainly from Weir House) at the Kelburn Fountain EVERY Saturday night and MOST Wednesday and Friday nights of this University year, screaming yelling and chanting along with urinating in the fountain vomiting, broken bottles , rubbish and wanton vandalism, starting at around 10pm and going on to midnight.

The University has treated its surrounding neighbours with arrogance and contempt. It has done nothing to address the ongoing anti-social behaviour of its live in students. It denies it has responsibilities for student misbehaviour off campus but at the same time creates rules and regulations that encourages exactly that. Otago University fines its students for bad behaviour off campus. Victoria won't even contemplate this suggestion.

And the council has been complicit in letting Victoria University get away its obligations to neighbouring properties, by doing nothing to uphold its own by-laws.

As Victoria University has spectacularly failed to meet the council's objectives in its existing Institutional Precinct, to rezone 320 The Terrace to institutional Precinct would totally unacceptable.

Background

I have lived in Rawhiti Tce opposite Weir house and Kelburn Park for the past 15 years. Up until about five years ago I had very few problems with student behaviour. Misguidedly the council disestablished the live in caretaker at the park, and ever since then Weir House students have claimed the park as their own to do as they wish. The lack of action by Victoria University to the problem has shown they are unfit to run any further halls of residence in residential areas.