

# 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	Denise Stephens	
Full address	1/326 The Terrace Wellington 6011	
Address for service of person making submission	1/326 The Terrace Wellington 6011	
Phone	021 02402027	Fax
Email	denise@stephens@hotmail.com	

## 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.)

Please see the attached sheet

**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.)*

Please see the attached sheet

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

I would like the Council to reject the application to rezone 320 The Terrace from Inner Residential Area to Institutional Precinct.

**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 23/9/15



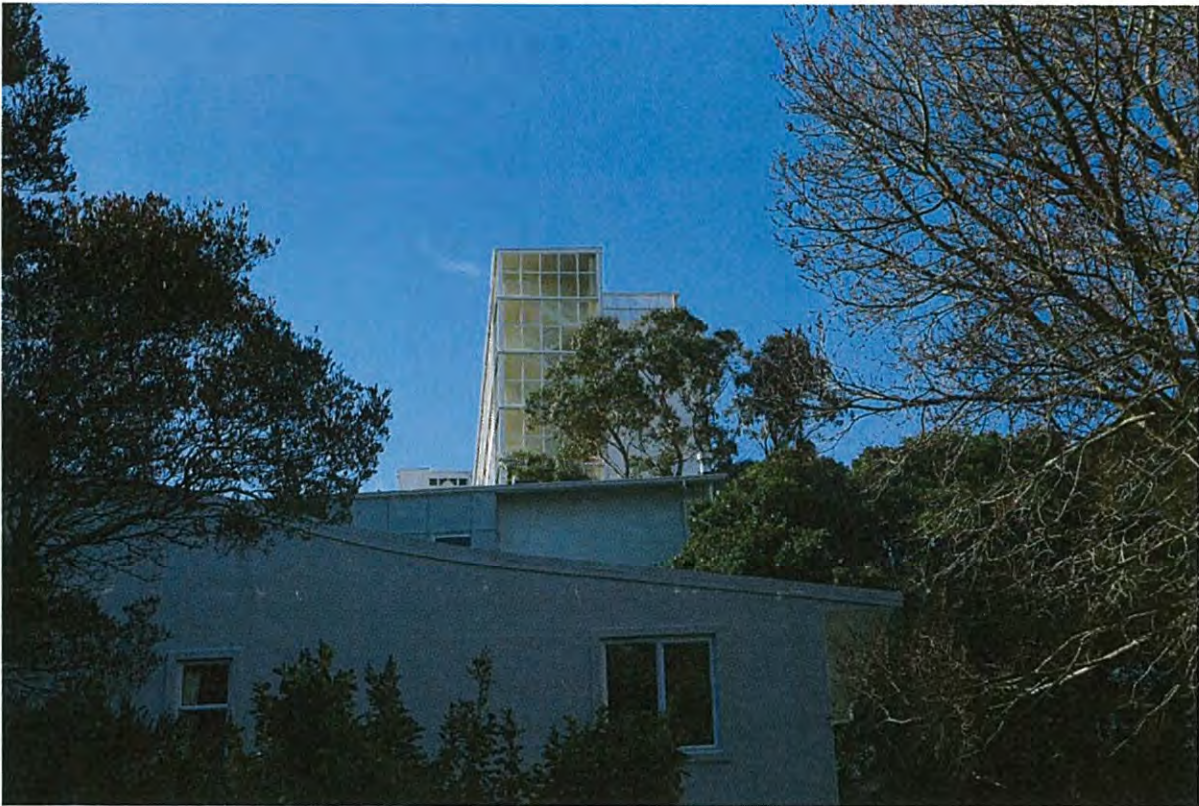
**1. Remove the Gordon Wilson Flats from the Wellington District Plan's heritage list.**

I have no objection to this. As the building is clearly in an unsound condition and beyond practical remediation, this seems a logical step to enable demolition. Provided the demolition is well-managed, I have no objections to that either.

**2. Rezone 320 The Terrace from Inner Residential Area to Institutional Precinct**

I oppose this.

I am both owner and resident of 1/326 The Terrace, which is sufficiently close to 320 The Terrace to notice any out of the ordinary activity at that address. For example, when it was in use as state housing, the occasional fire alarm and subsequent arrival of a minimum of six fire engines caused a bit of noise in the area. I also know from previous residents of 320 The Terrace that my property is visible from the upper floors of Gordon Wilson Flats. The photo below, taken from the driveway of 326 The Terrace, gives some idea of the proximity of the two properties. The building in the foreground is 324 The Terrace which borders 320 The Terrace on its other boundary.



The neighbourhood is currently residential, with a couple of commercial activities that don't seem to impact on the residential nature of the area (a backpackers and an architect's practice). The evacuation of Gordon Wilson Flats left a noticeable hole in the neighbourhood, with fewer people in the area at night. As someone whose usual mode of transport is walking, I really notice this and feel

less safe as a result. I particularly dislike walking past the currently empty building at night, which I do on average twice a week.

I have sought to find out from Victoria University what the future use of the land will be, and when this will happen. The response came not from the university but from their planning consultant, Peter Coop, who advised

“No new buildings are as yet designed for the site. This is because there are existing development sites within the Kelburn Campus that will meet Victoria University’s expansion needs for the next 10-20 years or so.

In the longer term (i.e. beyond the above indicative timeframe), Victoria University intends to build on 320 The Terrace. It is most likely that new buildings will be needed for faculty, teaching, study and research activities.”

This is not reassuring. I have no way of knowing what activities will take place there, at what time of day, whether there are likely to be events in the evening or weekends, whether it might be a dark empty space at night, whether there might be hazardous chemicals or laboratory activities, extra vehicle traffic, or any other use that might impact on a pleasant residential environment. While 10-20 years might seem a long time, I have owned 1/326 The Terrace since 1997 and lived in it since then, apart from six years overseas. I have no current plans to move.

The proposal talks of economic benefits, but doesn’t seem to consider the possible social impact on a residential neighbourhood and the people who live in it. Even considering economic benefits, there is value in providing residential accommodation close to the centre of the city, reducing the load on public transport systems and creating a more vibrant central area which is attractive to the wider region and visitors alike.

As Victoria University has no firm plans for 320 The Terrace, I do not see that there is a pressing need for rezoning, and this could be delayed until there is a more concrete proposal. Victoria University could also consult with all owners and residents likely to be affected by this proposal to better address their concerns.

I would like to thank Wellington City Council for bringing this proposal to my attention and giving me the opportunity to comment.

### **3. Amend the Institutional Precinct provisions of the Wellington City District Plan.**

As I oppose the proposed rezoning of 320 The Terrace, I oppose these amendments also. They do not address the concerns I have regarding the proposed rezoning.