

District Plan Change Submission Form - Change 81

1.

Your details

First Name:

Ken

Last Name:

Mitchell

Street Address:

9/324 The Terrace

Suburb:

Te Aro

City:

Wellington

Phone:

384 9962

Email:

ken.mitchell@brandheart.co.nz

Address for service of person making submissions

First name

Last name

Address for service

Trade competition and adverse effects

Could you gain an advantage in trade competition through this submission?

No

Are you directly affected by an effect of the subject matter of the submission that:

(a) adversely effects the environment?

(b) doesn't relate to the trade competition or the effects of trade competitions?

Yes

Your submission

EITHER upload your submission here, making sure that you:

OR you can fill in the fields below with your submission:

State the specific provisions of proposed District Plan Change 81 that your submission relates to.

1. Remove Gordon Wilson flats at 320 The Terrace from Heritage List
2. Change the zoning of 320 The Terrace to Institutional Precinct
- 3.3 demolition of Gordon Wilson Flats at 320 The Terrace
- 3.4 Insert into 9.3.2 Discretionary Activities (Restricted) the Following Rule: - applications no publicly notified or limited notified

State whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views.

1. We support Victoria University's application to remove Gordon Wilson flats at 320 The Terrace from Heritage List.
2. We do not object to Victoria University's application to change the zoning of 320 The Terrace to Institutional Precinct on the condition that Victoria's existing design height parameters of 10m for the University facilities and buildings on The Terrace is adhered to.
3. We do not object to the demolition of Gordon Wilson Flats at 320 The Terrace HOWEVER we insist that the plan for the removal of the asbestos interior is made publicly available to local residents and WCC for approval and includes current best practice mitigation techniques for its safe removal - and that the actual removal is monitored by an independent external agency who reports to the local residents and WCC. This plan must include procedures for demolition and asbestos removal relating to wind strength, and that it occurs during winter months when local residential windows are not required to be open and decks are not being used: ie, that the affects on neighbouring residents is minimised and asbestos threats are eliminated.
4. We do not object to Victoria University's plans for landscaping the empty section once the Gordon Wilson Flats are demolished, on the condition that WCC ensures that Victoria University implement the following measures:
 - constructs a permanent fence/wall between 320 The Terrace and the back of Units 9,10,11,12 at 324 The Terrace to ensure the safety, security and noise mitigation of these existing residential properties and to ensure property value retention.
 - That Victoria University provide a security monitoring presence (such as currently provided in other parts of the campus).

What decision do you want the Council to make? (please give precise details)

Agree to Victoria University's application with the following conditions:

That Victoria University's existing Institutional Precinct design height parameters of 10m for University facilities and buildings on The Terrace is adhered to.

That the plan for the removal of the asbestos interior includes current best practice mitigation techniques for its safe removal is made publicly available to local residents and WCC for approval.

That WCC monitors the actual demolition and removal of the asbestos by an independent external agency who reports to the local residents and WCC.

That Victoria University's plan for the demolition of the Gordon Wilson Flats at 320 The Terrace includes procedures for demolition and asbestos removal relating to wind strength.

That Victoria University's plan for the demolition of the Gordon Wilson Flats at 320 The Terrace occurs during winter months when local residential windows are not required to be open and decks are not being used: ie, that the affects on neighbouring residents is minimised and asbestos threats are eliminated.

WCC ensures that Victoria University constructs a permanent fence/wall between 320 The Terrace and the back of Units 9,10,11,12 at 324 The Terrace to ensure the safety, security and noise mitigation of these existing residential properties and to ensure property value retention.

Victoria University provides a 24/7 security monitoring presence at the new site during demolition and following the development of the site on an ongoing basis (such as currently provided in other parts of the campus).

Oral hearing

Do you want to be heard in support of your submission?

No

Joint cases

If others are making a similar submission, do you want to consider presenting a joint case with them at the hearing?

Yes