

# ***Summary of Submissions***

## ***Proposed District Plan Change 50***

***Aro Valley boundary adjustments  
And Pre-1930's demolition rule***

**21 October 2006**



# Proposed District Plan Change 50

## Aro Valley Boundary Adjustments and Pre-1930's Building Demolition Rule

### Summary of Submissions

Submission Number	Name	Address for Service	Wishes to be heard
1	Karan August	DNS	DNS
<p>Supports Plan Change 50.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. There should be no "loop holes" for easy avoidance of the protection of this shared resource.</li> <li>2. Protect the shopping area.</li> <li>3. Include the need to consult with the Aro Valley's Residents Association.</li> </ol>			
2	Anthony Hood	P.O Box 10287 The Terrace Wellington	Yes
<p>Opposes the changes as the District Plan is becoming too prescriptive. The Plan should not be concerned with demolition unless it is a defined heritage building but with what replaces it.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Demolition of Pre1930's buildings should be allowed.</li> <li>2. Urban renewal should be encouraged.</li> <li>3. Council officers should apply the thinking appropriate to the time.</li> </ol>			
3	Angus Lonie	206 Aro St Wellington	No
<p>Have regard to the impact existing resources any buildings may have in particular garaging on recent development in Aro street will have on pedestrian and traffic flows. Even a smallish infill development has a disproportionate impact on traffic and pedestrian flows. Balconies and garages detract from the low profile of existing buildings.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Discretion should focus on the unique characteristics of Aro St.</li> <li>2. That bulk and massing be included as a discretionary activity.</li> </ol>			
4	Ann Margaret Cook	31 Epuni Aro Valley St Wellington	No

<p>Supports the proposed changes to amend boundaries and include a Pre-1930's demolition rule.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Approve District Plan Change 50.</li> <li>2. Include the "Suburban Centre" (Shops) within the rules and ensure that redevelopment is consistent with the current scale.</li> </ol>			
5	Sian Rose Collins and Peter James McDonald	143 Abel Smith St Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments. Concern that the proposed boundary adjustments would put Abel Smith Street into two separate parts of the Plan with different development and demolition rules and may result in the development of the northern side of the street that is out of character with the southern side.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Amend the District Plan so that all properties within the new amended Appendix 9 boundary will require resource consent to demolish or remove any pre-1930's building.</li> <li>2. Amend Appendix 9 boundary to cover the properties on the northern side of Abel Smith Street as far east as the Inner city bypass (including Inverloch place) to take in buildings on both sides of Abel Smith Street.</li> </ol>			
6	Nathan Hickey	3/5 The terrace Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this area is maintained.</li> </ol>			
7	Andrew Walker	22 Epuni St, Te Aro Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this area is maintained.</li> </ol>			

8	Ross Talbot Harris	11 Epuni St Aro Valley Wellington 6021	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
9	Jaquilin Tutt	25 Epuni St Aro Valley Wellington	Yes
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
10	Barbro Harris	11 Epuni St Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
11	Ana Isobel Veitch	15 Epuni St Aro Valley Wellington	No

<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
12	Clive Lyttle	15 Epuni St Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
13	Robert John Bennett	33 Epuni St Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
14	Alan Joseph Fairless	P O Box 27435 Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> </ol>			

4. Include tighter controls on the bulk and siting of town house developments in the design guide.
5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.
6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this area is maintained.

15	Jane Bennett	33 Epuni St Aro Valley Wellington	No
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Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.

**Decision Requested:**

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2. Apply demolition controls to Aro Valley shopping area.
3. Include character protection and enhancement of Aro Valleys green areas.
4. Include tighter controls on the bulk and siting of town house developments in the design guide.
5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.
6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this area is maintained.

16	Joanna Margaret Higgins	29 Epuni St Aro Valley Wellington	No
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**Decision Requested:**

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3. Include character protection and enhancement of Aro Valleys green areas.
4. Include tighter controls on the bulk and siting of town house developments in the design guide.
5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.
6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this area is maintained.

17	Janet Dunn	106 Aro St Aro Valley Wellington	No
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Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.

**Decision Requested:**

1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.
2. Apply demolition controls to Aro Valley shopping area.
3. Include character protection and enhancement of Aro Valleys green areas.
4. Include tighter controls on the bulk and siting of town house developments in the design guide.
5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.
6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this area is maintained.

18	Michael John Robertson	3 Levina Ave Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this area is maintained.</li> </ol>			
19	New Zealand Historic Places Trust	Laura Paynter Heritage Advisor P O Box 19173 Wellington	No
<p>Supports the intent of protecting historic heritage but this should be made explicit in the District Plan.</p> <p><b>Decision Requested:</b></p> <p>Include an additional matter for discretion as follows:</p> <p>5.3.11.2 Effects on historic heritage</p>			
20	Victoria University	Jenny Bently Director Facilities Management Victoria University of Wellington Private Bag Wellington	Yes
<p>Opposes the inclusion of properties it owns/manages on Landcross St, Adams Terrace and Upper Aro St within the demolition rule and changes to buildings. The controls represent significantly more onerous regulations for Victoria University and the Crown creating uncertainty and additional costs and the application of the controls would unnecessarily inhibit the university's ability to efficiently utilise its assets.</p> <p>While the elevated area of Adams Terrace/Landcross St contributes to the wider views and character of Aro Valley it is visually distinctive and relatively remote from the core valley area. Therefore the detailed focus of the proposed controls on streetscape and external appearance of buildings is inappropriate in respect of these properties.</p> <p>The definition of key terms creates an onerous level of uncertainty and the condition of a number of these buildings does not make it feasible for their retention or refurbishment.</p> <p>Changes to the multi-unit design guide would make it more difficult to provide for a more intensive form of development of Victoria University's land holdings in that it could be interpreted as requiring a low density design response. Many of Victoria University's houses are old with significant amounts of deferred maintenance and the ability to exercise a modest level of intensity in the redevelopment of these properties would enhance amenity values.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Amend to exclude the properties Victoria University properties in Adams Terrace, Landcross St and Upper Aro St from the proposed controls on demolition and changes to building.</li> <li>2. Amend to exclude the properties from the multi-unit design guide</li> </ol>			



<p>3. Make all applications under Rule 5.3.11 (demolition) non-notified.</p> <p>4. Other relief that would satisfy the concerns of the University.</p>			
21	Stephen Sargent	3B/19 Maida Vale Road Roseneath Wellington	No
<p>Oppose the provision of Proposed Plan Change 50 as aspects of the District Plan provide for the protection of existing buildings and allow provisions for new innovative designs.</p> <p><b>Decision Requested:</b> Retention of the status quo.</p>			
22	Aro Valley Community Council	Aro Valley Community Council Inc 48 Aro St Aro Valley Wellington	Yes
<p>Support Plan Change 50 with the proviso that there are certain modifications.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Include the Aro Valley shopping centre in the Pre-1930's demolition rule.</li> <li>3. Revisit the provision applying to that part of the Central Area between Aro Valley and the Inner City – Bypass.</li> <li>4. Extend the area to which the demolition rule applies westwards to encompass Holloway Rd, Norway, Thule and Entrance Streets.</li> <li>5. Apply the more sensitive bulk and location requirements to multi unit developments within the old CURA boundary (now Appendix 9A) to the wider Appendix 9 (new) boundary.</li> <li>6. Include assessment criteria that require demolitions and new developments to include the extent of protection and enhancement of green space within the site.</li> <li>7. Clarify whether the Aro Valley Design Guide applies to single dwellings.</li> <li>8. Make the design references applying to Appendix 9 more effective by recognising the existences of well defined sub areas where there is a strong clustering of similar types of buildings.</li> <li>9. Include a reference to the desirability of applicants consulting with the Aro Valley Community Council on planning matters (similar to that in place for the Thorndon and Mt Victoria Residents Association's).</li> </ol>			
23	Diana Sugate	16 Durham St Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include the shopping centre within the demolition rule.</li> <li>2. Include a requirement that Aro Valley Community Council be consulted over resource consents.</li> <li>3. Include more protection of green areas especially when town houses are built.</li> </ol>			
24	Brent Lincoln Efford	1 Boston Terrace Aro Valley	No

		Wellington	
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
25	Julia Brooke White	129 Aro St Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
26	James Donald Marchbanks	20 Epuni St Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> <li>2. Apply demolition controls to Aro Valley shopping area.</li> <li>3. Include character protection and enhancement of Aro Valleys green areas.</li> <li>4. Include tighter controls on the bulk and siting of town house developments in the design guide.</li> <li>5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.</li> <li>6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this are is maintained.</li> </ol>			
27	Barbara Jean Harrison	48 Aro St Aro Valley Wellington	No
<p>Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.</p> <p><b>Decision Requested:</b></p> <ol style="list-style-type: none"> <li>1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.</li> </ol>			

2. Apply demolition controls to Aro Valley shopping area.
3. Include character protection and enhancement of Aro Valleys green areas.
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6. Include proper planning controls on the area between Aro Valley and the bypass so that heritage, character and streetscape of this area is maintained.

28	Lisa Thompson	195 Aro St Aro Valley Wellington	No
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Support the introduction of a pre 1930's Demolition Rule and proposed boundary adjustments.

**Decision Requested:**

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2. Apply demolition controls to Aro Valley shopping area.
3. Include character protection and enhancement of Aro Valleys green areas.
4. Include tighter controls on the bulk and siting of town house developments in the design guide.
5. Include heritage and character protection for Entrance St, Thule St, Norway St and Holloway Rd.
6. Strengthen the Design Guide rules for greater protection for more diverse heritage issues.

29	Kay Larsen	PO Box 27-096 Wellington	No
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Support Proposed District Plan Change 50,

**Decision requested:**

1. Include demolition controls and boundary adjustments for Aro Valley as proposed by Plan Change 50.
2. Include a provision relating to the retention of well established greenery and trees as they contribute to the "Aro Valley" character.
3. Controls on townhouses are a good idea.

