

Proposed District Plan Change 37 – Chest Hospital Heritage Area

SUMMARY OF SUBMISSIONS

Submission No. 1	Historic Places Trust	PO Box 2629 Wellington	Did not specify whether they wish to speak at the hearing
Support			
<p>The Central Region Office of the Historic Places Trust supports the overall objectives of the proposed plan change. Specifically the Trust supports:</p> <ul style="list-style-type: none"> • The definition of Lot 4 as a Heritage Area • Control of development of the proposed Chest Heritage Area as a Discretionary Activity (Rule 17.2.5) • The inclusion of heritage, open space and recreation values in the assessment criteria in rule 17.2.5 • The amended heritage item listing of the Chest Hospital buildings to include both the interior and exterior. 			

Submission No. 2	Newtown Residents' Association	PO Box 7021 Wellington South	Would like to speak at the hearing
Support			
<p>The Newtown Residents' Association supports all changes to the District Plan that are necessary to implement the change of ownership and change of use needed to allow the future use of the site. The submitter seeks that the necessary decisions are made to make Plan Change 37 enforceable and workable.</p>			

Submission No. 3	The Friends of the Town Belt	PO Box 24-016 Wellington	Would like to speak at the hearing
General support with an amendment			
<p>The submitter offers general support for the Plan Change, but would like to ensure that future uses of the Chest Hospital Heritage Area minimise additional hard surfacing and that any additional structures (eg. fencing) do not detract from the appearance of the area and its open space values. The submitter also seeks that noise does not detract from the quiet enjoyment for people in this area.</p> <p>The Submitter specifically seeks an amendment to assessment criterion 17.2.5.15 by removal of the words “will seek to” and “the best practicable option is use to mitigate noise” from the second sentence. An amended criterion is suggested: <i>17.2.5.15: “In respect of noise, the extent to which noise emissions will be intrusive. Council will ensure nuisance and persistent noise is eliminated and that any adverse effects are minor”.</i></p>			

Submission No. 4	Brian Boyer Impact Legal	PO Box 10660 Wellington	Would like to speak at the hearing
General support with amendments			
<p>The submitter supports the overall intention of the Plan Change, but has concerns relating to the amended heritage listing of the Former Chest Hospital and the standards and terms in proposed rule 17.2.5.</p> <p>The submitter considers confusion may exist between structures that are specifically excluded from the heritage ‘building’ listing, but which may be seen to be protected by the heritage ‘area’ listing. The submitter also considered it was unreasonable to list the interior and exterior of the</p>			

hospital building, verandah, former nurses home, morgue and associated covered walkway. Rather, the submitter considers the listing should be consistent with the assessment prepared by Ian Bowman and should not be all encompassing. Accordingly, the submitter seeks:

- A revision of the heritage listing (both for the 'building' and 'area') to accord with recommendations of the Conservation Plan, both in relation to the interior and exterior items.
- A revision of the heritage listing of the 'area' to include all of the exclusions included in the listing of the 'building'.

The submitter is concerned that the proposed standards and terms for rule 17.2.5 are 'unreasonable' and too restrictive for the effective use of the site. Accordingly, they seek that site coverage should be up to a maximum of 42% as a discretionary (unrestricted) rule in the open space rules (eg. rule 17.3.6), rather than defaulting to a non-complying activity. They also seek that the standard and terms in rule 17.2.5 for provision for additional hard stand areas do not exceed a total of 1500m² for all of Lot 4.

Submission No. 5	Wellington Branch, Royal Forest and Bird Protection Society	19 Thatcher Crescent, Crofton Downs Wellington 6004	Does not wish to speak at the hearing
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General support with amendments

The submitter supports the plan change as they consider the land should be classified as part of the Town Belt. Accordingly the submitter seeks that the land be rezoned from Inner Residential to Open Space C in accordance with the Proposed Plan Change.