

Appendix 2

***Proposed District  
Plan Change 40***

**Amendments to Newtown Suburban  
Centre Character Area**

**Includes amendments arising from  
the hearing of submissions**

**Absolutely**

**POSITIVELY**

ME HEKE KI PŌNEKE  
WELLINGTON CITY COUNCIL

**Wellington**



# WELLINGTON CITY DISTRICT PLAN

## PROPOSED DISTRICT PLAN CHANGE 40 – AMENDMENTS TO NEWTOWN SUBURBAN CENTRE CHARACTER AREA

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### ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN

Detailed below are the alterations to the Wellington City District Plan to incorporate changes to the General Provisions and Suburban Centre chapters. To assist the understanding of the new provisions an annotated copy of the General Provisions (Chapter 3) and Suburban Centre Policies and Rules (Chapters 6 & 7) are attached as Appendix One to this document.

#### A. ALTERATIONS TO VOLUME ONE, GENERAL PROVISIONS

Chapter 3, section 3.2 “Information to be Submitted with an Application for a Resource Consent”. Insert new provisions by making the following **amendments**:

1. **Add** the following text after the final bullet point of section 3.2.4.2.2 For the Thorndon Character Area:

##### **3.2.4.2.2.A For the Newtown Suburban Centre Character Area:**

In addition to the requirements of 3.2.2, each application must also provide the following (except for modifications to existing buildings where no part of that modification is visible from across the street):

- street elevations to a scale of 1:100 which shows the development and the two properties on either side
- photographs taken from across the street showing the buildings described in the street elevations
- a cross section of the front elevation (at a scale of not less than 1:50) showing the depth of façade relief.

#### B. ALTERATIONS TO VOLUME TWO, DESIGN GUIDES

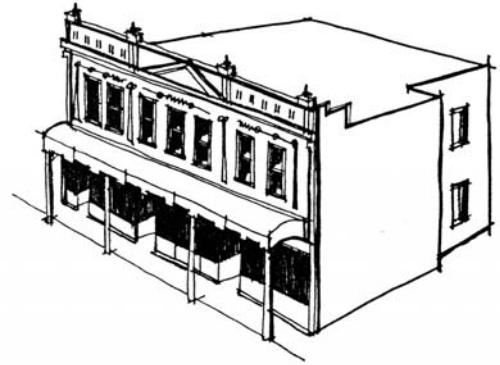
2. **Amend** the existing ‘Newtown Suburban Centre Design Guide’ as per the copy of the design guide attached to this document. Text shown as ~~struck-out~~ is to be deleted from the current design guide and new text is shown as underlined.

# NEWTOWN SUBURBAN CENTRE DESIGN GUIDE – TABLE OF CONTENTS

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## 1.0 Introduction

Of all of the suburban centres in the city, only Newtown retains a significant proportion of turn-of-the-century (commercial) buildings. Clustered around Riddiford Street, these buildings give a distinctive character to the centre which the Council seeks to maintain and enhance.





### 3.0 Analysis

The basic roading pattern and layout of Newtown dates from the original town plan for Wellington drawn up for the New Zealand company in 1840. Commercial development first established on Riddiford Street and continued to grow as Newtown became the access route to Wellington's southern suburbs. When tram lines were extended to the southern and eastern suburbs in the early 1900s this gave impetus to development and strengthened the linear form of the commercial centre.

While many of the individual buildings within the area are not of any particular merit, collectively they form a streetscape with distinctively special qualities. These qualities include generally small 2 to 3 storey narrow buildings with minimal separation distances, built on the street edge.

Most of the buildings have publicly used ground floor frontages generally treated as bays with recessed entrances. Verandahs with supporting poles are typical feature of the shopfrontages creating a sense of enclosure and enhancing the pedestrian character of the street.

Parapets are another repeatable characteristic and a prominent feature of the existing building frontages which contribute to the area's distinctive silhouette line.

The existing buildings within the area use a variety of materials including timber, plaster, and brick. Colour has been used generally to emphasise design features and enhance detail.

Today the Newtown Centre reflects a variety of building styles including buildings from 1930 through to the present day set amongst the predominant background of 19th century shopfronts. There is a particularly prominent concentration of old buildings with a distinctive continuity of shopfronts along Riddiford Street, between Emmett Street and Newtown Avenue.

Notable turn-of-the-century buildings include Castles the Chemist (139 Riddiford Street), the Ascot Theatre (181-189 Riddiford Street) and the Ashleigh Court Hotel (112-122 Riddiford Street).



## 4.0 Objectives

- 01** To maintain and enhance the existing character of the Newtown Suburban Centre in recognition of its history, unique physical qualities and perceived value to the local community.
- 02** To ensure that the distinctive streetscape characteristics - such as scale and grain of development, enclosure of public space and treatment of street frontages are respected and enhanced by new development.
- 03** To continue the existing variety of use and diversity of street activity.

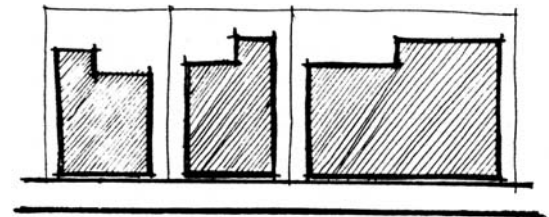
## 5.0 Guidelines

### ***G1*** *Street Alignment / Street Edge Definition*

The buildings within the Newtown Suburban Centre Character Area exhibit a continuous alignment with the street edge and a notable consistency of street edge definition. To reflect this predominant pattern new buildings should be aligned with the street edge and built to the street boundaries.

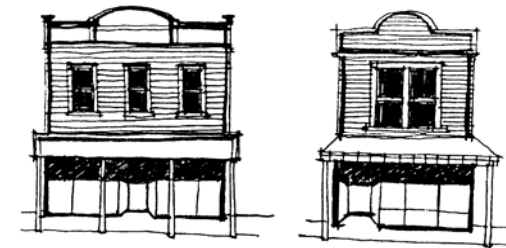


Developments, which for some reason might require frontage setbacks, should not compromise existing continuity of street edge definition and pedestrian shelter (see also G6 Verandahs). In such cases, alternative means of maintaining the existing pattern (e.g. use of landscape and/or architectural features) should be considered and incorporated as an integral element of the design proposal.



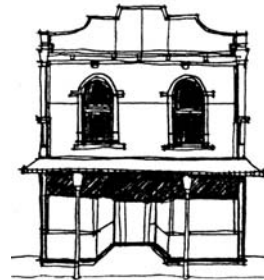
### ***G2*** *Building Width*

New buildings should be designed to recognise the predominant pattern of building width, ranging from 4 to 7 metres, which reflects the original pattern of subdivision. Any building with a width over 7 metres should be articulated in such a way as to present the appearance of a pair or group of independent buildings.



### ***G3*** *Building Height*

New development should be designed to reflect the predominant pattern of two to three storey high buildings. Where a new single storey building adjoins existing taller buildings, proposals should consider the use of higher parapets or other architectural features to approximate more closely the predominant height of neighbouring facades.



New buildings on corner sites should reinforce existing patterns of building height and street edge definition.

### ***G4*** *Side Elevations*

Most side elevations are not seen from the street. However, adjacency of undeveloped sites and/or height differences between neighbouring buildings can make building corners, side elevations or parts of them visible from the street. To enhance the collective quality of the street, all visible parts of new buildings should be treated in a consistent manner as an integral part of the overall building design.

**G35**      **Shop Fronts**

Shop fronts in Newtown are generally formed as bays with shop entrances recessed, either centrally or to one side. New development should respect this pattern.

**G46**      **Verandahs Verandah Posts**

Verandahs were developed to provide shelter for pedestrians on the street. One of the most distinguishing features of Newtown is the use of verandah posts. These give a feeling of enclosure to pedestrians on the street as well as adding character by way of detail to the facades. They also offer an opportunity for decoration.

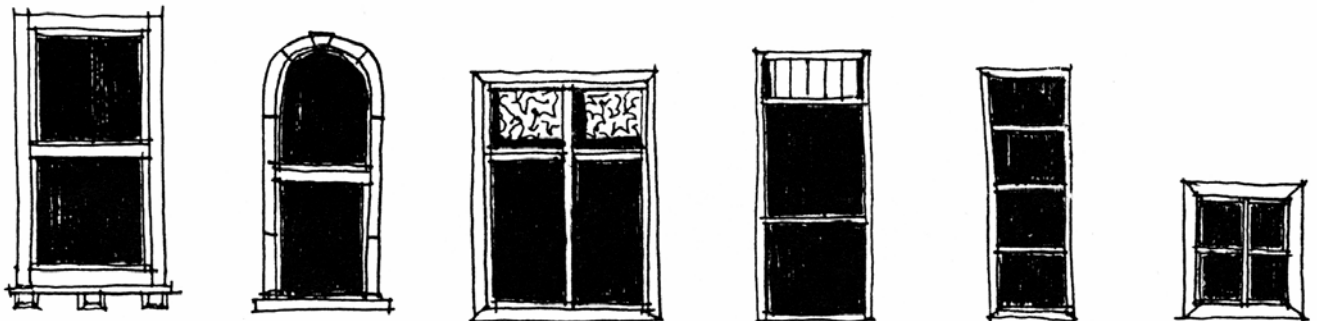
To maintain continuity of pedestrian shelter, new buildings should provide verandahs. Verandah posts should be considered as an integral part of the verandah design. The thickness of posts and the spacing between them should reflect existing patterns.

**G57**      **Windows**

One of the most distinguishing characteristics of buildings in Newtown is the size, style and placement of windows above the ground floor level. Windows in the older Victorian and Edwardian buildings tend to be double hung, while those of the inter-war period are usually casement windows.

Windows have vertical proportions, being generally twice as high as wide, and in most cases regularly spaced.

Windows in new buildings or window additions in existing buildings should reflect the existing vertical window proportions and the predominant regular spacing between windows.

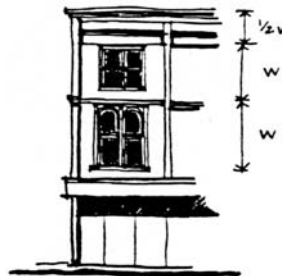
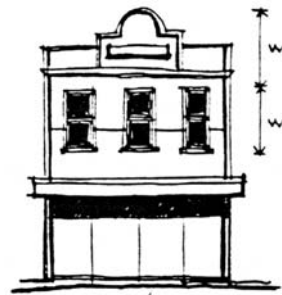


**G68 Parapet, Frieze and Pediments - Proportions**

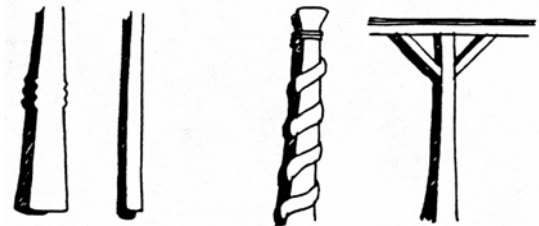
Most buildings in Newtown have parapets. Some buildings also have elaborate frieze areas and pediments reflecting various architectural styles and periods. Although the parapet was often used to advertise a shop's name or wares, it was essentially a design feature to screen the roof behind. Parapets and friezes are generally in proportion to the height of the existing upper storey windows; the most common proportion being at least the equivalent of one window height, although there are occasional examples of one-and-a-half times window height.

In three-storey buildings, the second and third storeys have similar proportions, the third storey incorporating a parapet, with height approximately half of the window height.

New buildings (where appropriate) should incorporate a parapet with a height in proportion to the predominant pattern of storey and window height.

**G9 Visual Richness / Design Detail**

Visual richness, façade relief and three-dimensional design detail are typical features of the street facades of old buildings. To reflect this pattern, new buildings should achieve a complementary level of façade relief and visual complexity. New buildings should incorporate three-dimensional facade detail of quality and scale that reinforces the essential characteristics of the streetscape.

**G10 Ground Level Activity**

Interactive, publicly used ground floors with shops and other activities are an integral part of the street character. To enhance this pattern, new buildings should provide 'active' street frontages and publicly accessible ground levels that promote street activity.

**G11 Additions /Alterations to Non-Character Buildings**

Along with the predominant 19<sup>th</sup> century shopfronts that give the area its distinctive character, there are a number of later date and more recent buildings, some of which do not reflect the essential qualities of the street. Additions and alterations to such 'non-character' buildings present an opportunity to improve their relationship to the collective streetscape.

To ensure this, achieving compatibility with the defining characteristics of adjacent old buildings is

important. Compatibility does not preclude a range of architectural styles and does not require replication of the existing building stock. Reference should be made to the scale, façade modelling and design quality of typical buildings, rather than copying stylistic/period detail or reproducing heritage.

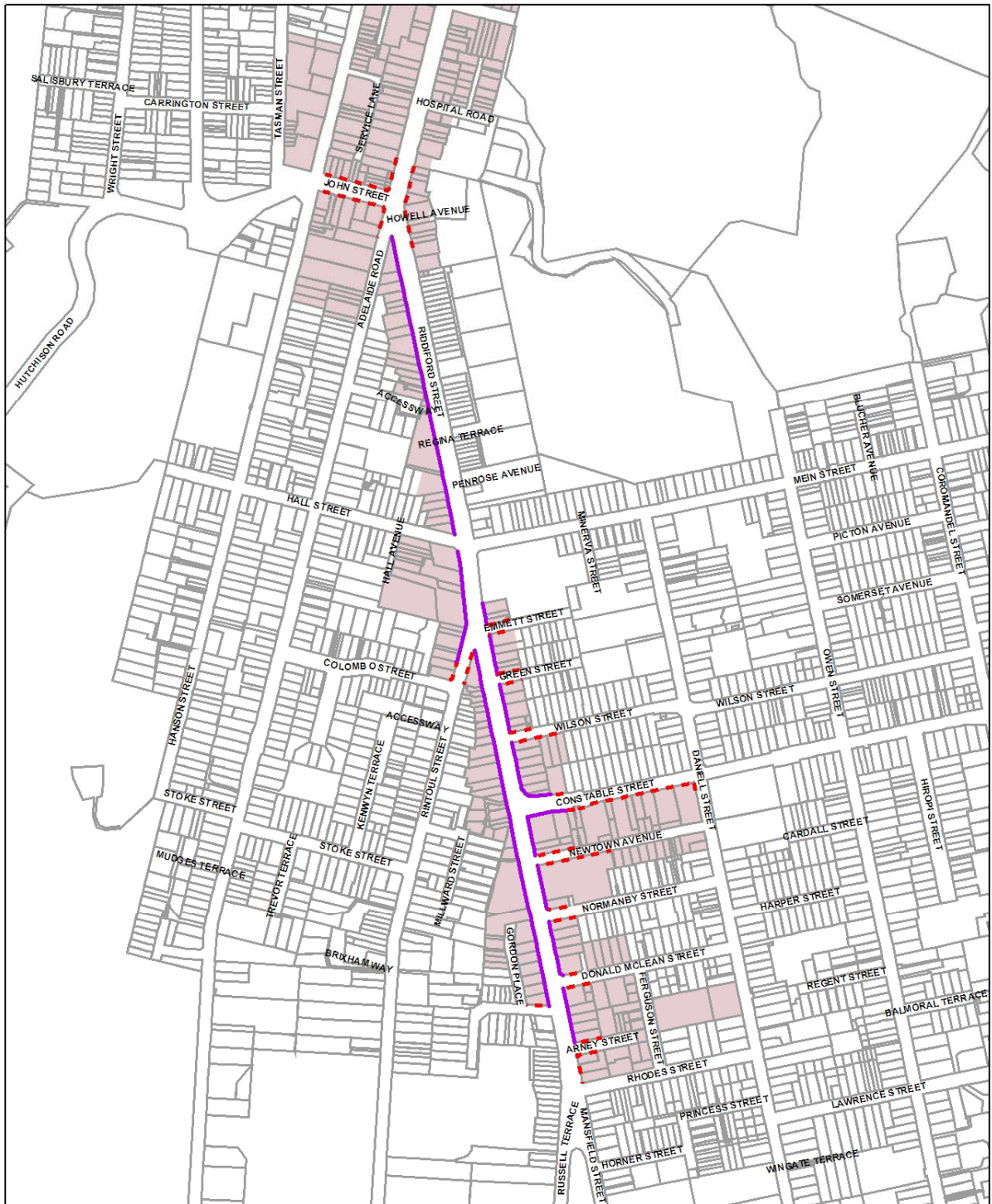
C. ALTERATIONS TO VOLUME THREE, MAPS

3. Add the following map immediately before Map 6 of Volume Three:



4. Add the following map immediately before Map 49 of Volume Three:


Map 49 - Proposed District Plan Change 40  
Changes to Frontages Where Verandahs are required




**Legend**

- Frontages Requiring Verandahs (Rule 7.1.2.4)
- - - - New Frontages Requiring Verandahs (Rule 7.1.2.4)

1:6,490



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Meters

**PROPOSED DISTRICT PLAN CHANGE 40:  
AMENDMENTS TO THE NEWTOWN SUBURBAN  
CENTRE CHARACTER AREA**

**ANNOTATED CHAPTERS OF THE OPERATIVE DISTRICT  
PLAN INCLUDING PROPOSED DISTRICT PLAN CHANGE  
PROVISIONS & AMENDMENTS RESULTING FROM THE  
HEARING OF SUBMISSIONS**

**Key to annotated text**

- New text added as part of the draft proposed plan change is underlined
- New text added following the hearing of submissions is underlined & highlighted
- Existing text (Operative District Plan) to be deleted is ~~struck through~~
- Proposed new text to be deleted following the hearing of submissions is ~~underlined and struck through~~

Note

This annotation does not form part of the Plan Change  
and is for information purposes only.

### Chapter 3 – District Plan General Provisions

#### 3.2.4 Design Guide Applications

Any application for a resource consent that is to be assessed against a Design Guide must be accompanied by a Design Statement.

The submission of a clear and sufficiently comprehensive application including all the material listed below (general and specific requirements) will assist the approval process by demonstrating that all relevant matters have been addressed.

The primary concern of any urban design assessment is not the architectural design qualities of a proposal as such, but the way that the proposal is integrated into its surroundings through the quality of its design.

The urban design assessment of a proposal will evaluate the architectural design only in terms of its contribution to the overall quality of the urban environment.

A development will be judged in relation to the contribution that it makes to the enhancement of the public environment (including, among other elements, streetscapes, urban form, public spaces, views, visual qualities of the built environment and connections to other buildings) and this should be made explicit within the design statement. The design statement should also illustrate the potential effects that the proposed development may have on the fabric of the city and the expected changes it may generate.

##### 3.2.4.1 General requirements

###### Design Statement

The design statement will set out the design principles of the development proposal. This statement will comprise a significant element of the assessment procedure. It must:

- demonstrate how the development complies with the objectives and guidelines of the design guide, including the reasons why the development has taken its final shape
- describe the significant features of the development site
- outline the relevant history of the site
- explain how the proposal strengthens or enhances the existing form and character of the city
- where the development is of a size or in a location with city-wide significance, include a description of how the development is seen in the context of the wider city and how it links into that context
- describe how the development integrates into its surroundings and the contribution that it makes to the overall quality of the environment.

If a proposal does not comply with the objectives of the Design Guide, the Design Statement must convincingly justify that the development does not detract from the intention of the Design Guide and that the proposal does not create an adverse effect on the environment.

If a proposal does not comply with guidelines or specific requirements under 3.2.4.2, the Design Statement must convincingly justify the applicant's choice of the particular approach and demonstrate how the objectives of the Design Guide are satisfied.

##### 3.2.4.2 Specific requirements

###### 3.2.4.2.2 For the Thorndon Character Area:

In addition to the requirements of 3.2.2, each application must also provide the following (except for modifications to existing buildings where no part of that modification is visible from across the street):

- street elevations to a scale of 1:100 which shows the development and the two properties on either side
- photographs taken from across the street showing the buildings described in the street elevations
- a plan at a minimum scale of 1:100 showing these properties and the front of the properties that face the site across the street.

### **3.2.4.2.2.A For the Newtown Suburban Centre Character Area:**

In addition to the requirements of 3.2.2, each application must also provide the following (except for modifications to existing buildings where no part of that modification is visible from across the street):

- street elevations to a scale of 1:100 which shows the development and the two properties on either side
- photographs taken from across the street showing the buildings described in the street elevations
- a cross section of the front elevation (at a scale of not less than 1:50) showing the depth of façade relief.

## Suburban Centre Rules

### 7.2 Controlled Activities

Section 7.2 describes which activities are Controlled Activities in the Suburban Centres. A resource consent will be required but consent cannot be refused. Conditions may be imposed relating to the matters specified in rules 7.2.1 - 7.2.4. The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.

**7.2.1 The construction, alteration of, and addition to, buildings and structures in the Thorndon Character Area and the Newtown Suburban Centre Character Area are Controlled Activities in respect of:**

*Refer to District Plan Maps 6, 17 and 18*

**7.2.1.1 design, external appearance and siting.**

#### *Non-notification*

The written approval of affected persons will not be necessary in respect of item 7.2.1.1 and applications need not be notified.

#### *Standards and Terms*

All the conditions in rule 7.1.2 must be met.

### *Assessment Criteria*

**In determining the conditions to be imposed, if any, Council will have regard to the following criteria:**

- 7.2.1.2 The extent to which the proposal meets the provisions of the Thorndon Character Area Design Guide and the Newtown Suburban Centre-Design Guide.

*The Thorndon and Newtown Centres have a special character which Council wishes to maintain and enhance. This will be promoted by means of Design Guides.*

## 7.3 Discretionary Activities (Restricted)

**7.3.5 The construction of residential buildings, including accessory buildings, where the result will be three or more household units at ground level on any site excluding those sites contained within the airnoise boundary as depicted on Planning Map 35 is a Discretionary Activity (Restricted) in respect of:**

*For Pt Lot 2 DP 54434, Grenada, refer to Appendix 7*

**7.3.5.1 design, external appearance and siting**

**7.3.5.2 site landscaping**

**7.3.5.3 parking and site access.**

### *Non-notification*

The written approval of affected persons will not be necessary in respect of items 7.3.5.1 and 7.3.5.2. [Notice of applications need not be served on affected persons]<sup>1</sup> and applications need not be notified.

### *Standards and Terms*

This activity must comply with the conditions specified in rule 7.1.2 unless consents are concurrently sought and granted under rule 7.3.2 for those conditions which are not met.

### *Assessment Criteria*

**In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:**

- 7.3.5.4 The extent to which the proposal meets the provisions of the Design Guide for Multi-unit Development.
- 7.3.5.5 In respect of the suburban centres in Newtown, Berhampore and Mt Cook the extent to which the proposal meets the provisions of the Southern Inner Residential Areas Design Guide for Multi Unit Housing. (Note this amendment is contained in Proposed District Plan Change 39).

*Multi-unit residential development is possible in some Suburban Centre areas. Where such development is proposed the Council requires the standard to be equivalent to that which is occurring in Residential Areas. The general intention of the guide is not to impose specific design solutions but to identify various design principles, aimed at improving the quality of development.*

*Multi-unit residential development within the airnoise boundary as depicted on Map 35 will be required to satisfy these assessment criteria as well as the assessment criteria contained in rule 7.4.4.*