

# WELLINGTON CITY DISTRICT PLAN

## PROPOSED, DISTRICT PLAN CHANGE 18 – ORIENTAL BAY HEIGHT AREA, IMPLEMENTATION OF DESIGN GUIDE FOR ORIENTAL PARADE, REVIEW OF MAXIMUM BUILDING HEIGHTS FOR 110-174 ORIENTAL PARADE, REVIEW OF DISCRETIONARY ACTIVITY FOR BUILDING HEIGHT.

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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 Residential Rules and Utility Rules sections. To assist the understanding of the new provisions an annotated copy of the Residential Areas (Chapter 4) and Residential Rules (Chapter 5) are attached as Appendix One.

#### A. ALTERATIONS TO VOLUME ONE, RESIDENTIAL AREAS

Chapter 4, “Residential Areas”. Insert new provisions by making the following **amendments**:

1. **Add** new text to 4.1 “Introduction”, at the end of paragraph 15:

“A design guide applies within the Oriental Bay Height Area in recognition of the areas unique development potential, high visibility, and public/private character. Council seeks to ensure that new building works enhance the existing character and amenity values of the area.”

2. **Add** new text to Policy 4.2.3.1, “Methods”. Add the following below “Rules”:

“Oriental Bay Design Guide”

3. **Delete** from Policy 4.2.3.1, the following text:

*“To this end an urban design assessment to assist in the formulation of a possible design guide for the Oriental Bay Height Area (as shown on Appendix 4 of Chapter 5) and/or amendment to District Plan rules to include reconsideration of existing development controls is required. This will be carried out as soon as practicable after the Plan is formally adopted. The timing of this will be dependent on the commitment of resources through Council’s annual plan process.”*

4. **Add** to Policy 4.2.3.1, at the end of the third paragraph of the explanation:

*“To this end a design guide has been prepared for the Oriental Bay Height Area (as shown in Appendix 4 of Chapter 5). The design guide will be implemented via the resource consent process to ensure that new buildings, and significant additions and alterations to existing buildings in the area make a positive contribution to the streetscape and general amenity of the area.”*

5. **Add** to Policy 4.2.5.1, after the first paragraph of the explanation:

*“Of particular note is the escarpment below St Gerards Monastery in Oriental Bay. The escarpment serves as a prominent backdrop to the City, as well providing the setting for the monastery, and has been identified as a key open space feature in the area. Building heights within the Oriental Bay Height Area have been set at levels that will ensure the retention of important public views of the monastery and escarpment, maintain appropriate levels of amenity in the surrounding area, and*

*maintain the primacy of the Monastery in its setting (refer to the Oriental Bay Height Area in Appendix 4 of Chapter 5)."*

## **B. ALTERATIONS TO VOLUME ONE, RESIDENTIAL RULES**

Chapter 5, "Residential Rules". Insert new provisions by making the following **amendments**:

6. **Add** to the "Guide to Rules", under rules relating to "Buildings", below the details for Rule "5.3.12":

Construction, alteration of, and addition to residential buildings, including accessory buildings in the Oriental Bay Height Area	5.3.13			•	
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7. **Add** to Rule 5.1.3.1 at the end of the third bullet point:

"New buildings, and significant alterations and additions to buildings, will be assessed against the requirements of the Oriental Bay Design Guide under rule 5.3.13"

8. **Amend** Rule 5.1.3.2.6 to read:

"5.1.3.2.5 and 5.1.3.2.5A do not apply to the Oriental Bay Height Area ..."

9. **Delete** the following text from the second bullet point of Rule 5.3.3, "Standards and Terms":

"except for properties from 62 to 108, 228 to 234, and 282-300 Oriental Parade where the height limits specified in Appendix 4 shall not be exceeded."

And **replace** it with:

"except for properties in the Oriental Bay Height Area (Appendix 4)."

10. **Add** a new bullet point after the second bullet point of Rule 5.3.3, "Standards and Terms":

- "rule 5.1.3.4 relating to maximum height may only be exceeded by a maximum of 2 metres within the Oriental Bay Height Area (Appendix 4), except for the properties from 62 to 108, 228-234, and 282-300 Oriental Parade where the height limits specified in Appendix 4 shall not be exceeded. The 2 metre discretionary height limit is restricted to the provision of building top design elements. It is not to provide for the development of additional floors above the stated maximum height."

11. **Add** to the end of 5.3.3.7:

"For development in the Oriental Bay Height Area, Council will have regard to the Oriental Parade Design Guide."

12. **Add** after 5.3.3.9:

“5.3.3.10 Whether the increase in height (in the Oriental Bay Height Area) will:

- § Assist the visual integration of new development into the surrounding environment.
- § Provide a more interesting building top
- § Add variation and intricacy to the collective silhouette of Oriental Parade“

“5.3.3.11 Whether the increase in height (in the Oriental Bay Height Area) will assist in mitigating the impact of building bulk and particularly the effect of a long unbroken horizontal roof line. Treatment of building tops is particularly important for large developments on amalgamated sites as it can influence the perception of bulk. Breaking down a building top into smaller elements (or modules) differentiated by height variation and roof top design features can be effective in addressing bulk issues, and achieving a more varied roof line.”

“5.3.3.12 Whether the increase in height (in the Oriental Bay Height Area) will significantly impact on the visibility of St Gerard’s Monastery and the escarpment below the Monastery, from the following viewing positions:

- § Public spaces between Herd Street and the Overseas Passenger Terminal,
- § along the seaward side of Oriental Parade between Chaffers Street and the Royal Port Nicholson Yacht Club clubrooms (103 Oriental Parade),
- § the area at the western end of the Oriental Bay Foreshore, adjacent to Freyberg Pool.”

13. **Add** at the end of the explanation to Rule 5.3.3:

*“In the Oriental Bay Height Area, building heights have been set to maximise potential for residential development, while at the same time offering protection for the amenity of properties to the rear, the public amenity along Oriental Parade, and views of St Gerards Monastery and the escarpment below the monastery from along Oriental Parade and further a field.*

*The Oriental Bay Design Guide states that building tops are a key element in ensuring that new buildings make a positive contribution to the Oriental Parade streetscape and the collective image of Oriental Bay as a whole. The building top are an important capping element that affects the collective silhouette of Oriental Parade. To promote good quality urban design outcomes, the Council has therefore restricted discretionary height increases (where these apply) in the Oriental Bay Height Area to the provision of building top design elements.”*

14. **Delete** from the second paragraph of the explanation to Rule 5.3.4, the following:

*“Within the Oriental Bay Height Area (shown in Appendix 4) there is no limit on the number of household units within a residential building.”*

15. **Add** after Rule 5.3.13:

- “5.3.13 The construction or alteration of, and addition to buildings and structures within the Oriental Bay Height Area (shown in Appendix 4) except:**
- € **additions or alterations to existing buildings three storeys or less in height (including garaging) that do not result in additional storeys being added to the building; or**
  - € **additions or alterations that do not alter the external appearance of the building or structure; or**
  - € **additions or alterations that are not visible from public places; or**
  - € **additions or alterations that do not require an application for building consent**
- (all of which are Permitted Activities)**
- are Discretionary Activities (Restricted) in respect of:**
- 5.3.13.1 design, external appearance and siting.**

***Non-notification***

The written approval of affected persons will not be necessary in respect of item 5.3.13 and applications need not be notified.

***Standards and Terms***

All the conditions in rule 5.1.3 must be met.

***Assessment Criteria***

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

- 13.2.1.2 The extent to which the proposal will meet the provisions of the Oriental Bay Design Guide.

*Oriental Bay serves as a backdrop to the central city and is an integral part of the City’s public environment. Council wishes to ensure that new buildings, and significant building alterations and additions, in the Oriental Bay Height Area make a positive contribution to the surrounding environment and streetscape. To assist in achieving this objective new development will be assessed against the requirements of the Oriental Bay Design Guide.*

*The Oriental Bay Design Guide is tailored towards medium to high rise residential developments which are provided for in some parts of the Oriental Bay Height Area. Due to their increased height, bulk, and with the trend towards developing on amalgamated sites, multi-storey apartment developments have a greater potential to modify, alter, enhance or compromise the character and amenity of the Oriental Bay area.*

*The design guide is less relevant to the smaller villas that remain along parts of Oriental Parade (mainly two or three storeys in height). Small scale additions and alterations to these villas (i.e. works that do not result in additional storeys) would generally have only minor impact on the collective streetscape and amenity of Oriental Bay, and are therefore not subject to the design guide assessment.”*

16. **Insert** the attached map titled “District Plan Change 18, Chapter 5 – Residential Area Rules. Appendix 4 – Oriental Bay Height Area. Building Heights, 144-174 Oriental Parade.” after Appendix 4, Oriental Bay Height Area.

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

Insert new provisions by making the following **amendments**:

17. **Add** the following design guide “Oriental Parade Design Guide” after “Guidelines for Design Against Crime”: