

Proposed District Plan Change 18

Oriental Bay Height Area

Summary of Submissions

Submission Number	Name	Address for Service	Wishes to be heard
1	Matthew Basso & Angela Smith	4 Prince Street Mt Victoria Wellington	No
<p>Oppose any increase in height restrictions in Oriental Bay but particularly for properties from 110-174 Oriental Parade.</p> <p>Decision Requested: Do not raise the 16 metre height restriction at all.</p>			
2	Rex Gillman	8 Hay Street Oriental Bay Wellington	No
<p>Opposes any increase in heights of properties from 110-174 Oriental Parade.</p> <p>Decision Requested: Retain the existing 16 metre height limit for the properties from 110-174, with no discretion to increase this allowed.</p>			
3	Deborah Hope	8 Hay Street Oriental Bay Wellington	No
<p>Opposes any move to increase the height above 16 metres for properties from 110-174 Oriental Parade. Opposes Council's discretion to increase the height above 16 metres by 2 metres</p> <p>Decision Requested: Retain the existing 16 metre height restriction for properties from 110-174 Oriental Bay. Remove discretionary rights to make buildings any higher.</p>			
4	John Hanning	30A Hay Street Oriental Bay Wellington	Yes
<p>Opposes any increase in the permitted height of buildings from 110-174 Oriental Parade over 16 metres.</p> <p>Decision Requested: Retain existing height controls.</p>			
5	M & P Murtagh	67 Roxburgh Street	Yes

		Mt Victoria Wellington	
<p>Oppose the proposed increase in height for properties from 144-174 Oriental Parade. Support a 2 metre discretionary increase in conjunction with a maximum height of 16 metres.</p> <p>Decision Requested: Retain the existing 16 metres maximum height. Provide a 2 metre discretionary height increase.</p>			
6	Richard & Myra Giese	65 Roxburgh Street Mt Victoria Wellington	No
<p>Oppose the proposed increase in height for properties from 144-174 Oriental Parade.</p> <p>Decision Requested: No changes to the current height limits along the parade. Council should make it mandatory for all resource consent applications to be public notified.</p>			
7	Tony Beret	296 Oriental Parade Oriental Bay Wellington	No
<p>Opposes the proposed plan change.</p> <p>Decision Requested: Preserve the current height restriction. Do not allow further corporate style apartments.</p>			
8	Roger Manthel, Neil Manthel, Neil Gray	338A Oriental Parade Oriental Bay Wellington	No
<p>Oppose proposed increase in maximum building heights from 144-174 Oriental Parade. Support the introduction of a 2 metre threshold for discretionary height increases.</p> <p>Decision Requested: Retain the existing building height levels. Replace the existing 20% with a threshold of 2 metres.</p>			
9	Stewart Harrey	Private Bay 11016 Palmerston North	No
<p>Opposes the lifting of height restrictions along Oriental Parade.</p> <p>Decision Requested: That the current height restrictions remain in force and are adhered to as the maximum. That the “ugly high rise that has been sneaking along the parade is stopped now”.</p>			
10	Kathryn Young & Michael Heberger	33 McFarlane Street Mt Victoria Wellington	No

Oppose increases in building heights from 144-176 Oriental Parade.			
Decision Requested: Keep all height levels from 110-176 Oriental Parade at no more than 16 metres.			
11	Jonathan Clarke & Jan Moore	7/262 Oriental Parade Oriental Bay Wellington	No
Oppose increasing maximum building heights from 110-174 Oriental Parade.			
Decision Requested: Introduce tighter building controls on Oriental Bay comparable with the historic areas of Mt Victoria and Thorndon. The controls should restrict height and proximity to pavement and neighbouring buildings. Make the design guide comprehensive and applicable to all the bay and not just Oriental Parade. Restrict the maximum height of any building on a site to what is already there.			
12	Michael Hibma	26 McFarlane Street Mt Victoria Wellington	Yes
Opposes the proposed height increases between 110-178 Oriental Parade. Heights should remain at 16 metres with no allowance for discretionary increase. Requests implementation of central area wind rules, and imposition of rear yard or site coverage rules for the properties between 110-178 Oriental Parade			
Decision Requested: Retain the maximum permitted height of 16 metres above mean sea level for properties from 110-178 Oriental Parade. There should be no discretionary allowance for the properties between these addresses. The central area wind rules should apply to all developments greater than four storeys in height, between 110-178. Rear yard or site coverage rules should also apply to the area in question.			
13	Everard Aspell	34 Bayview Terrace Oriental Bay Wellington	Yes
Opposes the proposed height increases from 144-174 Oriental Parade. Heights should be increased to the same height as the Dorchester, or at least 166 Oriental Parade.			
Decision Requested: Height level from 144-166 Oriental Parade be raised to the height of the Dorchester (37 metres), or as a second option to that of 166 Oriental Parade (26.5 metres). Note: The heights in brackets have been added for information purposes and were not part of the submission.			
14	Aldwyn Cockburn	148 Oriental Parade Oriental Bay Wellington	Yes
Opposes the proposed height limits for new buildings east of 144 Oriental Parade. Maximum heights should be at least 26-27 metres, consistent with other recent significant projects in the immediate vicinity.			

Decision Requested:			
That the height limits from 144-176 Oriental Parade be amended to reflect recent Council decisions taken for 166 and 174 Oriental Parade i.e. 26/27 metres above mean sea level.			
15	Patrick & Carol Toner	4/53 Hawker Street Mount Victoria Wellington	No
Oppose any changes to the heights and want to see the present greenery of the area kept.			
Decision Requested:			
No specific decision requested.			
16	Andrew & Margaret Jamieson	10 Parliament Street Thorndon Wellington	No
Oppose any increase to the existing 16 metre maximum height.			
Decision Requested:			
No to all height restrictions above 16 metres all around Oriental Parade.			
17	Victoria Stale & Tore Hayward	16 Hay Street Oriental Bay Wellington	--
Oppose the proposed amendment to the current maximum building heights. Current height limits should not be increased.			
Oppose the proposed amendment to the discretionary height threshold. Existing 20% threshold should be replaced with a 0% threshold.			
Decision Requested:			
That the maximum building heights for properties from 110-174 Oriental Parade remain at 16 metres.			
That the 20% threshold for Discretionary Activity height increases be reduced to 0%. If this is rejected we support the proposal to replace the 20% limit with a set measurement of two metres, limited to the provision of building top features.			
18	Eleanor <u>Betty</u> Campbell	46 McFarlane Street Mt Victoria Wellington	No
Opposes any increase in buildings heights between 110-178 Oriental Parade.			
Decision Requested:			
Fix the maximum height of 16 metres above mean sea level for all properties from 110-178 Oriental Parade. The height limit being the roof height, with no additional height discrepancy permitted.			
That there be no disturbance of the cliff adjoining McFarlane Street			
19	Susan Watt	91 Majoribanks Street Mt Victoria Wellington	Yes
Opposes any increase in height limits for the properties from 110-164 Oriental Parade.			

Decision Requested:			
Keep the present height limits			
20	Diana Moore	25 Ascot Street Thorndon Wellington	No
Opposes any increase in the maximum building height for properties in Oriental Parade, specifically numbers 110-174.			
Decision Requested:			
Introduce tighter building controls on Oriental Bay comparable with the historic areas. The controls should restrict height, proximity to pavement and neighbouring buildings.			
Make the design guide applicable to all Oriental Bay and not just Oriental Parade.			
Restrict the maximum height of any building on a site to the existing building.			
21	Mt Victoria Residents Association Inc.	C/o- Rosamund Averton PO Box 19056 Courtney Place Wellington	Yes
Supports the retention of 16 metre amsl maximum building height from 110-142 Oriental Parade.			
Oppose the proposed increase of building heights from 144-174 Oriental Parade.			
Oppose the provision of discretionary height allowance for properties from 110-174 Oriental Parade.			
Support the Oriental Parade Design Guide (subject to amendments) and its implementation as a Discretionary Activity (Restricted).			
Decision Requested:			
That permitted heights between 110-178 Oriental Parade be 16 metres above mean sea level.			
That the discretionary height allowance between 110-178 be removed.			
That site specific rear yard or site coverage rules be applied.			
The Central Area wind rules (13.1.2.11) to apply for all developments between 110-178 greater than four storeys in height.			
Amend Residential Chapter Objectives, Policies and Rules as follows:			
Reference to the 'views of the "green ribbon" above the roof tops of Oriental Parade buildings' and reference to the 'views of the inner harbour from McFarlane Street' should be incorporated into the explanatory text for Objective 4.2.5 and to the Assessment Criteria for rule 5.3.3.			
Amend rule 5.3.3.12 to provide a clear definition of what is the extent of the escarpment below the monastery. It must include the entire escarpment surrounding the Monastery that is the 'green ribbon' below upper McFarlane Street.			
That the design guide be implemented with submitted amendments.			
That applications for any discretionary height increase (should it be retained in the plan) should be notified to affected persons.			
22	Martin Hibma	22 McFarlane Street Mt Victoria Wellington	Yes
Opposes any increase in permitted height between 110-178 Oriental Parade, and requests that the discretionary height allowance between 110-178 be removed.			
Supports the proposed design guide.			

<p>Decision Requested:</p> <p>The permitted height between 110 and 178 to be 16 metres above mean sea level.</p> <p>The discretionary height allowance between 110 and 178 be removed.</p> <p>The central area wind rules to apply for all developments between 110 and 178 greater than 4 storeys in height.</p>			
23	Ben Brenton	28 McFarlane Street Mt Victoria Wellington	No
<p>Requests that the view of the Monastery from Oriental Parade be retained by stepping or setting back buildings.</p> <p>Decision Requested:</p> <p>That buildings above 16 metres in height be stepped back or set back (as per diagram submitted). Ideally the step back should be from the footpath (stepping up the slope) to avoid high wall effect.</p>			
24	Wellington City Council	PO Box 2199 Wellington	Yes
<p>Amend the first bullet point of rule 5.3.13 to improve its clarity and remove potential ambiguity.</p> <p>Decision Requested:</p> <p>Replace the first bullet point in rule 5.3.13 with the following text:</p> <p>§ Additions and alterations to existing buildings three storeys or less in height (including garaging) provided that the works do not increase the height of the building above the existing highest point of the building. For the purposes of this rule, chimneys, flues, ventilation shafts, aerials, spires, flagpoles, or other decorative features shall be excluded from the measurement of the highest point.</p>			
25	Guy Marriage	204/33 Frederick Street Wellington	No
<p>Supports in general the revised height limits, but opposes the quality of building design that has been permitted in the past along Oriental Parade. Design guide as proposed does not guarantee quality, only assorted mediocrity</p> <p>Decision Requested:</p> <p>Approve the revised height limits.</p> <p>Restrict development on sites therein to competent/outstanding architects .</p> <p>Insist on quality design from high quality architects</p>			
26	Cheryl Robilliard	62 Elizabeth Street Mt Victoria Wellington	Yes
<p>Opposes the increase in permitted height limits for properties from 144-174 Oriental Parade.</p> <p>Decision Requested:</p> <p>That absolute height limits should be set at the current height of 16 metres for 110-178 Oriental Parade.</p>			
27	Vivienne Beck	44 McFarlane Street Mt Victoria Wellington	No

Opposes the height proposals.			
Decision Requested:			
Maximum height restriction of 16 metres with no further discretion from 110-174 Oriental Parade			
28	Bernard Quinn	44 McFarlane Street Mt Victoria Wellington	Yes
Opposes the review of the maximum permitted building heights from 110-174 Oriental Parade. Opposes replacing the existing discretionary threshold.			
Decision Requested:			
Maximum height restriction of 16 metres with no further discretion from 110-174 Oriental Parade.			
29	Pauline & Athol Swann	47 Mairangi Road Wadestown Wellington	No
Oppose the proposed increase in building height limits. Oppose the proposed new discretionary activity (restricted) threshold of 2 metres. Requests clarification of the restrictions on 'building top features'.			
Decision Requested:			
The existing building height limits become the absolute height limits allowable on Oriental Parade and that no buildings or 'building top features' be permitted to exceed those limits.			
30	Dennis Foot	13 Grass Street Oriental Bay Wellington	Yes
Generally supports change 18 and the design guide. The submitter notes that rules are generally geared to very large developments, whereas there should be more flexibility and encouragement of very small units in very small sites. In particular there needs to be more flexibility for car parking to encourage very small units in infill sites			
Decision Requested:			
Provide more flexibility in the Oriental Parade rules to facilitate small developments on infill sites, provided they do not affect the amenity views of the neighbouring properties.			
31	Nicola Pearce	PO Box 515 Queenstown	Yes
Opposes in part the proposed height limits from 110-174 Oriental Parade			
Decision Requested:			
The Council introduce the following maximum building heights between 110-174 Oriental Parade:			
§ 110-128 reduce height to 13 metres above mean sea level.			
§ 130-142 retain the existing height of 16 metres above mean sea level.			
§ 144-164 increase height to 20 metres above mean sea level.			
§ 166-174 increase height to 22 metres above mean sea level.			
32	Dorchester Apartments	144 Oriental Parade	Yes

		Oriental Bay Wellington	
<p>Oppose any increase in the present height limits. Support the proposal to restrict discretionary height increases to the provision of building top features.</p> <p>Decision Requested: No height increases for 110 to 174 Oriental Parade, Oriental Bay.</p>			
33	C Roughton & Nigel Moody	1 Telford Terrace Oriental Bay Wellington	No
<p>Oppose the proposed height changes and the 2 metre discretionary allowance being granted by the Council with no right of public objection.</p> <p>Decision Requested: None stated.</p>			
34	Timothy Brown	38 McFarlane Street Mt Victoria Wellington	Yes
<p>Opposes the proposed changes to the height limits. Requests amendments to the design guide for Oriental Parade. Design guide needs to more clearly compensate for the otherwise lack of rules in the Oriental Bay Height Area. Design guide needs to promote a more variegated or 'broken up' look for large new buildings. The design guide should be as simple and brief as possible. At present it is too complicated and open to subjective interpretation. The design guide must be worded in such a manner as to not offer developers a trade-off a la "add this detail and you can have an extra floor".</p> <p>Decision Requested: That the heights in the District Plan for this area be kept at 16 metres That the Council discretion in respect of height be withdrawn. That the Council review and simplify the design guide and either drop it altogether or make it focus a great deal more on encouraging development that produces a high degree of heterogeneity in structures around this area of Oriental Parade</p>			
35	International Catholic Programme of Evangelization	75 Hawker Street Mt Victoria Wellington	Yes
<p>Oppose the proposed height increases between 110-178 Oriental Parade. Oppose provision of a discretionary allowance for these properties.</p> <p>Decision Requested: Retention of the maximum permitted height from 110-178 Oriental Parade at 16 metres, with no discretionary allowance for 2 metres or 20%. This would be achieved by the removal of the discretionary allowance to rule 5.1.3.4 as provided in the standards and terms for rule 5.3 Discretionary Activities (Restricted).</p>			
36	Monastery Escarpment Protection Group	C/o- Gael Webster 38 McFarlane Street Mt Victoria	Yes

		Wellington	
<p>Support the introduction of the design guide as a Discretionary Activity (Restricted). It is noted that certain key elements have been omitted from the final draft of the design guide, and these should be included as assessment criteria under rule 5.3.3.12.</p> <p>Oppose any increase in building heights from 110-178 Oriental Parade, and request that the existing 16 metre height limit be made absolute with no provision for discretionary increase.</p> <p>Submit that rules relating to wind effects, rear yards and site coverage be included in the District Plan for the Oriental Bay Height Area. Rear yards should be investigated as a means of protecting the escarpment from excessive cuts.</p> <p>Decision Requested:</p> <p>Retention of a 16 metre permitted height limit from 110-178 Oriental Parade.</p> <p>Removal of the discretionary height allowance between 110-178.</p> <p>Applications for any discretionary height increase (should it be retained in the plan which is opposed) should be notified.</p> <p>Site specific rear yards or site coverage control rules be applied.</p> <p>Central Area wind rules to apply for all developments between 110-178, greater than four storeys in height.</p> <p>The design guide be implemented with various submitted amendments.</p> <p>Amendments to rule 5.3.3.12 by inclusion of protection of public views from McFarlane Street, on walkway in front of monastery, and of the "green ribbon" of escarpment in the Assessment Criteria. The rule must also provide a clear definition of what is the extent of the escarpment below the Monastery. It must include the entire escarpment surrounding the Monastery including the "green ribbon" below upper McFarlane Street.</p>			
37	New Zealand Historic Places Trust	PO Box 2629 Wellington	Yes
<p>Opposes any increase in the maximum permitted height for properties from 110-174 Oriental Parade.</p> <p>Support (with conditions) the implementation of a design guide covering the properties in the Oriental Bay Height Area. Support is conditional on the design guide including additional objectives and guidelines relating to the protection of all heritage buildings and items.</p> <p>Decision Requested:</p> <p>Decline the Plan Change with respect to the review of building heights from 110-174 Oriental Parade.</p> <p>Approve the proposed design guide with amendments to include objectives and guidelines that promote the identification and recognition of all heritage buildings and items, and the retention of all historic buildings. The Trust's submission includes analysis, an objective and guidelines for inclusion in the design guide.</p>			
38	George Chance	PO Box 19007 Courtney Place Wellington	Yes
<p>Supports the retention of the existing 16 metre height limit from 110-142 Oriental Parade.</p> <p>Supports in general the proposed design guide for the Oriental Bay Height Area.</p> <p>Supports in general the replacement of the existing 20% Discretionary Activity threshold with a threshold of 2 metres.</p> <p>Decision Requested:</p> <p>110-142 Oriental Parade retain the existing 16 metre height limit.</p> <p>That the 20% limit of Discretionary Activity threshold be replaced with a set measurement of 2 metres only</p>			

<p>to be limited to the provision of building top design features, and subject to strict design guidelines to absolutely minimize obstruction of the escarpment.</p> <p>That the intention and objectives of the Mt Victoria North Character Area Design Guide are fully taken into account and complied with.</p> <p>That the intention and objectives of rule 4.2.3.2 of the District Plan are also taken into account and complied with.</p>			
39	Alan Mexted	30 McFarlane Street Mount Victoria Wellington	--
<p>Opposes the height change and is against allowing the height to be increased on Oriental Bay.</p> <p>Decision Requested: None stated</p>			
40	Yvonne & Peter Bacon	48 McFarlane Street Mt Victoria Wellington	No
<p>Request that the height restriction at 110-142 Oriental Parade remain at 16 metres with no extra measurement of two metres.</p> <p>Request review of the building heights from 144-164 Oriental Parade to ensure that developments are not bulky, do not block St Gerard's from below, and do not alter the character of this prime part of Oriental Bay.</p> <p>Decision Requested: Maximum height 110-142 Oriental Parade to be set at 16 metres with no extra discretion for roof line. Maximum height 144-164 Oriental Parade to be set at 21 metres with no extra discretion for roof line.</p>			
41	Susan Bilbie	298 Oriental Parade Oriental Bay Wellington	No
<p>Opposes the proposed height changes from 110-176 Oriental Parade.</p> <p>Opposes the discretionary height increase of 2 metres.</p> <p>Supports in general the proposed design guide for Oriental Parade</p> <p>Decision Requested: Retain the height limits as they are and remove the discretionary 20% and proposed 2 metre discretionary height increase. Design guide should be implemented for new buildings and provided they stick to their premise that every building is part of a larger setting and the each setting is different and both aspects are taken into account.</p>			
42	Timothy Wood	34 McFarlane Street Mt Victoria Wellington	No
<p>Opposes the proposed height changes between 144-164 and 166-174 Oriental Parade</p> <p>Decision Requested: Retain the heights at what exists for 144-164. Proposes that 16 metres plus 2 metres be for 166-174.</p>			

43	Murray Mexted	154 Oriental Parade Oriental Bay Wellington	Yes
<p>Supports the move to review the current maximum building heights.</p> <p>Opposes the proposed maximum permitted height of 22 metres between 144-164 Oriental Parade (seeks it is extended to 26 metres).</p> <p>Decision Requested: Amend the current maximum building heights for 144-164 Oriental Parade to a 26 metre height limit.</p>			
44	Molli Gibbs-Harris	44 Hay Street Oriental Bay Wellington	No
<p>Opposes the proposed height changes and the additional 2 metre discretionary allowance to be granted by Council with no right of public objection.</p> <p>Decision Requested: Limit height restrictions to 16 metres with public objection available to all resource consents seeking greater height.</p>			
45	Kirsty Wood	34 McFarlane Street Mt Victoria Wellington	Yes
<p>Opposes the proposed height increases from 110-174 Oriental Parade.</p> <p>Decision Requested: That the height limits for properties from 110-164 Oriental Terrace remain as existing. That the Council propose the height change to 16 metres + 2 for 166-174 Oriental Parade. That the WCC protect the view (for future generations) of the Monastery escarpment and recognise the beauty of green space there.</p>			
46	Kristin Kearns & Warwick Terry	36 Laura Avenue Brooklyn Wellington	Yes
<p>Support the implementation of a design guide.</p> <p>Support the retention of the existing 16 metre height limit for 110-142 Oriental Parade.</p> <p>Oppose the proposed increase in height limit to 22 metres for 144-164 Oriental Parade.</p> <p>Oppose the proposed increase in height limit to 26 metres for 166-176 Oriental Parade.</p> <p>Support abolishing the current 20% threshold for Discretionary Activity height increases.</p> <p>Oppose the proposed two metre discretionary height limit and submit that there should be no discretionary height limits in addition to the 16 metre height limit for 110-176 Oriental Parade</p> <p>Decision Requested: Retention of the 16 metre height limit for 110-176 Oriental Parade with no additional Discretionary height allowance. Implementation of the Design Guide. Provision in the District Plan for appropriate wind rules. This should not be a matter for the design guide. Provision in the District Plan for specific rear yard or site coverage control rules.</p>			

47	Gary & Diane Crawshay	3/306 Oriental Parade Inverleith Apartments Oriental Bay Wellington	No
<p>Oppose the proposed changes to building heights, and the proposed discretionary height increases.</p> <p>Decision Requested: No change whatsoever to the existing heights. No dispensations outside existing height limits.</p>			
48	Oriental Bay Residents Association Inc	C/0- 35 Hay Street Oriental Bay Wellington	Yes
<p>Oppose the proposed height increases for 144-174 Oriental Parade</p> <p>Decision Requested: That the maximum building heights for 144-174 Oriental Parade are kept at the current level and there is no Discretionary Activity allowed</p>			
49	Joanne & Gareth Morgan	35 Hay Street Oriental Bay Wellington	Yes
<p>Oppose the proposed height maximum for 144-174 Oriental Parade. Heights should remain at the current height allowed of 16 metres + 20%.</p> <p>Oppose Discretionary Activity increases. The height limit shown should indicate the actual height allowed.</p> <p>Decision Requested: Provide a maximum height of 20 metres above mean sea level from 144-174 Oriental Parade. Remove any discretionary height activity.</p>			
50	Helen Frances	2/15 Brougham Street Mt Victoria Wellington	No
<p>Opposes new raised heights for 110-174 Oriental Parade.</p> <p>Opposes lifting of the discretionary activity (restricted) building height to more than 2 metres.</p> <p>Decision Requested: Existing building heights must become absolute height limits with an allowance of 2 metres for roof top features. This 2 metres must be closely monitored and provision made for this.</p>			
51	Wellington Civic Trust	PO Box 10183 Wellington	--
<p>The submission does not give a clear statement as to which aspects of the plan change are supported or opposed. The following is inferred from the Trusts submission:</p> <p>Opposes any increase in building heights along Oriental Parade.</p> <p>Opposes any discretionary height increase for properties along Oriental Parade.</p> <p>Generally supports the implementation of a design guide over Oriental Parade.</p> <p>The Civic Trust considers that the present proposal is a compromise solution, made necessary by</p>			

Council's earlier decisions and the subsequent intransigence of all interested parties. The Civic Trust believes the only way to resolve the matter is to revert to the situation before the rules were disregarded and to make it clear that no further breaches will occur.

Decision Requested:

No specific decision is requested, however the submission does note the following:

The Civic Trust believes the best way to ensure a good outcome for the area is to ensure that there is:

- (a) no discretion to exercise,
- (b) that the Design Guide rules are strictly adhered to, and that,
- (c) the requirement for a good building top is one of the preconditions included in the Design Guide and in the Council's consent approval process.

Ensure that public good is at the forefront of any Council process and must be inherent in any attempt to tidy up the planning rules.

52	Diana Shand	PO Box 2306 Christchurch	Yes
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Opposes proposed increases in maximum height limit from 144-174 Oriental Parade.

Supports in general proposed amendments to the Residential Chapter's 4 & 5, but requests addition of reference to 'daylight access' in rule 5.3.3.

Supports amendments numbered 6-12 listed in "Part B. Alterations to Volume One, Residential Rules", of the plan change document.

Decision Requested:

Add "daylight access" to list in rule 5.3.3.

Do not change height limits of 144-174 Oriental Parade, but keep as 110-142 Oriental Parade, 16 metres.

Do not allow any development up the slopes of the hills so the hills are covered with building or blocked by buildings so the green hillside is further obscured. This should apply along all of Oriental Bay.

53	Oriental Parade (Clyde Quay) Planning Society	Daryl Cockburn 31/42 Vivian Street Wellington	Yes
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Opposes proposed height increases for properties east of the Dorchester. The height limit east of the Dorchester should be at least that of 166 Oriental Parade, but preferably that of the Dorchester.

Opposes high priority being given to close distance views of the escarpment. Supports recognition and protection of views of the Monastery and escarpment from the CBD.

Support intensification of the area as it will discourage suburban sprawl.

Decision Requested:

That the height limit east of Dorchester be increased to that of the Dorchester, or at least 166.

That the design guide be based on proven precedent not theory.

That VS 1 and medium distant views of St Gerard's be upheld.

That close distance views which put St Gerard's into the background due to perspective be discounted.