

Background Information

Proposed District Plan Change 19 – Rezoning of 20^A Oriental Terrace

Background

In 2000 the owner of 20^A Oriental Terrace approached Council requesting that the maximum height limit on their property be increased. The property at No. 20^A has a maximum building height of 19metres above mean sea level (amsl). At the street frontage the existing ground level is 12-14 metres amsl. At the rear of the property the ground level is 16-18 metres amsl. Under the current rules the owners would be able to build approximately 6 metres above ground level at the front of their site, and only 2-3 metres above ground level at the rear. The existing house on the site has a maximum height of 22 metre amsl (approx. 9 metres above ground level), at the apex of the roof. The building height permitted by the existing rule is approximately 3 metres below the apex of the existing house.

The property at No. 20^A was originally included in the Oriental Bay Height Area with a maximum height of 25 metres amsl, but this was reduced to 19 metres by Committee during the hearings to the 1979 District Scheme review.

To reflect the physical realities of the site the owners have requested that either the maximum height be increased to 25 metres amsl, or that the property be incorporated into the adjoining Inner Residential Area (where the maximum height is 10 metres above ground level).

Proposed Plan Change

It is considered that some increase in maximum height for No. 20^A is warranted. At present the property is subject to building height restrictions substantially lower than those that apply in other residential areas of the city. Of the two options put forward, it is considered that an Inner Residential Area zoning for 20A is the more appropriate.

The Inner Residential Area zoning would permit development to a greater height than at present, with buildings permitted up to 10 metres above ground level (subject to additional planning provisions including rules relating to site coverage and sunlight access). It is considered that the potential effects of such increased development would be largely mitigated by the separation with and northern orientation of adjoining residential properties. Overall it is considered that the level of amenity retained by adjoining properties would be appropriate for a medium/high density residential area such as Oriental Bay.

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