

Proposed District Plan Change 19

Rezoning 20^A Oriental Terrace, Oriental Bay

Summary of Submissions

Submission Number	Name	Address for Service	Wishes to be heard
1	Faye Wyatt	88 Viewmont Drive Lower Hutt	Yes
<p>Objects to the proposed change of zone for 20^A Oriental Terrace on the following grounds:</p> <ul style="list-style-type: none"> § Current provisions have been effective in limiting development around the Oriental Bay promenade to an acceptable degree, enhancing the immediate environment, protecting existing hillside property outlooks, and protecting views of the hillside from Oriental Parade. § Proposal will contradict intent of Oriental Bay Height Area. § Proposal will interrupt and impact on current roof lines observed by adjacent developments. § Any increase in the height or bulk of 20^A will significantly impact on the amenity of the area. § Existing rules provide potential for a three storey flat roofed building on the site. <p>Any future development proposals for 20^A Oriental Terrace should comply with the existing zone rules or go through a notified planning application so that impacts can be assessed.</p> <p>Decision sought: No change to the zoning of 20^A Oriental Terrace. Retain the existing 19 metre OBHA maximum height</p>			
2	Kathleen Phelan	1C-20 Oriental Terrace Jerningham Apartments Wellington	No
<p>Objects to any increase in the height and width of 20^A Oriental Terrace on the following grounds:</p> <ul style="list-style-type: none"> § It would take away part of her existing harbour view. § It would decrease the value of her property <p>Decision sought: None stated.</p>			
3	Richard Tweedie	5/22 Oriental Terrace Wellington	Yes
<p>Objects to the proposed change of zone for 20^A Oriental Terrace on the following grounds:</p> <ul style="list-style-type: none"> § The existing zoning and height restriction have been in place for some time and the reasons for setting them remain valid. § Rezoning the property places the interests of the owners of 20^A Oriental Terrace ahead of the interests of adjoining land owners. § 20^A Oriental Terrace reads as part of Oriental Bay so should remain in the Oriental Bay Height Area. § A 'bulk building' on 20^A Oriental Terrace would detrimentally affect neighbouring properties, affect sunlight, and create ongoing construction noise. § People brought into the area on the basis of the existing rules 			

<p>§ Proposed changes will negatively impact on enjoyment of property owners and property values.</p> <p>Decision sought: Requests retention of the existing district plan rules for 20^A Oriental Terrace</p>			
4	Thomas & Dorothy Neve	10-20 Oriental Terrace Jerningham Apartments Wellington	No
<p>Objects to the proposed change of zone for 20^A Oriental Terrace on the following grounds:</p> <p>§ Proposal would significantly reduce views and sun to the lower levels of Jerningham Apartments.</p> <p>§ Proposal would reduce the value of properties, negatively impacting on the value of shares in Jerningham Apartments.</p> <p>Decision sought: Retain existing 19 metre amsl height limit, and retain Oriental Bay Height Area zoning</p>			
5	Laurel Harris	4-14 Oriental Terrace Wellington	No
<p>Objects to the proposed change of zone for 20^A Oriental Terrace on the following grounds:</p> <p>§ Purchased property based on the existing District Plan Rules.</p> <p>§ Proposal will disadvantage surrounding properties and affect views.</p> <p>§ Rezoning one property is unfair. All surrounding properties have been built to current zoning requirements.</p> <p>§ 20^A Oriental Terrace should apply for a notified resource consent if they wish to exceed existing planning restrictions.</p> <p>Decision sought: No rezoning of 20^A Oriental Terrace</p>			
6	L Penman	5C-20 Oriental Terrace Jerningham Apartments Wellington	No
<p>Objects to the proposed rezoning of 20^A Oriental Terrace on the following grounds:</p> <p>§ A building built 10 metres above ground level will impede the view, enjoyment and quality of life of the residents of the first 5 floors of Jerningham Apartments.</p> <p>§ Jerningham residents will be required to view the rear service area if 20^A is developed for apartments.</p> <p>§ A larger building will shade the Jerningham drive way from morning sun, potentially leading to mildew and creating a hazard for motorists and pedestrians entering and leaving the site.</p> <p>§ A larger building could potentially obscure vehicles leaving Jerningham Apartments.</p> <p>§ Vehicles leaving garages at 20^A Oriental Terrace will create a further traffic hazard, and exacerbate vehicular traffic and parking congestion.</p> <p>§ An increase in height limits will create a domino effect as neighbouring buildings seek to regain lost views.</p> <p>§ An increase in height will significantly decrease the market value of his apartment.</p> <p>Decision sought: No rezoning of 20^A Oriental Terrace.</p>			
7	James Meachen	6E-20 Oriental Terrace	Yes

		Jerningham Apartments Wellington	
<p>Objects to the proposed rezoning of 20^A Oriental Terrace on the following grounds:</p> <ul style="list-style-type: none"> § A building built 10 metres above ground level will impede the views of the residents of the first 5 floors of Jerningham Apartments, especially with the discretionary extra 2 metres. § A larger building will shade the Jerningham drive way from morning sun, potentially leading to moss and mildew and creating a hazard for pedestrians entering and leaving the site. § Extra traffic will cause congestion on an already congested street <p>Decision sought: Retain the present height limit.</p>			
8	Freda Walker	3D-20 Oriental Terrace Jerningham Apartments Wellington	No
<p>Objects to the proposed rezoning of 20^A Oriental Terrace on the following grounds:</p> <ul style="list-style-type: none"> § Oriental Bay is being ruined by wholesale development of the waterfront properties. Increased height will sacrifice Oriental Bay to high rise buildings and a wall of concrete. § Increased development will force single family dwellings out of the area because of increased rates. § A building built 10 metres above ground level will impede the view, enjoyment and quality of life of the residents of the first 5 floors of Jerningham Apartments. § Jerningham residents will be required to view the rear service area if 20^A is developed for apartments. § A larger building will shade the Jerningham drive way from morning sun, potentially leading to mildew and creating a hazard for motorists and pedestrians entering and leaving the site. § A larger building could potentially obscure vehicles leaving Jerningham Apartments. § Vehicles leaving garages at 20^A Oriental Terrace will create a further traffic hazard, and exacerbate vehicular traffic and parking congestion. § An increase in height limits will create a domino effect as neighbouring buildings seek to regain lost views <p>Decision sought: Retain existing height levels for 20^A Oriental Terrace and for other sites in Oriental Bay. Look at what is in Wellington's best interests in this regard.</p>			
9	Jerningham Apartments Ltd	C/o- Ron Chatt 8B-20 Oriental Terrace Jerningham Apartments Wellington	--
<p>Objects to the proposed rezoning of 20^A Oriental Terrace on the following grounds:</p> <ul style="list-style-type: none"> § A building built 10 metres above ground level will impede the view, enjoyment and quality of life of the residents of the first 5 floors of Jerningham Apartments. § Jerningham residents will be required to view the rear service area if 20^A is developed for apartments. § A larger building will shade the Jerningham drive way from morning sun, potentially leading to mildew and creating a hazard for motorists and pedestrians entering and leaving the site. § A larger building could potentially obscure vehicles leaving Jerningham Apartments. § Vehicles leaving garages at 20^A Oriental Terrace will create a further traffic hazard, and exacerbate vehicular traffic and parking congestion. § An increase in height limits will create a domino effect as neighbouring buildings seek to regain lost 			

views.

Decision sought:

Retain the status quo and no increase in the height variation.

10	Krystine & Czeslaw Tomaszyk	10C-20 Oriental Terrace Jerningham Apartments Wellington	No
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Objects to the proposed rezoning of 20^A Oriental Terrace on the following grounds:

- § A building built 10 metres above ground level will impede the view, and quality of life of the residents of the first 5 floors of Jerningham Apartments, and will reduce the market value of all apartments in the Jerningham building.
- § Jerningham residents will be required to view the rear service area of 20^A Oriental Terrace if it is developed for apartments.
- § A larger building will shade the Jerningham drive way from morning sun, potentially leading to mildew and creating a hazard for motorists and pedestrians entering and leaving the site. It will be expensive to remove regularly.
- § Construction vehicles and vehicles leaving garages at 20^A Oriental Terrace will create a further traffic and pedestrian hazard, and exacerbate vehicular traffic and parking congestion in the area.
- § An increase in height will stimulate similar demands from other property owners in the neighbourhood, reducing property values in the whole area.

Decision sought:

Council should maintain a more uniform and stable policy relating to the development of the suburb.

11	Marilyn & David Cheeseright	7C-20 Oriental Terrace Jerningham Apartments Wellington	No
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Oppose the increase in height restriction on the following grounds:

- § If individual properties gain favourable exemption to Council provisions it will be extremely unfair to those that abide by the rules.
- § An increase in building height at 20^A Oriental Terrace will compromise views from the lower levels of Jerningham Apartments.
- § The reason for 20^A wishing to increase their maximum height is presumably to make resale more attractive. This is not a sound reason given the major ramifications to Jerningham residents.

Decision sought:

Decline the application to raise the height restrictions for 20^A Oriental Terrace.

12	Robert Everest	4B-20 Oriental Terrace Jerningham Apartments Wellington	Yes
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Opposes any change from the current 'above mean seal level' system of measuring building height for the following reasons:

- § Current system works well and provides the greatest good for many people.
- § Extra height at 20^A will reduce sunlight to Jerningham driveway, increasing moisture to dangerous levels.
- § Extra height will obscure the turn on to Oriental Terrace.
- § Oriental Terrace already services over 100 garages, off street and on street parking spaces without any increase in numbers due to changes at 20^A.

<p>§ No study has been done on the impact on traffic flows on Oriental Terrace.</p> <p>§ Extra height at 20^A (up to 4 storeys) will create extra obstruction of view, sunlight and deterioration of aspect from Jerningham, in addition to that already created by Clifton Towers.</p> <p>§ New development of 20^A would create an ugly outlook with pipes, drains and services facing Jerningham.</p> <p>Decision sought: No change to the current 'above mean sea level' system of measuring building height.</p>			
13	Cherrel Everest	4B-20 Oriental Terrace Jerningham Apartments Wellington	No
<p>Oppose the rezoning of 20^A Oriental Terrace on the following grounds:</p> <p>§ Issues of safety as emergency access for fire appliances, ambulances etc. will be extremely restricted.</p> <p>§ Additional height at the rear of 20^A will obstruct the view of oncoming traffic.</p> <p>§ A larger building will restrict sunlight on the driveway of Jerningham, potentially creating a hazard for motorists and pedestrians entering and leaving the site.</p> <p>§ Parking congestion due to increased dwellings will create a dangerous situation.</p> <p>Decision sought: Revoke the proposed plan change. Restore the previous above mean sea level system.</p>			
14	Julie Bremner	8C-20 Oriental Terrace Jerningham Apartments Wellington	No
<p>Opposes the increase in maximum building height for 20^A Oriental Terrace for the following reasons:</p> <p>§ It would increase the density of development which would be detrimental to the quiet enjoyment of the special character of Oriental Bay.</p> <p>§ It would set a trend in overcrowding with too many tall buildings, containing multi-units, in close proximity to a narrow steep street.</p> <p>§ It would increase traffic congestion on a narrow steep street.</p> <p>§ It would obstruct harbour views, lowering property values of the flats in Jerningham Apartments.</p> <p>§ A taller building would block light and sun to the surroundings, especially the steep portion of driveway up to Jerningham.</p> <p>Decision sought: The height restriction for 20^A Oriental Terrace should not be increased to 25 metres amsl or to 10 metres above ground level, but should be the same as the building next door on the street frontage at 22 Oriental Terrace.</p>			
15	Janice Lynch	4A-20 Oriental Terrace Jerningham Apartments Wellington	Yes
<p>Oppose proposed Plan Change 19 for the following reasons:</p> <p>§ The impact of an in-your-face multi-storey block at 20^A on a oddly shaped site would be an affront and much resented. The effect would be detrimental to the streetscape of the bay.</p> <p>§ The current uniformity in height of the four buildings on lower Oriental terrace is complimentary to the terrace, attractive and permits views of the new Oriental Beach from the 4th floor of Jerningham.</p>			

- § The large garaging area in front of Jerningham Apartments causes no visual impediment to residents or houses beside or above. A multi storey at 20^A would negate these advantages.
- § A multi storey at 20^A would block down bay views and views to the town belt for pedestrians walking around the bay and from the bay to St Gerard's Monastery along Oriental Terrace.
- § Oriental Terrace is a steep, narrow street that is subject to traffic and parking congestion. New building at 20^A would restrict visibility to residents of Jerningham, and construction work in this location would create difficulties.
- § Removing 20^A from the height area will open up the development of the property in a manner adverse to all but the developer.
- § Large buildings are more obtrusive when sited in isolation and where they contradict the characteristic block and street layout of the surrounding area.
- § Questions whether 10 square metres of outdoor open space could be incorporated within the odd shape of the site.
- § The long view of the harbour and hills from the lower drive of Jerningham would be lost.

Decision sought:

Retain the status quo height, as per item 5.6 of the report to the District Plan & Reserves Management Subcommittee, dated 13 May 2003.

16	Brian Lynch	4A-20 Oriental Terrace Jerningham Apartments Wellington	Yes
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Opposes the proposed plan change on the following grounds:

- § It would lead to a substantial degradation of the neighbouring residential environment and particularly of Jerningham Apartments residents.
- § It would produce an irregular shaped structure out of harmony with other Oriental Bay development.
- § It would seriously compound existing traffic flow problems in Oriental Terrace.
- § The likely development would seriously impact on the lifestyle of residents of Jerningham, particularly those on lower floors.
- § Such construction would lead to a 'Manhattan-style cavern' out of keeping with the cherished character and amenity of Oriental Bay.

Decision sought:

Retain 20^A Oriental Terrace within the Oriental Bay Height Zone and retain current height limits.

17	Peter MacDonald	6/22 Oriental Terrace Oriental Bay Wellington	Yes
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Opposes the proposed change of zone for the following reasons:

- § The 19 metre amsl height limit for 20^A Oriental Terrace was set by Council to ensure that development did not detract from the sunshine, views and visual space of the properties beside or behind them. That decision remains valid. Any redevelopment of 20^A above the current 19 metres would detrimentally affect surrounding properties with consequential loss of view and over shadowing.
- § Height limits have been set to preserve views for rear sites while permitting higher density as deemed suitable within the locality.
- § Individually zoning of one domestic property would be contrary to Council's policy of maintaining the special quality of the Oriental Bay area for the benefit of the Community at large.
- § 20^A Oriental Terrace is much the same as other sites along the street and should be developed under existing rules in a like manner.

- § Under the proposed zoning 20^A Oriental Terrace would not be subject to the proposed Oriental Parade Design Guide.
- § The property at 6/22 Oriental Terrace enjoys views of St Gerard's Monastery, the skyline and inner harbour. Any increase in the height of 20^A would severely restrict access to natural light and sunlight.
- § Any increase in the height of 20^A Oriental Terrace would lead to a dark inner city high-density type alley way between 20^A and units 12-14 22 Oriental Terrace. It would restrict light, sun and viewing ability from units 12-14.
- § Units at 22 Oriental Terrace face NNW. Any modification to the existing zone restrictions would have significant effect on the amenity and benefits of this location.
- § It would be a serious abnormality for Council to recommend one site be approved to develop to a non-complying ordinance. This would set a detrimental precedent.
- § Existing zone ordinance have allowed good and adequate scope for development, and 20^A should be developed in a like manner.

Decision sought:

Retain 20A Oriental Terrace in the Oriental Bay Height Area allowing development of their property to the same constraints as all other owners under the code.

18	Aileen Gallagher	9/C Oriental Terrace Oriental Bay Wellington	No
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Notes that the proposed rezoning of 20^A Oriental Terrace would likely have the following impact:

- § A building built 10 metres above ground level will impede the view, enjoyment and quality of life of the residents of the first 5 floors of Jerningham Apartments.
- § Jerningham residents will be required to view the rear service area if 20^A is developed for apartments.
- § A larger building will shade the Jerningham drive way from morning sun, potentially leading to mildew and creating a hazard for motorists and pedestrians entering and leaving the site.
- § A larger building could potentially obscure vehicles leaving Jerningham Apartments.
- § Vehicles leaving garages at 20^A Oriental Terrace will create a further traffic hazard, and exacerbate vehicular traffic and parking congestion.
- § An increase in height limits will create a domino effect as neighbouring buildings seek to regain lost views.

Decision sought:

None stated.

19	W.B & J.M Hunt Trust	1A-20 Oriental Terrace Jerningham Apartments Wellington	No
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Object to the proposed Plan Change on the following grounds:

- § A 10 metre above ground level extension across the full frontage of 20^A Oriental Terrace would reduce existing views west of Clifton Towers by some 60-70%. Extension to the rear of 20^A could have even greater impact due to the upward slope of the land.
- § Proposal would reduce the value of the apartment at 1A Jerningham Apartments, and potentially the entire complex.

Decision sought:

Rezoning of 20^A Oriental Terrace is totally inappropriate. No changes to the District Plan relating to 20^A Oriental Terrace be made without on site consultation with relevant Jerningham apartment owners.

20	David & Anke Atkins	9A-20 Oriental Terrace	No
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		Jerningham Apartments Wellington	
<p>Oppose the proposed plan change for the following reason:</p> <ul style="list-style-type: none"> § Increasing the height would have a domino effect as other neighbours seek to increase height to regain lost view and light. § The current uniformity of height from Anscombe apartments up the terrace, is complimentary and aesthetic, and would be spoiled by a high rise at 20^A. § View from ninth storey apartment would be adversely affected as they would be looking at the rear service area of any new building. § A new development at 20^A would exacerbate existing traffic and parking problems, and would obscure the view of vehicles leaving Jerningham. § A larger building will shade the Jerningham drive way from morning sun, potentially leading to moss and mildew which would be creating a hazard for residents, and could eventually damage the surface of the driveway. <p>Decision sought: That the status quo height of 20^A Oriental Terrace be retained.</p>			
21	Helen & Peter Upton	PO Box 255 8 Waiheke Street Waikanae Beach	Yes
<p>Oppose proposed plan change for the following reasons:</p> <ul style="list-style-type: none"> § A higher building at 20^A Oriental Terrace would decrease the amenity of their property through diminished light to the windows in the western wall of their apartment at 14/22 Oriental Terrace. § A higher building would dominate the properties in the vicinity and be detrimental to the attractiveness of Oriental Terrace. § The existing building at 20^A is already higher than the permitted height, to permit a new building built even higher would be unreasonable and unfair. § Increased development at 20^A would worsen existing traffic problems in the area. § The proposed rezoning would detract from the value of their property. § The proposed zoning does not conform with District Plan Objectives 4.2.2 and 4.2.3. § The 1979 restrictions are still appropriate for the area, and should not be altered for the benefit of one single owner. <p>Decision sought: Reject the proposed District Plan Change 19 and maintain the existing regulations applicable to the Oriental Bay Area.</p>			
22	Jerningham Apartment Residents	C/o- Pru Hunter 3E-20 Oriental Terrace Jerningham Apartments Wellington	Yes
<p>Oppose the increase of height for 20^A Oriental Terrace to 10 metres above ground level for the following reasons:</p> <ul style="list-style-type: none"> § A multi storey building at 20^A would impact on views from the bay to the hill and compromise the character of the area. § An increase in the height limit will create a domino effect as neighbouring buildings seek to regain lost views and light. § Clifton Towers already presents a visual block and another development would increase the negative 			

impact.

- § The current uniformity of height from Anscombe apartments up the terrace, is complimentary and aesthetic, and would be spoiled by a high rise at 20^A.
- § A multi storey at 20A would block down bay views and views to the town belt for pedestrians walking around the bay and from the bay to St Gerard's Monastery along Oriental Terrace.
- § A new development at 20^A would exacerbate existing traffic and parking problems, and would obscure the view of vehicles leaving Jerningham.
- § A multi-storied building on the small irregular site at 20^A Oriental Terrace would be detrimental to the overall streetscape of Oriental Bay. The building would increase the impediment to the view and enjoyment of residents of the lower five floors of Jerningham. The impediment will be increased if the 2 metre discretionary height increase is utilised.
- § A larger building will shade the Jerningham drive way from morning sun, potentially leading to mildew and creating a hazard for motorists and pedestrians entering and leaving the site.
- § Large buildings are more intrusive when sited in isolation and where they contradict the characteristic block and street layout of the surrounding area.

53 signatures of Jerningham residents were attached to this submission.

Decision sought:

That the height restrictions for development not be increased for 20^A Oriental Terrace.

23	Colin Lock	11C-20 Oriental Terrace Jerningham Apartments Wellington	--
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Opposes the proposed Plan Change for the following reasons:

- § From what point will the 10 metres above ground level be measured?
- § Does Council have a law to stop height creepage?
- § The high rise at the corner of Oriental Parade and Oriental Terrace is ugly proof of poor Council decision making. Does Council want this to happen again – an unnecessarily ugly building that will block views and create a traffic hazard?
- § Proposal will lead to a devaluation of Jerningham and other properties.
- § Proposal will create a shadow causing dampness and possible slippery surface a danger to residents and pedestrians.
- § Development of 20^A Oriental Terrace will cause almost total road closure, inconveniencing 100% of residents

Decision sought:

No specific decision requested.

24	S. Triester	6B-20 Oriental Terrace Jerningham Apartments Wellington	No
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Objects to the proposed increase in height for 20^A Oriental Terrace for the following reasons:

- § Proposal does not take into account the impact of future development on the amenities of the neighbourhood, including loss of views, increased parking and traffic congestions, and the increased bulk and location of any redeveloped building.
- § Increased development of the site will not be able to allow for sufficient separation from adjoining properties and will impact detrimentally on the streetscape.

Decision sought:

That proposed Plan Change 19 not proceed and the status quo remain.			
25	John & Mary McIlwaine	5A-20 Oriental Terrace Jerningham Apartments Wellington	--
<p>Oppose the increased height provision for 20^A Oriental Terrace for the following reasons:</p> <ul style="list-style-type: none"> § Proposal will change the skyline and views that are expected and enjoyed by Jerningham Apartments. § Proposal will increase pedestrian and vehicle congestion on Oriental Terrace. § Wellington City Council is steadily losing credibility as regulations are altered at the whim of individuals with no regard to the resident population of the area. § The space and character of Oriental Terrace is steadily losing character with structures built under a constantly changing code. <p>Decision sought: The Council should abide by its own regulations as it expects others to do.</p>			
26	Bruce & Yang Yee	8/22 Oriental Terrace Oriental Bay Wellington	No
<p>Object to the rezoning of 20^A Oriental Terrace with the consequential increase in allowable height for the following reasons:</p> <ul style="list-style-type: none"> § There is no reason for 20^A to be given different treatment from other neighbouring properties which have complied with height restrictions. § They purchased the property at 8/22 based on the existing zoning being retained, § A multi-storey development at 20^A Oriental Terrace would have a negative visual impact. Consistency of scale would be lost and the overall effect on the neighbourhood would be detrimental. <p>Decision sought: Retain the status quo and make no change to the zoning of 20^A Oriental Terrace.</p>			
27	Annette Finlayson	12/22 Oriental Terrace Oriental Bay Wellington	No
<p>Oppose the rezoning of the property at 20^A Oriental Terrace for the following reasons:</p> <ul style="list-style-type: none"> § It is inappropriate for an individual property to be singled out from other properties in the immediate neighbourhood. § Proposal is inconsistent with basic planning principles and is in many important respects at variance with the general provisions of the WCC District Plan. § Development in Oriental Bay must be considered in a wider perspective as it provides an important back drop to the city. § Oriental Terrace is already severely congested. Any substantial new development would only exacerbate an already unsatisfactory situation. § Excavation is a means of increasing the development potential of the property in compliance with current regulations. <p>Decision sought: Retain the status quo and do not proceed with the proposed re-zoning of 20^A Oriental Terrace.</p>			
28	Adrienne Smith	11/22 Oriental Terrace	No

		Oriental Bay Wellington	
<p>Objects to the proposal to rezone 20^A Oriental Terrace for the following reasons:</p> <ul style="list-style-type: none"> § Over development of a narrow congested street. § The infrastructure of the area, and added pressure on the drainage and sewerage systems. § The aesthetic look of Oriental Terrace. § Inconvenience of heavy vehicles constantly blocking the extremely narrow street. § Increased congestion on an already busy, crowded street. § Recommends excavation as a means of increasing development at 20^A Oriental Terrace in compliance with current regulations. <p>Decision sought: That Council not proceed with the re-zoning of 20^A Oriental Terrace.</p>			
29	Irene Buxton	9/22 Oriental Terrace Oriental Bay Wellington	No
<p>Opposes the proposed re-zoning of 20^A Oriental Terrace for the following reasons:</p> <ul style="list-style-type: none"> § It is inappropriate for a property to be rezoned differently from neighbouring buildings and to receive different zoning status. § The physical reality of the site is one which most new buildings face and does not justify a zoning change. § Proposal would worsen existing problems with access, traffic and parking on Oriental Terrace. § Additional height will create negative visual change and will create a precedent for similar re-zonings. <p>Decision sought: Retain current zoning of 20^A Oriental Terrace. Reject proposed change to zoning of 20^A.</p>			
30	Anne & Patrick Maloney	1/22 Oriental Terrace Oriental Bay Wellington	Yes
<p>Oppose removing 20^A from the Oriental Bay Height Area for the following reasons:</p> <ul style="list-style-type: none"> § An increase in the height of the building at 20^A Oriental Terrace would compromise the principle amenity of sky view, sunlight access and privacy of 1/22 Oriental Terrace. § An increase in height of 20^A would be visible from Oriental Parade and would block more of the existing view of hillside, town belt and the sky just as Clifton Towers does. § Removing 20^A Oriental Terrace from the Oriental Bay Height Area would compromise the intent of the height area. § 20^A Oriental Terrace is only subject to the same development restrictions as similar property owners on Oriental Terrace and Oriental Parade. § Existing Oriental Bay Height Area provisions provide adequate development potential for the property at 20^A. § They brought their property having checked the existing planning regulations covering neighbouring properties. § A 10 metre building at 20^A would completely remove western views of Mt Victoria, sky, inner harbour and the town belt from unit 1/22 Oriental Terrace. It would also negatively impact on the privacy and current noise levels experienced at unit 1/22. 			

Decision sought:			
Retain 20 ^A Oriental Terrace in the Oriental Bay Height Area.			
31	Peter & Alison O'Brien	15/22 Oriental Terrace Oriental Bay Wellington	Yes
<p>Oppose to proposed Plan Change for the following reasons:</p> <ul style="list-style-type: none"> § Property at 15/22 Oriental Terrace has windows in its western wall that provide views, light, sunshine and visual space to the apartment. The protection of these amenities provided by the existing District Plan rules was important in the decision to buy the property. § Proposed plan change is inconsistent with provisions of the Resource Management Act. § The restrictions put in place in 1979 are still appropriate for the area, and should not be altered for the benefit of one single owner. § Existing Oriental Bay Height Area provisions provide adequate development potential for 20^A Oriental Terrace. In terms of overall floor area the site has greater development potential under the current Oriental Bay Height Area rules than the proposed Inner Residential Area rules. § The development of No.'s 22-28 Oriental Terrace in accordance with District Plan provisions has lead to an attractive uniformity. To remove 20^A Oriental Terrace from the height area would destroy the existing building environment and streetscape. § Proposal would cause an unacceptable loss of amenity for the apartment at 15/22. A 10 metre building built up to the boundary with 22 Oriental Terrace would obliterate the light, views, sun and visual space currently received through the west facing windows at 15/22 Oriental Terrace. 			
Decision sought:			
Retain the status quo. Retain 20 ^A Oriental Terrace within the Oriental Bay Height Area with a height limit of 19 metres amsl.			
32	Lesley Pope	7/22 Oriental Terrace Oriental Bay Wellington	Yes
<p>Opposes the removal of 20^A Oriental Terrace from the Oriental Bay Height Area for the following reasons:</p> <ul style="list-style-type: none"> § Re-zoning one individual private property is difficult to comprehend given that Oriental Bay has been identified as a unique area, and an important area for public recreation and private residential living. § Retaining the current planning provisions does not unduly restrict the development potential of 20^A Oriental Terrace, but an Inner Residential Area zoning would severely impact on the amenity of the surrounding properties. § The height limits set during the 1979 District Scheme review are still relevant in terms of protecting sunlight and views of properties to the rear. § Any increase in height at 20^A Oriental Terrace will impact on the view and sunlight of 7/22 Oriental Terrace. § Placing 20^A Oriental Terrace in the Inner Residential Zone would mean that future developments would not need to comply with the Oriental Parade Design Guide. It is highly likely that any new building would therefore be out of character of the area and have a negative impact on the street landscape and general amenity of the area. § Current dwelling at 20^A Oriental Terrace provides a sense of openness for units to the rear, which would be seriously eroded by a higher structure. 			
Decision sought:			
Retain 20 ^A Oriental Terrace in the Oriental Bay Height Area.			
33	Henry Joseph Hunt	6A-20 Oriental Terrace Jerningham Apartments	No

		Wellington	
<p>Opposes the removal of 20^A from the Oriental Bay Height Area and its inclusion in the Inner Residential Area for the following reasons:</p> <ul style="list-style-type: none"> § The irregular shape of the section at 20^A makes it unsuitable for multi dwelling construction. § Any extra height at 20^A will impede the view and enjoyment of many mainly elderly residents of Jerningham Apartments. § Extra traffic on Oriental Terrace would increase hazards especially for Jerningham residents. § Council must take in the long term effects of easements and changes to the District Plan. <p>Decision sought:</p> <p>No height change for 20^A Oriental Terrace, discretionary or otherwise. 20A to remain in the Oriental Bay Height Zone.</p>			
34	Chris Parkin	chris.parkin@museumhotel.co.nz	Yes
<p>LATE SUBMISSION</p> <p>Objects to the rezoning of 20^A Oriental Terrace on the following grounds:</p> <ul style="list-style-type: none"> § Purchasers of properties are entitled within reason to rely on the current district plan rules and regulations. Proposed changes could have serious effects on surrounding properties. § The resource consent procedure in which comments are sought for a specific proposal would be a more appropriate mechanism for investigating increased development potential at 20^A Oriental Terrace. § The existing constant height strip of buildings on the south side of Oriental Terrace presents an attractive streetscape that would be compromised by a taller building at 20^A. <p>Decision sought:</p> <p>That no change be made to the existing planning provisions covering 20^A Oriental Terrace. A second less favoured option would be Option 4, because while the bulk of the redevelopment would be greater, it would be in keeping with the buildings to the east and the overall height of the building would be lower and constant over the site.</p>			