Shelly Bay Masterplan
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1 INTRODUCTION

1.1 Vision

Community Vision ... the overarching vision is to build a strong community by creating a high quality mixed use development that is connected, environmentally responsible, and sets a new benchmark for living in Wellington City.

- truly unique
- sustainable
- compact
- staged and flexible
- setting for community

“...a place that will become a very special part of Wellington...”

- Welcoming public waterfront
- Memorable city destination
- Liveable urban neighbourhood
- Residential amenity and choice
- Public attraction and generosity
- Sustainable innovation
- Certainty of high quality

1.2 Site in Context

Shelly Bay is located on the western side of the Miramar Peninsula close to the northern point, and in Evans Bay. The westerly aspect affords good sunshine and outlook over Evans Bay to Haitaitai and across Wellington Harbour to the northern hills.
1.3 Masterplan

SITE MASTERPLAN

Fig. 1.3.1
Legend
- Existing Buildings Remaining in Current Location
- Relocated Buildings
- New Buildings

HASHAA - Housing Accords and Special Housing Areas Act Boundary

N
0 10 50 100M

SCALE 1:2,000 A3

Shelly Bay Masterplan_ Mar 2019
1.4 Overall Design Strategy

The Masterplan has evolved to respond to the unique characteristics and features of the Shelly Bay area, including the relationship to the wider peninsular, hills and harbour.

The figure opposite describes the key drivers and features of the plan and include:
- Landscape links and views to the bush-clad backdrop;
- Emphasising the promontory arrival points into Shelly Bay as natural landscape spaces;
- Creating a publicly accessible, continuous waterfront;
- Creating a heart to the area that optimises the existing character buildings; and,
- Stepping relationship of built form to foreshore. Lower scale finer grain to Shelly Bay Road, larger scale forms set up and back.

Typically, public facilities and amenities are located on the harbour side of the main through road (Shelly Bay Road / Massey Road). Residential accommodation is placed to the east of the road.

Two scales of residential development are proposed. The ‘front row’ adjacent to the main road are townhouse and detached house sites. These will be no greater than three levels in height. Behind these are apartment building sites. These will be no greater than six levels in height and will have a generous ground floor height to elevate the lower apartment levels to improve their outlook to the harbour. The townhouse sites and apartment sites are separated by a laneway that provides vehicle access and will create a 12m separation between buildings.

The Shelly Bay Masterplan sets out to create a unique waterfront destination for Wellington. Drawing on its military and Maori lineage and embracing the water’s edge and hills. Shelly Bay will become a place of special retreat, a place to live and work, and to interact with the natural environment.

Key outcomes of the plan include:
- A high quality publicly accessible waterfront of promenade, wharf and beach;
- Strong expression of two bays and promontories;
- Historic character integrated and authentically displayed;
- Retained robustness and informality of the former air force base;
- A vibrant mixed use ‘heart’ at Shelly Bay Wharf;
- A unique living environment with a mix of housing and boutique hotel;
- Enhanced landscape and vegetation with visual and physical connections to the bush-clad hills;
- Upgraded Shelly Bay Road and Massey Road street system;
- Minimised intervention and earthworks to the escarpment; and,
- Development largely contained within the lower flat platforms of the two bays.
2 EXISTING SITE FEATURES

2.1 Topography

Shelly Bay is a character precinct sitting within the Watts Peninsula. The peninsula, which forms the northern end of the Miramar Peninsula, is characterised by steeply graded vegetated slopes rising from a narrow band of flat land at the coastal edge. The narrow coastal edge, which varies in width, accommodates a two-way road that circumnavigates the peninsula. The coastal edge has a variable character, shifting from natural rocky headland, to pebble and sandy beaches to constructed sea wall edges and wharves. Centrally located on the Peninsula’s west coast, the Shelly Bay Precinct is a largely flat area sitting at between 2.5m and 4.0m elevation, the eastern portion of the precinct incorporates the steeply graded escarpment. The escarpment is characterised by a series of east-west orientated spurs emanating from the peninsula’s upper dominant ridgeline. Spurs to the north and south frame the precinct’s outer extremities, running into rocky headlands, whilst a third dominant spur dissects the precinct forming the Northern and Southern flat zones associated with the site’s two bays. Historical cut and fill activities and wharf developments have dramatically altered the peninsula’s original coastline and topography within the precinct. Reflecting the two crescent shaped bays that articulate the precinct’s coastal edge north and south, the flat land expands inland to form two broader crescents either side of a central ridge line that runs in line with the precinct’s existing wharf spaces.
2.2 Broadscale Landscape Character

Shelly Bay’s unique character is the result of many factors including its separation and containment, its harbour edge location and engagement with nature, and the history of its occupation. Existing built form and landscape elements have an aesthetic that is worthy of retention. New development should respect and develop that existing aesthetic rather than replace it. It is intended that Shelly Bay will continue to have a unique character that does not exist elsewhere.

Shelly Bay sits at the base of Watts Peninsula’s western escarpment. A developed flat zone of ex-naval and working wharf buildings, the precinct is physically and visually contained by the densely vegetated escarpment backdrop to its east and the narrow coastal ledge running along the base of the escarpment. Along the escarpments upper north-south running ridgeline dense vegetation in the north gives way to suburban development in the south.
2.3 Local Cultural Heritage

Watts Peninsula sits within the Wellington City District Plan’s Mataki-kai-poinga Landscape Feature Precinct. It accommodates several Category One, Heritage New Zealand registered historic places. (Source: Watts Peninsula - Feasibility Study Identifying Options for Further Development. Blaschke & Rutherford Environmental Consultants et al, March 2012, for Ministry for Culture and Heritage). Across the broader peninsular landscape there are a number of noted archaeological sites predating 1900s. (Refer page 22 Watts Peninsula - Feasibility Study Identifying Options for Further Development). These sites comprise a mix of both Maori and military heritage. The Wellington District Plan lists six Maori Site Points within the Watts Peninsula area. None of these sites are located within the Shelly Bay Precinct.

The site’s occupation and development by the Shelly Bay Air Force Base has greatly influenced its current day character and form. The campus-like set out of the Precinct’s remaining buildings reflect its military past. The site’s association with submarine mining, in the late 19th Century, the development of the World War II naval base and armament depot and subsequent Air Force occupation contribute to its historic significance. (Source: page 2 Wellington City Council Design Guideline)

For Further information on cultural heritage refer to Archifact: Heritage Assessment and Assessment of Environmental Effects, Draft, March 2019 and Opus: Shelly Bay Character and Condition Assessment, January 2008.

Legend

- Archaeological Pre-Historic Sites (Source: MCH’ Watts Peninsula - Feasibility Study Identifying Options for Further Development)
- Archaeological Historic Sites (Source: MCH’ Watts Peninsula - Feasibility Study Identifying Options for Further Development)
- Tangata Whenua Heritage Sites (Source: WCC District Plan)
- Military Sites
- Site locations and reference to be confirmed.

NB: Site locations and reference to be confirmed.
2.4 Existing Site Buildings and Structures

**EXISTING BUILDINGS AND STRUCTURES**

**Legend**
- Retained Building
- Relocated Building
- Existing Building
- Potential Buildings to relocate to SBW10 (adjacent to Village green)

**BUILDINGS**
- 01 Guard House
- 02 Base HQ & Officer’s Accommodation
- 03 Other Ranks Transit Hut
- 04 Officer’s Mess Accommodation Annex
- 05 Officer’s Mess Laundry Bldg.
- 06 Officer’s Mess Games Room
- 07 Officer’s Quarters and Mess
- 08 Studio 2 - HQ Studios
- 09 South Bay Garages
- 10 Library
- 11 Squash Court - Pixel Paint
- 12 Shipwrights Bldg.
- 13 Out Building
- 14 Barack Warden Store
- 15 Shed 8 - Propeller Studios
- 16 Studio 3 - Artisan Screen Prints
- 17 Transformer Bldg.
- 18 Chocolate Fish Cafe (Submariners)
- 19 Laundries & Boiler House
- 20 North Bay Garages
- 21 Old Hospital - Bayview Art Studios
- 22 Blackmore & Best Gallery
- 23 Whirlwind Designs & Theacrobatic Design Ltd.

**STRUCTURES**
- 24 Slipway
- 25 Finger Pier
- 26 Boat Ramp
2.5 Existing Local Site Character

SITE LANDSCAPE CHARACTER

- Retained Building
- Relocated Building
- Existing Building
- Potential Building to relocate to SBW10 (adjacent to Village green)

Open Space
High Value Pohutukawa Trees
Contributing Pohutukawa Trees
Contributing Ti Kouka Tree

Gateways
Avenues

Compression of Elements (between building + cliff)
Beaches
Rocky Points / Fishing

Legend

fig. 2.5.1

Shelly Bay Masterplan_ Mar 2019
2.5 Existing Local Site Character

SECTION 2-1

- Stone battered sea wall
- Fill
- Guard House fibre sheet + timber batten
- Cut clay and rock cliff

SECTION 2-2

- Stone beach
- Compressed Pohutakawa avenue

SECTION 2-3

- Stone battered sea wall
- Weathered concrete sea wall
- Officer’s Mess Laundry timber weatherboard
- Officer’s Quarters and Mess timber weatherboard

SECTION 2-4

- Weathered Finger Pier
- Rip rap sea wall
- Timber drainage channel cover
- Pine tree + native bush escarpment
2.5 Existing Local Site Character

SECTION 2-5

- Weathered Pier
- Shed with weathered shed
- Asphalt painted edge + painted concrete kerb
- Out Building weatherboard
- Pine tree + native bush escarpment

SECTION 2-6

- Shed 8 exterior weatherboards
- Vegetated escarpment

SECTION 2-7

- Concrete Sea Wall
- Asphalt footpath
- Painted concrete kerb / asphalt / lawn
- Trimmed back + aerial pipe walk

SECTION 2-8

- Concrete sea wall / asphalt footpath with steep crossfall
- Painted asphalt kerb + painted road markings
- Terracotta drainage channel
- Timber balustrades and concrete stairs
- Old Hospital: Bayview Art Studios weatherboard
2.6 Existing Site Roading and Parking

**EXISTING ROADING AND PARKING**

Legend:
- Road
- Carpark Formal
- Carpark Informal

Fig. 2.6.1

SCALE 1: 2,000

0 10 50 100M
3 CONNECTIONS

3.1 Existing and Potential Public and Private Transport Connections

The site is currently serviced by the Miramar Peninsula's coastal road, a two-way road that circumnavigates the narrow coastal ledge of flat land. Through the Shelly Bay site, the northern section of coastal road is Massey Road, the southern section is Shelly Bay Road. The outer lying sections of the shared path will be aligned to the coastal road edge, through the development’s central zone, the shared path is incorporated into the coastal promenades circumnavigating the Village Green and Shelly Bay Wharf spaces.

The Precinct’s prominent harbour location and low elevation are well suited to a future ferry connection, integrating the Peninsula into Wellington Harbour’s existing public ferry network. The centrally located Shelly Bay Wharf is proposed to accommodate the new ferry terminal.
4 BUILT FORM

4.1 Introduction

The site has five prominent landscape and built form elements and these form the basis of the site development. Two headland promontories define the site at each end. Between these two points the two distinct bays will be developed largely with residential accommodation and public open space. In the heart of the precinct is a centre with commercial, cultural, community and public amenities centred around Shelly Bay Wharf and existing historic character structures.

Two scales of residential development are established. The front row immediately to the east of the main road are townhouse and individual standalone houses. These will typically be three levels in height. Behind these, at the base of the hill, are apartment buildings. These will be no greater than six levels in height and will have a generous ground floor height to elevate the lower apartment levels to improve their outlook to the harbour over and around the townhouses that are in front. The townhouses and apartments are separated by Mews that provides vehicle access to the sites. The Mews will create a 12m separation between the townhouses and the apartments.
4.1 Development Site Plan

THE REGULATING PLAN

Legend
- Sea
- Neighbouring land
- Envelope footprint
- HASHAA boundary
- Indicative building footprint within envelope

HISTORIC CHARACTER ASSETS
- 07 Officer’s Quarters and Mess relocated
- 12 Shipwrights Bldg. retained
- 18 Chocolate Fish Cafe (Submariners) relocated
- 23 (part) Whirlwind Designs & Theacrobatic Design Ltd. option for relocation
4.2 Building Types

BUILDING TYPE PLAN

Legend
- Apartment building
- Aged care facility
- Townhouse
- Special building
- Detached house
- Historic character asset

ScEA>E ϰϬϬϬNBay
4.3 Building Uses

BUILDING USE PLAN

Legend
- Residential
- Mixed use
- Carparking
- Aged care facility
- Commercial/Community
- Hotel

Shelly Bay Masterplan_ Mar 2019
4.4 Site - Bulk and Form

BUILDING TYPE 3 - HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

max length -
max width -
max height 12m

number of dwellings 1
max stories 4
covered parking 1
uncovered parking 0
envelope footprint 101m²
max floor area 320m²

Legend
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

**NB TH1 - NORTH BAY TOWNHOUSE 1**

**BUILDING TYPE 2 - TOWNHOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

<table>
<thead>
<tr>
<th>Building Parameter</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max length</td>
<td>21m</td>
</tr>
<tr>
<td>Max width</td>
<td>7m</td>
</tr>
<tr>
<td>Max height</td>
<td>12m</td>
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<tr>
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<td>Approximately 2</td>
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<tr>
<td>Max stories</td>
<td>-</td>
</tr>
<tr>
<td>Covered parking</td>
<td>Approximately 2</td>
</tr>
<tr>
<td>Uncovered parking</td>
<td>0</td>
</tr>
<tr>
<td>Envelope footprint</td>
<td>145m²</td>
</tr>
</tbody>
</table>

**Legend**

- **Boundary**
- **Building envelope**
- **Building protrusion**
- **Neighbouring building**
- **Neighbouring protrusion**
4.4 Site - Bulk and Form

NB A1 - NORTH BAY APARTMENT 1

**BUILDING TYPE 1 - APARTMENT**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 25m
- max width: 18m
- max height: 23m
- number of dwellings: approximately 25
- max stories: 6
- covered parking: approximately 13
- uncovered parking: approximately 12
- envelope footprint: 378m²

Legend
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

**NB A1 - PLAN**

**NB A1 - SECTION**
4.4 Site - Bulk and Form

**NB TH2 - NORTH BAY TOWNHOUSE 2**

**BUILDING TYPE 2 - TOWNHOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 35m
- max width: 8m
- max height: 12m
- number of dwellings: approximately 3
- max stories: -
- covered parking: approximately 3
- uncovered parking: 0
- envelope footprint: 280m²

**Legend**
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

**NB TH2 - PLAN**

**NB TH2 - SECTION**

**SCALE 1 : 500 @A3**
4.4 Site - Bulk and Form

BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

max length 35m
max width 18m
max height 27m

number of dwellings approximately 30
max stories 6
covered parking approximately 17
uncovered parking approximately 13

envelope footprint 630m²
4.4 Site - Bulk and Form

**BUILDING TYPE 2 - TOWNHOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

Two or more buildings are allowable within the envelope.

- **max individual building length**: 19.2m
- **max individual building width**: 13m
- **max individual building height**: 12m
- **number of dwellings**: approximately 6
- **max stories**: -
- **covered parking**: approximately 6
- **uncovered parking**: 0
- **envelope footprint**: 471m²

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**Legend**

- **Boundary**
- **Building envelope**
- **Building protrusion**

- **Area of ground floor level is mixed use (see Use Plan on page 6)**
- **Height restriction of 8m applies (see design guide G2.19)**
- **Neighbouring building**
- **Neighbouring protrusion**

**NB TH3/4 - PLAN**

**NB TH3/4 - SECTION**

**NB TH3/4 - NORTH BAY TOWNHOUSE 3/4**

**SHAPE HEIGHT LIMIT 27m ABOVE GL**
4.4 Site - Bulk and Form

**NB TH3/4 ALT - AGED CARE**

**BUILDING TYPE 4 - AGED CARE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 4 Aged Care. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

- Max individual building length: 19.2m
- Max individual building width: 13m
- Max individual building height: 12m
- Number of dwellings: approximately 8
- Max stories: -
- Covered parking: approximately 8
- Uncovered parking: 0
- Envelope footprint: 471m²

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

**NB TH3/4 ALT - PLAN**

**NB TH3/4 ALT - SECTION**

**HASHAA HEIGHT LIMIT 27m ABOVE GL**

**MASSEY ROAD**

**SCALE 1 : 500 @ A3**
4.4 Site - Bulk and Form

NB A3 - NORTH BAY APARTMENT 3

BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 9m
- max width: 18m
- max height: 27m
- number of dwellings: approximately 10
- max stories: 6
- covered parking: approximately 5
- uncovered parking: approximately 5
- envelope footprint: 162m²
4.4 Site - Bulk and Form

NB A3 - NORTH BAY APARTMENT 3

Legend

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

NB A3 - SECTION

HASHAA HEIGHT LIMIT
27m ABOVE GL

1 m set back

12 m

27 m

2 m

2 m

GF

L1

L2

L3

L4

L5

NB A3

14 m apartment

18 m apartment

NB TH3/4

MASSEY ROAD

MEWS

 SCALE 1 : 500 @A3
### 4.4 Site - Bulk and Form

**BUILDING TYPE 4 - AGED CARE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 4 Aged Care Building. This defines Building Envelope, Protrusions and other design considerations.

- **max length**: 35m
- **max width**: 18m
- **max height**: 27m
- **number of dwellings**: approximately 39
- **max stories**: 6
- **covered parking**: 0
- **uncovered parking**: 20
- **envelope footprint**: 630m²

**Legend**

- **Boundary**
- **Building envelope**
- **Building protrusion**
- **Height restriction applies**
- **Neighbouring building**
- **Neighbouring protrusion**
4.4 Site - Bulk and Form

Legend
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

NB A3 ALT - AGED CARE

NB A3 ALT - SECTION

Legend
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

Hashaa Height Limit
27m Above GL

Building envelope
Boundary
Neighbouring building
Neighbouring protrusion
Building protrusion

Scale 1 : 500 @ A3
4.4 Site - Bulk and Form

**Building Type 1 - Apartment**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 35m
- max width: 18m
- max height: 27m
- number of dwellings: approximately 30
- max stories: 6
- covered parking: approximately 17
- uncovered parking: approximately 13
- envelope footprint: 630m²
4.4 Site - Bulk and Form

**NB A5/6 - NORTH BAY APARTMENT 5/6**

**BUILDING TYPE 1 - APARTMENT**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

- Max individual building length: 35m
- Max individual building width: 18m
- Max individual building height: 27m
- Number of dwellings: approximately 50
- Max stories: 6
- Covered parking: approximately 29
- Uncovered parking: approximately 21
- Envelope footprint: 1161m²

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Legend:
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

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Scale 1:500 @A3
4.4 Site - Bulk and Form

**NB A4/5 ALT - AGED CARE**

**BUILDING TYPE 4 - AGED CARE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 4 Aged Care Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

- max individual building length: 35m
- max individual building width: 18m
- max individual height: 27m
- number of dwellings: approximately 77
- max stories: 6
- covered parking: 0
- uncovered parking: approximately 31
- envelope footprint: 1080m²

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
- Height restriction applies

**NB A4/5 ALT - PLAN**

**NB A4/5 ALT - SECTION**
4.4 Site - Bulk and Form

BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

max length 21m
max width 18m
max height 27m

number of dwellings approximately 20
max stories 6
covered parking approximately 12
uncovered parking approximately 8

envelope footprint 378m²

Legend
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

**NB TH5/6 - NORTH BAY TOWNHOUSE 5/6**

**BUILDING TYPE 2 - TOWNHOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

- max individual building length: 28m
- max individual building width: 13m
- max individual building height: 12m
- number of dwellings: approximately 9
- max stories: -
- covered parking: approximately 9
- uncovered parking: 0
- envelope footprint: 687m²

---

**Legend**

- **Red line**: Boundary
- **Blue area**: Building envelope
- **Gray line**: Neighbouring building
- **Gray area**: Neighbouring protrusion
- **Light gray line**: Height restriction of 8m applies (see design guide G2.19)
4.4 Site - Bulk and Form

BUILDING TYPE 4 - AGED CARE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 4 Aged Care. This defines Building Envelope, Protrusions and other design considerations.

- max length: 28m
- max width: 13m
- max height: 12m

- number of dwellings: approximately 8
- max stories: -
- covered parking: approximately 8
- uncovered parking: 0

- envelope footprint: 364m²

Legend

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

NB THS ALT - PLAN

NB THS ALT - SECTION

HASHAA HEIGHT LIMIT 27m ABOVE GL

SCALE 1 : 500 @A3
4.4 Site - Bulk and Form

BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

- max length: 19.2m
- max width: 13m
- max height: 12m
- number of dwellings: approximately 4
- max stories: -
- covered parking: approximately 4
- uncovered parking: 0
- envelope footprint: 273m²

Legend:
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

NB TH6 ALT - PLAN

NB TH6 ALT - SECTION

HASHAA HEIGHT LIMIT
27m ABOVE GL

1 m set back

18 m apartment
12 m mews
14 m townhouse
4.4 Site - Bulk and Form

**NB TH7 - NORTH BAY TOWNHOUSE 7**

**BUILDING TYPE 2 - TOWNHOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building.

This defines Building Envelope, Protrusions and other design considerations.

- max length: 28m
- max width: 13m
- max height: 12m
- number of dwellings: approximately 5
- max stories: -
- covered parking: approximately 5
- uncovered parking: 0
- envelope footprint: 364m²

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 28m
- max width: 18m
- max height: 27m
- number of dwellings: approximately 25
- max stories: 6
- covered parking: approximately 15
- uncovered parking: approximately 10
- envelope footprint: 504m²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

NB A7 - PLAN

NB A7 - SECTION

NB A7 - NORTH BAY APARTMENT 7

SCALE 1 : 500 @A3
### 4.4 Site - Bulk and Form

#### HISTORIC CHARACTER ASSET - BUILDING 07

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations.

- **Existing length:** 35.5m cos
- **Existing width:** 19.5m cos
- **Existing height:** 11.55m cos
- **Number of dwellings:** -
- **Max stories:** 2
- **Covered parking:** 0
- **Uncovered parking:** 8
- **Envelope footprint:** 505m²

Noise mitigation and ventilation applies to this building.
4.4 Site - Bulk and Form

SBW B2 - SHELLY BAY WHARF BUILDING 2

BUILDING TYPE 5 - SPECIAL - HOTEL

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 17.5m lower connection 7m
- max width: 12m
- max height: 27m
- number of dwellings: -
- max stories: 6
- covered parking: 0
- uncovered parking: 0
- envelope footprint: 294m²

Noise mitigation and ventilation applies to this building.

Legend:
- Boundary
- Building envelope
- Building protrusion
- Height restriction applies
- Neighbouring building
- Neighbouring protrusion
4.4 Site - Bulk and Form

**SBW A1 - SHELLY BAY WHARF APARTMENT 1**

**BUILDING TYPE 1 - APARTMENT**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

- **max length**: 21m
- **max width**: 18m
- **max height**: 23m
- **number of dwellings**: approximately 21
- **max stories**: 6
- **covered parking**: approximately 13
- **uncovered parking**: approximately 8
- **envelope footprint**: 378m²

Legend:

- **Boundary**
- **Building envelope**
- **Building protrusion**
- **Neighbouring building**
- **Neighbouring protrusion**
4.4 Site - Bulk and Form

**SBW B3 - SHELLY BAY WHARF BUILDING 3**

**BUILDING TYPE 5 - SPECIAL - CAR STACKER**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 16.5m
- max width: 6m
- max height: 12m
- number of dwellings: 0
- max stories: -
- covered parking: 30 (carstacker)
- uncovered parking: 0
- envelope footprint: 99m²

**Legend**

- Boundary
- Neighbouring building
- Building envelope
- Neighbouring protrusion

**SBW B3 - PLAN**

**SBW B3 - SECTION**
4.4 Site - Bulk and Form

**SBW B4 - SHELLY BAY WHARF BUILDING 4**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 48m
- max width: 17m
- max height: 15m
- number of dwellings: approximately 10
- max stories: 3
- covered parking: 10 (Located in carparking stacker in SBW. B5)
- uncovered parking: 0
- envelope footprint: 661m²

---

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

**SBW B4 - PLAN**

- Footprint set out clarified
- HASHAA HEIGHT LIMIT 27m ABOVE GL

**SBW B4 - SECTION**

- Scale: 1:500 @A3
4.4 Site - Bulk and Form

**SBW B5 - SHELLY BAY WHARF BUILDING 5**

**BUILDING TYPE 5 - SPECIAL - CAR STACKER**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 16.5m
- max width: 6m
- max height: 12m
- number of dwellings: 0
- max stories: -
- covered parking: 30
- uncovered parking: 0
- envelope footprint: 99m²

**Legend**

- Boundary
- Neighbouring building
- Neighbouring protrusion

**SBW B5 - PLAN**

**SBW B5 - SECTION**

SCALE 1 : 500 @A3
4.4 Site - Bulk and Form

**SBW B6 - SHELLY BAY WHARF BUILDING 6**

**BUILDING TYPE 5 - SPECIAL - KIOSKS**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 26.5m
- max width: 9.5m
- max height: 5.5m
- number of dwellings: 0
- max stories: 1
- covered parking: 0
- uncovered parking: 0
- envelope footprint: 252m²

Noise mitigation and ventilation applies to this building.
4.4 Site - Bulk and Form

**SBW B7 - SHELLY BAY WHARF BUILDING 7**

**HISTORIC CHARACTER ASSET - BUILDING 15/SHED 8**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations.

- **existing length**: 45.8m cos
- **existing width**: 41.3m cos
- **existing height**: 10m cos
- **number of dwellings**: 0
- **max stories**: 1
- **covered parking**: 0 (Located in carparking stacker in SBW. B3)
- **uncovered parking**: 0
- **envelope footprint**: 1892m²

Noise mitigation and ventilation applies to this building.

**Legend**

- Red: Boundary
- Orange: Building envelope
- Grey: Neighbouring building
- Light grey: Neighbouring protrusion
4.4 Site - Bulk and Form

**SBW B8 - SHELLY BAY WHARF BUILDING 8**

**HISTORIC CHARACTER ASSET - BUILDING 12/SHIPWRIGHT'S**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations.

- existing length: 41.625m cos
- existing width: 6.7m cos
- existing height: 6m cos
- number of dwellings: 0
- max stories: 1
- covered parking: 0 (Located in carparking stacker in SBW. B3)
- uncovered parking: 0
- envelope footprint: 279m²

Noise mitigation and ventilation applies to this building.

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Neighbouring protrusion
4.4 Site - Bulk and Form

**SBW B9 - SHELLY BAY WHARF BUILDING 9**

**BUILDING TYPE 5 - SPECIAL - SLIPWAY WITH APARTMENTS ABOVE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 25.1m cos - to relate to slipway
- max width: 12m
- max height: 17m
- number of dwellings: approximately 9
- max stories: 4
- covered parking: 0 (Located in carparking stacker in SBW. B5)
- uncovered parking: 0
- envelope footprint: 300m²

Noise mitigation and ventilation applies to this building.

Legend
- Boundary
- Building envelope
- Neighbouring building
- Neighbouring protrusion
- Area of unenclosed space

Shelly Bay Masterplan_ Mar 2019
4.4 Site - Bulk and Form

HISTORIC CHARACTER ASSETS - BUILDING or BUILDINGS 10, 14 and 23

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations. One or two buildings are allowable within the envelope.

- max length: -
- max width: -
- existing height/s: cos
- number of dwellings: 0
- max stories: 1
- covered parking: 0 (Located in carparking stacker in SBW B3)
- uncovered parking: 0
- envelope footprint: 340m²
- max floor area: 250m²

Noise mitigation and ventilation applies to this building.
4.4 Site - Bulk and Form

**SBW H1 - SHELLY BAY WHARF HOUSE 1**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: -m
- max width: -m
- max height: 15m
- number of dwellings: 1
- max stories: 4
- covered parking: 1 (Located in carparking stacker in SBW B5)
- uncovered parking: 0
- envelope footprint: 171m²
- max floor area: 320m²

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

**SBW H2 - SHELLY BAY WHARF HOUSE 2**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- max length
- max width
- max height

- number of dwellings
- max stories
- covered parking
- uncovered parking

- envelope footprint
- max floor area

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<tr>
<th>Parameter</th>
<th>Value</th>
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<tr>
<td>number of dwellings</td>
<td>1</td>
</tr>
<tr>
<td>max stories</td>
<td>4</td>
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<tr>
<td>covered parking</td>
<td>1 (Located in carparking stacker in SBW. B5)</td>
</tr>
<tr>
<td>uncovered parking</td>
<td>0</td>
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<td>envelope footprint</td>
<td>142m²</td>
</tr>
<tr>
<td>max floor area</td>
<td>320m²</td>
</tr>
</tbody>
</table>

Legend

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

HISTORIC CHARACTER ASSETS - BUILDING 18

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations.

- **existing length**: 19.8 m COS
- **existing width**: 8.5 m COS
- **existing height**: 5.6 m COS
- **number of dwellings**: 0
- **max stories**: 1
- **covered parking**: 0
- **uncovered parking**: 0
- **envelope footprint**: 168 m²
4.4 Site - Bulk and Form

**BUILDING TYPE 2 - TOWNHOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

- max individual building length: 28m
- max individual building width: 13m
- max individual building height: 12m
- number of dwellings: approximately 9
- max stories: -
- covered parking: approximately 9
- uncovered parking: 0
- envelope footprint: 676m²

**Legend**

- **Boundary**
- **Building envelope**
- **Building protrusion**
- **Height restriction of 8m applies (see design guide G2.19)**
- **Neighbouring building**
- **Neighbouring protrusion**
4.4 Site - Bulk and Form

**SB A1/2 - SOUTH BAY APARTMENT 1/2**

**BUILDING TYPE 1 - APARTMENT**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

- Max individual building length: 35m
- Max individual building width: 18m
- Max individual building height: 27m
- Number of dwellings: approximately 50
- Max stories: 6
- Covered parking: approximately 29
- Uncovered parking: approximately 21
- Envelope footprint: 1159m²

---

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

SB A1/2 - SOUTH BAY APARTMENT 1/2
4.4 Site - Bulk and Form

**Building Type 2 - Townhouse**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 24m
- max width: 13m
- max height: 12m
- number of dwellings: approximately 5
- max stories: -
- covered parking: approximately 5
- uncovered parking: 0
- envelope footprint: 312m²

---

Legend

- **Boundary**
- **Building envelope**
- **Building protrusion**
- Neighbouring building
- Neighbouring protrusion

---

**SHB3 - Plan**

**SHB3 - Section**

**SHB3 - South Bay Townhouse 3**

SHAPE HEIGHT LIMIT
27m ABOVE GL

1 m set back
4.4 Site - Bulk and Form

**SB TH4/5 - SOUTH BAY TOWNHOUSE 4/5**

**BUILDING TYPE 2 - TOWNHOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

- Max length: 60.5m
- Max width: 13m
- Max height: 12m
- Number of dwellings: approximately 9
- Max stories: -
- Covered parking: approximately 9
- Uncovered parking: 0
- Envelope footprint: 640m²

Legend:
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

**SB A3 - SOUTH BAY APARTMENT 3**

**BUILDING TYPE 1 - APARTMENT**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 28m
- max width: 18m
- max height: 27m
- number of dwellings: approximately 25
- max stories: 6
- covered parking: approximately 15
- uncovered parking: approximately 10
- envelope footprint: 504m²

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

**SB A3 - PLAN**

**SB A3 - SECTION**

HASHAA HEIGHT LIMIT
27m ABOVE GL

1 m set back

18 m apartment
12 m mews
14 m townhouse

SCALE 1 : 500 @A3
4.4 Site - Bulk and Form

**SB A4 - SOUTH BAY APARTMENT 4**

**BUILDING TYPE 1 - APARTMENT**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

- Max length: 14m
- Max width: 14.6m
- Max height: 23m
- Number of dwellings: approximately 5
- Max stories: 6
- Covered parking: 0
- Uncovered parking: approximately 5
- Envelope footprint: 136m²

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

**SB A4 - PLAN**

**SB A4 - SECTION**
4.4 Site - Bulk and Form

**SB H11 - SOUTH BAY HOUSE 11**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: 
- max width: 
- max height: 12m

- number of dwellings: 1
- max stories: 4
- covered parking: 1
- uncovered parking: 0

- envelope footprint: 149m²
- max floor area: 320m²

---

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

**SB H1 - SOUTH BAY HOUSE 1**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: -
- max width: -
- max height: 12m

- number of dwellings: 1
- max stories: 4
- covered parking: 1
- uncovered parking: 0

- envelope footprint: 96m²
- max floor area: 320m²

---

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
## 4.4 Site - Bulk and Form

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- **max length**: -
- **max width**: -
- **max height**: 15m
- **number of dwellings**: 1
- **max stories**: 4
- **covered parking**: 1
- **uncovered parking**: 0
- **envelope footprint**: 120m²
- **max floor area**: 320m²

---

**Legend**

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

---

**SB H2 - PLAN**

**SB H2 - SECTION**
4.4 Site - Bulk and Form

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: -
- max width: -
- max height: 15m

- number of dwellings: 1
- max stories: 4
- covered parking: 1
- uncovered parking: 0

- envelope footprint: 220m²
- max floor area: 320m²
4.4 Site - Bulk and Form

**SB H4 - SOUTH BAY HOUSE 4**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: -
- max width: -
- max height: 15m
- number of dwellings: 1
- max stories: 4
- covered parking: 1
- uncovered parking: 0
- envelope footprint: 158m²
- max floor area: 320m²

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

**SB H4 - PLAN**

**SB H4 - SECTION**

SCALE 1: 500 @A3

HASHAA HEIGHT LIMIT 27m ABOVE GL

1 m set back
4.4 Site - Bulk and Form

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: -
- max width: -
- max height: 15m

- number of dwellings: 1
- max stories: 4
- covered parking: 1
- uncovered parking: 0

- envelope footprint: 160m²
- max floor area: 320m²

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

SB H6 - SOUTH BAY HOUSE 6

BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

max length
max width
max height 15m

number of dwellings 1
max stories 4
covered parking 1
uncovered parking 0

envelope footprint 152m²
max floor area 320m²
4.4 Site - Bulk and Form

**SB H7 - SOUTH BAY HOUSE 7**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building.

This defines Building Envelope, Protrusions and other design considerations.

- max length
- max width
- max height: 15m

- number of dwellings: 1
- max stories: 4
- covered parking: 1
- uncovered parking: 0

- envelope footprint: 108m²
- max floor area: 320m²

---

**Legend**

- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

**SCALE 1 : 500 @A3**
4.4 Site - Bulk and Form

**SB H10 - SOUTH BAY HOUSE 10**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations. One or more buildings are allowable within the envelope.

- max length: -
- max width: -
- max height: 12m
- number of dwellings: 1
- max stories: 4
- covered parking: 1
- uncovered parking: 0
- envelope footprint: 2370m²
- max floor area: 320m²

Legend
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

SB H10 - SOUTH BAY HOUSE 10

SB H10 - SECTION

Legend
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion

HASHAA HEIGHT LIMIT
27 m ABOVE GL

Scale 1:500 @A3
4.4 Site - Bulk and Form

**SB H8 - SOUTH BAY HOUSE 8**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- **max length**
- **max width**
- **max height** 15m
- **number of dwellings** 1
- **max stories** 4
- **covered parking** 1
- **uncovered parking** 0
- **envelope footprint** 150m²
- **max floor area** 320m²

Legend
- Boundary
- Building envelope
- Neighbouring building
- Building protrusion
- Neighbouring protrusion
4.4 Site - Bulk and Form

**SB H9 - SOUTH BAY HOUSE 9**

**BUILDING TYPE 3 - DETACHED HOUSE**

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

- max length: -
- max width: -
- max height: 12m

- number of dwellings: 1
- max stories: 4
- covered parking: 1
- uncovered parking: 0

- envelope footprint: 117m²
- max floor area: 320m²

---

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion
4.5 Solar Studies

These solar studies are illustrative of how the Shelly Bay site is inherently orientated to benefit from the sun. Its south-westerly aspect allows for direct sunshine to reach far into both the north and south bays almost all year round. Particularly in the Spring, Summer and Autumn months, the Shelly Bay's favourable positioning allows for sunlight access which stretches into the afternoons and evenings.
4.5 Solar Studies
Main site access into the Shelly Bay Precinct will continue to be provided via the Peninsula’s coastal road, which has been re-aligned to more closely follow the historical coastline and provide more public space at the coastal edge. Public parking, 90° angled parking, is located on the coastal side of Shelly Bay and Massey Roads. Internal private parking is designated within buildings (ground floor of apartment buildings and garages on the eastern side of townhouses). External private parking is designated on the eastern side of the Parking Mews lanes for apartment building occupants.

fig. 5.1.1

Legend
- Public Parking
- Private Parking (Uncovered): (Indicative only)
- Private Parking (Covered): (Indicative only)
- Vehicle Accessible
5.2 Streets, Lanes and Mews

**Legend**

- **Road**
- **Primary pedestrian entrance**
- **Shared Street**
- **Shared Lanes**
- **Vehicle entrance**
- **Parking Mews**
5.3 Massey Road and Shelly Bay Road
### 5.3 Street Sections

#### SECTION 5-1 - MASSEY ROAD

- Townhouse
- Footpath
- Massey Rd (North Bay)
- Parking
- Promenade

#### SECTION 5-2 - SHELLY BAY ROAD

- Townhouse
- Footpath
- Shelly Bay Rd
- Parking
- Footpath

---

**Scale 1: 400@A3**

---
5.3 Street Sections

SECTION 5-3 - SHELLY BAY ROAD

SECTION 5-4 - SHELLY BAY ROAD
5.3 Shelly Bay Wharf Shared Space
5.3 Street Sections Shelly Bay Wharf Shared Space

**SECTION 5-5 - SHELLY BAY WHARF SHARED SPACE**

---

**fig. 5.3.10**

---

**fig. 5.3.11**

---
5.3 Shared Lanes and Parking Mews

**SHARED LAKES AND PARKING MUES**

![Diagram of shared space lanes]

**MASSEY ROAD**

**SHED 8**

**SHARED SPACE LANES**

![Image of shared space lanes]

**Fig. 5.3.12**

**Fig. 5.3.13**

**Scale 1:1,000 A3**

N 0 5 25 50 M
5.3 Street Sections Shared Lanes and Mews

SECTION 5-6 - SHARED LANE / PARKING MEWS

SECTION 5-7 - PARKING MEWS
6 PUBLIC REALM

6.1 Open Space Strategy Diagram

Fig. 6.1.1
6.2 North & South Point Parks

**NORTH POINT PARK**

- Structure for Gateway or Artwork
- Parking and Turnaround
- Coastal Ecology Restoration and Access for Fishing

**SOUTH POINT PARK**

- Ramp Access to Beach
- Structure for Gateway or Artwork
- Parking and Turnaround
- Coastal Ecology Restoration and Access for Fishing

---

**Legend**

- Gravel carpark with wheelstops
- Seating and picnic node
- Rocky coast planting in gravel

---

*fig. 6.2.1, fig. 6.2.2, fig. 6.2.4, fig. 6.2.5*
6.3 North Bay

NORTH BAY PROMENADE

Legend
- Asphalt promenade
- Upstand on sea wall
- Bench seats
- Existing trees retained

fig. 6.3.1

fig. 6.3.2

fig. 6.3.3
6.4 Shelly Bay Wharf

**Legend**
- Asphalt with painted graphic
- Asphalt
- Concrete paving
- Raingardens
- Raingardens
- New pohutukawa street tree
- Light poles

**Fig. 6.4.1**

**Fig. 6.4.2**

**Fig. 6.4.3**
6.5 Village Green

**Legend**
- Lawn
- Raingardens
- Asphalt footpath
- Concrete paving
- Existing pohutukawa trees

**Figures**
- fig. 6.5.1
- fig. 6.5.2
- fig. 6.5.3
6.6 South Bay Promenade

Legend
- Concrete paving
- Timber boardwalk
- Rocky shore planting in gravel surface
- New pohutukawa street tree
- Existing pohutukawa tree
- Battered stone sea wall

 fig. 6.6.1

NEW BATTERED STONE SEA WALL

fig. 6.6.2
6.7 South Bay Beach

Legend
- Lawn
- Concrete paving
- Existing stoney beach
- Existing battered stone sea wall
- New rip rap
- New pohutukawa street tree
- Existing pohutukawa trees

fig. 6.7.1

fig. 6.7.2

fig. 6.7.3
6.8 Site Sections

SECTION 6-1 - SOUTH POINT PARK

SCALE 1: 400@A3

SECTION 6-2 - SOUTH BAY EXISTING BOAT RAMP ACCESS

SCALE 1: 400@A3
6.9 Site Sections

SECTION 6-3 - SOUTH BAY PROMENADE

SECTION 6-4 - VILLAGE GREEN
6.10 Site Sections

**SECTION 6-5 - SHELLY BAY WHARF 1**

![Diagram of Section 6-5](image)

**SECTION 6-6 - SHELLY BAY WHARF 2**

![Diagram of Section 6-6](image)
6.11 Site Sections

SECTION 6-7 - SHELLY BAY WHARF 3

SCALE 1: 400 @ A3

SECTION 6-8 - NORTH BAY 1

SCALE 1: 400 @ A3
6.12 Site Sections

SECTION 6-9 - NORTH BAY 2

fig. 6.12.1

SCALE 1: 400@A3

fig. 6.12.2
6.13 Site Sections

**SECTION 6-10 - NORTH BAY 3**

![Section 6-10 - North Bay 3 Diagram](image1)

**SECTION 6-11 - NORTH POINT PARK**

![Section 6-11 - North Point Park Diagram](image2)
7 PLANTING AND RETAINING STRATEGY

7.1 Retaining Strategy

**OBJECTIVES**
- Minimise adverse visual impacts of retaining systems.
- Maxmise green/planted outlook from apartments and public lanes.

**RETAINING STRATEGY**

**MAX 1:1**
Planted slope with geogrid

**MAX 1.5:1**
Terraces of timber retaining

**MAX 4:1**
Timber crib wall

**MAX 1:0.7**
Cut slope natural ground
- A 2m bench (flat depth) must follow every 8m vertical rise

**MAX 4m HIGH**
Low level hidden shotcrete
- Shotcrete wall must be in-line and behind the buildings. The lanes will require closure to prohibit access to the back of the buildings.
- Adjacent to uninhabited spaces

System selection subject to gradient.
7.2 Planting Strategy

Tree planting on the flats is predominately Pohutukawa with single tree species close to the escarpment including a large Norfolk Island Pine and a Tī Kōuka. The proposal is to retain as many of these mature trees as practicable.

The strategy for the planting on the Escarpment is to remove the pine and other exotic trees carefully to protect as much of the regenerating native bush as practicable, then plant the Escarpment with indigenous native species into the gullies and spurs.

Legend

- Existing Trees to be Removed
- Location to be confirmed by survey
- Existing Trees to be Retained
- Location to be confirmed by survey
7.2 Planting Strategy

Legend
- Existing Trees to be Retained
  - Location to be confirmed by survey
- Existing Pohutukawa Street Trees
- New Pohutukawa Street Trees
- New Ti Kouka Park Trees
- New Kowhai or Chinese Elm Mews Trees
- Escarpment Vegetation Management Zone
7.2 Planting Strategy

**INDICATIVE TREES: STREETS, PARK + MEWS**

- Street trees along Massey and Shelly Bay Road are proposed to be pohutukawa to build on existing pohutukawa along these roads.
- Park trees include many existing pohutukawa and these are augmented by new pohutukawa and ti kōuka.
- Trees in the mews are proposed to be native with light canopies or exotic deciduous trees to allow sunlight in winter.

**INDICATIVE UNDERPLANTING: ROCKY COAST, RAINGARDENS, TOE SLOPE, GULLIES + SPURS**

- Pines to be removed from the Escarpment Vegetation Management Zone up to the site boundary + replaced with indigenous native species selected from historical survey of plants found on Miramar Peninsula.

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**ROCKY COAST COLLECTION**
1. NZ Iris - *Liberia ixioides*
2. Broad-leaved poa - *Poa anceps*
3. Pohuehue - *Muehlenbeckia axillaris*

**RAINGARDENS**
1. NZ Iris - *Liberia ixioides*
2. Oioi - *Apodasmia similis*
3. Wiwi - *Juncus australis*
4. Salt marsh ribbonwood - *Plagianthus divaricatus*

**TOE SLOPE**
1. Mountain Flax - *Phormium cookianum subsp. Cookianum*
2. Creeping Fuchsia - *Fuchsia procumbens*
3. Creeping Pohuehue - *Muehlenbeckia complexa var. complexa*

**GULLIES**
1. Kawakawa - *Piper excelsum*
2. Karaka - *Corynocarpus laevigatus*
3. Rangiora - *Brachyglottis repanda*

**SPURS**
1. Manuka - *Leptospermum scoparium var. scoparium*
2. Whauwhaupaku - *Pseudopanax arboreus*
3. Mahoe - *Melicytus ramiflorus*
### 7.2 Planting Strategy

#### INDICATIVE LIST OF PLANT SPECIES FOR ESCARPMENT VEGETATION MANAGEMENT ZONE

#### ESCARPMENT

**SPURS**
- *Carmichaelia australis* – nz broom
- *Cordyline australis* – ti kouka
- *Coprosma robusta* – karamu
- *Leptospermum scoparium* var. *scoparium* - manuka, tea tree
- *Melicytus ramiflorus* -mahoe, hinahina, whitey wood
- *Myoporum laetum* – ngaio
- *Olearia virgata* – tree daisy
- *Pseudopanax arboreus* – whauwhaupaku , five finger
- *Brachyglottis repanda* – rangiora
- *Carpodetus serratus* – putputaweta
- *Cordyline australis* – ti kouka
- *Corynocarpus laevigatus* – karaka
- *Cytisus dealbatus* – silver fern, ponga
- *Dysoxylum spectabile* – kohekohe
- *Asplenium bulbiferum* – hen and chicken fern, pikopika
- *Asplenium obtusatum* – shore spleenwort
- *Clematis foetida* – clematis
- *Clematis paniculata* – puawananga, white clematis
- *Cordyline australis* – ti kouka
- *Libertia ixioides* – mikoi, NZ iris
- *Metrosideros perforata* – akatea, white rata
- *Muehlenbeckia axillaris* – creeping pohuehue
- *Muehlenbeckia complexa* var. *complexa* – small-leaved pohuehue
- *Olearia virgata* – twiggy tree daisy
- *Ozothamnus leptophyllus* – tauhinu
- *Passiflora tetrandra* – kohia, NZ passionflower
- *Phormium cookianum* subsp. *Cookianum* – wharariki, mountain flax
- *Pseudopanax arboreus* – whauwhaupaku , five finger

**GULLIES**
- *Brachyglottis repanda* – rangiora
- *Carpodetus serratus* – putputaweta
- *Cordyline australis* – ti kouka
- *Corynocarpus laevigatus* – karaka
- *Cytisus dealbatus* – silver fern, ponga
- *Dysoxylum spectabile* – kohekohe
- *Freylinetia banksii* – kiekie
- *Fuchsia excorticata* – kotukutuku, tree Fuchsia
- *Fuchsia excorticata* – kotukutuku, tree Fuchsia
- *Piper excelsum* – kawakawa
- *Pseudopanax arboreus* – whauwhaupaku , five finger

#### TOE SLOPE
- *Asplenium bulbiferum* – hen and chicken fern, pikopika
- *Asplenium obtusatum* – shore spleenwort
- *Clematis foetida* – clematis
- *Clematis paniculata* – puawananga, white clematis
- *Cordyline australis* – ti kouka
- *Libertia ixioides* – mikoi, NZ iris
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- *Phormium cookianum* subsp. *Cookianum* – wharariki, mountain flax
- *Pseudopanax arboreus* – whauwhaupaku , five finger

#### RAINGARDENS
- *Apodasmia similis* – oioi
- *Carex forsteri* – Forsters sedge
- *Carex virgata* – pukio, swamp sedge
- *Juncus australis* – wiwi
- *Plagianthus divaricatus* – salt marsh ribbonwood

#### ROCKY SHORE
- *Acaena anserinifolia* – hutiwai, piripiri, bidibid
- *Libertia ixioides* – mikoi, NZ iris
- *Linum monogynum* var. *monogynum* – rauhua, NZ linen flax
- *Lobelia anceps* – shore lobelia
- *Muehlenbeckia axillaris* – creeping pohuehue
- *Muehlenbeckia complexa* var. *complexa* – small-leaved pohuehue
- *Ozothamnus leptophyllus* – tauhinu
- *Pimelea prastrata* subsp. *Prasstrata* – pinatara, New Zealand daphne
- *Poo aneaps* – broad-leaved poa
- *Poo foliosa* – muttonbird poa
- *Selliera rotundifolia* – selleara
- *Tetragonia implexicoma* – native spinach

Source: Buchanan - List of Plants found on Miramar Peninsula, 1872.
Image Credits

2.0 fig. 2.3.2 Heaphy, Charles 1820-1881 :[Birdseye view of Port Nicholson, in New Zealand, shewing the site of the town of Wellington, the river and valley of the Hutt and adjacent country, taken from the charts and drawings made during Col[onel] Wakefield's survey, [Reference Number: C-029-006-b. http://mp.natlib.govt.nz/detail/?id=8204


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