

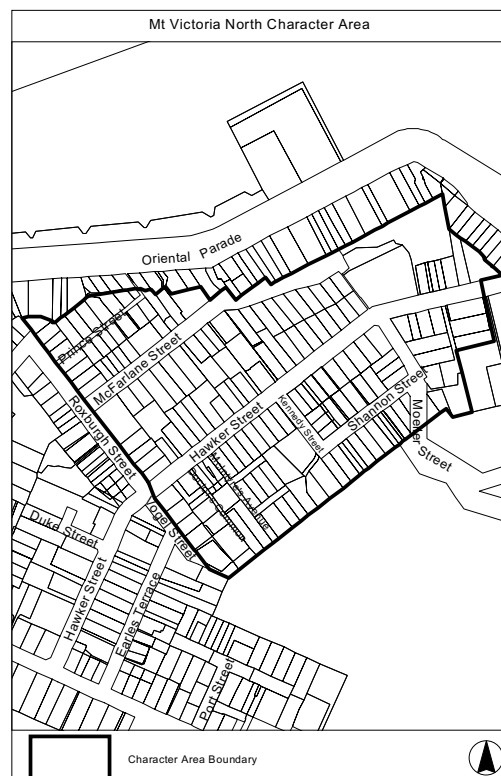
MOUNT VICTORIA NORTH CHARACTER AREA DESIGN GUIDE – TABLE OF CONTENTS

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1.0 Introduction

The Mount Victoria North Character Area is important to the city because it covers an area of high visual appeal, particularly when viewed from the city and harbour. It is a characteristic Wellington residential environment of closely packed hillside housing, enhanced by the prominence of St Gerard's Monastery. The monastery building, in its setting at the top of the coastal escarpment above Oriental Bay, is the object of many of the central area viewshafts identified in the plan. This special composition is one which the Council seeks to protect and enhance.

Because of the area's visual significance, the north or north west face of new building developments fronting the harbour and city has been made a Controlled Activity to ensure that its existing special character is maintained.



2.0 Intention of the Design Guide

As specified in the District Plan rules, all new building development within the Character Area is a Controlled Activity, in terms of the design and appearance and siting of buildings. This Design Guide provides the standards or criteria against which controlled elements are assessed.

Applicants are required to demonstrate (through the detailed design of new development) a commitment to maintaining and extending the present and intended character of the Mount Victoria Character Area. Provided that this intention is supported and the design guidelines are followed, designers have a degree of flexibility in the preparation of development proposals.

No precise formula exists for ensuring the skilful and innovative design of buildings. The provisions of this design guide require that particular character elements be respected. Applicants must demonstrate that the provisions of this Design Guide have been acknowledged and interpreted and their objectives satisfied.

3.0 Analysis

The Character Area is defined by St Gerard's monastery to adjacent housing to the east and Roxburgh Street to the west. The area of housing surrounding St Gerard's is distinctive because the buildings share a common built form. Most of the houses were built in the late nineteenth century and are multi-storeyed, on long narrow sections.

The houses are all oriented northwards to maximise sun and views over the harbour, and this creates a distinctive pattern of buildings. The area has an amphitheatre effect when viewed from the north.

St Gerard's is important to this collection of housing, which appears to cling to the hillside in its shadow. All the houses have pitched roofs of various forms in sympathy with St Gerard's. The monastery stands out at the head of the houses on the highest point and is of solid brick construction, in contrast to the wooden houses around.

Individually, the residential buildings are of no outstanding architectural or historic merit, yet they are distinctive because of the built pattern created by their orientation, construction, style and relationship to St Gerard's. The impact of these buildings is unique to Wellington and provides a dramatic backdrop to the harbour.

4.0 Objective

To acknowledge the significance of the pattern of buildings on the Mt Victoria hillside adjacent to St Gerard's by requiring new development, additions, and alterations to have regard to design guidelines that will ensure that this pattern is continued.

5.0 Guidelines

- G1** The layout of buildings is marked by the subdivisional pattern with mostly long narrow sections orientated to the north or north west and a minimal distance between buildings and boundaries. This pattern should continue to be recognised with all new developments, particularly where development occurs on sites which have been amalgamated.



- G2** Sloping roofs of different styles predominate, creating a noticeable pattern which is complementary to St Gerard's. All new building should incorporate sloping roofs consistent with existing styles.



- G3** Existing buildings incorporate openings that are punctuated. There are no large expanses of sheet glass, as these mostly appear in nearby areas where newer buildings have been built for the views. Building incorporating sheet glass is not considered appropriate. Marked openings should be incorporated in new building.

