

WELLINGTON CITY DISTRICT PLAN

PROPOSED DISTRICT PLAN CHANGE 50– RESIDENTIAL BOUNDARIES AND BUILDING CONTROLS IN ARO VALLEY

ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN

Detailed below are the alterations to the Wellington City District Plan to incorporate changes to the Definitions and Residential Area chapters, and the Multi Unit Development Design Guide. To assist the understanding of the new provisions an annotated copy of the Definitions (Chapter 3.10) Residential Areas (Chapter 4), Residential Rules (Chapter 5) in volume 1 of the District Plan and the Multi Unit Development Design Guide in Volume 2 of the District Plan is provided as a separate document.

A. ALTERATIONS TO VOLUME ONE, DEFINITIONS

Chapter 3, 'Definitions'. Insert new provisions by making the following amendments:

1. **Add** the following text to the first definition of 'Demolition (which refers to 'Appendix 9 to Chapter 5'), after 'Mt Victoria':

“and Aro Valley.”

In addition, **replace** the word 'and' after 'Thorndon' (in the same sentence) with a comma.

2. **Add** the following text to the first definition of Demolition (which refers to Appendix 9 to Chapter 5), after the words 'definition of “additions and alterations”':

“In Aro Valley demolition also includes the removal, destruction or taking down of architectural features or elements on the 'primary elevation(s)' of any building, except where that is permitted as 'repair or maintenance'.”

3. **Add** the following text after the definition of 'Plan or District Plan':

“PRIMARY ELEVATION(S) (FOR THE PURPOSE OF BUILDINGS IN ARO VALLEY – REFER APPENDIX 9 TO CHAPTER 5 OF THE PLAN): means the elevation(s) of a building that contribute to the historical architectural character of the streetscape and neighbourhood. The primary elevation is usually the dwelling's most prominent and detailed elevation.

The primary elevation is usually the elevation (or elevations in the case of a corner sites) that fronts to the street. An exception to this occurs where a building's main elevation is oriented away from the street towards a view or outlook. This is due to the topography of the area and normally occurs where the ground level slopes steeply away from the street frontage. In this situation both the street elevation and the main elevation shall be considered to be primary elevations for the purpose of Rule 5.3.11.

The primary elevation consists of all those features that contribute to the form and style of the building, including but not limited to:

- materials,
- detailing,

- window/wall ratios,
- architectural features and elements such as bay windows, verandahs, porches or steps.”

4. **Add** the following text after the definition of ‘Recreation Activity’:

“REPAIR OR MAINTENANCE (FOR THE PURPOSE OF PRE-1930 BUILDINGS IN ARO VALLEY – REFER APPENDIX 9 TO CHAPTER 5 OF THE PLAN) includes:

- (i) any repair that substantially preserves or recreates the original structural appearance and materials of the buildings primary elevation(s).
- (ii) any repair (including the replacement of any element reasonably required to maintain the building in a sound or weather proof condition or to prevent deterioration of the building fabric) using the same materials or materials of similar texture, form, profile and strength.

but does not include:

- (iii) any demolition of any structural element.

For the purpose of this definition:

‘structural’ in relation to any building means any façade or exterior wall.”

B. ALTERATIONS TO VOLUME ONE, RESIDENTIAL AREAS

Chapter 4, “Residential Areas”. Insert new provisions by making the following amendments:

5. **Amend** the second bullet point of the section ‘Methods’ in Policy 4.2.3.2, by inserting the following text after the word ‘Thorndon’:

“and Multi Unit Developments).”

6. **Add** the following text to the explanation of Policy 4.2.3.2, in the second sentence of the second paragraph after ‘Mt Victoria’:

“and Aro Valley”.

In addition, **replace** the word ‘and’ after ‘Thorndon’ (in the same sentence) with a comma.

C. ALTERATIONS TO VOLUME ONE, RESIDENTIAL RULES

Chapter 5, “Residential Rules”. Insert new provisions by making the following amendments:

7. **Amend** the ‘Schedule of Appendices’ by adding the following text after ‘Mt Victoria’ to the description of Appendix 9:

“and Aro Valley”.

In addition, **replace** the word ‘and’ after ‘(except the Thorndon Character Area)’ with a comma.

8. **Amend** the “Schedule of Appendices’ by replacing the reference to Appendix 10 Aro Valley Area to Appendix “9A Area where rules 5.1.3.3.1, 5.1.3.4.1 and 5.3.5.3 as they relate to Aro Valley, apply.

9. **Replace** the reference to ‘Appendix 10’ in the second bullet point of Rule 5.1.3.3.1 with *“Appendix 9A.”*

10. **Replace** the reference to ‘Appendix 10’ in the third bullet point of Rule 5.1.3.4.1 with *“Appendix 9A.”*

11. **Replace** the reference to 'Appendix 10' in the fifth bullet point of Rule 5.1.3.5.3 with "*Appendix 9A.*"
12. **Add** new text to Rule 5.1.4, following 'Mt Victoria' in the third bullet point as follows:

" or Aro Valley".

In addition, **replace** the word 'and' after 'Thorndon' with a comma.
13. **Replace** the reference to 'Appendix 10' in the Standards and Terms for Rule 5.3.3 after the words 'including the Aro Valley Area' with "*Appendix 9A.*"
14. **Add** the following text below Rule 5.3.10.3 as follows:

"5.3.10.3A bulk and massing of buildings on site in Aro Valley."
15. **Add** the following text to the explanation to Rule 5.3.10, at the end of the second paragraph (ending with 'respect the predominant patterns.')
16. **Add** new text to Rule 5.3.11 after 'Mt Victoria' as follows:

"or Aro Valley."

In addition, **replace** the word 'or' after 'Thorndon' with a comma.
17. **Add** new text to Rule 5.3.11, at the end of the "Non-notification" statement as follows:

"This non-notification statement does not apply in Aro Valley."
18. **Add** the new text to Rule 5.3.11, after Assessment Criteria 5.3.11.4 as follows:

"5.3.11.4.A In Aro Valley, the extent to which any work will compromise or destroy any pre-1930 architectural features or materials on the primary elevation(s). Whether the work will detract from the architectural style and character of the existing building, and the special character of the streetscape and neighbourhood as a whole.

5.3.11.4.B In Aro Valley, in relation to rear sites, the level of visibility of the primary elevation from the street or other public space."
19. **Add** the following text to Rule 5.3.11, in the first line of the explanation after 'Thorndon':

" and Aro Valley."

In addition, **replace** the word 'and' after 'Mt Victoria' with a comma.
20. **Add** new text to Rule 5.3.11, after the third paragraph of the explanation as follows:

"In Aro Valley consideration will be given to the impact on streetscape and neighbourhood character of the removal or demolition of architectural features and elements from a building's primary elevation(s). The special character of these neighbourhoods is perceived, by the public at large, from the street. What can be seen from the street is collectively referred to as streetscape. In most instances the 'primary elevation(s)' will be the elevation of the building that faces the street. However on some properties the buildings main elevation fronts a view or outlook as a result of the topography of the area. This generally occurs on sites where the ground level slopes steeply away from the street frontage. In this situation the main elevation is often still visible from surrounding streets and public spaces (albeit from an increased distance) and contributes to the overall character of the neighbourhood."

21. **Add** new text to Rule 5.3.11, in the second line of the fourth paragraph of the explanation after ‘Thorndon’ as follows:

“ and Aro Valley.”

In addition, **replace** the word ‘and’ after ‘Mt Victoria’ with a comma.

22. **Add** new text to Rule 5.3.11, at the end of the fourth paragraph as follows:

“The requirement to consult with the local residents association does not apply to applications for resource consent in Aro Valley.”

23. **Replace** Map 2 of 3 of Appendix 8 to Chapter 5, with new Appendix 8, with modified boundaries as provided in **Attachment A**.

24. **Replace** Appendix 9 (Chapter 5) Aro Valley, with new Appendix 9, with modified boundaries as provided in **Attachment B**.

25. Replace Appendix 10 Aro Valley Area, with new Appendix 9A, with modified boundaries as provided in **Attachment C**.

D. ALTERATIONS TO VOLUME TWO, MULTI UNIT DEVELOPMENTS DESIGN GUIDE

Section 2.0 “Intention of the Design Guide”. Insert new provisions by making the following amendments:

26. **Replace** the first paragraph with the following new text:

“This Design Guide provides the standards or criteria against which resource consent applications for new multi-unit developments are assessed (which depending on the relevant District Plan rule can include two units or three or more units).”

27. **Add** the following new text to the end of the fifth bullet point in the fourth paragraph (after – Mount Victoria) as follows:

- *“Aro Valley”*

E. ALTERATIONS TO VOLUME TWO, MULTI UNIT DEVELOPMENTS DESIGN GUIDE – APPENDIX 3

Insert new provisions by making the following amendments:

28. **Amend** the Table of Contents page by adding “, Landcross” after ‘Upper Devon’ in the sixth bullet point under ‘3.0 Sub-areas within the Aro Valley’.

29. **Amend** the Table of Contents page by adding the following bullet points after the sixth bullet point under the ‘3.0 Sub-areas within the Aro Valley’ (after ‘Upper Devon and Abel Smith Streets’) as follows:

- *Peripheral areas*
- *Upper Durham Street/Mortimer Terrace and Adams Terrace*
- *Palmer/Abel Smith Street and St Johns Streets*
- *Ohiro Road/Brooklyn Road*

30. **Amend** the first paragraph under the section ‘Purpose’ (‘in Section 1.0 Introduction’) by adding the following new text after the words ‘development proposals’:

“for two or more household units in”

In addition, **delete** words 'for the' before the words 'Aro Valley' in the same sentence, and **add** the word "to" after the words 'Aro Valley'.

31. **Amend** the second sentence in the second paragraph under the section 'Building Type' (in 'Section 2.0 Character Overview'), as follows:
 - place the words 'particularly at a right angle to the street' in brackets; and
 - add the words ", as well as stepped/cascading form of development," after the words 'particularly at a right angle to the street'.
32. **Replace** the map under the heading '3.0 Sub-areas within the Aro Valley' with a new map as provided in **Attachment D**.
33. **Add** into the sub-heading 'Upper Devon and Abel Smith Streets' (under section titled '2 Adjoining streets and elevated areas') the word "Landcross" after 'Upper Devon Street'. In addition, place a comma after the word 'Devon'.
34. **Add** the following new section after the sub section titled 'Upper Devon and Abel Smith Street' (in section '2 Adjoining streets and elevated areas') as follows:

'3 Peripheral areas

The peripheral areas are located along the east and west edges of Aro Valley. Upper Durham Street/Mortimer Terrace and Adams Terrace have a close relationship with the Town Belt and their overall character is similar to that of the streets and elevated areas adjoining Aro Street. Palmer Street/Abel Smith Street/St Johns Street and Ohiro Road/Brooklyn Road are more diverse and have a strong association with the central city.

Upper Durham Street/Mortimer Terrace and Adams Terrace

- *Variation in building type, orientation and frontage setback, accentuated by the changing topography*
- *General consistency in scale and materials*
- *Wide and steep berms with established vegetation and planting on steep sites is a characteristic element.*

Palmer/Abel Smith and St Johns Street

- *These areas, located at the interface with the central city, are in close proximity to the Inner City Bypass. They are characterised by variation in building type and scale and a general consistency of siting.*

Ohiro Road/Brooklyn Road

- *This highly diverse area has a transitional character and pronounced variation in building type and scale, including multi-storey blocks of flats and a heritage landmark building (School of Philosophy.)*

35. **Amend** the title of the last sub section under '2 Adjoining streets and elevated areas' by including the text "and *peripheral areas*" to the end (after 'elevated areas').

ATTACHMENT A

ATTACHMENT B

ATTACHMENT C

ATTACHMENT D