



Mt Victoria Residents Association

PO Box 19056, Wellington 6149

8 February 2018

District Plan Team
Wellington City Council
PO Box 2199
Wellington 6140
By email: district.plan@wcc.govt.nz

Subject: Submission on Proposed District Plan Change 82

The Mt Victoria Residents' Association Inc (the MVRA) provides the following comments on the Proposed District Plan Change 82 regarding proposals to modify some wording, and to enable a land swap at St Gerard's Monastery and 1 Oriental Terrace.

The MVRA advises that it will not gain an advantage in trade competition through its submission.

We would like to be heard in support of our submission at a hearing. At this stage we have not identified any others with whom we could present a joint case.

Zone change – St Gerard's Monastery, Mt Victoria

The MVRA agrees there is common sense in the proposed zone changes for this area, but we have concerns over some possible consequences. The site is very important because of its potential to set a precedent for one of Wellington's most distinctive character areas. We recommend that District Plan change include the following:

1. To protect the unique vista from Oriental Bay beach to the north façade of the Monastery, we would like to see establishment of a viewshaft. This will ensure the north façade is unobstructed, and serve to underpin the built character of the entire hillside. This would also align with the Central Area provisions which protect viewshafts of the city-facing façade.
2. To confine the dimensions of any renovated or new building at 1 Oriental Terrace to permitted limits on height and site coverage. We urge that Councillors include a requirement that officials publicly notify any application that seeks to increase District Plan allowances rather than leave it to officials' discretion. For instance, should the new owner or developer apply to council officials to exercise their discretion under section 5.6.2.5 of the District Plan to allow a 20% increase in height from 10m to 12m. Input from the general public can only enhance success of the project.

We are also concerned the Council may be asked to give permanent control of some carparks outside the Monastery's main entrance to the new owner or developer of 1 Oriental Terrace. As some carparks are an encroachment on airspace above public road reserve, they should not be able to be sold as a permanent property right.

Regularise maps regarding the Mt Victoria North Character Area

The MVRA notes the anomaly whereby the map for the Mt Victoria North Character Area Guide includes Oriental Terrace and environs, but the map for Residential Design Guide Appendix 2 Mt Victoria does not. As both guides include guidelines for the Mt Victoria North / St Gerard's area, we recommend the map for Appendix 2 should be amended to include the same area around Oriental Terrace / St Gerard's as the Mt Victoria North Character Area Guide includes. This would ensure more of the pre-1930s character features of the houses in Oriental Terrace area are protected as a heritage backdrop to Oriental Bay.

Policy 4.2.2.1 and side note to Rule 5.3.5.

We agree the Thorndon Character Area Design Guide and the Mt Victoria North Character Area Design Guide be added to the wording in this Policy and this Rule.

Yours sincerely



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