



Proposed District Plan Change 50 – Aro Valley Boundary Adjustments and Pre-1930's Demolition Rule

WELLINGTON CITY DISTRICT PLAN

PROPOSED DISTRICT PLAN CHANGE 50– ARO VALLEY BOUNDARY ADJUSTMENTS AND PRE-1930'S DEMOLITION RULE

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.’) as follows:

“In Aro Valley, this will include ensuring that new buildings are of a scale and bulk that is complimentary to adjoining buildings.”

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 to 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').

**PROPOSED DISTRICT PLAN CHANGE 50– ARO VALLEY
BOUNDARY ADJUSTMENTS AND PRE-1930’S DEMOLITION
RULE**

The Following pages make up the formal part of Proposed District Plan Change 50.

Key to annotated Text

The way in which the changes are to be read is outlined in the key below. This describes how you can see what text is being deleted and what text is being added to the current Operative District Plan.

Key to Changes:	
Abcdefghijklmnop Abcdefghijklmnop	Existing text (Operative District Plan) to be deleted
<u>Abcdefghijklmnop</u> <u>Abcdefghijklmnop</u>	

Volume One: Alterations and Amendments to Definitions, Policies, and Rules.

A ALTERATIONS TO VOLUME ONE, 3.10 DEFINITONS

Amendments to Definitions

DEMOLITION (FOR THE PURPOSE OF BUILDINGS IN THORNDON, AND MT VICTORIA AND ARO VALLEY - REFER APPENDIX 9 TO CHAPTER 5 OF THE PLAN): means the removal, destruction or taking down of the “primary form” of any building, except, where that is permitted as “repair and maintenance”, or where it is within the 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’.

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.

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

- (iv) any repair that substantially preserves or recreates the original structural appearance and materials of the buildings main elevation(s).
- (v) 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:

- (vi) 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 – CHAPTER 4 RESIDENTIAL AREAS

Amendments to Policy 4.2.3.2

4.2.3.2 Maintain the special character of identified residential character areas.

METHODS

- Rules
- Design Guides (Mt Victoria North, Thorndon and Multi Unit Developments)

Within Residential Areas particular neighbourhoods have an identifiable or distinct character. Wellington examples include Thorndon, Mount Victoria and Aro Valley. Thorndon, Mt Victoria, and Aro Valley, also contain large numbers of older buildings which collectively are important to the identity of Wellington City as a whole. A number of these buildings are listed heritage buildings. Council considers the collective character of these areas is important and they should be more fully protected from inappropriate or unsympathetic development.

Therefore, Council has incorporated, as part of this Plan, Design Guides for some residential neighbourhoods (eg Thorndon Character Area Design Guide) and placed extra controls on multi-unit housing for others (eg Thorndon, Mt Victoria and Aro Valley). The Council has also included rules restricting the demolition of pre-1930 buildings in Thorndon, ~~and~~ Mt Victoria and Aro Valley. In those places significant concentrations of older buildings create particularly distinctive streetscape character.

The benefits of protecting the special character of these areas, which contribute much to the qualities of the city, outweigh the costs of administering and complying with such rules.

The environmental result will be the ongoing development of identified areas in a manner that will maintain their character.

C ALTERATIONS TO VOLUME ONE – CHAPTER 5 RESIDENTIAL RULES

Amendments to Rule 5.1.3

5.1.3.3.1 In the Inner Residential Area the maximum coverage is 50 percent except for the following:

- in the Oriental Bay Height Area (as shown in Appendix 4) there is no maximum coverage
- in the Aro Valley Area (as shown in Appendix 9A) the maximum coverage is 40 percent.

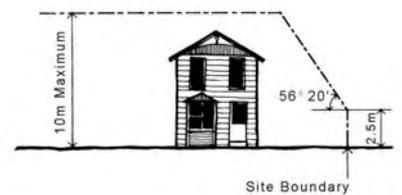
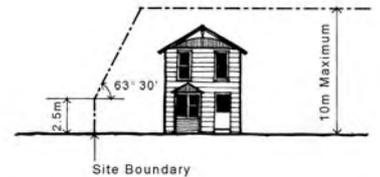
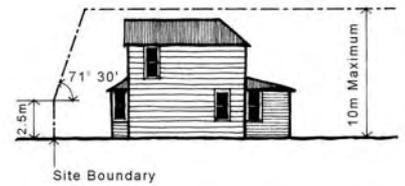
5.1.3.4.1 In the Inner Residential Area the maximum height for buildings and structures, including fences and walls, is 10 metres, except for the following:

- for fences or walls within 1 metre of a boundary or in a front yard (refer to rule 5.1.3.6)
- for maximum heights in the Thorndon Character Area refer to the design guide Volume 2
- in the Aro Valley Area (as shown in Appendix 9A) the maximum height is 7.5 metres
- in the Oriental Bay Height Area the maximum height is as shown in Appendix 4
- in the North Kelburn/Bolton St Area the maximum height is as shown in Appendix 6.

5.1.3.5.3 Determination of the angle of inclination of the sunlight access control line.

The inclination of the sunlight access control line to the horizontal shall be based upon the direction in which the boundary faces which is ascertained by the bearing of a line drawn outwards from the site at 90° to that boundary line, so that:

- for a boundary that faces between 330° and 30°, the angle of inclination shall be 3 vertical to 1 horizontal (71° 30' approximately)
- for a boundary that faces between 270° and 330° or between 30° and 90°, the angle of inclination shall be 2 vertical to 1 horizontal (63° 30' approximately)
- for a boundary that faces between 90° and 150° or between 210° and 270°, the angle of inclination shall be 1.5 vertical to 1 horizontal (56° 20' approximately)
- for a boundary that faces between 150° and 210°, the angle of inclination shall be 1 vertical to 1 horizontal (45°)
- in the Aro Valley Area (as shown in Appendix 9A) for a boundary that faces between 150° and 210°, the angle of inclination shall be 0.5 vertical to 1 horizontal (26° 34' approximately). For boundaries that face between 30° and 150° and 210° and 330°, the angle of inclination shall be 0.85 vertical to 1 horizontal (40° 21' approximately). For a boundary that faces between 330° and 30° the angle of inclination shall be 3 vertical to 1 horizontal (71° 30' approximately)
- where a bearing lies exactly on a boundary between two of the above sectors, the owner of the site may use either of the two sector inclinations
- no account shall be taken of aerials, chimneys or decorative features that do not exceed 1 metre in any horizontal direction
- gable end roofs may penetrate the sunlight access plane by no more than one third of the gable height.



Amendments to Rule 5.1.4

- 5.1.4** The total or partial demolition or removal of buildings and structures are Permitted Activities except:
- those listed in the District Plan as heritage items
 - all buildings constructed before 1930 in the Thorndon Character Area
 - any demolition of any building in Thorndon, or Mt Victoria or Aro Valley that is restricted by rule 5.3.11.

For schedule of listed heritage items, refer to Chapter 21

See Thorndon Character Area Design Guide, Volume 2

Amendments to Rule 5.3.3

5.3.3 The construction, alteration of, and addition to residential buildings, accessory buildings and residential structures, which do not comply with any one or more of the following conditions for Permitted Activities in rule 5.1.3:

5.3.3.1 yards

5.3.3.2 site coverage

5.3.3.3 maximum height

5.3.3.4 sunlight access

5.3.3.4A maximum fence height

are Discretionary Activities (Restricted) in respect of the condition(s) that are not met.

Standards and Terms

Rule 5.1.3.3 relating to site coverage may only be exceeded by a maximum of 20% in:

- the Inner Residential Area including the Aro Valley Area (Appendix 9A)
- the Mitchelltown Area (Appendix 5)
- the Roseneath Area (Appendix 7)

In the remainder of the Outer Residential Area, the maximum site coverage including decks shall not exceed 42%.

Rule 5.1.3.4 relating to maximum height may only be exceeded by a maximum of 20%. In the Oriental Bay Height Area rule 5.1.3.4 relating to maximum height may only be exceeded by 20% for the property at 20A Oriental Terrace. For other properties in the Oriental Bay Height Area (Appendix 4) the height limited specified in Appendix 4 shall not be exceeded.

Rule 5.1.3.5 relating to sunlight access may only be exceeded by a maximum of 3 metres (the maximum of 3 metres cannot be increased by the gable end roof allowance).

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

- 5.3.3.5 Whether a better standard of development can be achieved by varying the specified conditions.
- 5.3.3.6 Whether the topography of the site or the location of any built feature(s) on the site or other requirements such as easements or rights-of-way impose constraints that make compliance impracticable.
- 5.3.3.7 Whether the form, scale and character of the new building or structure is compatible with that of buildings and structures in the immediate vicinity of the site, and streetscape amenities can be maintained. For multi-unit residential development Council will have regard to the Design Guide for Multi-unit Housing. For all development subject to this rule in Thorndon, Mt Victoria and Aro Valley, Council will have regard to the relevant area related appendix to the Multi-unit Design Guide.
- 5.3.3.8 Whether new building work will cause significant loss of sunlight, daylight or privacy to adjoining sites.
- 5.3.3.9 The extent to which it can be demonstrated that buildings [or structures]⁴ adjoining Conservation Sites will have no adverse effects on the ecological values of the Conservation Site.

The conditions for permitted dwellinghouse activities and accessory buildings, including fences and walls, are designed to ensure that the visual amenities of both the Inner and Outer Residential Areas are generally maintained. However, because residential building development in the City is very diverse and Wellington's topography is rugged, conditions will need to be varied on occasion. Variations to the extent specified are flexible enough to allow the establishment of new residential development while maintaining general amenity standards.

In the Oriental Bay Height Area, building heights have been set to maximise potential for residential development, while at the same time offering protection for the amenity of properties to the rear, the public amenity along Oriental Parade, and views of St Gerard's Monastery and the escarpment below the monastery from along Oriental Parade and further a field. Because permitted building heights in the Oriental Bay Height Area have been assessed and set on a site by site basis, the flexibility provided by discretionary height increases is not required. The exception to this is the property at 20A Oriental Terrace, where provision for a discretionary height increase has been provided in recognition of the constraints placed on developing the property by its inclusion in the Oriental Bay Height Area (rather than the Inner Residential Area) combined with the site topography and elevation above the mean sea level.

Amendments to Rule 5.3.10

5.3.10 In the area shown in Appendix 9 (Thorndon, Mt Victoria and Aro Valley), and in the Thorndon Character Area, the construction, alteration of, and addition to residential buildings, accessory buildings and residential structures, where the result will be two or more household units on any site is a Discretionary Activity (Restricted), except in the circumstances where Rule 5.4.8 applies in a Hazard (Fault Line) Area, in respect of:

5.3.10.1 design, external appearance and siting

5.3.10.2 site landscaping

5.3.10.3 parking and site access.

5.3.10.3A bulk and massing of buildings on site (in Aro Valley)

Non-notification

The written approval of affected persons will not be necessary in respect of items 5.3.10.1 – 5.3.10.3. Notice of applications need not be served on affected persons and applications need not be notified except where the Rules 5.1.3.2, 5.1.3.3, 5.1.3.4 and 5.1.3.5 are not met. Where this occurs the presumption towards non-notification will not apply.

Standards and Terms

All the conditions in rules 5.1.1.2, 5.1.1.3 and rule 5.1.3.6 must be met unless consent is concurrently sought and granted under rule 5.3.1 and/or rule 5.3.3 in respect of any non-compliance. For the avoidance of doubt conditions 5.1.3.2, 5.1.3.3, 5.1.3.4 and 5.1.3.5 of the Permitted Activity rule 5.1.3 do not apply and proposals that do not meet these conditions will be assessed under this rule (rule 5.3.10).

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

5.3.10.4 The Design Guide for Multi-unit Development (particular attention will be paid to area specific Appendices).

5.3.10.5 The relevant character area design guide.

In respect of development in the Mt Victoria North Character Area the Multi-unit Design Guide shall be the predominant document. In respect of development in the Thorndon Character Area the Thorndon Character Area Design Guide shall be the predominant document.

5.3.10.6 Where rules 5.1.3 for yards, site coverage, building height and sunlight access are not met and the written approval of any affected person has not been obtained, whether new building work will cause significant loss of sunlight, daylight or privacy to adjoining sites.

Thorndon, Mt Victoria and Aro Valley have a distinctive character which makes a significant contribution to the identity of the City.

While not precluding renewal and redevelopment the Council is concerned to ensure that new multi-unit residential buildings in Thorndon, Mt Victoria and Aro Valley are well designed and respect the predominant patterns. In Aro Valley, this will include ensuring that new buildings are of a scale and bulk that is complimentary to adjoining buildings.

For this reason multi-unit development has been made a Discretionary Activity (Restricted) and no specific building standards and terms apply to multi-unit development in these areas. This is to enable proposals to be assessed against design guidance tailored specifically for each area and to ensure that common development patterns are maintained. The purpose of the design guides is not to impose specific design solutions but to identify design principles that will promote better development and enhance Mt Victoria, Thorndon and Aro Valley. The presumption towards non-notification will not apply for proposals which exceed the permitted rules (Rule 5.1.3) such as building height, site coverage, sunlight access and yards. Such proposals will only be non-notified if they meet the conditions of section 94(2) of the Resource Management Act.

Amendments to Rule 5.3.11

5.3.11 The demolition of any building in Thorndon, ~~or~~ Mt Victoria or Aro Valley (shown in Appendix 9), excluding accessory buildings, constructed before 1930, or for which approval for construction was granted before 1930, is a Discretionary Activity (Restricted) in respect of:

5.3.11.1 the contribution of the building to the streetscape character of the neighbourhood.

Non-notification

Where an application contains details on the outcome of consultation with the local residents' association about the possible demolition of the building, and the Council is able to verify (in writing) that such consultation has occurred and the outcome of such consultation, then the approval of affected persons will not be necessary and applications need not be notified.

If no information on the outcome of the consultation is provided, or the Council is unable to verify that consultation has occurred and the outcome of that consultation, then this non-notification clause will not apply.

This non-notification statement does not apply in Aro Valley.

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

- 5.3.11.2 Whether the building is consistent in form and style with surrounding buildings and is consistent with a strong local pattern. In particular, whether the building is an integral part of a row of buildings that are consistent in form, scale and siting.
- 5.3.11.3 Whether the building is within a sub-area as identified in the Mt Victoria appendix to the Multi-unit Design Guide.
- 5.3.11.4 The extent to which the building retains its original design features relating to form, materials and detailing and the extent to which the form, style and important details have been modified to the extent that restoration is not reasonably practicable.
 - 5.3.11.4.A In Aro Valley, the extent to which any work will compromise or destroy any pre-1930 design 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.
- 5.3.11.5 The degree of the economic effects on the owner and occupier through the retention of the building.

- 5.3.11.6 The effectiveness of other statutory and non-statutory methods available to ensure retention of the streetscape character, including the extent to which the design of new building on the site will ensure that particular streetscape values of the neighbourhood will be maintained.
- 5.3.11.7 Whether the building is important to the context of a building listed in the Schedule of Listed Heritage Items.
- 5.3.11.8 Whether the building poses a risk to life in the event of an earthquake.

Mt Victoria, ~~and~~ Thorndon and Aro Valley contain large numbers of older buildings which collectively are important to the identity of Wellington City as a whole. To help protect the value of these buildings to the streetscape the demolition or removal of pre 1930 buildings has been made a Discretionary (Restricted) Activity. The focus of this rule is the contribution of the buildings to the streetscape. This rule does not restrict the addition to or alteration of existing building.

The date of 1930 has been chosen as buildings older than that date tend to match the characteristic building types of the area. The Council holds information on the ages of buildings which is available on request. It is recognised that different parts of the same building might be different ages. The age of the primary form of the building will be taken as the relevant date. Primary form means the simple form that is central to and the basis of the dwelling. It is typically the largest identifiable form or combination of relatively equal sized geometrically simple and box-like forms.

There are many variations of primary form. However, the primary form of the Victorian and Edwardian villa is typically square or rectangular in plan, one or two stories in height with a hip roof. The primary form of the cottage is typically single storey, rectangular in plan, with a gable roof.

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 to 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.

Council archives and the building consent database contain records as to the date of many of the buildings in Mount Victoria, ~~and~~ Thorndon and Aro Valley. These should be used in the first instance to establish the date of construction or approval for construction. Where Council records are inadequate to determine the date of construction, or approval for construction, a report from a suitably qualified conservation architect may be required. It is also a requirement that information be provided as part of any application for resource consent on the outcome of discussions with the local residents' association about the possible demolition of the building. (See Section 3.2 – Information Requirements). The requirement to consult with the local residents association does not apply to applications for resource consent in Aro Valley.

Individual buildings or groups of buildings with particular heritage significance have been identified in the Council's Schedule of Listed Heritage Items and are subject to the provisions of Chapters 20 and 21.

Amendments to Appendix 8

Refer to Attachment A

Amendments to Appendix 9

Refer to Attachment B

Amendments to Appendix 10

Refer to Attachment C

Volume Two: Alterations and Amendments to Design Guides.

D ALTERATIONS TO VOLUME TWO – MULTI UNIT DEVELOPMENTS DESIGN GUIDE

Amendments to Section 2.0 Intention of the Design Guide

2.0 Intention of the Design Guide

~~As specified in Rule 5.3.4 of the District Plan, new multi-unit residential development of three or more household units on a site is a Discretionary Activity. This Design Guide provides the standards or criteria against which discretionary applications are assessed.~~

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

Applicants will be required to demonstrate through the detailed design of new development a commitment to improving design standards. Beyond this intention and in general accordance with the design guidelines a significant degree of flexibility is given to designers in the preparation of development proposals.

No precise formula exists for ensuring the skilful and innovative design of buildings. However, the provisions of this Design Guide require that some clear design principles be observed. Applicants will have to demonstrate that the provisions of this design guide have been acknowledged and interpreted and the objectives satisfied. This will provide the basis for assessment.

More specifically this Design Guide aims to:

- encourage responsiveness to the character of each particular site, including consideration of the physical and visual qualities of the street and the immediate area
- ensure that new multi-unit development fits into an existing neighbourhood in a way that maintains reasonable standards of privacy and daylight for residents and neighbours
- encourage the design of multi-unit housing to respond to known and typical user needs
- encourage good-quality, cost-effective design
- Provide specific guidelines for identified residential areas:
 - Thorndon
 - Mount Victoria
 - Aro Valley.

(Note the specific guidelines for identified residential areas shall be read in conjunction with the main Design Guide provisions. However, where there is any variation between the two the specific guidelines relating to the identified residential area shall prevail unless otherwise stated.)

It recognises that a higher density of residential development demands consideration of a wider range of factors, and more careful design than is perhaps necessary to achieve an acceptable standard of amenity in a lower-density environment.

The illustrations in the Guide are intended to support the text by explaining principles. They are not intended to represent actual design solutions.

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

Amendment to Section 1.0 Introduction

Purpose

This document aims to help those involved in development proposals for two or more household units in for the Aro Valley to apply the “Character” guidelines contained in the Design Guide for Multi-Unit Housing.

This guide first identifies the patterns of development that determine the character of the Aro Valley (sections 2 and 3). Guidelines are then listed which aim to ensure the Aro Valley’s distinctive character will be maintained and enhanced (section 4).

The intention is that the design of new multi-unit and infill housing is informed by the patterns of siting, relationship to the street, building bulk, form, scale and typical materials that give the area its character.

This document should be read in conjunction with the Design Guide for Multi-Unit Housing. Where there is any variation on issues of character between the two documents, the specific guidelines outlined in this appendix should take precedence.

Amendment to Section 2.0 Character Overview

Building type

Limited range of building types. Most residential buildings are either villas or cottages, with around equal proportions of both. Close to half the villas are single storey. This relatively narrow range of consistently sized building blocks establishes the character of the Aro Valley.

Consistency and variation of building height
co-exist

Row house or apartment development is not common. Row housing (particularly at a right angle to the street), as well as stepped/cascading form of

development would contrast and be uncharacteristic. However, the concentration and orthogonal alignment of individual dwellings on separate small lots located very closely to each other on the flatter parts of the area suggests a form of cluster development.



Cluster development roofscape suggested

Amendments to Section 3.0 Sub – areas within Aro Valley

Replace the existing map at the beginning of the section with the new map in Attachment D.

Upper Devon, Landcross and Abel Smith Streets

- Characterised by very steep topography in combination with highly variable and generally large frontage setbacks.
- Planting on steep sites is an important character element.



Dominance of planting on steep sites

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)

Implication for design specific to adjoining streets and elevated areas and peripheral areas:

- There is greater opportunity for diversity in the siting and mix of building forms here than on the central parts of Aro Street.