

SEPTEMBER 2021 WELLINGTON CITY COUNCIL

Address: 158 The Terrace, Wellington Central

Net Site Area: 751.7sqm

OPERATIVE DISTRICT PLAN RULES

Zone: Central Area

Heritage Building / Area: No

Height Limit: 75.0m (High City Area)

PROPOSED DISTRICT PLAN RULES

Heritage Building / Area: No

Height Control Area 7 Limit: 55.0 - 95.0m

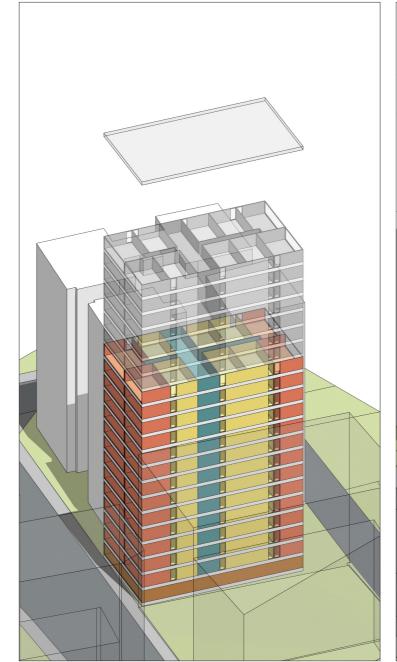
Max. Building Length: 20.0m

Min. Building Separation w/in site: 10.0m Min. Setack (10% of min. site width): 1.85m

MIN. FLOOR AREAS

Studio Floor Areas: 35sqm

1 Bedroom Unit Floor Area: 40sqm2+ Bedroom Unit Floor Area: 55sqm





OPERATIVE DISTRICT PLAN

Site Coverage: 80.5%

Height: 46.9m / 70.0m (Complying)

Floors: 14¹ / 21²

No. of Units: $130^{1}/200^{2}$

No. of Studio Units: 78¹ / 120² (60%) No. of 1 Bed. Units: 52¹ / 80² (40%) Size of Studio Unit: 34.5 sgm (No Rules)

Size of 1 Bed. Unit: 36.5 sqm / 41.6 sqm (No Rules)

Mass: 38.4%¹ / 57.4%² (Complying)

1 Realistic Development (Colour)

2 Permitted Development (Greyscale)



12/22 - 12:00PM

DRAFT DISTRICT PLAN PROPOSAL Studio, 1 and 2 Bedroom Unit Types

Site Coverage: 100%

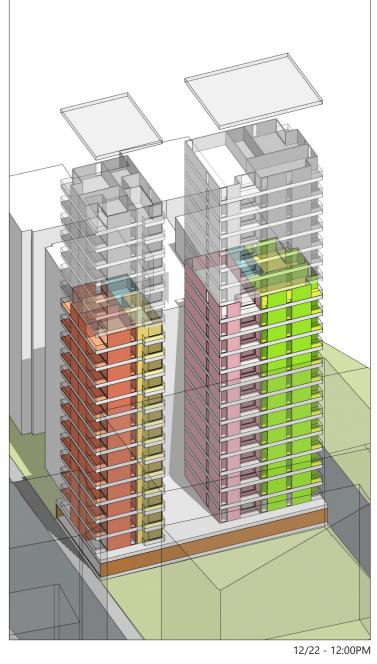
Height: 46.9m / 69.0m (Complying)

Floors: 14¹ / 21²

No. of Units: $91^1 / 140^2$

No. of Studio Units: 26¹ / 40² (28.6%) **No. of 1 Bed. Units:** 39¹ / 60² (42.8%) **No. of 2 Bed. Units:** 26¹ / 40² (28.6%)

Size of Studio Unit: 35 sqm / 37 sqm (Complying) Size of 1 Bed. Unit: 45 sqm / 52 sqm (Complying) Size of 2 Bed. Unit: 57 sqm / 59 sqm (Complying)



DRAFT DISTRICT PLAN PROPOSAL Studio, 1, 2 and 3 Bedroom Unit Types

Site Coverage: 100%

Height: 46.9m¹ / 69.0m² (Complying)

Floors: 14¹ / 21²

No. of Units: 78¹ / 120²

No. of Studio Units: 13¹ / 20² (16.7%) No. of 1 Bed. Units: 26¹ / 40² (33.3%) No. of 2 Bed. Units: 26¹ / 40² (33.3%) No. of 3 Bed. Unit: 13¹ / 20² (16.7%) Size of Studio Unit: 37 sqm (Complying) Size of 1 Bed. Unit: 45 sqm (Complying)

Size of 2 Bed. Unit: 57 sqm / 59 sqm (Complying)

Size of 3 Bed. Unit: 95 sqm (Complying)

LEGEND

- Studio Unit
- 1 Bedroom Unit
- 2 Bedroom Unit
- 3 Bedroom Unit
- Core (Lift and Stair Well)
- C
 - Commercial Space

Realistic Development (Colour)

² Permitted Development (Greyscale)

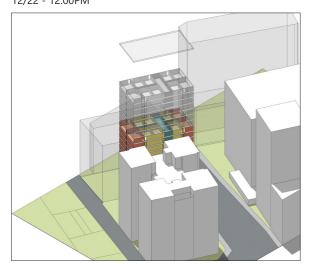
Realistic Development (Colour)

Permitted Development (Greyscale)

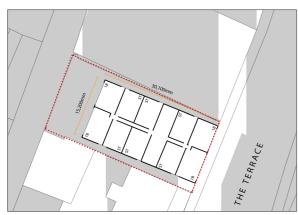
DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 158 THE TERRACE, WELLINGTON CENTRAL

OPERATIVE DISTRICT PLAN

SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

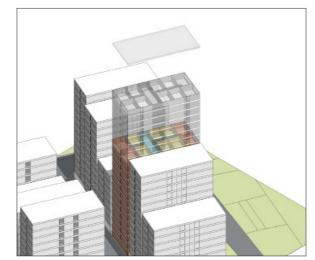
KEY

ST STUDIO UNIT

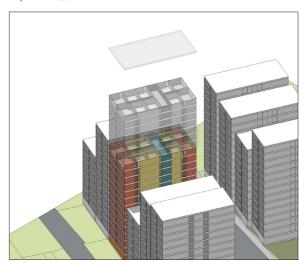
1B 1 BEDROOM UNIT

SITE BOUNDARY

OPERATIVE DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

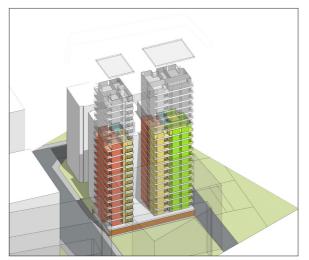
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ST STUDIO UNIT

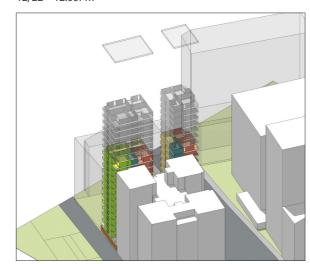
1B 1 BEDROOM UNIT

SITE BOUNDARY

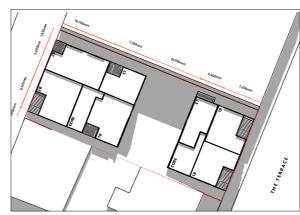
DRAFT DISTRICT PLAN PROPOSAL (Based on Studio, 1 and 2 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

ST STUDIO UNIT

1B 1 BEDROOM UNIT

2B 2 BEDROOM UNIT

SITE BOUNDARY

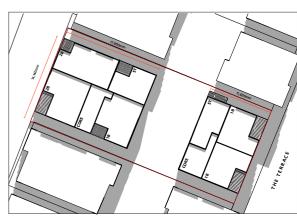
DRAFT DISTRICT PLAN W/
ADJACENT SITE'S REDEVELOPED
(Based on Studio, 1 and 2 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 158 THE TERRACE, WELLINGTON CENTRAL

OPERATIVE DISTRICT PLAN W/ DRAFT DISTRICT PLAN W/ **OPERATIVE DISTRICT PLAN DRAFT DISTRICT PLAN PROPOSAL** ADJACENT SITE'S REDEVELOPED **ADJACENT SITE'S REDEVELOPED** Ν WINTER SOLSTICE SUN PATH - 09.00 AM WINTER SOLSTICE SUN PATH - 11.00 AM WINTER SOLSTICE SUN PATH - 02.00 PM WINTER SOLSTICE SUN PATH - 02.00 PM WINTER SOLSTICE SUN PATH - 02.00 PM WINTER SOLSTICE SUN PATH - 02.00 PM

Address: 18 Hill Street, Thorndon

Net Site Area: 366sqm

OPERATIVE DISTRICT PLAN RULES

Zone: Central Area

Heritage Building / Area: No Height Control Area 3 Limit: 27.0 m

Max. Mass: 75%

PROPOSED DISTRICT PLAN RULES

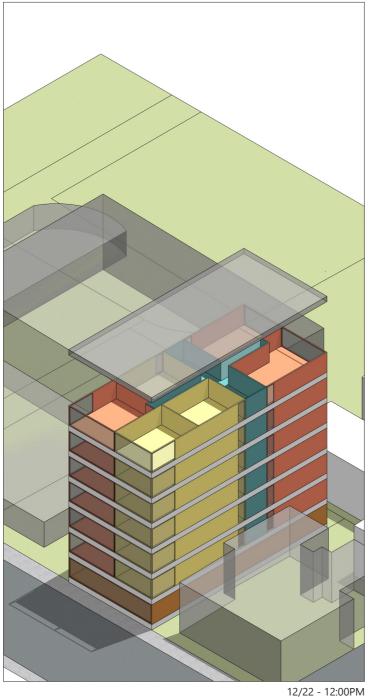
Heritage Building / Area: No Height Control Area 3 Limit: 27.0 m Max. Building Length: 20.0m

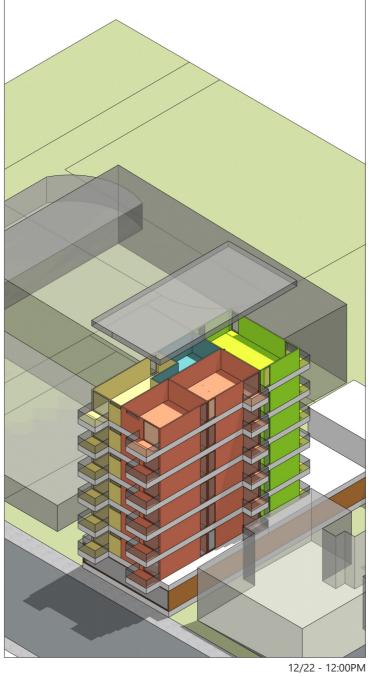
Min. Building Separation w/in Site: 10.0m Min. Setback (10% of Min. Site Width): 1.26m

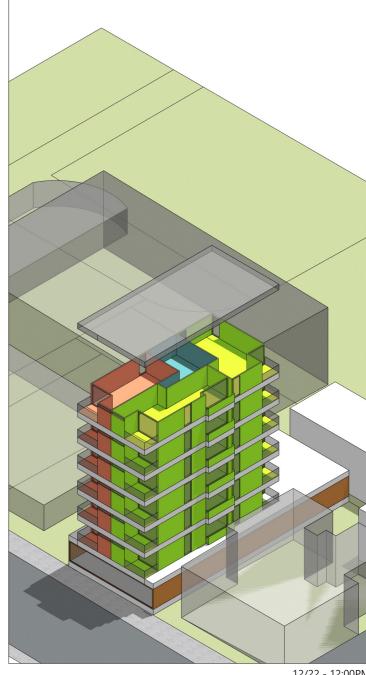
MIN. FLOOR AREAS

Studio Floor Areas: 35sqm

1 Bedroom Unit Floor Area: 40sqm 2 Bedroom Unit Floor Area: 55sqm







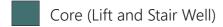
12/22 - 12:00PM

LEGEND



1 Bedroom Unit





Commercial Space

OPERATIVE DISTRICT PLAN

Site Coverage: 81%

Height: 23.8m (Complying)

Floors: 7 No. of Units: 36

No. of Studio Units: 18 (50%) **No. of 1 Bed. Units:** 18 (50%)

Size of Studio Unit: 38 sqm (No Rules)

Size of 1 Bed. Unit: 46 sqm / 54 sqm (No Rules)

DRAFT DISTRICT PLAN PROPOSAL Studio, 1 Bedroom and 2 Bedroom Unit Types

Site Coverage: 100% Height: 23.8m (Complying)

Floors: 7 No. of Units: 24

No. of Studio Units: 6 (25%) **No. of 1 Bed. Units:** 12 (50%) **No. of 2 Bed. Units:** 6 (25%)

Size of Studio Unit: 35 sqm (Complying) Size of 1 Bed. Unit: 40 sqm / 42 sqm (Complying)

Size of 2 Bed. Unit: 57 sqm (Complying)

DRAFT DISTRICT PLAN PROPOSAL Studio, 1 Bedroom and 2 Bedroom Unit Types

Site Coverage: 100% Height: 23.8m (Complying)

Floors: 7

No. of Units: 18

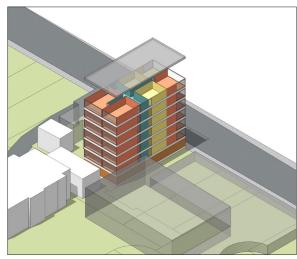
No. of 1 Bed. Units: 6 (33.3%) **No. of 2 Bed. Units:** 12 (66.7%)

Size of 1 Bed. Unit: 42 sqm (Complying) Size of 2 Bed. Unit: 53sqm / 54sqm

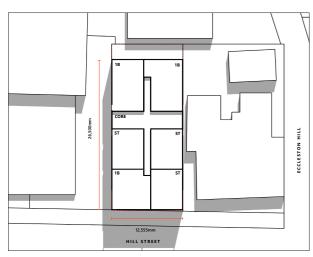
DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 18 HILL STREET, THORNDON

OPERATIVE DISTRICT PLAN

SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

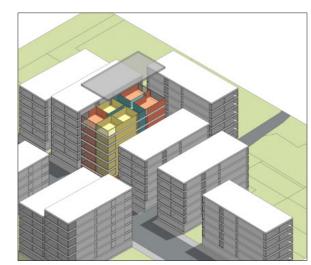
KEY ST

ST STUDIO UNIT

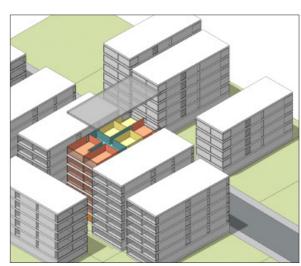
1B 1 BEDROOM UNIT

SITE BOUNDARY

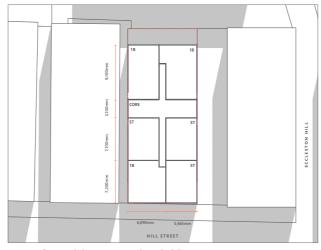
OPERATIVE DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

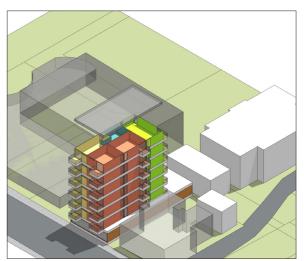
KEY

ST STUDIO UNIT

1B 1 BEDROOM UNIT

SITE BOUNDARY

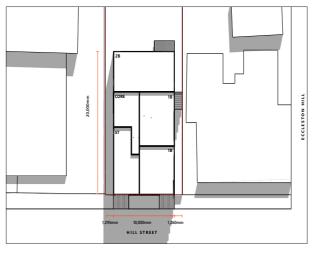
DRAFT DISTRICT PLAN PROPOSAL (Based on Studio, 1 and 2 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

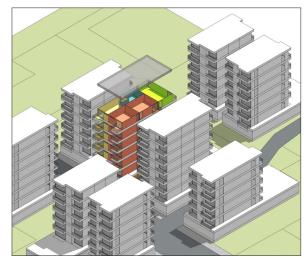
ST STUDIO UNIT

1B 1 BEDROOM UNIT

2B 2 BEDROOM UNIT

SITE BOUNDARY

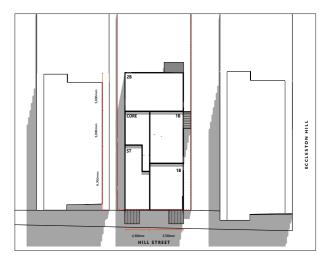
DRAFT DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED (Based on Studio, 1 and 2 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM

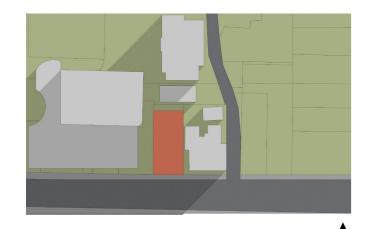


TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

12/22 - **KEY**

DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 18 HILL STREET, THORNDON

OPERATIVE DISTRICT PLAN



WINTER SOLSTICE SUN PATH - 09.00 AM

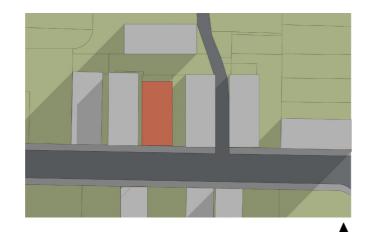


WINTER SOLSTICE SUN PATH - 11.00 AM

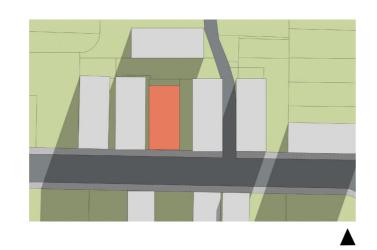


WINTER SOLSTICE SUN PATH - 02.00 PM

OPERATIVE DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED



WINTER SOLSTICE SUN PATH - 09.00 AM

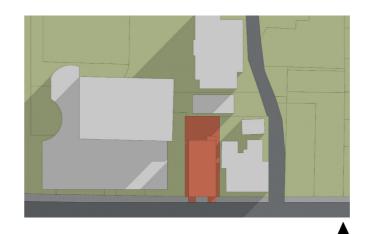


WINTER SOLSTICE SUN PATH - 11.00 AM

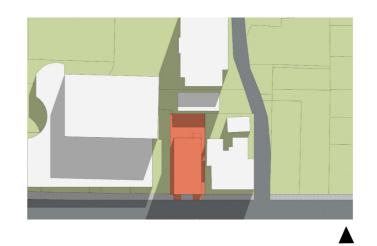


WINTER SOLSTICE SUN PATH - 02.00 PM

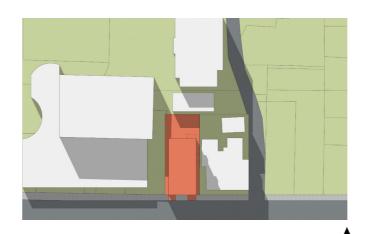
DRAFT DISTRICT PLAN PROPOSAL



WINTER SOLSTICE SUN PATH - 09.00 AM

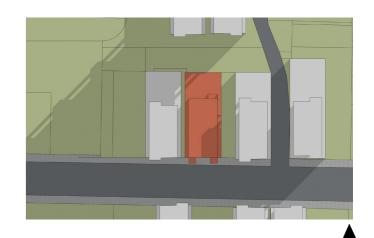


WINTER SOLSTICE SUN PATH - 11.00 AM



WINTER SOLSTICE SUN PATH - 02.00 PM

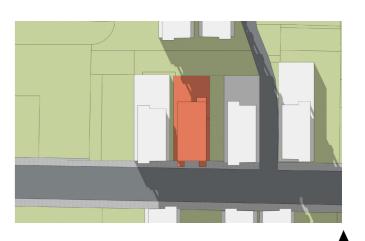
DRAFT DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED



WINTER SOLSTICE SUN PATH - 09.00 AM



WINTER SOLSTICE SUN PATH - 11.00 AM



WINTER SOLSTICE SUN PATH - 02.00 PM

Address: 32 Hania Street, Mount Victoria

Net Site Area: 370sqm

OPERATIVE DISTRICT PLAN RULES

Zone: Central Area

Heritage Building / Area: No Height Control Area 11 Limit: 18.6m

Max. Mass: 75%

PROPOSED DISTRICT PLAN RULES

Heritage Building / Area: No Height Control Area 11 Limit: 42.5m Max. Building Length: 20.0m

Min. Building Separation w/in Site: 10.0m Min. Setback (10% of Min. Site Width): 1.16m

MIN. FLOOR AREAS

Studio Floor Areas: 35sqm

1 Bedroom Unit Floor Area: 40sqm2+ Bedroom Unit Floor Area: 55sqm

LEGEND

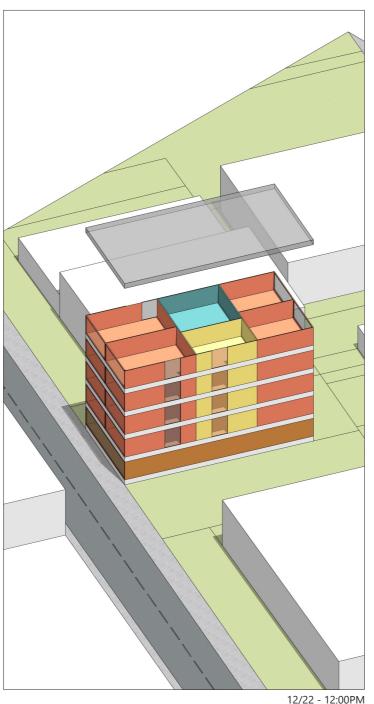
Studio Unit

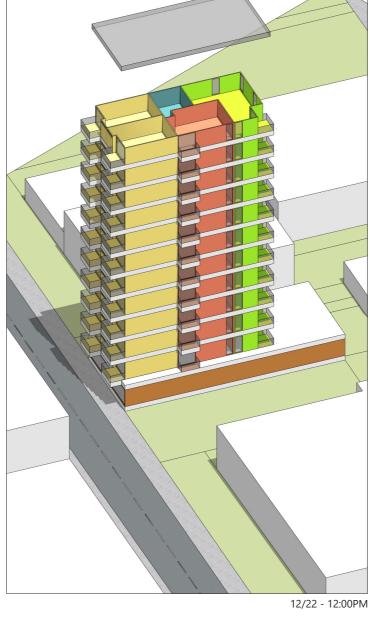
1 Bedroom Unit

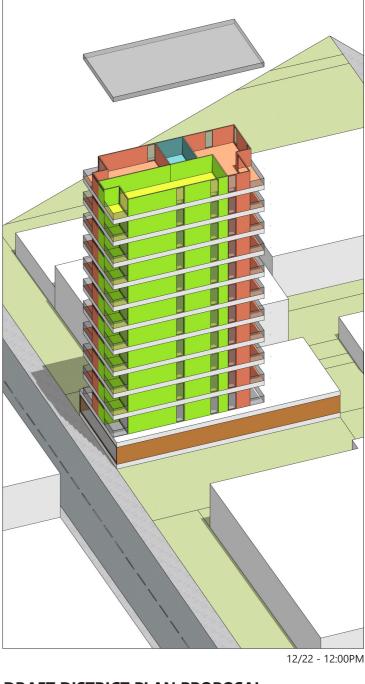
2 Bedroom Unit

Core (Lift and Stair Well)

Commercial Space







OPERATIVE DISTRICT PLAN PROPOSAL

Site Coverage: 84.6% **Height:** 17.2m (Complying)

Floors: 5 No. of Units: 20

No. of Studio Units: 4 (20%) **No. of 1 Bed. Units:** 16 (80%)

Size of Studio Unit: 37.4 sqm (No Rules)

Size of 1 Bed. Unit: 42.6 sqm / 54 sqm (No Rules)

DRAFT DISTRICT PLAN PROPOSAL Studio, 1 and 2 Bedroom Unit Types

Site Coverage: 100% **Height:** 40.3m (Complying)

Floors: 12 No. of Units: 44

No. of Studio Units: 22 (50%) No. of 1 Bed. Units: 11 (25%) No. of 2 Bed. Units: 11 (25%)

Size of Studio Unit: 36 sqm (Complying)
Size of 1 Bed. Unit: 43 sqm / 45 sqm (Complying)

Size of 2 Bed. Unit: 58 sqm (Complying)

DRAFT DISTRICT PLAN PROPOSAL Studio, 1 and 2 Bedroom Unit Types

Site Coverage: 100%

Height: 40.3m (Complying)

Floors: 12 No. of Units: 33

No. of 1 Bed. Units: 22 (67.3%) No. of 2 Bed. Units: 11 (33.3%)

Size of 1 Bed. Unit: 43 sqm / 52 sqm (Complying)

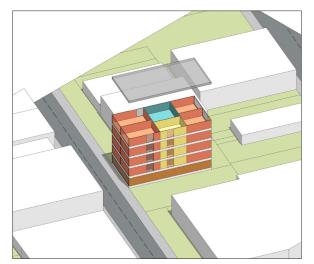
Size of 2 Bed. Unit: 69 sqm (Complying)

DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 32 HANIA STREET, MOUNT VICTORIA

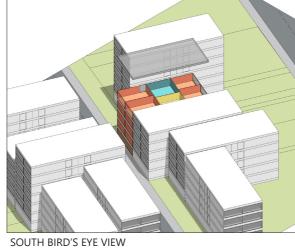
OPERATIVE DISTRICT PLAN

OPERATIVE DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED DRAFT DISTRICT PLAN PROPOSAL (Based on Studio, 1 and 2 Bedroom Unit Types)

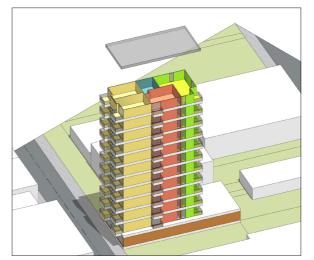
DRAFT DISTRICT PLAN W/
ADJACENT SITE'S REDEVELOPED
(Based on Studio, 1 and 2 Bedroom Unit Types)



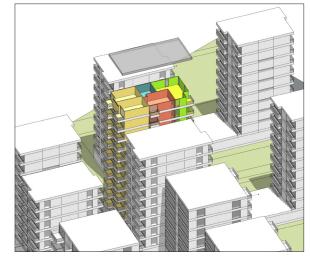
SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



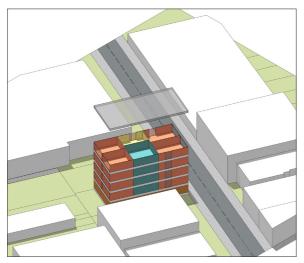
SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



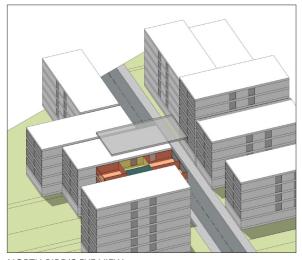
SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



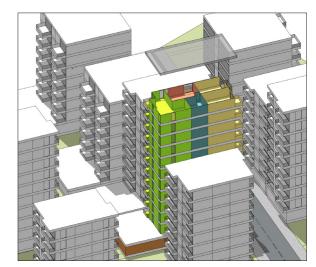
NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



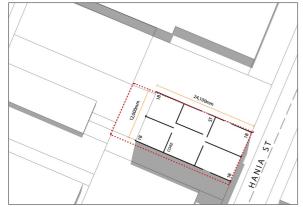
NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



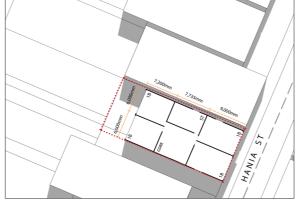
NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

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TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

ST STUDIO UNIT

1B 1 BEDROOM UNIT

SITE BOUNDARY

N

KEY

ST STUDIO UNIT

1B 1 BEDROOM UNIT

SITE BOUNDARY

A

ST STUDIO UNIT

1B 1 BEDROOM UNIT

2B 2 BEDROOM UNIT

SITE BOUNDARY

KEY

KEY

DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 32 HANIA STREET, MOUNT VICTORIA

WINTER SOLSTICE SUN PATH - 02.00 PM

WINTER SOLSTICE SUN PATH - 02.00 PM

OPERATIVE DISTRICT PLAN W/ DRAFT DISTRICT PLAN W/ OPERATIVE DISTRICT PLAN DRAFT DISTRICT PLAN PROPOSAL ADJACENT SITE'S REDEVELOPED **ADJACENT SITE'S REDEVELOPED** Ν Ν WINTER SOLSTICE SUN PATH - 09.00 AM Ν WINTER SOLSTICE SUN PATH - 11.00 AM WINTER SOLSTICE SUN PATH - 02.00 PM

WINTER SOLSTICE SUN PATH - 02.00 PM

Address: 39 Hanson Street, Mount Cook

Net Site Area: 490 sqm

OPERATIVE DISTRICT PLAN RULES

Zone: Centres

Heritage Building / Area: No

Height Limit: 12.0m

PROPOSED DISTRICT PLAN RULES

Heritage Building / Area: No

Height Limit: 28.5m

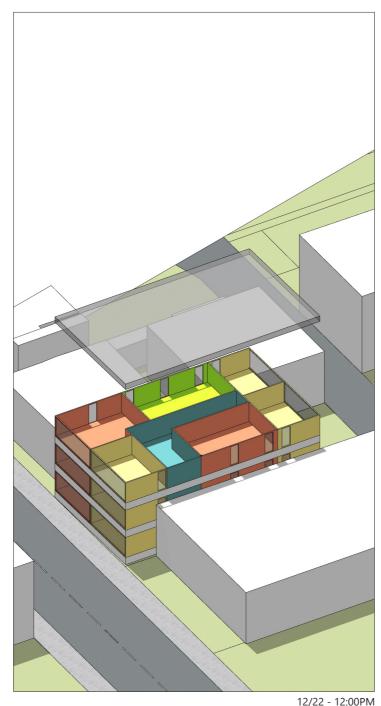
Max. Building Length: 20.0m

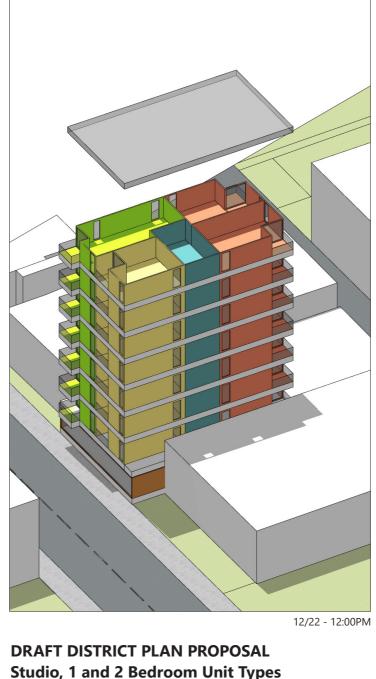
Min. Building Separation w/in Site: 10.0m Min. Setback (10% of min. site width): 1.46m

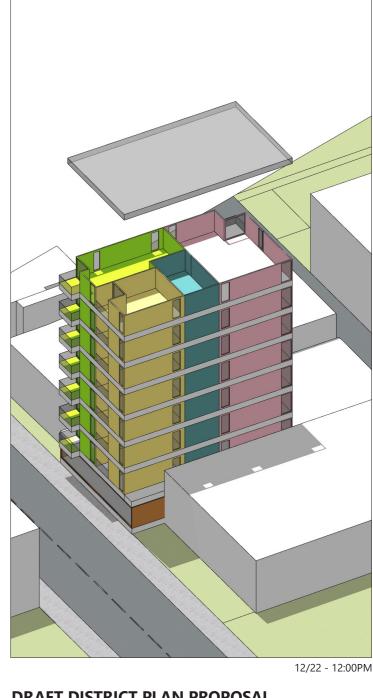
MIN. FLOOR AREAS

Studio Floor Areas: 35 sqm

1 Bedroom Unit Floor Area: 40 sqm2+ Bedroom Unit Floor Area: 55 sqm







LEGEND

Studio Unit

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

Core (Lift and Stair Well)

Commercial Space

OPERATIVE DISTRICT PLAN

Site Coverage: 70% **Height:** 11.2m (Complying)

Floors: 3 No. of Units: 18

No. of Studio Units: 9 (50%) No. of 1 Bed. Units: 6 (33.3%) No. of 2 Bed Units: 3 (16.7%)

Size of Studio Unit: 35 sqm (No Rules)

Size of 2 Bed. Unit: 60 sqm (No Rules)

Size of 1 Bed. Unit: 52 sqm / 53 sqm (No Rules)

Floors: 8 No. of Units: 28

Site Coverage: 100%

Height: 27.1m (Complying)

No. of Studio Units: 7 (25%) No. of 1 Bed. Units: 14 (50%) No. of 2 Bed Units: 7 (25%)

Size of Studio Unit: 36 sqm (Complying) Size of 1 Bed. Unit: 50 sqm (Complying) Size of 2 Bed. Unit: 55 sqm (Complying)

DRAFT DISTRICT PLAN PROPOSAL Studio, 2 and 3 Bedroom Unit Types

Site Coverage: 100% Height: 27.1m (Complying)

Floors: 8

No. of Units: 21

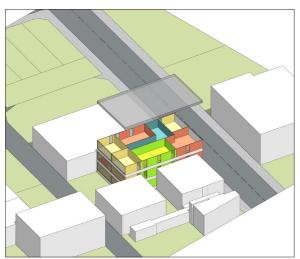
No. of Studio Units: 7 (33.3%) No. of 2 Bed. Units: 7 (33.3%) No. of 3 Bed. Units: 7 (33.3%)

Size of Studio Unit: 36 sqm (Complying) **Size of 2 Bed. Unit:** 55 sqm (Complying) **Size of 3 Bed. Unit:** 100 sqm (Complying)

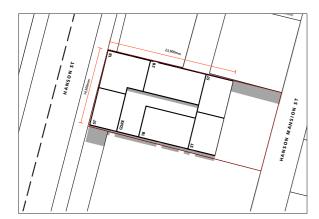
DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 39 HANSON STREET, MOUNT COOK

OPERATIVE DISTRICT PLAN

SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM

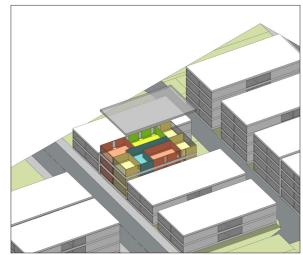


TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

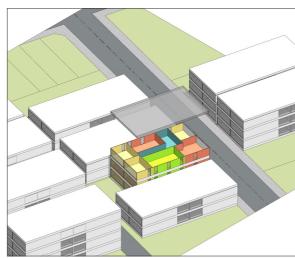
KEY	
ST	
1B	
20	

STUDIO UNIT 1 BEDROOM UNIT 2 BEDROOM UNIT SITE BOUNDARY

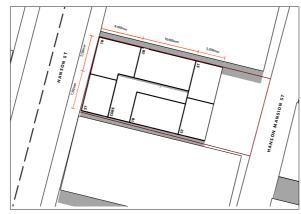
OPERATIVE DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM

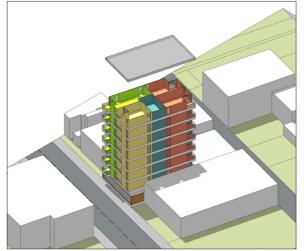


TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

STUDIO UNIT 1 BEDROOM UNIT 1B 2B 2 BEDROOM UNIT SITE BOUNDARY

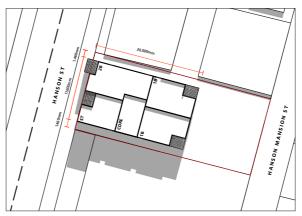
DRAFT DISTRICT PLAN PROPOSAL (Based on Studio, 1 and 2 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM

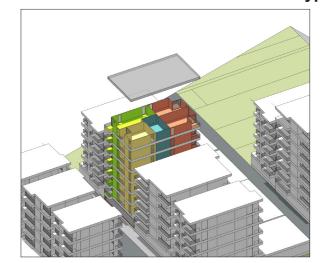


TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

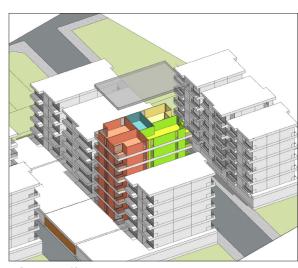
KEY

ST STUDIO UNIT 1 BEDROOM UNIT 1B 2B 2 BEDROOM UNIT SITE BOUNDARY

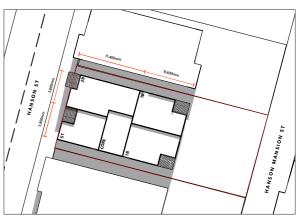
DRAFT DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED (Based on Studio, 1, and 2 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

ST	STUDIO UNIT
1B	1 BEDROOM UNIT
2B	2 BEDROOM UNIT
	SITE BOUNDARY

DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 39 HANSON STREET, MOUNT COOK

OPERATIVE DISTRICT PLAN W/ DRAFT DISTRICT PLAN W/ OPERATIVE DISTRICT PLAN DRAFT DISTRICT PLAN PROPOSAL ADJACENT SITE'S REDEVELOPED ADJACENT SITE'S REDEVELOPED WINTER SOLSTICE SUN PATH - 09.00 AM WINTER SOLSTICE SUN PATH - 11.00 AM WINTER SOLSTICE SUN PATH - 02.00 PM WINTER SOLSTICE SUN PATH - 02.00 PM WINTER SOLSTICE SUN PATH - 02.00 PM WINTER SOLSTICE SUN PATH - 02.00 PM

Address: 77 - 79 Abel Smith Street, Te Aro

Net Site Area: 416 sqm

OPERATIVE DISTRICT PLAN RULES

Zone: Central Area

Heritage Building / Area: No

Height Limit: 27.0m

PROPOSED DISTRICT PLAN RULES

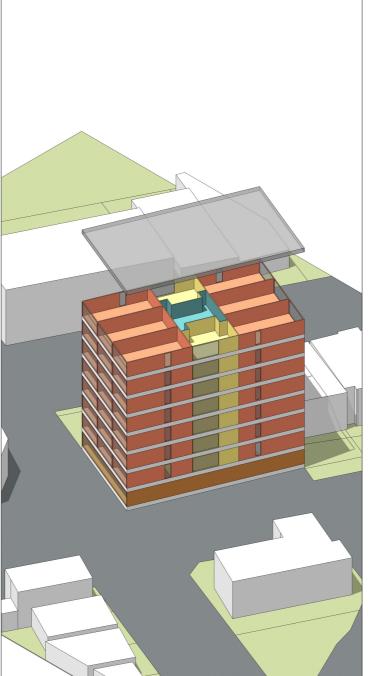
Heritage Building / Area: No **Height Control Area 11 Limit:** 42.5m Max. Building Length: 20.0m

Min. Building Separation w/in Site: 10.0m Min. Setback (10% of Min. Site Width): 1.50m

MIN. FLOOR AREAS

Studio Floor Areas: 35sgm

1 Bedroom Unit Floor Area: 40sqm 2+ Bedroom Unit Floor Area: 55sgm



12/22 - 12:00PM





LEGEND

Studio Unit

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

Core (Lift and Stair Well)

Commercial Space

OPERATIVE DISTRICT PLAN

Site Coverage: 100% **Height:** 27.0m (Complying)

Floors: 8 No. of Units: 56

No. of Studio Units: 14 (66.7%) **No. of 1 Bed. Units:** 42 (33.3%) **Size of Studio Unit**: 37 sqm (No Rules)

Size of 1 Bed. Unit: 56 sqm (No Rules)

DRAFT DISTRICT PLAN PROPOSAL Studio, 1 and 2 Bedroom Unit Types

Site Coverage: 100%

Height: 40.3m Floors: 12 No. of Units: 44

No. of Studio Units: 11 (25%) No. of 1 Bed. Units: 22 (50%) No. of 2 Bed, Units: 11 (25%)

Size of Studio Unit: 36 sqm (Complying)

Size of 1 Bed. Unit: 47 sqm / 50 sqm (Complying)

Size of 2 Bed. Unit: 55 sqm (Complying)

DRAFT DISTRICT PLAN PROPOSAL Studio, 1, 2 and 3 Bedroom Unit Types

Site Coverage: 100%

Height: 40.3m Floors: 12

No. of Units: 33

No. of 1 Bed. Units: 11 (33.3%) **No. of 2 Bed. Units:** 11 (33.3%) **No. of 3 Bed. Units:** 11 (33.3%)

Size of Studio Unit: 35 sqm (Complying) Size of 1 Bed. Unit: 50 sqm (Complying) Size of 2 Bed. Unit: 55 sqm (Complying) Size of 3 Bed. Unit: 91 sqm (Complying)

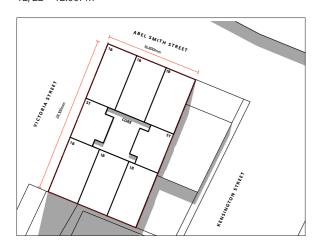
DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 77 - 79 ABEL SMITH STREET, TE ARO

OPERATIVE DISTRICT PLAN

SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

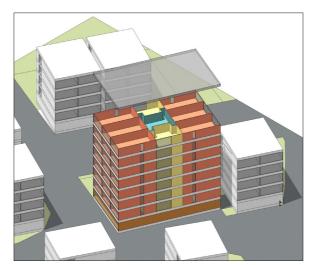
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ST STUDIO UNIT

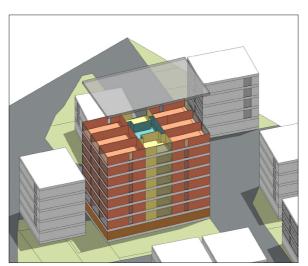
1B 1 BEDROOM UNIT

SITE BOUNDARY

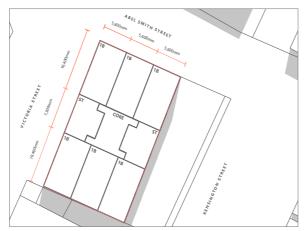
OPERATIVE DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

ST STUDIO UNIT

1B 1 BEDROOM UNIT

SITE BOUNDARY

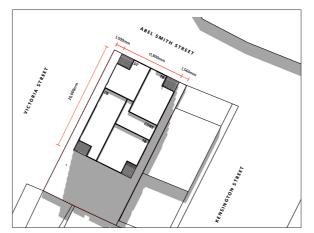
DRAFT DISTRICT PLAN PROPOSAL (Based on Studio and 1 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

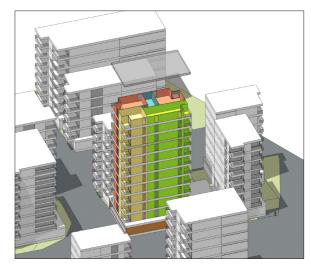
ST STUDIO UNIT

1B 1 BEDROOM UNIT

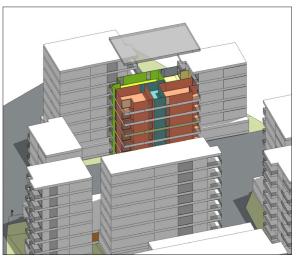
2B 2 BEDROOM UNIT

SITE BOUNDARY

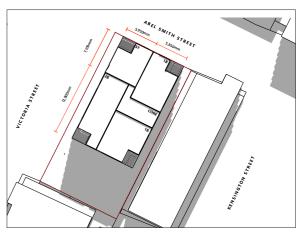
DRAFT DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED (Based on Studio and 1 Bedroom Unit Type)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



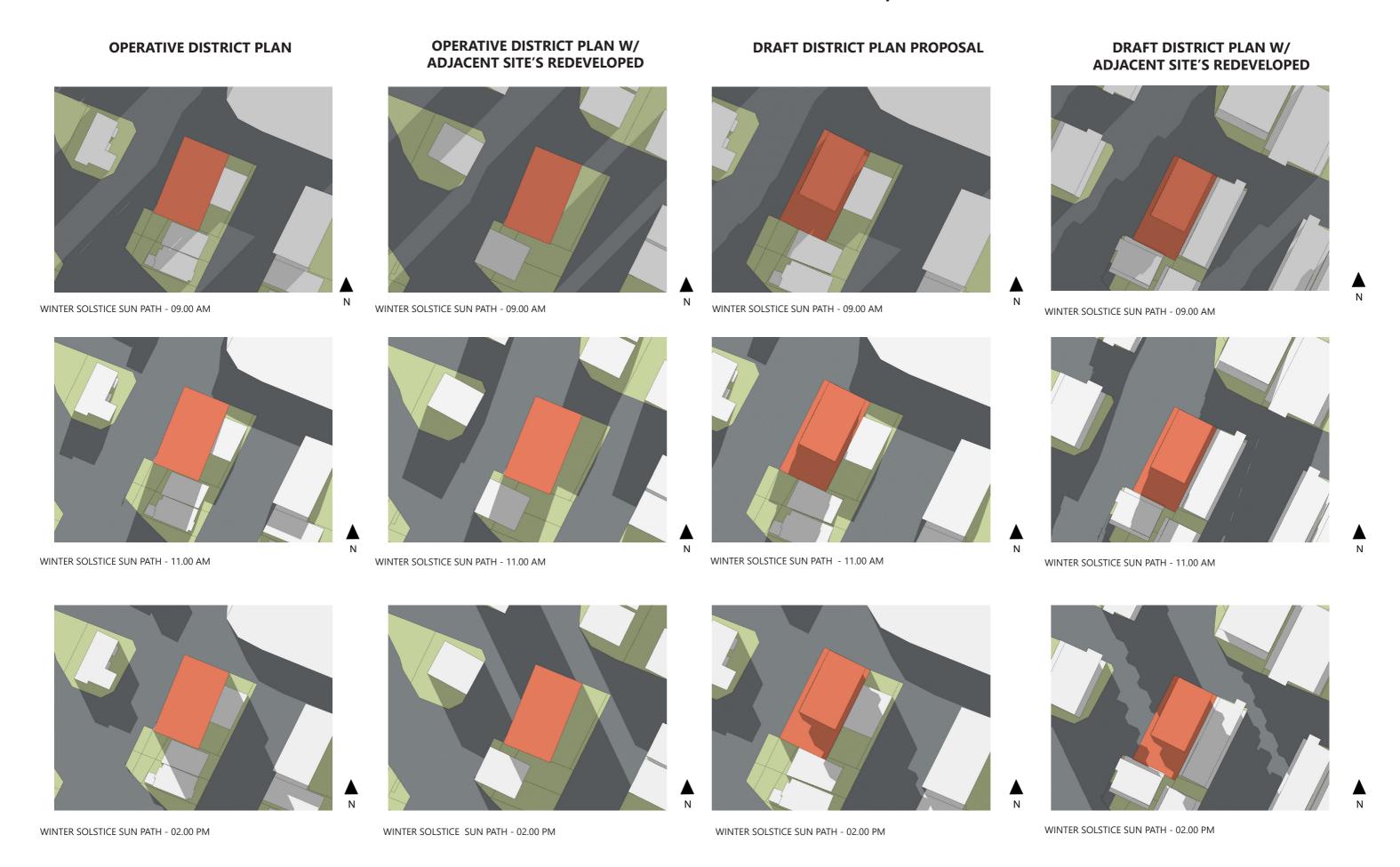
NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

KEY

DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 77 - 79 ABEL SMITH STREET, TE ARO



Address: 89 - 95 Thorndon Quay, Pipitea

Net Site Area: 892 sqm

OPERATIVE DISTRICT PLAN RULES

Zone: Central Area

Heritage Building / Area: No Height Zone (1) Limit: 35.4m

PROPOSED DISTRICT PLAN RULES

Heritage Building / Area: No

Height Limit: 35.4m

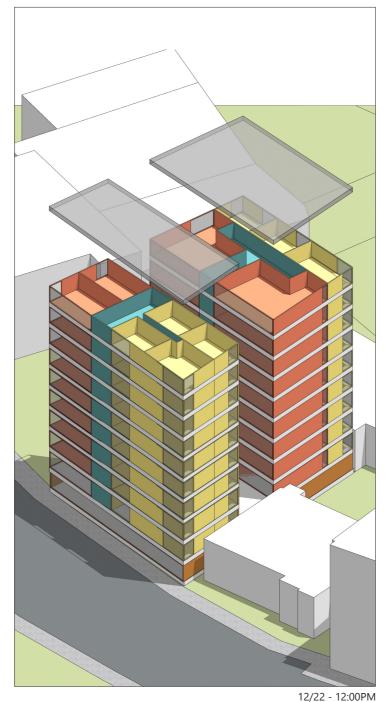
Max. Building Length: 20.0m

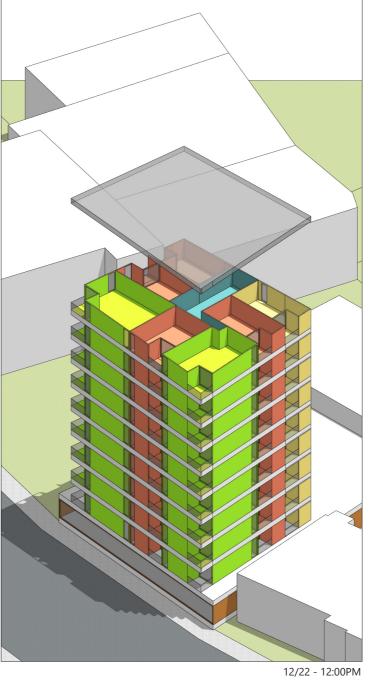
Min. Building Separation w/in Site: 10.0m Min. Setback (10% of min. site width): 2.27m

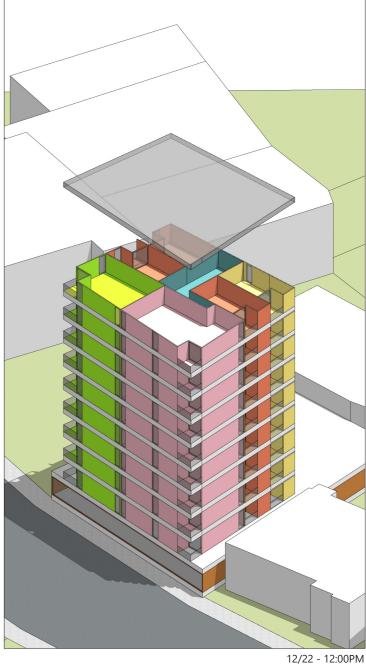
MIN. FLOOR AREAS

Studio Floor Areas: 35sqm

1 Bedroom Unit Floor Area: 40sqm 2+ Bedroom Unit Floor Area: 55sqm







LEGEND

Studio Unit

1 Bedroom Unit

2 Bedroom Unit

3 Bedroom Unit

Core (Lift and Stair Well)

Commercial Space

OPERATIVE DISTRICT PLAN

Site Coverage: 100% **Height:** 33.7m (Complying)

Floors: 10 No. of Units: 99

No. of Studio Units: 63 (63.6%) **No. of 1 Bed. Units:** 36 (36.4%)

Size of Studio Unit: 35 sqm (No Rules) Size of 1 Bed. Unit: 57.8 sqm (No Rules)

DRAFT DISTRICT PLAN PROPOSAL Studio, 1 and 2 Bedroom Unit Types

Site Coverage: 100% **Height:** 33.7m (Complying)

Floors: 10 No. of Units: 63

No. of Studio Units: 9 (14.3%) **No. of 1 Bed. Units:** 36 (57.1%) **No. of 2 Bed. Units:** 18 (28.6%)

Size of Studio Unit: 35 sqm (Complying)

Size of 1 Bed. Unit: 42 sqm / 45 sqm (Complying) **Size of 2 Bed. Unit:** 59 sqm / 70 sqm (Complying)

DRAFT DISTRICT PLAN PROPOSAL **Studio, 1, 2 and 3 Bedroom Unit Types**

Site Coverage: 100% Height: 33.7m (Complying)

Floors: 10 No. of Units: 54

No. of Studio Units: 9 (16.7%) **No. of 1 Bed. Units:** 27 (50%) **No. of 2 Bed. Units:** 9 (16.7%) **No. of 3 Bed. Units:** 9 (16.7%)

Size of Studio Unit: 35 sqm (Complying)

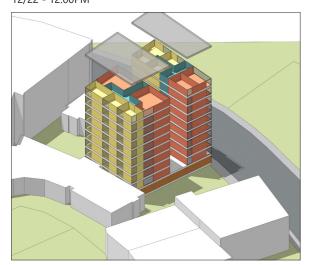
Size of 1 Bed. Unit: 42 sqm / 45 sqm (Complying)

Size of 2 Bed. Unit: 70 qm (Complying) Size of 3 Bed. Unit: 113 sqm (Complying)

DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 89 - 95 THORNDON QUAY, PIPITEA

OPERATIVE DISTRICT PLAN

SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



TYPICAL FLOOR PLAN (NOT TO SCALE) 12/22 - 12:00PM

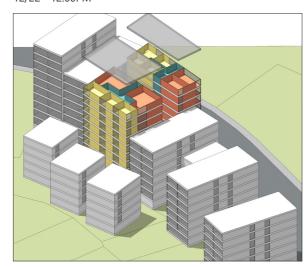
KEY

ST STUDIO UNIT 1B 1 BEDROOM UNIT SITE BOUNDARY

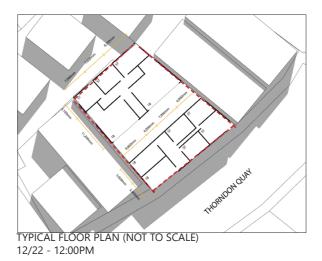
OPERATIVE DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



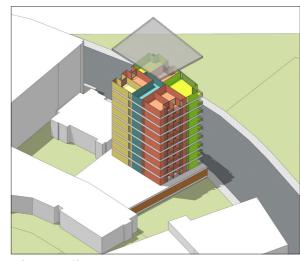
KEY

STUDIO UNIT 1B 1 BEDROOM UNIT SITE BOUNDARY

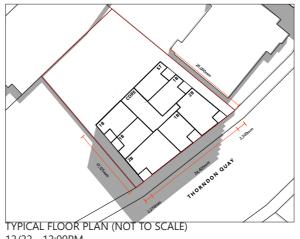
DRAFT DISTRICT PLAN PROPOSAL (Based on Studio, 1 and 2 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



12/22 - 12:00PM

2 BEDROOM UNIT

SITE BOUNDARY

ST STUDIO UNIT 1B 1 BEDROOM UNIT

KEY

2B

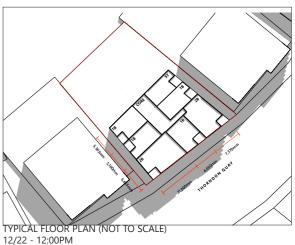
DRAFT DISTRICT PLAN W/ ADJACENT SITE'S REDEVELOPED (Based on Studio, 1 and 2 Bedroom Unit Types)



SOUTH BIRD'S EYE VIEW 12/22 - 12:00PM



NORTH BIRD'S EYE VIEW 12/22 - 12:00PM



KEY

ST STUDIO UNIT 1B 1 BEDROOM UNIT 2B

2 BEDROOM UNIT SITE BOUNDARY

DRAFT DISTRICT PLAN CITY CENTRE ZONE MODELLING: 89 - 95 THORNDON QUAY, PIPITEA

