

**Comparison of maximum building heights
Operative Wellington City District Plan and *Our City Tomorrow – Draft Spatial Plan***

The following tables detail the maximum building heights of the Operative District Plan, compared to those of the Draft Spatial Plan.

- Table one relates to the district plan 'Centres zone'
- Table two relates to the district plan 'Residential areas'
- Figures 1, 2 and Table three relate to the 'Central Area'

Centres height limits

Note:

- Storey count estimated using a 4.0m ground floor, and 3.0m above ground floor height. Lift rooms included in maximum height calculation over 3 storeys.
- 'Exceedance heights' are provided for in the District Plan at a certain percentage over and above the maximum height limit. Developments within this exceedance height are assessed for the effects on the wider environment through a resource consent process.
- '(NPS-UD)' denotes where the Draft Spatial Plan is directed by the National Policy Statement on Urban Development 2020.

Table one

Locality	Operative District Plan maximum height limit	Draft Spatial Plan maximum height limits
Sub-Regional centres		
Johnsonville Zone 1	3 storeys 12 metres 5 storeys 18 metres exceedance height	Up to 8 storeys 27 metres (Type 5)
Johnsonville Zone 2	5 storeys 18 metres 7 storeys 24m exceedance height	
Kilbirnie	3 storeys 12 metres 5 storeys 18 metres exceedance height	Up to 8 storeys 27 metres (Type 5)
Town centres		
Karori Miramar	3 storeys 12 metres 5 storeys 18 metres exceedance height	Up to 6 Storeys 21 metres (Type 4a)
Newtown	3 storeys 12 metres 5 storeys 18 metres exceedance height	Enable at least 6 Storeys (NPS-UD) Enable at least 21 metres (Type 4b)
Tawa	3 storeys 12 metres 5 storeys 18 metres exceedance height	Enable at least 6 Storeys (NPS-UD) Enable at least 21 metres (Type 4b)
Mt Cook (Adelaide Rd) Zone 1	3 storeys 12 metres 5 storeys 18 metres exceedance height	Proposed as Central City which would have a minimum height of 6 storeys Minimum height of 21 metres (Type 4b)
Mt Cook (Adelaide Rd) Zone 2	5 storeys 18 metres 7 storeys 24m exceedance height	

Brooklyn Island Bay Newlands	3 storeys 12 metres 5 storeys 18 metres exceedance height	Up to 6 Storeys 21 metres (Type 4a)	
Crofton Downs Khandallah	3 storeys 12 metres 5 storeys 18 metres exceedance height	Enable at least 6 Storeys (NPS-UD) Enable at least 21 metres (Type 4b)	
Churton Park	2 storeys 9 metres 3 storeys 12 metres exceedance height	Up to 6 Storeys 21 metres (Type 4a)	
Neighbourhood Centres			
Berhampore	3 storeys 12 metres 4 storeys 16 metres exceedance height	Up to 6 Storeys 21 metres (Type 4a)	
Aro Valley		Up to 4 storeys 14 metres (Type 3)	
Linden		Enable at least 6 Storeys (NPS-UD) Enable at least 21 metres (Type 4b)	
Berhampore - Rintoul Street		Up to 6 Storeys 21 metres (Type 4a)	
Hataitai		Up to 6 Storeys 21 metres (Type 4a)	
Island Bay - Mersey Street		Up to 6 Storeys 21 metres (Type 4a)	
Island Bay - Shorland Park shops		Up to 6 Storeys 21 metres (Type 4a)	
Karori - Marsden Village		Up to 6 Storeys 21 metres (Type 4a)	
Karori - Nottingham/Standen Street Shops		Up to 6 Storeys 21 metres (Type 4a)	
Karori - Tringham Street shops		2 storeys 9 metres 3 storeys 12 metres exceedance height	Up to 6 Storeys 21 metres (Type 4a)
Kelburn		Up to 6 Storeys 21 metres (Type 4a)	
Kingston		Up to 4 storeys 14 metres (Type 3)	
Lyll Bay - Onepu Road		Up to 6 Storeys 21 metres (Type 4a)	
Miramar: cnr Para Street and Rotherham Terrace		Up to 6 Storeys 21 metres (Type 4a)	
Miramar: cnr Darlington Road and Camperdown Road		Up to 3 storeys 11 metres (Type 2)	
Miramar: cnr Park Road and Brussels Street		Up to 6 Storeys 21 metres (Type 4a)	
Miramar: cnr Park Road and Rex Street (east and west of Park Road)		Up to 6 Storeys 21 metres (Type 4a)	
Miramar: cnr Park Road and Rotherham Terrace	Up to 6 Storeys 21 metres (Type 4a)		
Newlands - Newlands Road/Salford Street	Up to 3 storeys 11 metres		

		(Type 2)
Newtown - Constable Street/Owen Street		Enable at least 6 Storeys (NPS-UD) Enable at least 21 metres (Type 4b)
Ngaio		Enable at least 6 Storeys (NPS-UD) Enable at least 21 metres (Type 4b)
Ngaio - Crofton Road		Enable at least 6 Storeys (NPS-UD) Enable at least 21 metres (Type 4b)
Northland		Up to 3 storeys 11 metres (Type 2)
Roseneath		Up to 3 storeys 11 metres (Type 2)
Seatoun - Dundas Street		Up to 3 storeys 11 metres (Type 2)
Strathmore - Broadway Strathmore Avenue and Hobart/Kauri Street		Up to 4 storeys 14 metres (Type 3)
Strathmore - cnr Caledonia Street, Hobart Street, and Devonshire Road		Up to 3 storeys 11 metres (Type 2)
Tawa - Oxford Street		Enable at least 6 Storeys (NPS-UD) Enable at least 21 metres (Type 4b)
Thorndon		Up to 3 storeys 11 metres (Type 2)
Wadestown		Up to 3 storeys 11 metres (Type 2)

Residential Area height limits

Note:

- Storey count estimated using a 3.0m floor levels.
- 'Exceedance heights' are provided for in the District Plan at a certain percentage over and above the maximum height limit. Developments within this exceedance height are assessed for the effects on the wider environment through a resource consent process.
- '(NPS-UD)' denotes where the Draft Spatial Plan is directed by the National Policy Statement on Urban Development 2020.

Table 2

Locality	Operative District Plan maximum height limit	Draft Spatial Plan maximum height limit
Oriental Bay Height Area "IR5 Area"	13-34 metres above mean sea level Refer Appendix 4 of the District Plan	13-34 metres above mean sea level No change from Appendix 4 of the district plan.
Wider Inner residential area (eg Mount Victoria, Thorndon)	3 storeys 10 metres 4 storeys 12 metres exceedance height	<u>Within proposed character sub-areas:</u> Up to 3 storeys 11 metres (Type 2)
Aro Valley "IR3 area"	2 storeys 7.5 metres 3 storeys 9 metres exceedance height	<u>Outside of proposed character sub-areas</u> Varies based on NPS-UD affected area and growth potential between: Up to 4 storeys 14 metres (Type 3)
Mt Cook, Newtown, Berhampore "IR4 Area"	3 storeys 9 metres 3 storeys 10.8 metres exceedance height	Up to 6 storeys 21 metres (Type 4a)
North Kelburn/Bolton Street "IR 6 Area"	Refer Appendix 3 of the District Plan 3 storeys - 5 storeys 10 - 16 metres 4 storeys – 6 storeys 12 metre – 19 metre exceedance height	Enable at least 6 storeys (NPS-UD) Enable at least 21 metres (when part of an NPS-UD affected area) (Type 4b)
Roseneath "OR3 Area"	3 storeys 10 metres 4 storeys 12 metres exceedance height	Up to 2 storeys 8 metres (Type 1)
Wider Outer Residential Area	2 storeys 8 metres 3 storeys 10 metre exceedance height	Varies based on NPS-UD affected area and growth potential between: Up to 2 storeys 8 metres (Type 1)
Medium Density Residential Area- Kilbirnie	3 storeys 10 metres 4 storeys 13 metre exceedance height	Up to 3 storeys 11 metres (Type 2)
Medium Density Residential - Johnsonville	2 storeys 8 metres 3 storeys 10.4 metre exceedance height	Up to 4 storeys 14 metres (Type 3)
In all residential areas except for "Oriental Bay Height Area IR5" an additional 1m is allowed for a roof slope of 15 degrees or greater rising to a central ridge		Enable at least 6 storeys (NPS-UD) Enable at least 21 metres (when part of an NPS-UD affected area) (Type 4b) See Wellington Outer Suburbs Assessment and Evaluation report

Central Area height limits

Figure 1: Operative District Plan maximum height limits

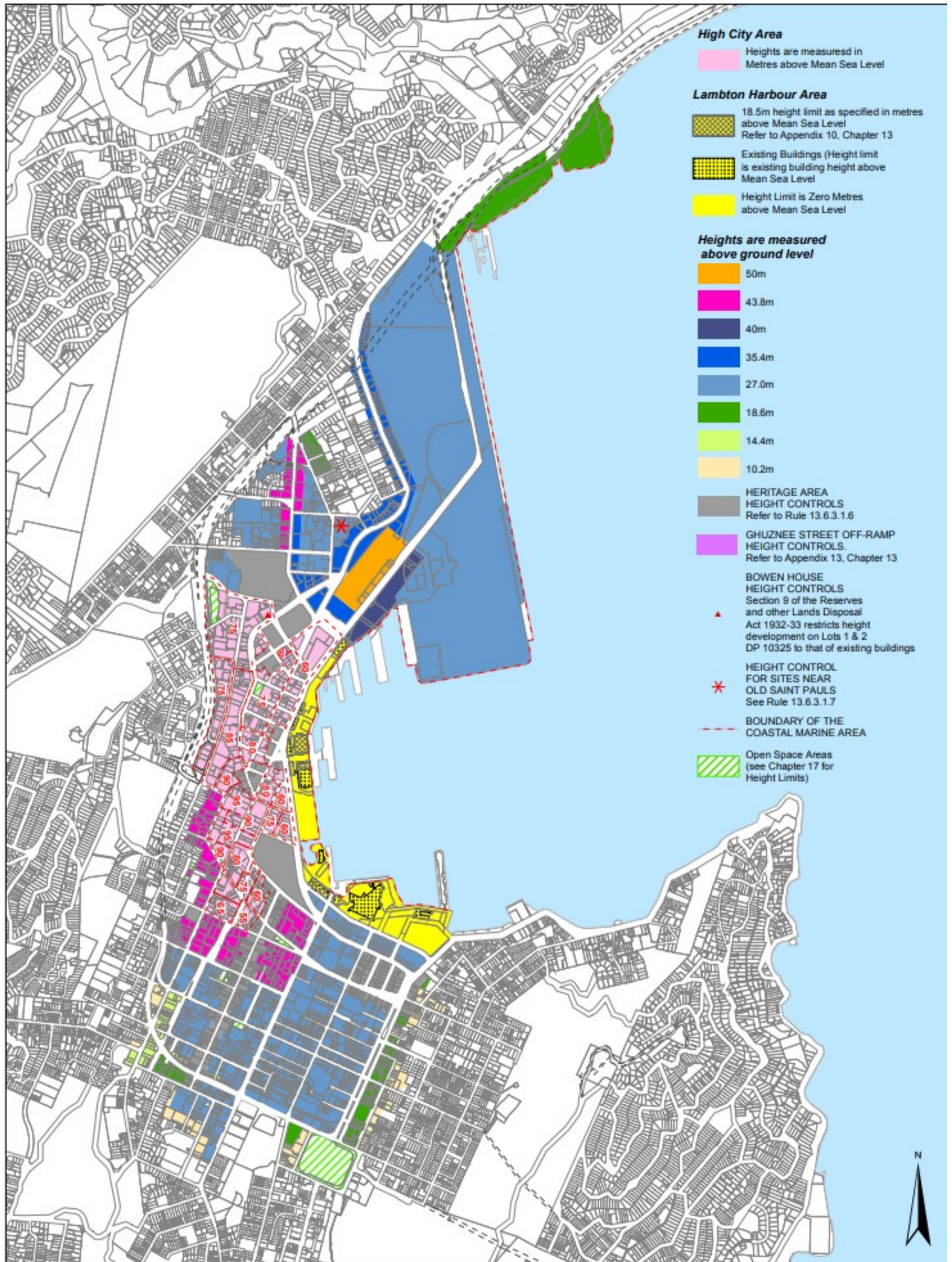


Figure 2: Draft Spatial Plan Central Area height limits

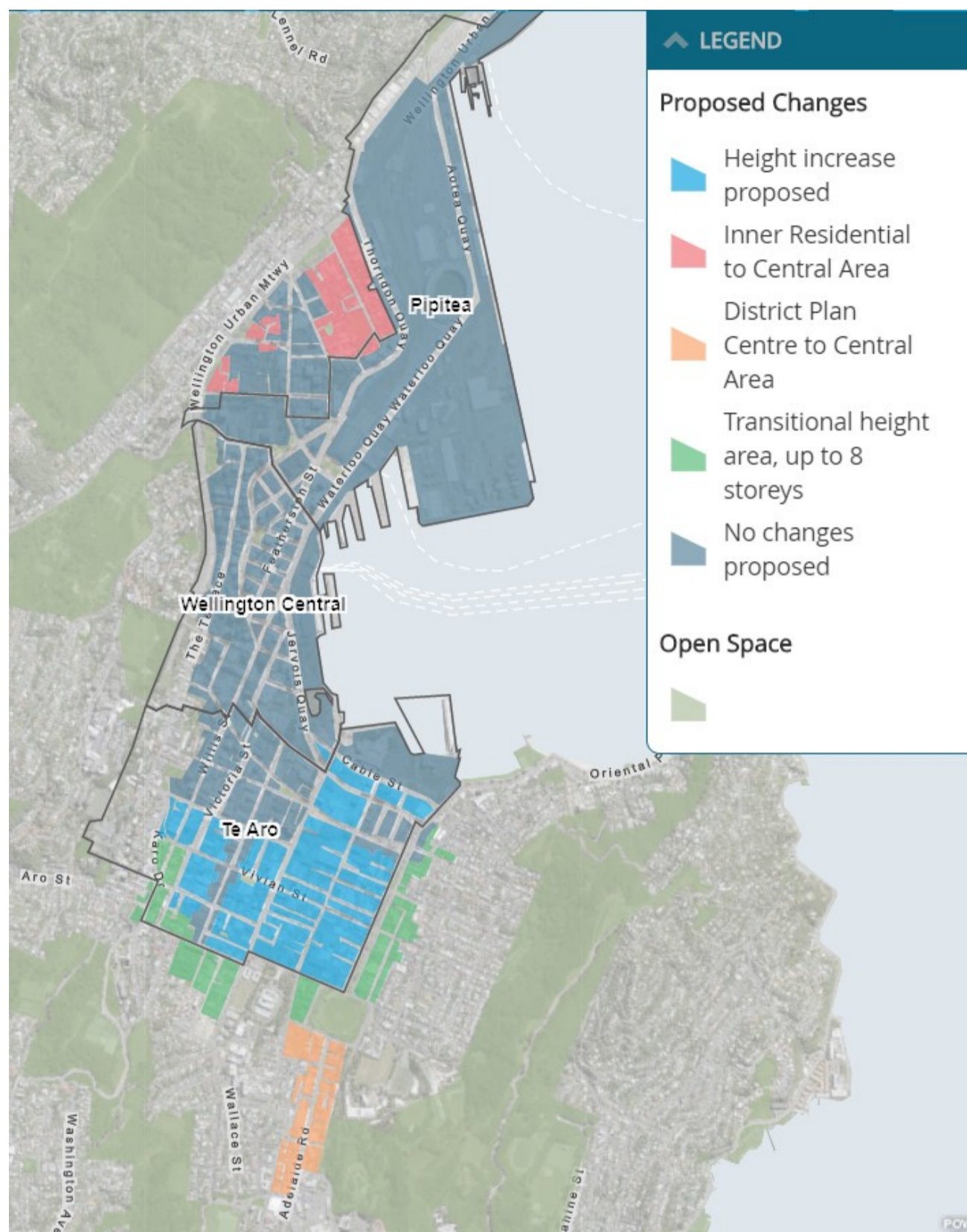


Table 3

Changes proposed in the Central Area from figures one and two:

Locality	Operative District Plan maximum height limit	Draft Spatial Plan maximum height limit
Selwyn Terrace, Portland Crescent and Hobson Street/Hobson Crescent/Turnbull Street	3 storeys 10 metres 4 storeys 12 metres exceedance height	Proposed as Central City which would have a minimum height of 6 storeys Minimum height of 21 metres (Type 4b) Rezone from Inner Residential to Central City
Adelaide Road between Rugby Street and the junction with Riddiford Street	<i>Mt Cook (Adelaide Rd) Zone 1</i> 3 storeys 12 metres 5 storeys 18 metres exceedance height <i>Mt Cook (Adelaide Rd) Zone 2</i>	Proposed as Central City which would have a minimum height of 6 storeys Minimum height of 21 metres (Type 4b) Rezone from Inner Residential to Central City

	5 storeys 18 metres 7 storeys 24m exceedance height	
Te Aro (south of Cable St and bound by Taranaki St, and South of Ghuznee St)	8 storeys 27 metres	At least 10 storeys At least 33 metres
Edge of central city east of Kent terrace, South of webb st and Old buckle Street, west of Victoria Street)	Mixture between 14 metres and 18 metres	Up to 8 storeys up to 27 metres
Note: Storey count estimated using a 4.0m ground floor, and 3.0m above ground floor height. Lift rooms included in maximum height calculation over 3 storeys.		

No changes to height proposed:

- Remainder of Central Area (including within heritage areas)

How do heights/storeys and heritage work?

When works to a scheduled heritage building or development within a heritage area are proposed, it's not a given that the maximum height limit anticipated by the zone can be achieved. In these cases the protection of heritage values become an additional determinant of acceptable height, which may mean the maximum height that can be achieved is lower than the stated maximum height limit. This means that the resulting development may be lower than that indicated in the Draft Spatial Plan. Works to scheduled heritage buildings and development proposals for new buildings in heritage areas are always assessed on a case by case basis through a resource consent process.