

Wellington City Council

Appendix Mt Victoria North

Residential Design Guide



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Introduction

Application

This design guide should be read in conjunction with the objectives and policies contained in the following District Plan chapters and sections:

High Density Residential Zone
Mt Victoria North Townscape Precinct

The Mount Victoria North Townscape Precinct is important to the city because it covers an area of high visual appeal, particularly when viewed from the city and harbour. It is a characteristic Wellington residential environment of closely packed hillside housing, enhanced by the prominence of St Gerard's Monastery. In its setting at the top of the coastal escarpment above Oriental Bay, the monastery building is the object of many of the central area view shafts identified in the District Plan. This special composition is one that the Council seeks to protect and enhance.

The Council recognises the importance of this area and aims to ensure that new development in this area enhances the area's collective identity and townscape significance.

The role of the design guide

This design guide provides the common patterns that are evident within the area is intended to be used when considering new development proposals as outlined in the Mt Victoria North Townscape Precinct section of the District Plan.

Proposals should consider how the characteristics and patterns are incorporated into the design to complement the wider area and townscape values.

Relationship to existing context

Precinct overview: Mt Victoria North Townscape

The precinct is defined by St Gerard's monastery and adjacent housing to the east and Roxburgh Street to the west. The area of housing surrounding St Gerard's is distinctive because the buildings share a common built-form. Most of the houses were built in the late 19th century and are multi-storeyed, on long narrow sections. The houses are all oriented northwards to maximise sun and views over the harbour, creating a distinctive pattern of buildings. The area has an amphitheatre effect when viewed from the north. St Gerard's is important to this collection of housing, which appears to cling to the hillside in its shadow.

All the houses have pitched roofs of various forms which are sympathetic to that of St Gerard's. The monastery stands out at the head of the houses on the highest point and is of solid brick construction, in contrast to the wooden houses around. The residential buildings are distinctive because of the built pattern created by their orientation, construction, style and relationship to St Gerard's. The impact of these buildings is unique to Wellington and provides a dramatic backdrop to the harbour.

Relationship with adjoining sites and features

The common patterns that contribute to the townscape of the Mt Victoria North Townscape Precinct are:

- The layout of buildings is marked by the subdivisional pattern with mostly long narrow sections orientated to the north or north-west and a minimal distance between buildings and boundaries. This pattern should continue to be recognised with all new developments, particularly where development occurs on sites that have been amalgamated.
- Sloping roofs of different styles predominate, creating a noticeable pattern that is complementary to St Gerard's. All new buildings should incorporate sloping roofs consistent with existing styles.
- Existing buildings incorporate openings that are punctuated. There are no large expanses of sheet glass, as these mostly appear in nearby areas where newer buildings have been built for the views. Buildings incorporating sheet glass are not considered appropriate. Marked openings should be incorporated in new buildings.