

Shelly Bay Masterplan



PREPARED FOR
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ILLUSTRATIONS
All illustrations have been prepared by the consultant team unless otherwise stated.

DISCLAIMER
All images are provided as illustrative only to supplement the information set out by the guidelines.

The Shelly Bay Masterplan forms part of the global Resource Consent for Shelly Bay, and should be read with the Shelly Bay Design Guide.

Revision	Date	Author	Checked By
10	08.03.2019	architecture+ McIndoe Urban Wraight + Associates	TWC to confirm

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1 INTRODUCTION

1.1 Vision

Community Vision the overarching vision is to build a strong community by creating a high quality mixed use development that is connected, environmentally responsible, and sets a new benchmark for living in Wellington City.

- truly unique
- sustainable
- compact
- staged and flexible
- setting for community

"...a place that will become a very special part of Wellington..."

- Welcoming public waterfront
- Memorable city destination
- Liveable urban neighbourhood
- Residential amenity and choice
- Public attraction and generosity
- Sustainable innovation
- Certainty of high quality

1.2 Site in Context



fig. 1.1.1

Shelly Bay is located on the western side of the Miramar Peninsula close to the northern point, and in Evans Bay. The westerly aspect affords good sunshine and outlook over Evans Bay to Hāitaitai and across Wellington Harbour to the northern hills.

1.3 Masterplan



fig. 1.3.1

Legend

Existing Buildings Remaining in Current Location

Relocated Buildings

New Buildings

HASHAA - Housing Accords and Special Housing Areas Act Boundary



1

1.4 Overall Design Strategy

The Masterplan has evolved to respond to the unique characteristics and features of the Shelly Bay area, including the relationship to the wider peninsular, hills and harbour.

The figure opposite describes the key drivers and features of the plan and include:

- Landscape links and views to the bush-clad backdrop;
- Emphasising the promontory arrival points into Shelly Bay as natural landscape spaces;
- Creating a publicly accessible, continuous waterfront;
- Creating a heart to the area that optimises the existing character buildings; and,
- Stepping relationship of built form to foreshore. Lower scale finer grain to Shelly Bay Road, larger scale forms set up and back.

Typically, public facilities and amenities are located on the harbour side of the main through road (Shelly Bay Road / Massey Road). Residential accommodation is placed to the east of the road.

Two scales of residential development are proposed. The 'front row' adjacent to the main road are townhouse and detached house sites. These will be no greater than three levels in height. Behind these are apartment building sites. These will be no greater than six levels in height and will have a generous ground floor height to elevate the lower apartment levels to improve their outlook to the harbour. The townhouse sites and apartment sites are separated by a laneway that provides vehicle access and will create a 12m separation between buildings.

The Shelly Bay Masterplan sets out to create a unique waterfront destination for Wellington. Drawing on its military and Maori lineage and embracing the water's edge and hills. Shelly Bay will become a place of special retreat, a place to live and work, and to interact with the natural environment.

Key outcomes of the plan include:

- A high quality publicly accessible waterfront of promenade, wharf and beach;
- Strong expression of two bays and promontories;
- Historic character integrated and authentically displayed;
- Retained robustness and informality of the former air force base;
- A vibrant mixed use 'heart' at Shelly Bay Wharf;
- A unique living environment with a mix of housing and boutique hotel;
- Enhanced landscape and vegetation with visual and physical connections to the bush-clad hills;
- Upgraded Shelly Bay Road and Massey Road street system;
- Minimised intervention and earthworks to the escarpment; and,
- Development largely contained within the lower flat platforms of the two bays.

1.5 Spatial Concept Diagrams

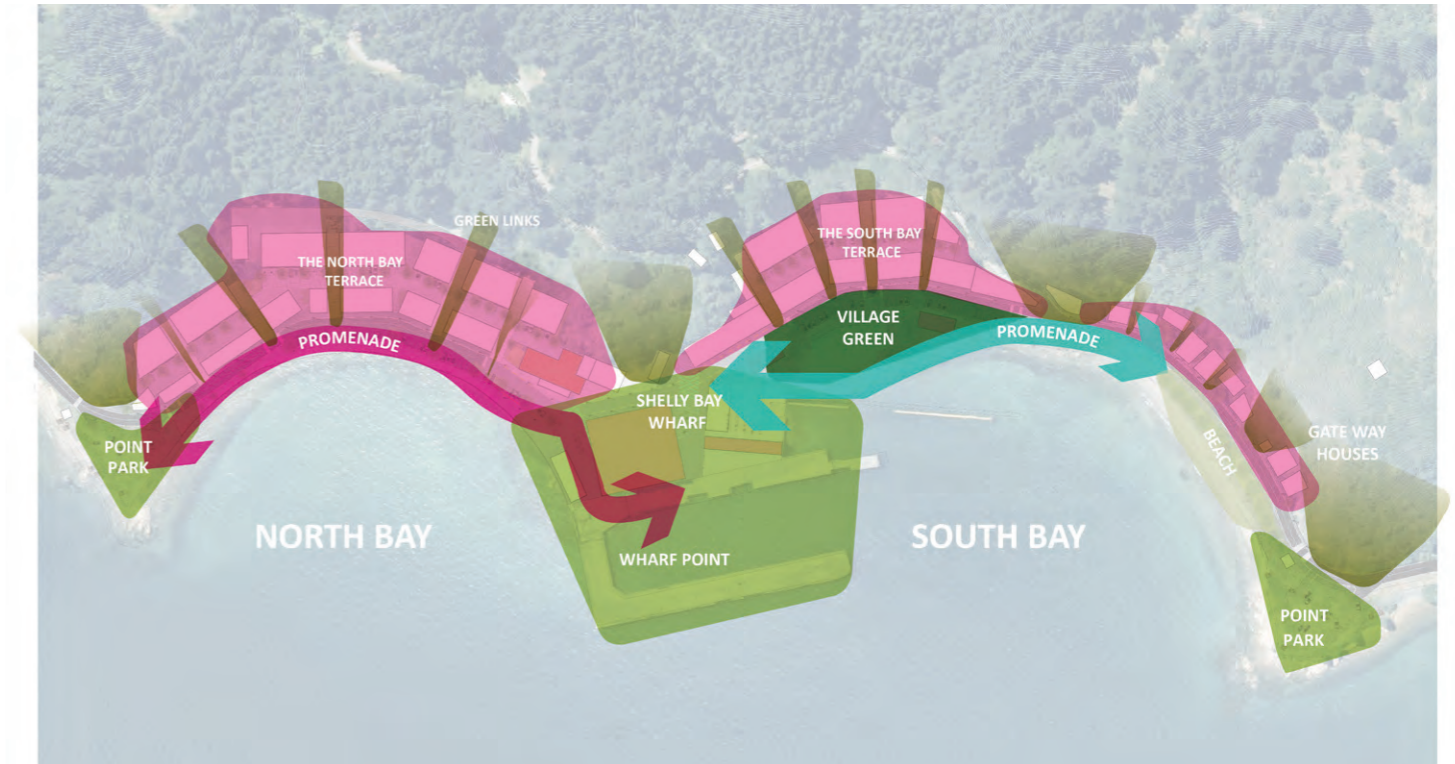


fig. 1.5.1



fig. 1.5.2

2 EXISTING SITE FEATURES

2.1 Topography

EXISTING SITE TOPOGRAPHY

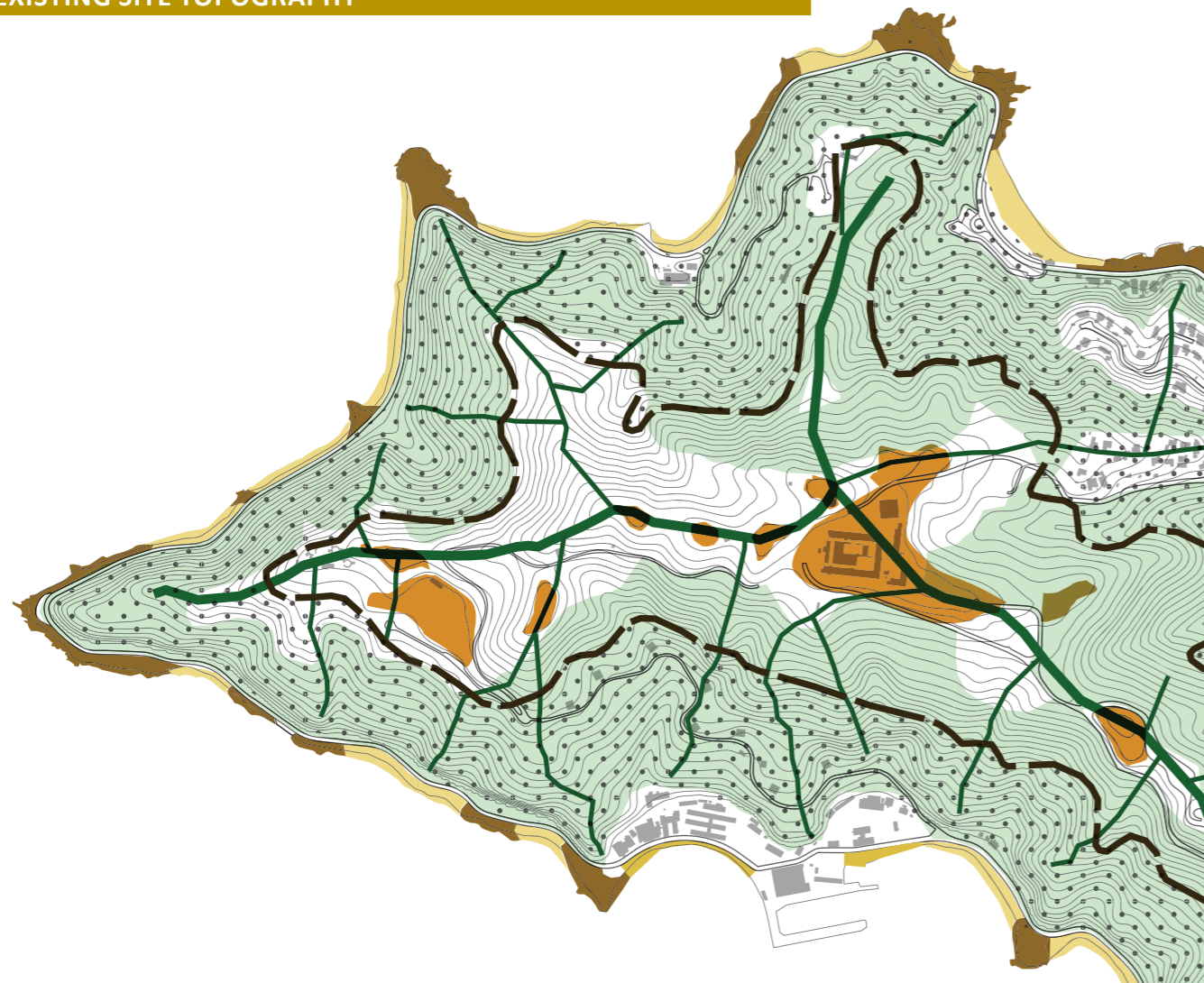


fig. 2.1.1

Legend

- Ridge line Apex
- Spurs
- Identified Ridge line/Hilltop
- Rocky Point
- Bay
- Slope Gradient 0-20%
- Vegetation
- Escarpment

Shelly Bay is a character precinct sitting within the Watts Peninsula. The peninsula, which forms the northern end of the Miramar Peninsula, is characterised by steeply graded vegetated slopes rising from a narrow band of flat land at the coastal edge. The narrow coastal edge, which varies in width, accommodates a two-way road that circumnavigates the peninsula. The coastal edge has a variable character, shifting from natural rocky head land, to pebble and sandy beaches to constructed sea wall edges and wharves. Centrally located on the Peninsula's west coast, the Shelly Bay Precinct is a largely flat area sitting at between 2.5m and 4.0m elevation, the eastern portion of the precinct incorporates the steeply graded escarpment. The escarpment is characterised by a series of east-west orientated spurs emanating from the peninsula's upper dominant ridgeline. Spurs to the north and south frame the precinct's outer extremities, running into rocky headlands, whilst a third dominant spur dissects the precinct forming the Northern and Southern flat zones associated with the site's two bays. Historical cut and fill activities and wharf developments have dramatically altered the peninsula's original coastline and topography within the precinct. Reflecting the two crescent shaped bays that articulate the precinct's coastal edge north and south, the flat land expands inland to form two broader crescents either side of a central ridge line that runs in line with the precinct's existing wharf spaces.

2.2 Broudscale Landscape Character

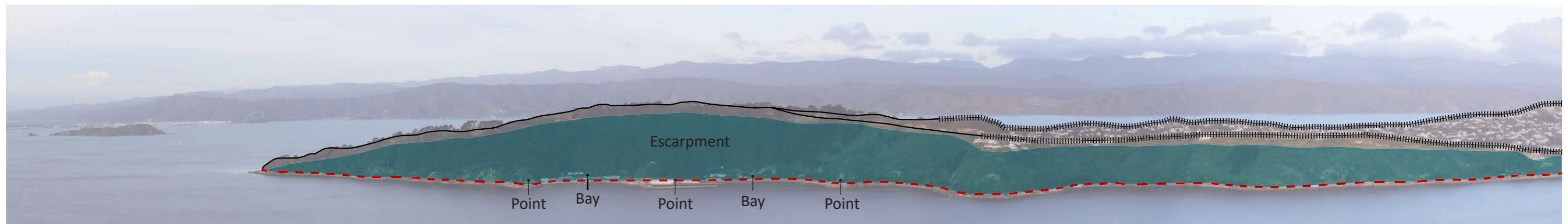


fig. 2.2.1

Legend

- - - Coastal Edge Road
- Vegetated Ridge Line
- Built Ridge Line
- Escarpment

Constructed + Inhabited Coastal Edges

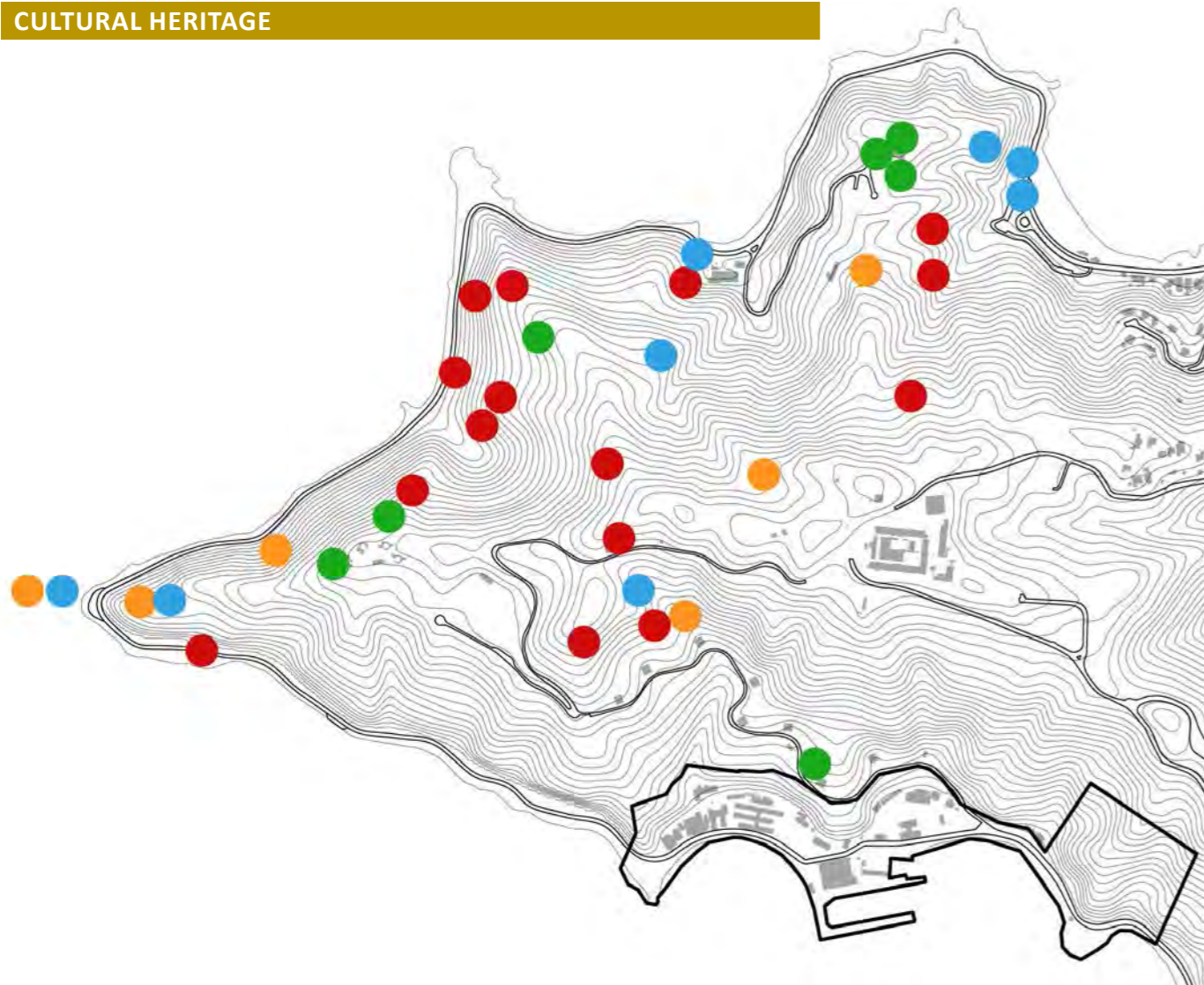
Shelly Bay 's unique character is the result of many factors including its separation and containment, its harbour edge location and engagement with nature, and the history of its occupation.

Existing built form and landscape elements have an aesthetic that is worthy of retention. New development should respect and develop that existing aesthetic rather than replace it. It is intended that Shelly Bay will continue to have a unique character that does not exist elsewhere.

Shelly Bay sits at the base of Watts Peninsula's western escarpment. A developed flat zone of ex-naval and working wharf buildings, the precinct is physically and visually contained by the densely vegetated escarpment backdrop to its east and the narrow coastal ledge running along the base of the escarpment. Along the escarpments upper north-south running ridgeline dense vegetation in the north gives way to suburban development in the south.

2.3 Local Cultural Heritage

CULTURAL HERITAGE



SCALE 1 : 10,000@A3
0 50 250 500M

- fig. 2.3.1
- Legend**
- Archaeological Pre-Historic Sites (source: MCH 'Watts Peninsula - Feasibility Study Identifying Options for Further Development')
 - Archaeological Historic Sites (source: MCH 'Watts Peninsula - Feasibility Study Identifying Options for Further Development')
 - Tangata Whenua Heritage Sites (source: WCC District Plan)
 - Military Sites
NB: Site locations and reference to be confirmed.
 - Property Boundary



fig. 2.3.2



fig. 2.3.3

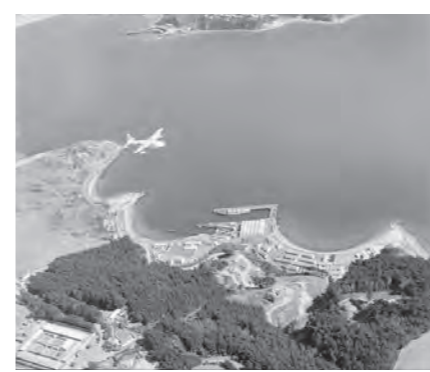


fig. 2.3.4

Watts Peninsula sits within the Wellington City District Plan's Mataki-kai-pounga Landscape Feature Precinct. It accommodates several Category One, Heritage New Zealand registered historic places. (Source: *Watts Peninsula - Feasibility Study Identifying Options for Further Development*. Blaschke & Rutherford Environmental Consultants et al, March 2012, for Ministry for Culture and Heritage). Across the broader peninsular landscape there are a number of noted archaeological sites predating 1900s. (Refer page 22 *Watts Peninsula - Feasibility Study Identifying Options for Further Development*). These sites comprise a mix of both Maori and military heritage. The Wellington District Plan lists six Maori Site Points within the Watts Peninsula area. None of these sites are located within the Shelly Bay Precinct.

The site's occupation and development by the Shelly Bay Air Force Base has greatly influenced its current day character and form. The campus-like set out of the Precinct's remaining buildings reflect its military past. The site's association with submarine mining, in the late 19th Century, the development of the World War II naval base and armament depot and subsequent Air Force occupation contribute to its historic significance. (Source: page 2 *Wellington City Council Design Guideline*)

For Further information on cultural heritage refer to Archifact: *Heritage Assessment and Assessment of Environmental Effects, Draft, March 2019* and Opus: *Shelly Bay Character and Condition Assessment, January 2008*.

2.4 Existing Site Buildings and Structures



fig. 2.4.1

Legend

- Retained Building
- Relocated Building
- Existing Building
- Potential Buildings to relocate to SBW10 (adjacent to Village green)

BUILDINGS

- 01 Guard House
- 02 Base HQ & Officer's Accommodation
- 03 Other Ranks Transit Hut
- 04 Officer's Mess Accommodation Annex
- 05 Officer's Mess Laundry Bldg.
- 06 Officer's Mess Games Room
- 07 Officer's Quarters and Mess
- 08 Studio 2 - HQ Studios
- 09 South Bay Garages
- 10 Library
- 11 Squash Court - Pixel Paint
- 12 Shipwrights Bldg.
- 13 Out Building
- 14 Barack Warden Store
- 15 Shed 8 - Propeller Studios
- 16 Studio 3 - Artisan Screen Prints

STRUCTURES

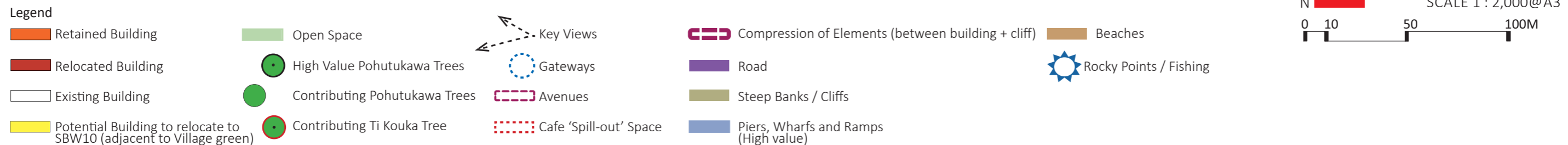
- 24 Slipway
- 25 Finger Pier
- 26 Boat Ramp



2.5 Existing Local Site Character



fig. 2.5.1



2.5 Existing Local Site Character

SECTION 2-1

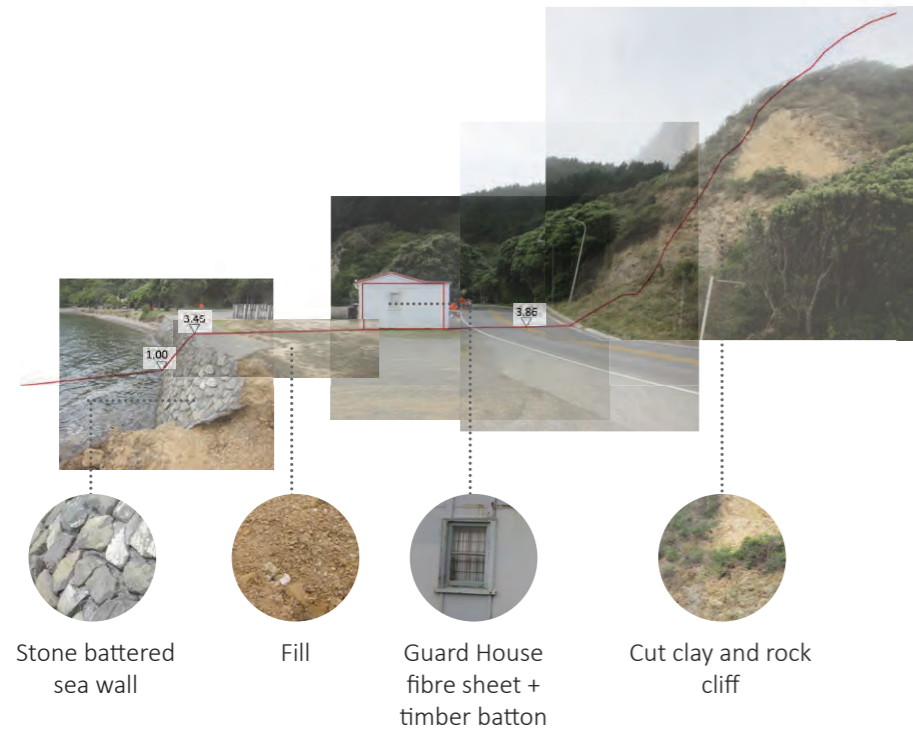


fig. 2.5.2

SECTION 2-3

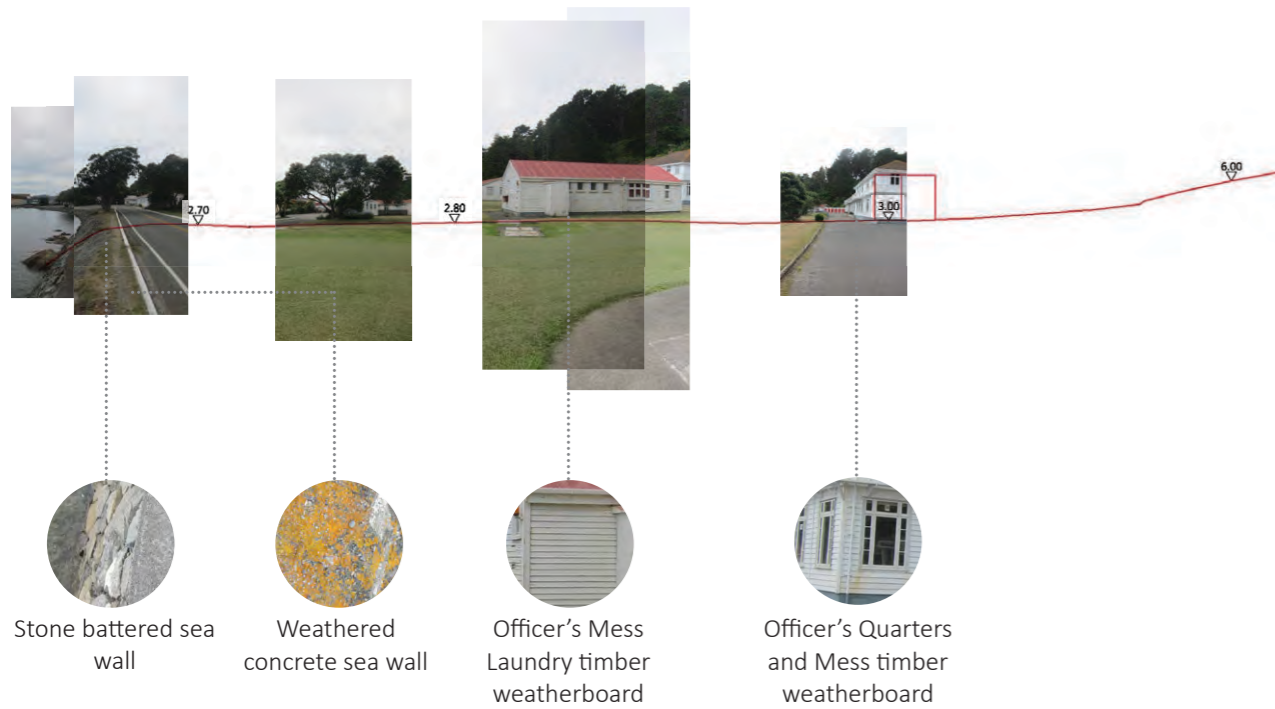


fig. 2.5.4

SECTION 2-2

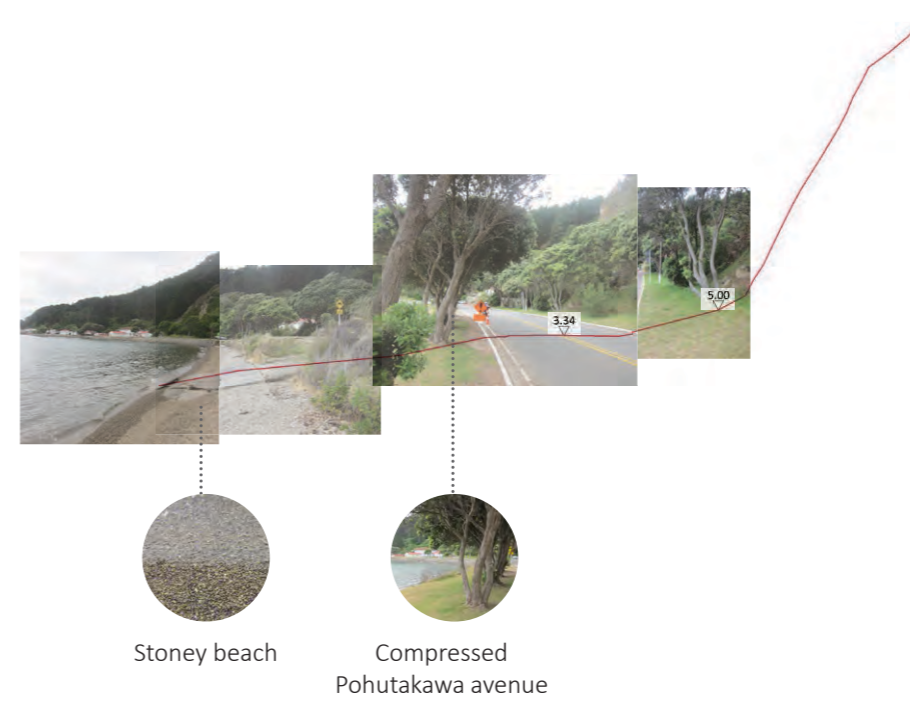


fig. 2.5.3

SECTION 2-4

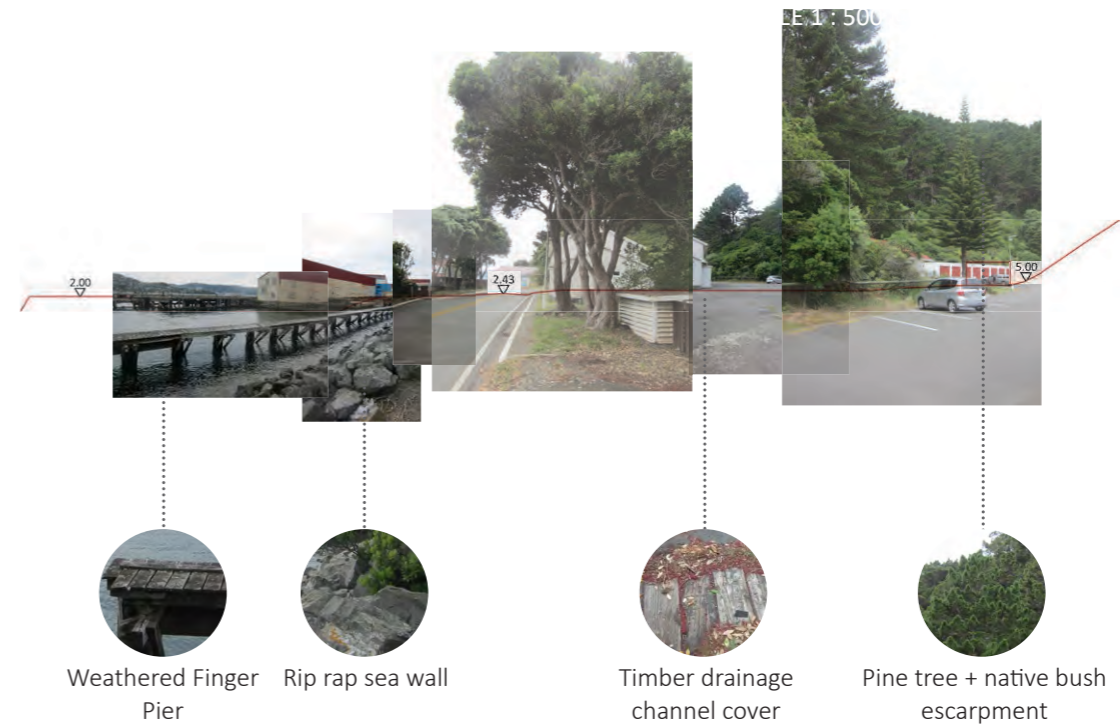


fig. 2.5.5

2.5 Existing Local Site Character

SECTION 2-5

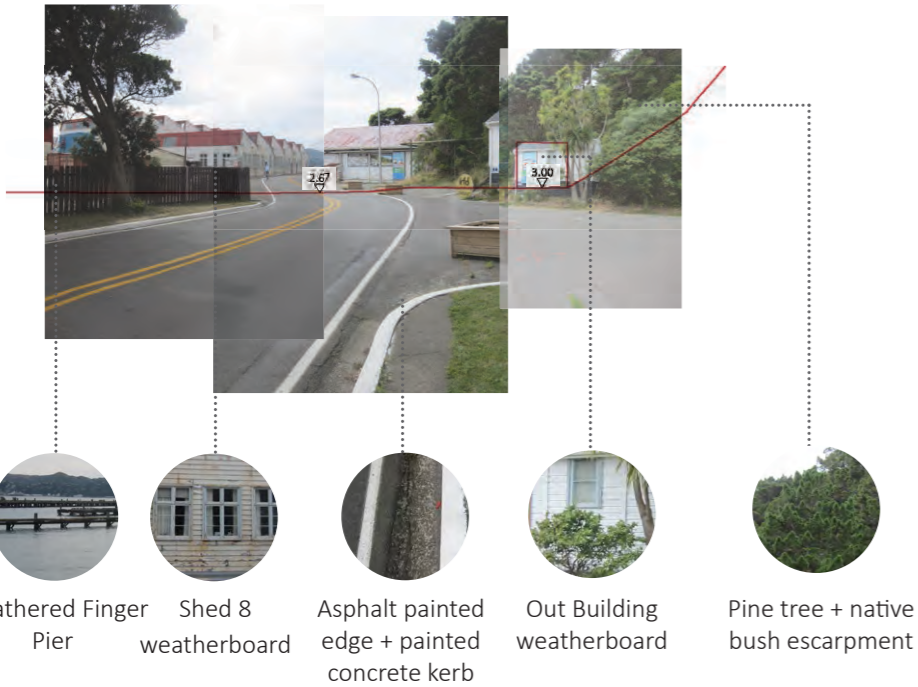


fig. 2.5.6

SECTION 2-6

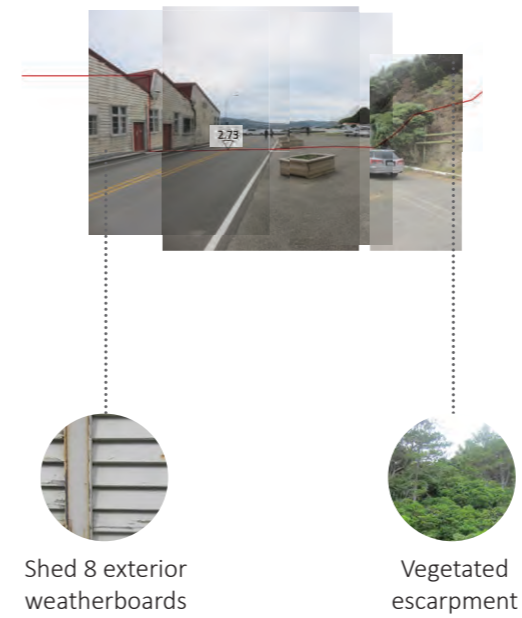


fig. 2.5.7

SECTION 2-7

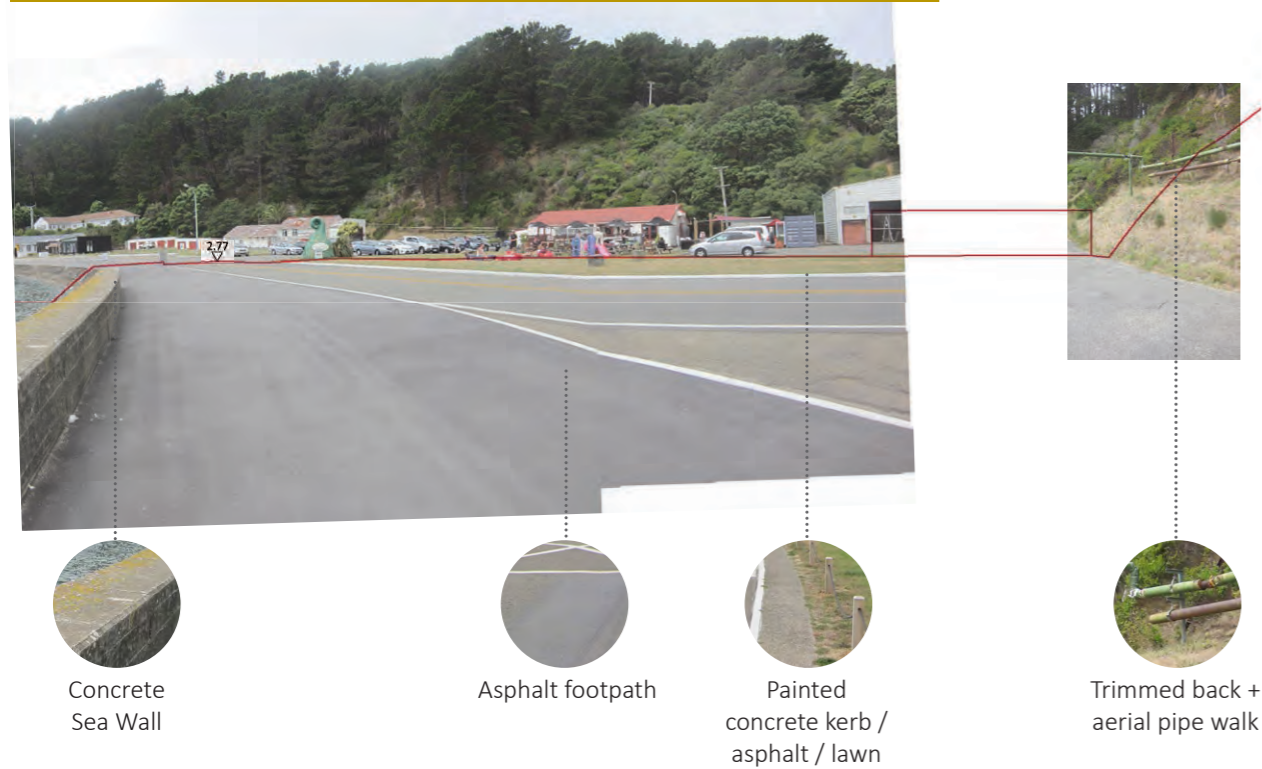


fig. 2.5.8

SECTION 2-8

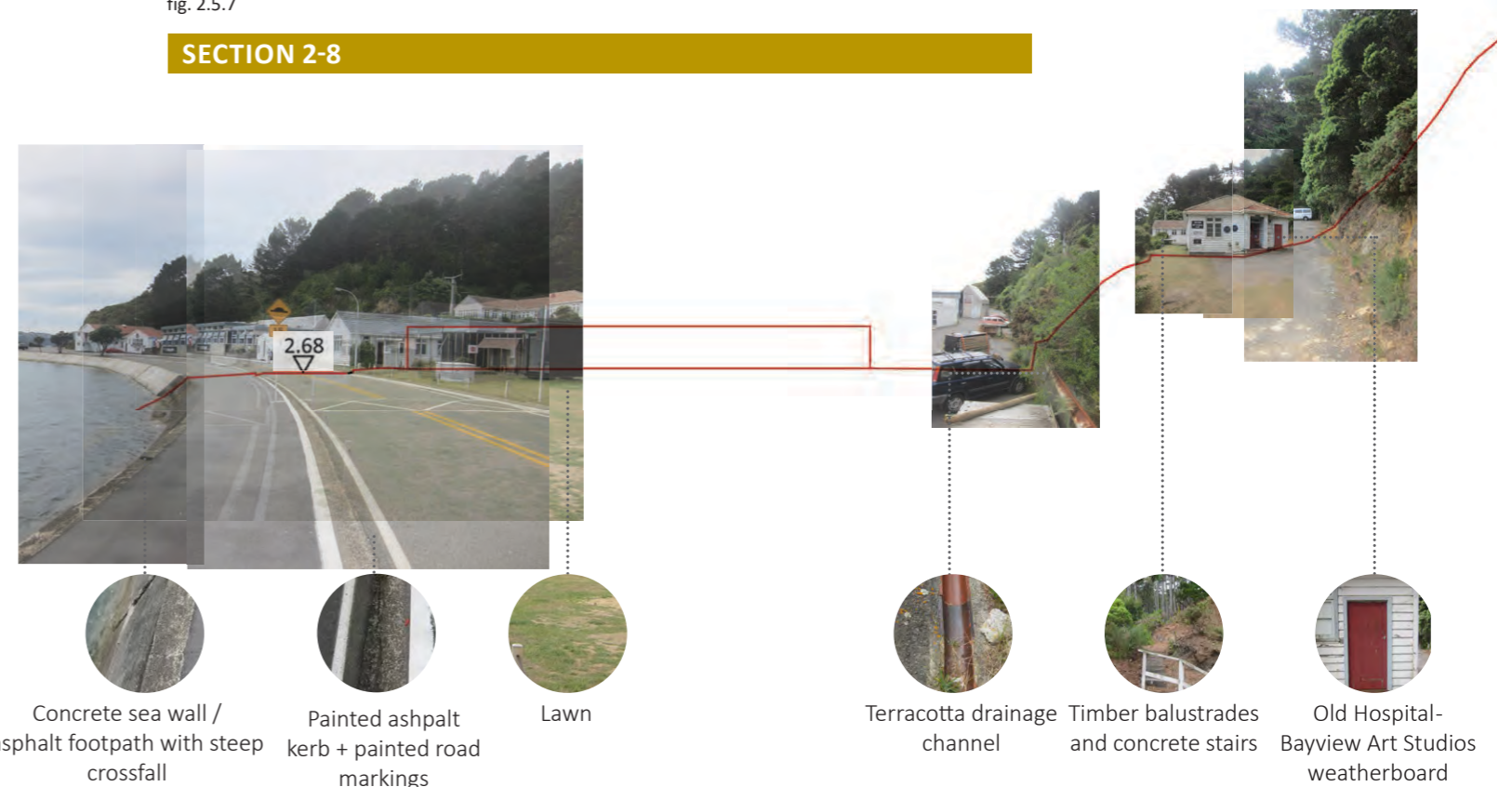


fig. 2.5.9

2.6 Existing Site Roading and Parking



fig. 2.6.1

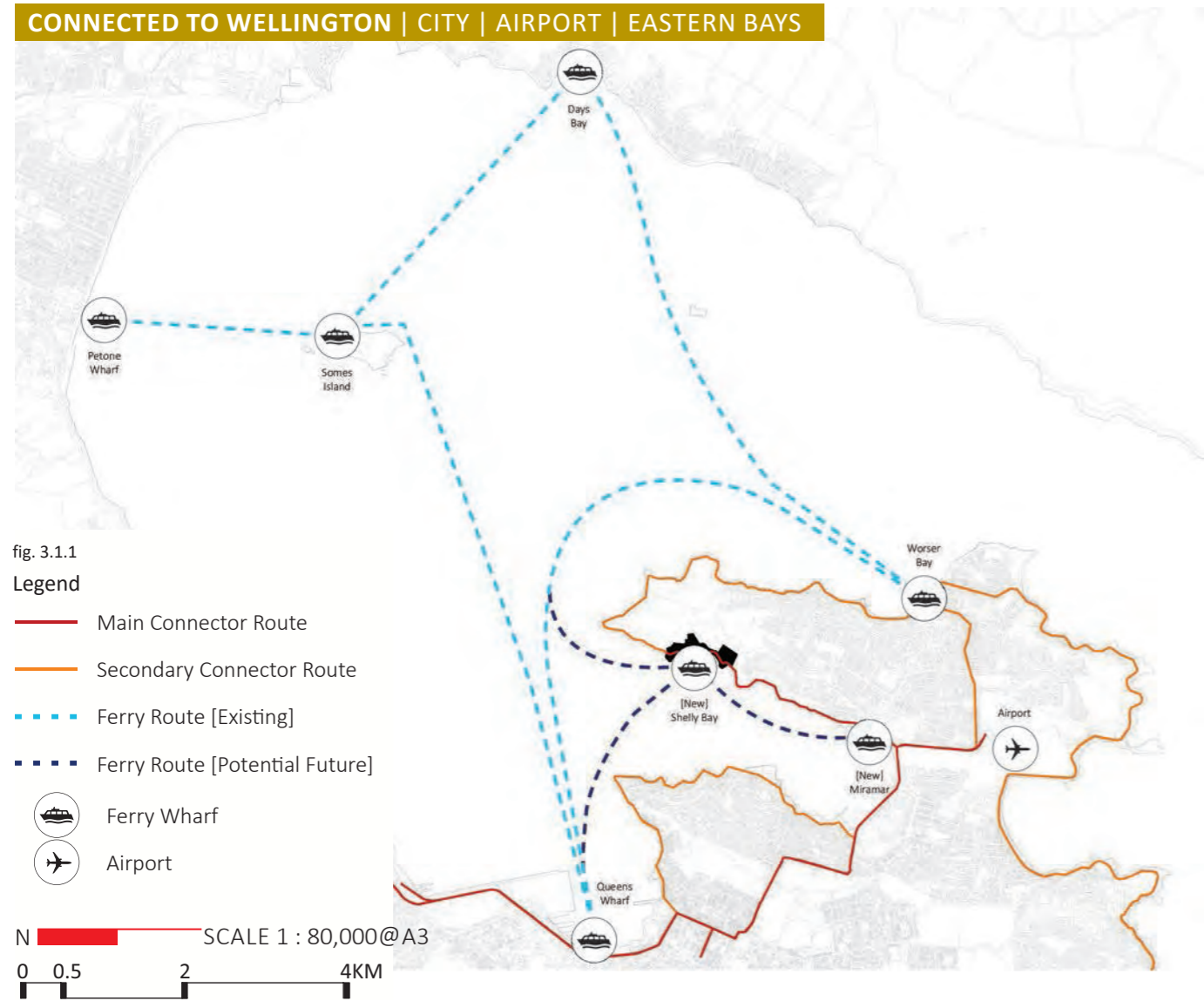
Legend

- Road
- Carpark Formal
- Carpark Informal



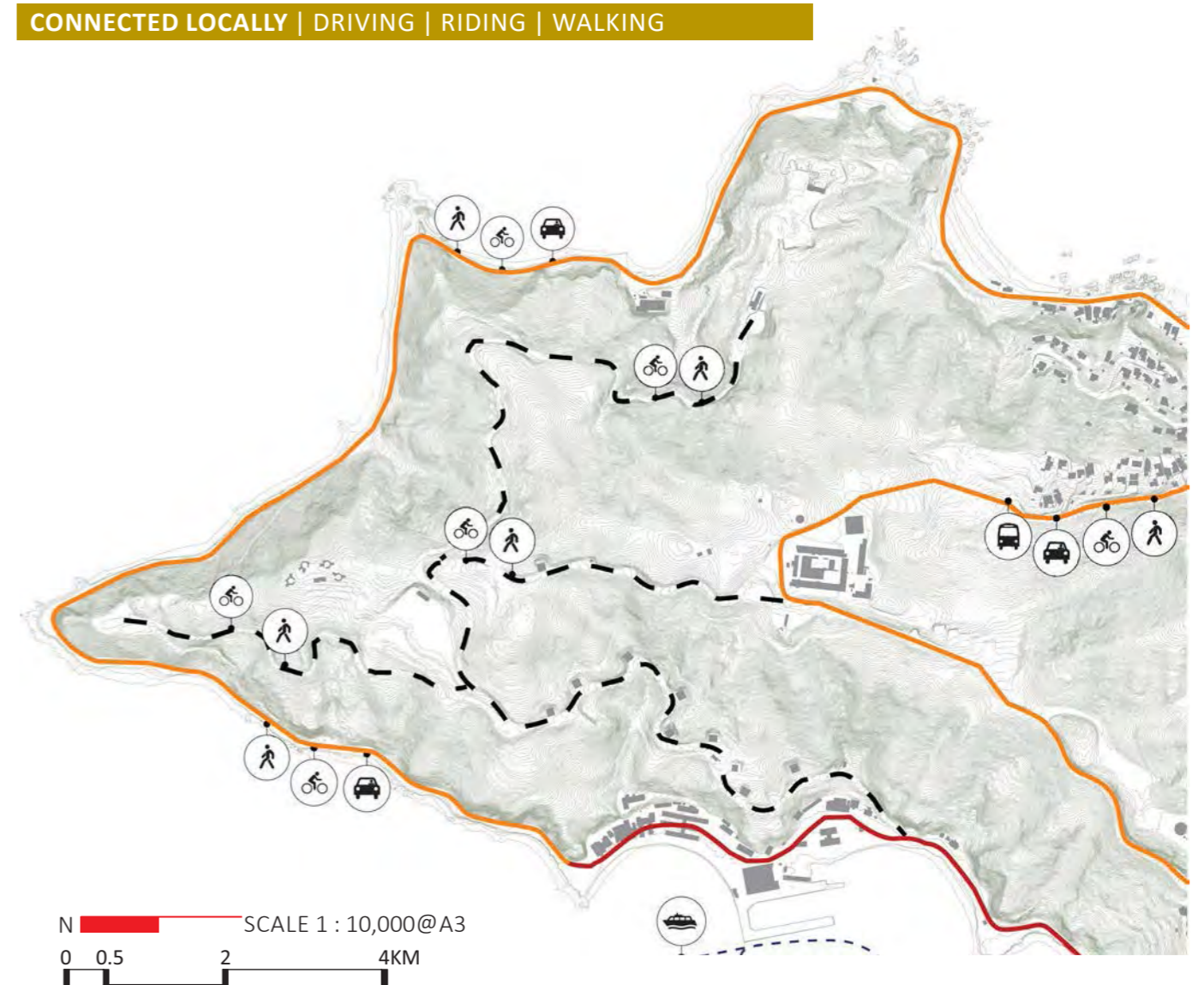
3 CONNECTIONS

3.1 Existing and Potential Public and Private Transport Connections



The site is currently serviced by the Miramar Peninsula’s coastal road, a two-way road that circumnavigates the narrow coastal ledge of flat land. Through the Shelly Bay site, the northern section of coastal road is Massey Road, the southern section is Shelly Bay Road. The outer lying sections of the shared path will be aligned to the coastal road edge, through the development’s central zone, the shared path is incorporated into the coastal promenades circumnavigating the Village Green and Shelly Bay Wharf spaces.

The Precinct’s prominent harbour location and low elevation are well suited to a future ferry connection, integrating the Peninsula into Wellington Harbour’s existing public ferry network. The centrally located Shelly Bay Wharf is proposed to accommodate the new ferry terminal.



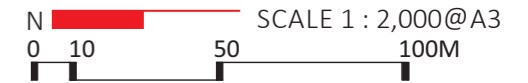
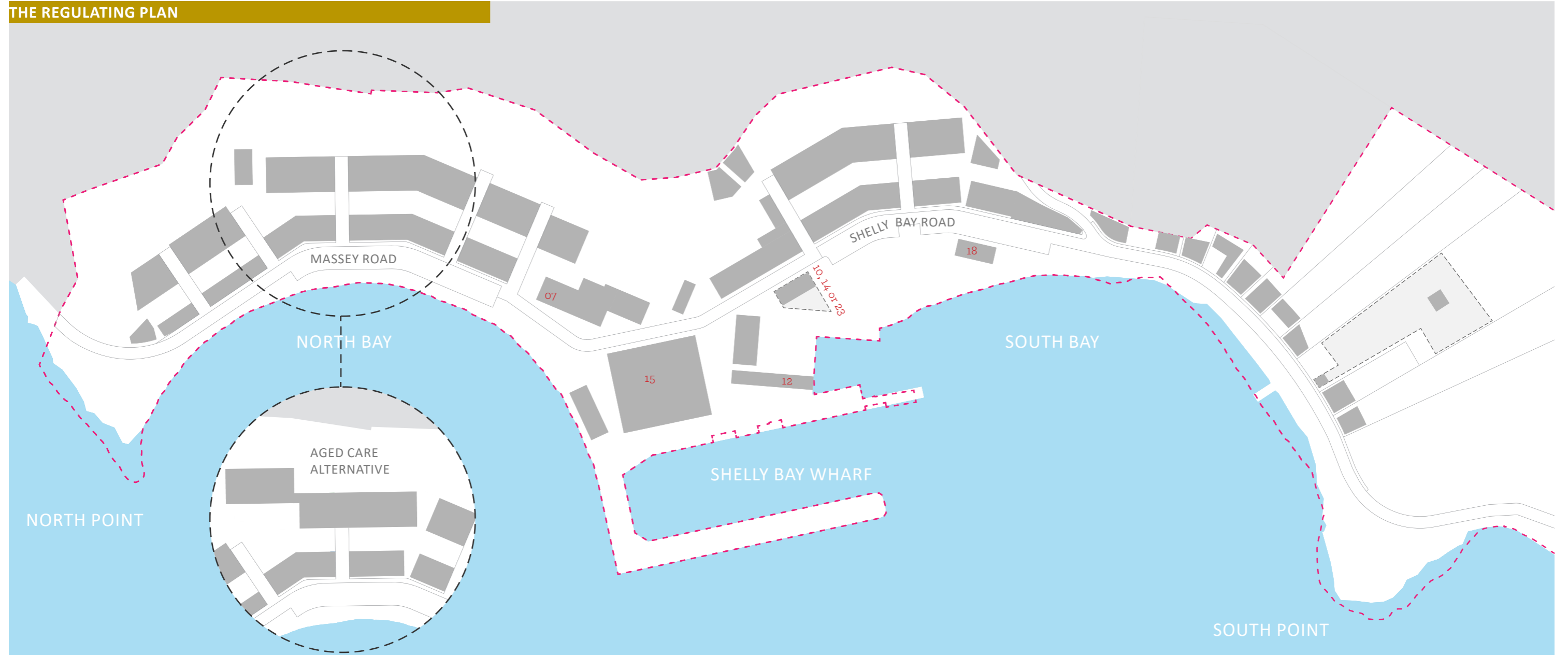
4 BUILT FORM

4.1 Introduction

The site has five prominent landscape and built form elements and these form the basis of the site development. Two headland promontories define the site at each end. Between these two points the two distinct bays will be developed largely with residential accommodation and public open space. In the heart of the precinct is a centre with commercial, cultural, community and public amenities centred around Shelly Bay Wharf and existing historic character structures.

Two scales of residential development are established. The front row immediately to the east of the main road are townhouse and individual standalone houses. These will typically be three levels in height. Behind these, at the base of the hill, are apartment buildings. These will be no greater than six levels in height and will have a generous ground floor height to elevate the lower apartment levels to improve their outlook to the harbour over and around the townhouses that are in front. The townhouses and apartments are separated by Mews that provides vehicle access to the sites. The Mews will create a 12m separation between the townhouses and the apartments.

4.1 Development Site Plan



Legend

- Sea
- Neighbouring land
- Envelope foot print
- HASHAA boundary
- Indicative building footprint within envelope

HISTORIC CHARACTER ASSETS

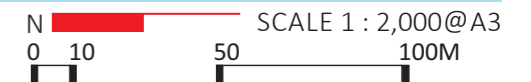
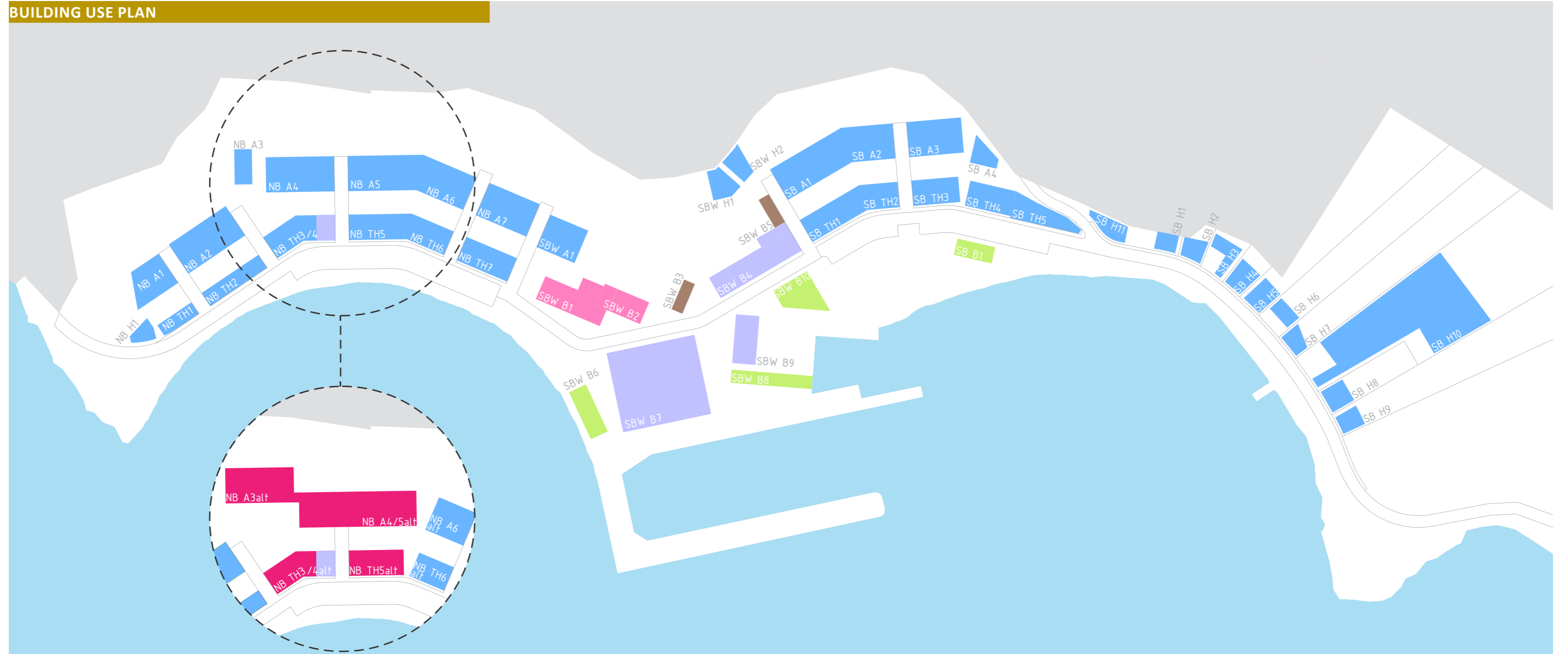
- 07 Officer's Quarters and Mess *relocated*
- 15 Shed 8 - Propeller Studios *retained*
- 10 Library *option for relocation*
- 12 Shipwrights Bldg. *retained*
- 14 Barack Warden Store *option for relocation*
- 18 Chocolate Fish Cafe (Submariners) *relocated*
- 23 (part) Whirlwind Designs & Theacrobatic Design Ltd. *option for relocation*

4.2 Building Types



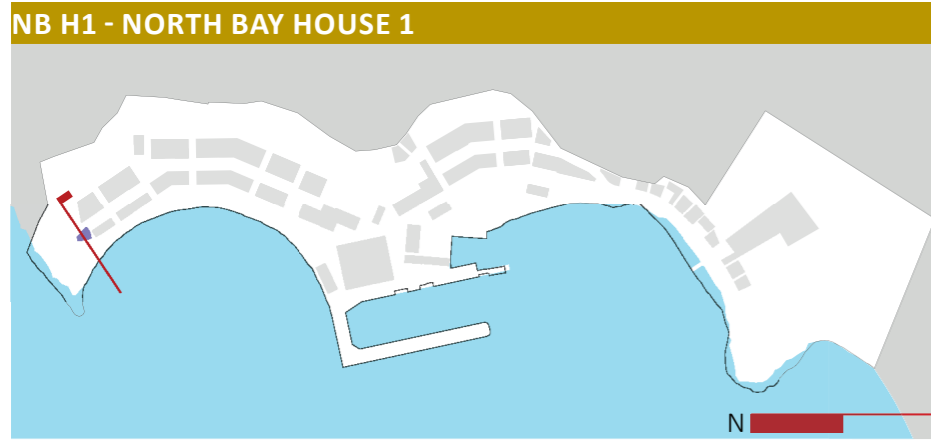
- Legend
- Apartment building
 - Townhouse
 - Detached house
 - Aged care facility
 - Special building
 - Historic character asset

4.3 Building Uses



- Legend**
- Residential
 - Mixed use
 - Commercial/Community
 - Aged care facility
 - Carparking
 - Hotel

4.4 Site - Bulk and Form



BUILDING TYPE 3 - HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

max length -
 max width -
 max height 12m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

envelope footprint 101m²
 max floor area 320m²

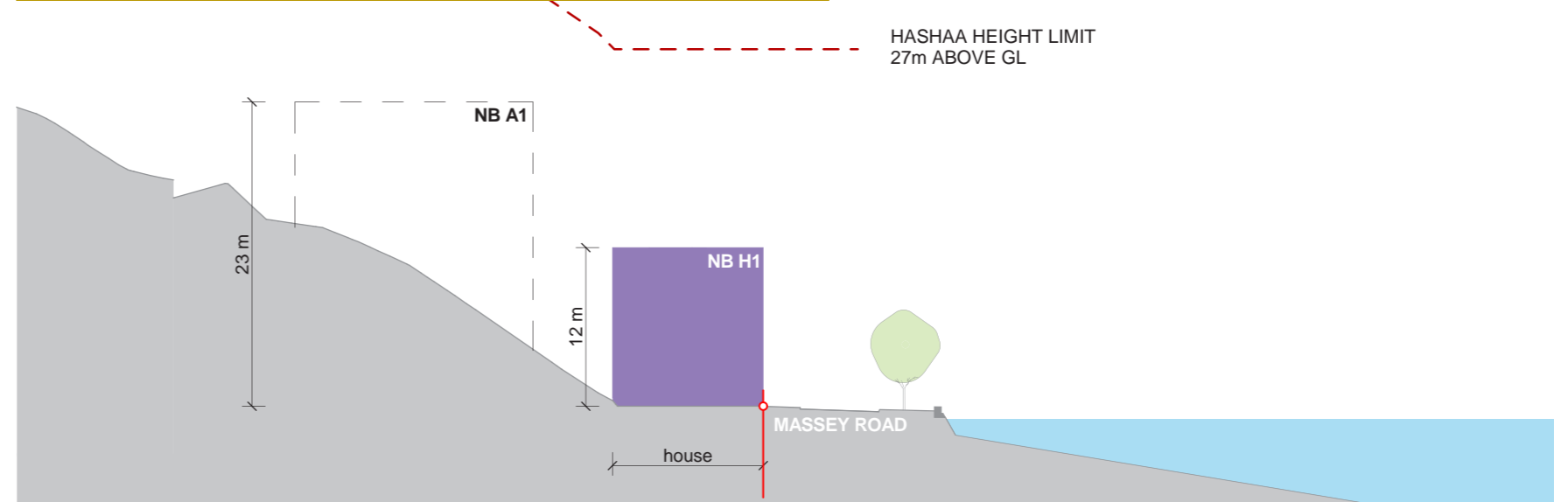
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



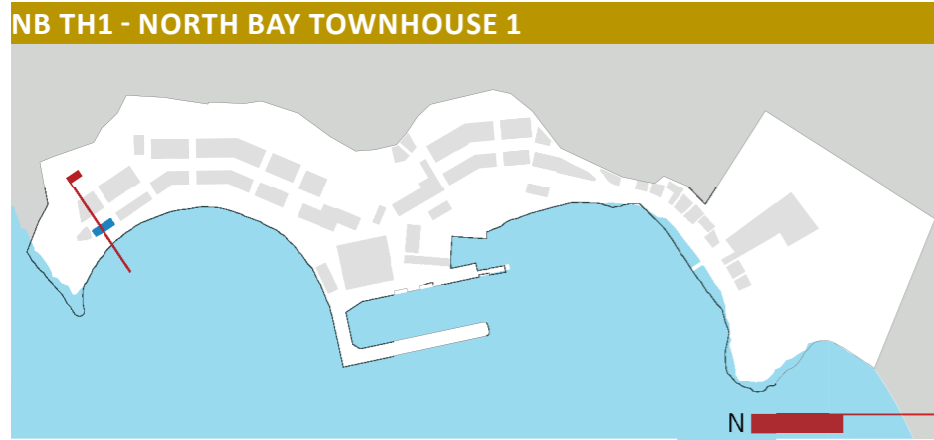
SCALE 1 : 500 @A3

NB H1 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

max length	21m
max width	7m
max height	12m
number of dwellings	approximately 2
max stories	-
covered parking	approximately 2
uncovered parking	0
envelope footprint	145m ²

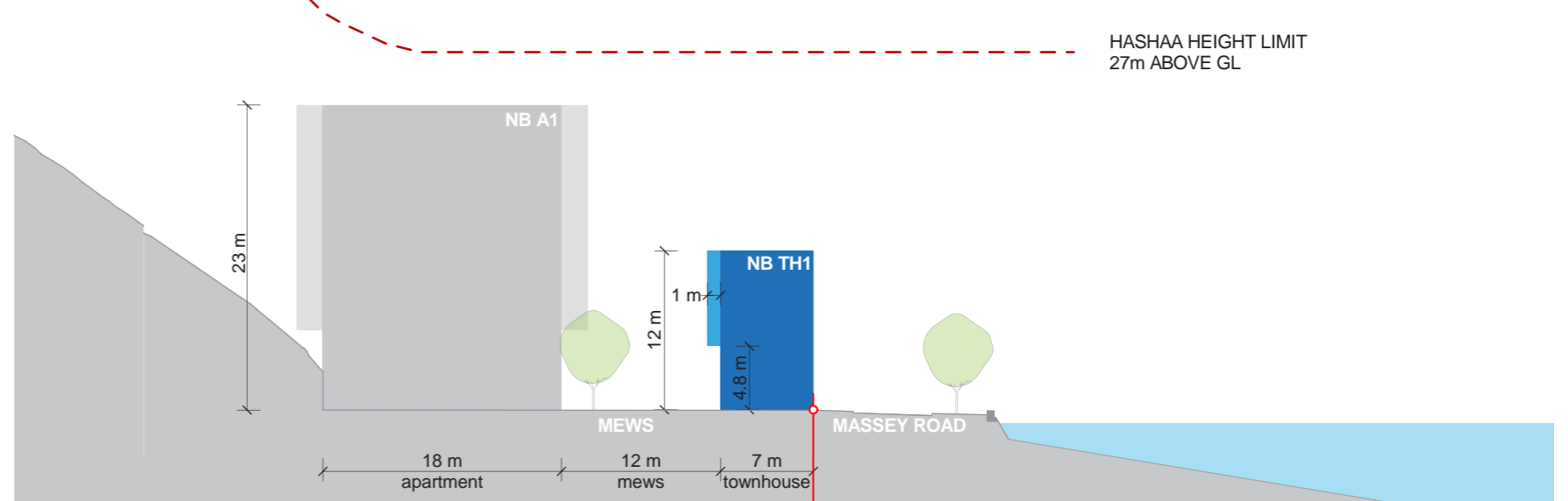
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



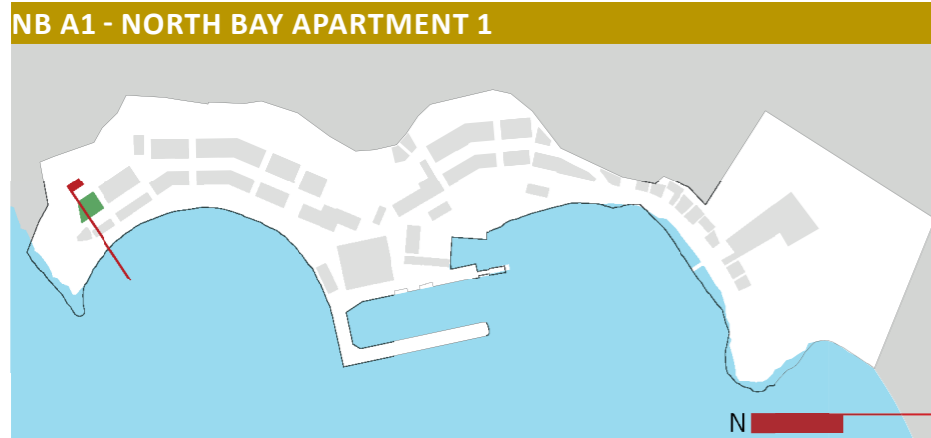
SCALE 1 : 500 @A3

NB TH1 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

max length	25m
max width	18m
max height	23m
number of dwellings	approximately 25
max stories	6
covered parking	approximately 13
uncovered parking	approximately 12
envelope footprint:	378m ²

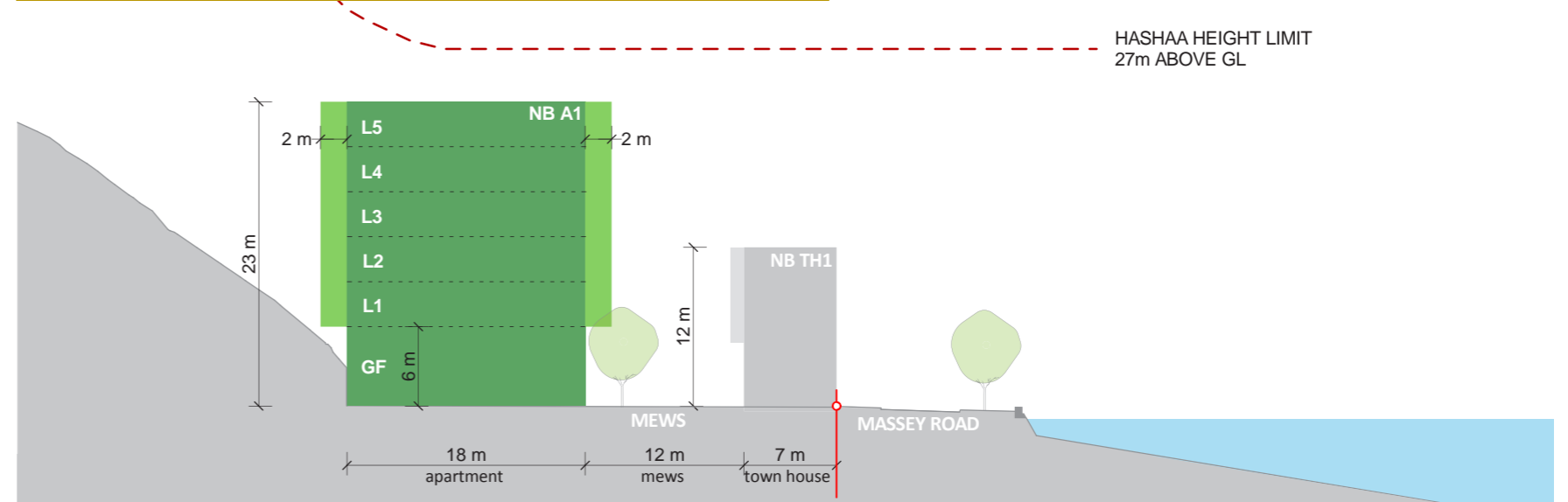
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



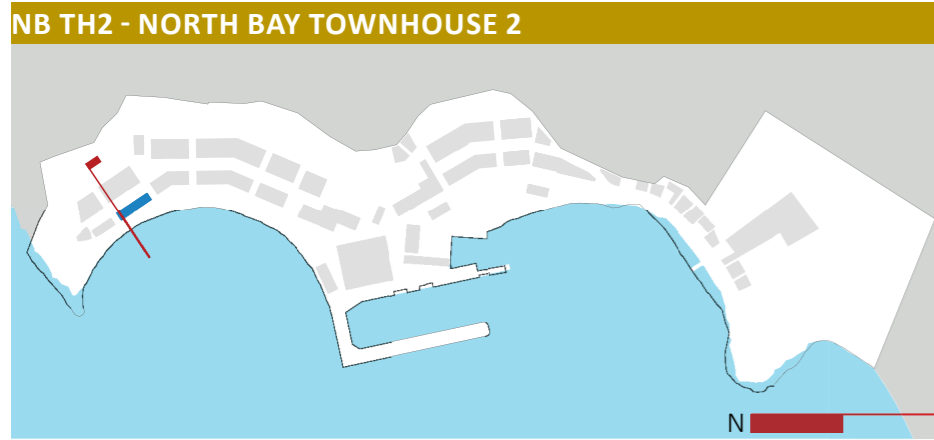
SCALE 1 : 500 @A3

NB A1 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

max length	35m
max width	8m
max height	12m
number of dwellings	approximately 3
max stories	-
covered parking	approximately 3
uncovered parking	0
envelope footprint	280m ²

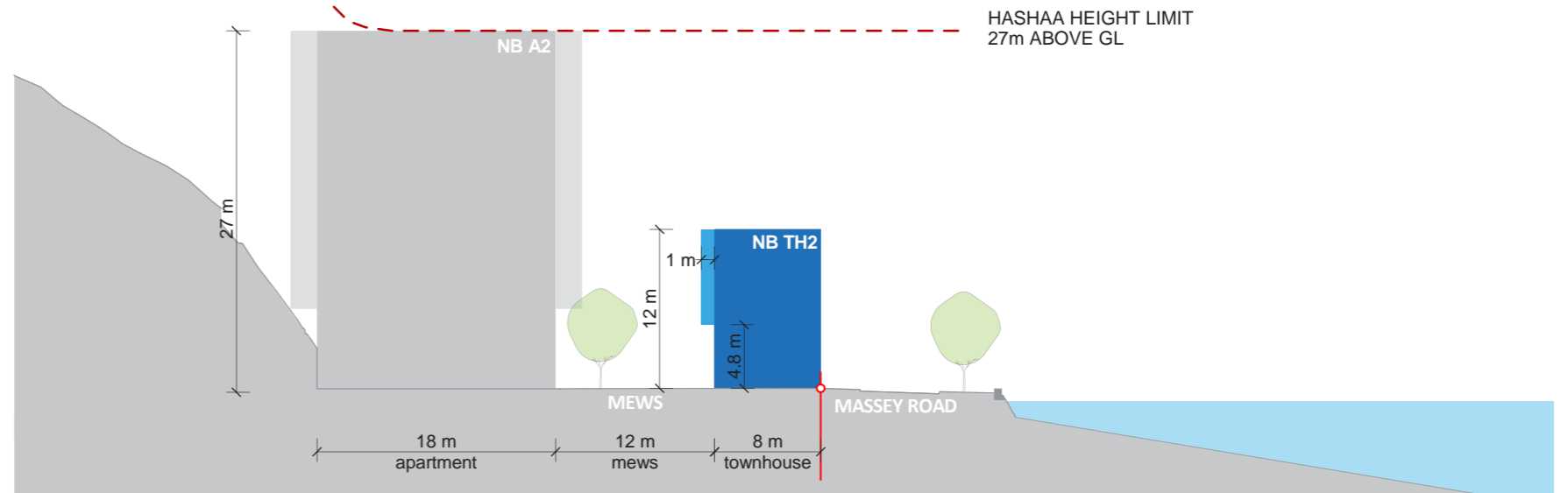
Legend

- Boundary
- Building envelope
- Building protrusion
- Height restriction of 8m applies (see design guide G2.19)
- Neighbouring building
- Neighbouring protrusion



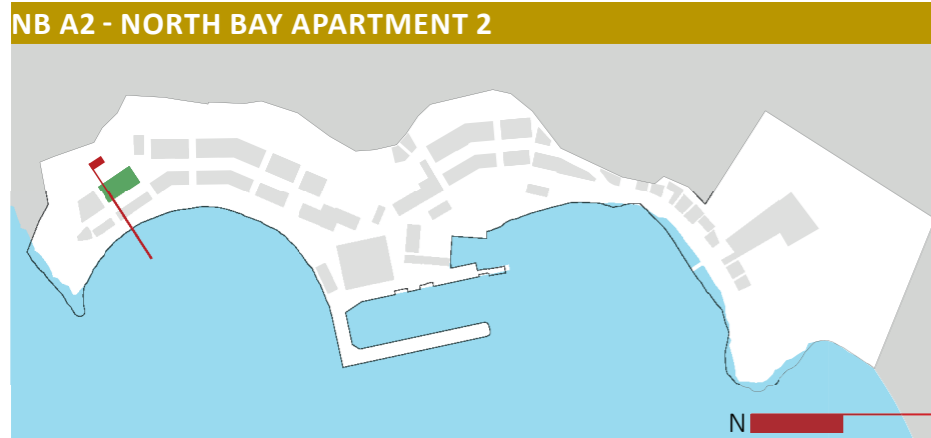
SCALE 1 : 500 @A3

NB TH2 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

max length	35m
max width	18m
max height	27m
number of dwellings	approximately 30
max stories	6
covered parking	approximately 17
uncovered parking	approximately 13
envelope footprint	630m ²

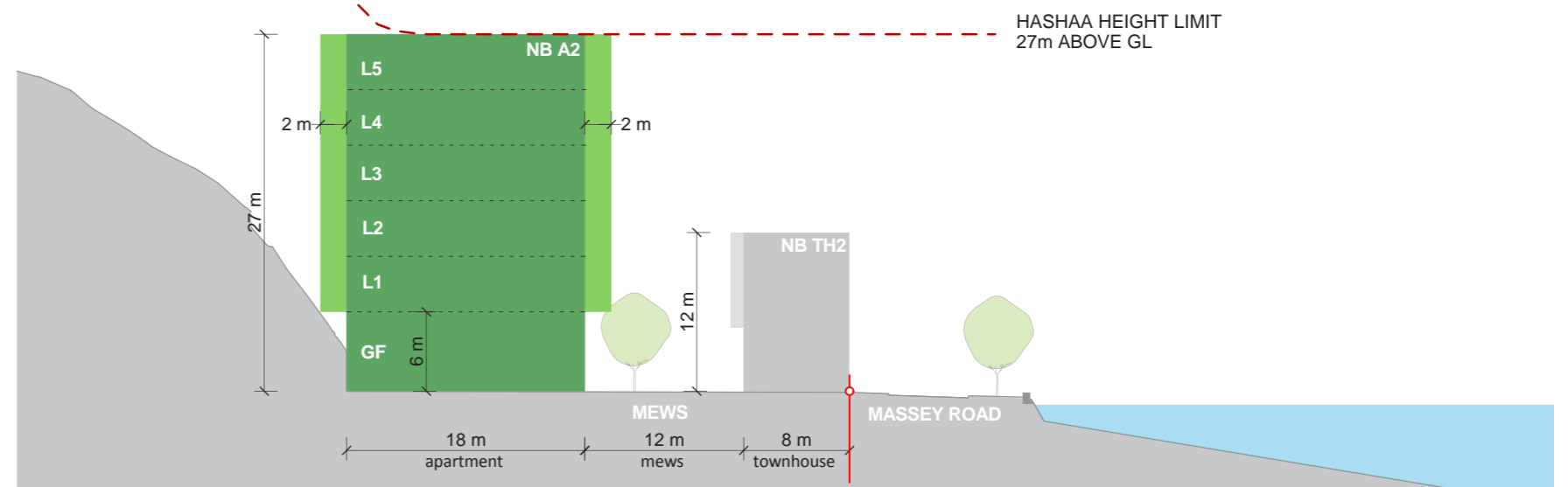
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



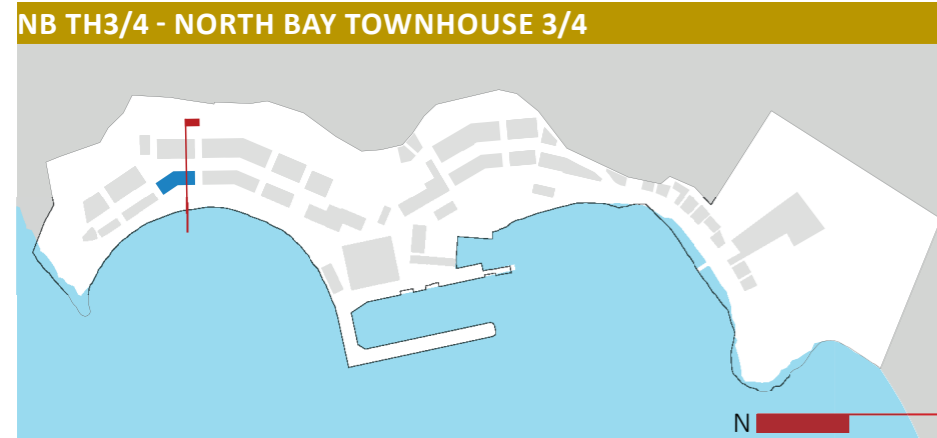
SCALE 1 : 500 @A3

NB A2 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

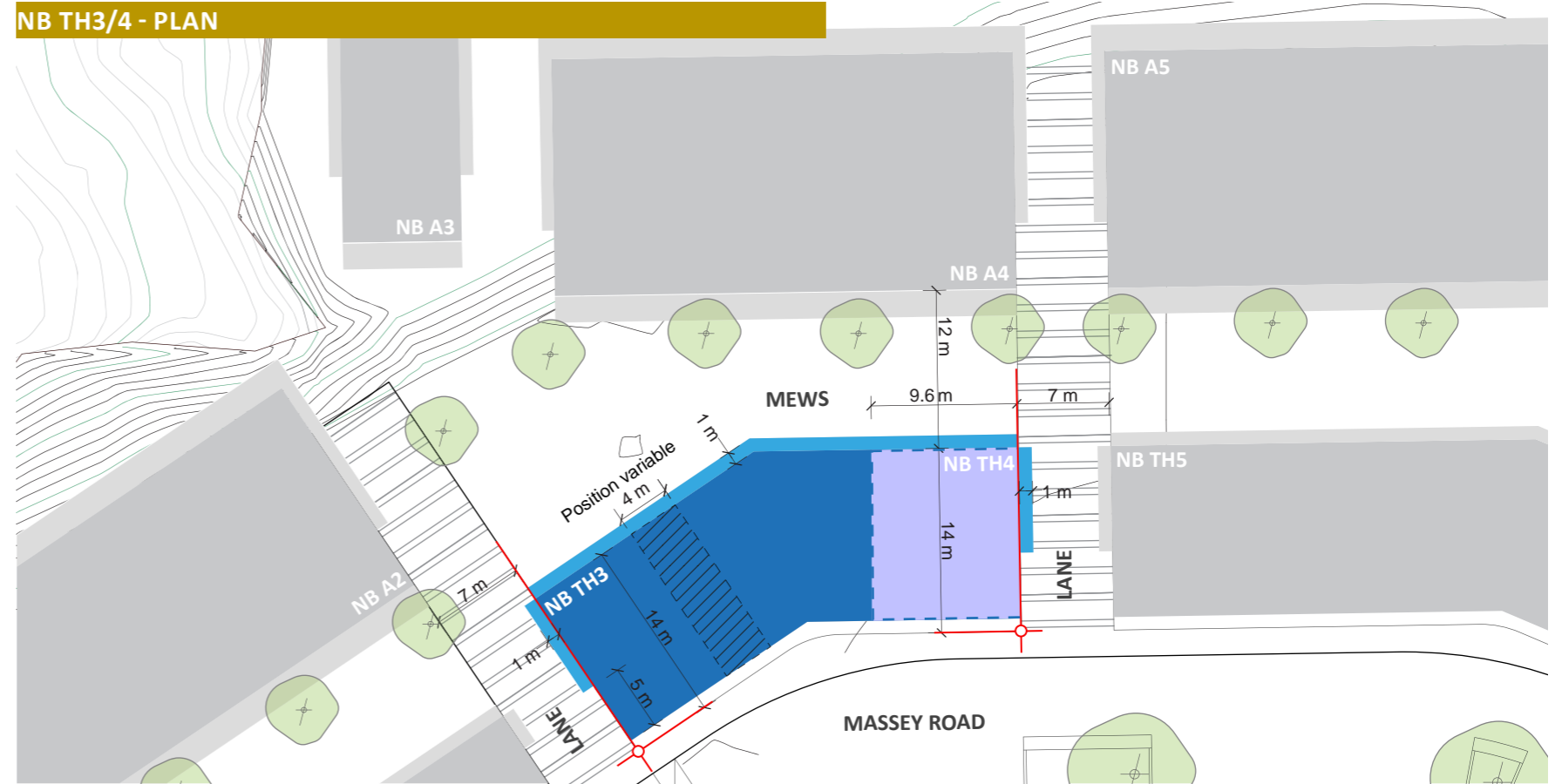
max individual building length 19.2m
 max individual building width 13m
 max individual building height 12m

number of dwellings approximately 6
 max stories -
 covered parking approximately 6
 uncovered parking 0

envelope footprint: 471m²

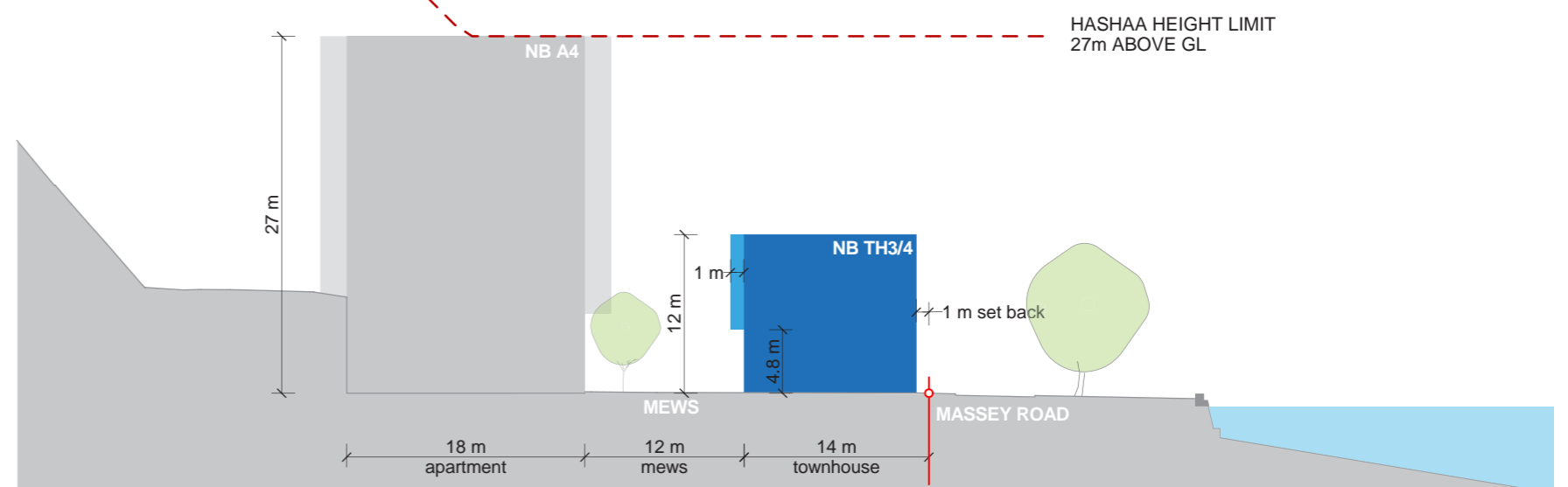
Legend

- Boundary
- Building envelope
- Building protrusion
- Area of ground floor level is mixed use (see Use Plan on page 6)
- Height restriction of 8m applies (see design guide G2.19)
- Neighbouring building
- Neighbouring protrusion



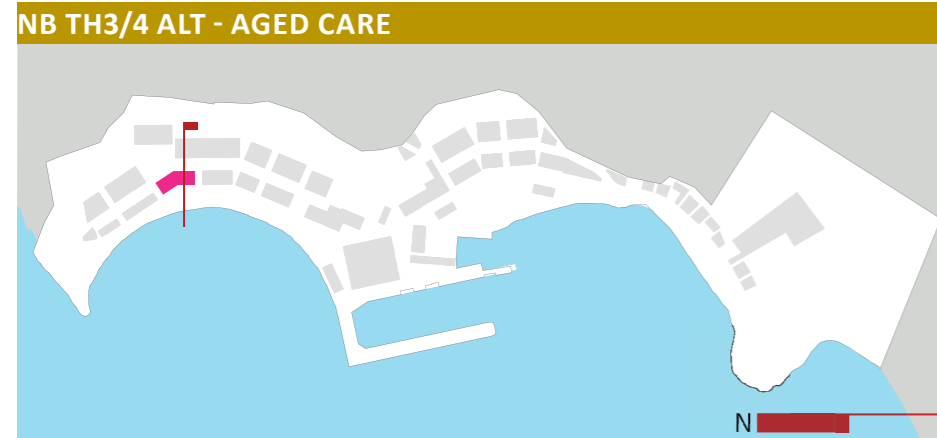
SCALE 1 : 500 @ A3

NB TH3/4 - SECTION



SCALE 1 : 500 @ A3

4.4 Site - Bulk and Form



BUILDING TYPE 4 - AGED CARE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 4 Aged Care. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

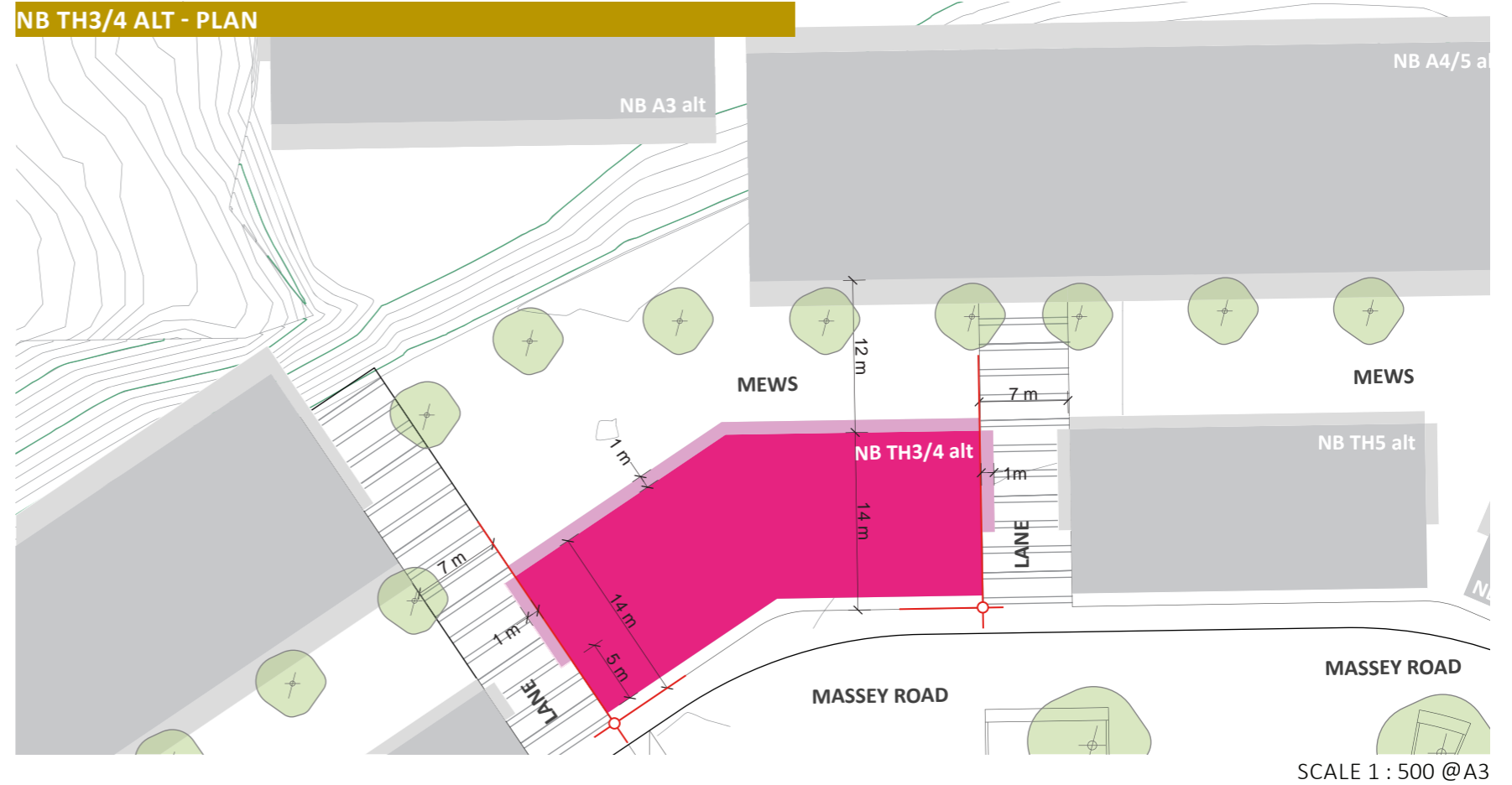
max individual building length 19.2m
 max individual building width 13m
 max individual building height 12m

number of dwellings - approximately 8
 max stories -
 covered parking - approximately 8
 uncovered parking - 0

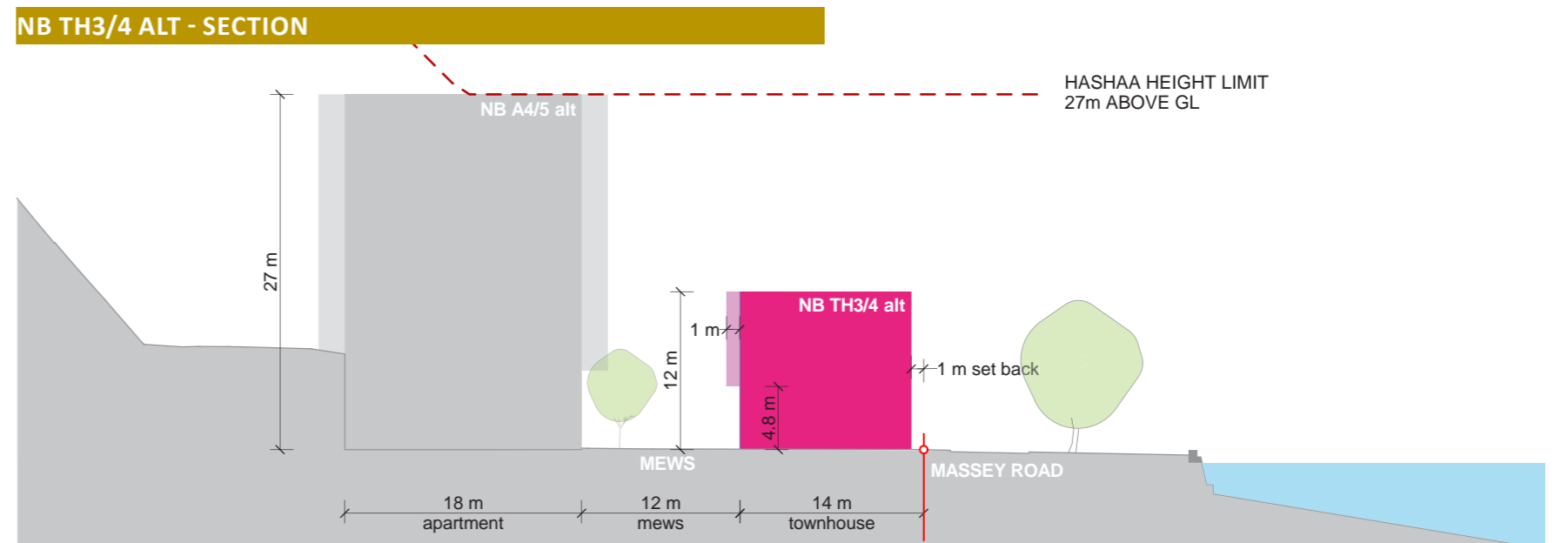
envelope footprint 471m²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

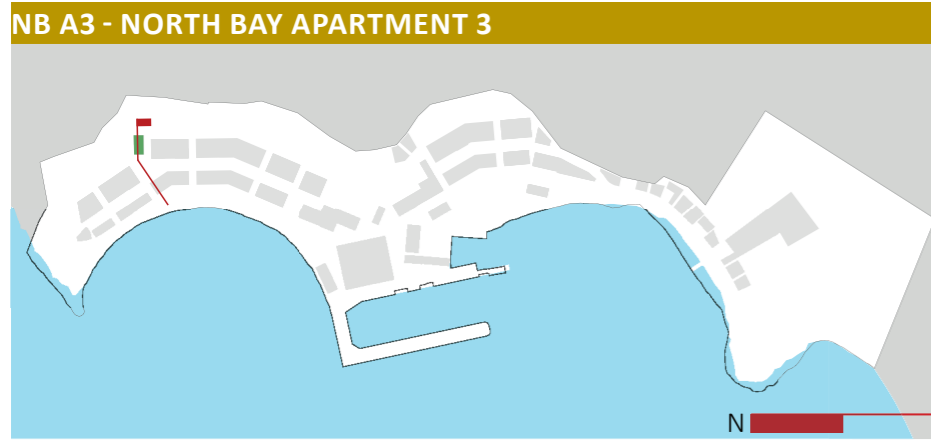


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

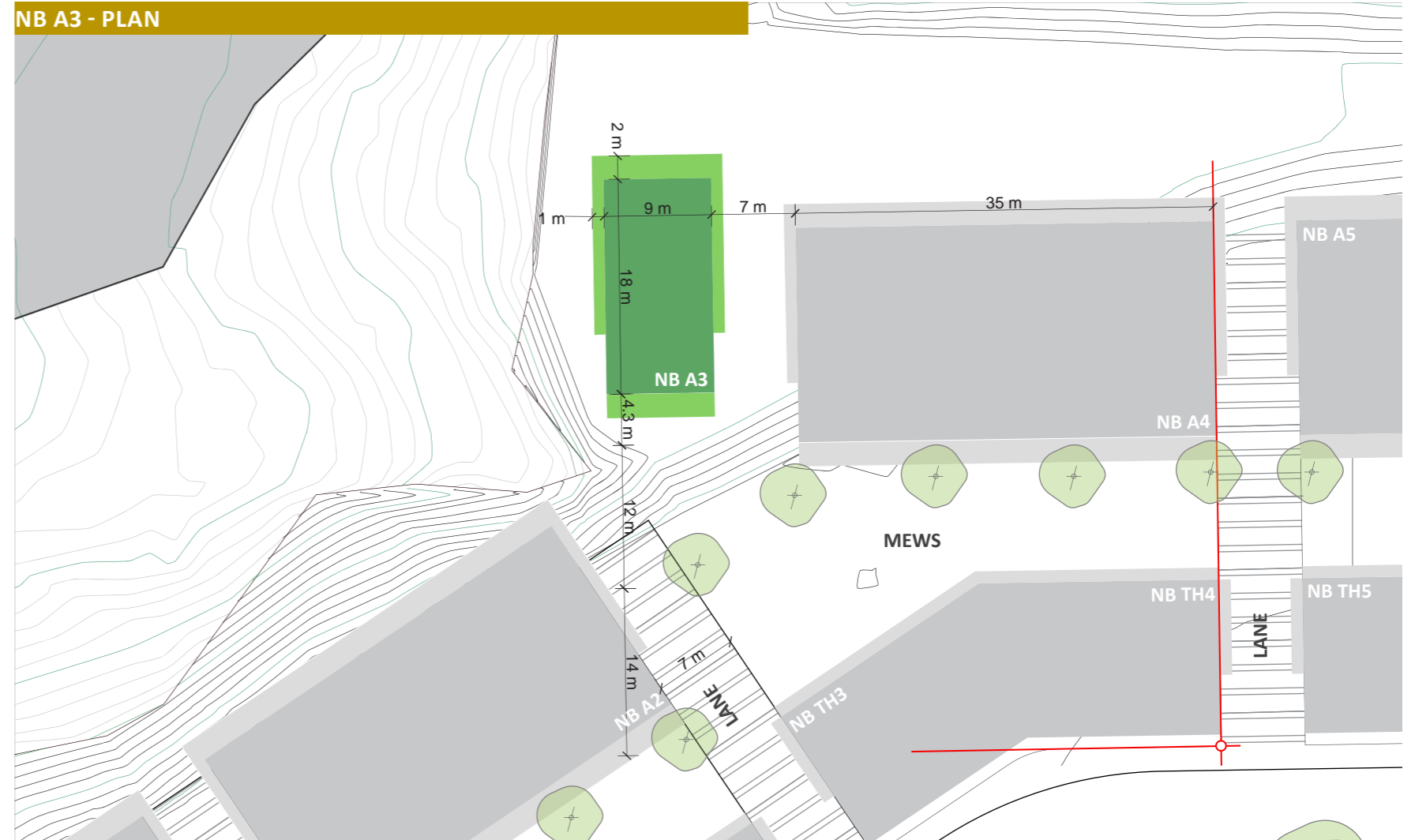
4.4 Site - Bulk and Form



BUILDING TYPE 1 - APARTMENT






This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

max length	9m
max width	18m
max height	27m
number of dwellings	approximately 10
max stories	6
covered parking	approximately 5
uncovered parking	approximately 5
envelope footprint	162m ²

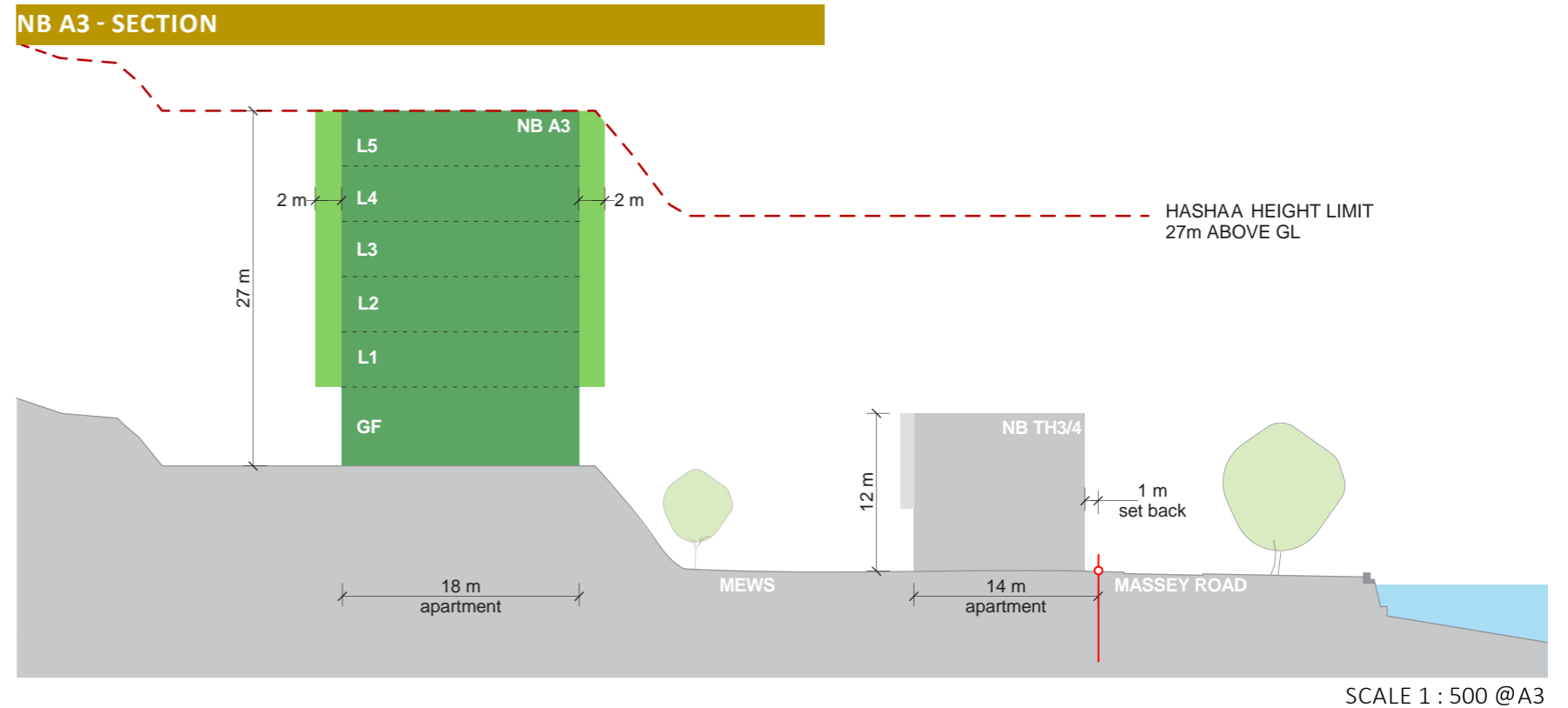
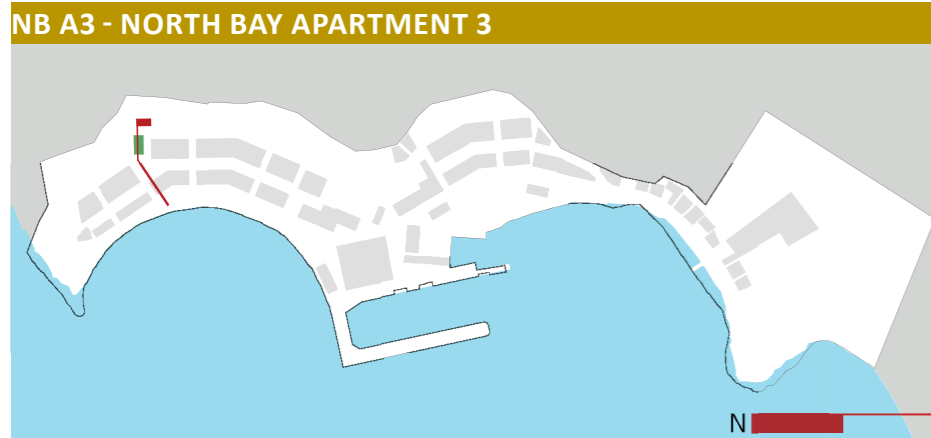


SCALE 1 : 500 @A3

Legend

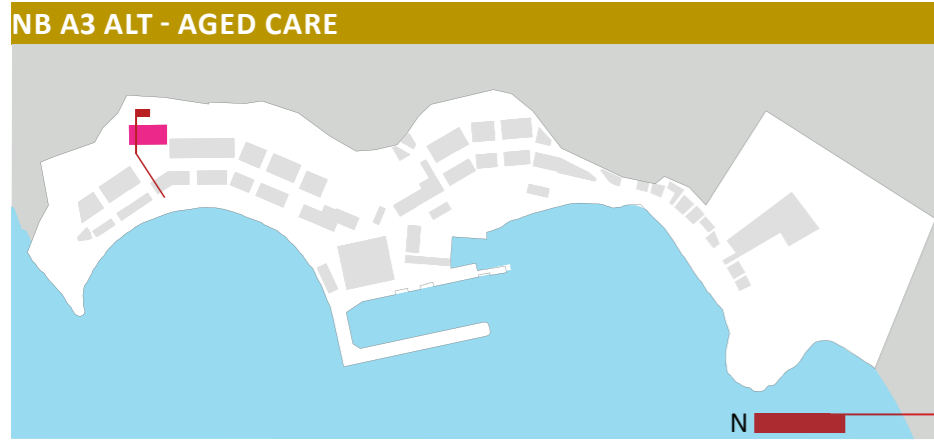
-  Boundary
-  Building envelope
-  Building protrusion
-  Neighbouring building
-  Neighbouring protrusion

4.4 Site - Bulk and Form



- Legend**
- Boundary
 - Building envelope
 - Building protrusion
 - Neighbouring building
 - Neighbouring protrusion

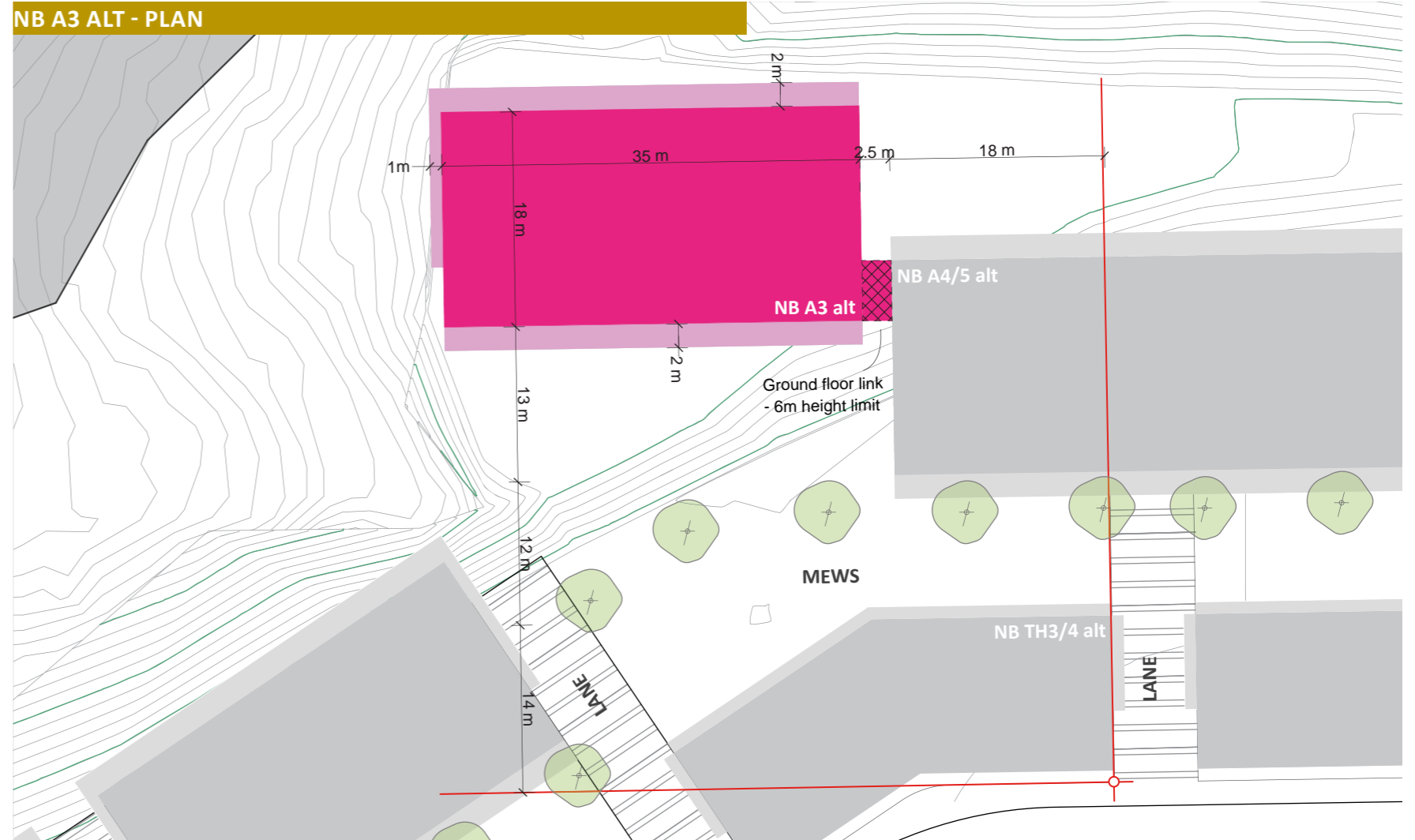
4.4 Site - Bulk and Form



BUILDING TYPE 4 - AGED CARE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 4 Aged Care Building. This defines Building Envelope, Protrusions and other design considerations.

max length	35m
max width	18m
max height	27m
number of dwellings	approximately 39
max stories	6
covered parking	0
uncovered parking	20
envelope footprint:	630m ²

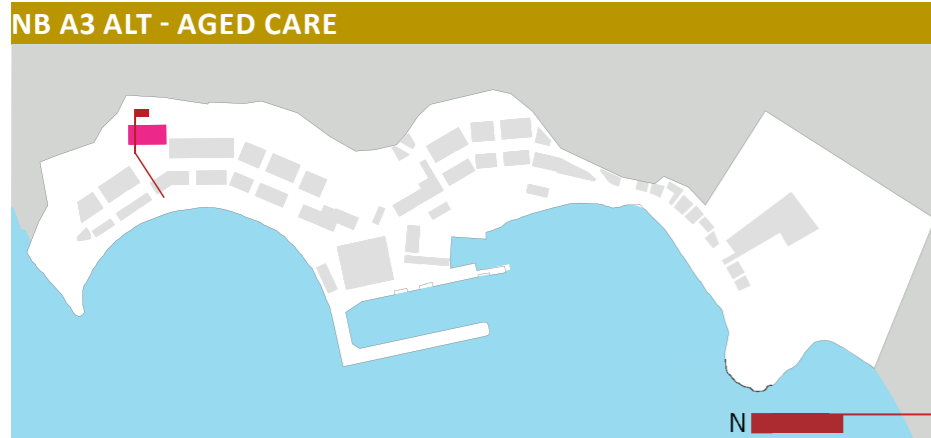


SCALE 1 : 500 @A3

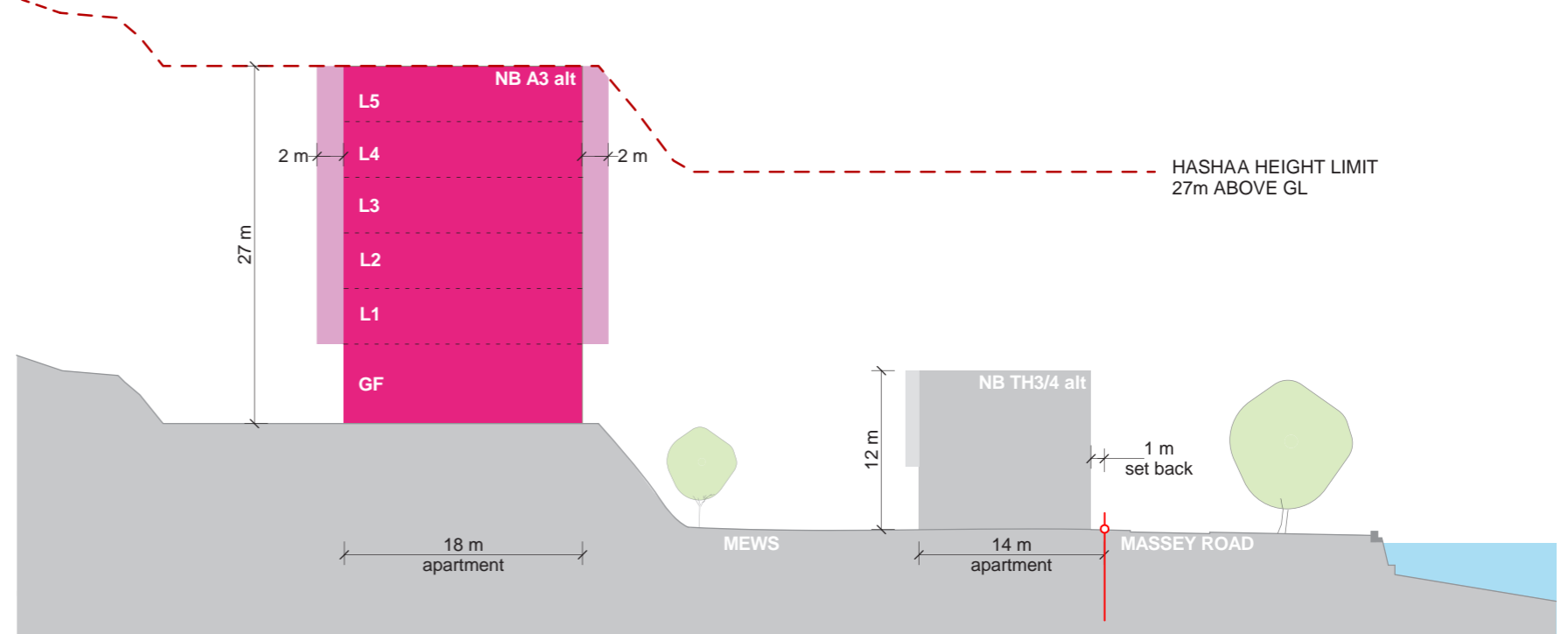
Legend







	Boundary		Height restriction applies
	Building envelope		Neighbouring building
	Building protrusion		Neighbouring protrusion

4.4 Site - Bulk and Form



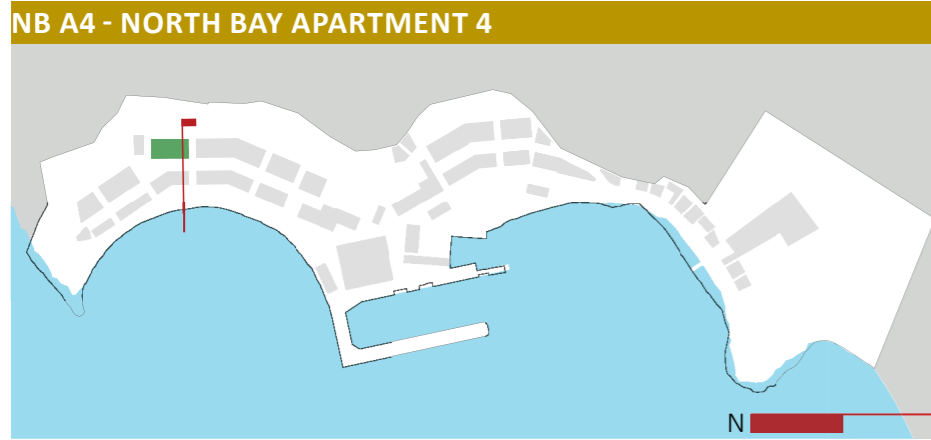
NB A3 ALT - SECTION



- Legend**
-  Boundary
 -  Building envelope
 -  Building protrusion
 -  Height restriction applies
 -  Neighbouring building
 -  Neighbouring protrusion

SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



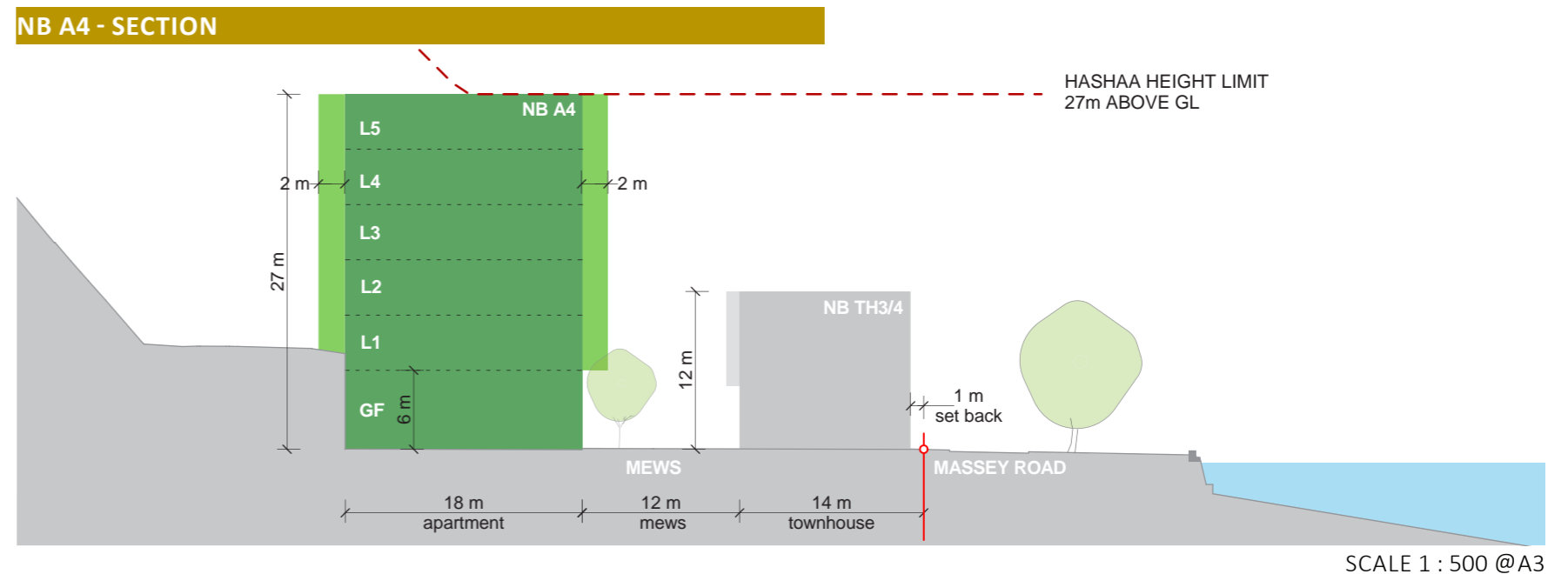
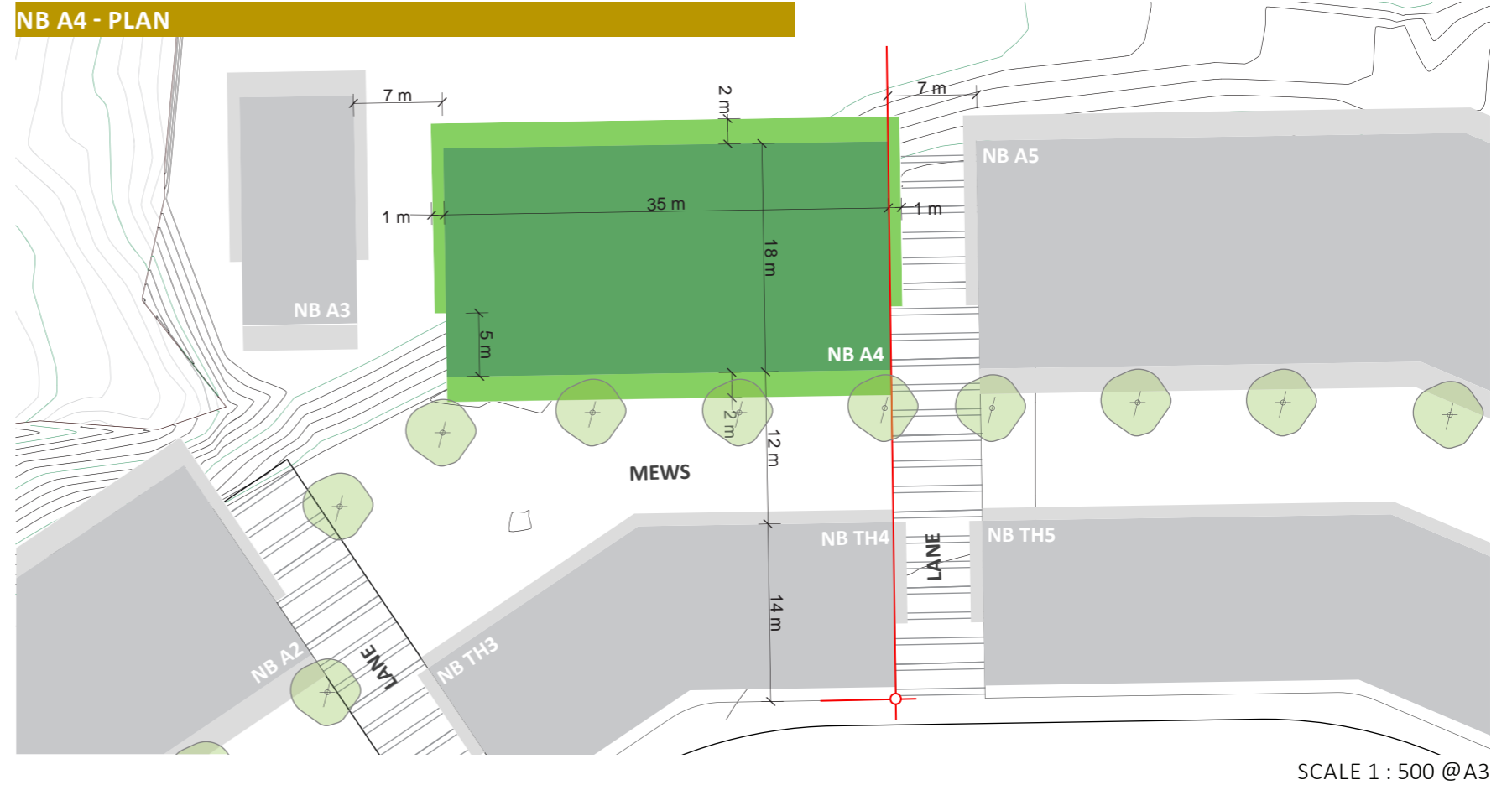
BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

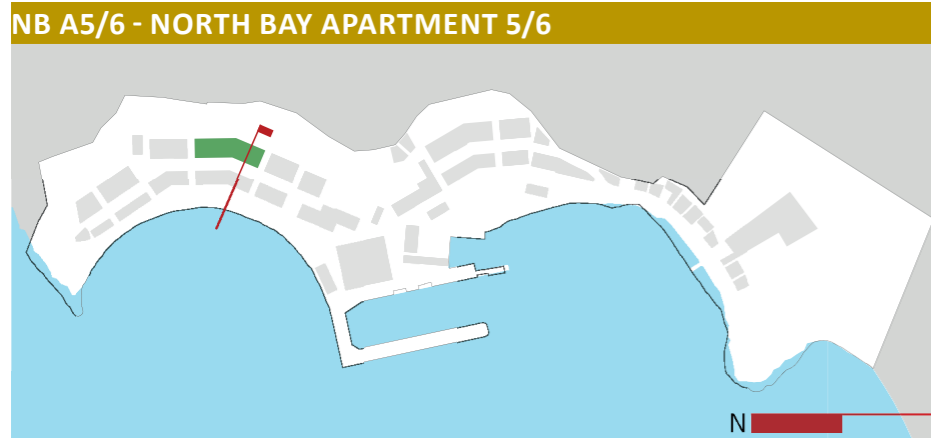
max length	35m
max width	18m
max height	27m
number of dwellings	approximately 30
max stories	6
covered parking	approximately 17
uncovered parking	approximately 13
envelope footprint:	630m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope

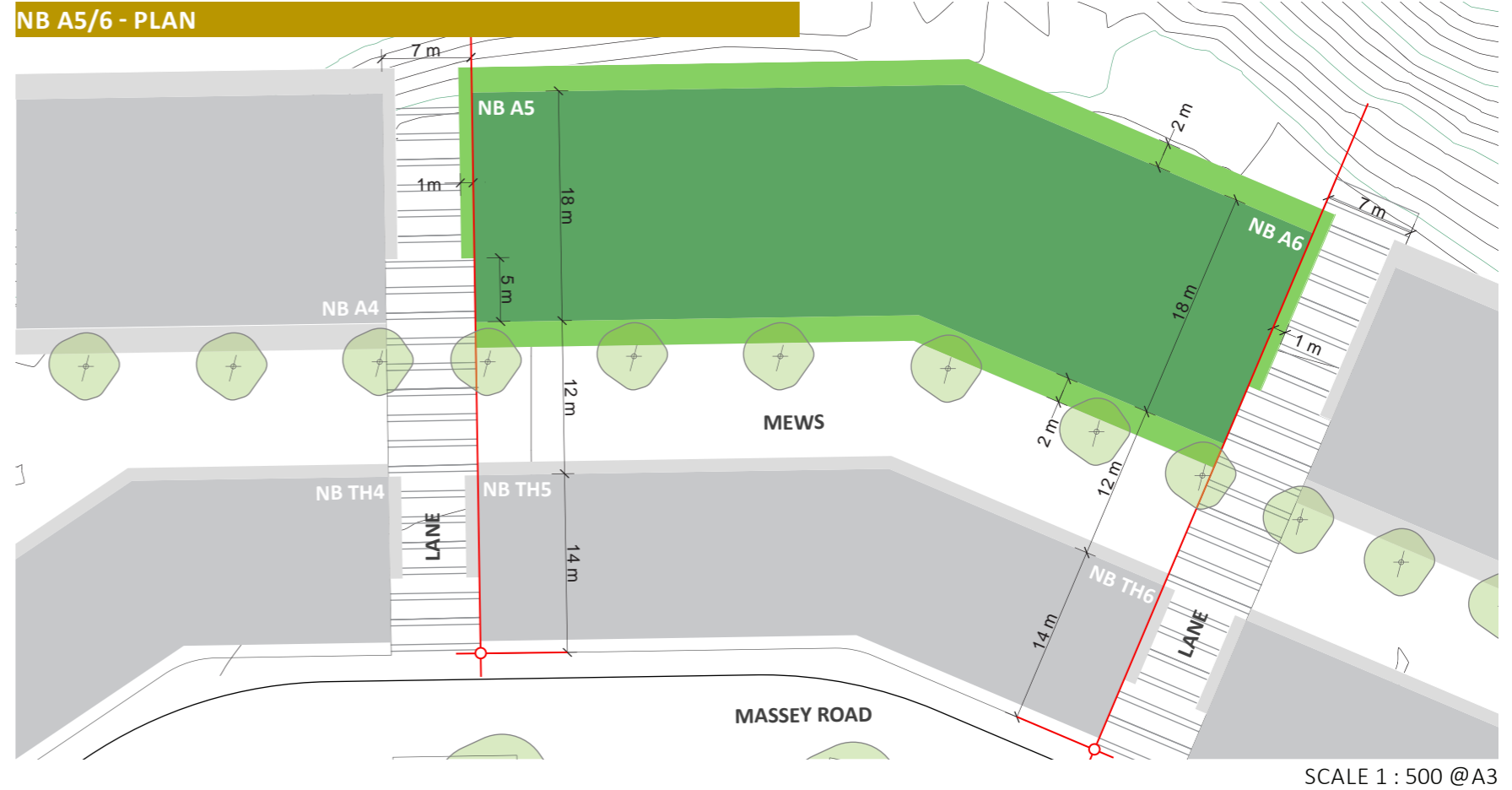
max individual building length 35m
 max individual building width 18m
 max individual building height 27m

number of dwellings approximately 50
 max stories 6
 covered parking approximately 29
 uncovered parking approximately 21

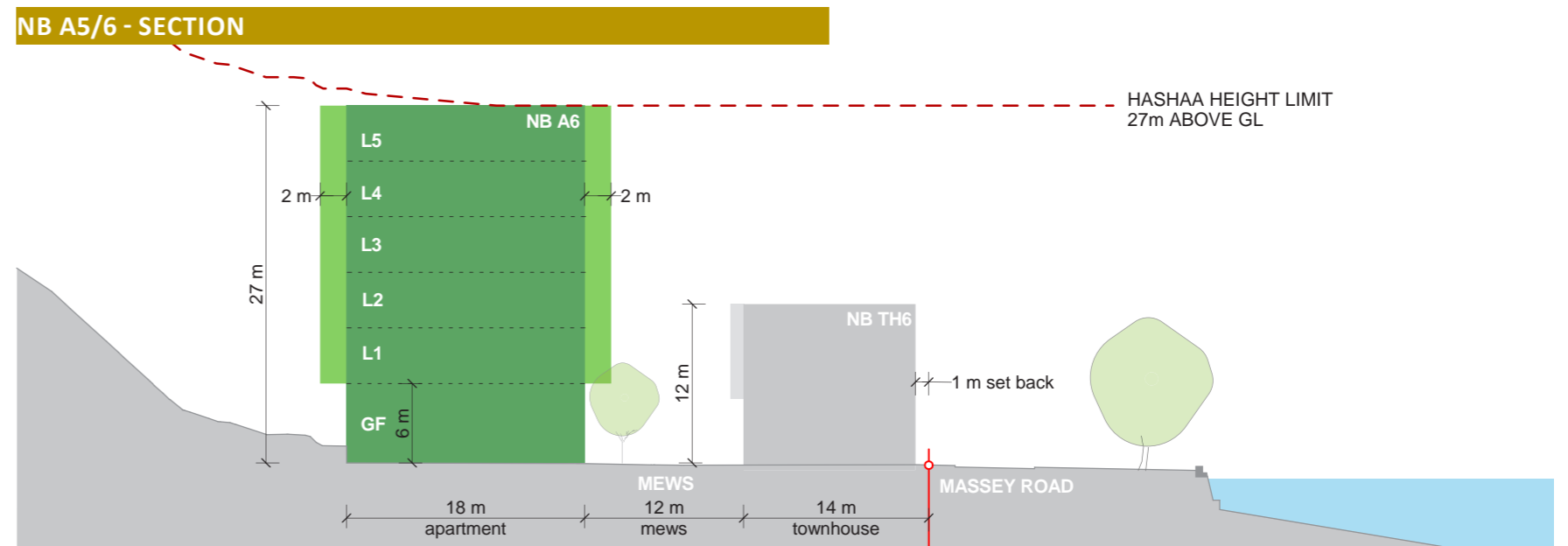
envelope footprint 1161m²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

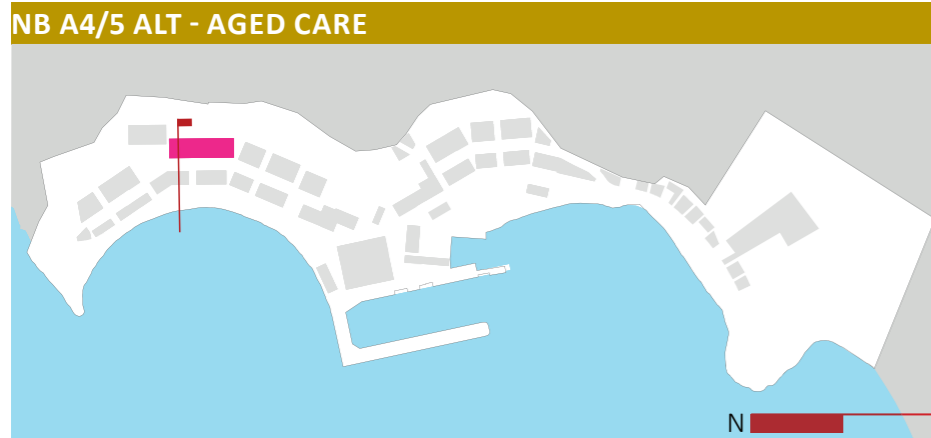


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 4 - AGED CARE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 4 Aged Care Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

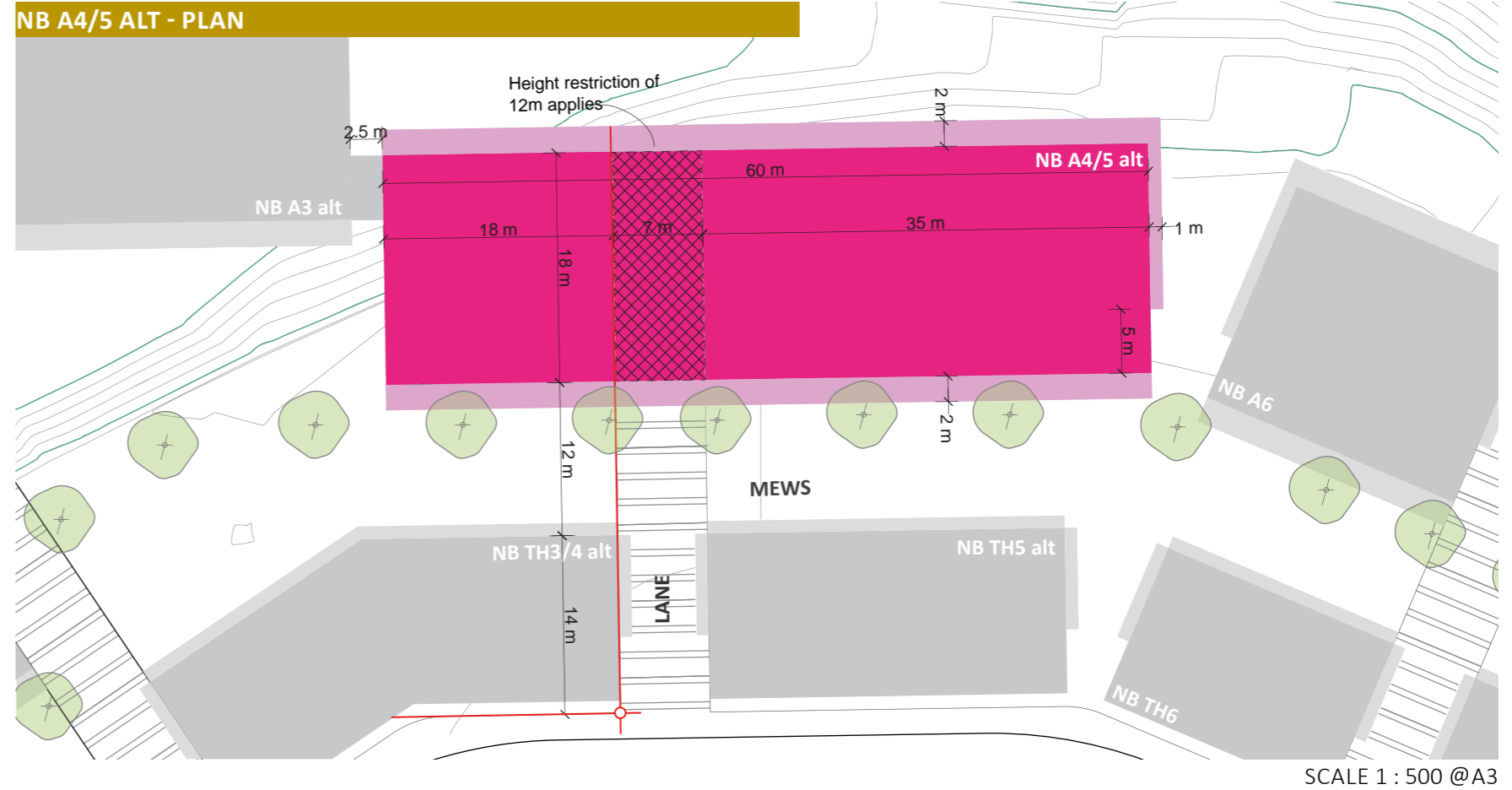
max individual building length 35m
 max individual building width 18m
 max individual height 27m

number of dwellings approximately 77
 max stories 6
 covered parking 0
 uncovered parking approximately 31

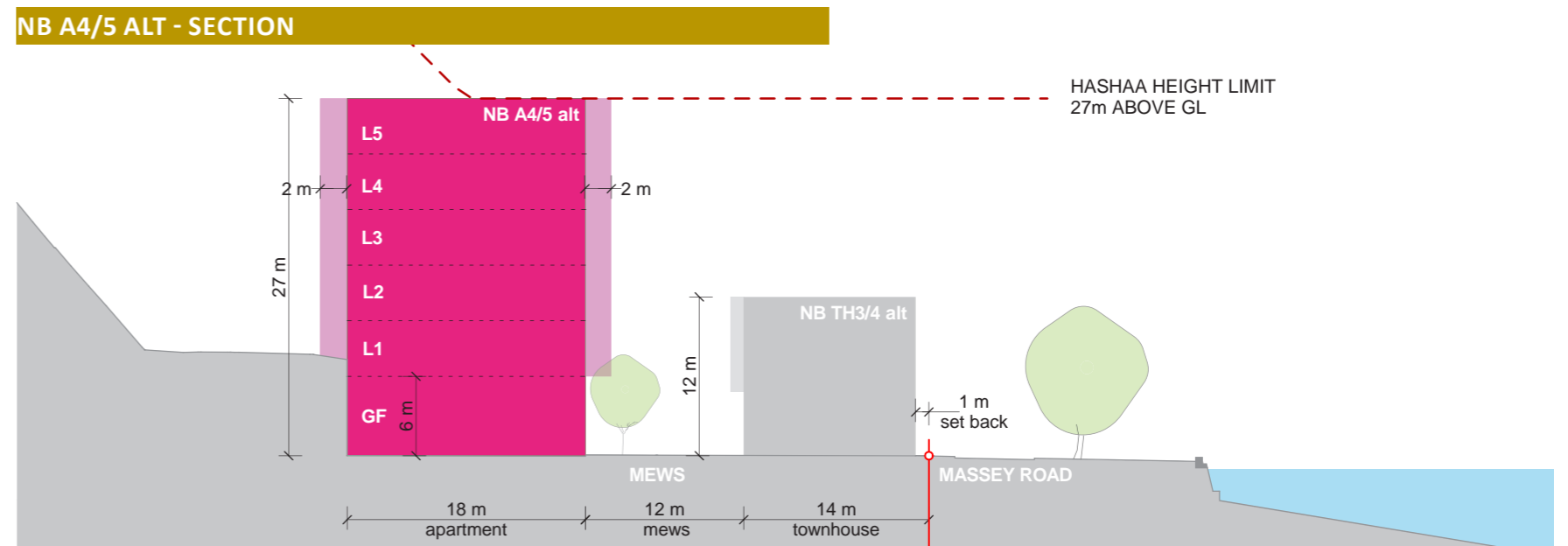
envelope footprint 1080m²

Legend

- Boundary
- Building envelope
- Building protrusion
- Height restriction applies
- Neighbouring building
- Neighbouring protrusion



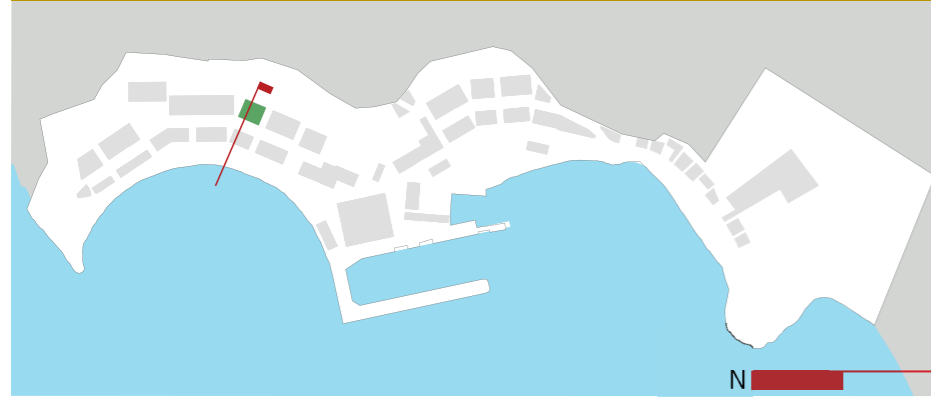
SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form

NB A6 ALT - NORTH BAY APARTMENT 6 ALTERNATIVE



BUILDING TYPE 1 - APARTMENT

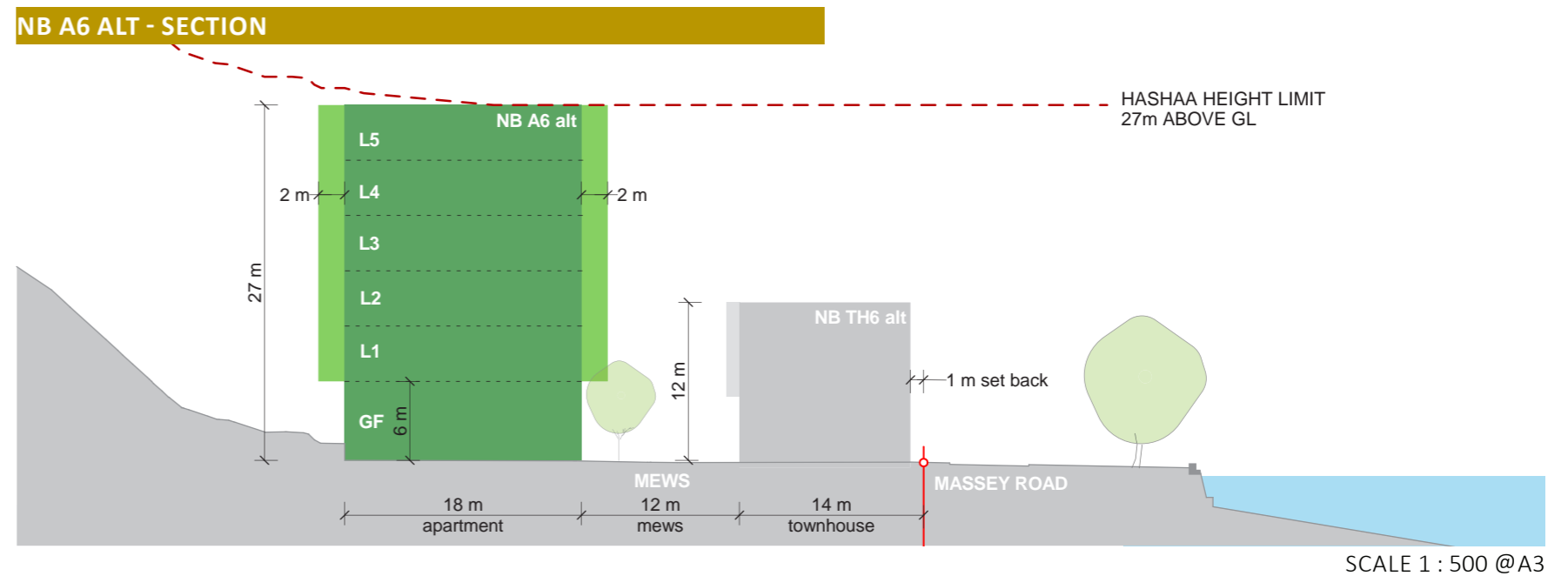
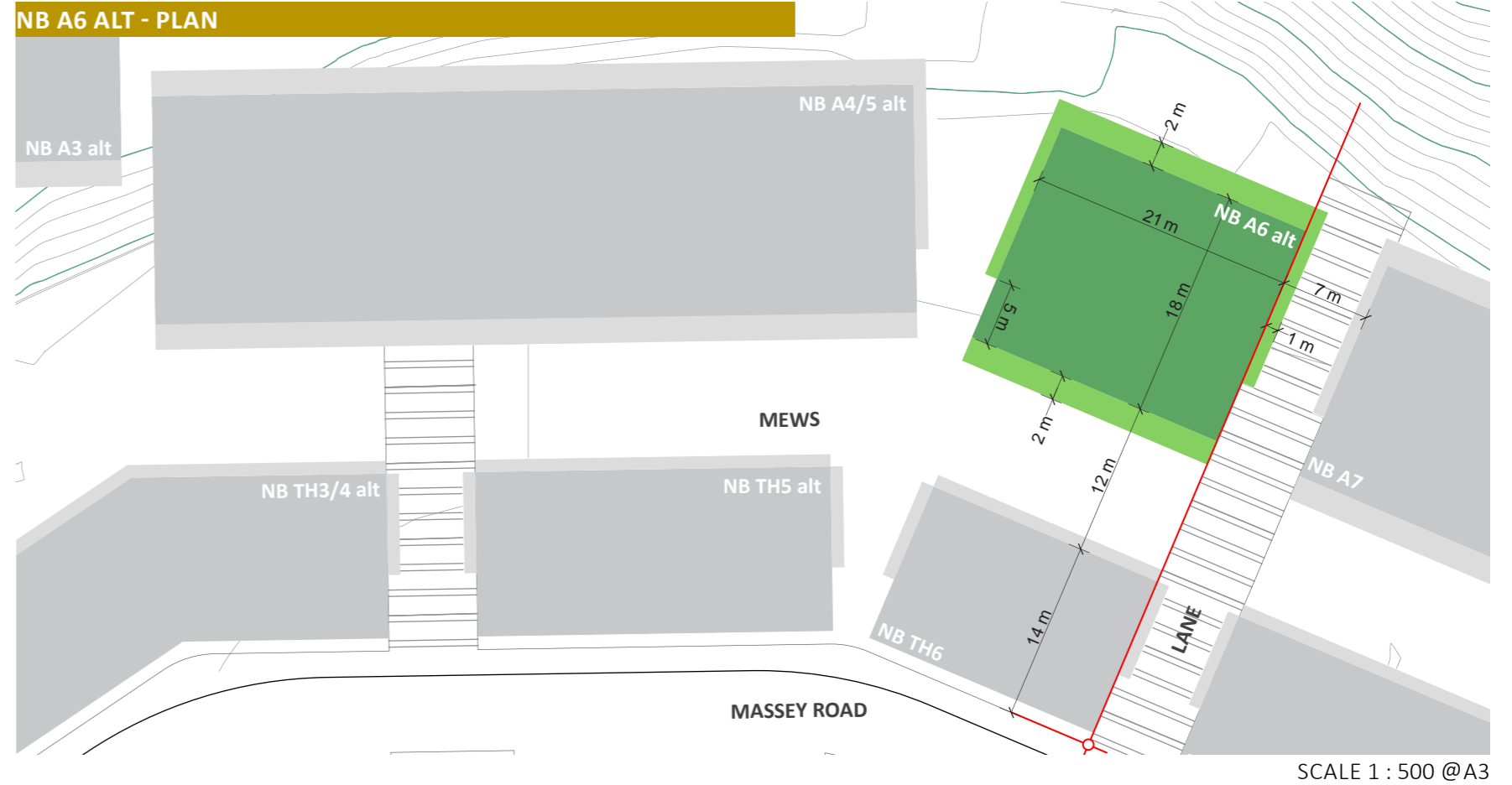
This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

max length	21m
max width	18m
max height	27m
number of dwellings	approximately 20
max stories	6
covered parking	approximately 12
uncovered parking	approximately 8

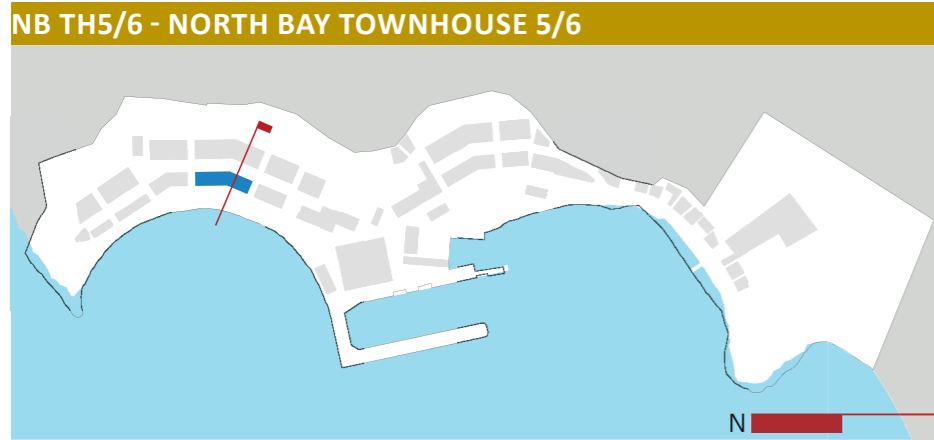
envelope footprint 378m²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



BUILDING TYPE 2 - TOWNHOUSE







This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

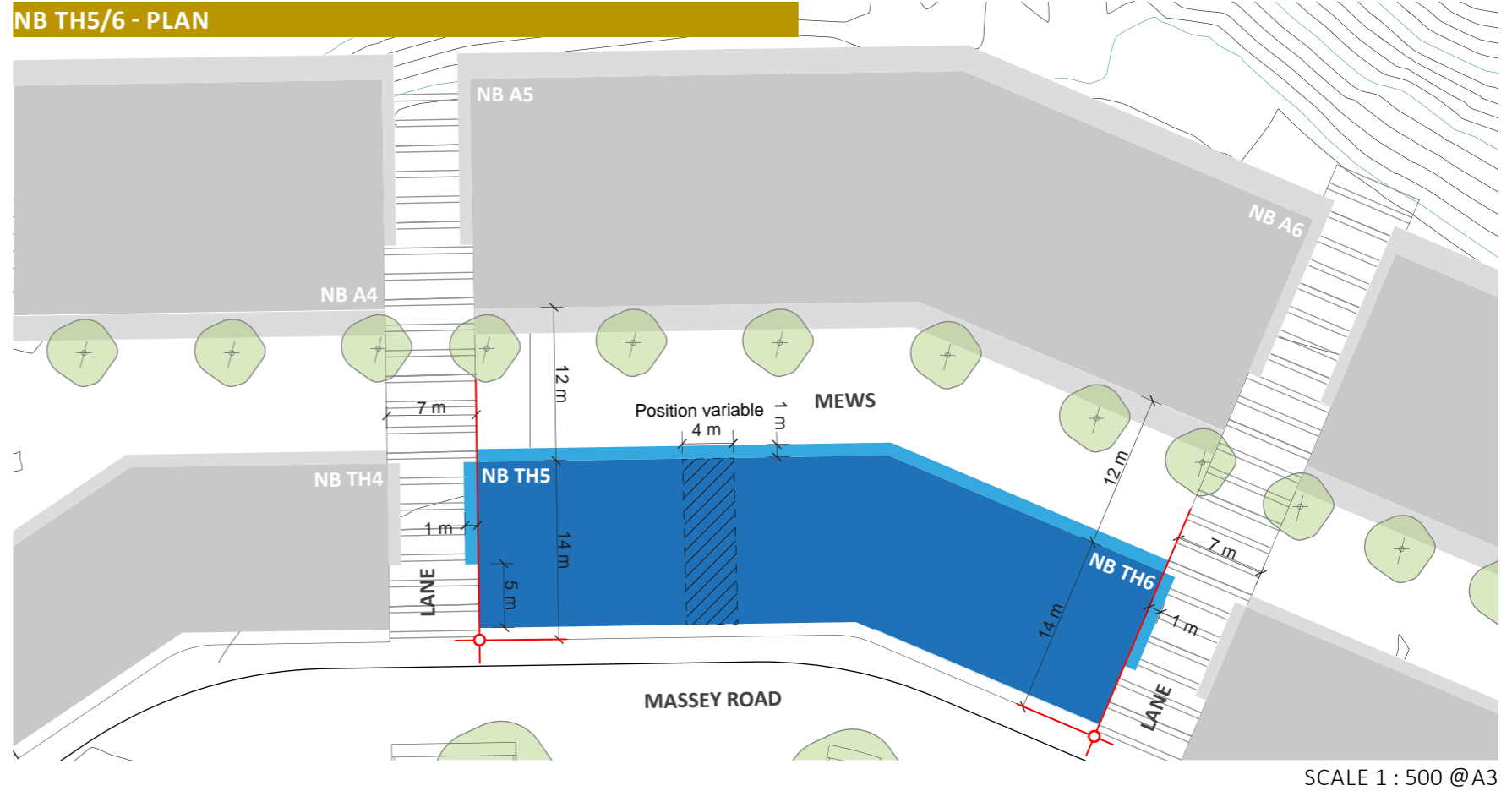
max individual building length 28m
 max individual building width 13m
 max individual building height 12m

number of dwellings approximately 9
 max stories -
 covered parking approximately 9
 uncovered parking 0

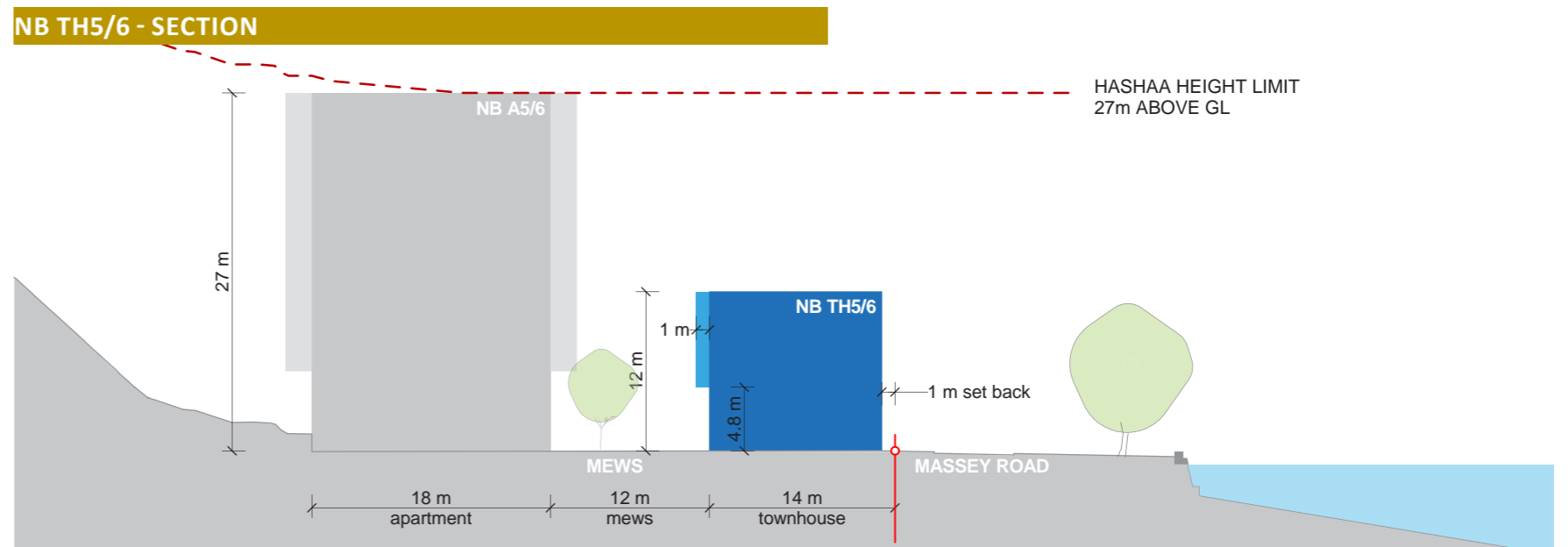
envelope footprint: 687m²

Legend

-  Boundary
-  Building envelope
-  Building protrusion
-  Height restriction of 8m applies (see design guide G2.19)
-  Neighbouring building
-  Neighbouring protrusion

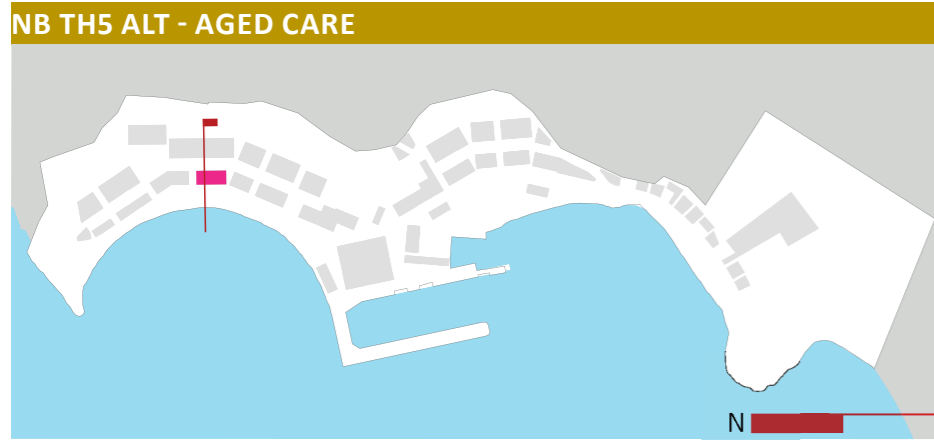


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



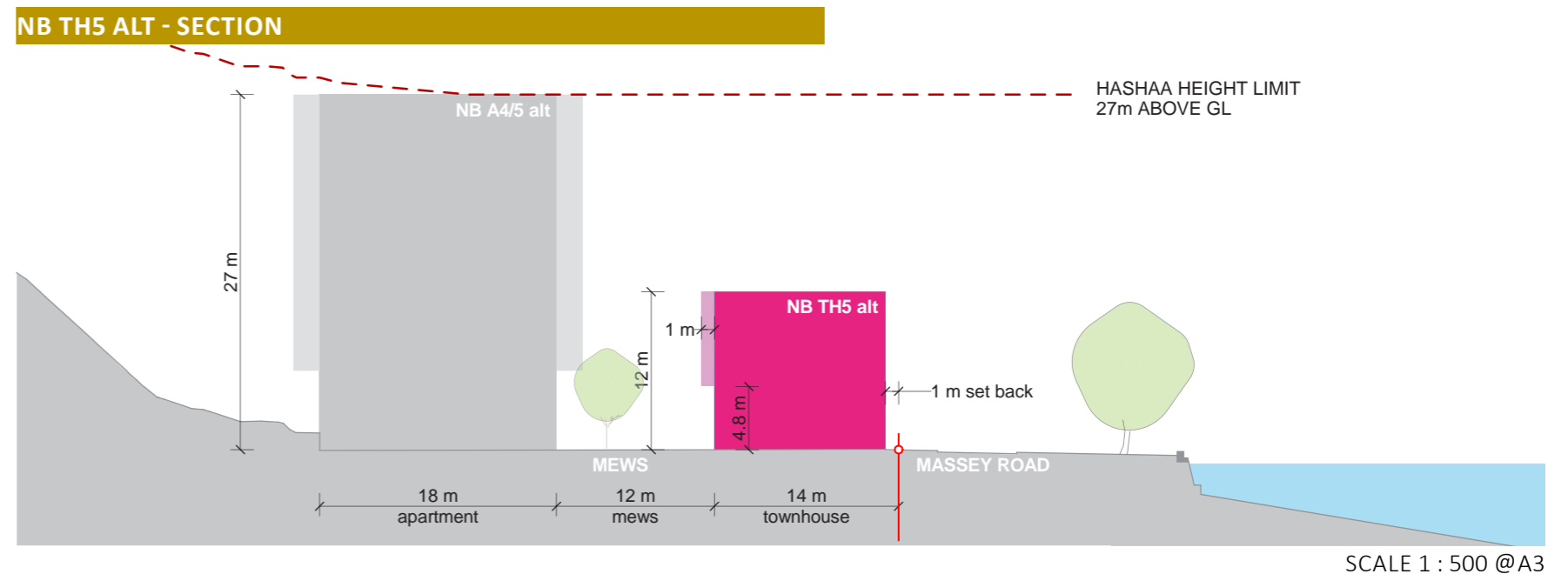
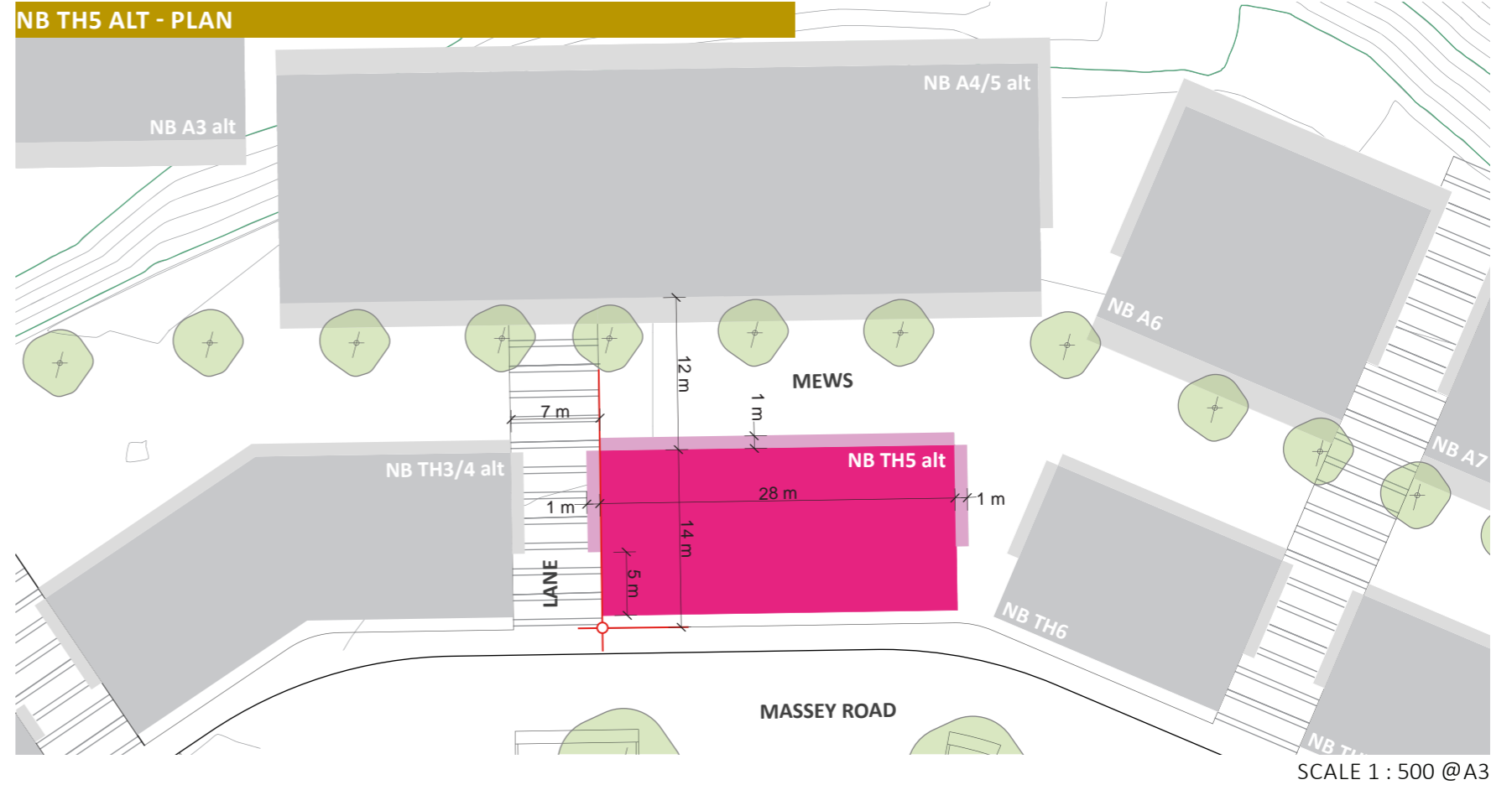
BUILDING TYPE 4 - AGED CARE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 4 Aged Care. This defines Building Envelope, Protrusions and other design considerations.

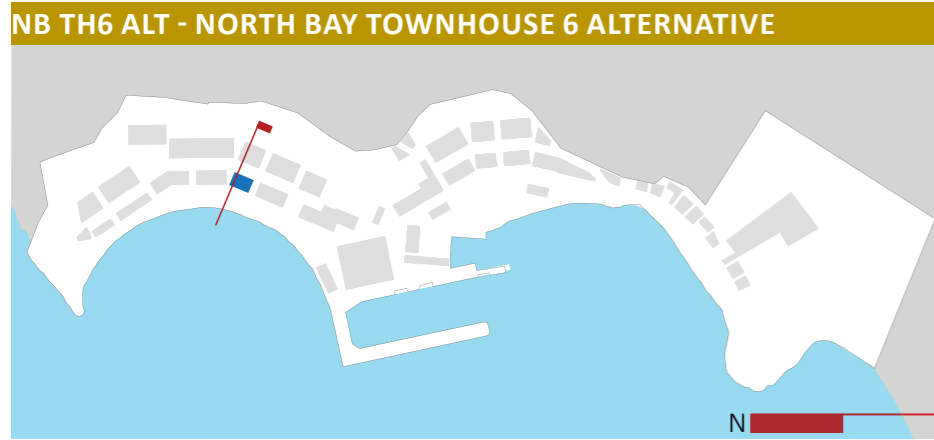
max length	28m
max width	13m
max height	12m
number of dwellings	approximately 8
max stories	-
covered parking	approximately 8
uncovered parking	0
envelope footprint	364m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



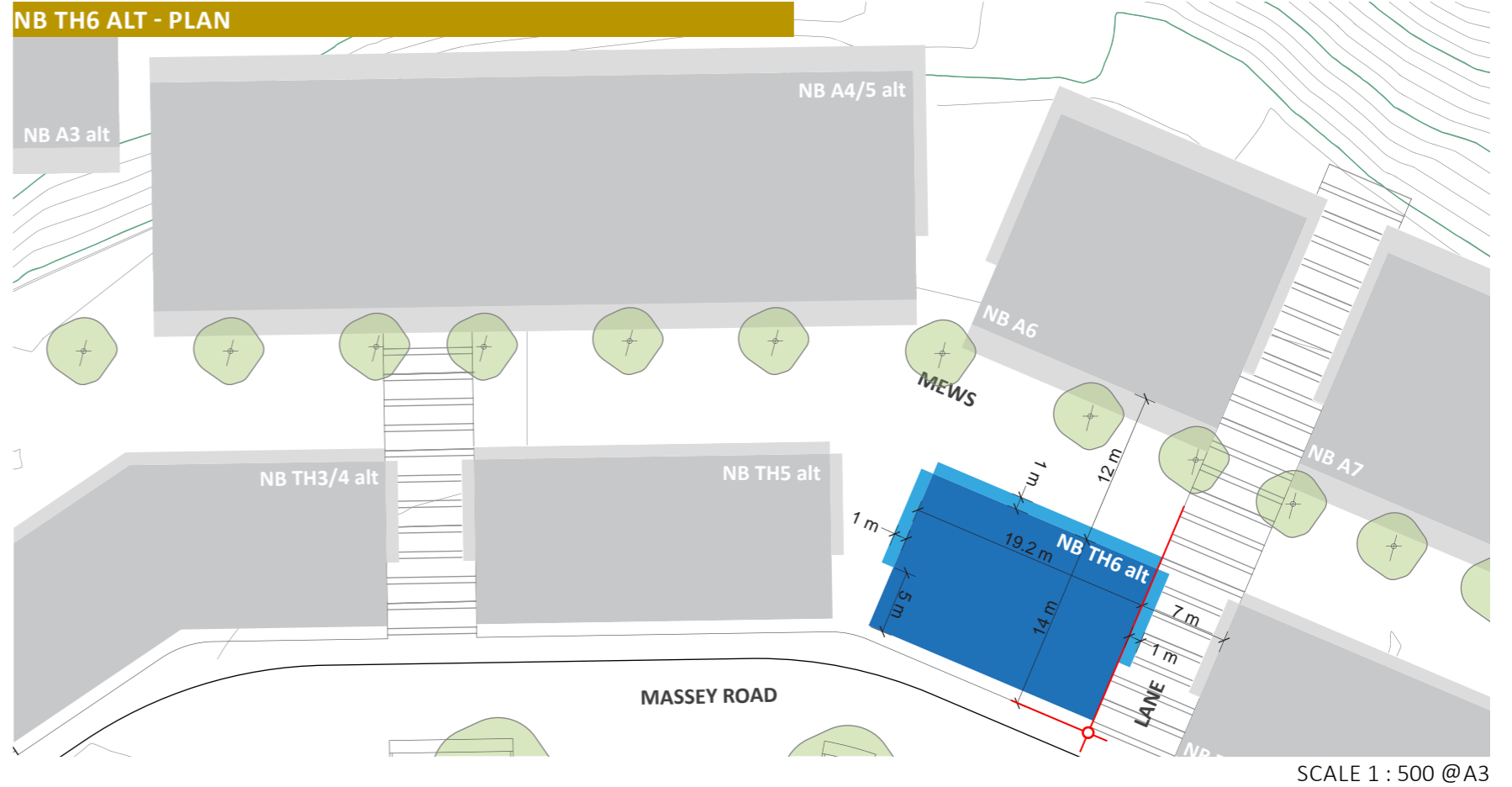
BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

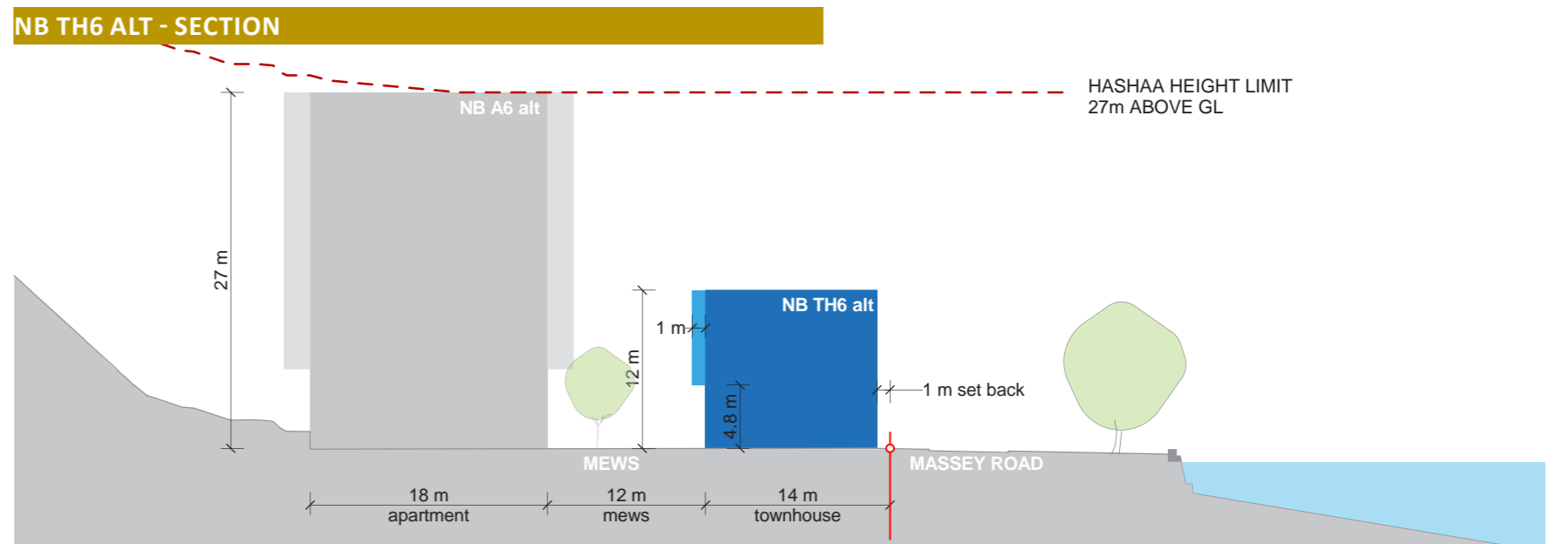
max length	19.2m
max width	13m
max height	12m
number of dwellings	approximately 4
max stories	-
covered parking	approximately 4
uncovered parking	0
envelope footprint:	273m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Height restriction of 8m applies (see design guide G2.19)
- Neighbouring building
- Neighbouring protrusion

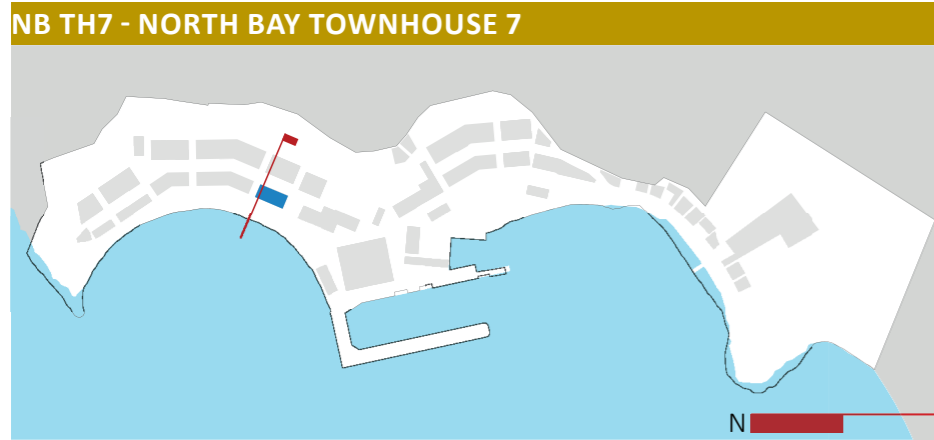


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



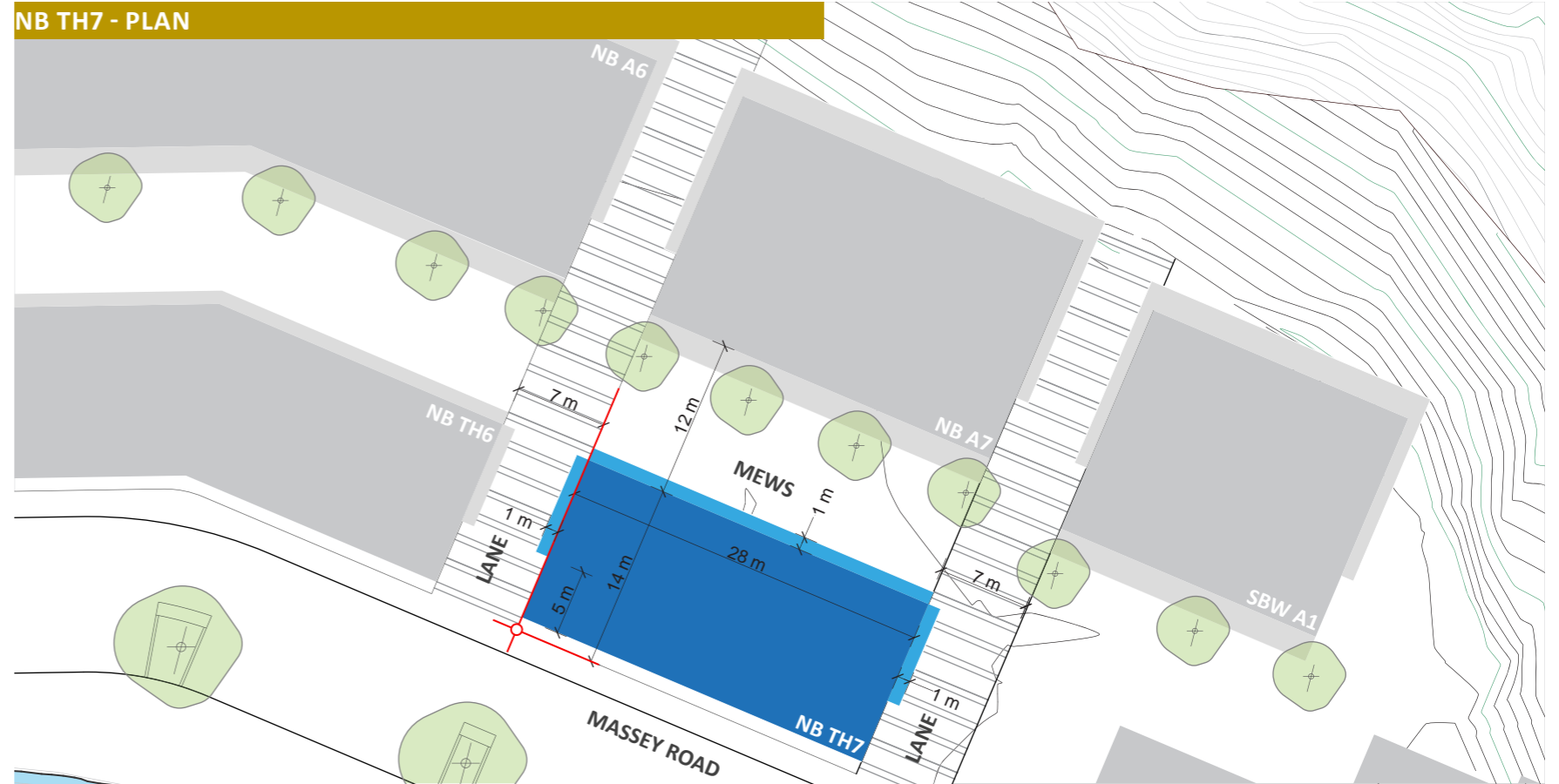
BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

max length	28m
max width	13m
max height	12m
number of dwellings	approximately 5
max stories	-
covered parking	approximately 5
uncovered parking	0
envelope footprint	364m ²

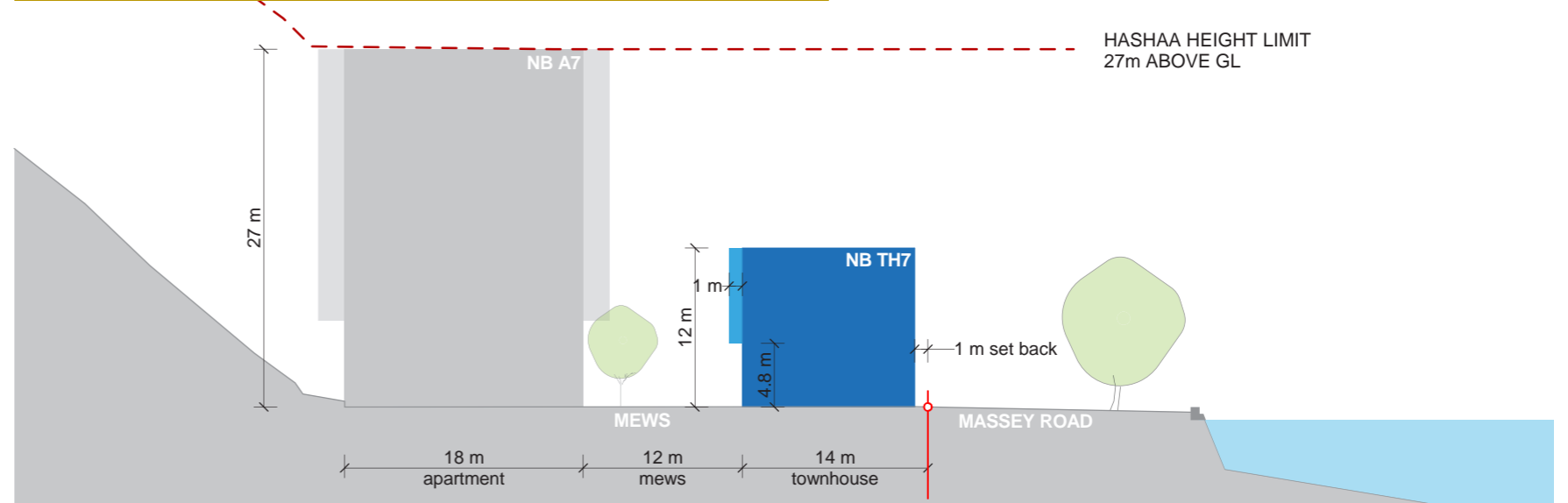
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



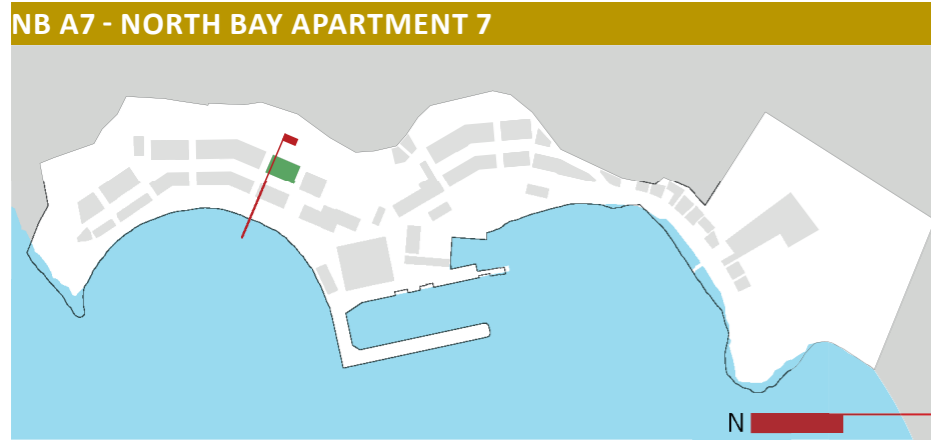
SCALE 1 : 500 @A3

NB TH7 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



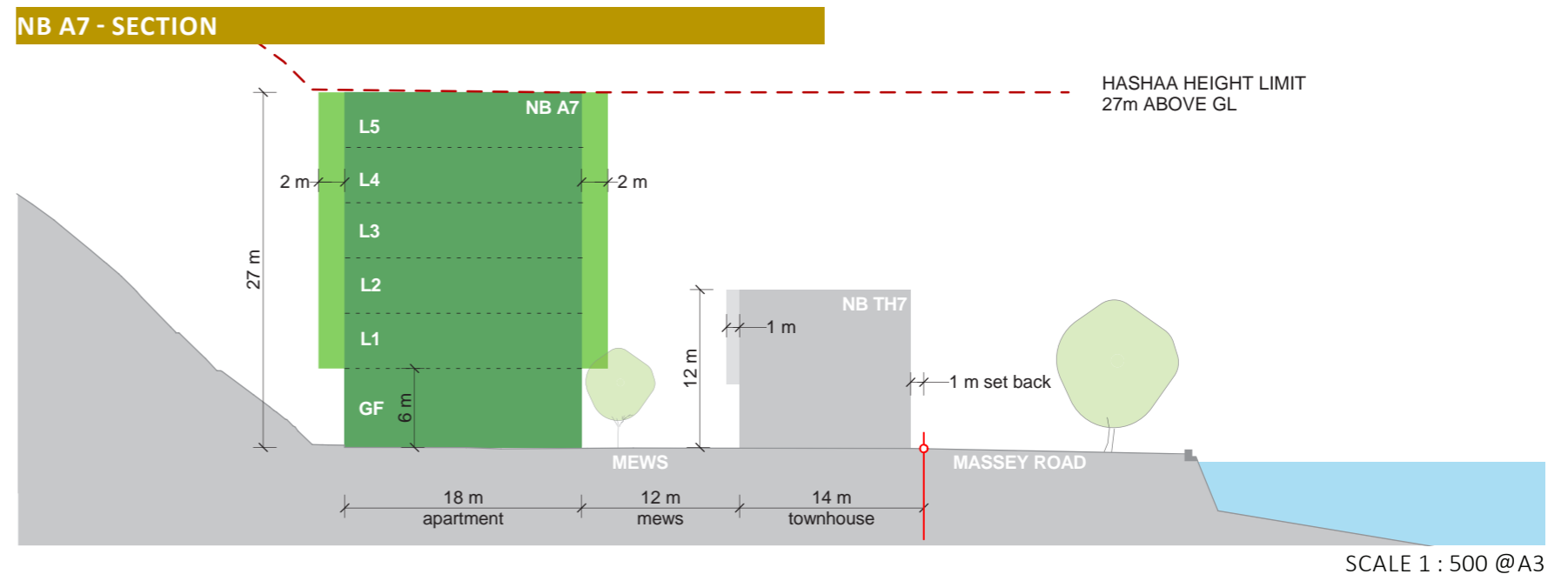
BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

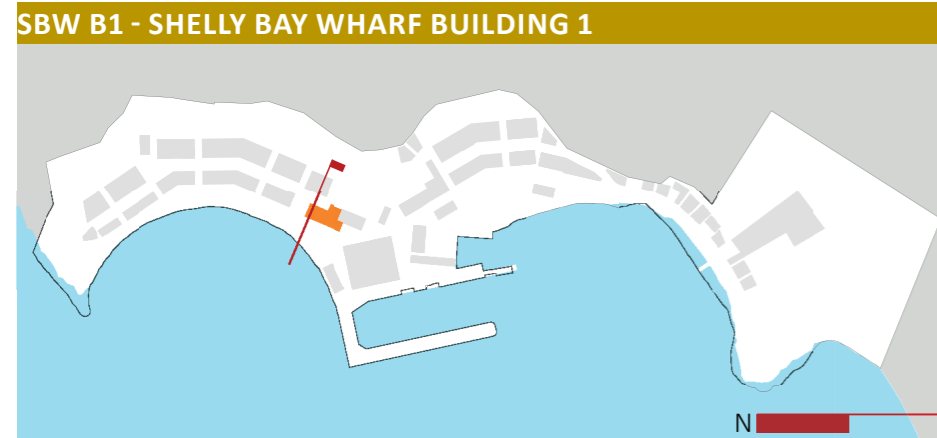
max length	28m
max width	18m
max height	27m
number of dwellings	approximately 25
max stories	6
covered parking	approximately 15
uncovered parking	approximately 10
envelope footprint	504m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



HISTORIC CHARACTER ASSET - BUILDING 07

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations.

existing length 35.5m cos
 existing width 19.5m cos
 existing height 11.55m cos

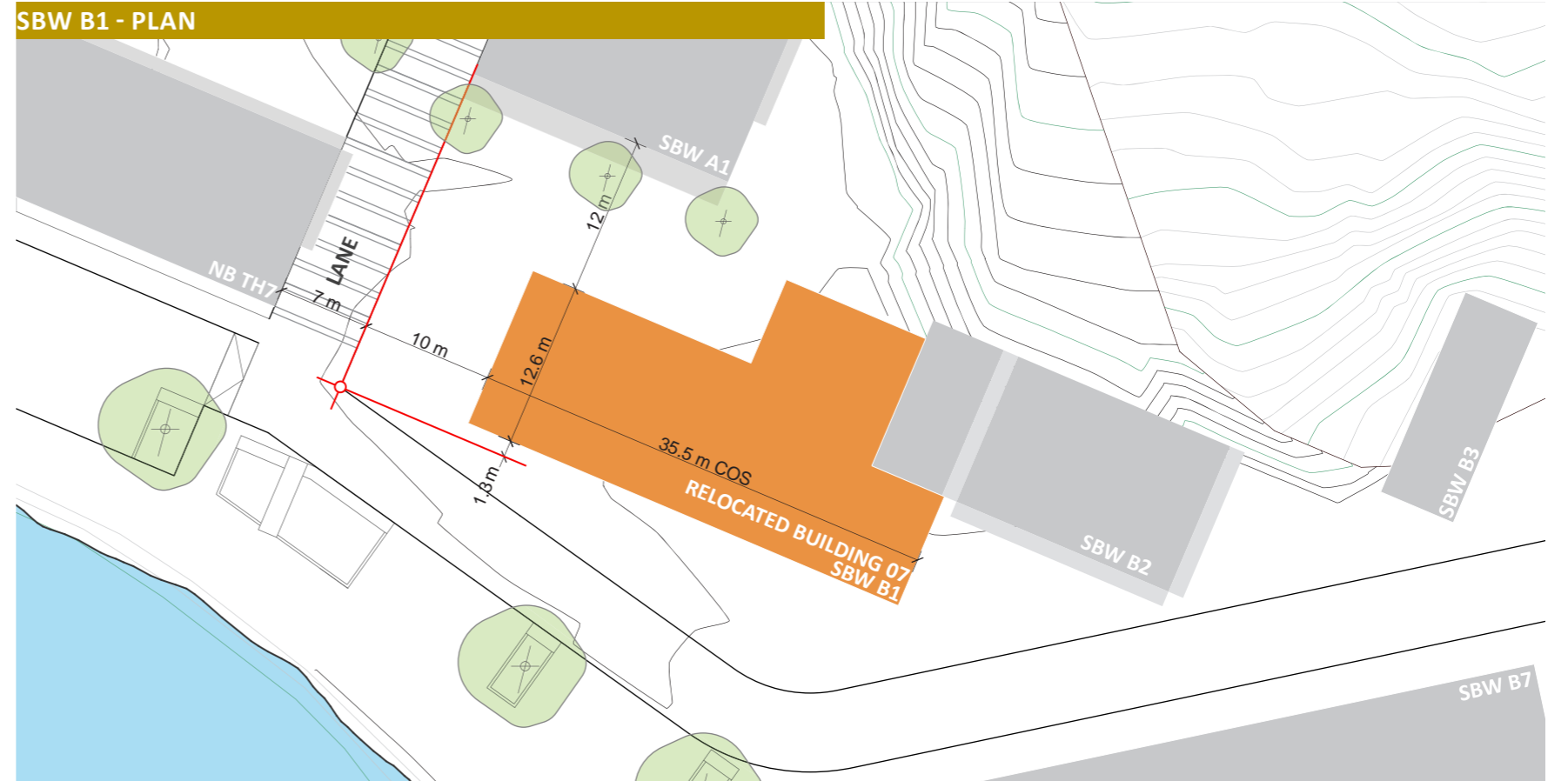
number of dwellings -
 max stories 2
 covered parking 0
 uncovered parking 8

envelope footprint 505m²

Noise mitigation and ventilation applies to this building.

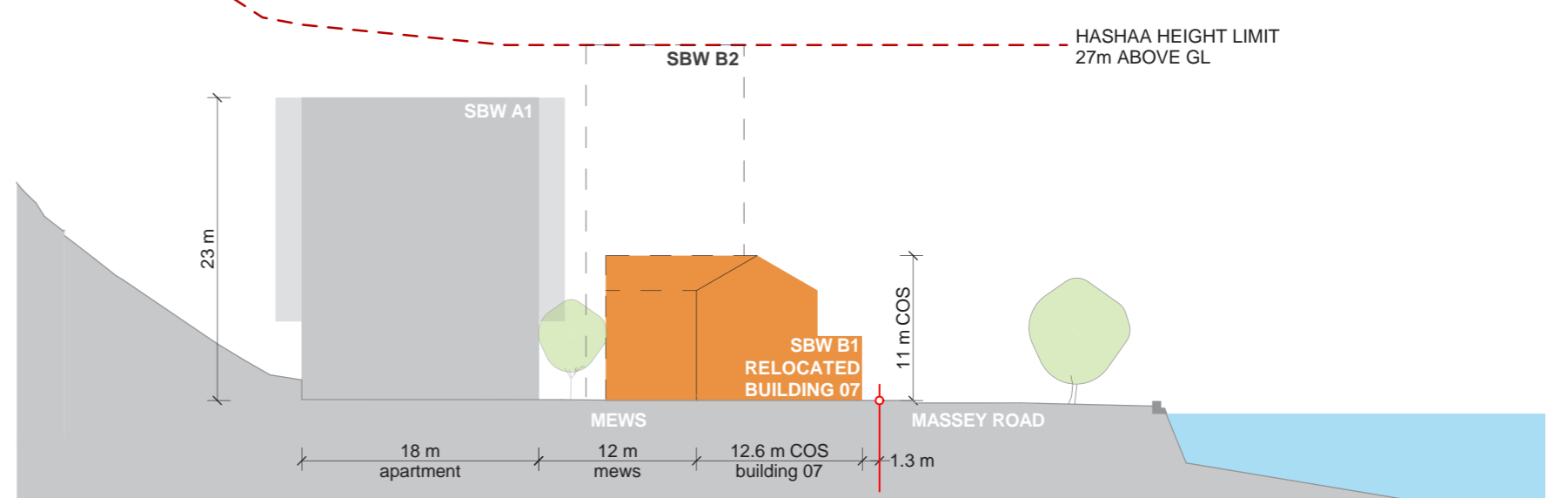
Legend

- Boundary
- Neighbouring building
- Building envelope
- Neighbouring protrusion



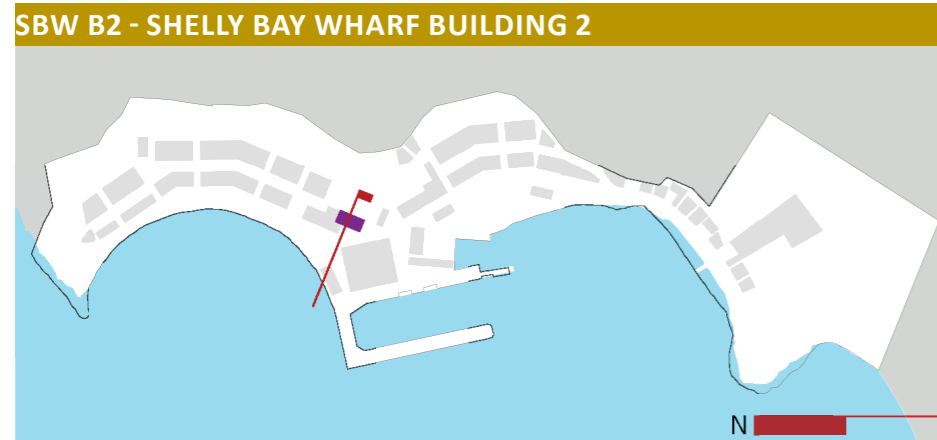
SCALE 1 : 500 @A3

SBW B1 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 5 - SPECIAL - HOTEL

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

max length 17.5m lower connection 7m
 max width 12m
 max height 27m

number of dwellings -
 max stories 6
 covered parking 0
 uncovered parking 0

envelope footprint 294m²

Noise mitigation and ventilation applies to this building.

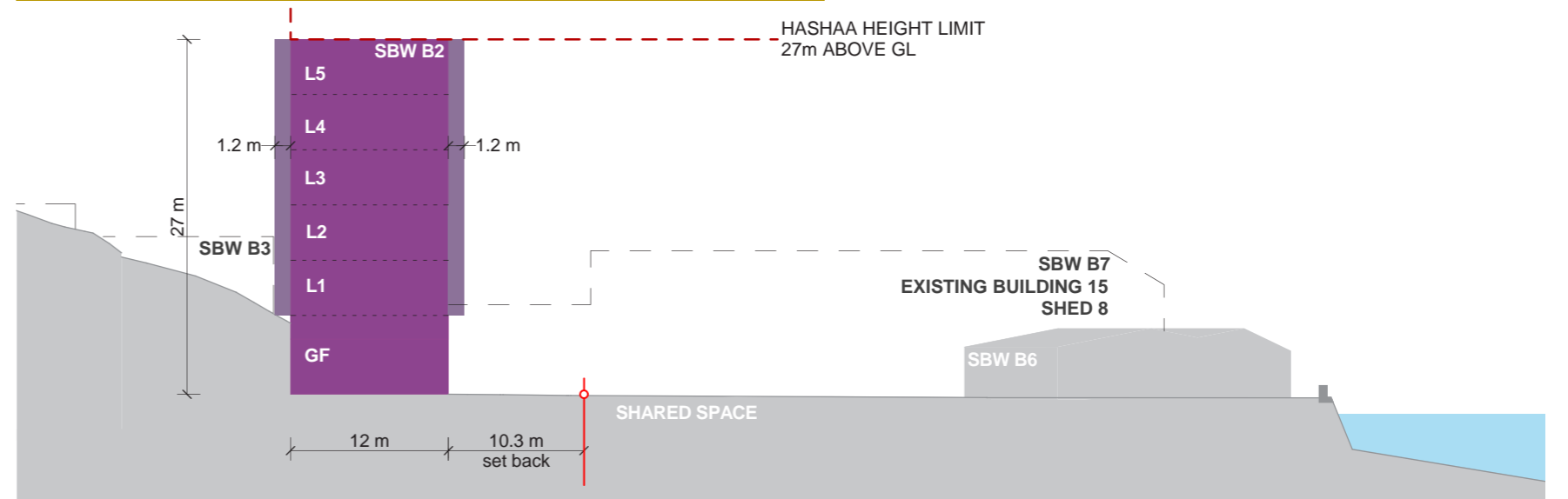
Legend

- Boundary
- Building envelope
- Building protrusion
- Height restriction applies
- Neighbouring building
- Neighbouring protrusion



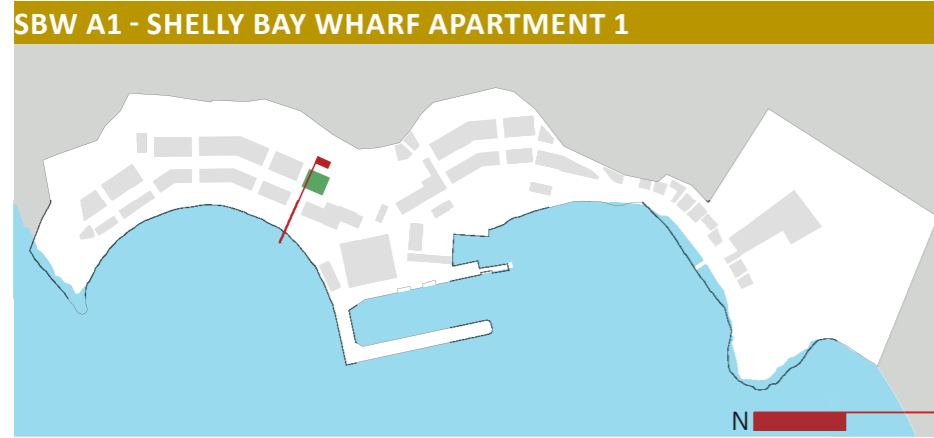
SCALE 1 : 500 @A3

SBW B2 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

max length	21m
max width	18m
max height	23m
number of dwellings	approximately 21
max stories	6
covered parking	approximately 13
uncovered parking	approximately 8
envelope footprint	378m ²

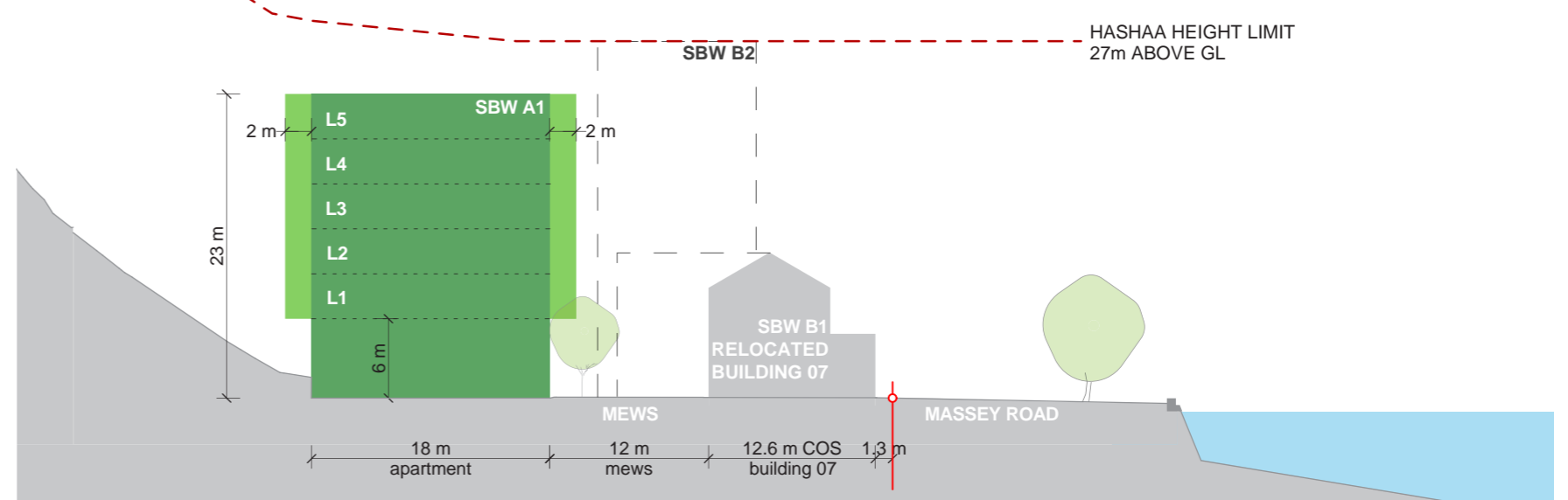
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



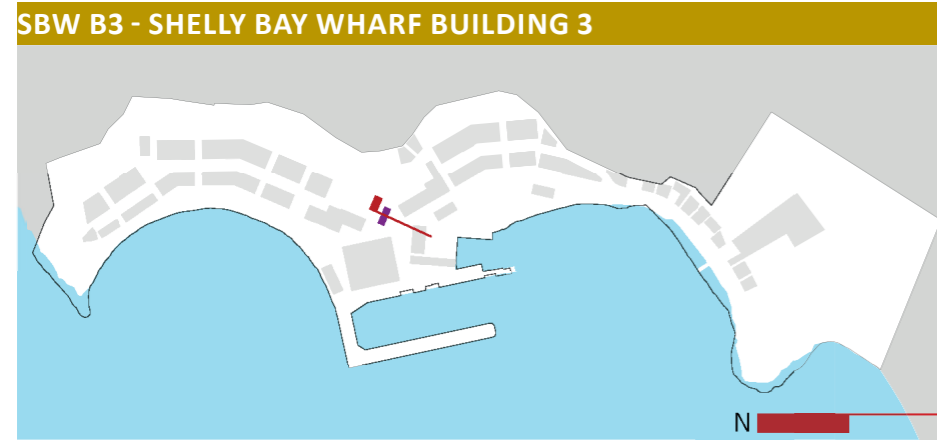
SCALE 1 : 500 @A3

SBW A1 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



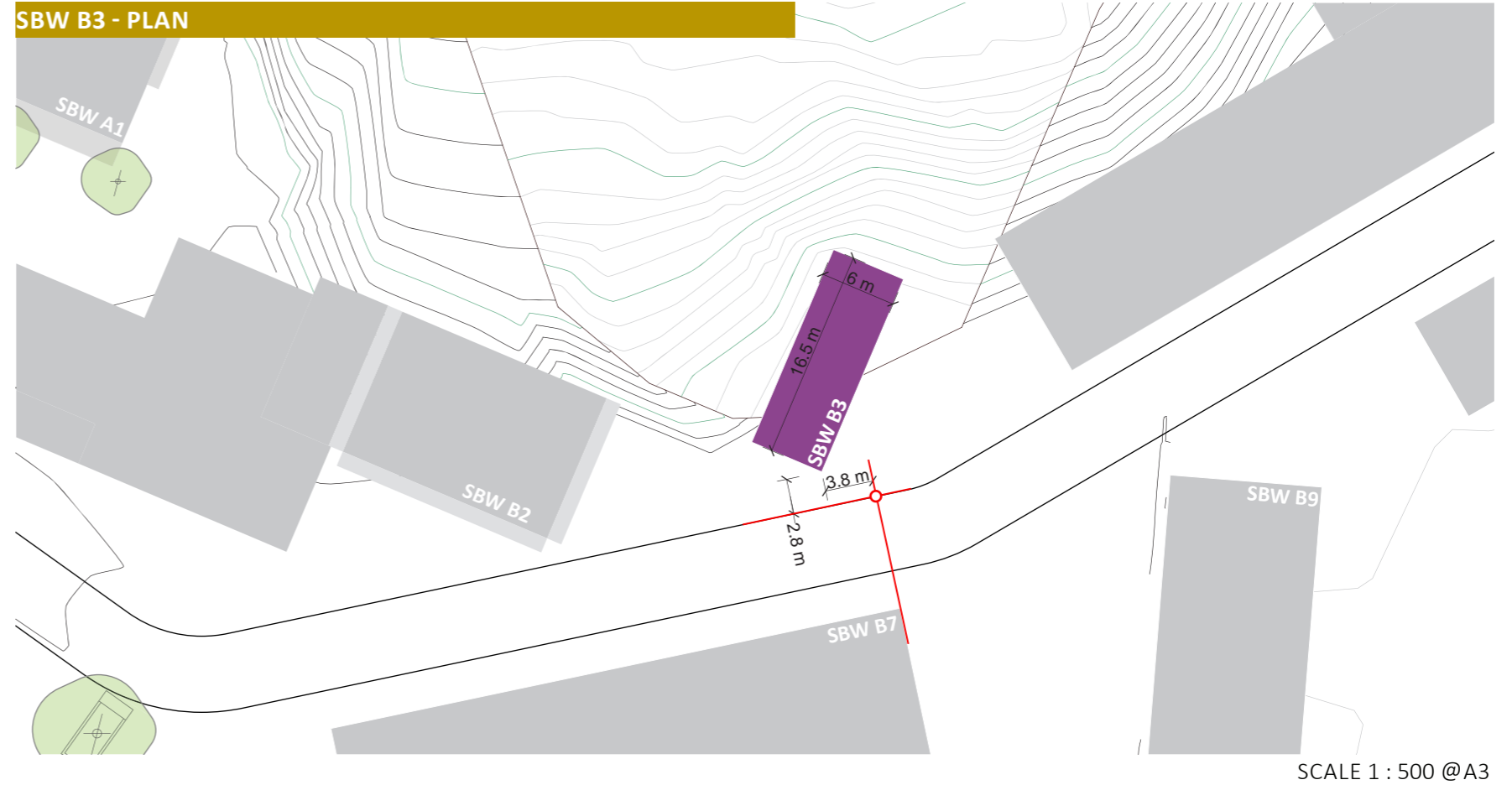
BUILDING TYPE 5 - SPECIAL - CAR STACKER

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

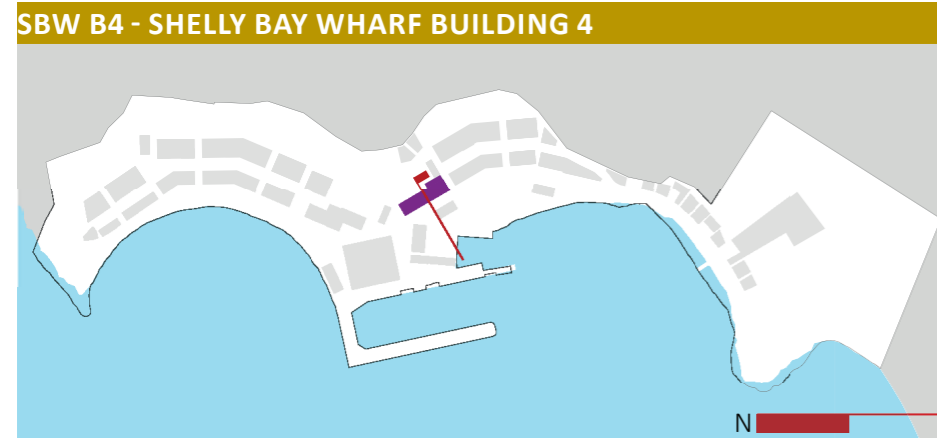
max length	16.5m
max width	6m
max height	12m
number of dwellings	0
max stories	-
covered parking	30 (carstacker)
uncovered parking	0
envelope footprint	99m ²

Legend

- Boundary
- Building envelope
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



BUILDING TYPE 5 - SPECIAL - MIXED USE BUILDING

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

max length	48m
max width	17m
max height	15m
number of dwellings	approximately 10
max stories	3
covered parking	10 (Located in carparking stacker in SBW. B5)
uncovered parking	0
envelope footprint	661m ²

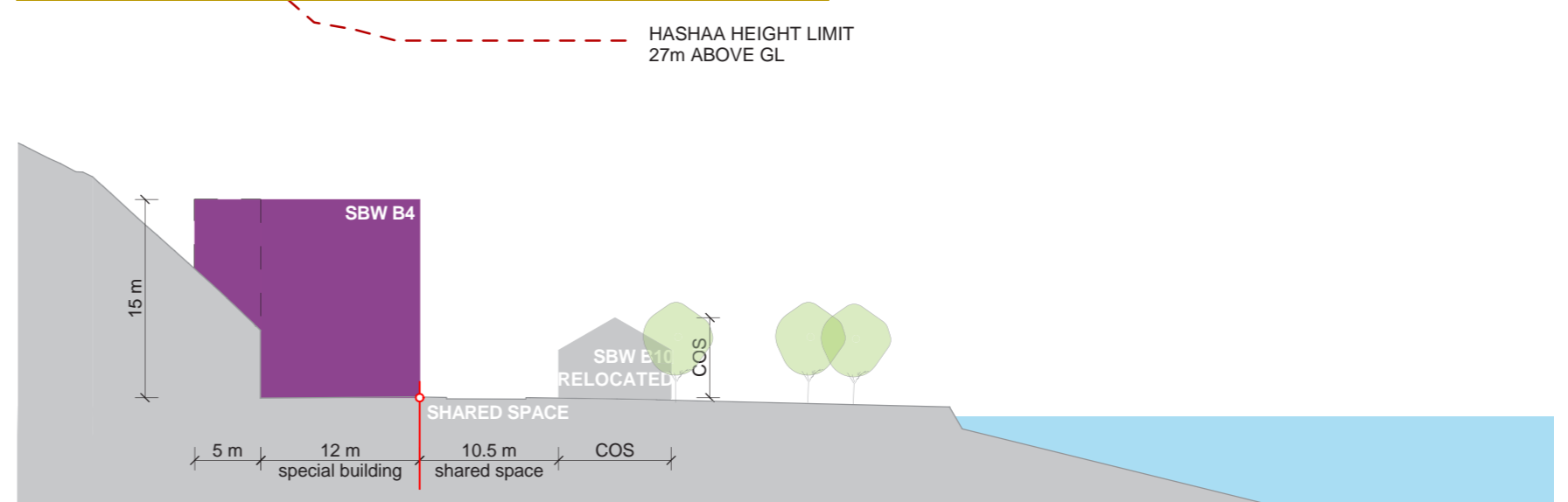
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



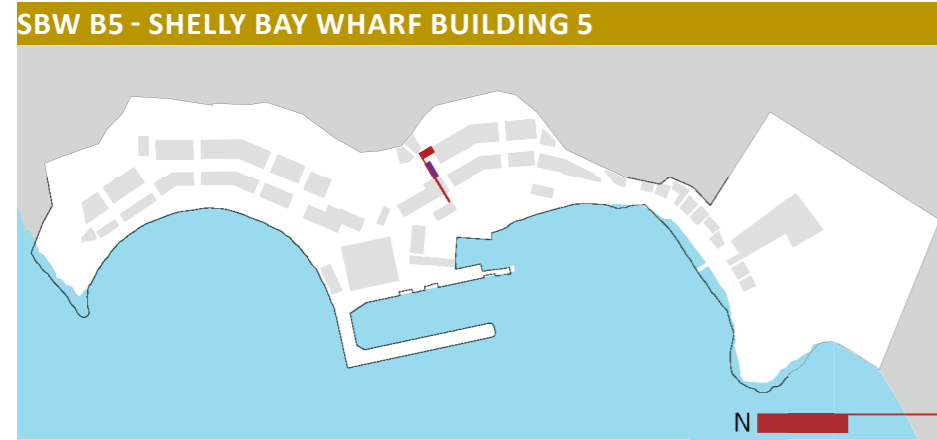
SCALE 1 : 500 @A3

SBW B4 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



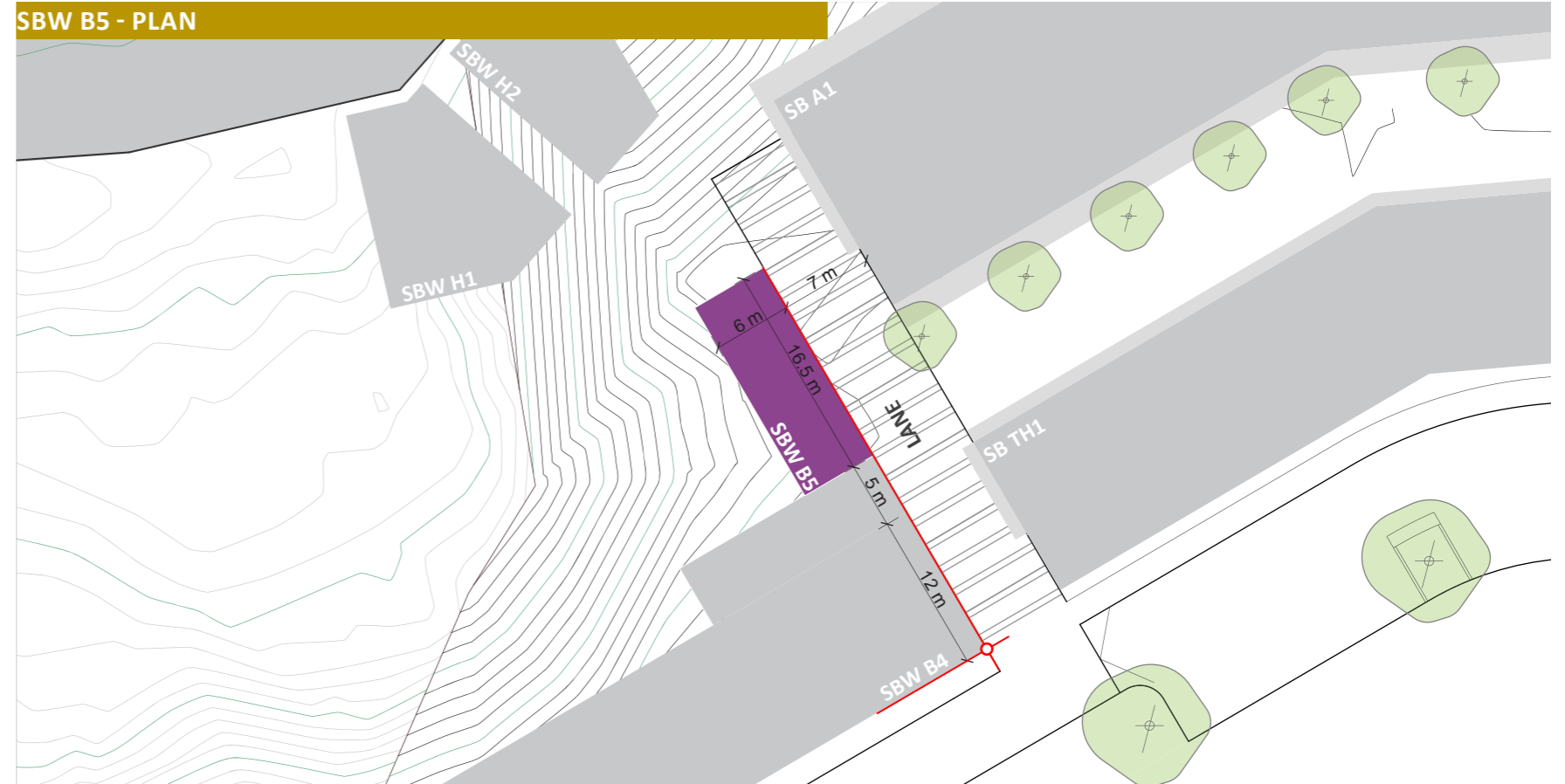
BUILDING TYPE 5 - SPECIAL - CAR STACKER

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

max length	16.5m
max width	6m
max height	12m
number of dwellings	0
max stories	-
covered parking	30
uncovered parking	0
envelope footprint	99m ²

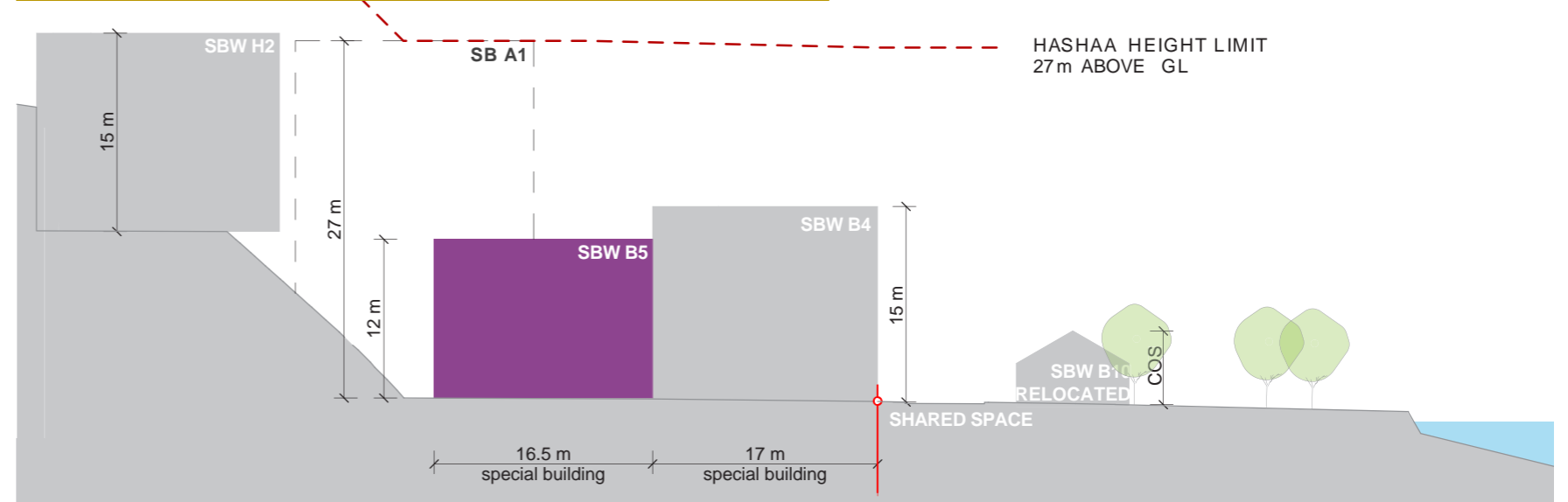
Legend

- Boundary
- Neighbouring building
- Building envelope
- Neighbouring protrusion



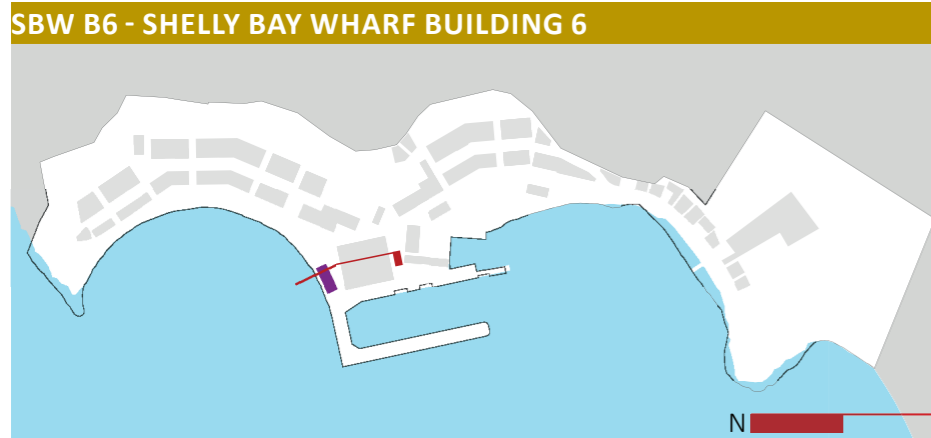
SCALE 1 : 500 @A3

SBW B5 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 5 - SPECIAL - KIOSKS

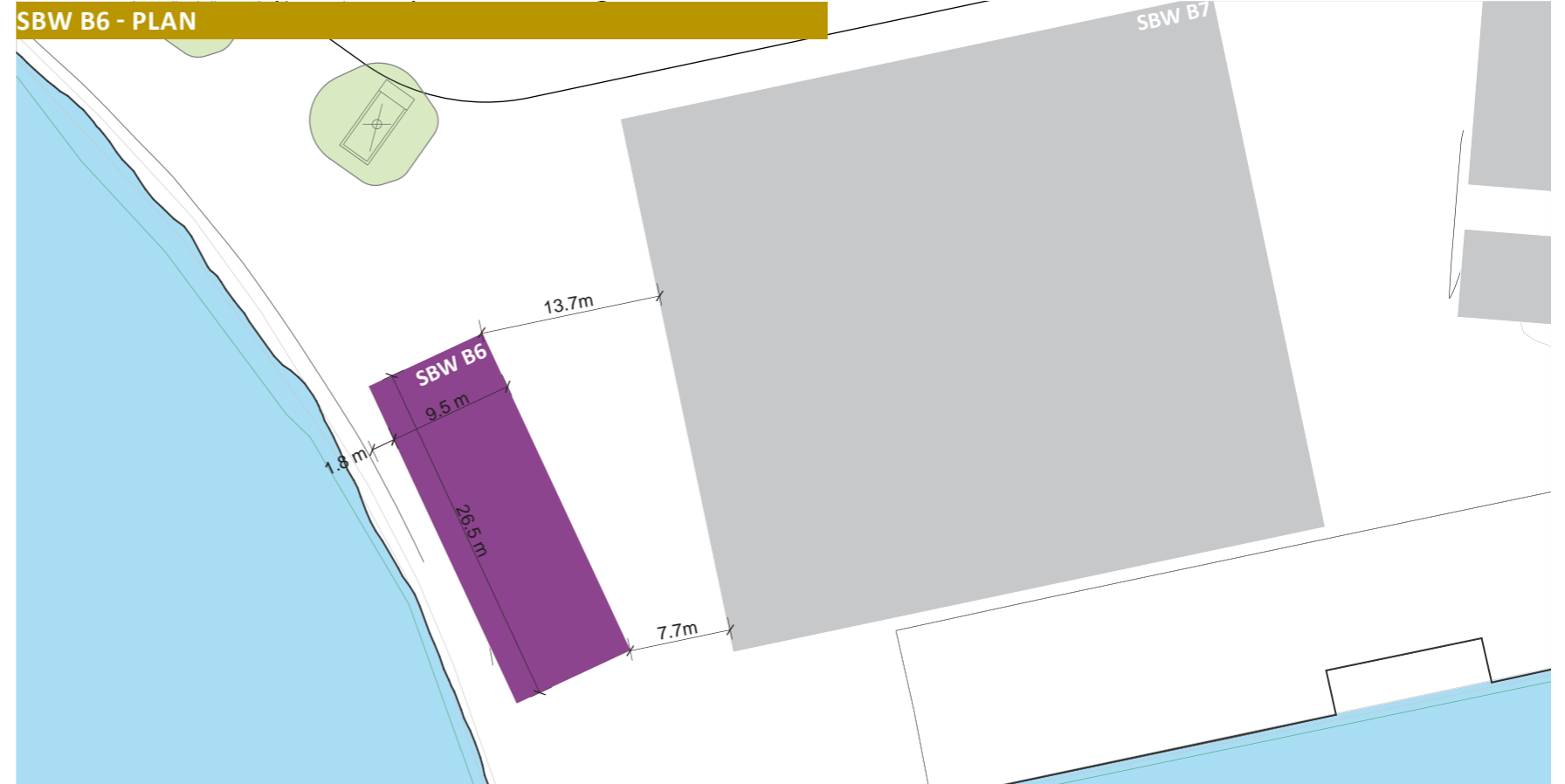
This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

max length 26.5m
 max width 9.5m
 max height 5.5m

number of dwellings 0
 max stories 1
 covered parking 0
 uncovered parking 0

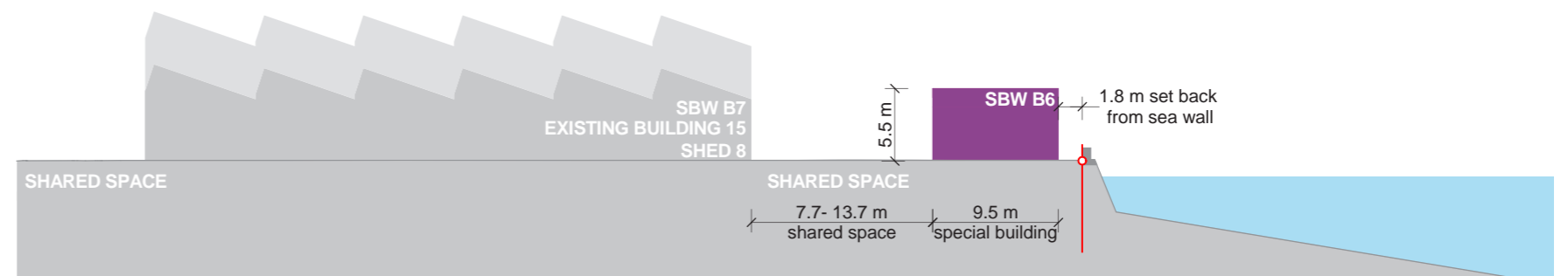
envelope footprint 252m²

Noise mitigation and ventilation applies to this building.



SCALE 1 : 500 @A3

SBW B6 - SECTION

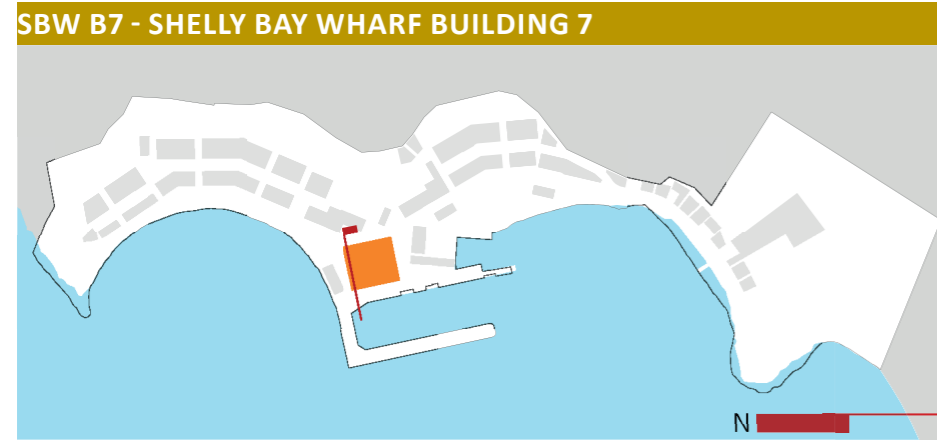


SCALE 1 : 500 @A3

Legend

- Boundary
- Building envelope
- Neighbouring building
- Neighbouring protrusion

4.4 Site - Bulk and Form



HISTORIC CHARACTER ASSET - BUILDING 15/SHEED 8

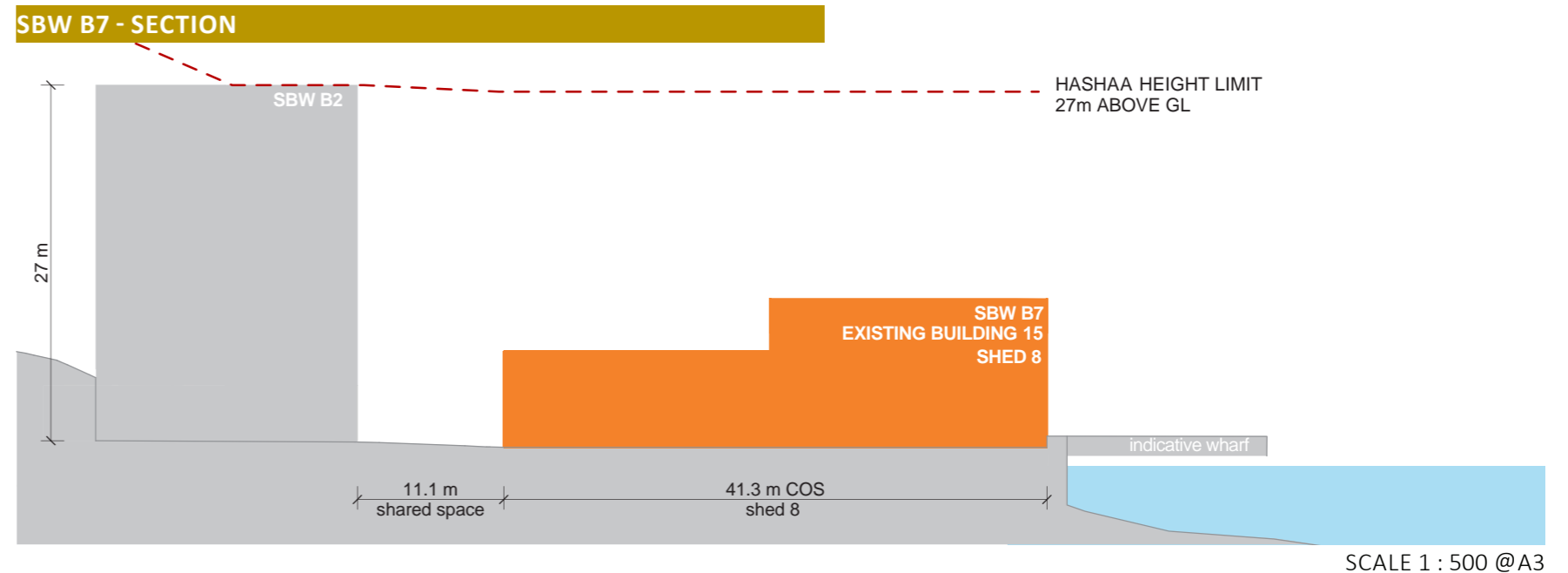
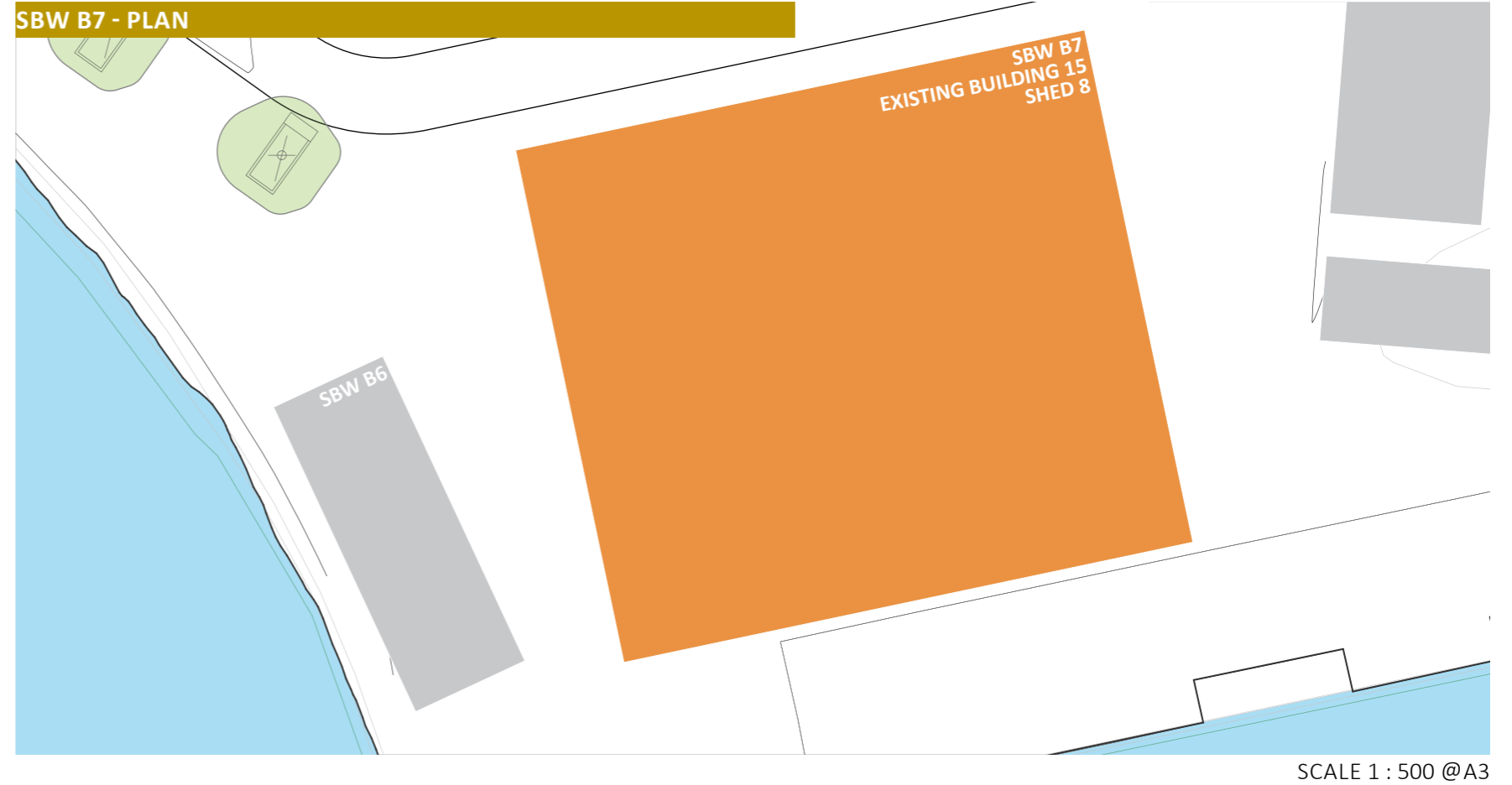
This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations.

existing length	45.8m cos
existing width	41.3m cos
existing height	10m cos
number of dwellings	0
max stories	1
covered parking	0 (Located in carparking stacker in SBW. B3)
uncovered parking	0
envelope footprint	1892m ²

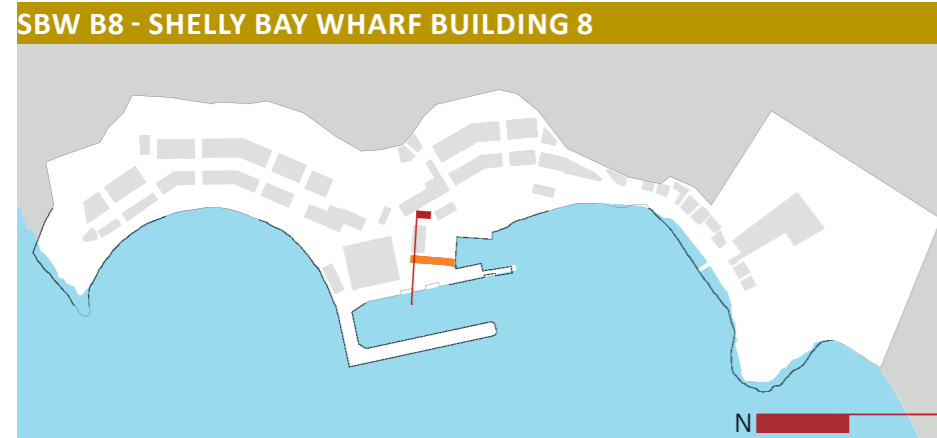
Noise mitigation and ventilation applies to this building.

Legend

-  Boundary
-  Building envelope
-  Neighbouring building
-  Neighbouring protrusion



4.4 Site - Bulk and Form



HISTORIC CHARACTER ASSET - BUILDING 12/SHIPWRIGHT'S

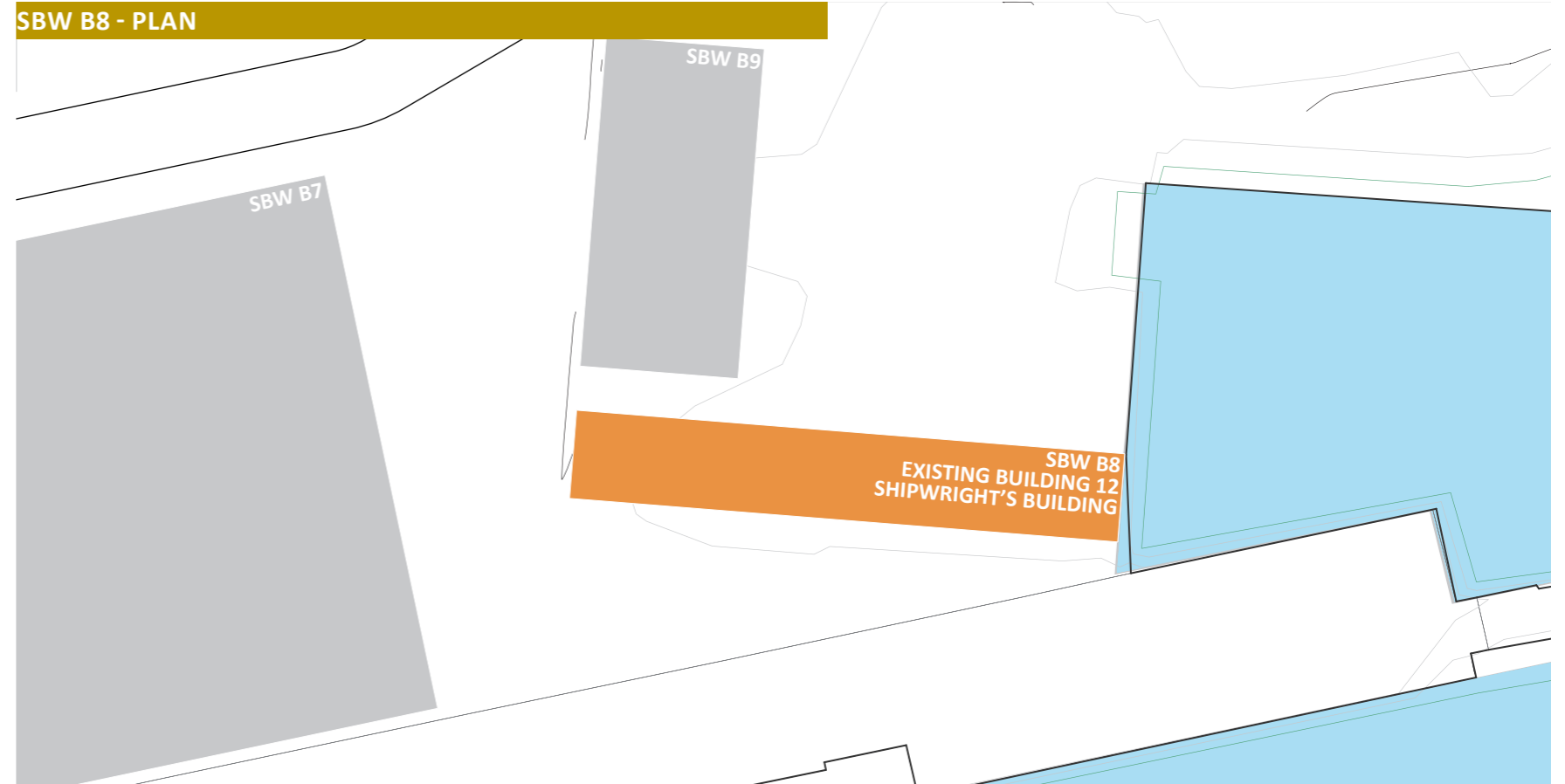
This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations.

existing length	41.625m cos
existing width	6.7m cos
existing height	6m cos
number of dwellings	0
max stories	1
covered parking	0 (Located in carparking stacker in SBW. B3)
uncovered parking	0
envelope footprint	279m ²

Noise mitigation and ventilation applies to this building.

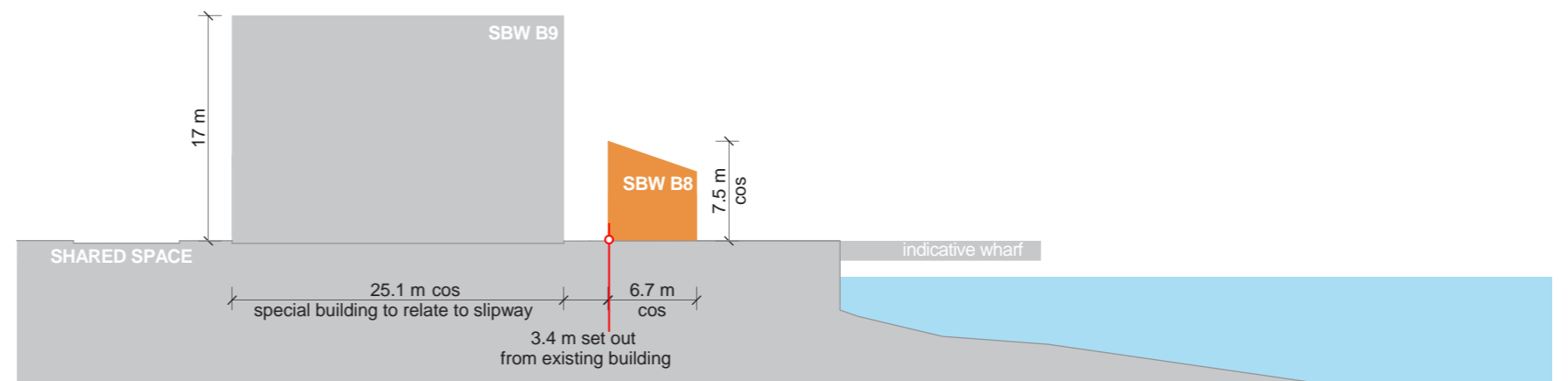
Legend

-  Boundary
-  Building envelope
-  Neighbouring building
-  Neighbouring protrusion



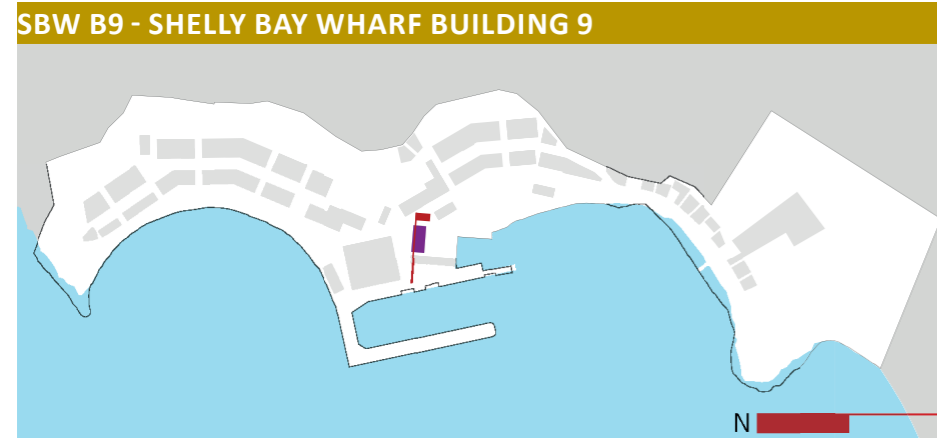
SCALE 1 : 500 @A3

SBW B8 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 5 - SPECIAL - SLIPWAY WITH APARTMENTS ABOVE

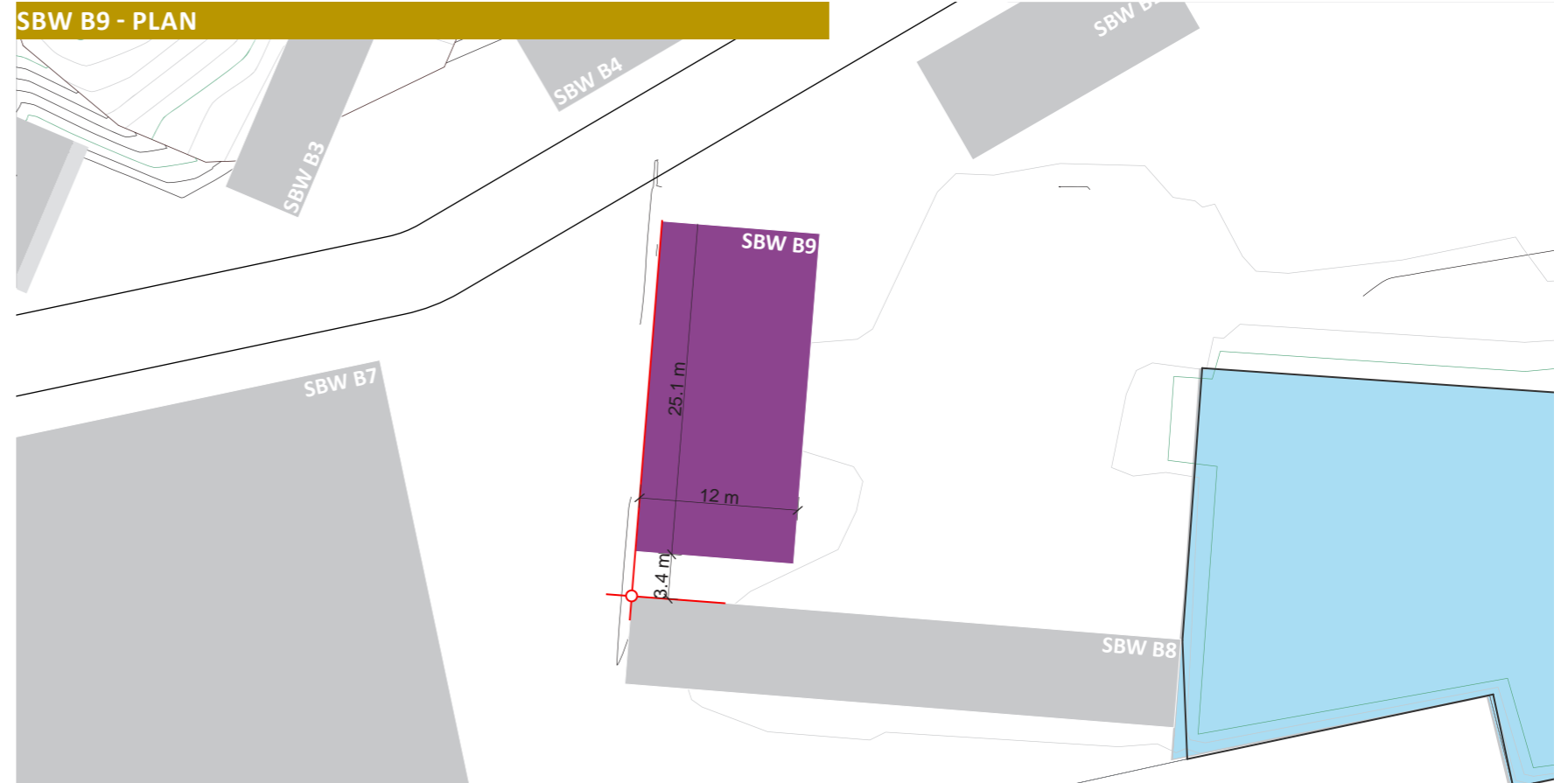
This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 5 Special Building. This defines Building Envelope, Protrusions and other design considerations.

max length	25.1m cos - to relate to slipway
max width	12m
max height	17m
number of dwellings	approximately 9
max stories	4
covered parking	0 (Located in carparking stacker in SBW. B5)
uncovered parking	0
envelope footprint	300m ²

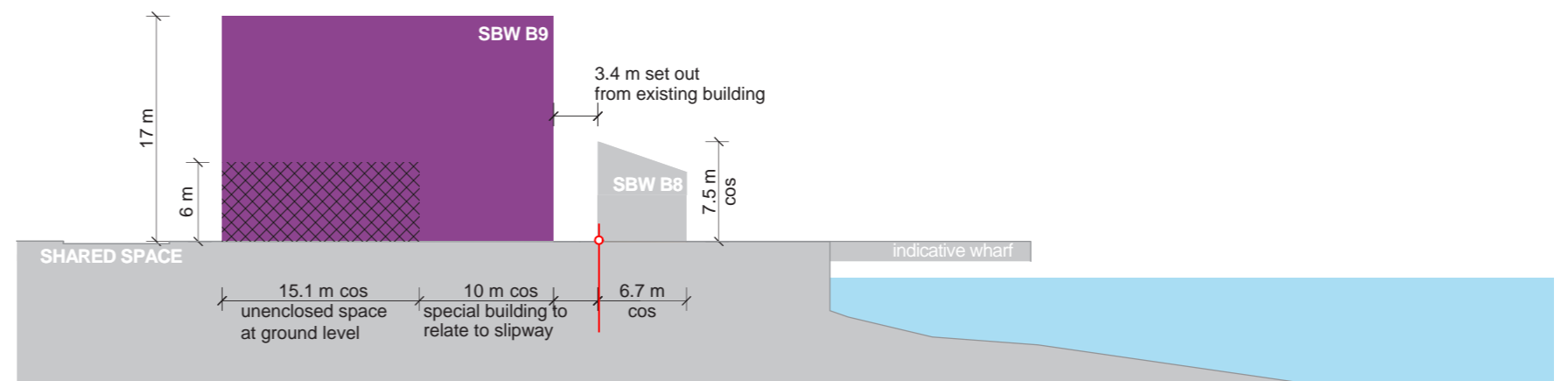
Noise mitigation and ventilation applies to this building.

Legend

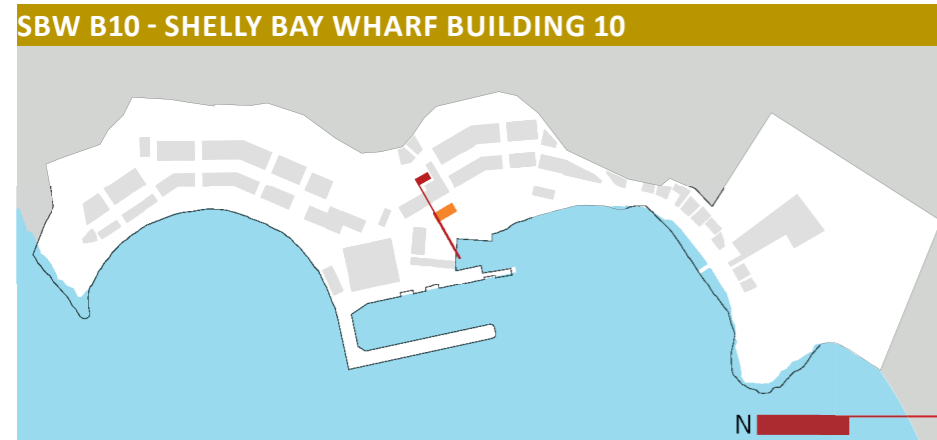
- Boundary
- Building envelope
- Area of unenclosed space
- Neighbouring building
- Neighbouring protrusion



SBW B9 - SECTION



4.4 Site - Bulk and Form



HISTORIC CHARACTER ASSETS - BUILDING or BUILDINGS 10, 14 and 23

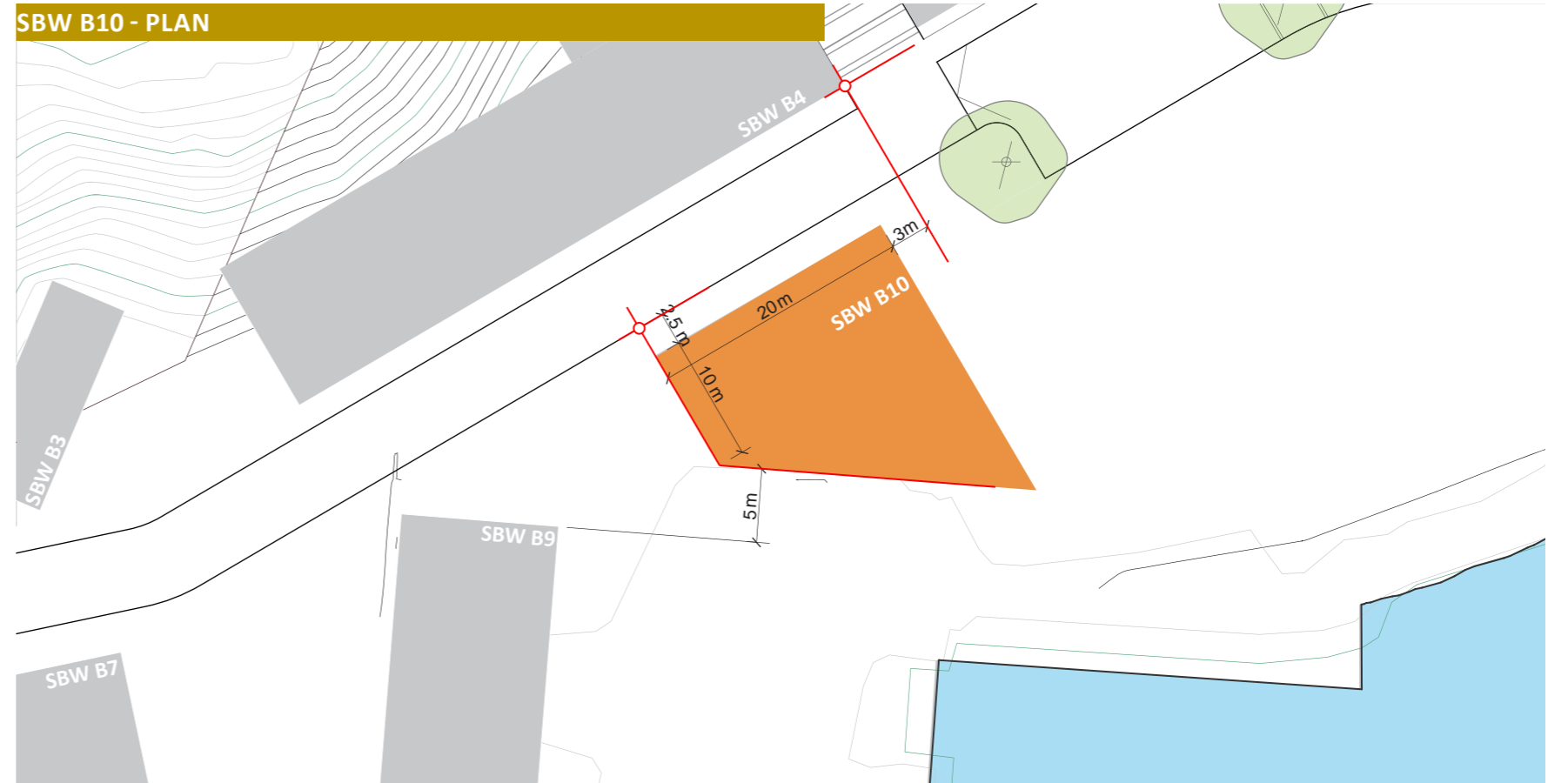
This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations. One or two buildings are allowable within the envelope.

max length	-
max width	-
existing height/s	cos
number of dwellings	0
max stories	1
covered parking	0 (Located in carparking stacker in SBW. B3)
uncovered parking	0
envelope footprint	340m ²
max floor area	250m ²

Noise mitigation and ventilation applies to this building.

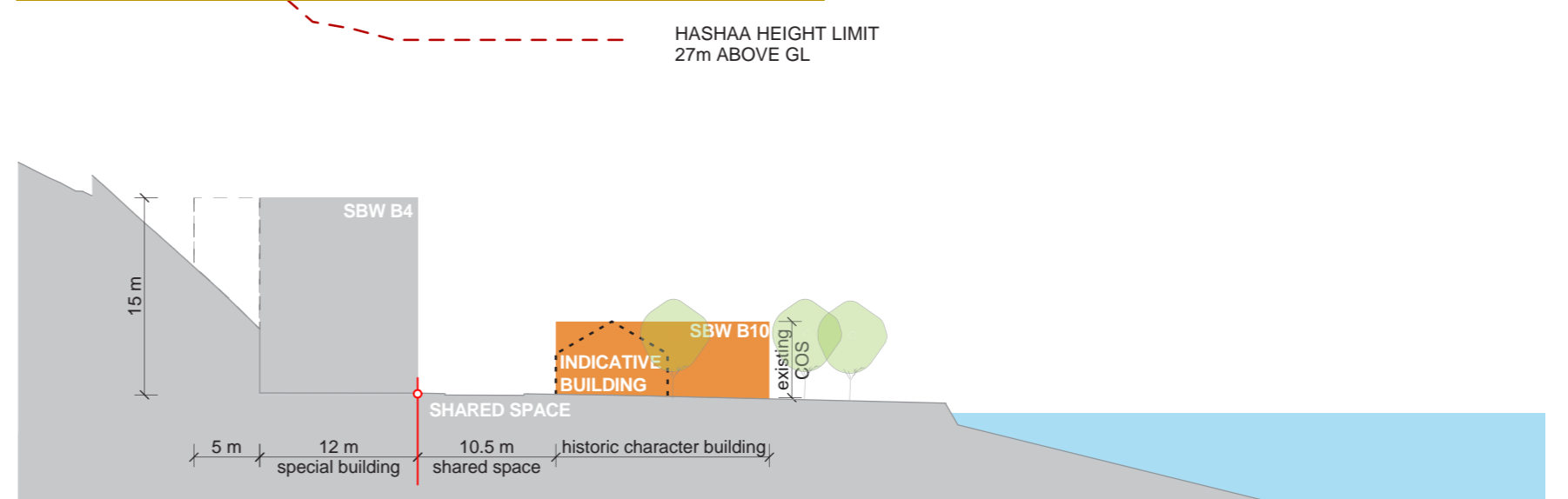
Legend

- Boundary
- Neighbouring building
- Building envelope
- Neighbouring protrusion



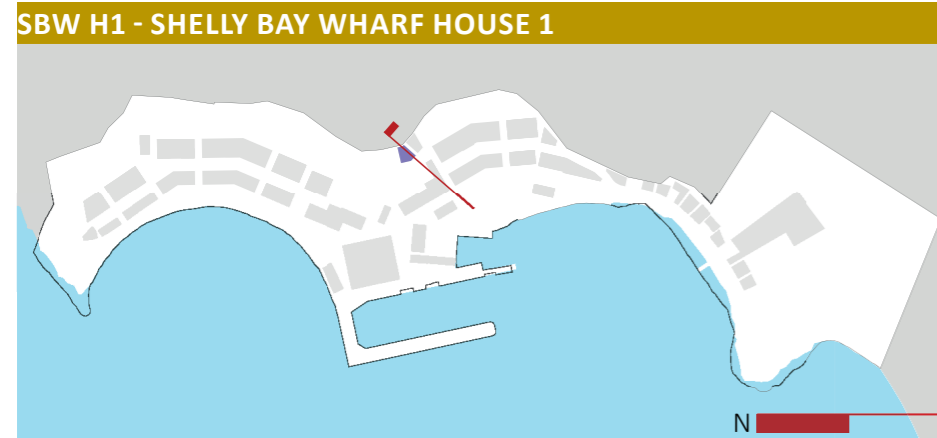
SCALE 1 : 500 @A3

SBW B10 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



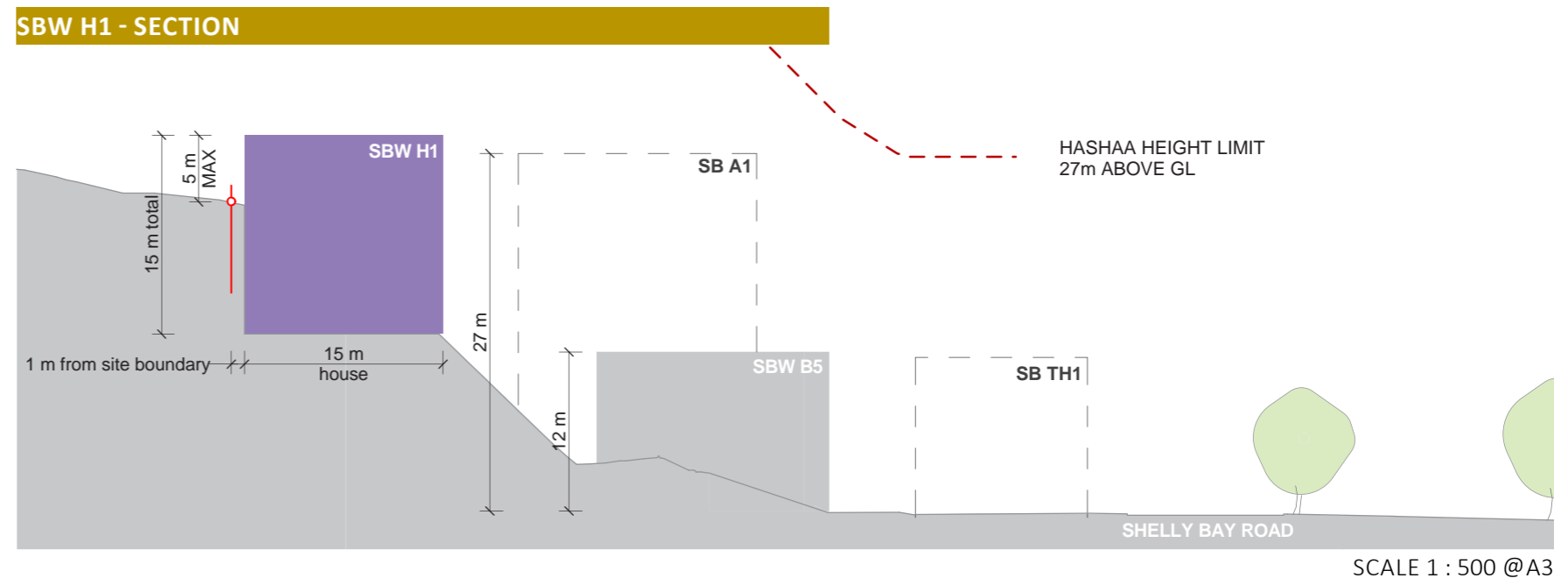
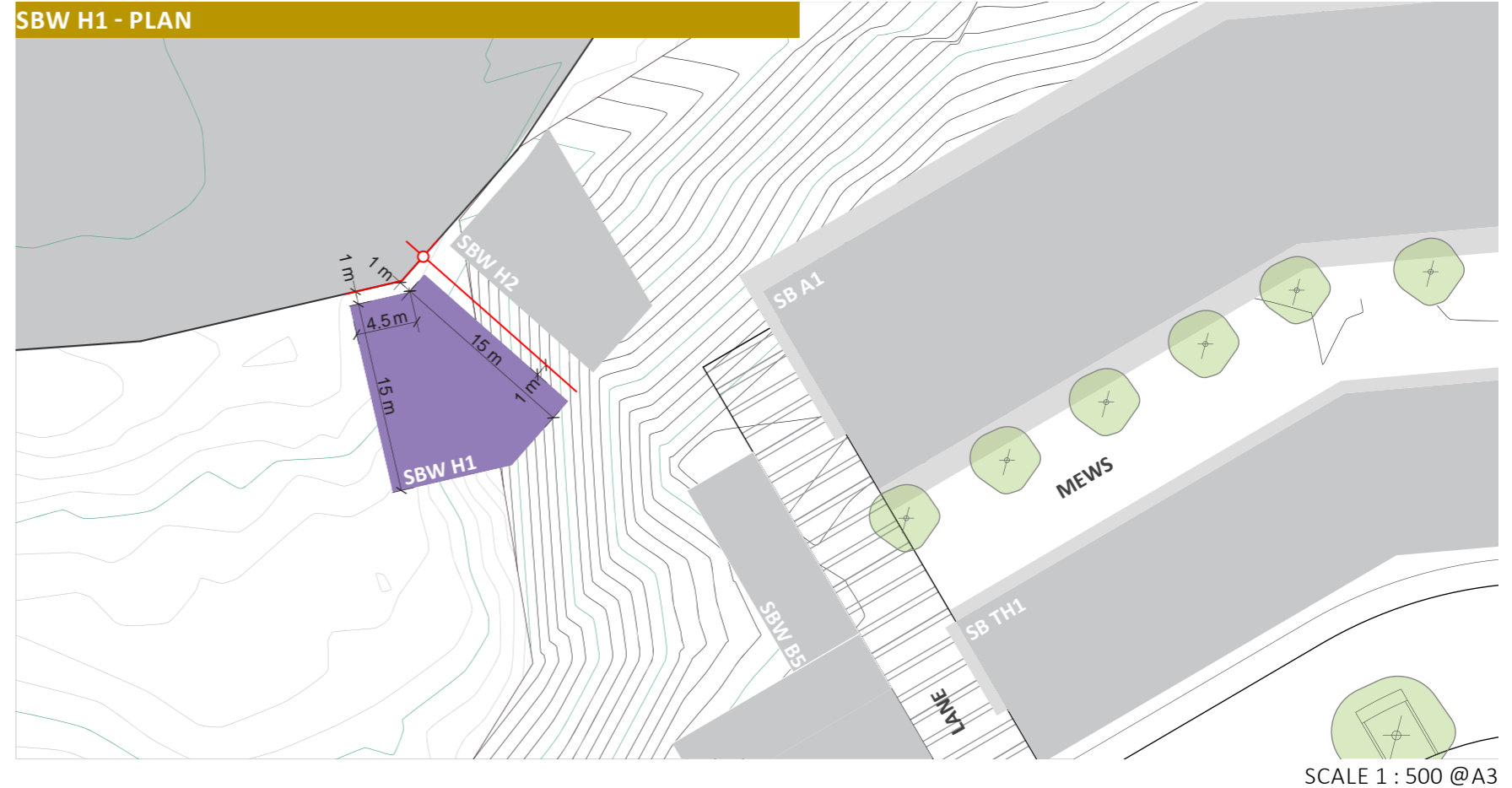
BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

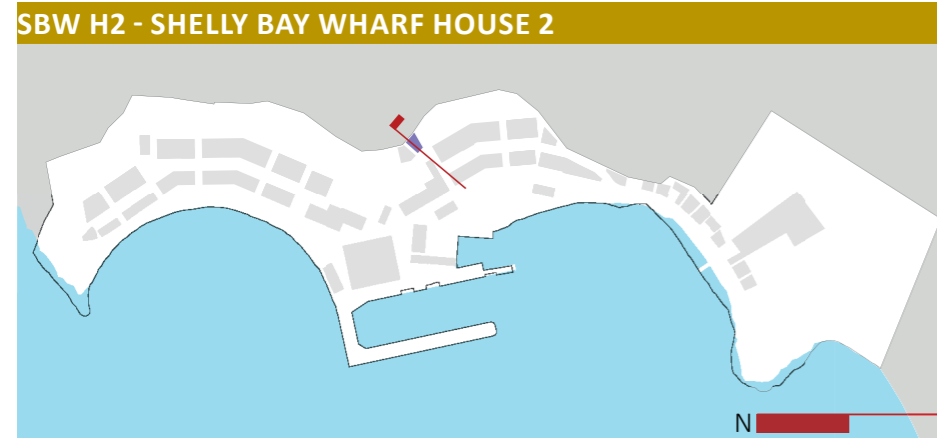
max length	-
max width	-
max height	15m
number of dwellings	1
max stories	4
covered parking	1 (Located in carparking stacker in SBW. B5)
uncovered parking	0
envelope footprint	171m ²
max floor area	320m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



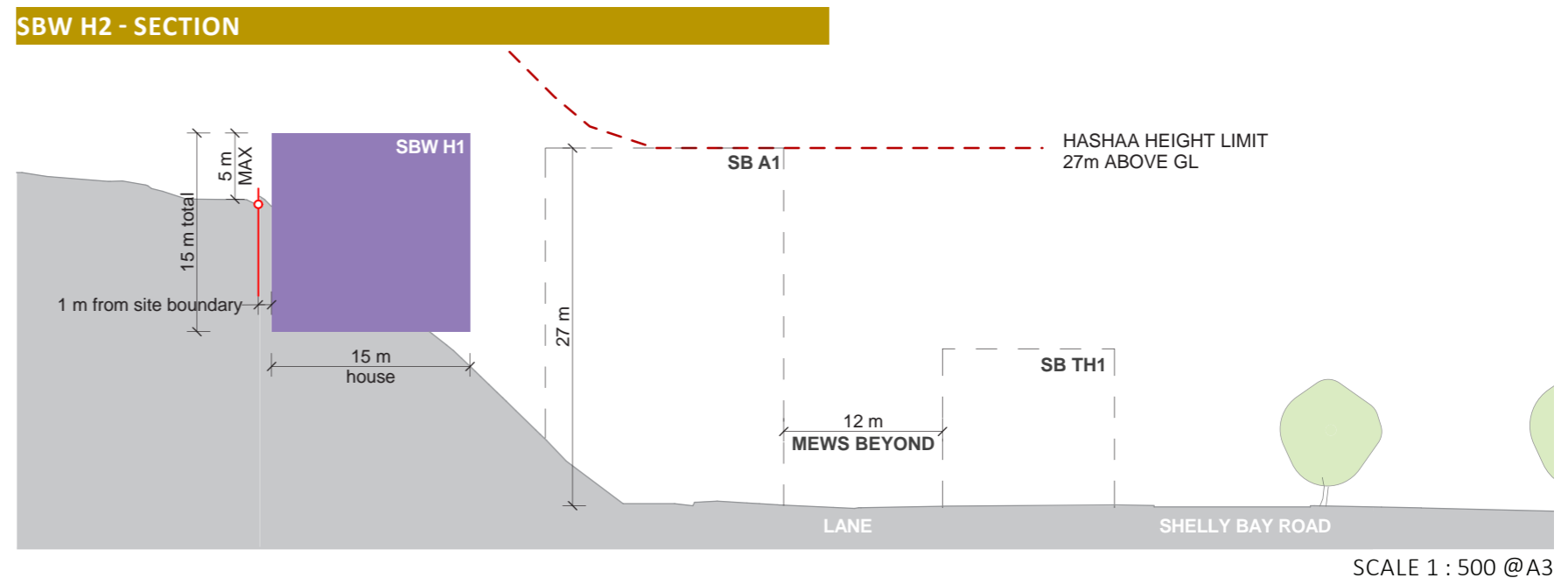
BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

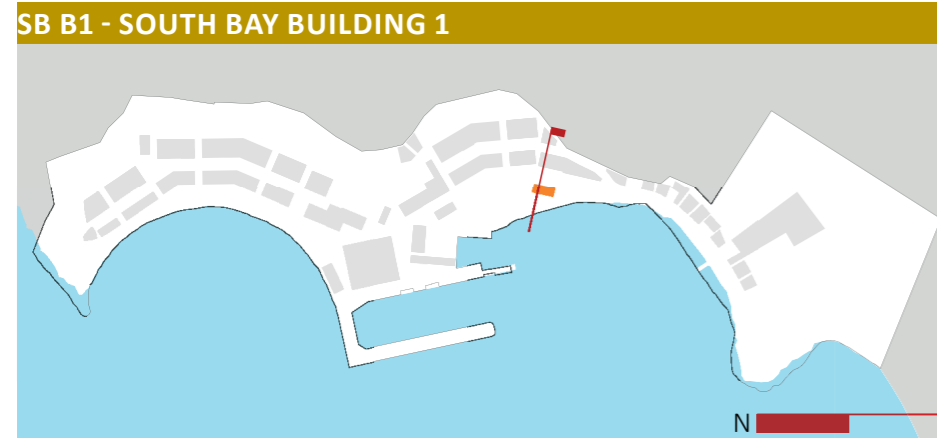
max length	-
max width	-
max height	15m
number of dwellings	1
max stories	4
covered parking	1 (Located in carparking stacker in SBW. B5)
uncovered parking	0
envelope footprint	142m ²
max floor area	320m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



HISTORIC CHARACTER ASSETS - BUILDING 18

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Historic character assets. This defines Building Envelope, Protrusions and other design considerations.

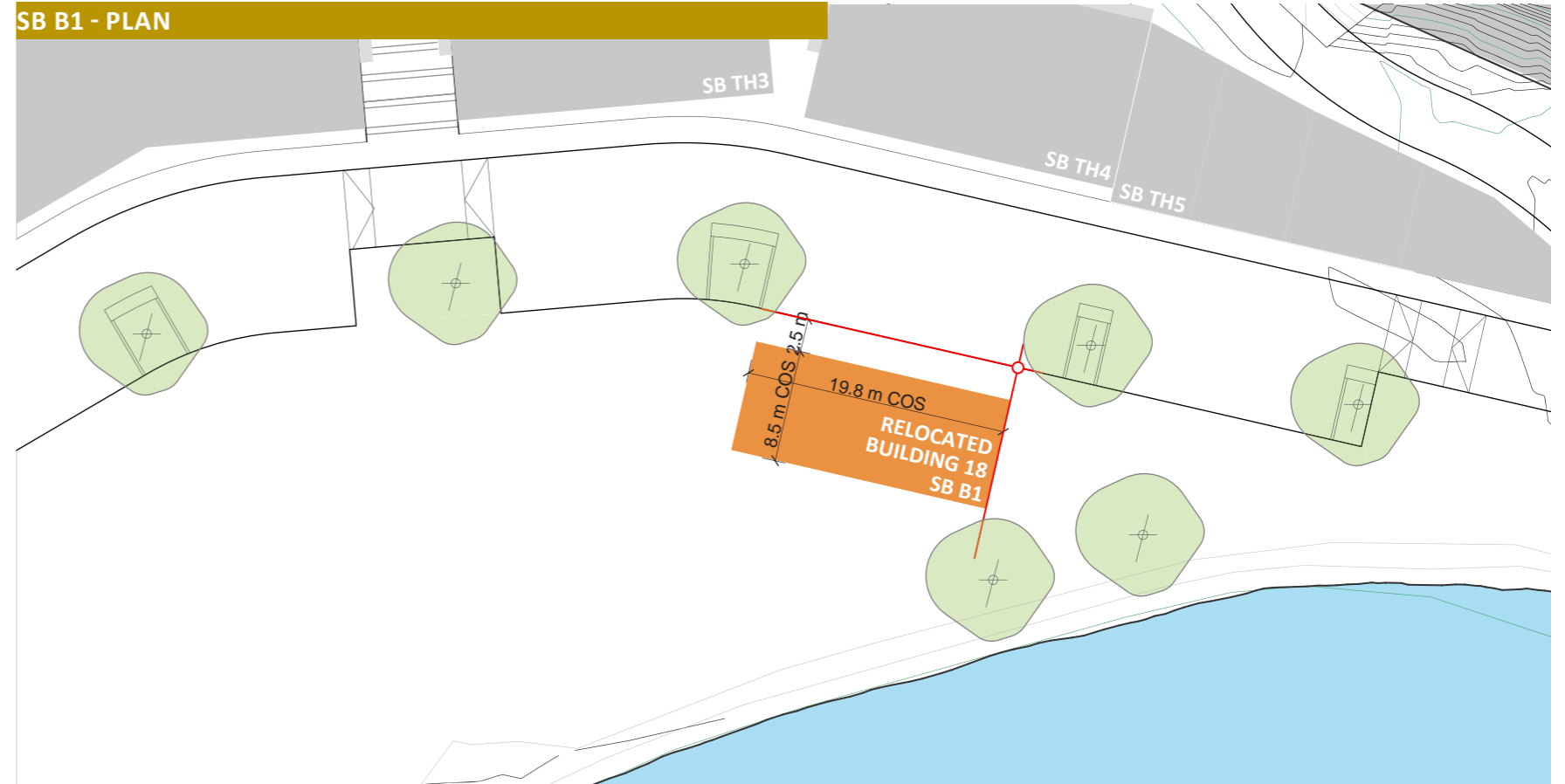
existing length 19.8m cos
 existing width 8.5m cos
 existing height 5.6m cos

number of dwellings 0
 max stories 1
 covered parking 0
 uncovered parking 0

envelope footprint 168m²

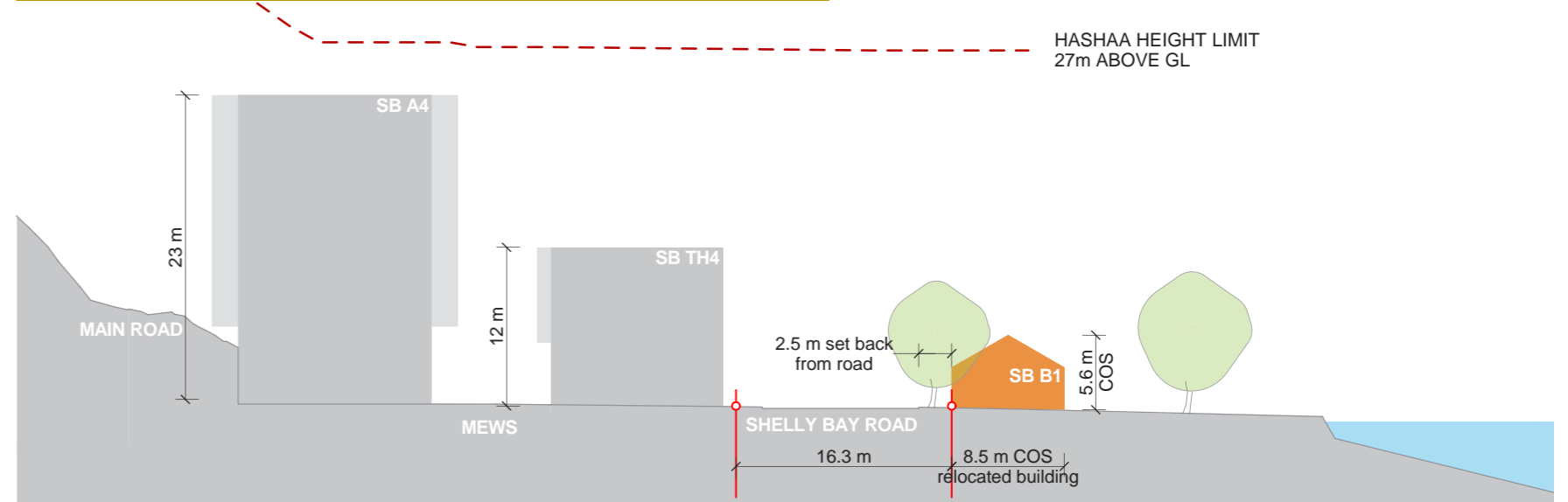
Legend

- Boundary
- Building envelope
- Neighbouring building
- Neighbouring protrusion



SCALE 1 : 500 @A3

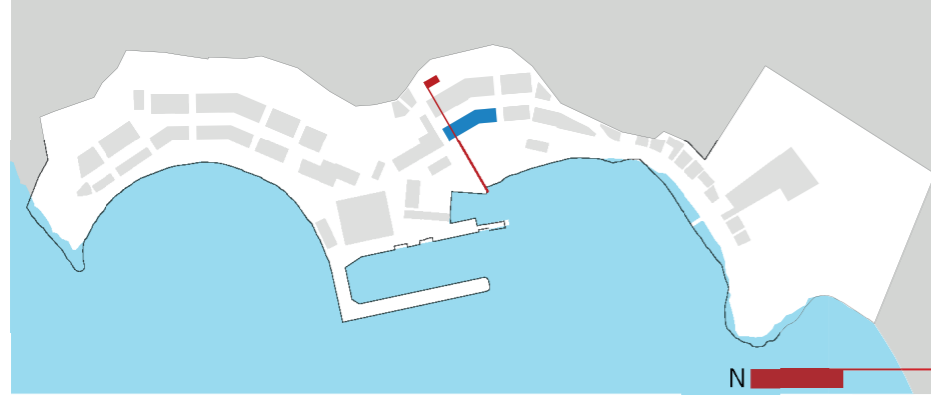
SB B1 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form

SB TH1/2 - SOUTH BAY TOWNHOUSE 1/2



BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

max individual building length 28m
 max individual building width 13m
 max individual building height 12m

number of dwellings approximately 9
 max stories -
 covered parking approximately 9
 uncovered parking 0

envelope footprint: 676m²

Legend

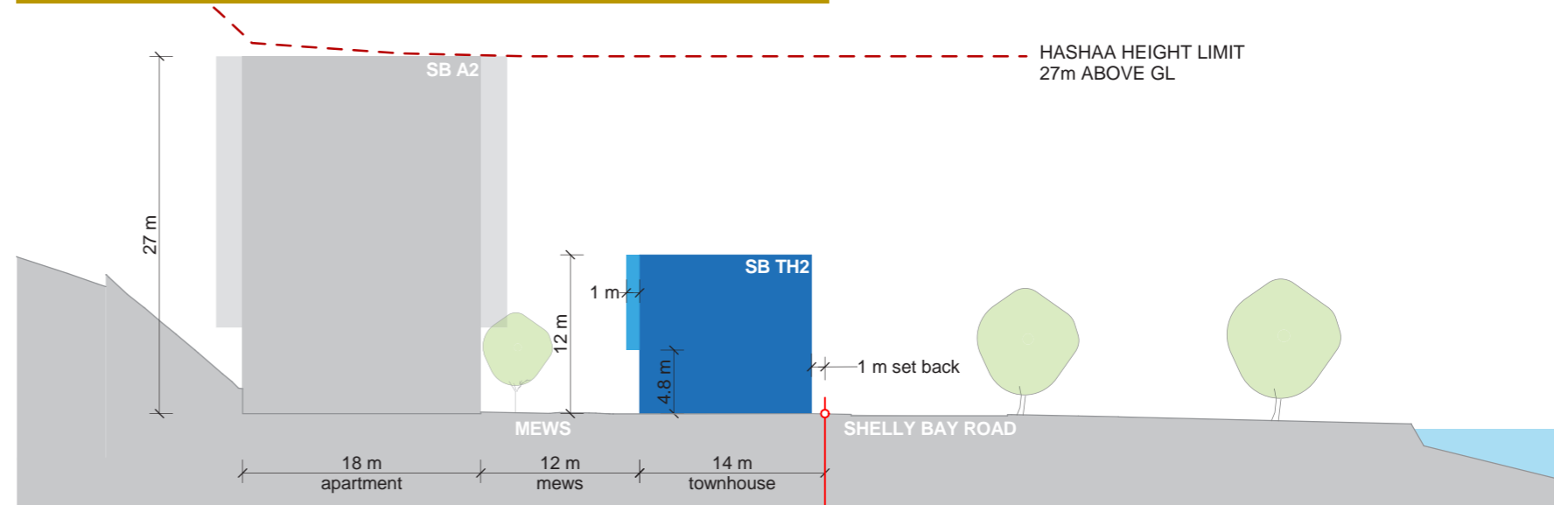
- Boundary
- Building envelope
- Building protrusion
- Height restriction of 8m applies (see design guide G2.19)
- Neighbouring building
- Neighbouring protrusion

SB TH1/2 - PLAN



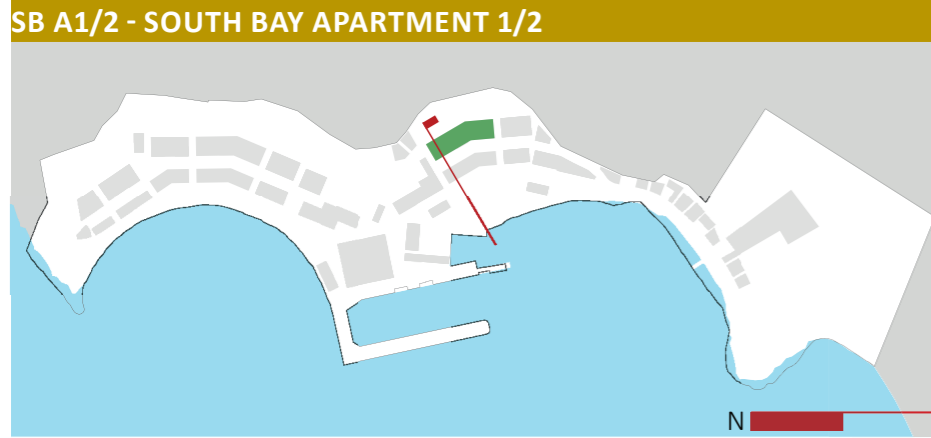
SCALE 1 : 500 @A3

SB TH1/2 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations. Two or more buildings are allowable within the envelope.

max individual building length 35m
 max individual building width 18m
 max individual building height 27m

number of dwellings approximately 50
 max stories 6
 covered parking approximately 29
 uncovered parking - approximately 21

envelope footprint: 1159m²

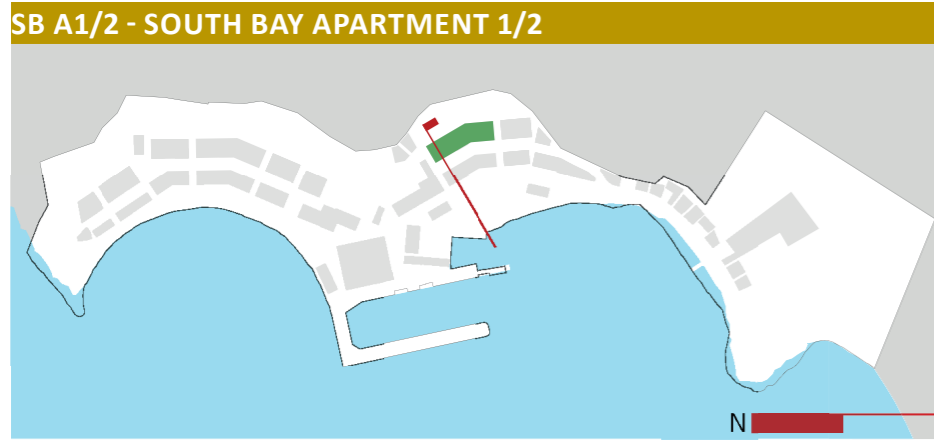
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

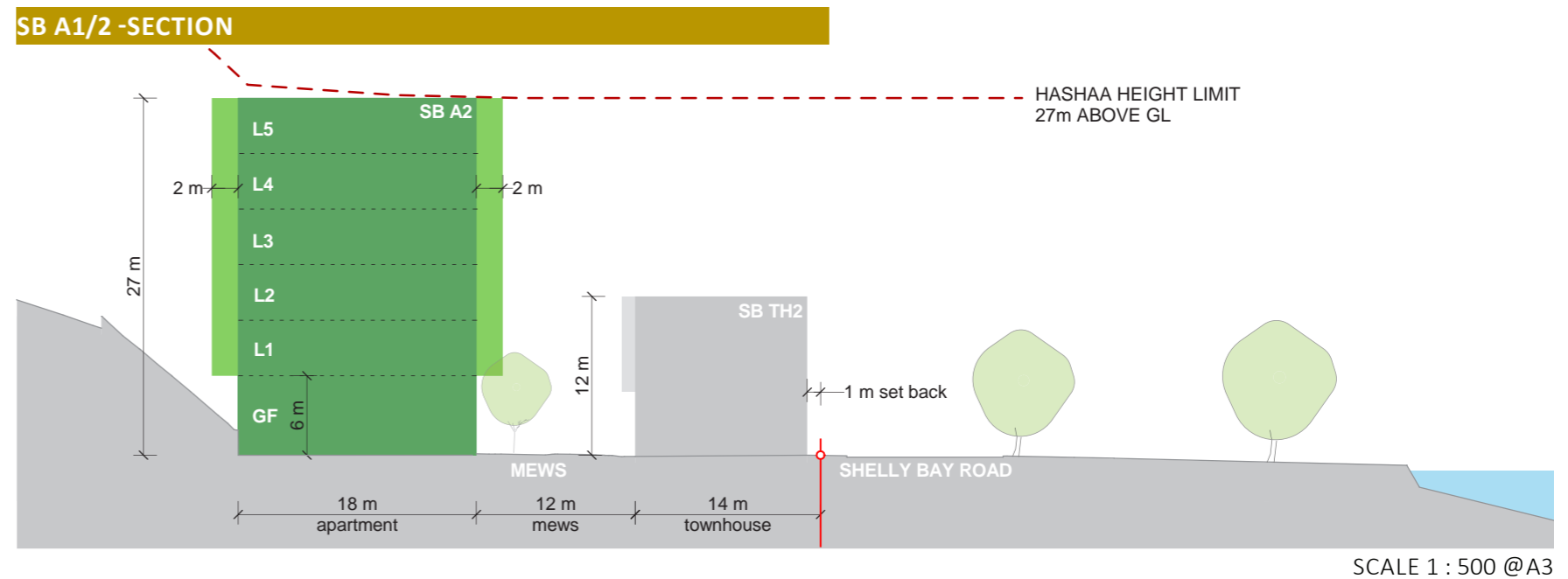


SCALE 1 : 500 @A3

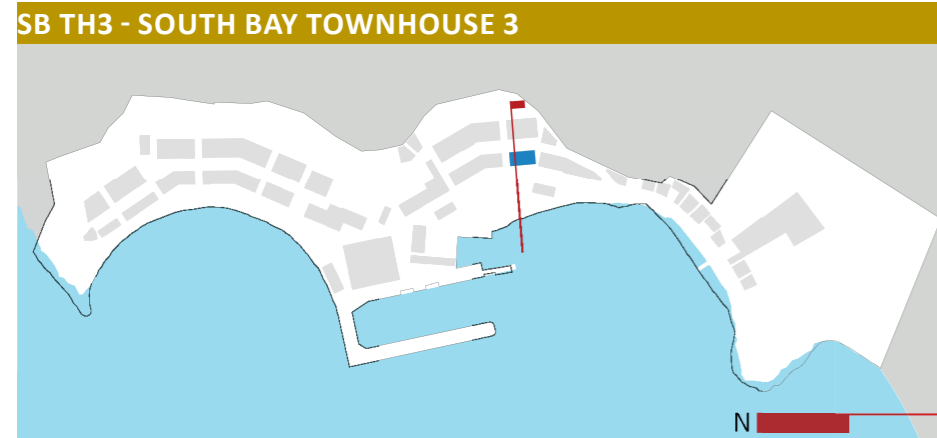
4.4 Site - Bulk and Form



- Legend**
- Boundary
 - Building envelope
 - Building protrusion
 - Neighbouring building
 - Neighbouring protrusion



4.4 Site - Bulk and Form



BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

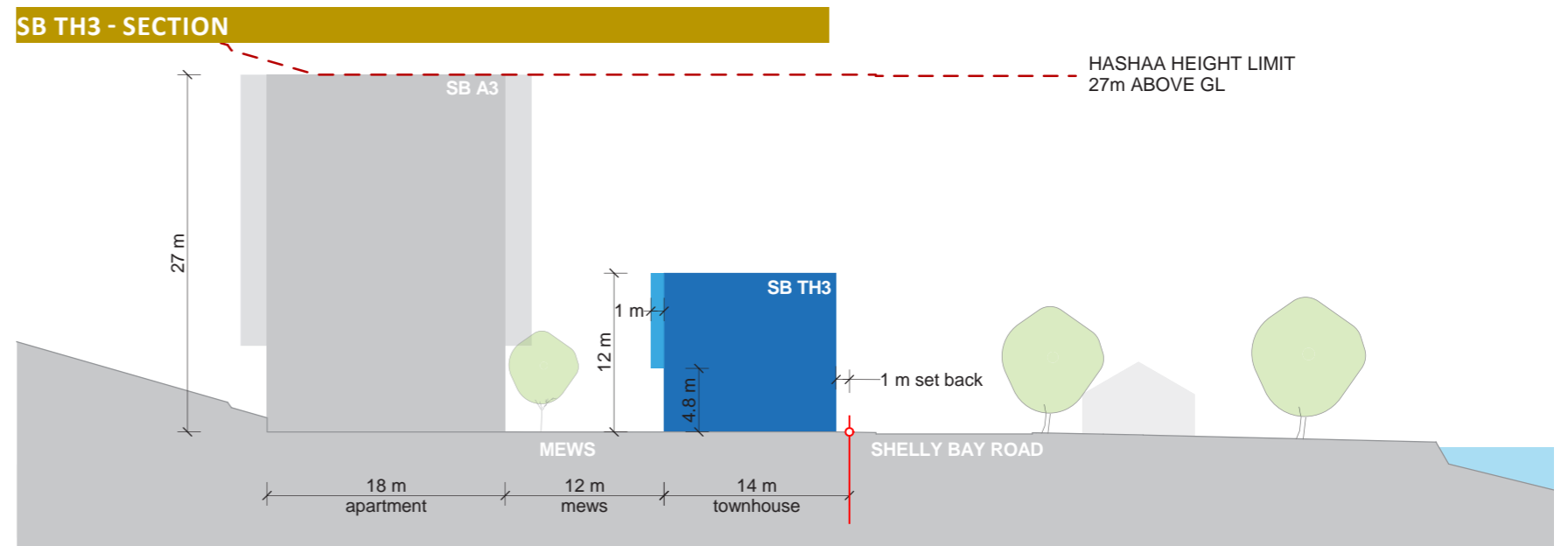
max length	24m
max width	13m
max height	12m
number of dwellings	approximately 5
max stories	-
covered parking	approximately 5
uncovered parking	0
envelope footprint	312m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

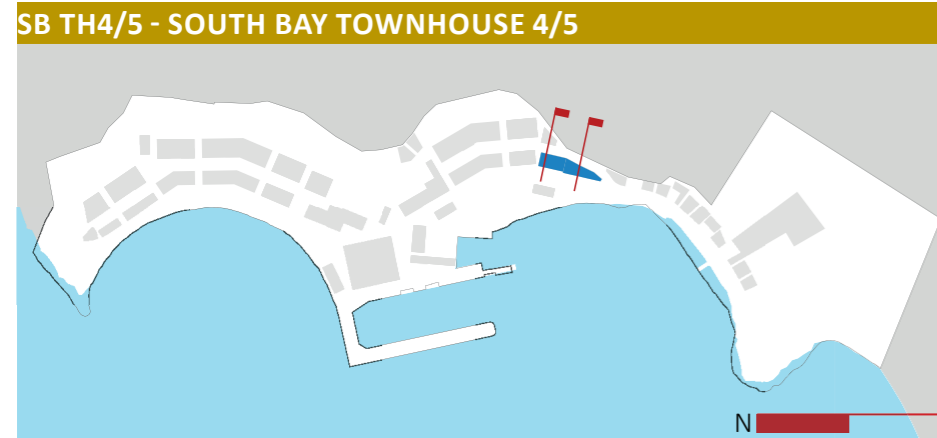


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



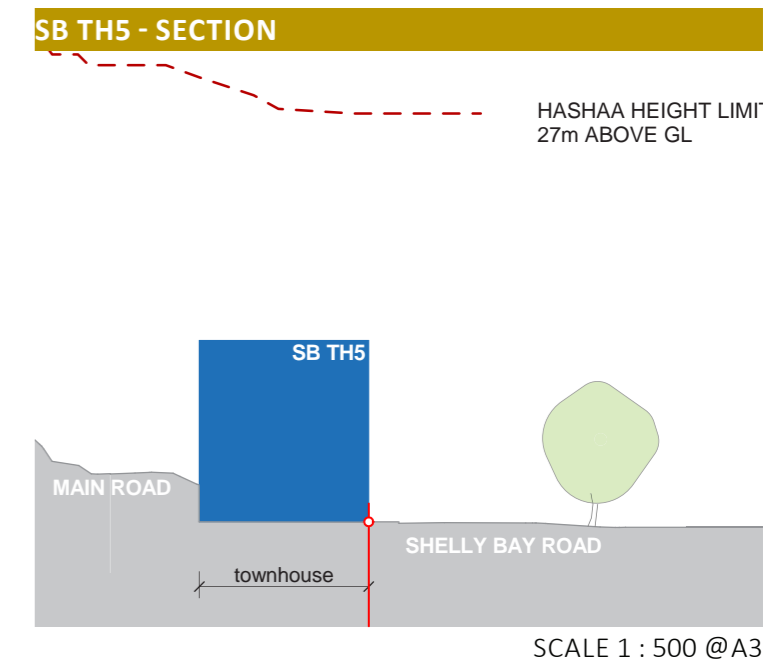
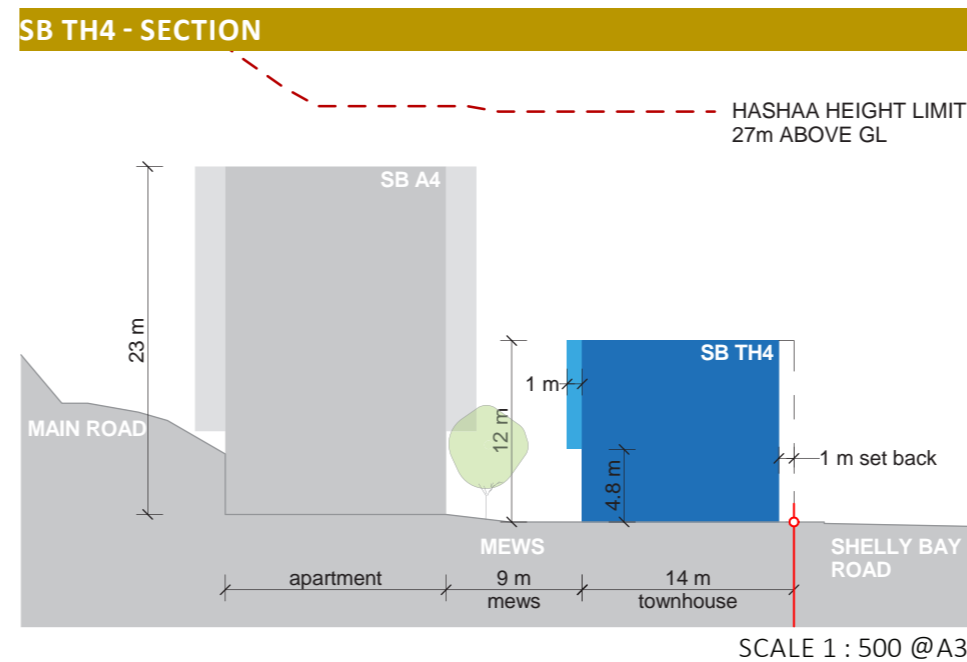
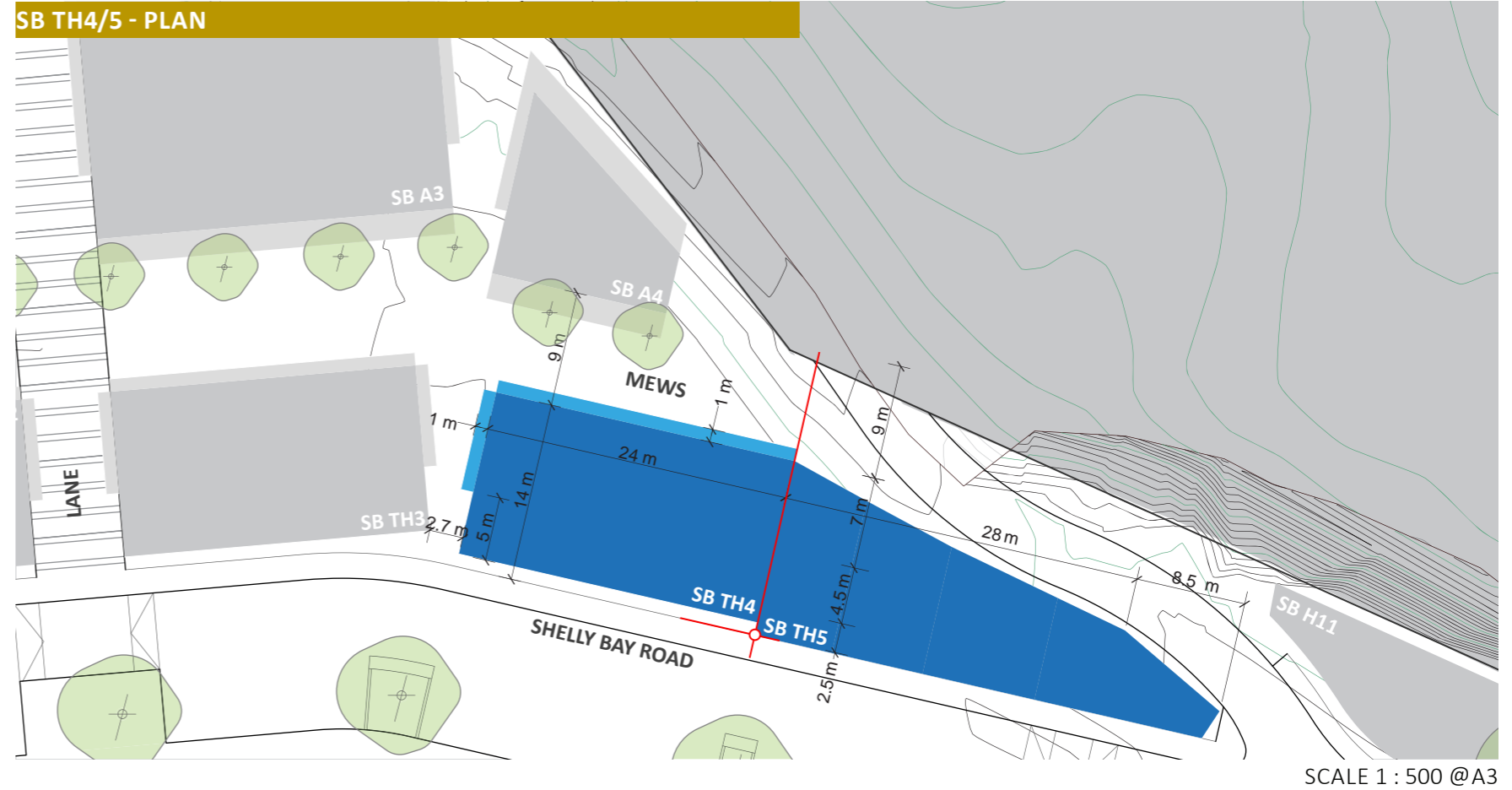
BUILDING TYPE 2 - TOWNHOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 2 Townhouse Building. This defines Building Envelope, Protrusions and other design considerations.

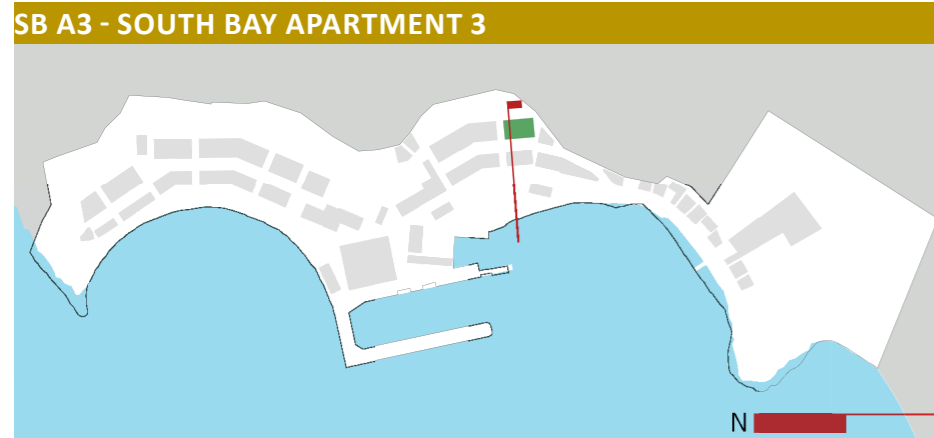
max length	60.5m
max width	13m
max height	12m
number of dwellings	approximately 9
max stories	-
covered parking	approximately 9
uncovered parking	0
envelope footprint	640m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



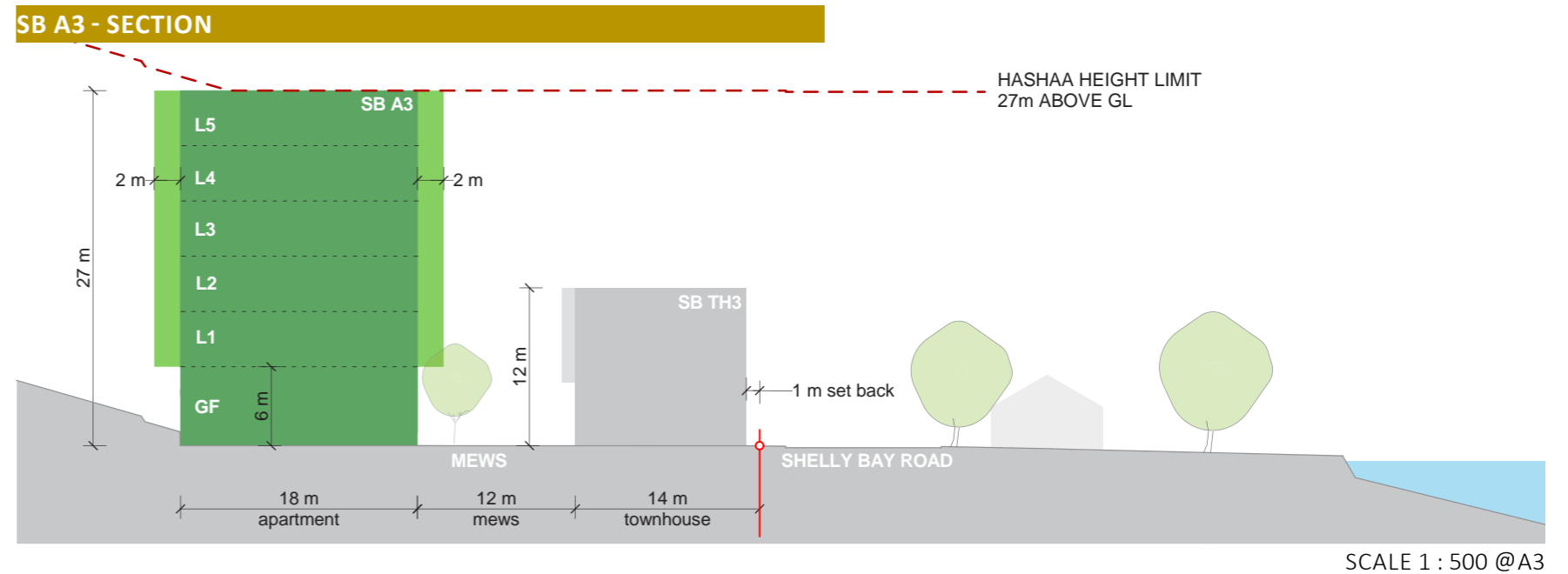
BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

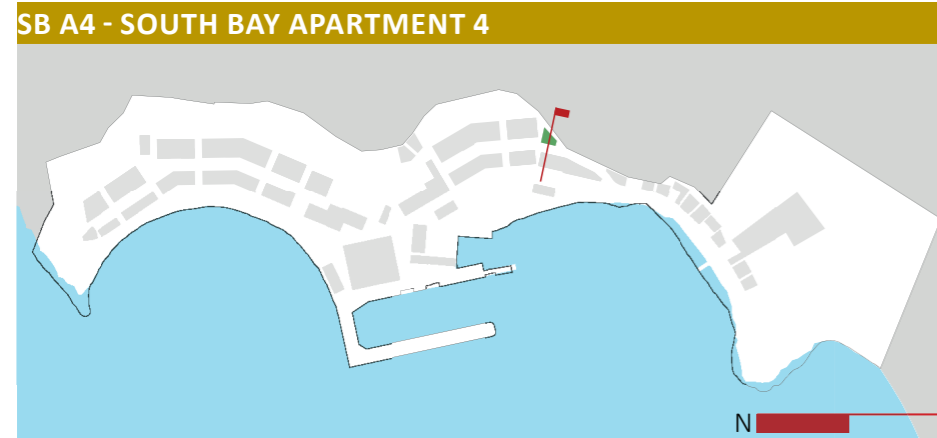
max length	28m
max width	18m
max height	27m
number of dwellings	approximately 25
max stories	6
covered parking	approximately 15
uncovered parking	approximately 10
envelope footprint:	504m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



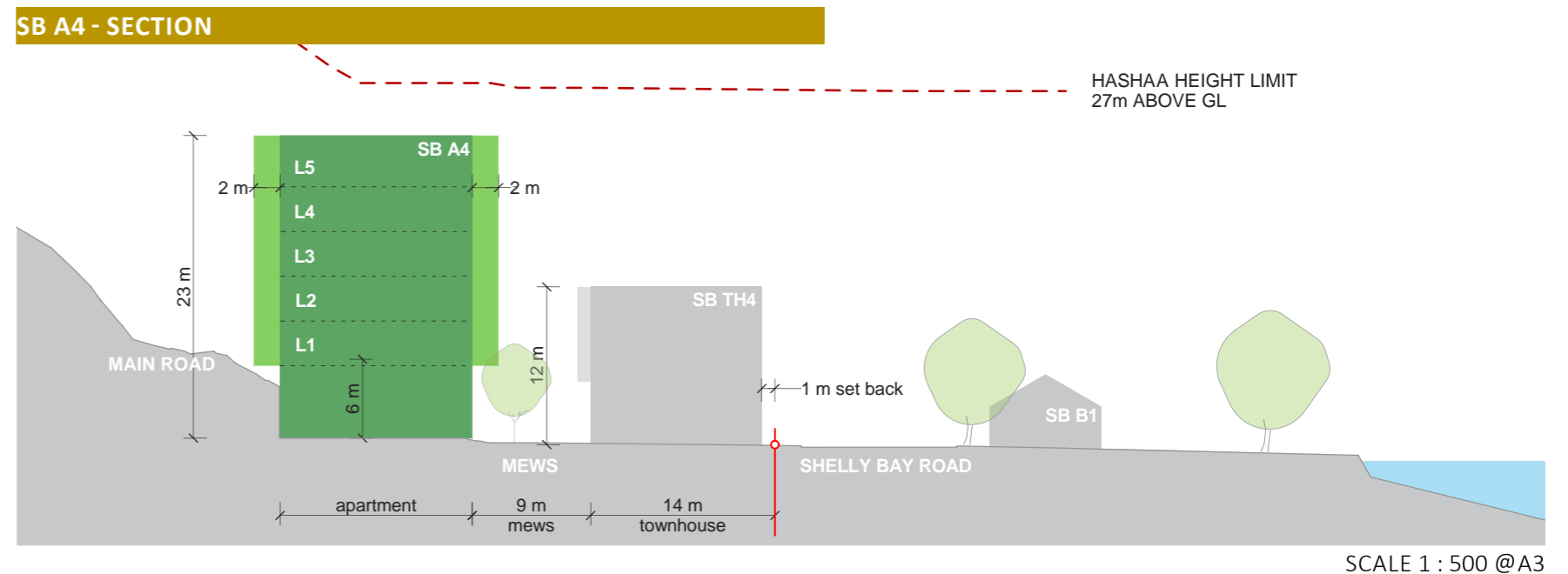
BUILDING TYPE 1 - APARTMENT

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 1 Apartment Building. This defines Building Envelope, Protrusions and other design considerations.

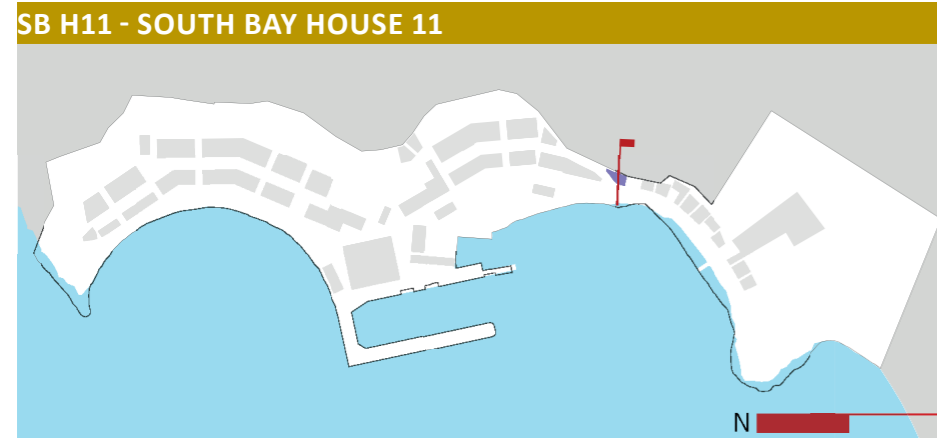
max length	14m
max width	14.6m
max height	23m
number of dwellings	approximately 5
max stories	6
covered parking	0
uncovered parking	approximately 5
envelope footprint	136m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



4.4 Site - Bulk and Form



BUILDING TYPE 3 - DETACHED HOUSE






This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

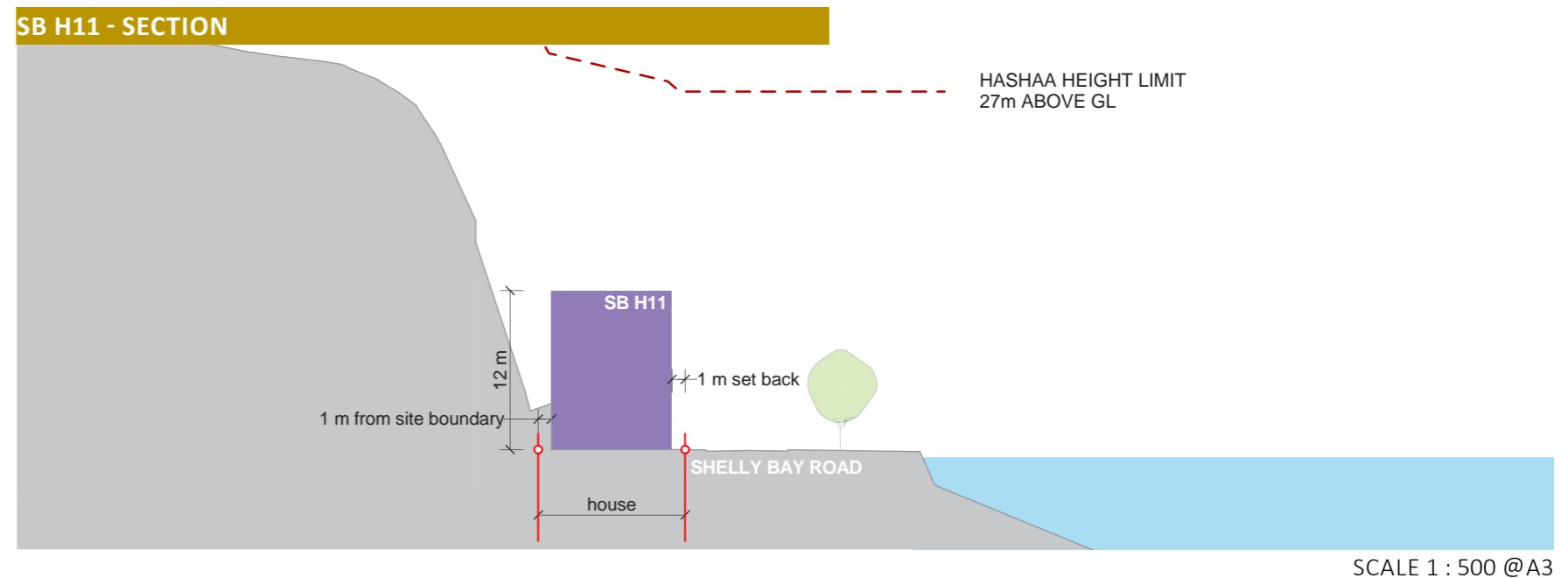
max length -
 max width -
 max height 12m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

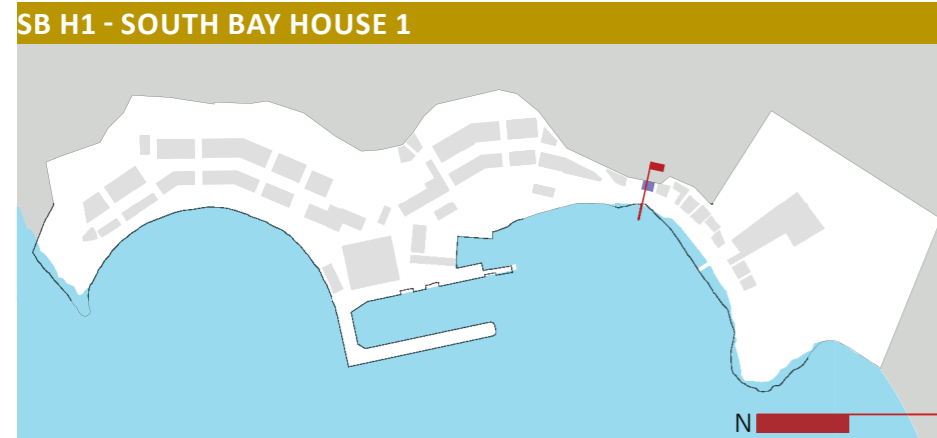
envelope footprint 149m²
 max floor area 320m²

Legend

-  Boundary
-  Building envelope
-  Building protrusion
-  Neighbouring building
-  Neighbouring protrusion



4.4 Site - Bulk and Form



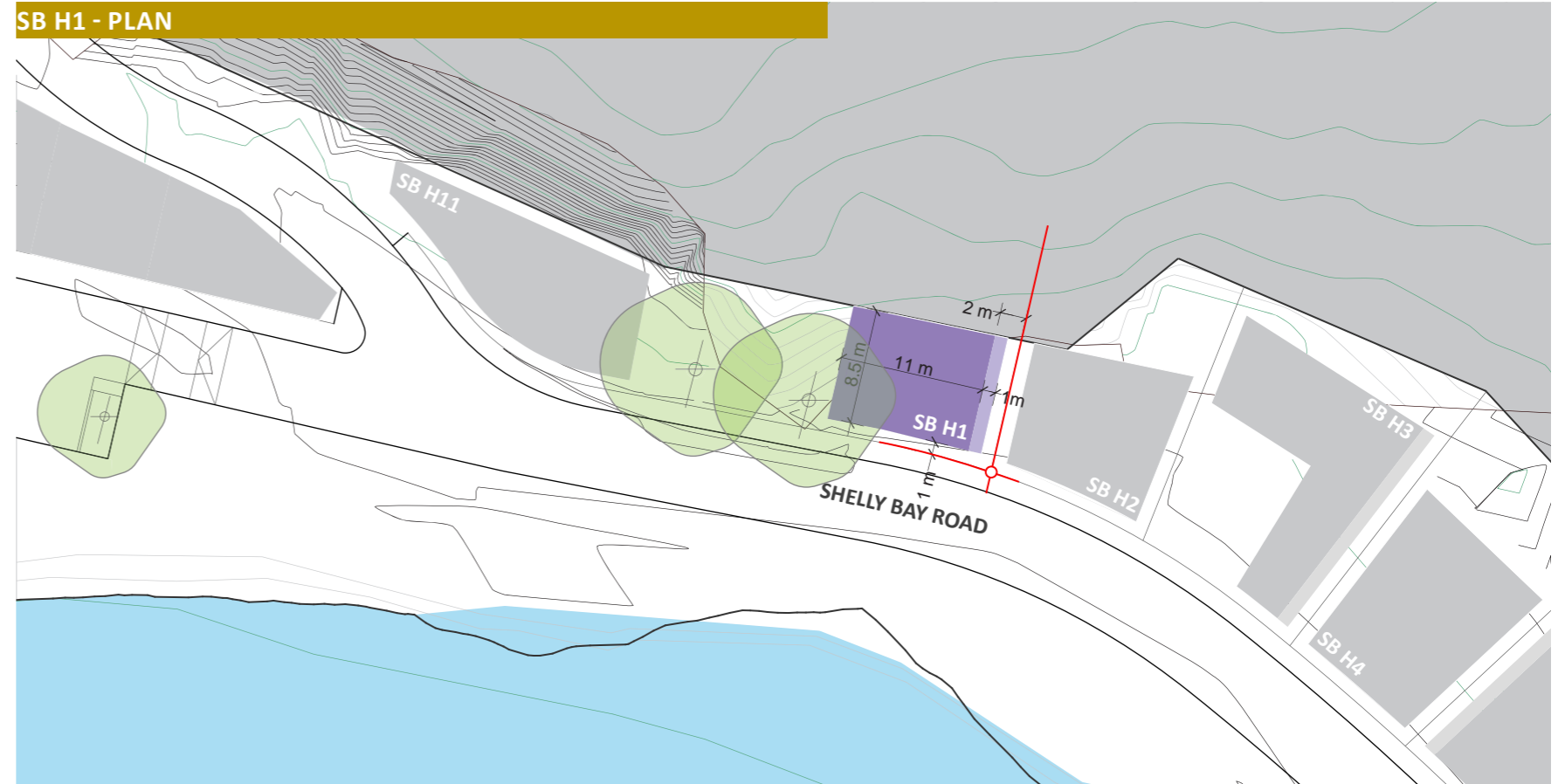
BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

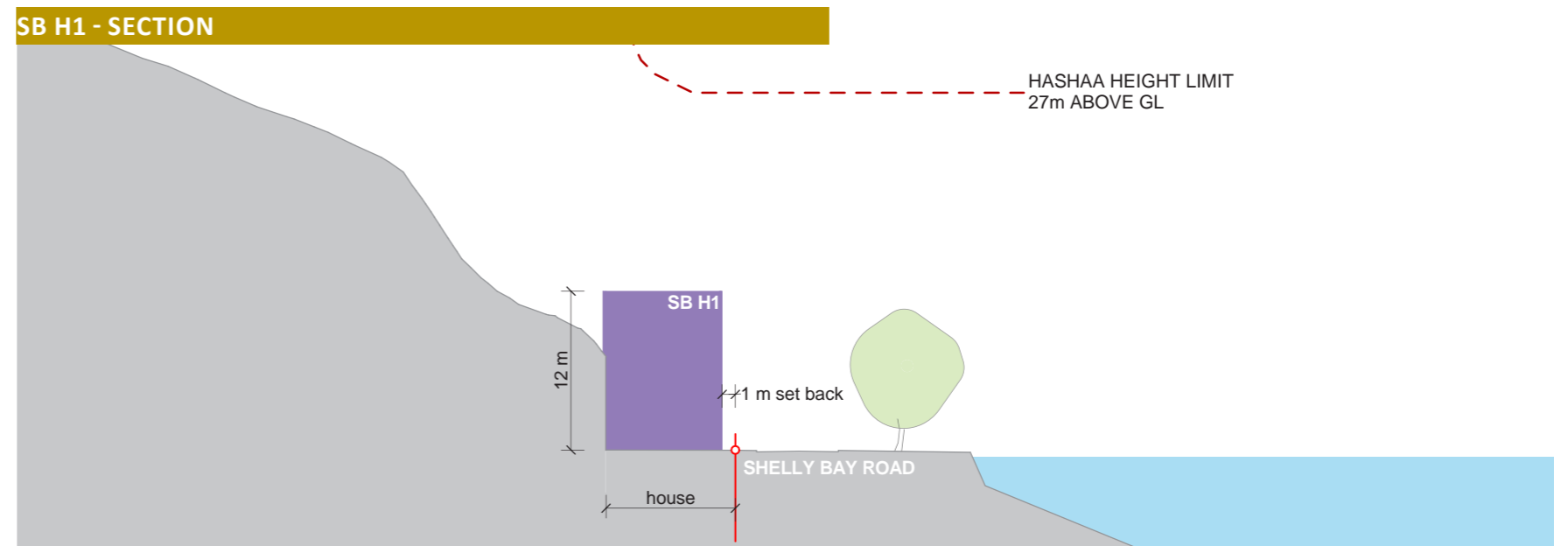
max length	-
max width	-
max height	12m
number of dwellings	1
max stories	4
covered parking	1
uncovered parking	0
envelope footprint	96m ²
max floor area	320m ²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

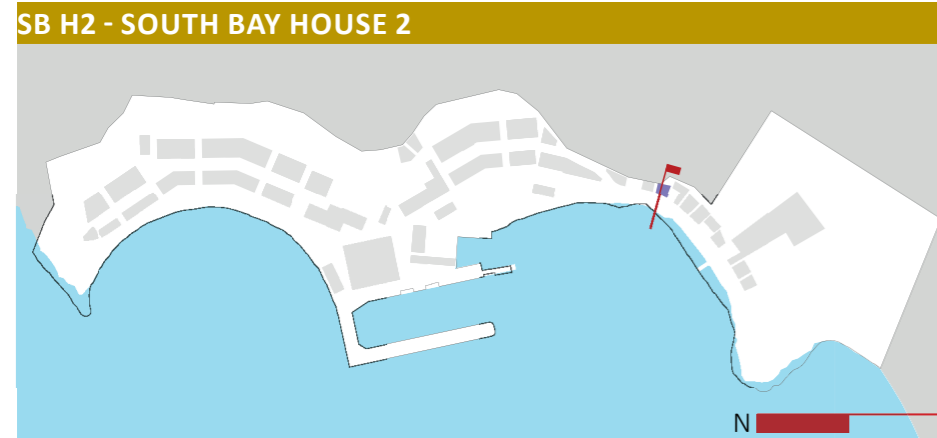


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 3 - DETACHED HOUSE






This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

max length -
 max width -
 max height 15m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

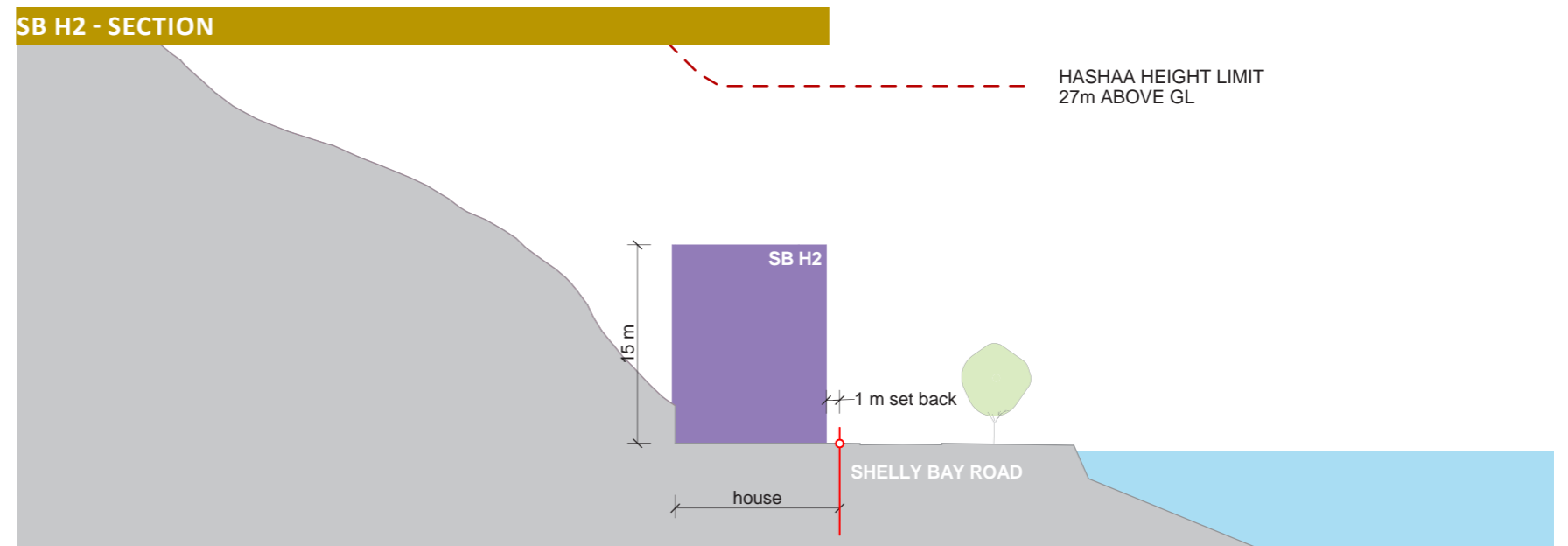
envelope footprint 120m²
 max floor area 320m²

Legend

-  Boundary
-  Building envelope
-  Building protrusion
-  Neighbouring building
-  Neighbouring protrusion

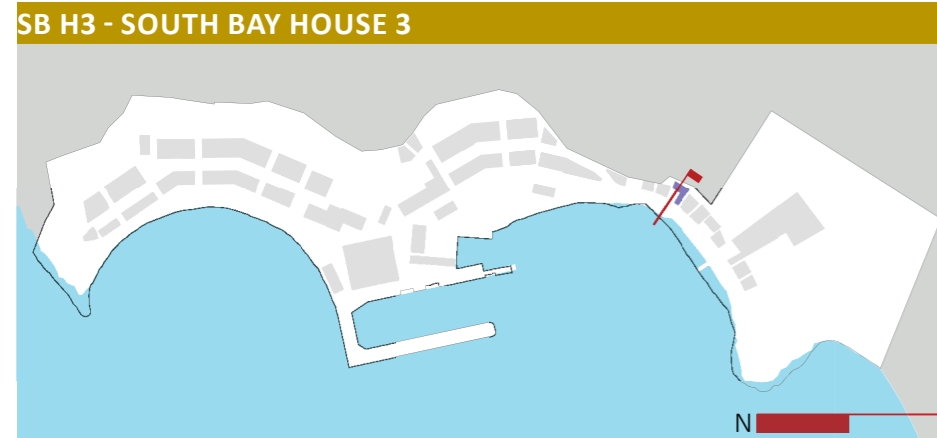


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

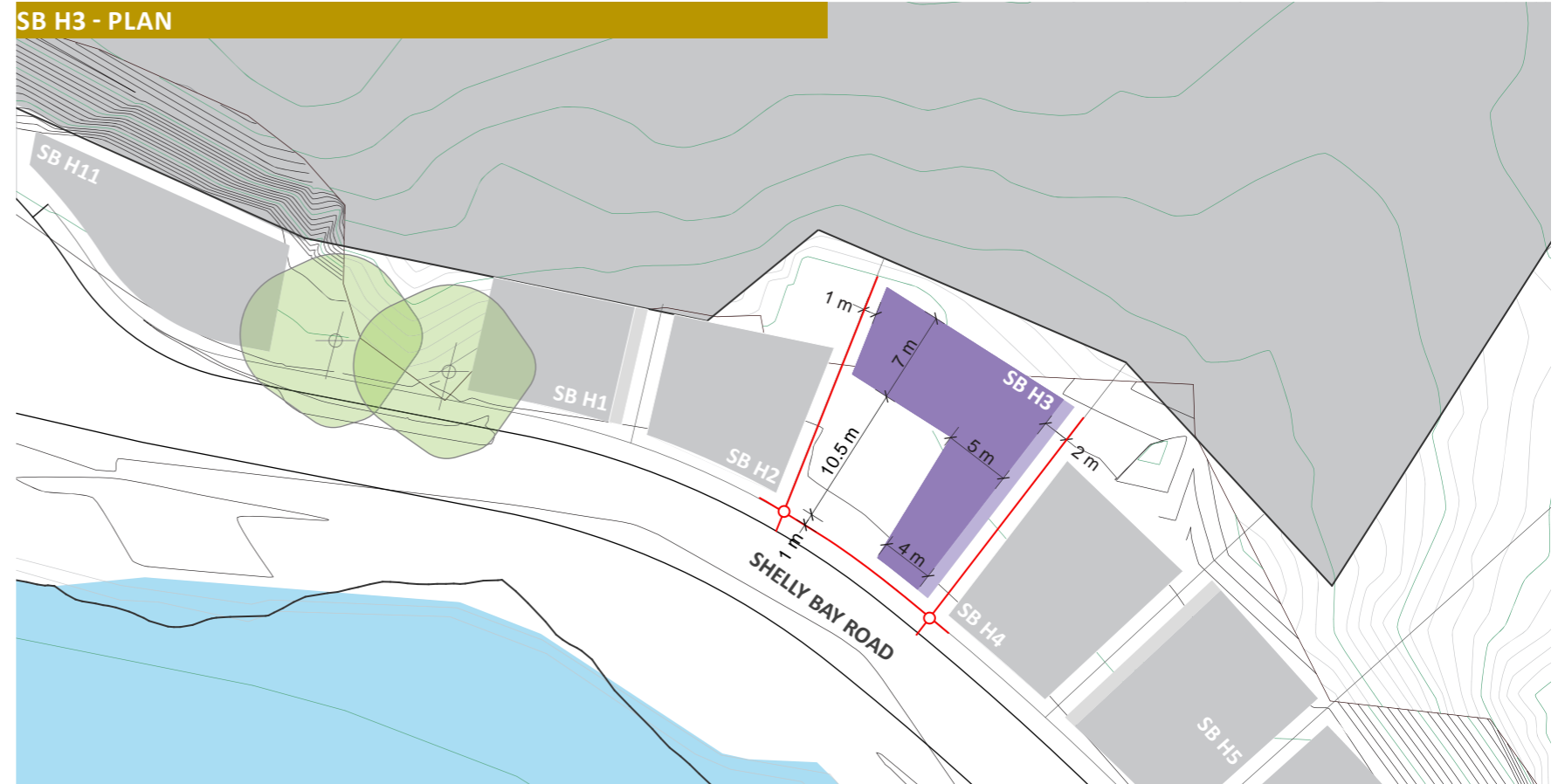
max length -
 max width -
 max height 15m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

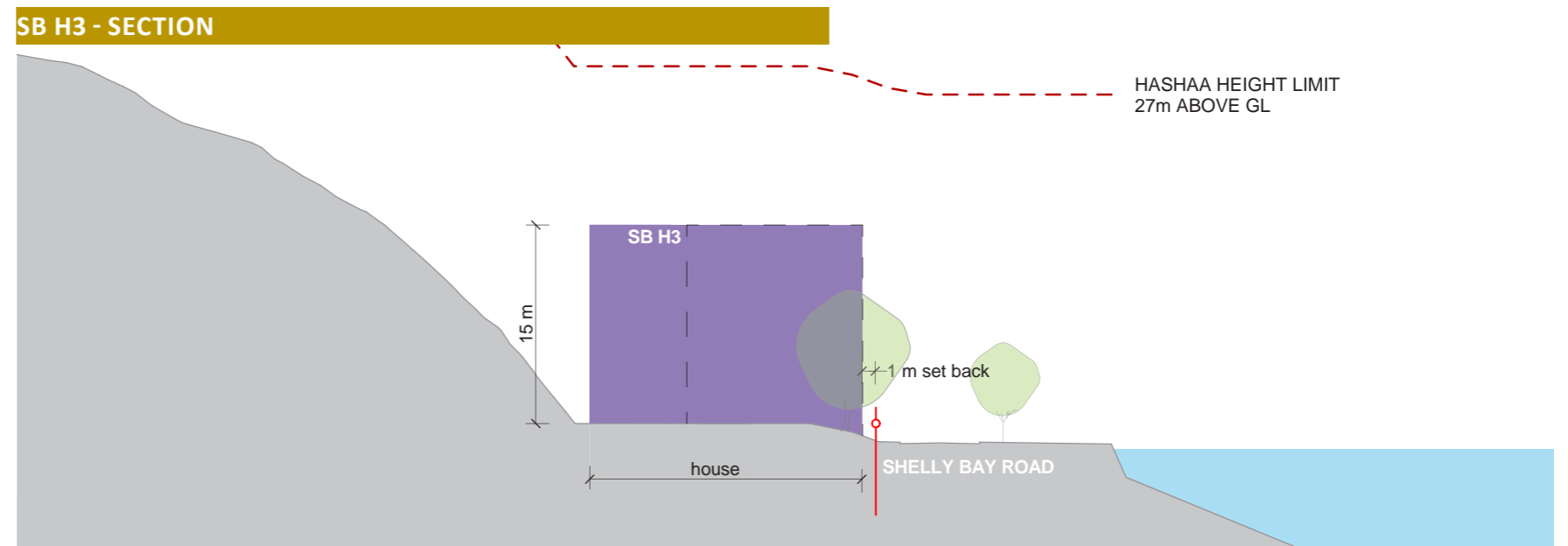
envelope footprint 220m²
 max floor area 320m²

Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

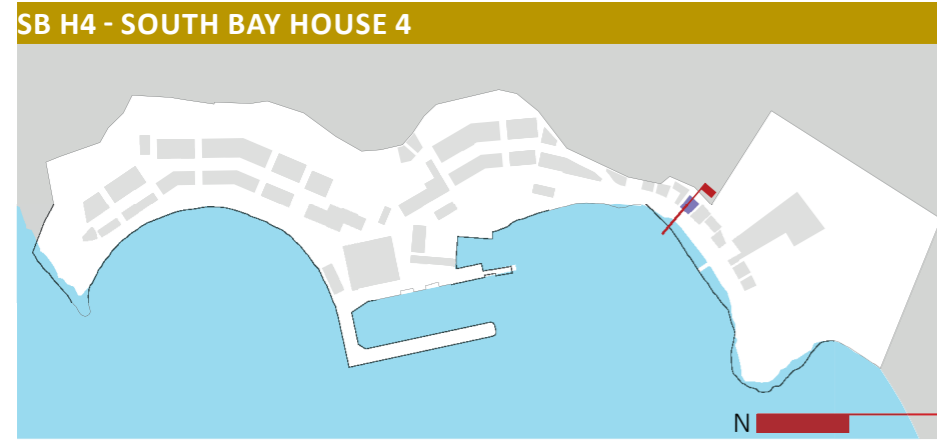


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

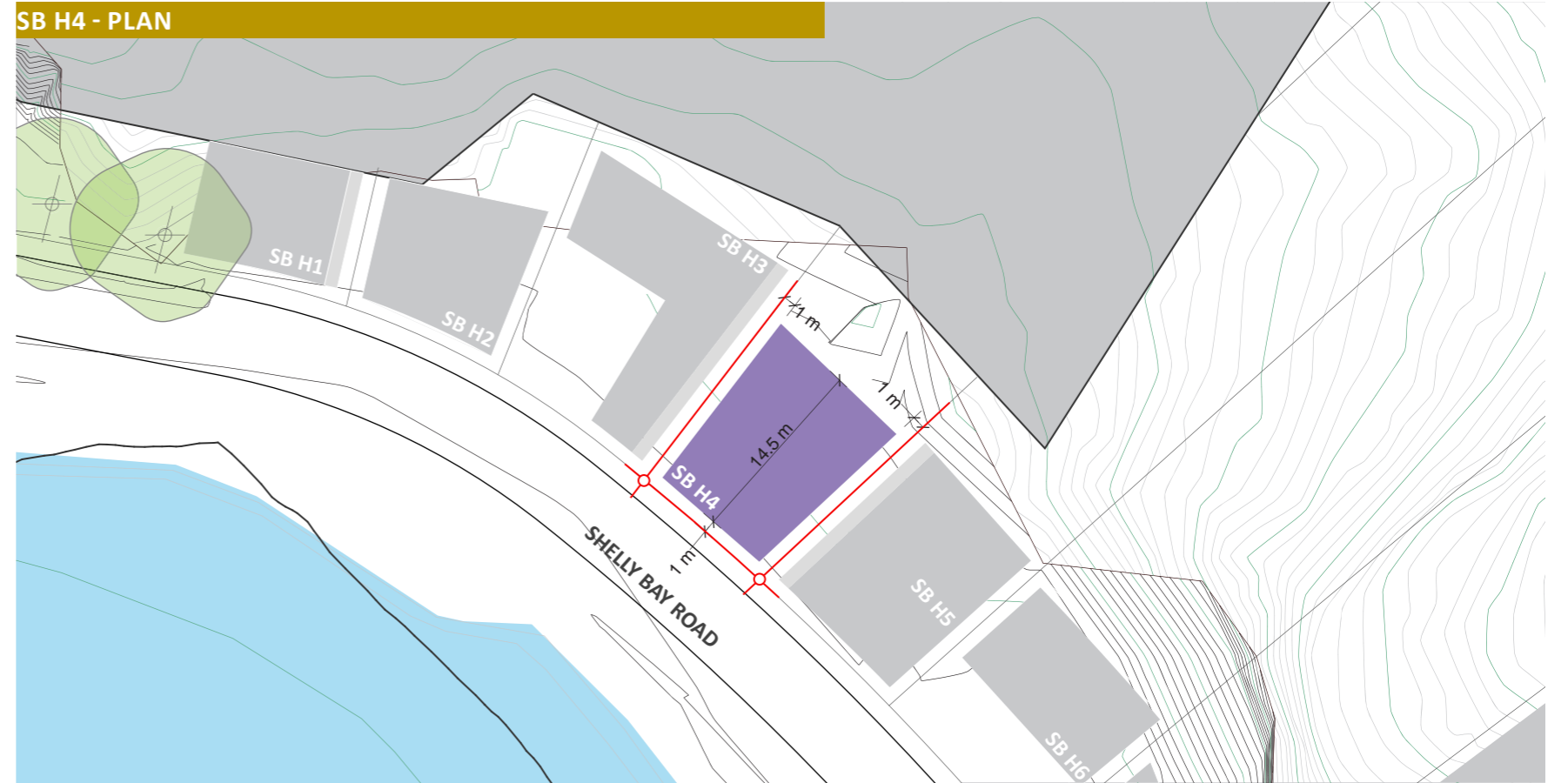
max length -
 max width -
 max height 15m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

envelope footprint 158m²
 max floor area 320m²

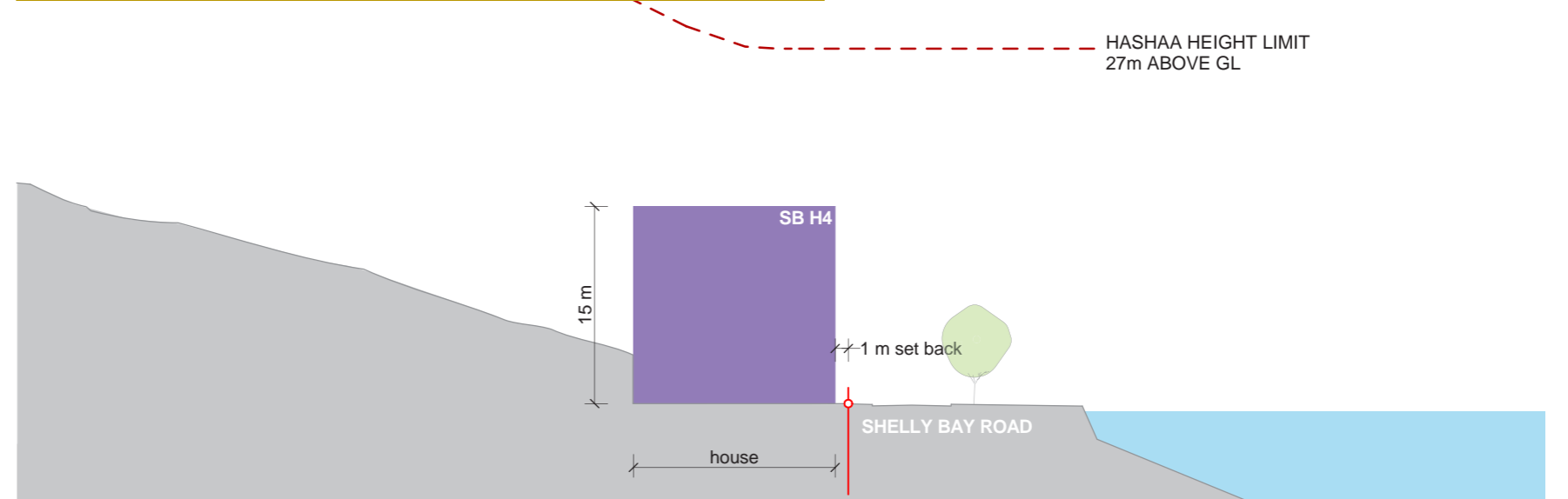
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



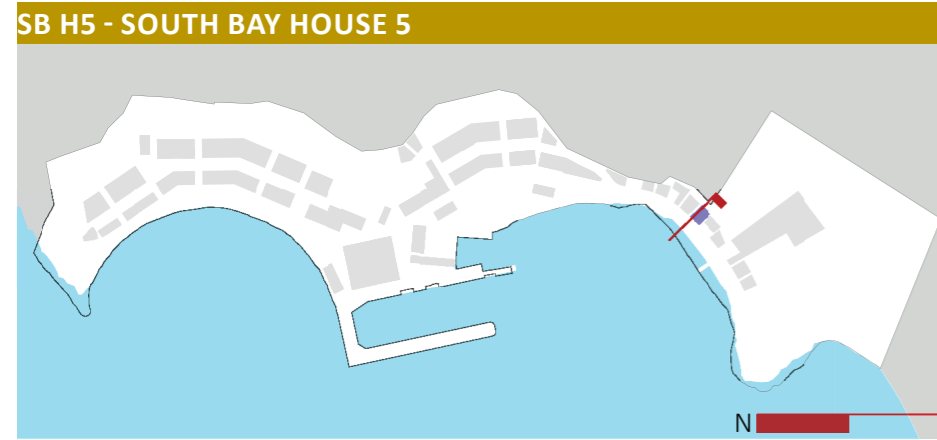
SCALE 1 : 500 @A3

SB H4 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

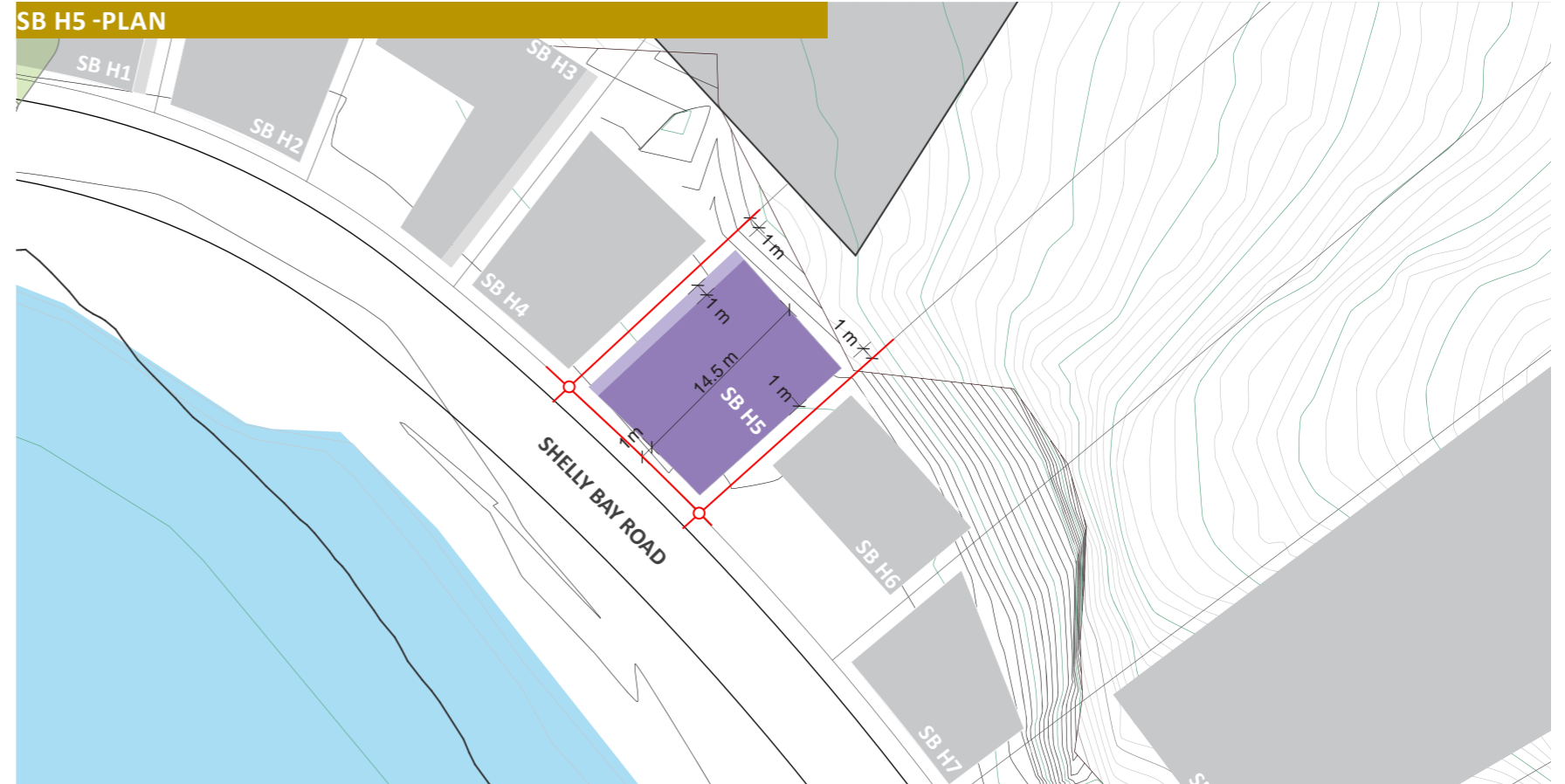
max length -
 max width -
 max height 15m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

envelope footprint 160m²
 max floor area 320m²

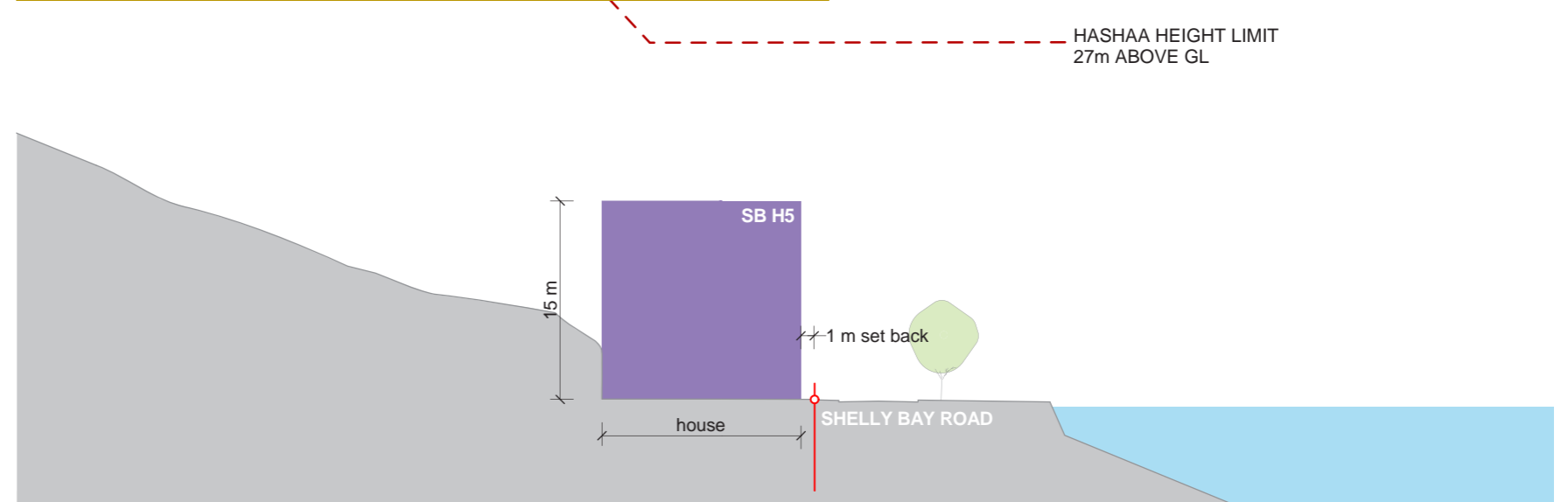
Legend

- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion



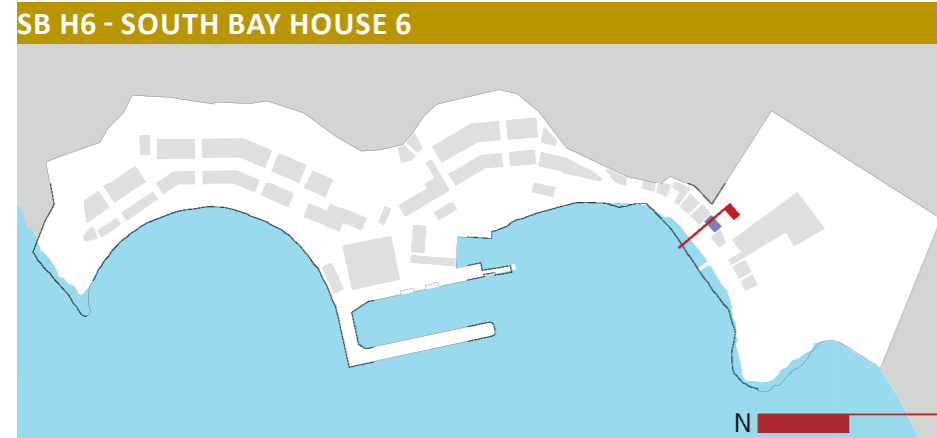
SCALE 1 : 500 @A3

SB H5 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 3 - DETACHED HOUSE






This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

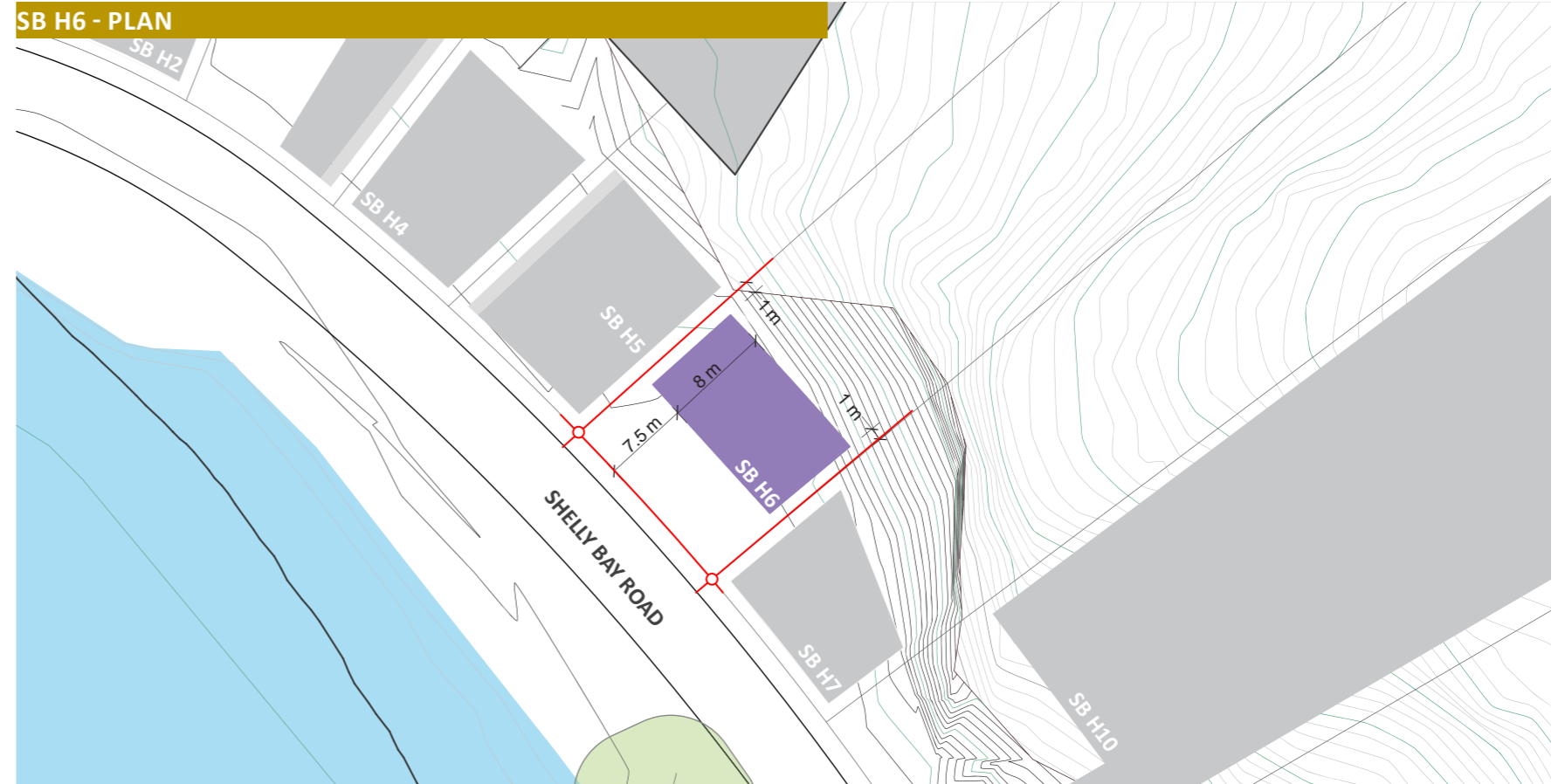
max length -
 max width -
 max height 15m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

envelope footprint 152m²
 max floor area 320m²

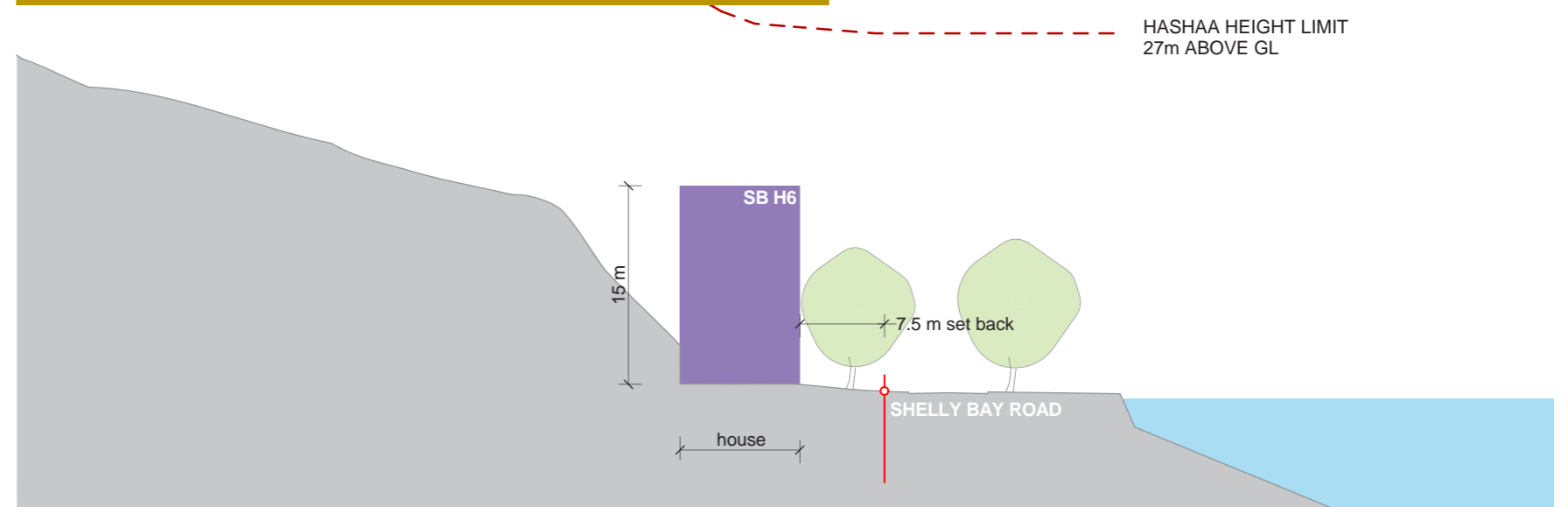
Legend

-  Boundary
-  Building envelope
-  Building protrusion
-  Neighbouring building
-  Neighbouring protrusion



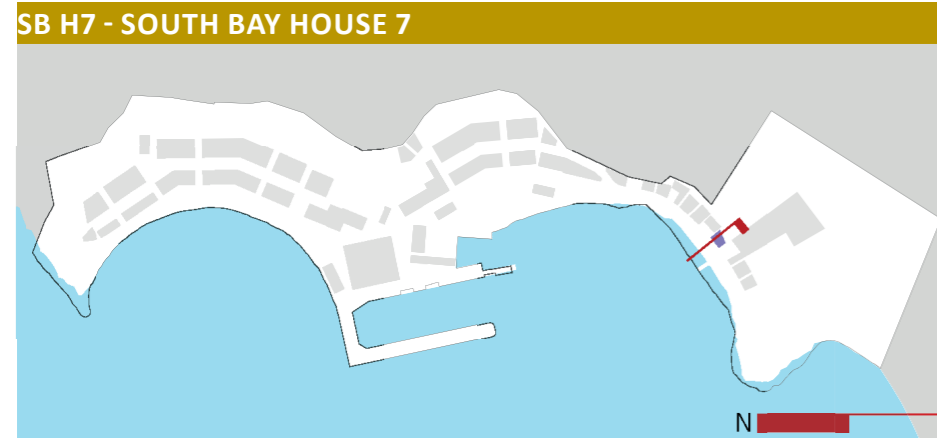
SCALE 1 : 500 @A3

SB H6 - SECTION



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 3 - DETACHED HOUSE






This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

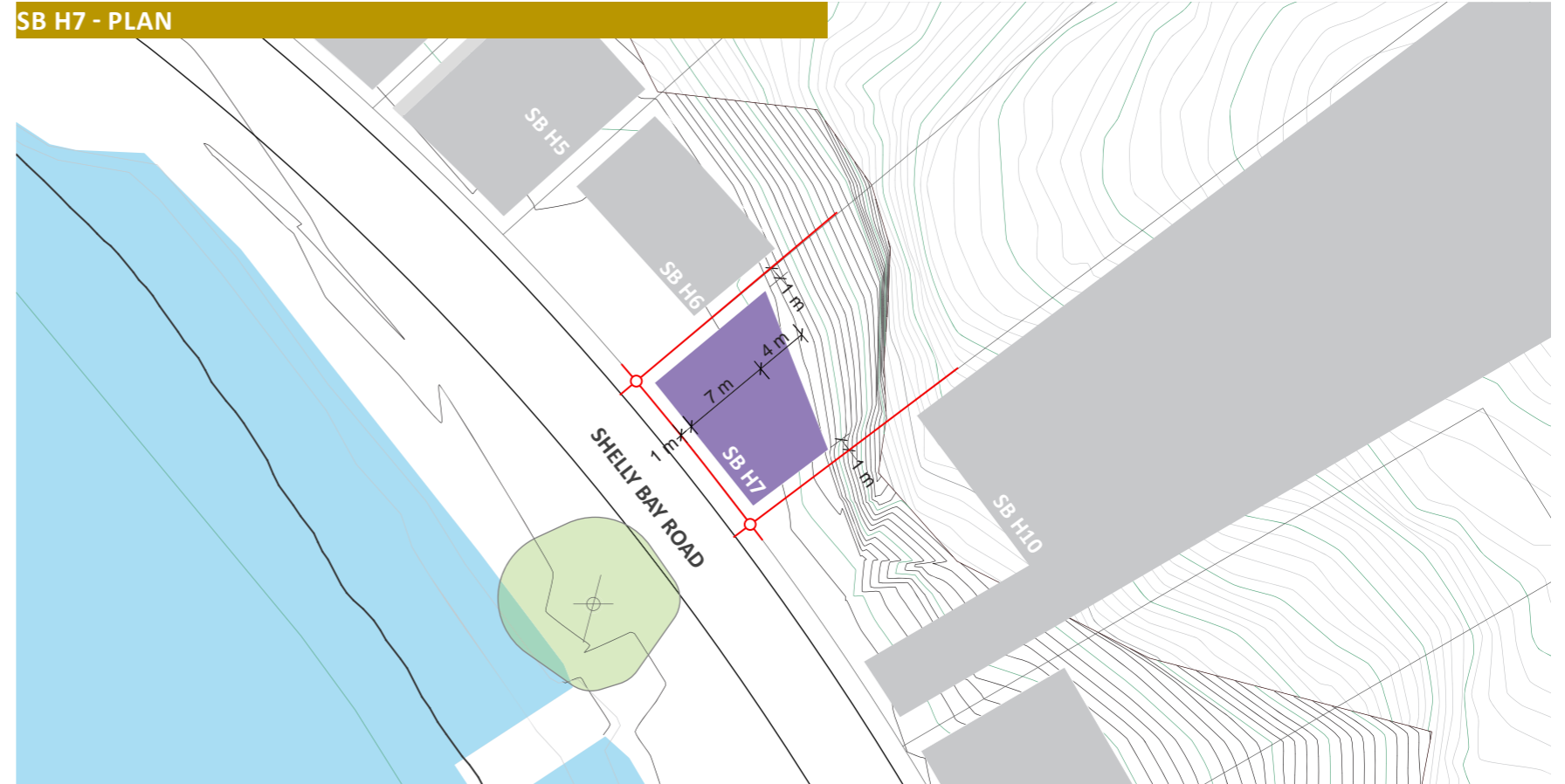
max length -
 max width -
 max height 15m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

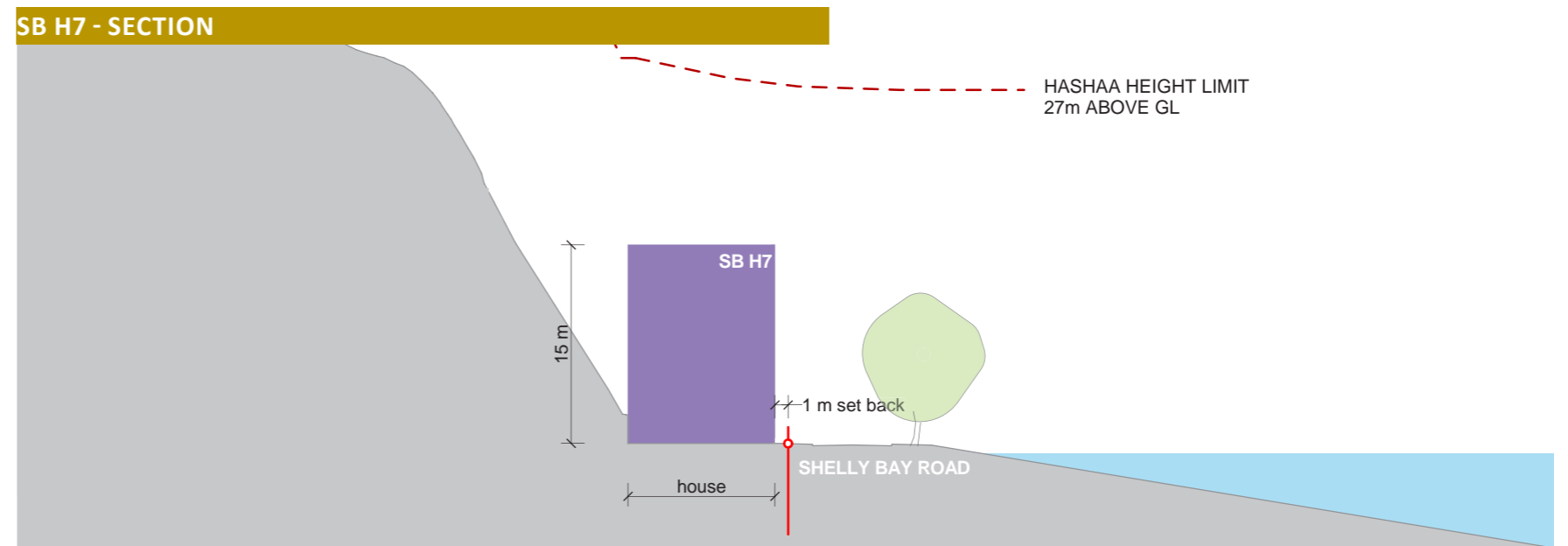
envelope footprint 108m²
 max floor area 320m²

Legend

-  Boundary
-  Building envelope
-  Building protrusion
-  Neighbouring building
-  Neighbouring protrusion

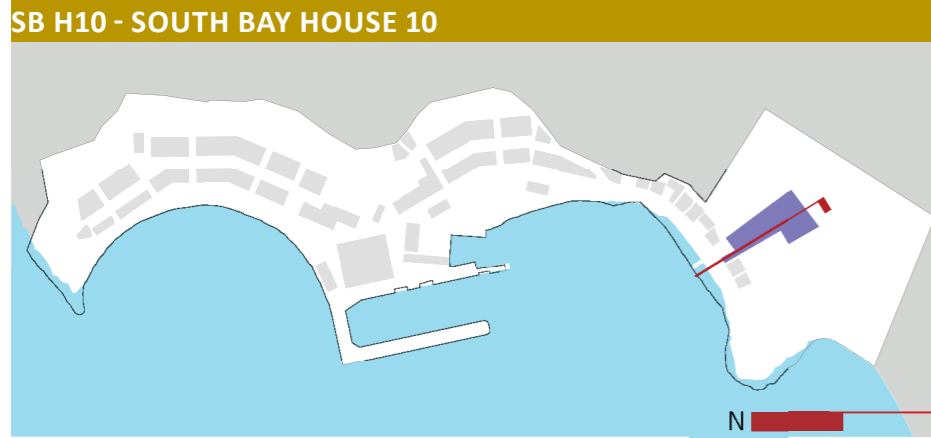


SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form




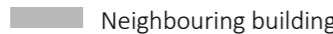
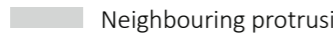


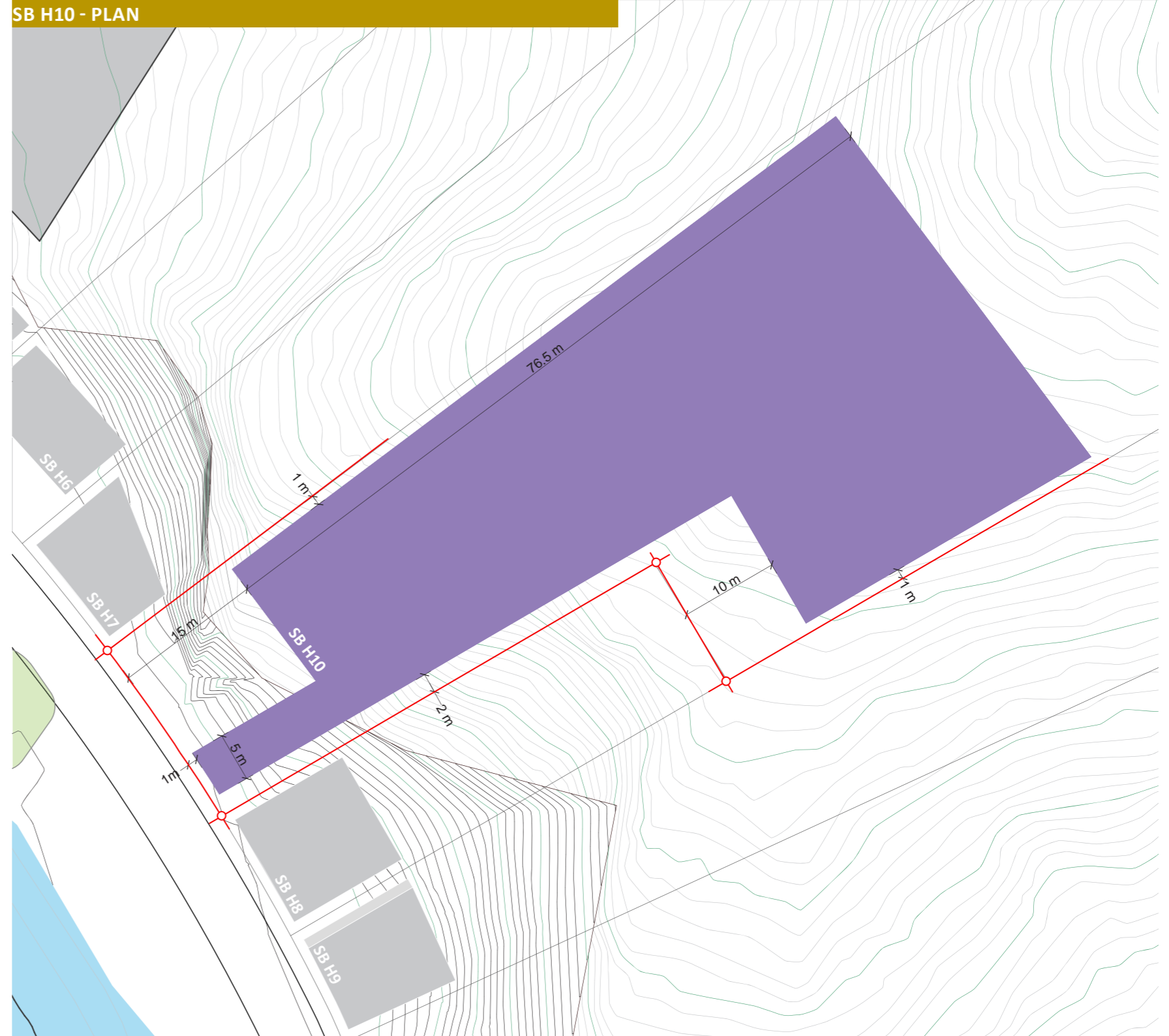
BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations. One or more buildings are allowable within the envelope.

max length	-
max width	-
max height	12m
number of dwellings	1
max stories	4
covered parking	1
uncovered parking	0
envelope footprint	2370m ²
max floor area	320m ²

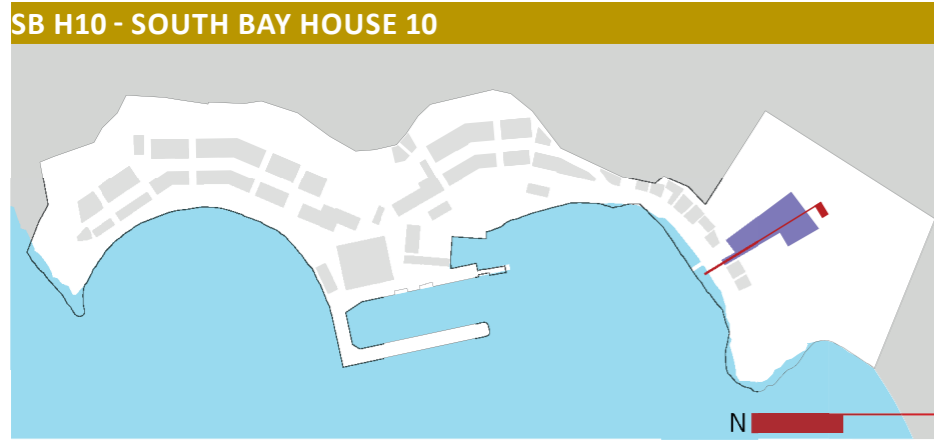
Legend

-  Boundary
-  Building envelope
-  Building protrusion
-  Neighbouring building
-  Neighbouring protrusion

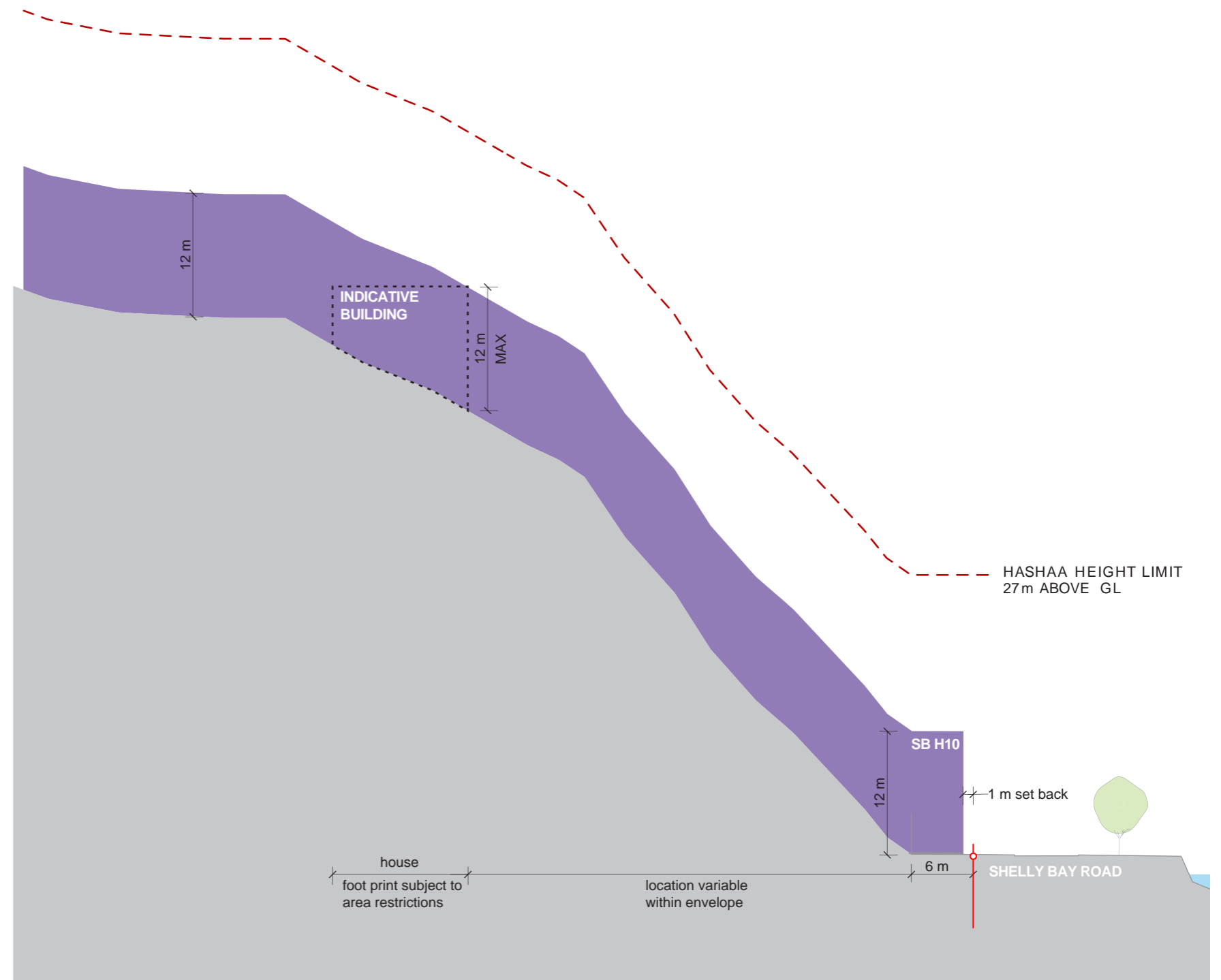


SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



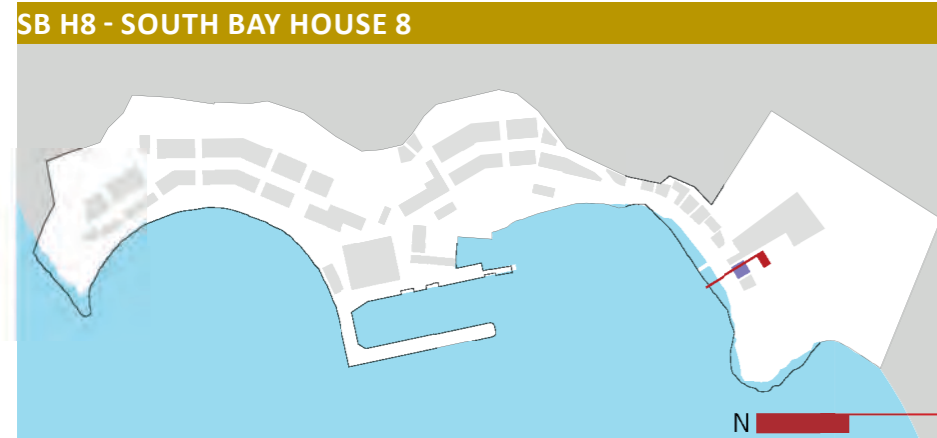
SB H10 - SECTION



- Legend**
- Boundary
 - Building envelope
 - Building protrusion
 - Neighbouring building
 - Neighbouring protrusion

SCALE 1 : 500 @A3

4.4 Site - Bulk and Form



BUILDING TYPE 3 - DETACHED HOUSE




This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

max length -
 max width -
 max height 15m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

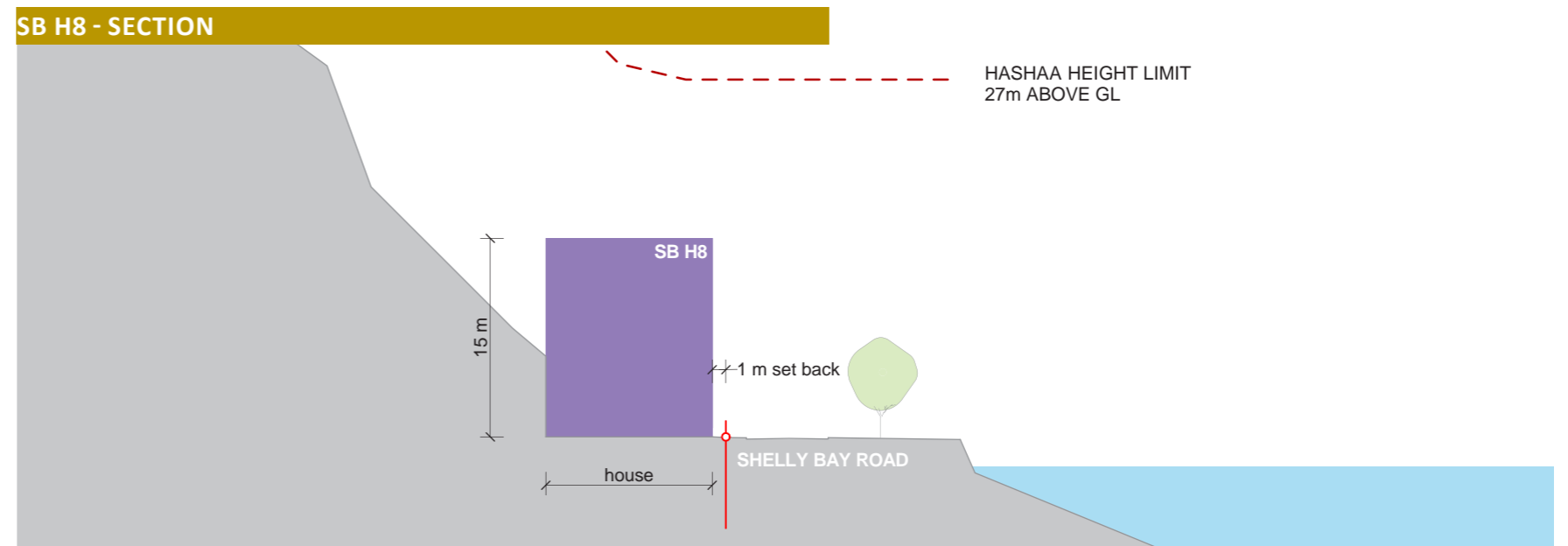
envelope footprint 150m²
 max floor area 320m²

Legend

-  Boundary
-  Building envelope
-  Building protrusion
-  Neighbouring building
-  Neighbouring protrusion



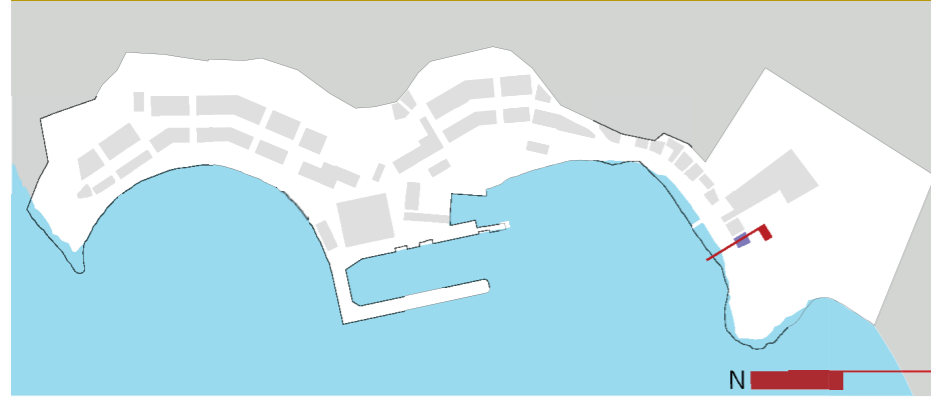
SCALE 1 : 500 @A3



SCALE 1 : 500 @A3

4.4 Site - Bulk and Form

SB H9 - SOUTH BAY HOUSE 9



BUILDING TYPE 3 - DETACHED HOUSE

This building typology is subject to design guidelines. Refer to the Shelly Bay Design Guide, Part Two - Urban Form, Type 3 House Building. This defines Building Envelope, Protrusions and other design considerations.

max length -
 max width -
 max height 12m

number of dwellings 1
 max stories 4
 covered parking 1
 uncovered parking 0

envelope footprint 117m²
 max floor area 320m²

Legend

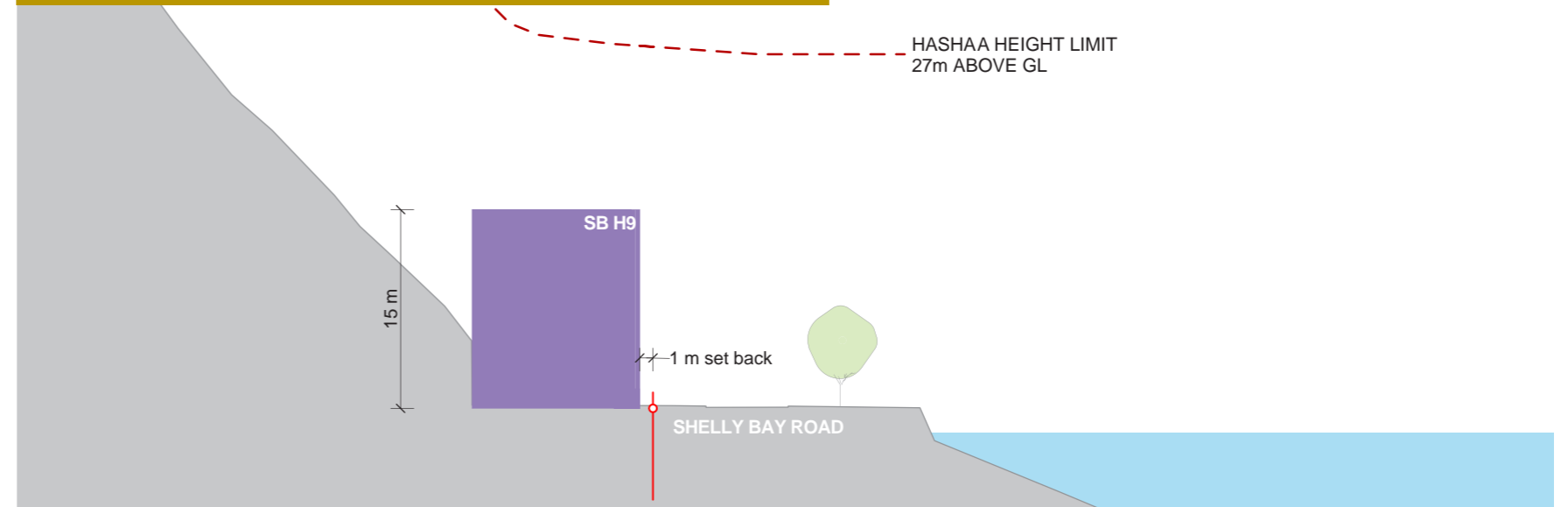
- Boundary
- Building envelope
- Building protrusion
- Neighbouring building
- Neighbouring protrusion

SB H9 - PLAN



SCALE 1 : 500 @A3

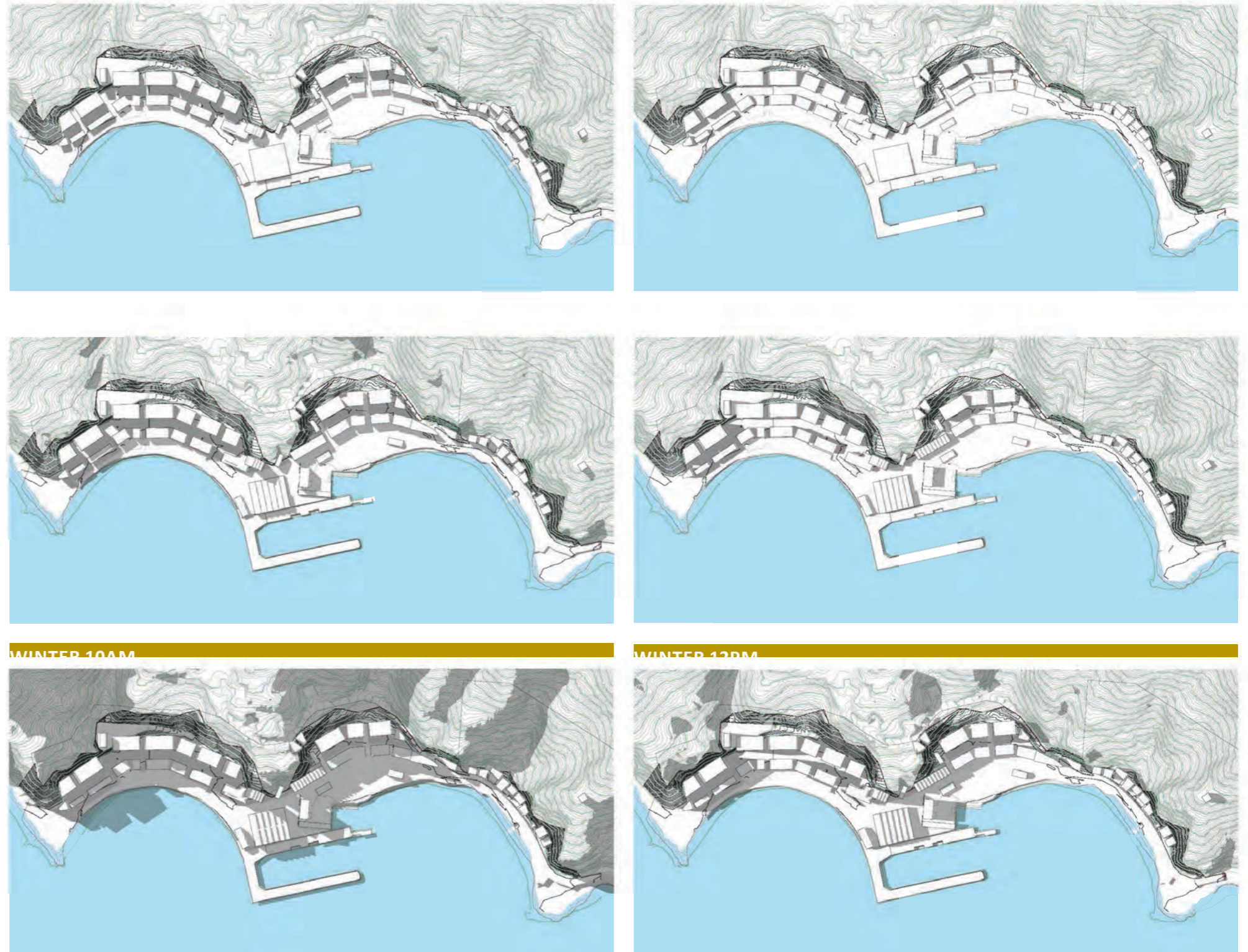
SB H9 - SECTION



SCALE 1 : 500 @A3

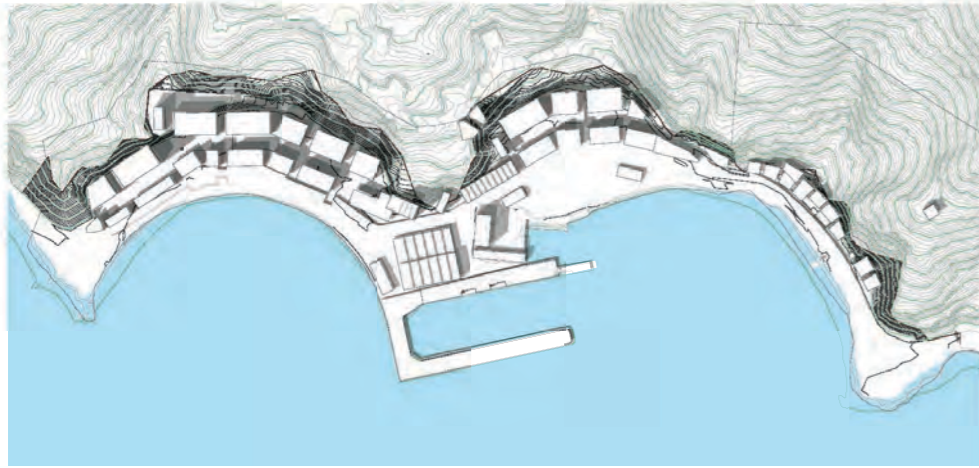
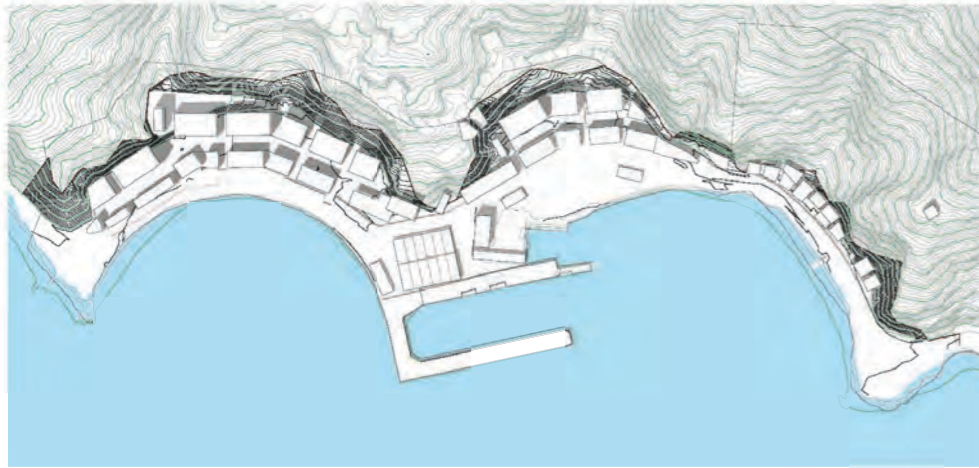
4.5 Solar Studies

These solar studies are illustrative of how the Shelly Bay site is inherently orientated to benefit from the sun. Its south-westerly aspect allows for direct sunshine to reach far into both the north and south bays almost all year round. Particularly in the Spring, Summer and Autumn months, the Shelly Bay's favourable positioning allows for sunlight access which stretches into the afternoons and evenings.



4

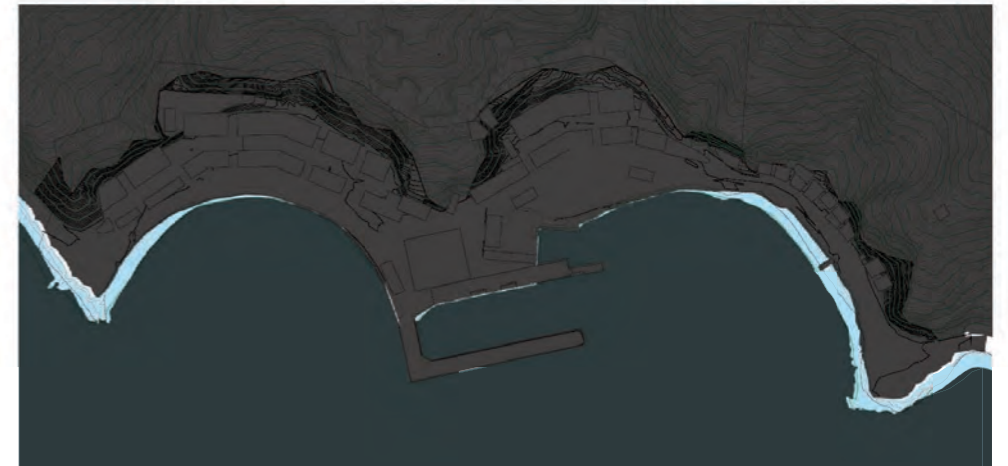
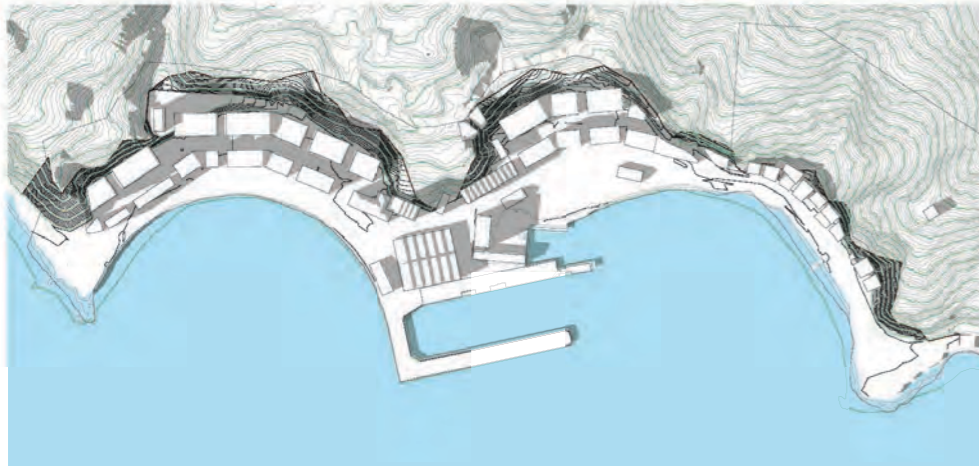
4.5 Solar Studies



WINTER 2PM

WINTER 4PM

WINTER 6PM



5 STREETS

5.1 Site Access and Parking Strategy

N  SCALE 1 : 2,000@A3

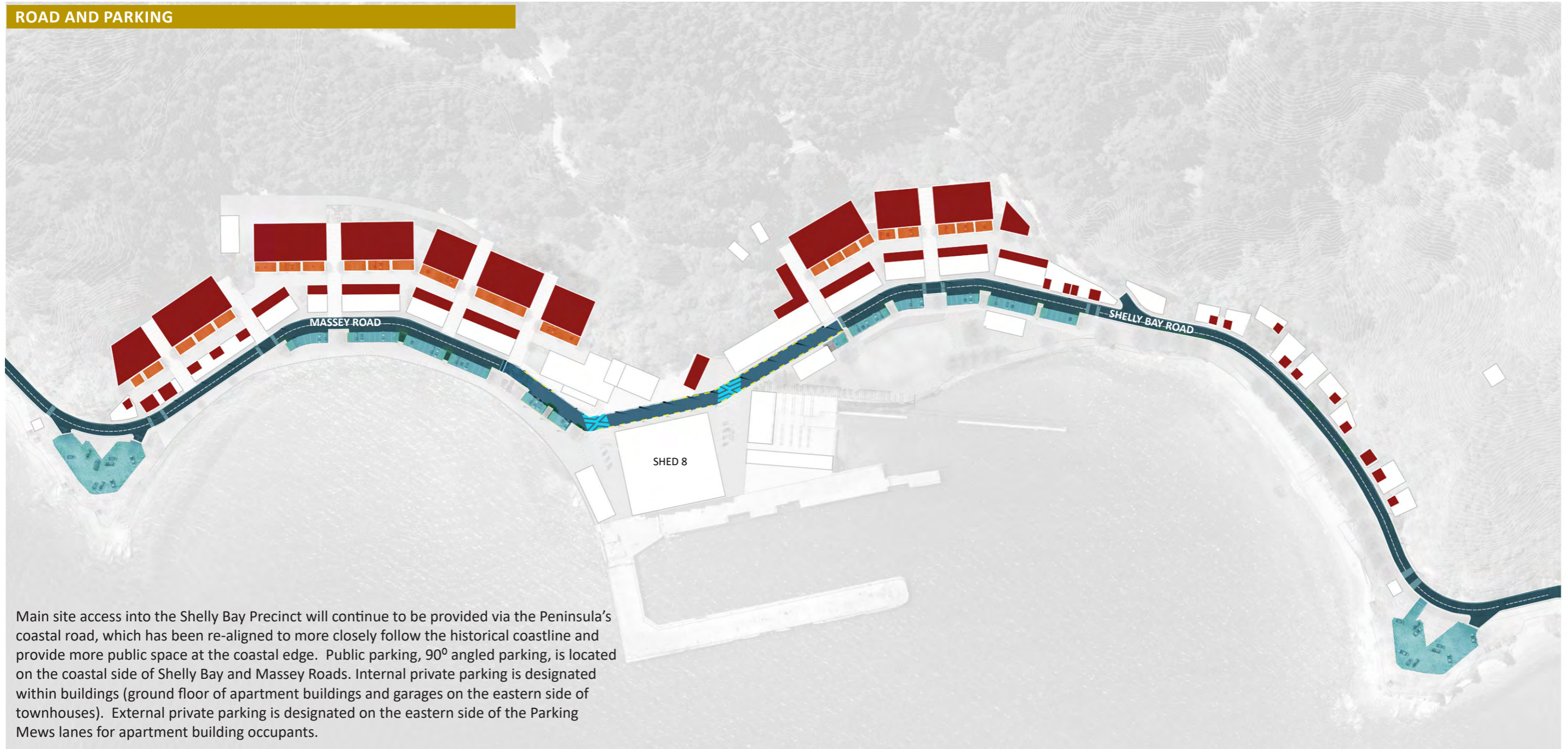







fig. 5.1.1

Legend

-  Public Parking
-  Private Parking [Uncovered]- (Indicative only)
-  Private Parking [Covered]- (Indicative only)
-  Vehicle Accessible

5.2 Streets, Lanes and Mews

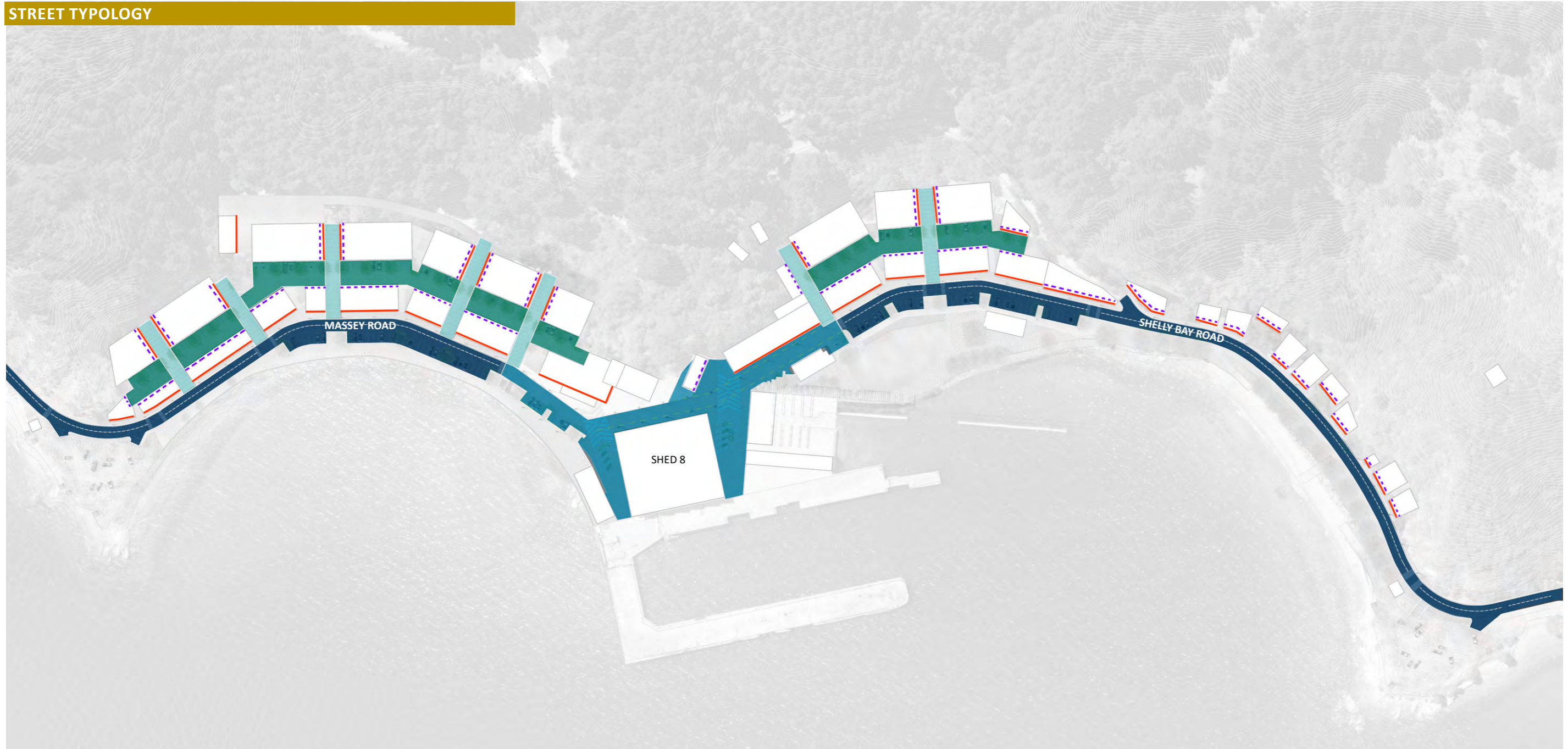


fig. 5.2.1

Legend

- Road
- Shared Street
- Shared Lanes
- Parking Mews
- Primary pedestrian entrance
- Vehicle entrance

5.3 Massey Road and Shelly Bay Road



fig. 5.3.1

5.3 Street Sections



fig. 5.3.2

SECTION 5-1 - MASSEY ROAD

SECTION 5-2 - SHELLY BAY ROAD

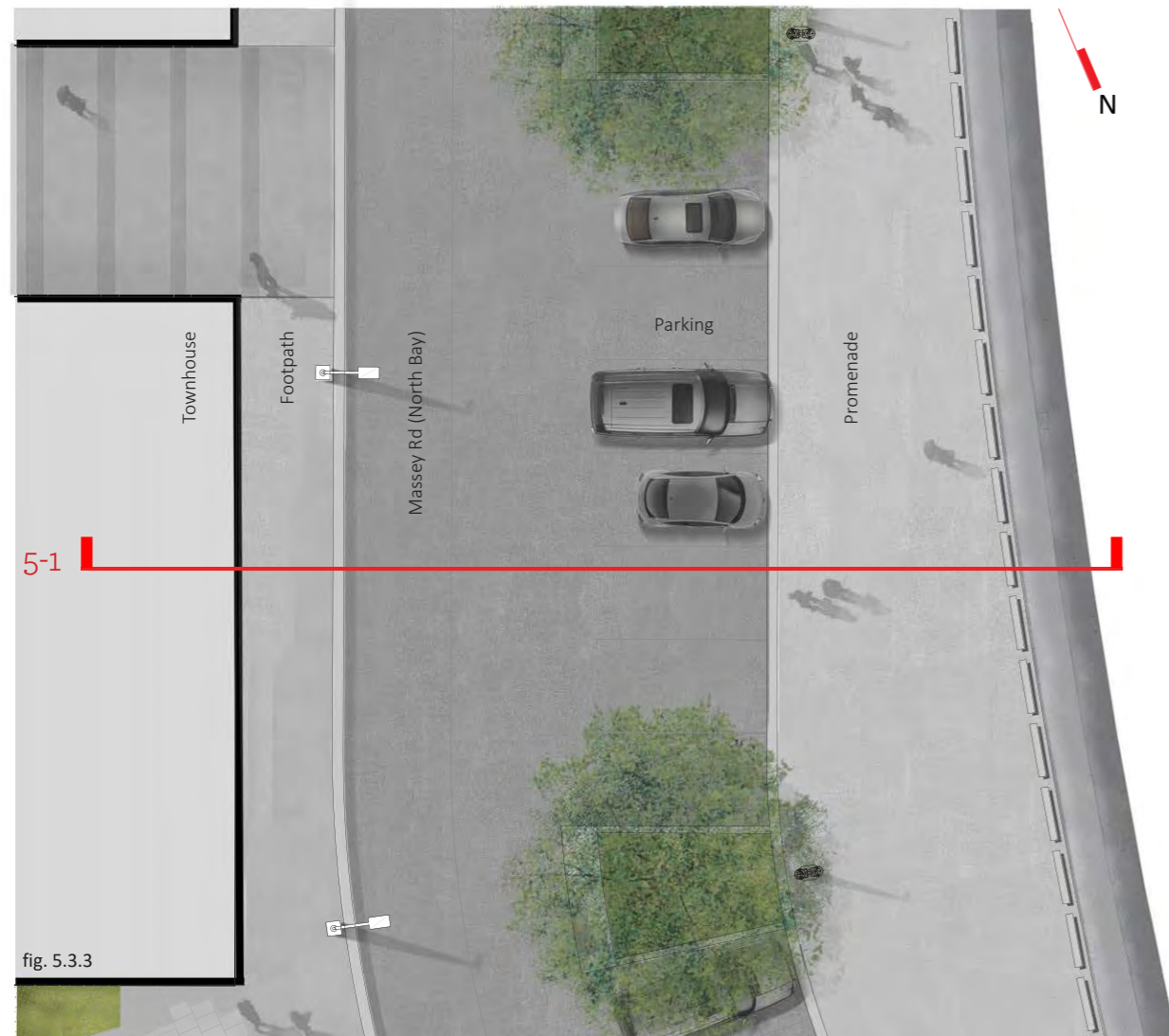
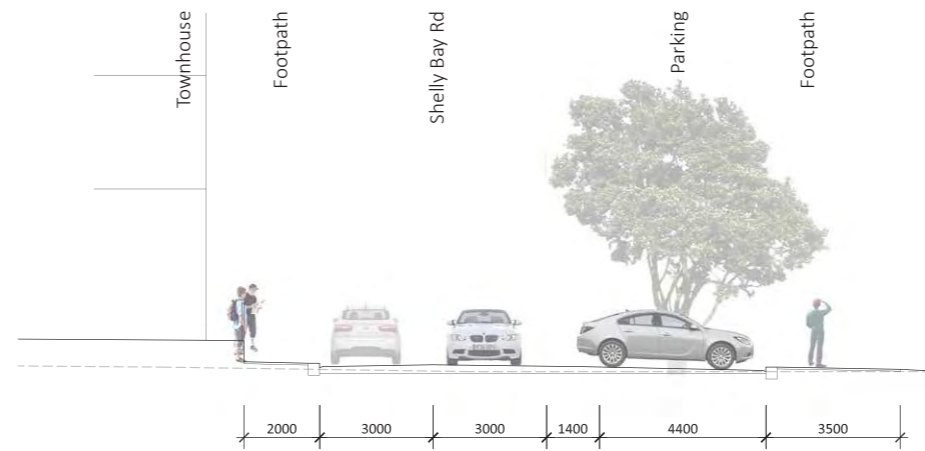
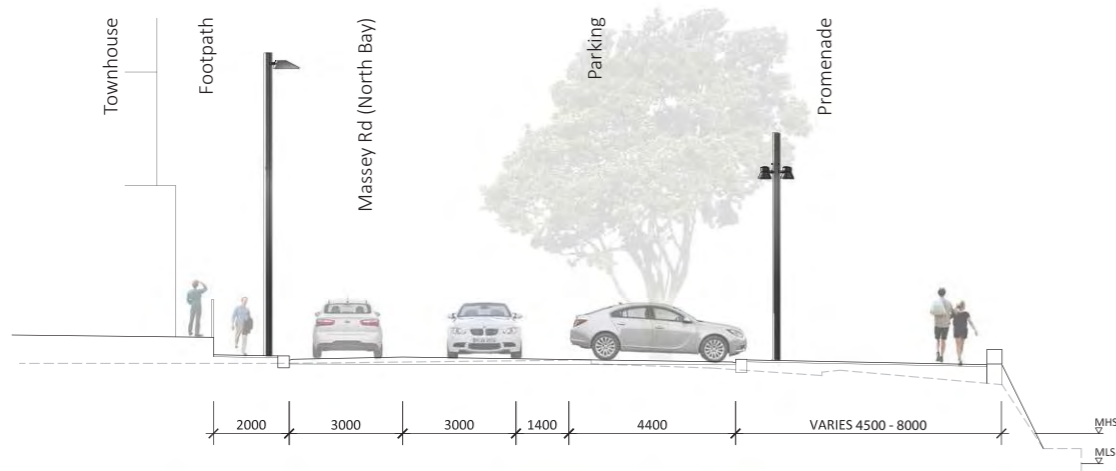


fig. 5.3.3

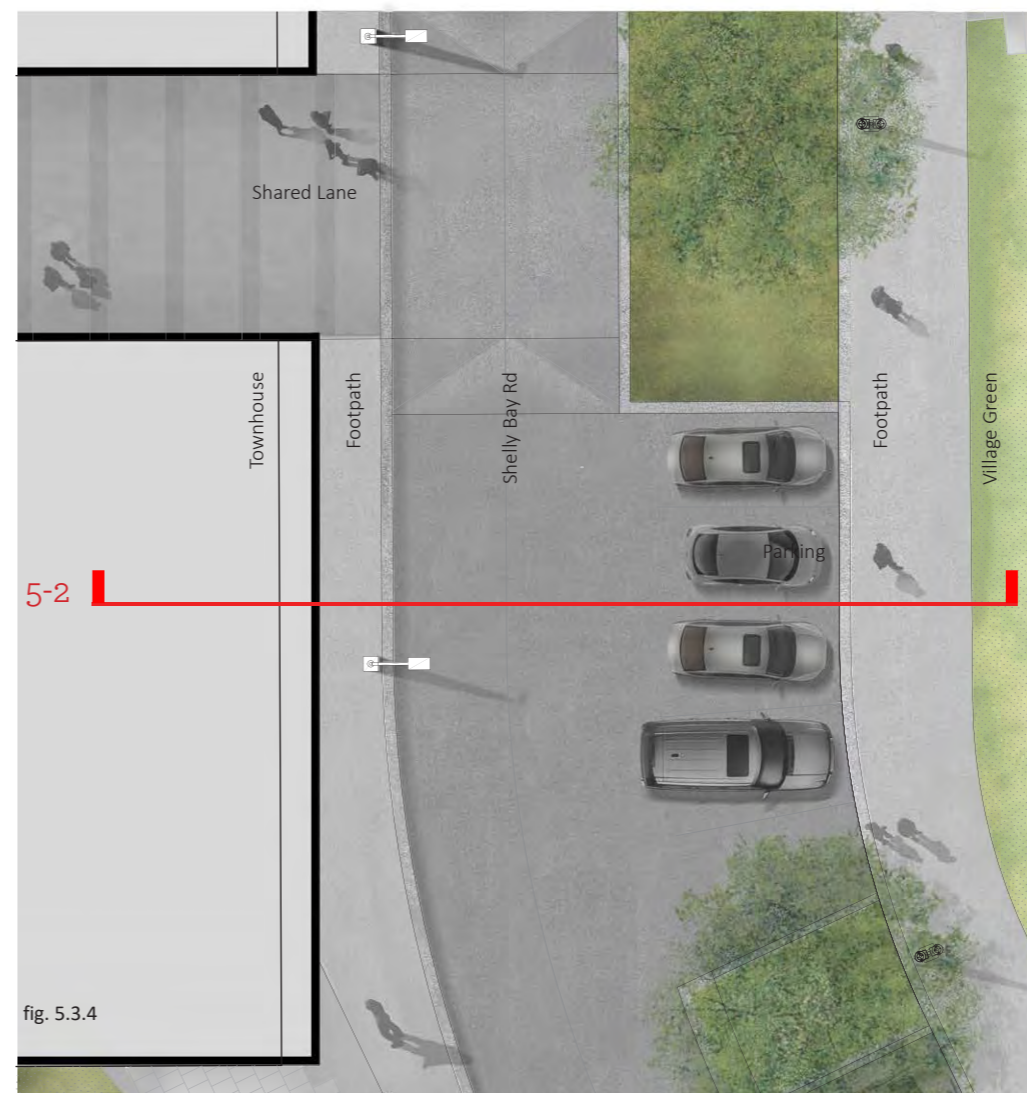
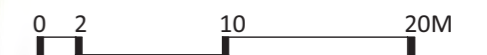


fig. 5.3.4

SCALE 1 : 400@A3



5.3 Street Sections

SECTION 5-3 - SHELLY BAY ROAD

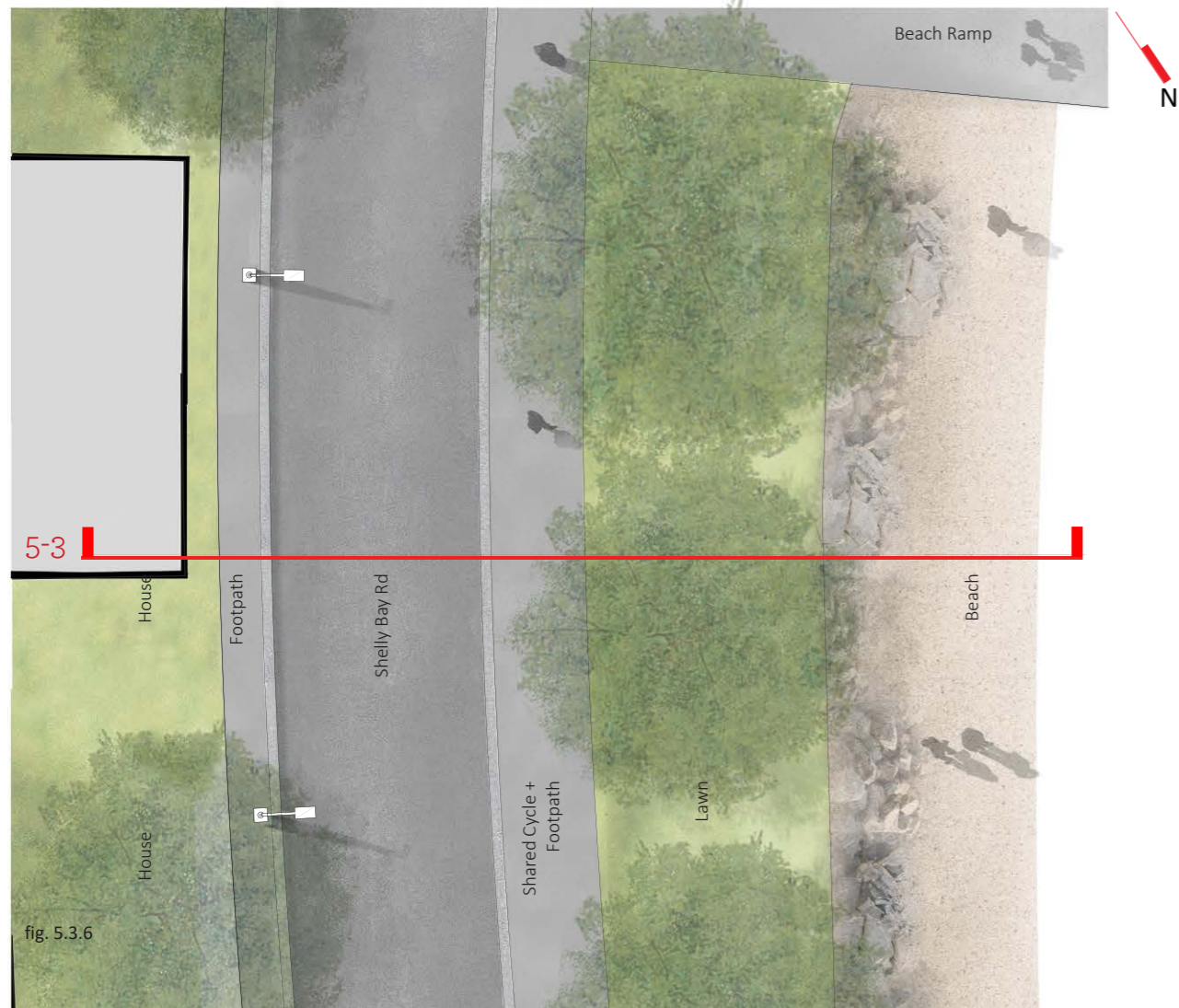
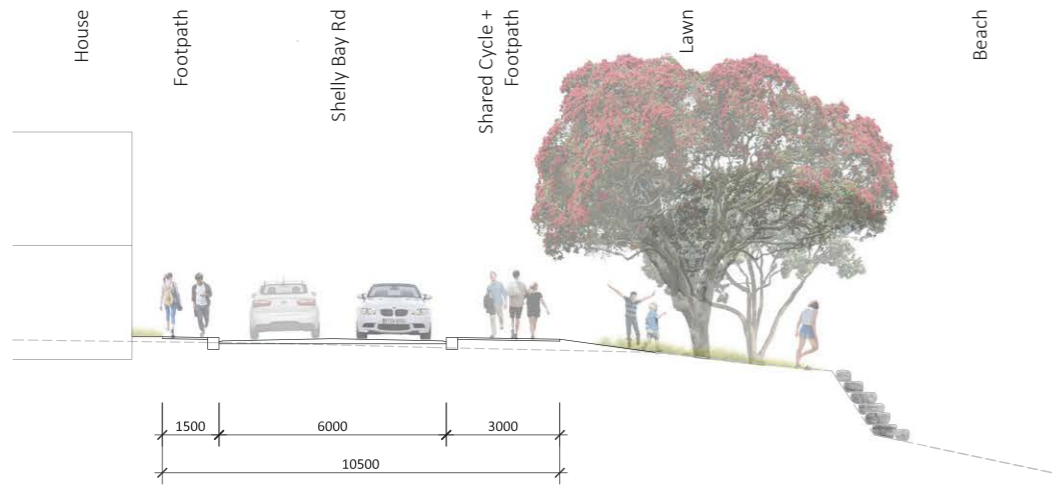


fig. 5.3.6



fig. 5.3.5

SECTION 5-4 - SHELLY BAY ROAD

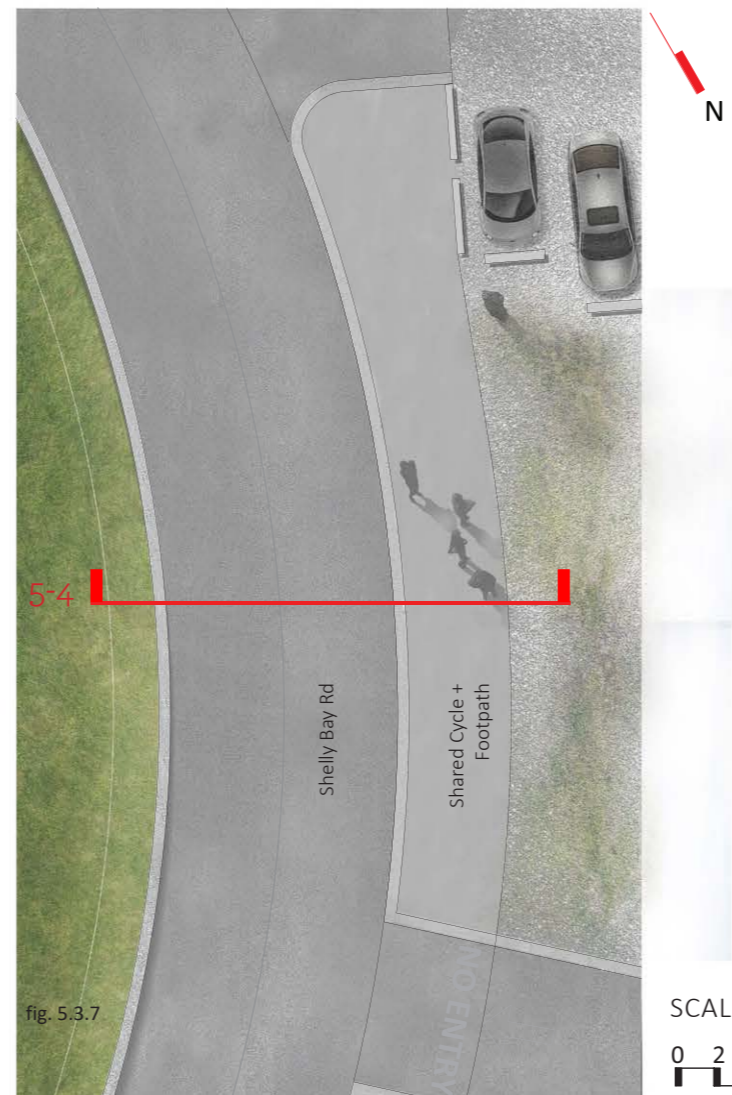
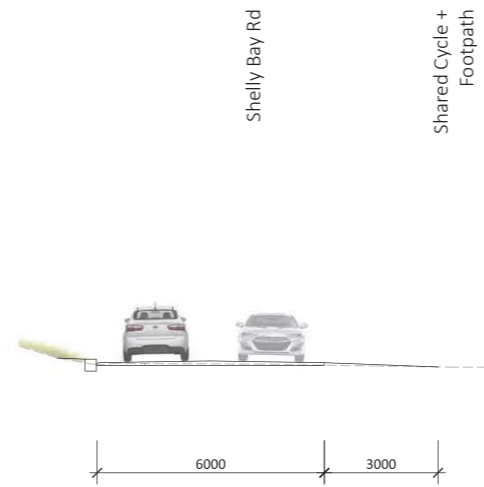
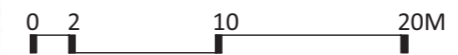


fig. 5.3.7

SCALE 1 : 400@A3



5.3 Shelly Bay Wharf Shared Space

N  SCALE 1 : 1,000@A3
0 5 25 50M

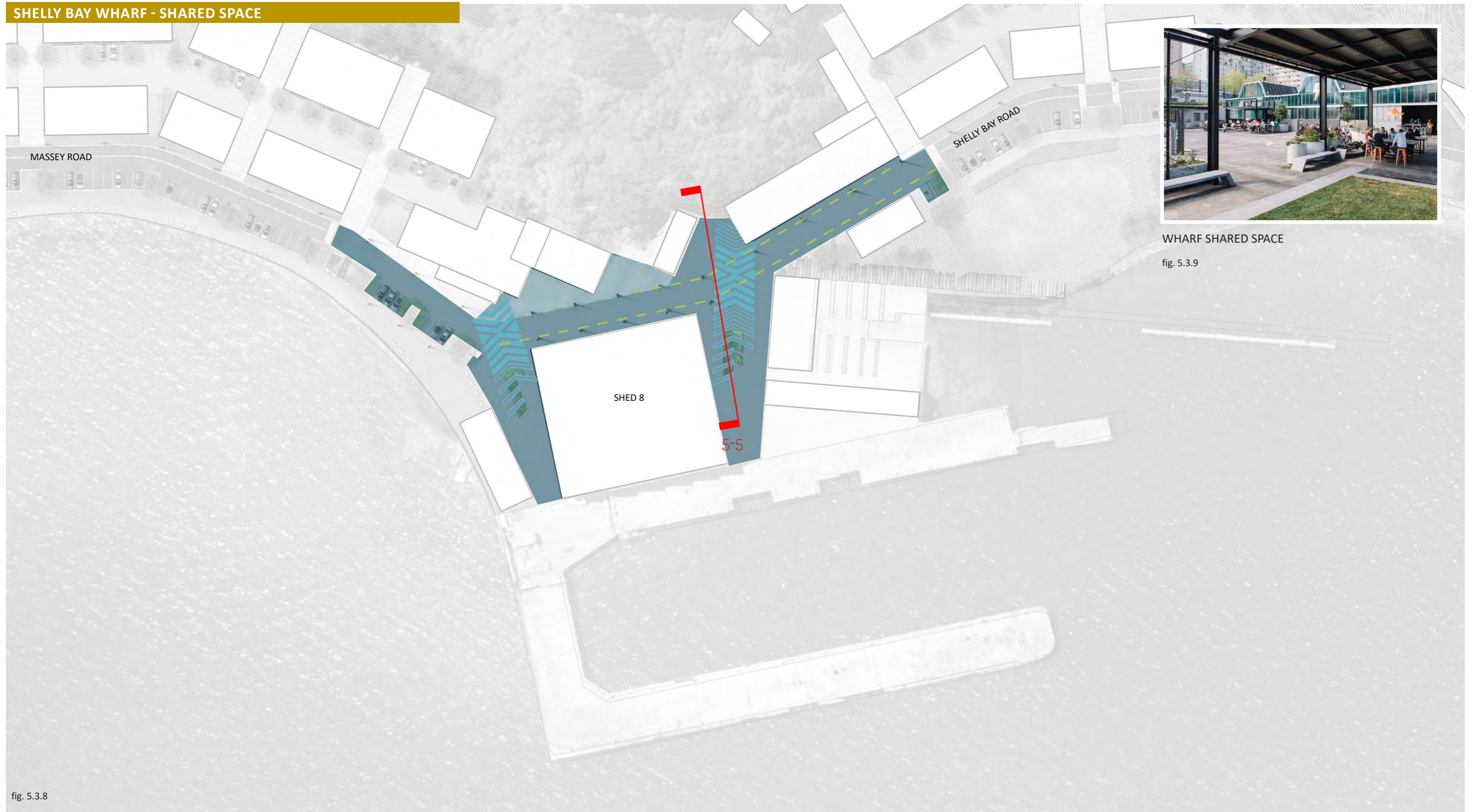


fig. 5.3.8

5

5.3 Street Sections Shelly Bay Wharf Shared Space

SECTION 5-5 - SHELLY BAY WHARF SHARED SPACE



fig. 5.3.10

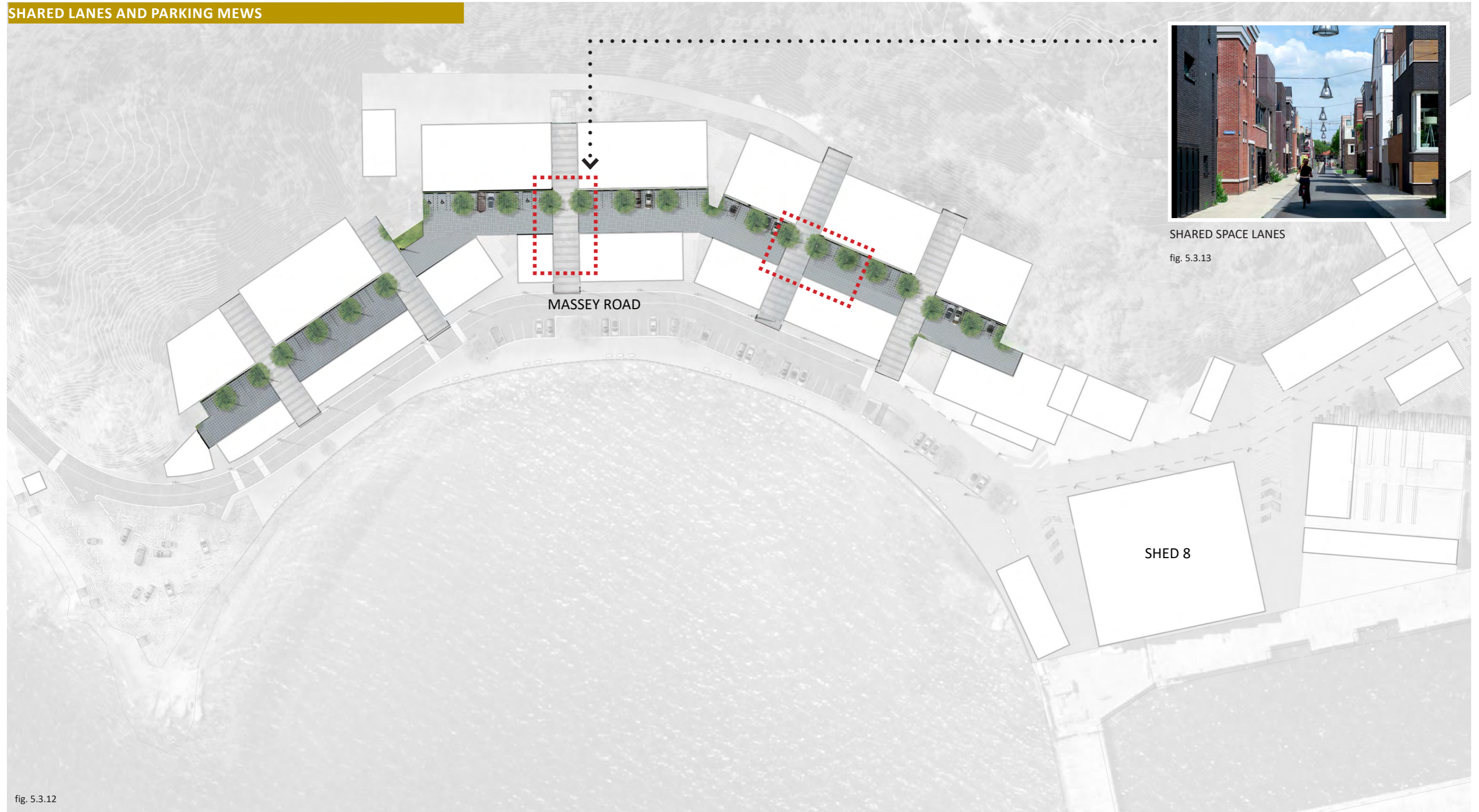


fig. 5.3.11

5.3 Shared Lanes and Parking Mews

N  SCALE 1 : 1,000@A3
0 5 25 50M

SHARED LANES AND PARKING MEWS



SHARED SPACE LANES
fig. 5.3.13

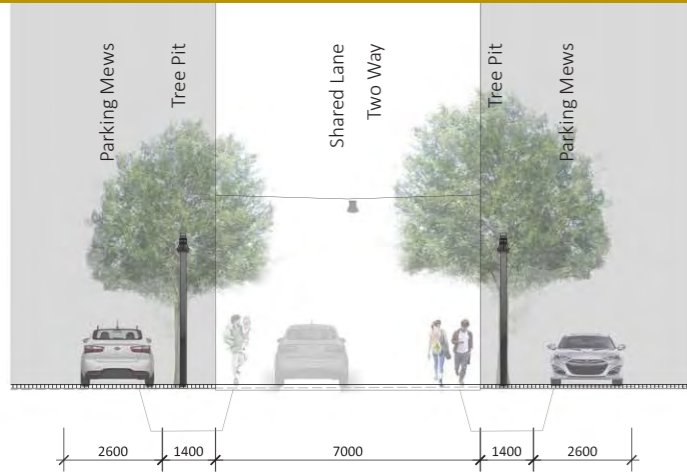
fig. 5.3.12

5.3 Street Sections Shared Lanes and Mews



fig. 5.3.14

SECTION 5-6 - SHARED LANE / PARKING MEWS



SECTION 5-7 - PARKING MEWS

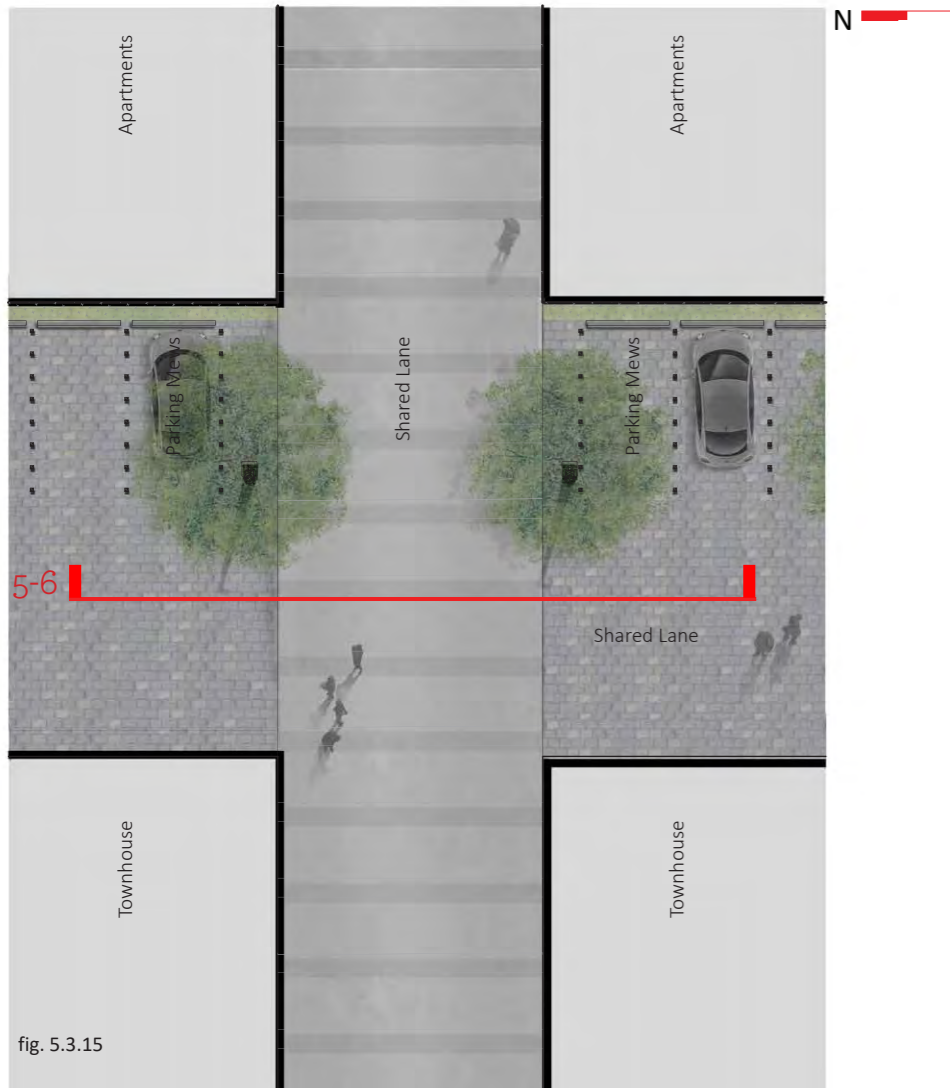
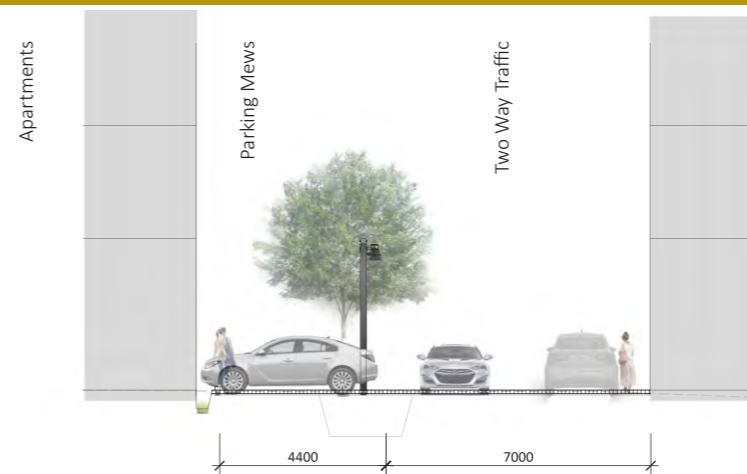


fig. 5.3.15

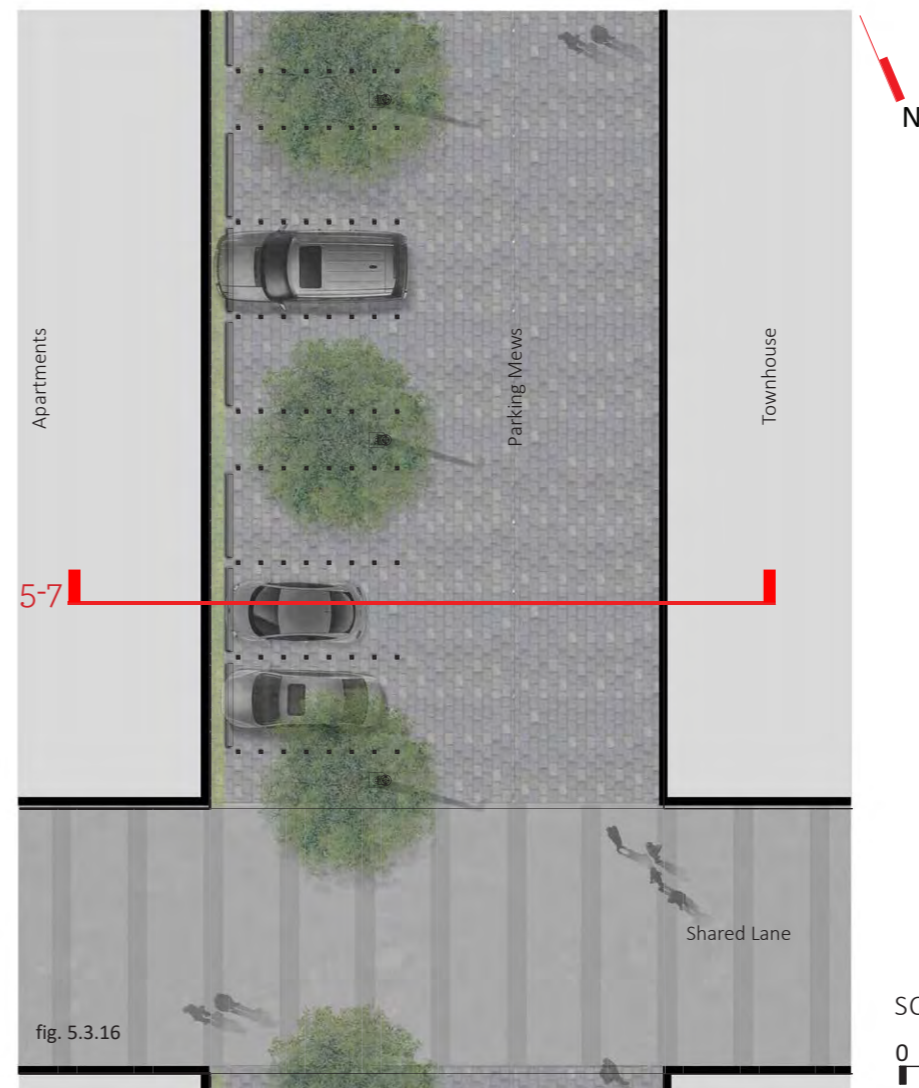
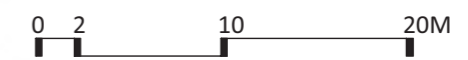


fig. 5.3.16

SCALE 1 : 400@A3



6 PUBLIC REALM

6.1 Open Space Strategy Diagram

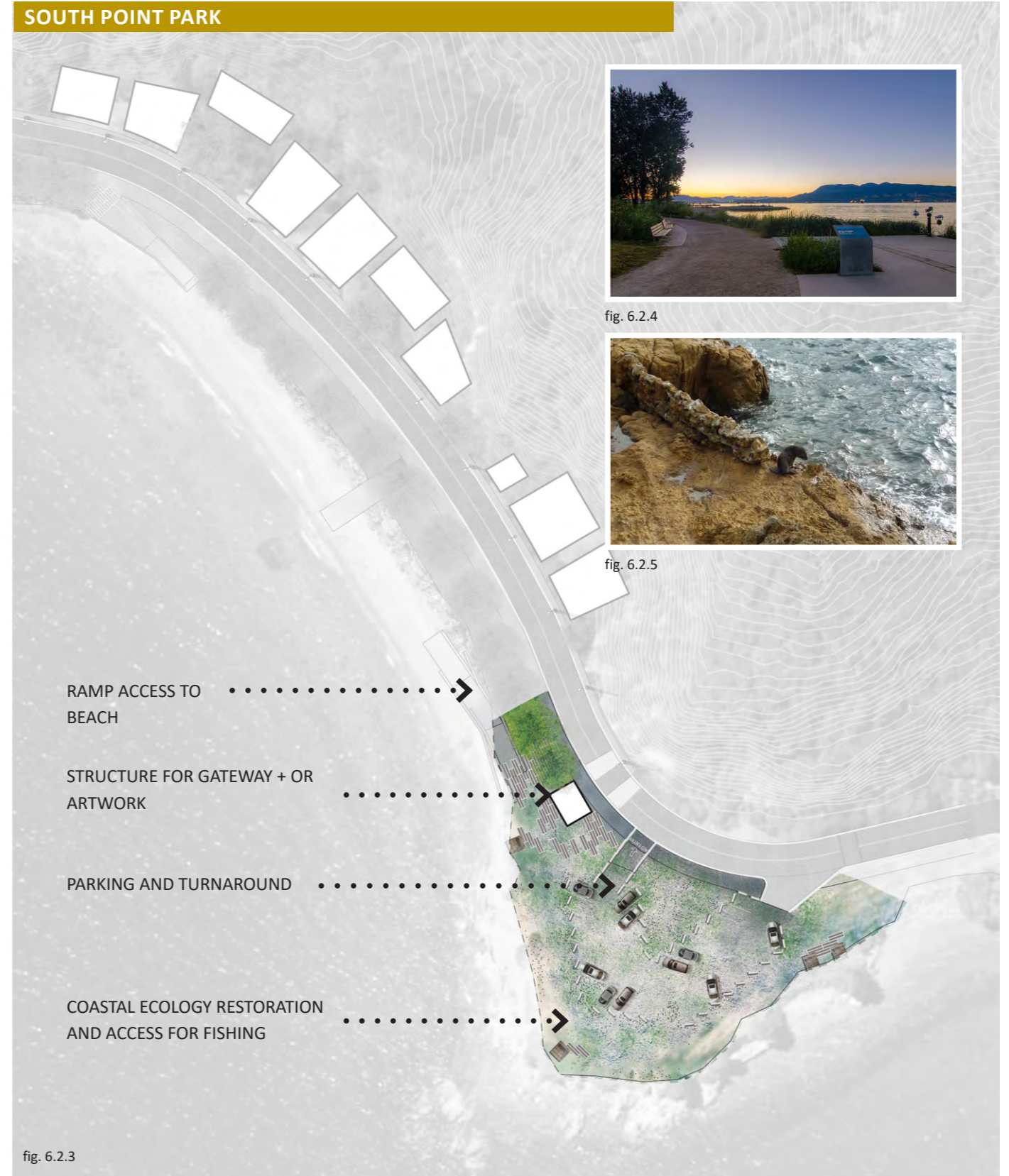
N  SCALE 1 : 2,000@A3
0 10 50 100M



fig. 6.1.1

6.2 North & South Point Parks

N  SCALE 1 : 1,000@A3
 0 5 25 50M 



6.3 North Bay

N  SCALE 1 : 1,000@A3
0 5 25 50M

NORTH BAY PROMENADE

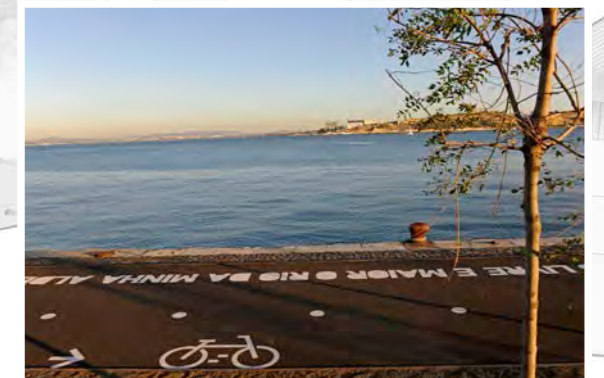


fig. 6.3.2



fig. 6.3.3

6.4 Shelly Bay Wharf

N  SCALE 1 : 1,000@A3
 0 5 25 50M



6.5 Village Green



VILLAGE GREEN



fig. 6.5.1



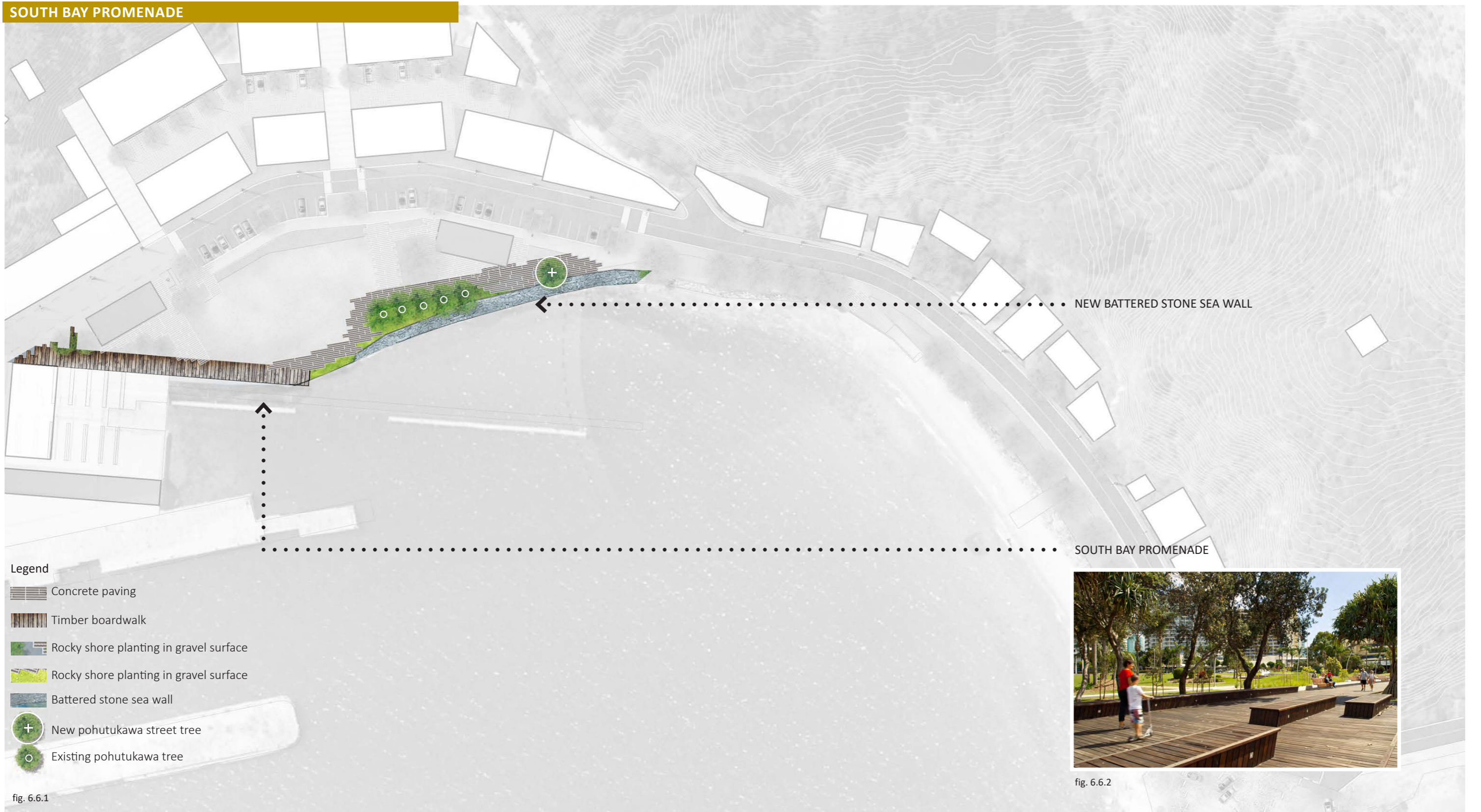
fig. 6.5.2



fig. 6.5.3

6.6 South Bay Promenade

N  SCALE 1 : 1,000@A3
0 5 25 50M



6.7 South Bay Beach

N  SCALE 1 : 1,000@A3
 0 5 25 50M

SOUTH BAY BEACH



fig. 6.7.2



fig. 6.7.3



Legend








-  Lawn
-  Concrete paving
-  Existing stoney beach
-  Existing battered stone sea wall
-  New rip rap
-  New pohutukawa street tree
-  Existing pohutukawa trees

fig. 6.7.1

6.8 Site Sections

SECTION 6-1 - SOUTH POINT PARK

SCALE 1 : 400@A3
0 2 10 20M

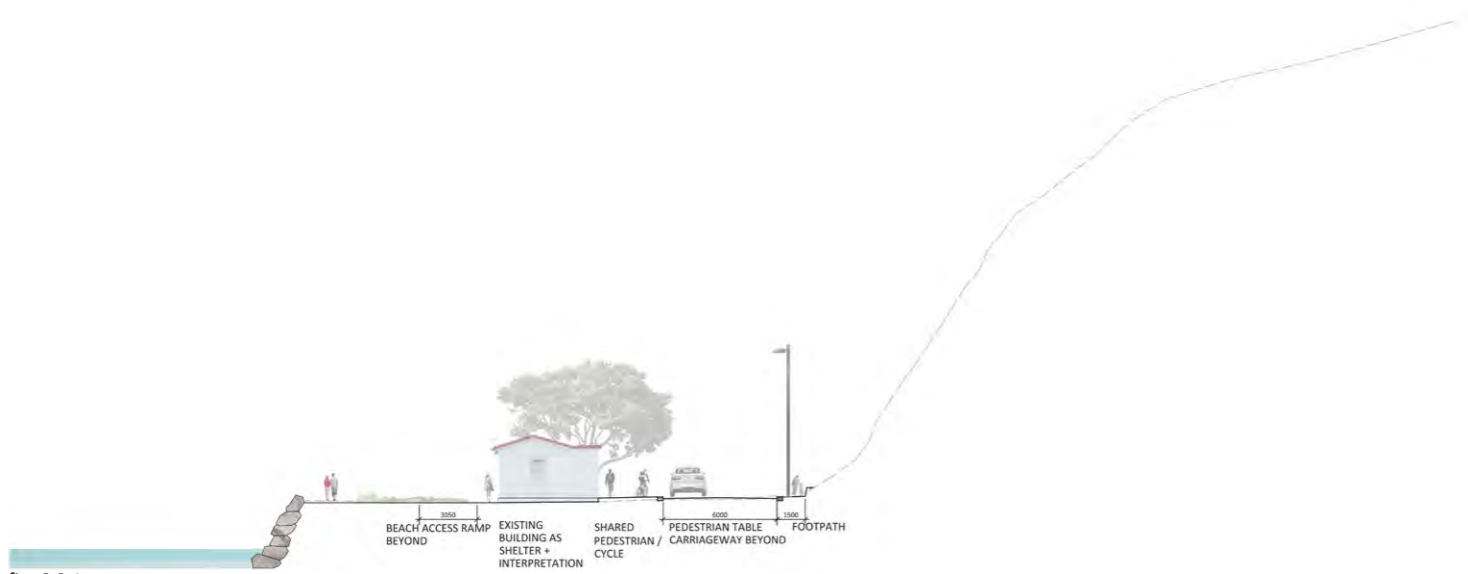


fig. 6.8.1

SECTION 6-2 - SOUTH BAY EXISTING BOAT RAMP ACCESS

SCALE 1 : 400@A3
0 2 10 20M

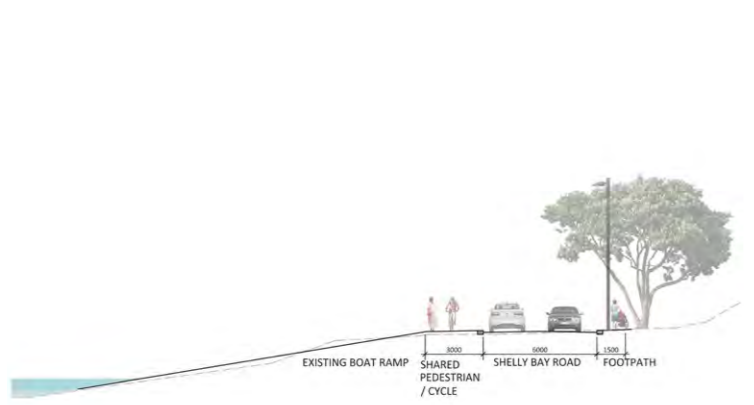


fig. 6.8.2

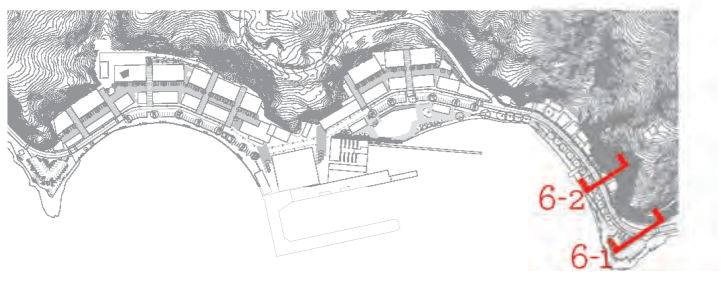


fig. 6.8.3

6

6.9 Site Sections

SECTION 6-3 - SOUTH BAY PROMENADE

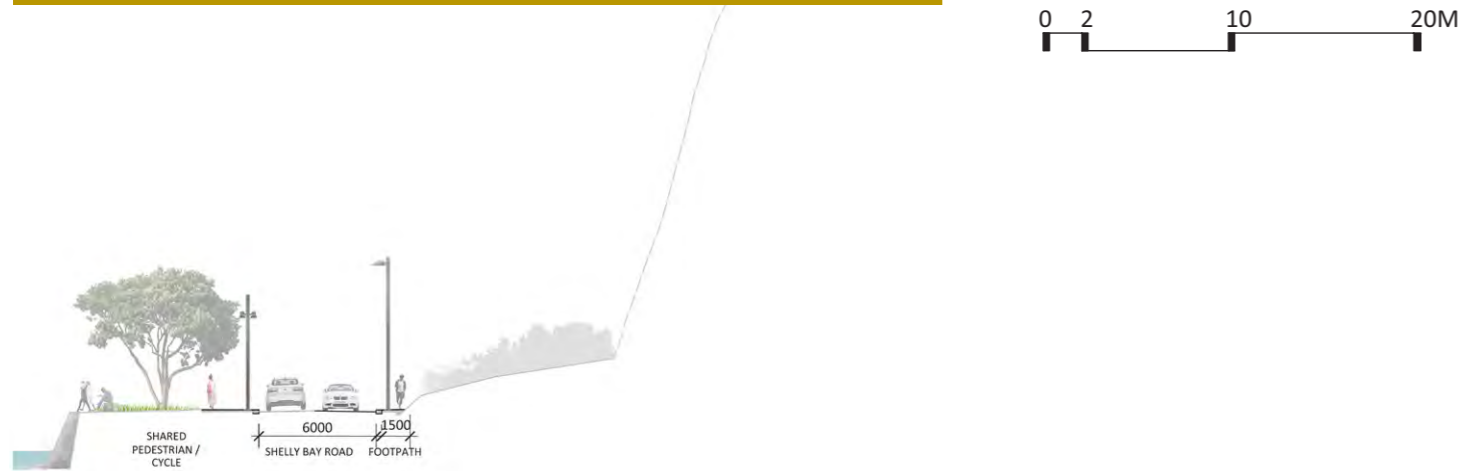


fig. 6.9.1

SECTION 6-4 - VILLAGE GREEN

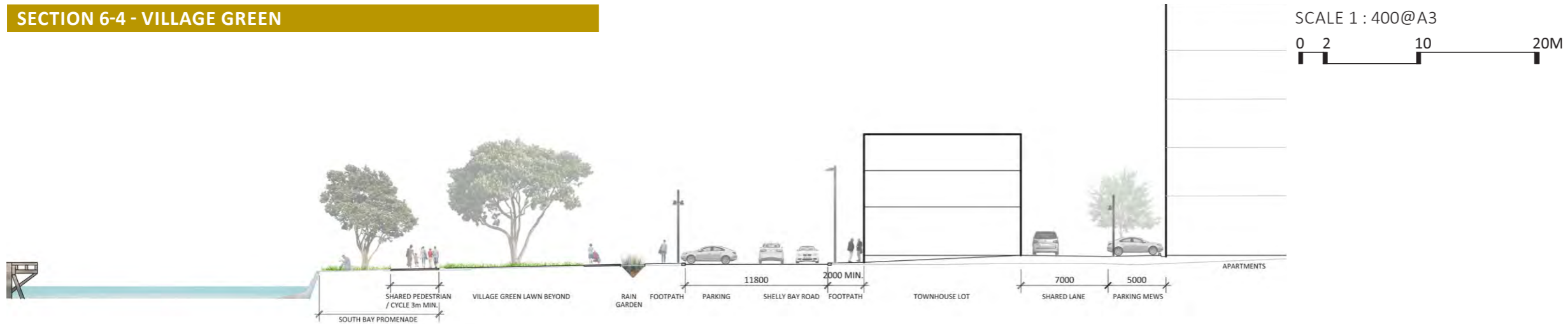


fig. 6.9.2



fig. 6.9.3

6.10 Site Sections

SECTION 6-5 - SHELLY BAY WHARF 1



fig. 6.10.1

SECTION 6-6 - SHELLY BAY WHARF 2



fig. 6.10.2



fig. 6.10.3

6

6.11 Site Sections

SECTION 6-7 - SHELLY BAY WHARF 3

SCALE 1 : 400@A3

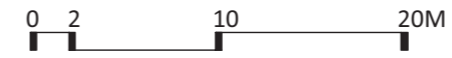


fig. 6.11.1

SECTION 6-8 - NORTH BAY 1

SCALE 1 : 400@A3

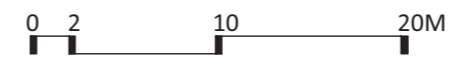


fig. 6.11.2

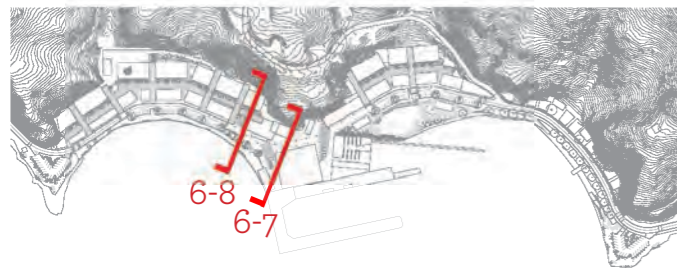


fig. 6.11.3

6.12 Site Sections

SECTION 6-9 - NORTH BAY 2

SCALE 1 : 400@A3

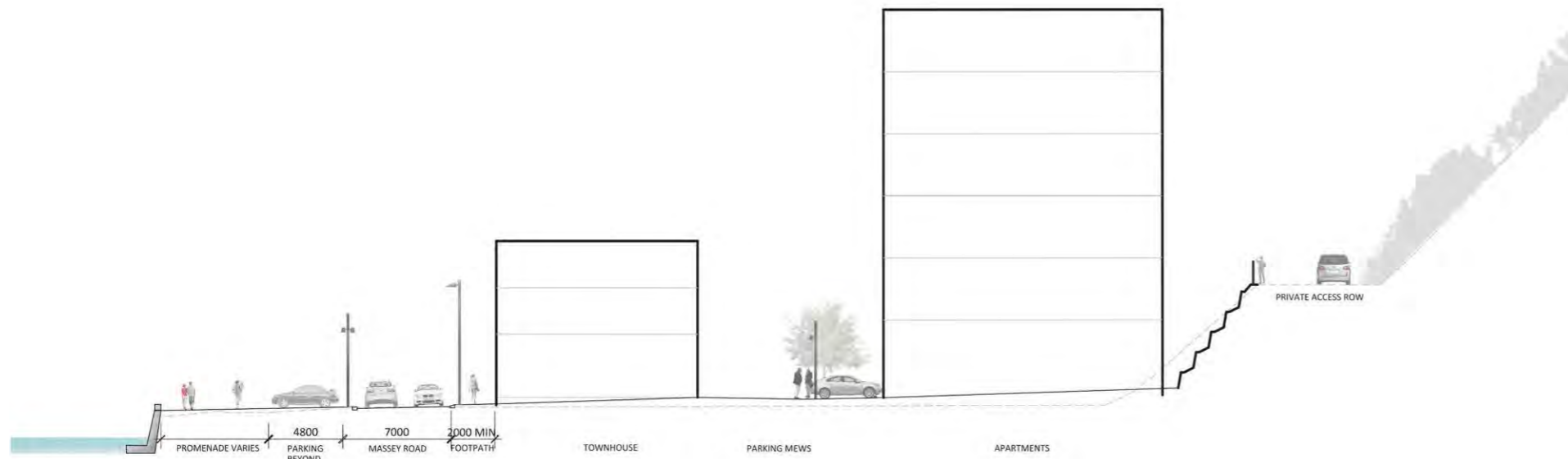
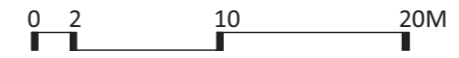


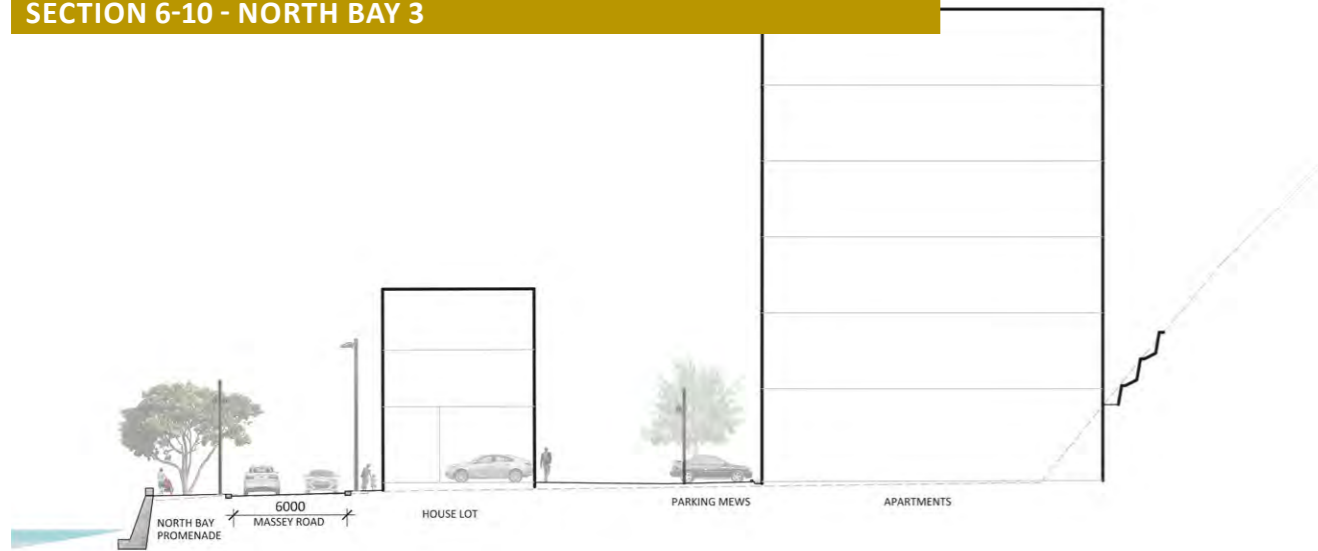
fig. 6.12.1



fig. 6.12.2

6.13 Site Sections

SECTION 6-10 - NORTH BAY 3



SCALE 1 : 400@A3

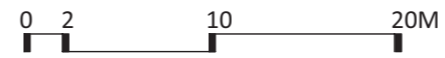
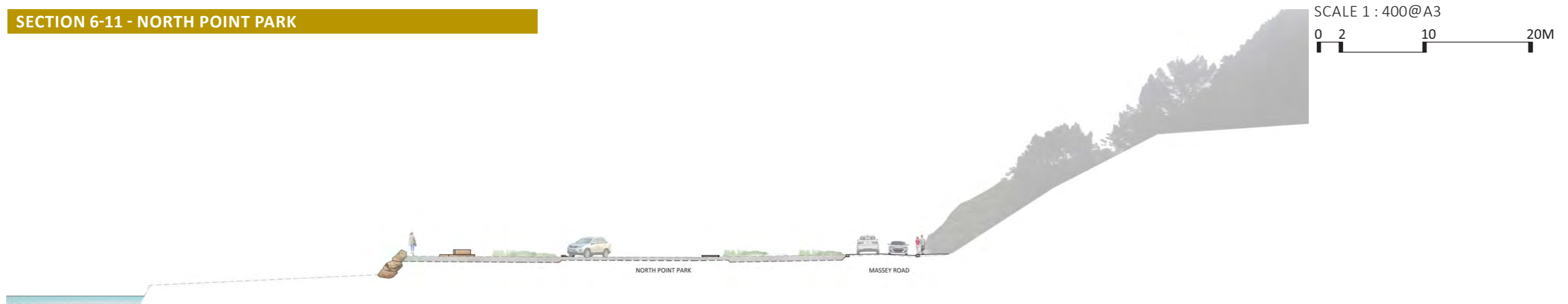


fig. 6.13.1

SECTION 6-11 - NORTH POINT PARK



SCALE 1 : 400@A3

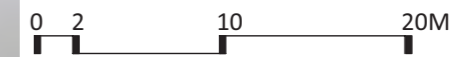


fig. 6.13.2



fig. 6.13.3

7 PLANTING AND RETAINING STRATEGY

7.1 Retaining Strategy

RETAINING STRATEGY

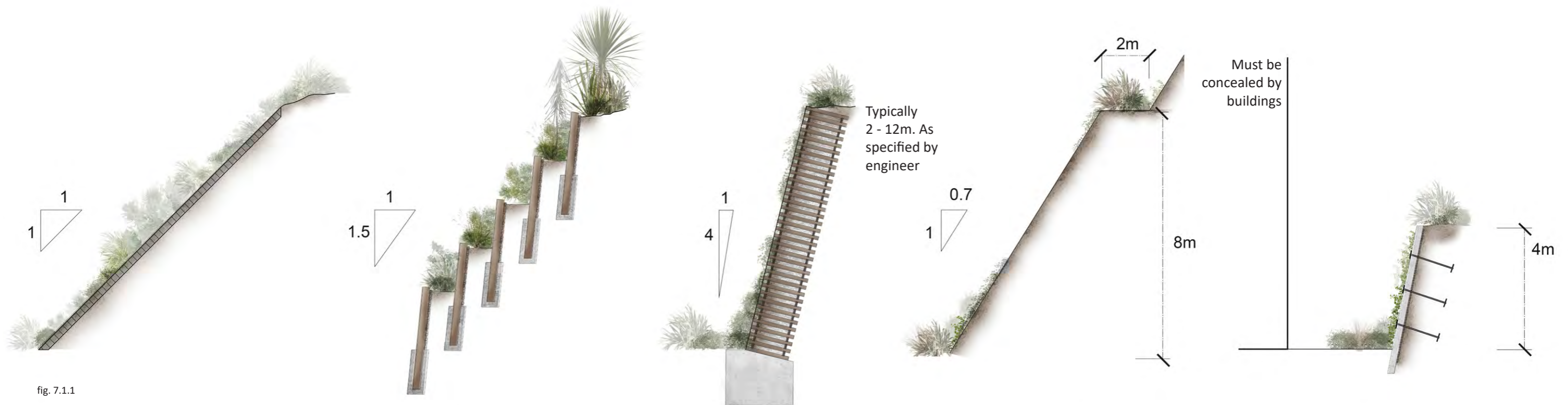


fig. 7.1.1

MAX 1 : 1
Planted slope with geogrid

MAX 1.5 : 1
Terraces of timber retaining

MAX 4 : 1
Timber crib wall

MAX 1 : 0.7
Cut slope natural ground

MAX 4m HIGH
Low level hidden shotcrete

- A 2m bench (flat depth) must follow every 8m vertical rise

- Shotcrete wall must be in-line and behind the buildings. The lanes will require closure to prohibit access to the back of the buildings.

- Adjacent to uninhabited spaces

System selection subject to gradient.

OBJECTIVES

- Minimise adverse visual impacts of retaining systems.
- Maximise green/planted outlook from apartments and public lanes.

7.2 Planting Strategy

N  SCALE 1 : 2,000@A3
 0 10 50 100M 

EXISTING SITE TREES







Tree planting on the flats is predominately Pohutukawa with single tree species close to the escarpment including a large Norfolk Island Pine and a Tī Kōuka. The proposal is to retain as many of these mature trees as practicable.

The strategy for the planting on the Escarpment is to remove the pine and other exotic trees carefully to protect as much of the regenerating native bush as practicable, then plant the Escarpment with indigenous native species into the gullies and spurs.

fig. 7.2.1

Legend

-  Existing Trees to be Removed
-  Existing Trees to be Retained
-  Existing Trees to be Removed
- Location to be confirmed by survey
-  Existing Trees to be Retained
- Location to be confirmed by survey

7.2 Planting Strategy

N  SCALE 1 : 2,000@A3
 0 10 50 100M 

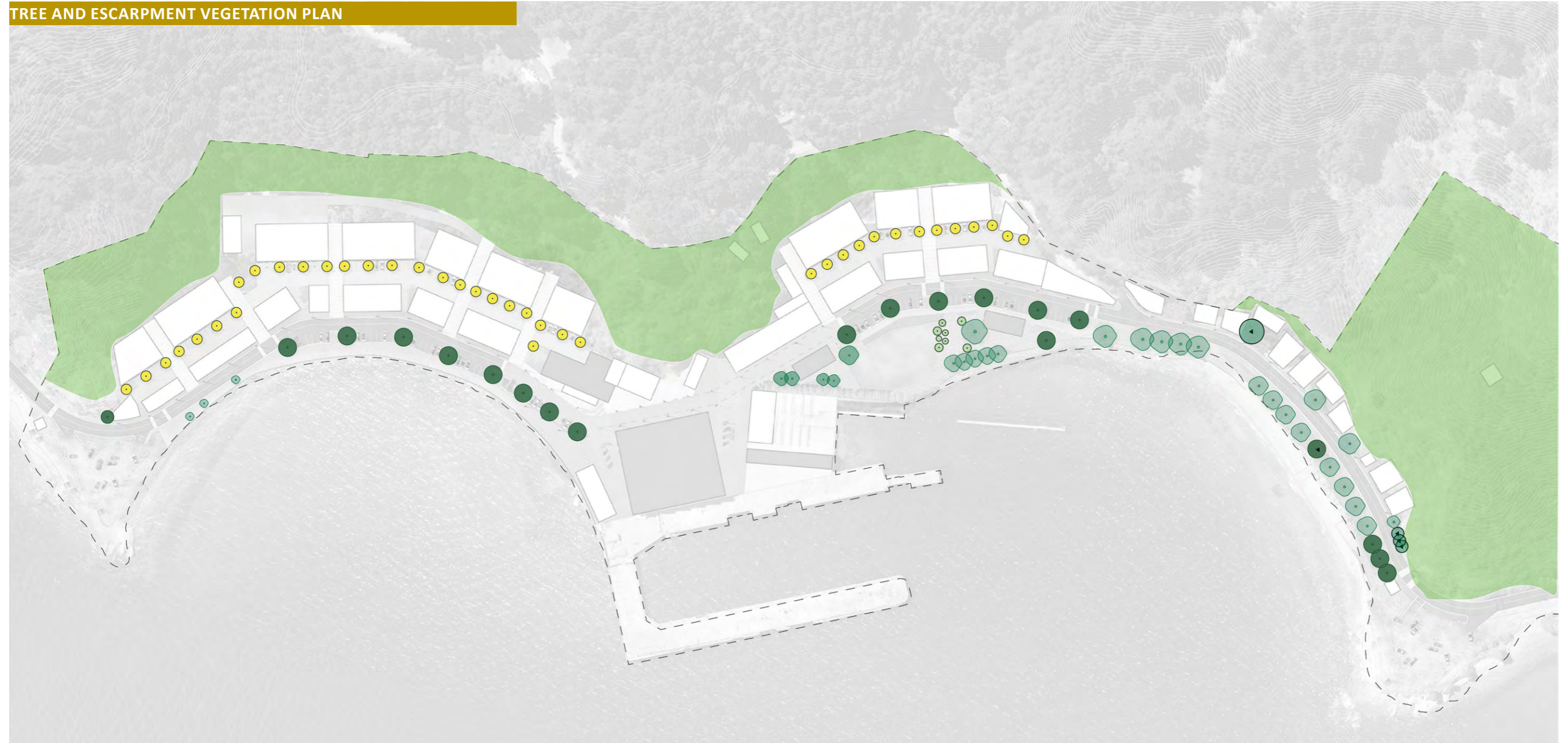








fig. 7.2.2

Legend

-  Existing Trees to be Retained
- Location to be confirmed by survey
-  Existing Pohutukawa Street Trees
-  New Pohutukawa Street Trees
-  New TI Kōuka Park Trees
-  New Kowhai or Chinese Elm Mews Trees
-  Escarpment Vegetation Management Zone

7.2 Planting Strategy

INDICATIVE TREES: STREETS, PARK + MEWS

- Street trees along Massey and Shelly Bay Road are proposed to be pohutukawa to build on existing pohutukawa along these roads.
- Park trees include many existing pohutukawa and these are augmented by new pohutukawa and tī kōuka.
- Trees in the mews are proposed to be native with light canopies or exotic deciduous trees to allow sunlight in winter.



fig. 7.2.3

STREET

Pohutukawa
- *Metrosideros excelsa*



fig. 7.2.4

PARK

Tī Kōuka
- *Cordyline australis*



fig. 7.2.5

Pohutukawa
- *Metrosideros excelsa*

fig. 7.2.6

MEWS

Kōwhai / Chinese Elm
- *Sophora microphylla* / *Ulmus parvifolia*

INDICATIVE UNDERPLANTING: ROCKY COAST, RAINGARDENS, TOE SLOPE, GULLIES + SPURS

- Pines to be removed from the Escarpment Vegetation Management Zone up to the site boundary + replaced with indigenous native species selected from historical survey of plants found on Miramar Peninsula.



fig. 7.2.8

ROCKY COAST COLLECTION

- 1 NZ Iris - *Libertia ixioides*
- 2 Broad-leaved poa - *Poa anceps*
- 3 Pohuehue - *Muehlenbeckia axillaris*



fig. 7.2.9

RAINGARDENS

- 1 Oioi - *Apodasmia similis*
- 2 Wiwi - *Juncus australis*
- 3 Salt marsh ribbonwood - *Plagianthus divaricatus*

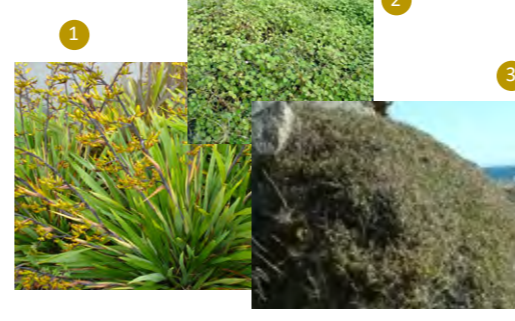


fig. 7.2.10

TOE SLOPE

- 1 Mountain Flax - *Phormium cookianum* subsp. *Cookianum*
- 2 Creeping Fuchsia - *Fuchsia procumbens*
- 3 Creeping Pohuehue - *Muehlenbeckia complexa* var. *complexa*



fig. 7.2.11

GULLIES

- 1 Kawakawa - *Piper excelsum*
- 2 Karaka - *Corynocarpus laevigatus*
- 3 Rangiora - *Brachyglottis repanda*



fig. 7.2.11

SPURS

- 1 Manuka - *Leptospermum scoparium* var. *scoparium*
- 2 Whauwhaupaku - *Pseudopanax arboreus*
- 3 Mahoe - *Melicytus ramiflorus*

7.2 Planting Strategy

INDICATIVE LIST OF PLANT SPECIES FOR ESCARPMENT VEGETATION MANAGEMENT ZONE

ESCARPMENT

SPURS

Carmichaelia australis – nz broom
Cordyline australis – ti kouka
Coprosma robusta – karamu
Leptospermum scoparium var. *scoparium* - manuka, tea tree
Melicope ternata – wharangi
Melicytus ramiflorus -mahoe, hinahina, whitey wood
Myoporum laetum – ngaio
Olearia virgata – tree daisy
Ozothamnus leptophyllus - tauhinu
Pennantia corymbosa – kaikomako
Pseudopanax arboreus - whauwhaupaku , five finger

GULLIES

Brachyglottis repanda – rangiora
Carpodetus serratus – putaputaweta
Cordyline australis – ti kouka
Corynocarpus laevigatus – karaka
Cyathea dealbata – silver fern, ponga
Dysoxylum spectabile – kohekohe
Freycinetia banksii – kiekie
Fuchsia excorticata – kotukutuku, tree Fuchsia
Piper excelsum – kawkawa
Pseudopanax arboreus – whauwhaupaku , five finger

TOE SLOPE

Asplenium bulbiferum –hen and chicken fern, pikopiko
Asplenium obtusatum – shore spleenwort
Clematis foetida – clematis
Clematis paniculata – puawananga, white clematis
Cordyline australis – ti kouka
Libertia ixioides – mikoikoi, NZ iris
Metrosideros perforata – akatea, white rata
Muehlenbeckia axillaris – creeping pohuehue
Muehlenbeckia complexa var. *complexa* – small-leaved pohuehue
Olearia virgata – twiggy tree daisy
Ozothamnus leptophyllus – tauhinu
Passiflora tetrandra – kohia, NZ passionflower
Phormium cookianum subsp. *Cookianum* – wharariki, mountain flax
Pseudopanax arboreus – whauwhaupaku , five finger

RAINGARDENS

Apodasmia similis – oioi
Carex forsteri – Forsters sedge
Carex virgata – pukio, swamp sedge
Juncus australis – wiwi
Plagianthus divaricatus – salt marsh ribbonwood

ROCKY SHORE

Acaena anserinifolia – hutiwai, piripiri, bidibid
Libertia ixioides – mikoikoi, NZ iris
Linum monogynum var. *monogynum* – rauhuia, NZ linen flax
Lobelia anceps – shore lobelia
Muehlenbeckia axillaris – creeping pohuehue
Muehlenbeckia complexa var. *complexa* – small-leaved pohuehue
Ozothamnus leptophyllus – tauhinu
Pimelea prostrata subsp. *Prostrata* – pinatoro, New Zealand daphne
Poa anceps – broad-leaved poa
Poa foliosa – muttonbird poa
Selliera rotundifolia – selliera
Tetragonia implexicoma – native spinach

Source: Buchanan - List of Plants found on Miramar Peninsula, 1872.

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- 2.0 fig. 2.3.2 Heaphy, Charles 1820-1881 :[Birdseye view of Port Nicholson, in New Zealand, shewing the site of the town of Wellington, the river and valley of the Hutt and adjacent country, taken from the charts and drawings made during Col[one]l Wakefield's survey, [Reference Number: C-029-006-b. <http://mp.natlib.govt.nz/detail/?id=8204>
- fig. 2.3.3 Gold, Charles Emilius (Lieutenant-Colonel), 1809-1871. Gold, Charles Emilius, 1809-1871 :N. Z. / C. E. Gold [Cabbage tree, canoe and rocky headland, possibly Wellington Heads or Miramar Peninsula. Between 1847 and 1860]. Gold, Charles Emilius 1809-1871 :Sketches by General Gold, 1846 to 1860. Ref: A-288-011. Alexander Turnbull Library, Wellington, New Zealand. <http://natlib.govt.nz/records/22328779>
- fig. 2.3.4 Aerial view of Shelly Bay, with Mount Crawford Prison, and a flying boat. Evening post (Newspaper. 1865-2002) :Photographic negatives and prints of the Evening Post newspaper. Ref: EP/1959/1451-F. Alexander Turnbull Library, Wellington, New Zealand.
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