

Phase 2 Development Controls.
September 2025

I. INTRODUCTION

1.1 PURPOSE

The purpose of this document is to outline the development guidelines informing the future development in the Granger Bay Precinct, which includes packages 1- 14 (See page overleaf).

The generic guidelines applicable to all packages within the EIA area are first outlined, after which the specific guidelines and envisaged massing of the various packages are demonstrated.

The massing and visual impact of the proposed EIA and reclamation area are then compared to the visual impact and massing study of the approved 2018 EIA development packages.

1.2 HERITAGE INDICATORS

These guidelines have been informed by the decisions and recommendations contained in the Heritage Record of Decision (22 June 2011) as illustrated in the heritage indicators in figure 1.

It should be noted that the heritage fixes established in the approved EIA of 2018 have been incorporated and the proposed placement and massing of development responds to these fixes in a manner that is consistent with the approved EIA. Figure 1 provides a spatial expression of the heritage indicators and controls.

Of particular relevance is the Arc of Fire from Fort Wynyard which limits the heights of buildings in order to preserve views across Granger Bay. A visual corridor of 30m wide from Fort Wynyard to the coast is provided to allow for a visual connection between the historic Fort Wynyard and the ocean.

The area outlined in blue indicates the full extent of the EIA Amendment area.



FIG 1 HERITAGE INDICATORS AND CONTROLS

- - - V&AW cadastral boundary
- EIA Application Site
- Existing buildings within the V&AW
- Approved development parcels
- Future development areas
- Indicative extent of future shore line
- Arc Of Fire. Set height limit
- Working Harbour edge
- Heritage structures
- View corridor clear from development

2. DEVELOPMENT GUIDELINES

2.1 GENERIC GUIDELINES APPLICABLE TO ALL PACKAGES

HEIGHT

1. Packages located within the 'historic arc of fire' 21.5m height limit
2. The greatest height and massing within the Precinct shall be located towards the corner of Granger Bay Boulevard and Beach Road
3. The height of buildings to be scaled in relation to the scale of adjacent spaces with the taller buildings clustered at gateway locations and on the edges of the widest streets and large squares

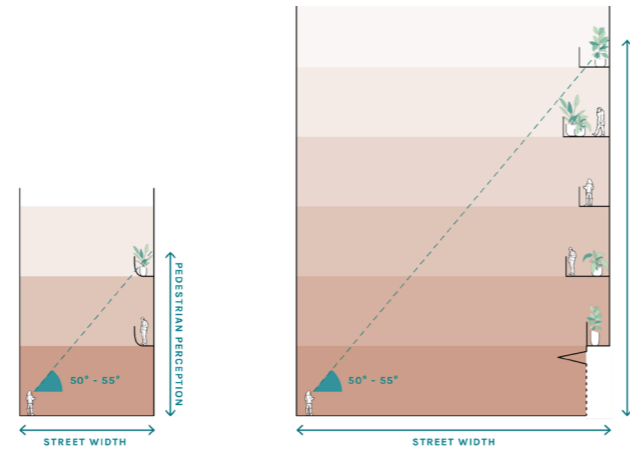


FIG 4 PEDESTRIAN PERCEPTION OF TALL BUILDINGS ON NARROW AND WIDE STREETS

SETBACKS AND INTERFACE CONDITIONS

4. Positive street interface conditions at ground level are to be used along key public streets and open spaces. These interface conditions consist of, but are not limited to; visually permeable frontages, sheltered edges and canopies.
5. Buildings above a height of 21.5m (MSL) or 4 storeys should be set back by approximately 2 metres where possible for purposes of enhancing the interface between the overall building and the street/ pedestrian level

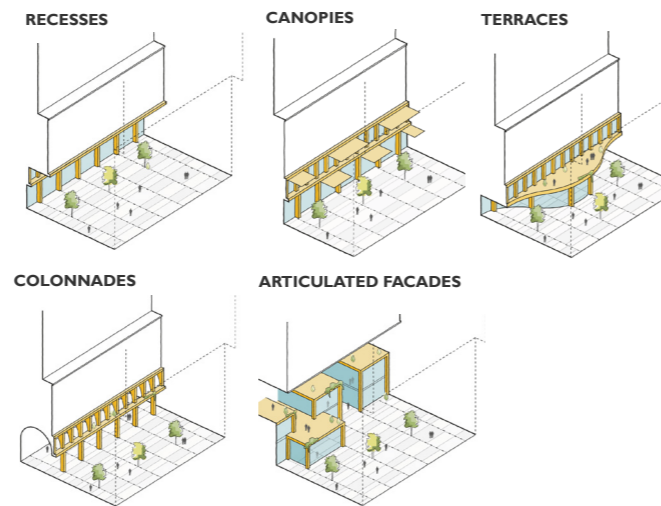


FIG 3 INDICATIVE INTERFACE CONDITIONS EDGING PEDESTRIAN ROUTES AND KEY PUBLIC SPACES

BUILT FORM

6. Buildings to cascade down towards the ocean, in order to create a) opportunities for views of the coast b) a positive interface with the public coastal walkway
7. The massing and form within a development parcel shall be articulated in order to reduce the overall scale of the buildings. This can be achieved by differentiating the upper level of a building from other levels by a set back and / or the use of transparent/ visually permeable materials.
8. The use of balconies, pergola's, screens and or roof over hangs should be promoted to articulate building facades

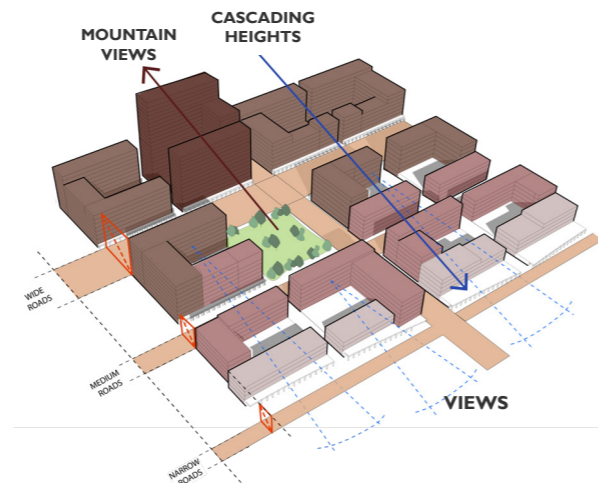


FIG 5 CASCADING BUILDING HEIGHTS TO OPTIMISE VIEWS OF THE WATER AND OF TABLE MOUNTAIN FROM THE WATER. BUILDINGS TO BE OF AN APPROPRIATE SCALE TO THE WIDTH OF THE STREETS ONTO WHICH THEY EDGE



FIG 2 HERITAGE INDICATORS AND CONTROLS

- V&AW cadastral boundary
- EIA Application Site
- Existing buildings within the V&AW
- Approved development parcels
- Future development areas
- Indicative extent of future shore line
- Arc Of Fire. Set height limit
- View corridor clear from development
- Gateway

2.2 PACKAGE SPECIFIC GUIDELINES

Package 1, 2 & 6

1. The height of buildings is limited to 21.5m above mean sea level [MSL] to maintain key views within the arc of fire
2. Ground floors of buildings edging the 30m view corridor, and the coastal walkway to be treated sensitively in relation to the public realm
3. Buildings edging the Water Club Residential Complex should be of a similar height, scale and massing
4. Buildings along Beach Road to include interface conditions on the lower levels that create a positive walking experience along Beach Road

Package 7, 8, 11 & 12

5. The height of buildings located within the Arc of Fire is limited to 21.5m above MSL
6. The lower levels of buildings alongside the coastal public walkway should make use of podium architecture
7. The use of internal courtyards is encouraged to optimise solar gain onto building facades

Package 9 & 10

8. To support legibility and support a sense of enclosure, the height of buildings along Granger Bay Boulevard view corridor should be in proportion to the width of the boulevard
9. Buildings are to cascade down toward the ocean to optimise views

Package 13 - 14

10. Building edges to be treated sensitively in relation to the public realm
11. The portion of buildings located within the arc of fire to have a height limit of 21.5m MSL. The lower levels of buildings in this package should make use of podium architecture
12. The height of the building portions located outside the arc of fire may be higher up to a maximum of 32m MSL
13. The use of internal courtyards is encouraged to optimise solar gain onto building facades

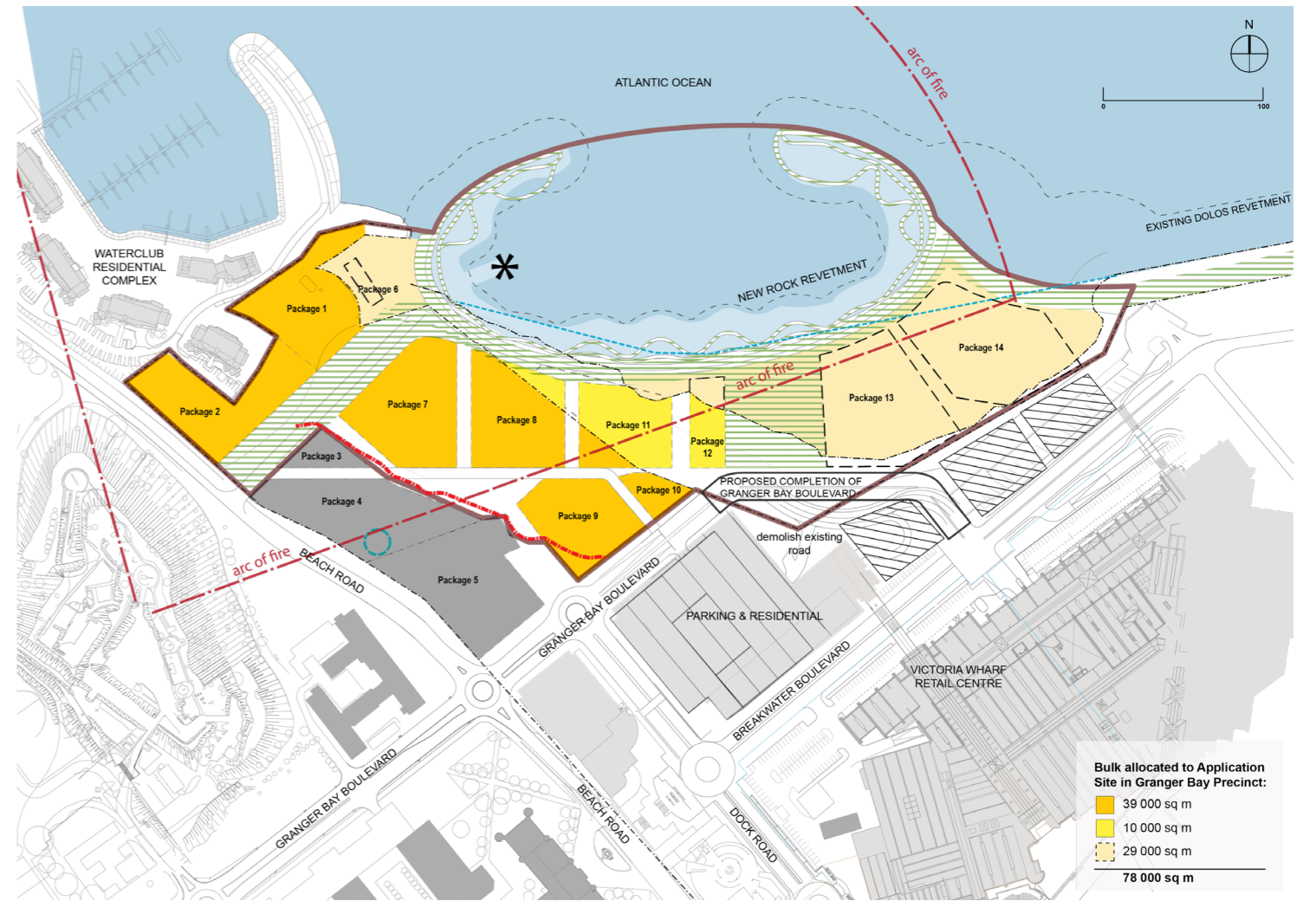


FIG 6 EIA AMENDMENT DIAGRAM, 2023

- Application Site
- V&AW Boundary
- 100m HWM
- 2018 Approved Revetment Line
- Arc of Fire
- Land to be reclaimed
- Sea Park / Public Coastal Walkway
- Boat launch facility
- Proposed new waste water treatment plant location
- Phased development in remainder of Granger Bay Precinct
- Building Development Packages: Primary land use and hotel
- Building Development Packages: beyond previous EIA development line
- Building Development Packages: on land to be reclaimed
- Notional future development

2.2.1 PACKAGE 1, 2 & 6 DEVELOPMENT GUIDELINES

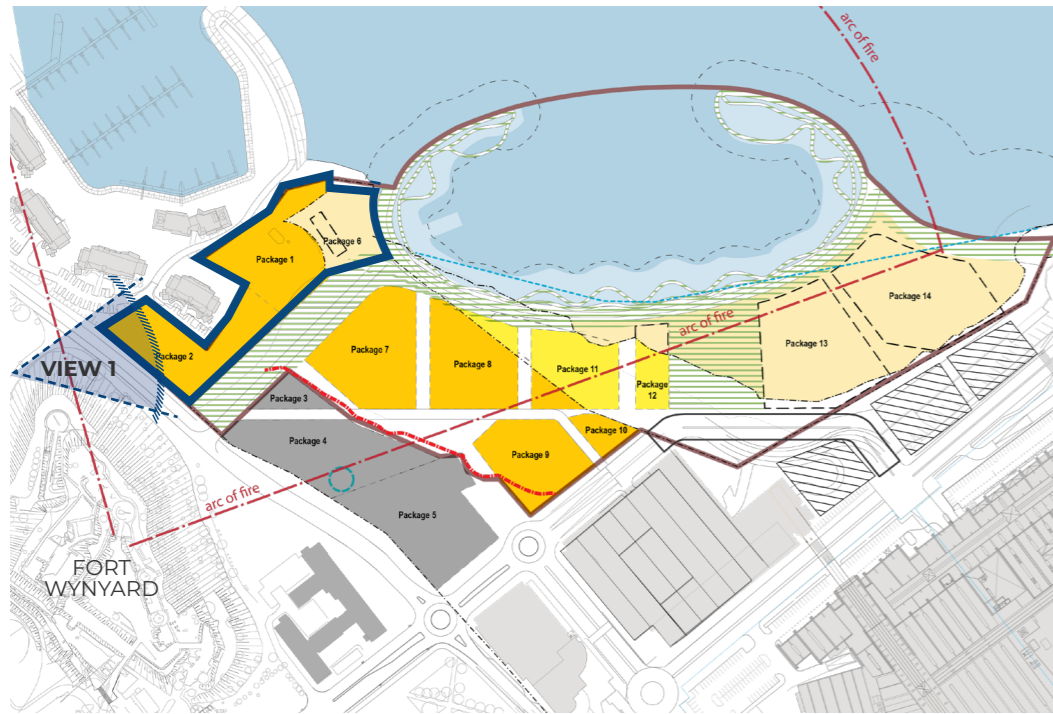


FIG 7 LOCALITY PLAN, VIEW 1: PACKAGE 1, 2 & 6

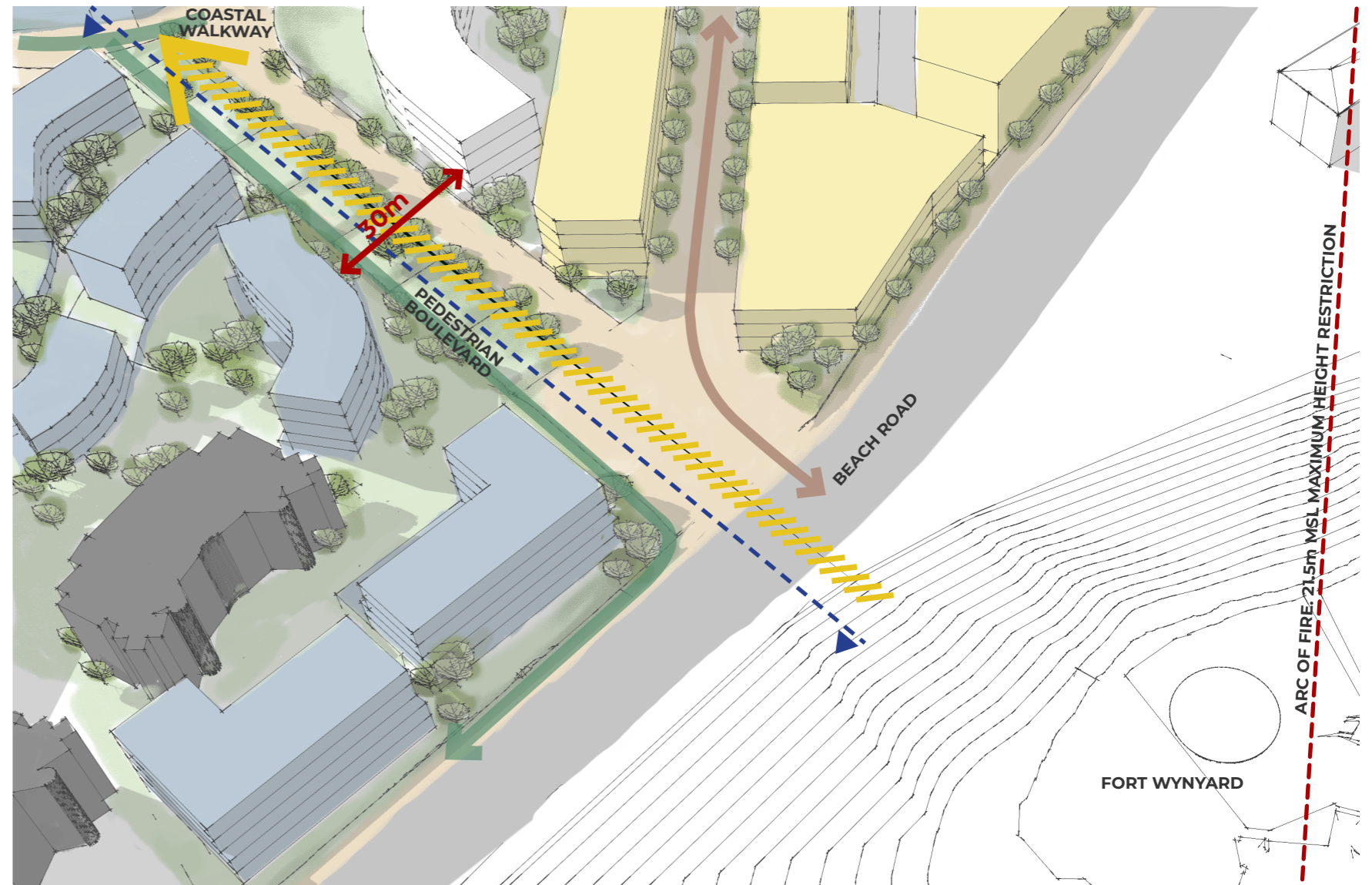


FIG 8 VIEW 1: PACKAGE 1, 2 & 6 APPLICATION OF DESIGN CONSTRAINTS

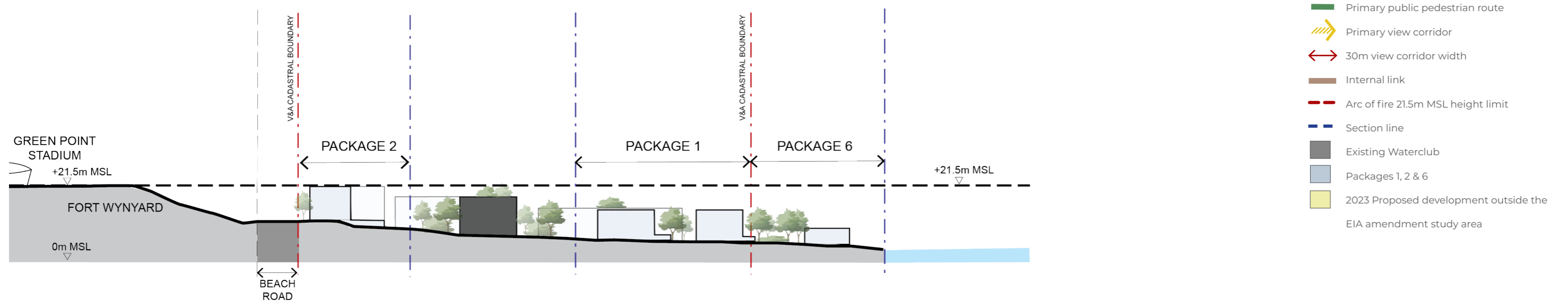


FIG 9 SECTION FROM FORT WYNYARD TO THE OCEAN INDICATING THE 21.5 MSL HEIGHT DATUM, THE ARC OF FIRE

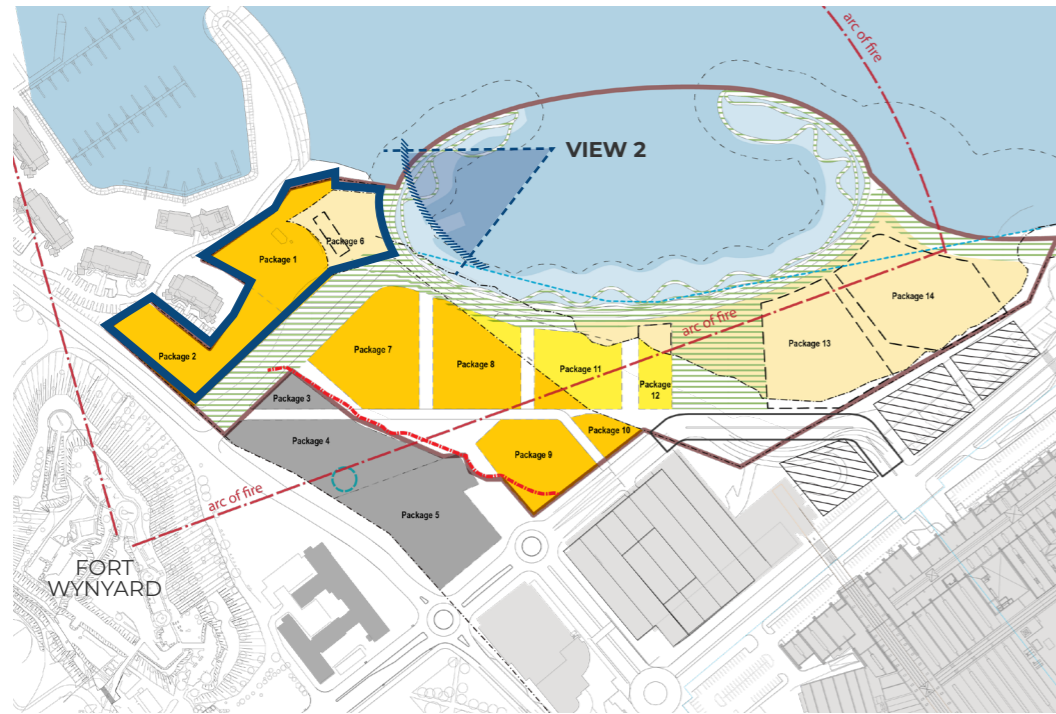


FIG 10 LOCALITY PLAN, VIEW 2: PACKAGE 1, 2 & 6

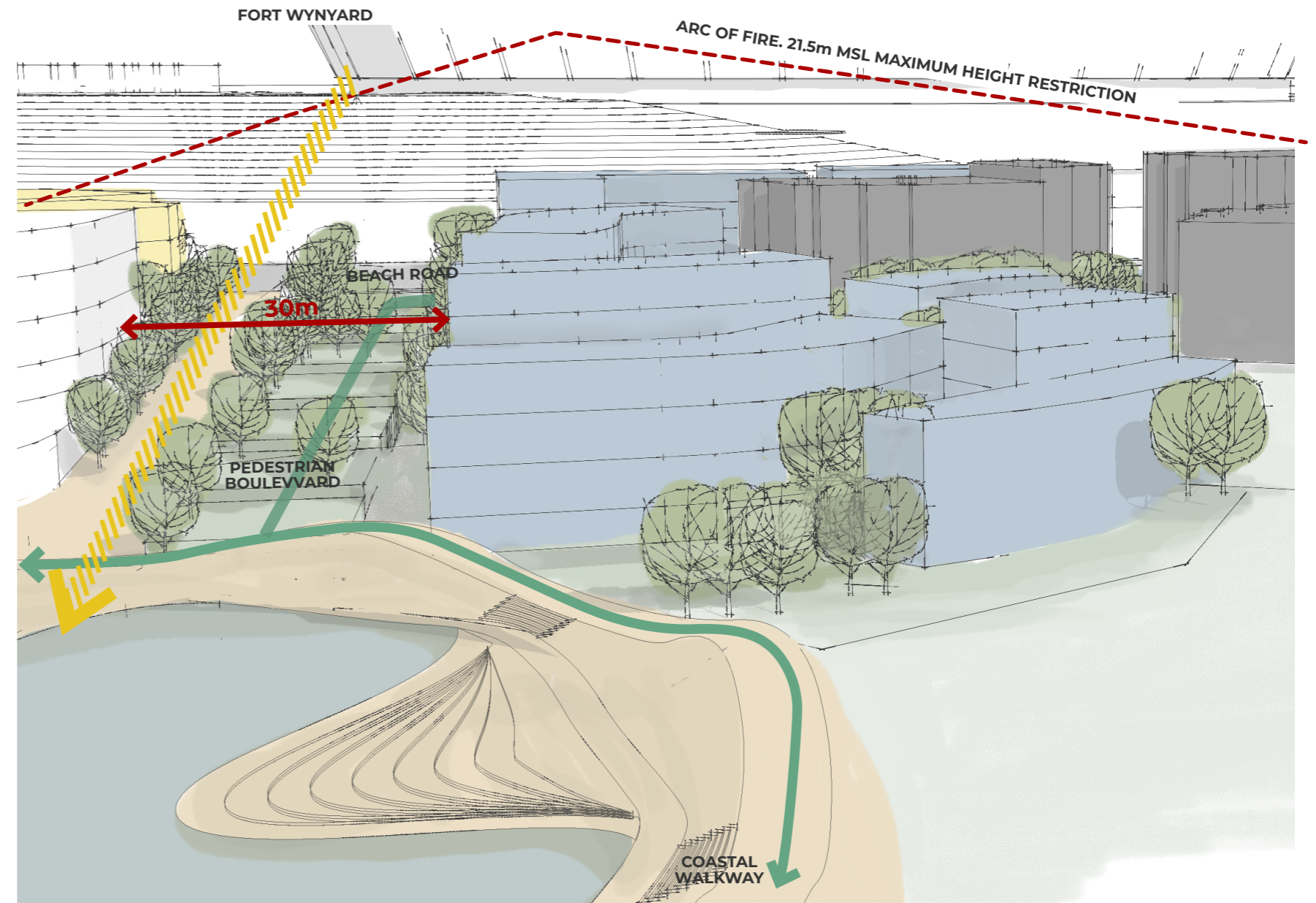










FIG 11 VIEW 2: PACKAGE 1, 2 & 6 APPLICATION OF DESIGN CONSTRAINTS

-  Primary public pedestrian route
-  Primary view corridor
-  30m view corridor width
-  Internal link
-  Arc of fire 21.5m MSL height limit
-  Existing Waterclub
-  Packages 1, 2 & 6
-  2023 Proposed development outside the EIA amendment study area

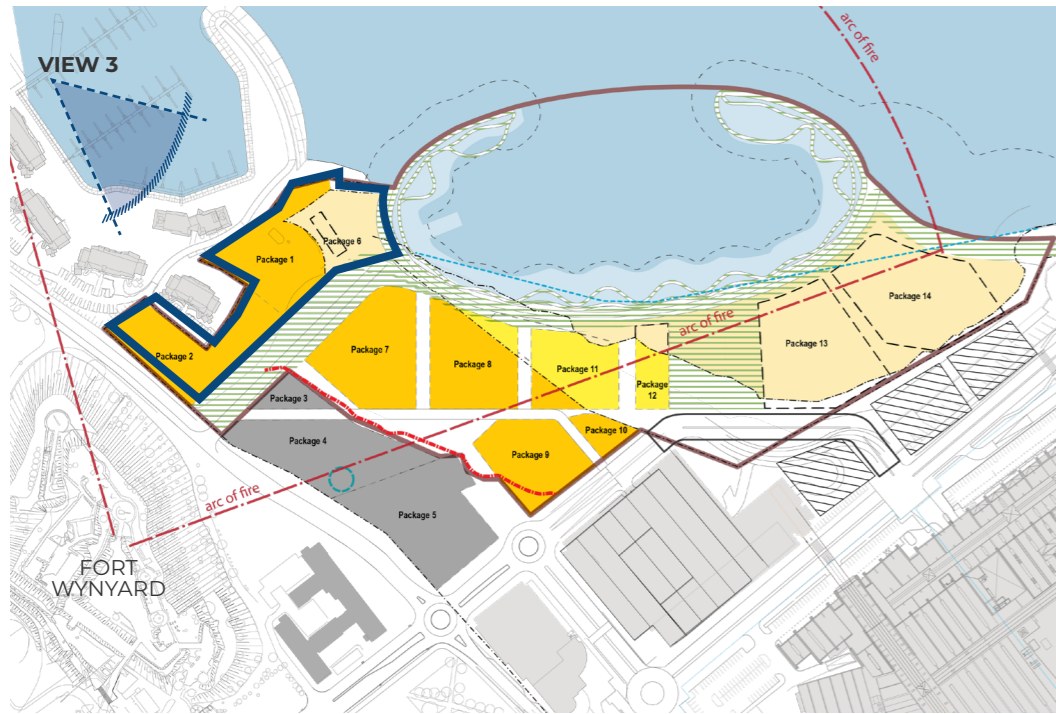










FIG 12 LOCALITY PLAN, VIEW 3: PACKAGE 1, 2 & 6



FIG 13 VIEW 3: PACKAGE 1, 2 & 6 APPLICATION OF DESIGN CONSTRAINTS

-  Primary public pedestrian route
-  Primary view corridor
-  30m view corridor width
-  Internal link
-  Arc of fire 21.5m MSL height limit
-  Existing Waterclub
-  Packages 1, 2 & 6
-  2023 Proposed development outside the EIA amendment study area

2.2.2 PACKAGE 7, 8, 11 & 12 DEVELOPMENT GUIDELINES

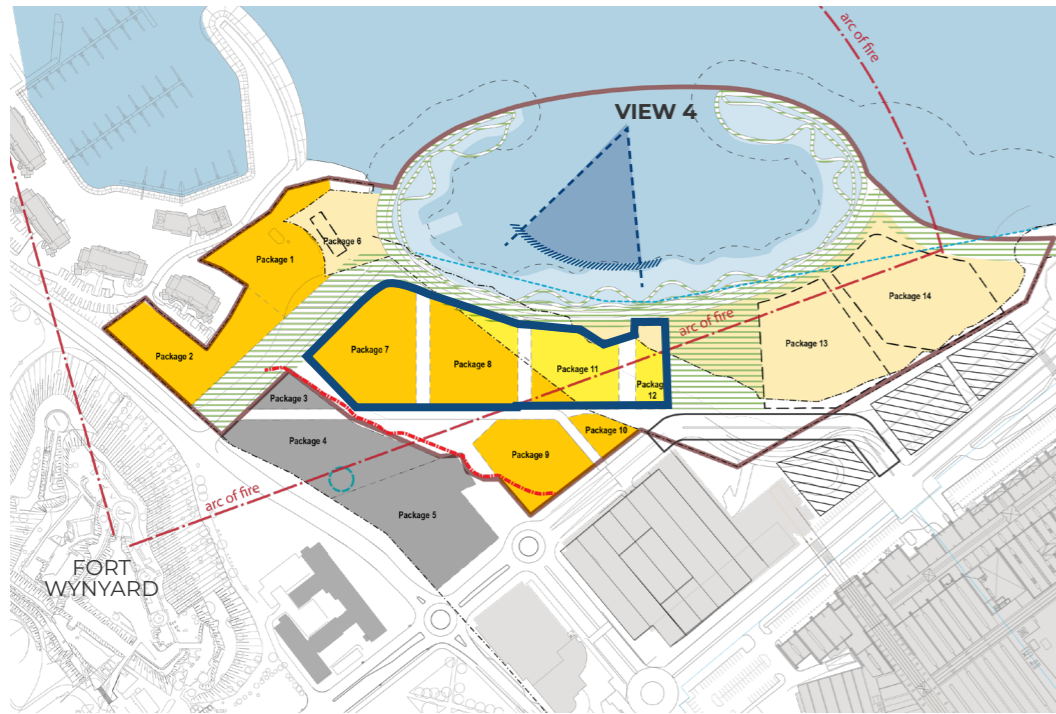


FIG 14 LOCALITY PLAN. VIEW 4: PACKAGE 7, 8, 11 & 12

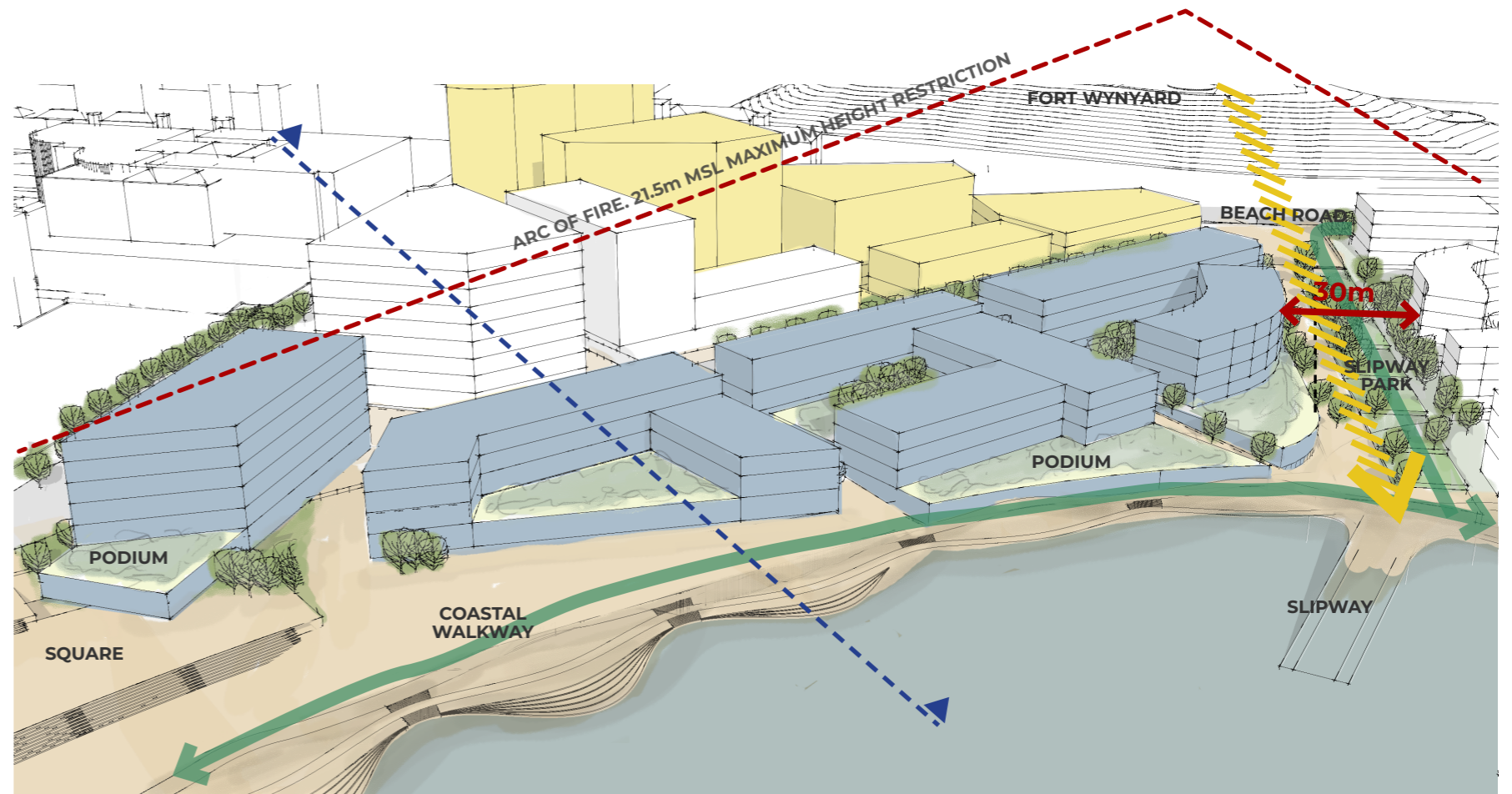


FIG 15 VIEW 4: PACKAGE 7, 8, 11 & 12 APPLICATION OF DESIGN CONSTRAINTS

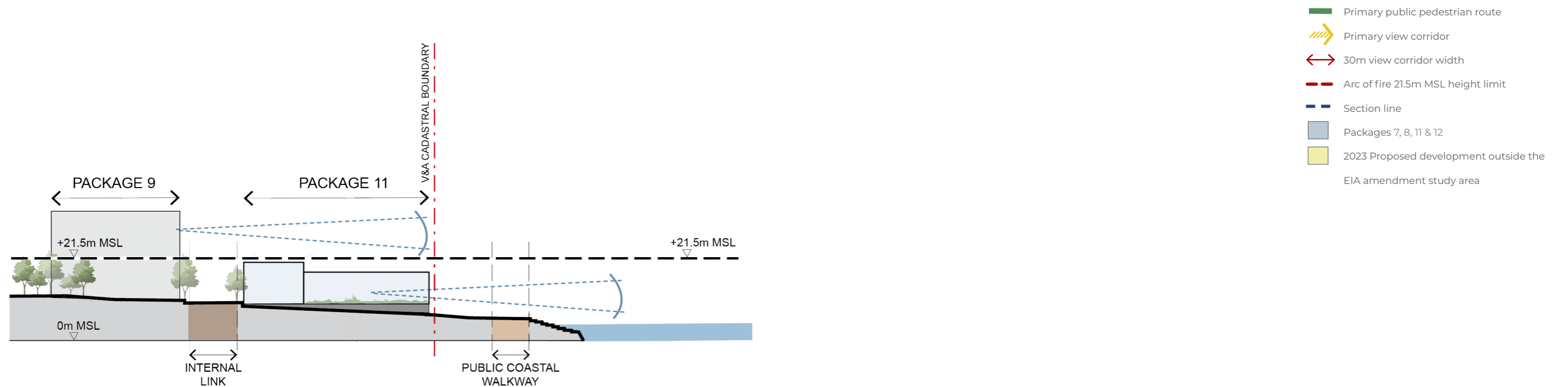


FIG 16 SECTION THROUGH PACKAGE 9 & 11. PACKAGE 9 [NOT LOCATED WITHIN THE ARC OF FIRE] AT A LOWER HEIGHT TO NOT OVERSHADOW PACKAGE 11 WHICH IS LOCATED IN THE ARC OF FIRE

2.2.3 PACKAGE 9 & 10 DEVELOPMENT GUIDELINES

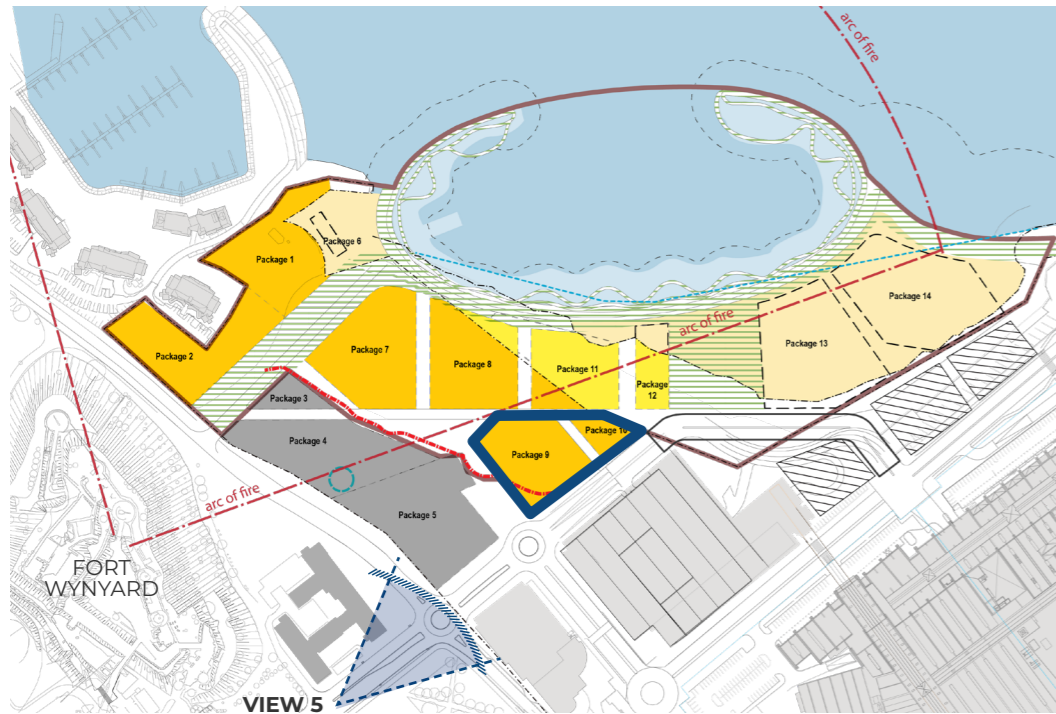


FIG 17 LOCALITY PLAN. VIEW 5: PACKAGE 9 & 10

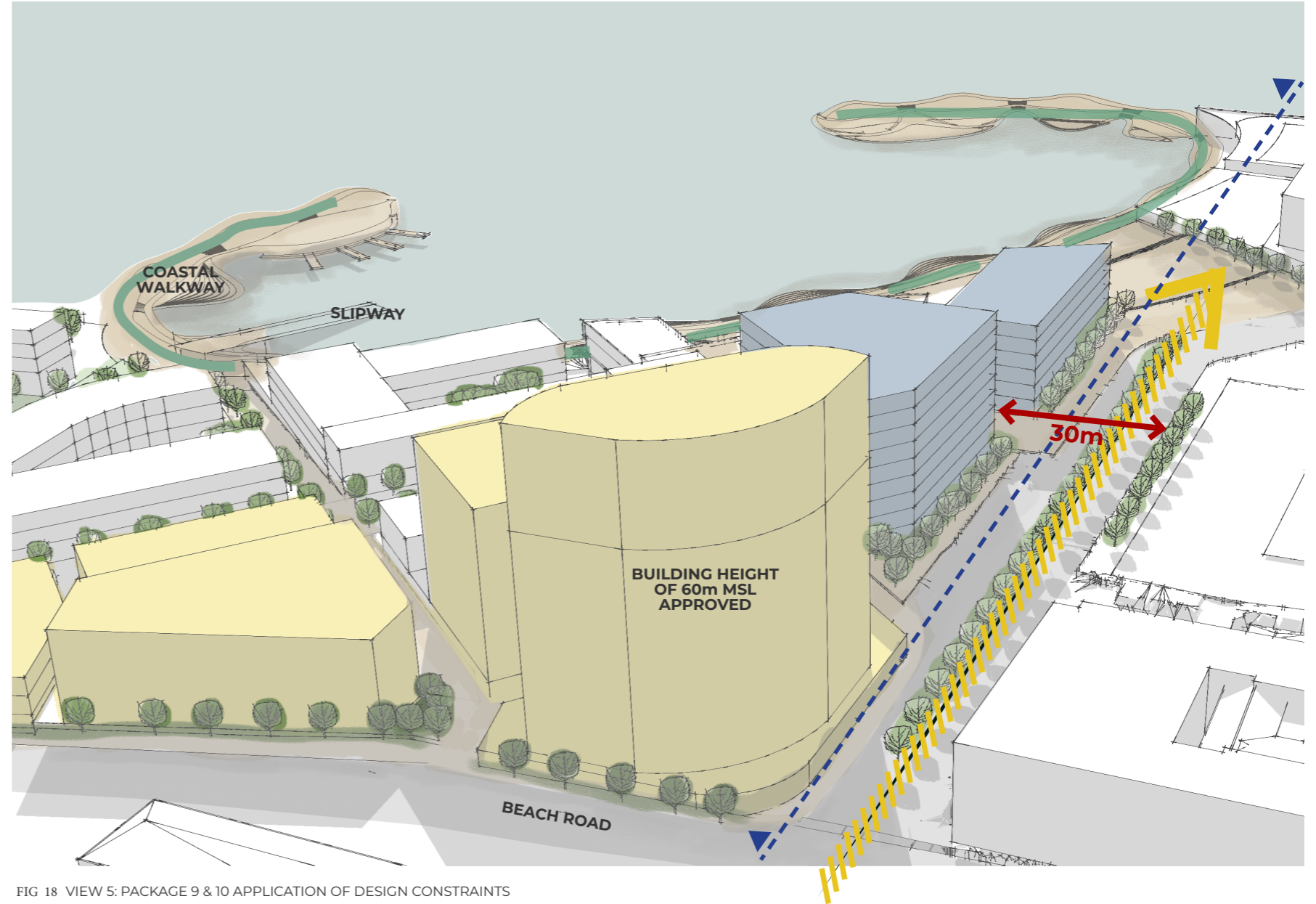


FIG 18 VIEW 5: PACKAGE 9 & 10 APPLICATION OF DESIGN CONSTRAINTS

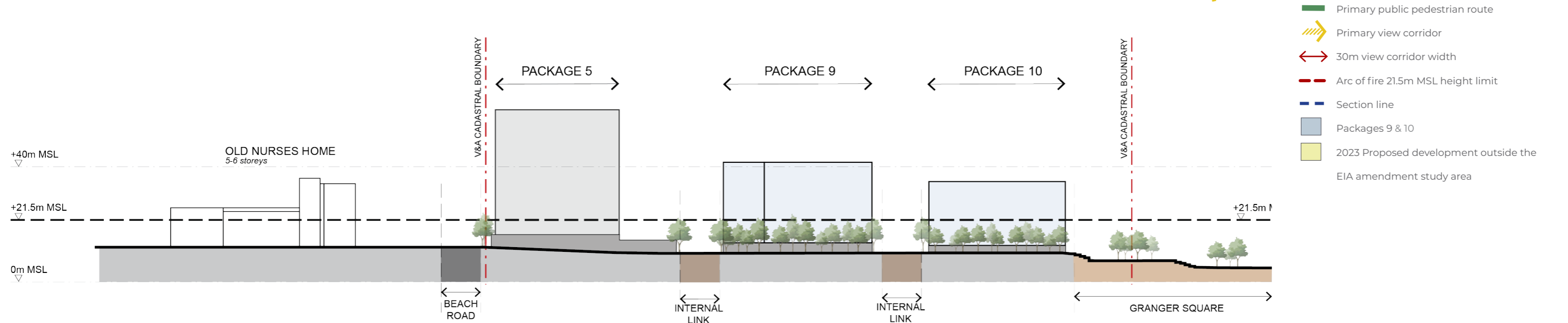


FIG 19 SECTION ALONG GRANGER BAY BOULEVARD. CASCADING OF BUILDING HEIGHTS TOWARDS THE OCEAN.

2.2.4 PACKAGE 13 & 14 DEVELOPMENT GUIDELINES

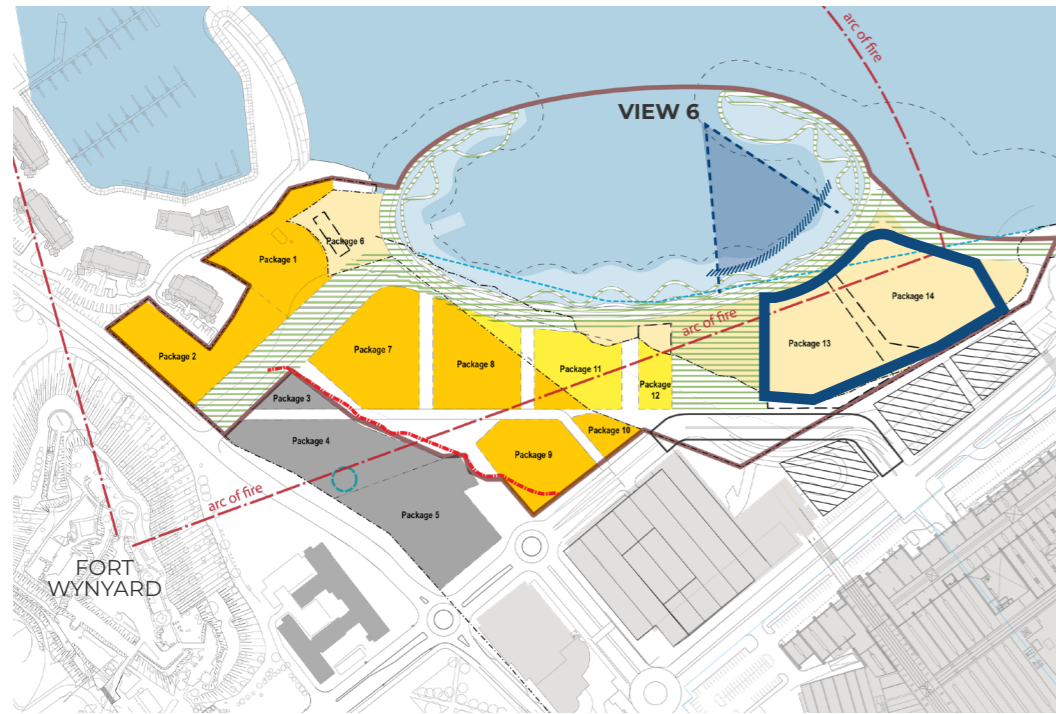


FIG 20 LOCALITY PLAN. VIEW 6: PACKAGE 13 & 14

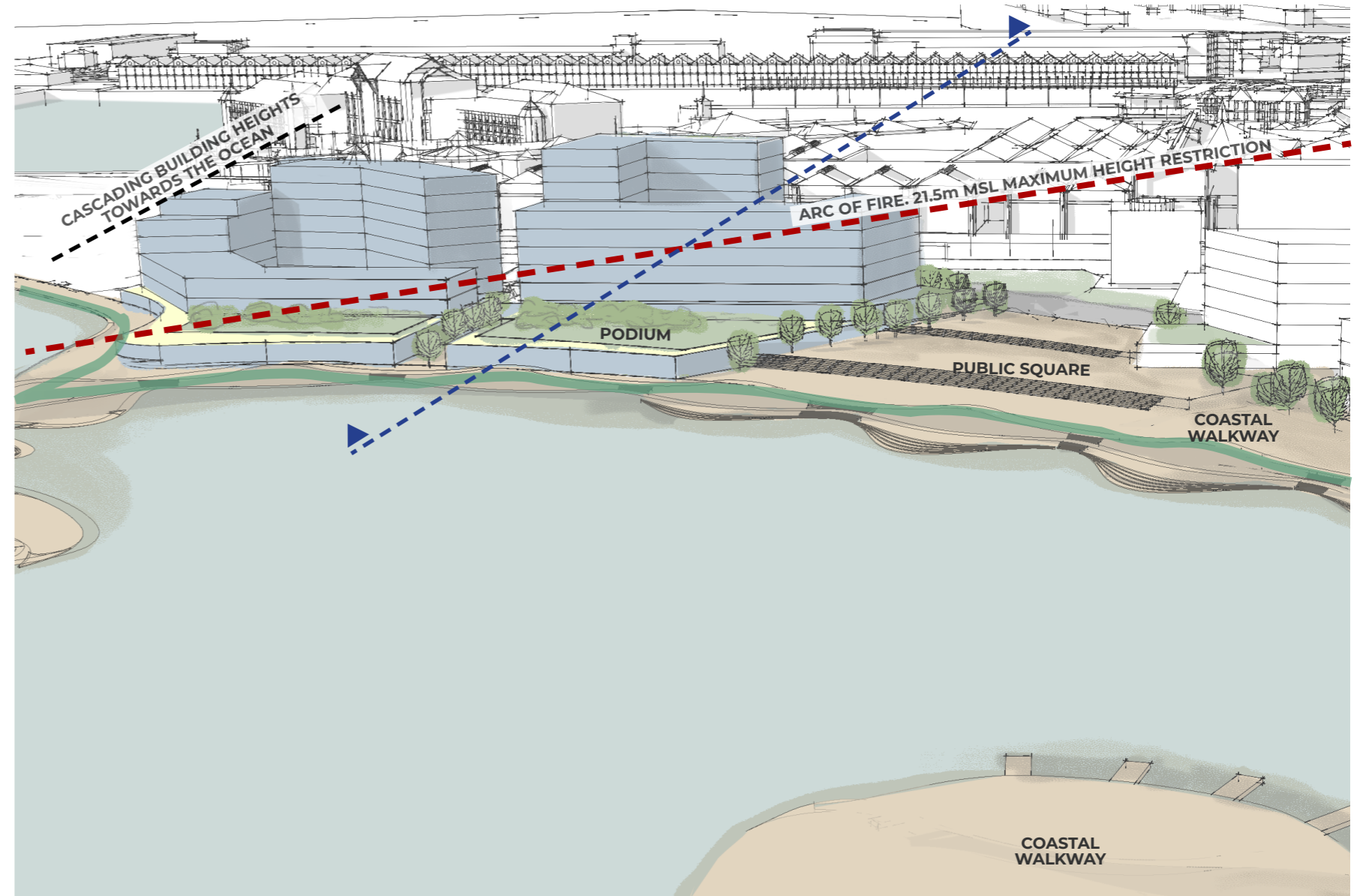


FIG 21 VIEW 6: PACKAGE 13 & 14 APPLICATION OF DESIGN CONSTRAINTS

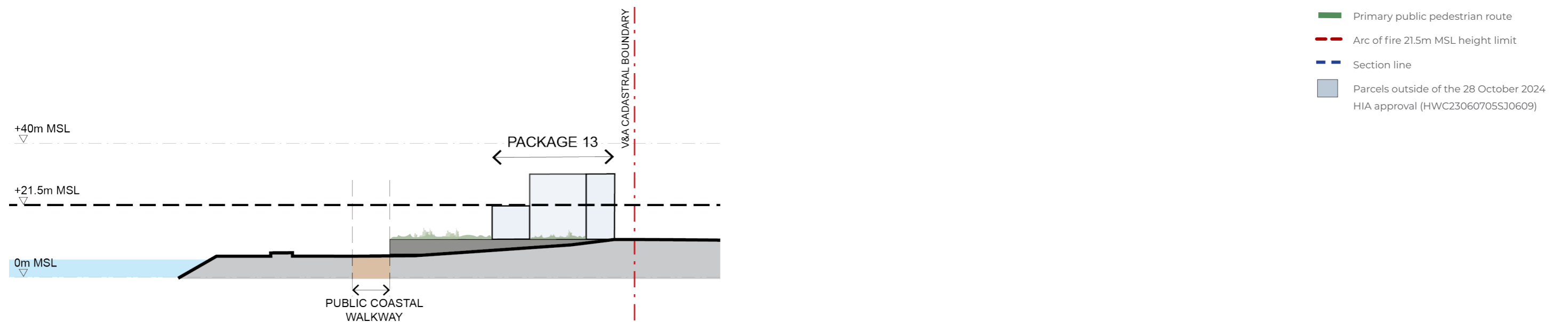


FIG 22 SECTION THROUGH THE PUBLIC SQUARE TOWARDS THE OCEAN

2.2.5 PACKAGE 13 & 14 DEVELOPMENT GUIDELINES

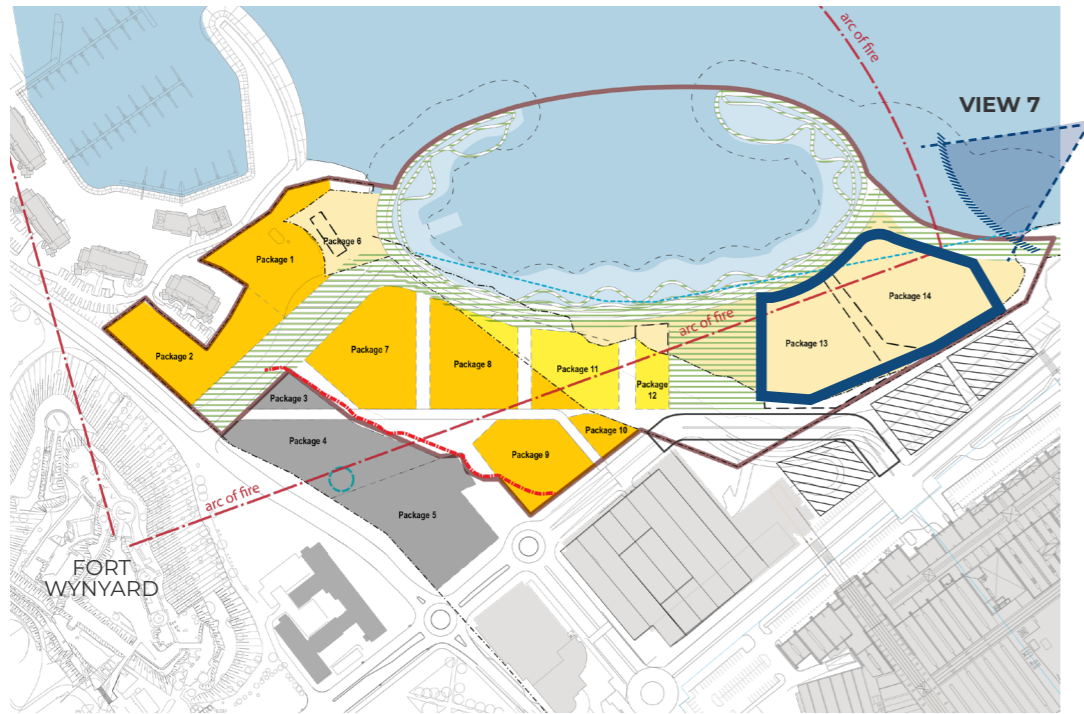


FIG 23 LOCALITY PLAN. VIEW 7: PACKAGE 13 & 14

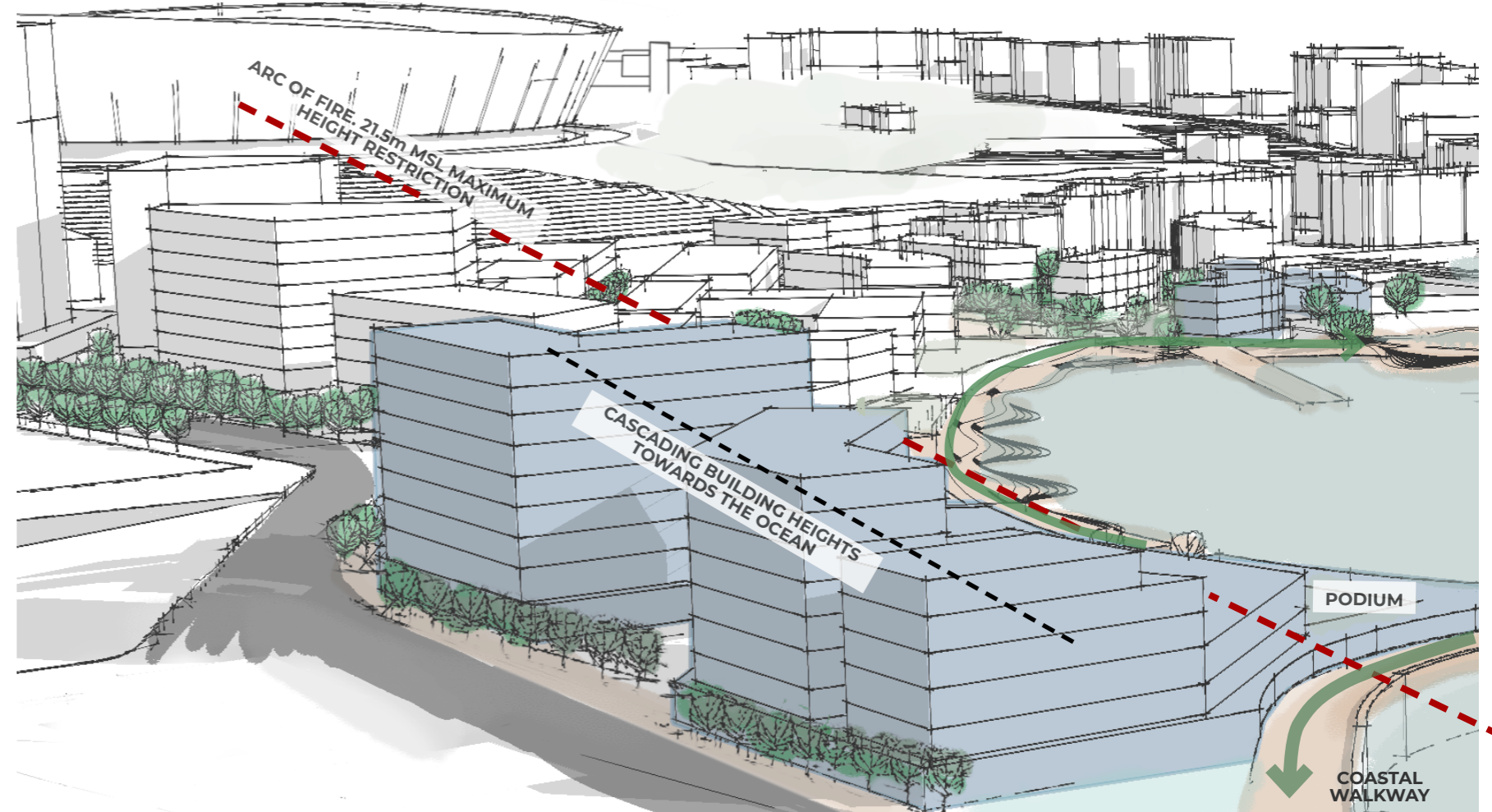
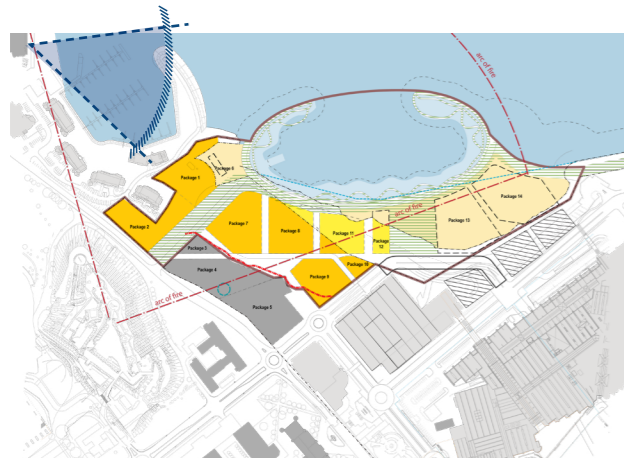


FIG 24 VIEW 7: PACKAGE 13 & 14 APPLICATION OF DESIGN CONSTRAINTS

- Primary public pedestrian route
- - - Arc of fire 21.5m MSL height limit
- Parcels outside of the 28 October 2024 HIA approval (HWC23060705SJ0609)

3. VIEWS

3.1 VIEW FROM THE END OF THE WATERCLUB OUT OF BREAKWATER



- Approved development
- Phase 2, 2018 proposal

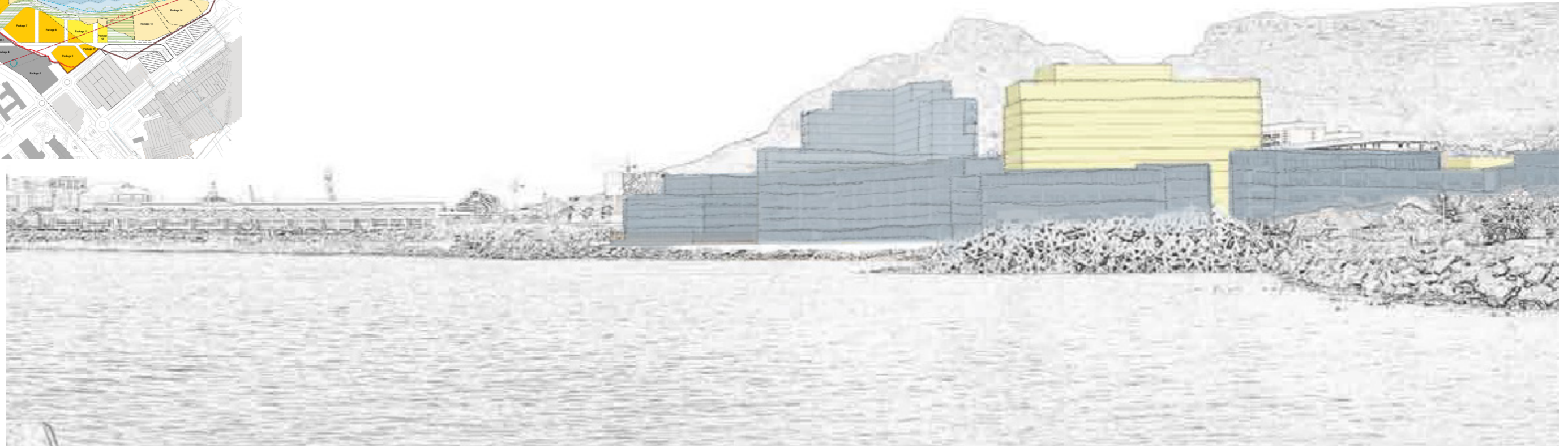


FIG 25 APPROVED 2017 EIA VIA (NAMED VIEW FROM RADISON HOTEL IN THE APPROVED 2017 EAI VIA DOCUMENT)

- 2023 Proposed development outside the EIA Amendment study area
- Phase 2, 2023 proposal

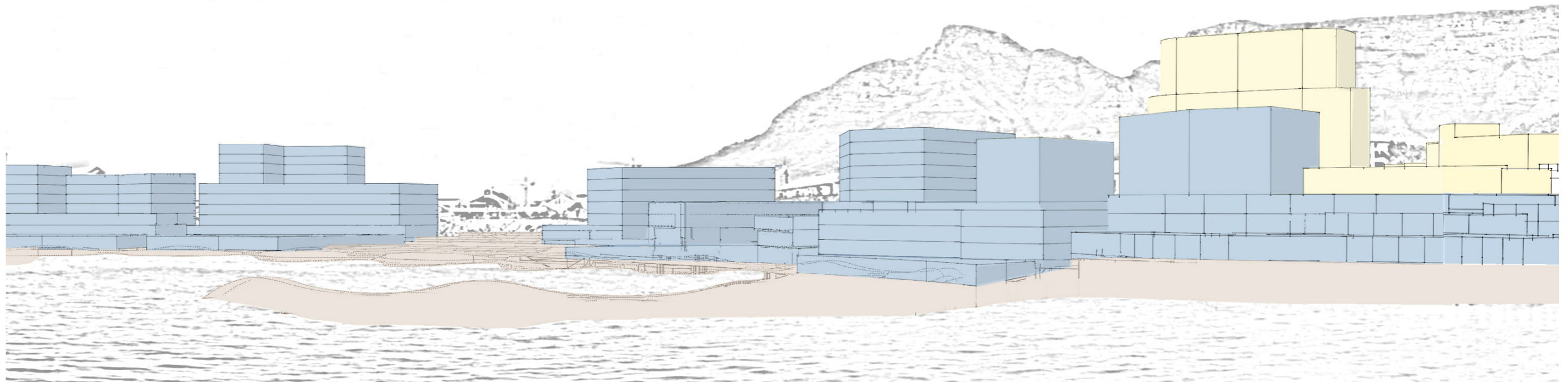


FIG 26 INDICATIVE FUTURE VIEW FROM THE RADISON HOTEL TOWARDS THE V&A WATERFRONT, 2023.

3.2 VIEW FROM THE FORT WYNYARD CANNON

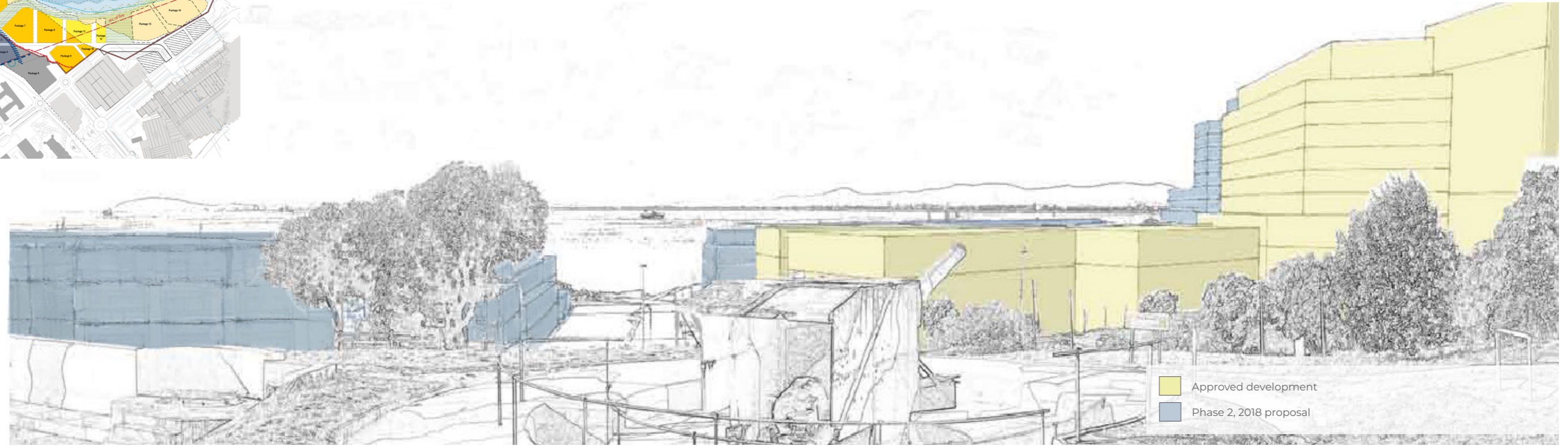
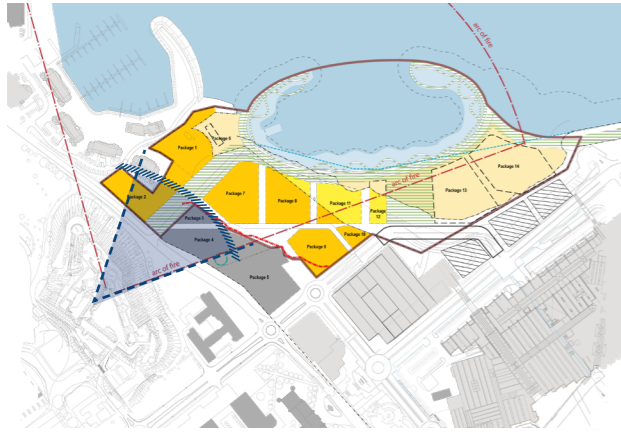


FIG 27 APPROVED 2017 EIA VIA VIEW

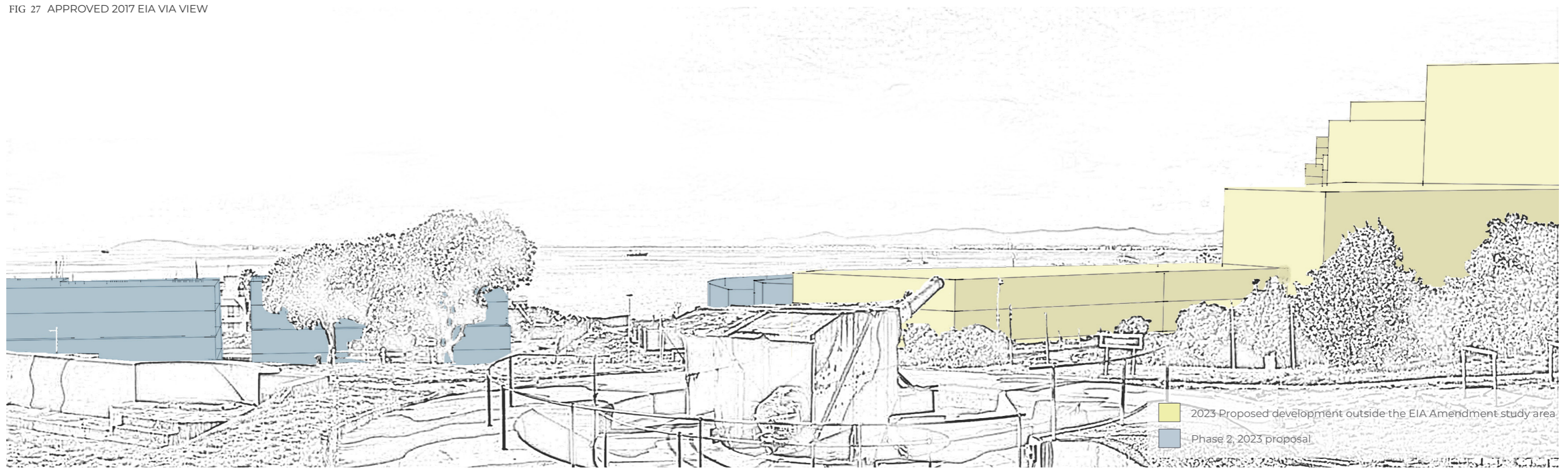


FIG 28 INDICATIVE FUTURE VIEW FROM THE FORT WYNYARD CANNON, 2023.

3.3 VIEW FROM FORT WYNYARD

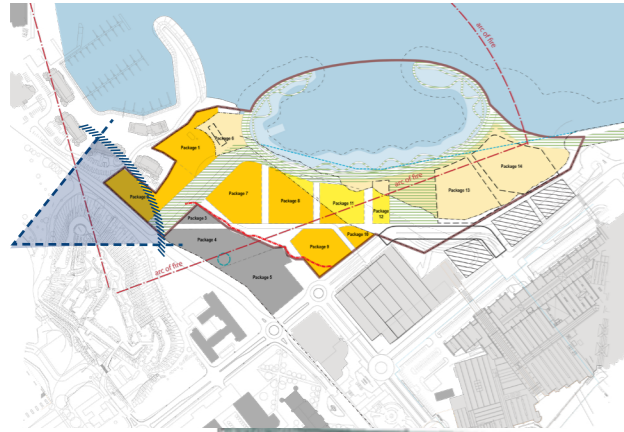


FIG 29 APPROVED 2017 EIA VIA VIEW

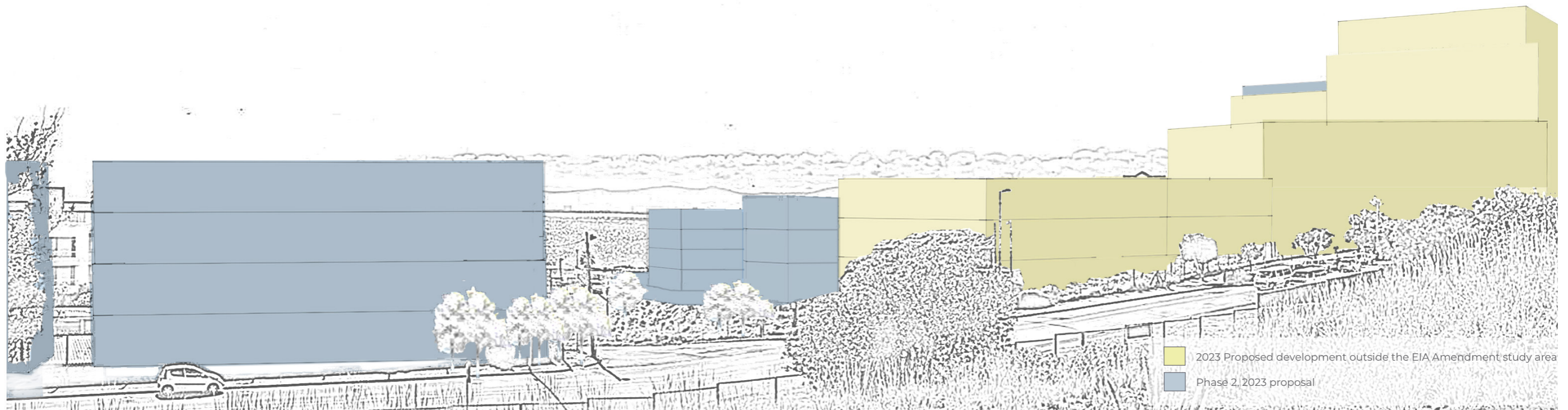
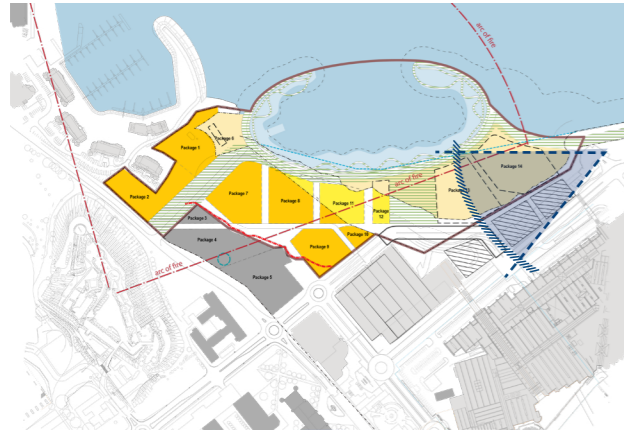


FIG 30 INDICATIVE FUTURE VIEW FROM FORT WYNYARD, 2023.

3.4 VIEW FROM BREAKWATER PARK



- Approved development
- Phase 2, 2018 proposal

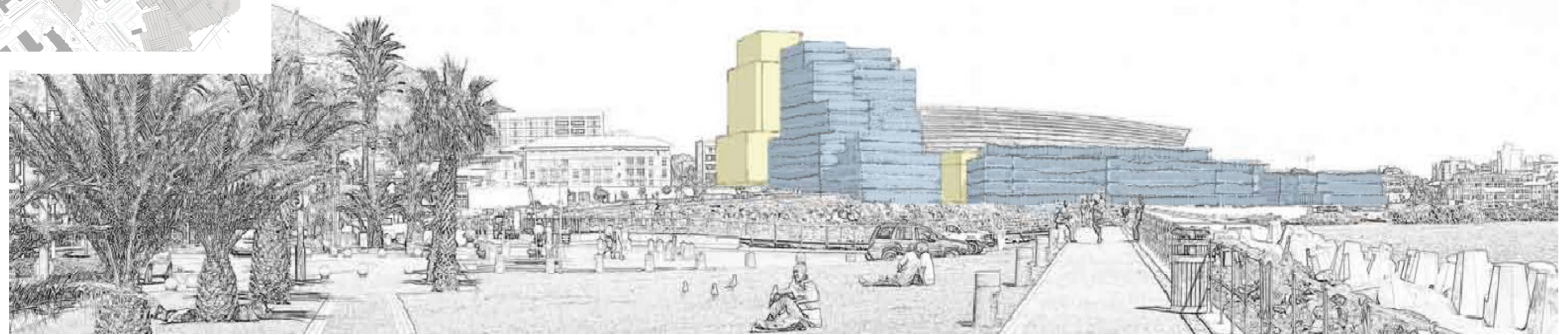
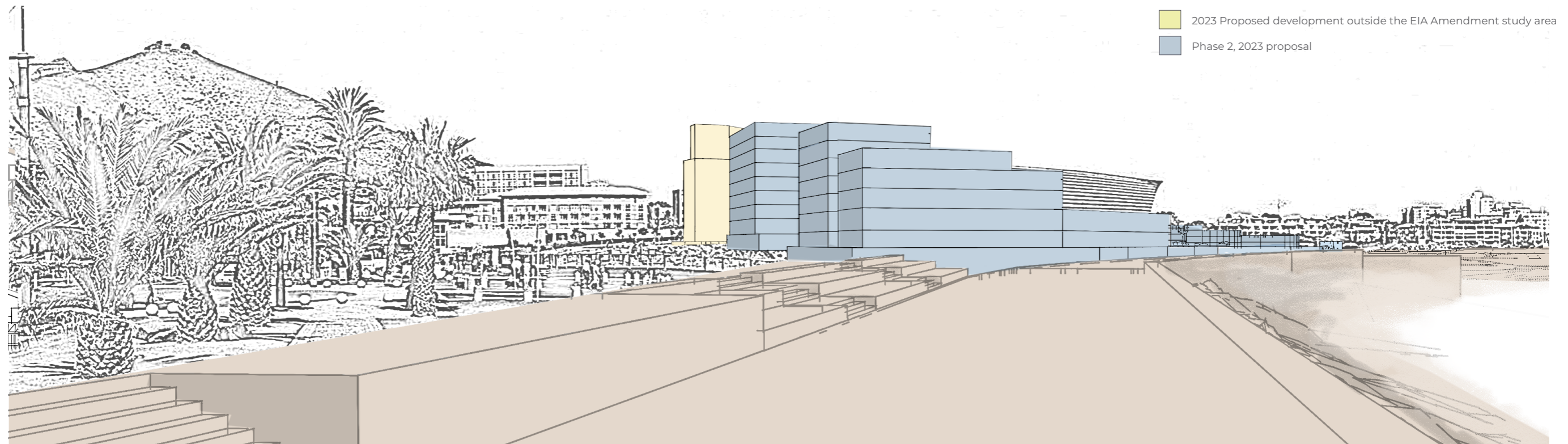


FIG 31 APPROVED 2017 EIA VIA VIEW



- 2023 Proposed development outside the EIA Amendment study area
- Phase 2, 2023 proposal

FIG 32 INDICATIVE FUTURE VIEW. VIEW FROM BREAKWATER PARK, 2023.