

Appendix A: Stadium Zone chapter – Tracked Changes

Red underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Whare Ātea Stadium Zone Chapter, as recommended in the section 42A Report dated 19 January 2024.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

He Rohe Whare Ātea

Stadium Zone

STADZ	Stadium Zone
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Introduction

The purpose of the Stadium zone is to enable the continuing use, operation, and development of the Wellington Regional Stadium in a way that provides for its role as a multi-purpose stadium facility catering to a wide range of sporting, entertainment, education, cultural, and conference functions and events.

Wellington Regional Stadium is a landmark building at the entrance to the city and highly visible within the cityscape due to its size, function, and prominence. The Stadium zone is bordered by port and freight activities, and rail activities in the adjacent Port zone and City Centre zone.

Wellington Regional Stadium is directly connected to the railway station, in close proximity to the bus interchange, and has extensive car park provision. Pedestrian connections and public transport networks are accessed via the Fran Wilde Walkway which connects Wellington Regional Stadium to the City Centre zone, Waterfront zone, Inner Harbour Port Precinct and surrounding suburbs. Maintenance of pedestrian networks and integration with public transport nodes supports the operation and use of Wellington Regional Stadium without compromising residential amenity and the efficiency of the roading network.

The operation, use, and function of the Wellington Regional Stadium, and associated structures contribute to the social, cultural, and economic wellbeing of people and communities and has significant benefits at both the local and regional level. It is important to recognise and provide for special entertainment events at Wellington Regional Stadium. However, controls are needed to provide the community with some certainty about the degree of any effects generated from these types of events. Special entertainment events relating to the Stadium are managed under the Temporary Activities Chapter.

This chapter seeks to ensure that Wellington Regional Stadium and any associated structures are designed and maintained in a way that enhances the 'landmark' status of the Stadium as a prominent building within the cityscape at the entrance to city. This chapter also seeks to ensure that Wellington Regional Stadium is well integrated with existing and any future public transport nodes and pedestrian routes to maintain high quality pedestrian access, particularly via the Fran Wilde Walkway.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
STADZ-01	<p>Purpose</p> <p>Wellington Regional Stadium operates efficiently and effectively as a multi-purpose facility, that contributes to the economic, social, and cultural wellbeing of the local and regional community.</p>
STADZ-02	<p>Amenity and design</p>

	Development in the Stadium Zone positively contributes to creating a well-functioning urban environment as a landmark building within the cityscape.
STADZ-O3	<p>Fran Wilde Walkway</p> <p>The Fran Wilde Walkway is retained and enhanced as a key pedestrian connection between Wellington Regional Stadium and Wellington City including the City Centre, Waterfront, and Thorndon.</p>
STADZ-O4	<p>Managing effects</p> <p>Adverse effects generated by use and development in the Stadium Zone will be managed effectively particularly in relation to more sensitive environments in neighbouring zones.</p>
Policies	
STADZ-P1	<p>Stadium activities</p> <p>Enable stadium activities.</p>
STADZ-P2	<p>Other activities</p> <p>Provide for compatible activities, having regard to:</p> <ol style="list-style-type: none"> 1. Whether the activity has potential to compromise or constrain the safe and efficient use, development and operation of Wellington Regional Stadium; 2. Whether the activity is necessary for the safe and efficient operation of the Wellington Regional Stadium; 3. Whether the activity will result in any positive effects either within the Zone or beyond its boundary; and 4. Whether the activity has potential to result in adverse effects that cannot be avoided or appropriately remedied or mitigated, including on: <ol style="list-style-type: none"> a. Amenity values of adjacent sensitive activities, including visual, light-spill and noise effects; and b. A heritage building, heritage structure or heritage area.
STADZ-P3	<p>Access and connections</p> <p>Require that the use, development, and operation of Wellington Regional Stadium:</p> <ol style="list-style-type: none"> 1. Incorporates universal design principles; 2. Contributes to creating an accessible environment for people of all ages and mobility; 3. Retains, facilitates, and encourages pedestrian access and connections between the Stadium, City Centre Zone and Waterfront Zone; 4. Retains and promotes key links to existing and planned active and public transport nodes, including access and connections to the railway station and bus interchange; and 5. Does not negatively affect the safe and efficient operation of the transport network, including both roading network and public transport network.
STADZ-P4	<p>Fran Wilde Walkway</p> <p>Maintain and enhance the safety, efficiency and connectivity of the Fran Wilde Walkway and enable new connections.</p>
STADZ-P5	<p>Urban Form, quality and amenity</p> <p>Require new development to positively contribute to the quality and amenity of the Stadium Zone and adjoining zones by ensuring that, where relevant, it:</p> <ol style="list-style-type: none"> 1. Maintains or enhances the Stadium's landmark status; 2. Recognises and enhances the amenity values, safety, character and coherence of the surrounding area at the site boundary and street interfaces;

	<ol style="list-style-type: none"> 3. Has regard to the form, scale, design and detailing of the building/structure or building additions/alterations; 4. Encourages sustainable, seismically and climatically resilient buildings; 5. Recognises and incorporates public artwork, and the provision of interpretation and references to the area's heritage and culture; 6. Maintains and enhances existing pedestrian network routes, particularly the Fran Wilde Walkway, and creates new links that increase access and connectivity; and 7. Integrates with existing and planned active and public transport movement networks, including proposed rapid transport stops.
STADZ-P6	<p>Cultural, and historical and ecological values</p> <p>Ensure that use and development within the Stadium Zone recognises and has regard to the cultural and historical significance of the area, in particular:</p> <ol style="list-style-type: none"> 1. The cultural, spiritual and historical values and interests and associations of importance to tangata whenua and other Māori, including scheduled sites and areas of significance within or adjoining the site; and 2. Recognises and incorporates public artwork, and the provision of interpretation and references to the area's heritage and culture.
Rules: Land use activities	
STADZ-R1	Stadium activities
	1. Activity status: Permitted
STADZ-R2	All other activities
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity is not otherwise provided for as a permitted activity.
Rules: Building and structure activities	
STADZ-R3	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
STADZ-R4	Construction of, or additions and alterations to, buildings and structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The construction, alteration or addition of a building or structure: <ol style="list-style-type: none"> i. Is not visible from public spaces; and ii. Compliance with STADZ-S1 and STADZ-S2 is achieved.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of STADZ-R4.1 cannot be achieved. <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. With regards to additions or alterations to buildings the matters in STADZ-P5 and STADZ-P6; 2. With regards to the construction of a new building the matters in STADZ-P3, STADZ-P4, STADZ-P5 and STADZ-P6; and 3. The extent and effect of non-compliance with any relevant Standard as specified in the associated

assessment criteria for the infringed standard							
STADZ-R5	Demolition or removal of buildings and structures						
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The demolition or removal is required to avoid an imminent threat to life and/or property; b. The demolition or removal enables the creation of public open space; c. The demolition or removal is required for the purposes of constructing a new building or adding to or altering an existing building that has an approved resource consent or resource consent is being sought concurrently under STADZ-R4.2; or d. The demolition or removal of a structure, excluding any building. 							
<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of STADZ-R5.1.a-c cannot be achieved. 							
STADZ-R6	Outdoor storage areas						
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The storage area is screened by a fence or landscaping of 1.8m in height from any adjoining road or site. 							
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of STADZ-R6.1 cannot be achieved. <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The matters in STADZ-P5 and STADZ-P6; 2. The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; and 3. The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from residential or open space areas. <p>Notification status: An application for resource consent made in respect of rule STADZ-R6 is precluded from being publicly notified.</p>							
Effects Standards							
STADZ-S1	Maximum height of buildings and structures						
<p>1. Buildings and structures must not exceed the following maximum heights above ground level:</p> <table border="1"> <thead> <tr> <th>Building or structure</th> <th>Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Lighting towers associated with the stadium</td> <td>60m</td> </tr> <tr> <td>b. All other buildings and structures</td> <td>27m</td> </tr> </tbody> </table>		Building or structure	Maximum height limit above ground level	a. Lighting towers associated with the stadium	60m	b. All other buildings and structures	27m
Building or structure	Maximum height limit above ground level						
a. Lighting towers associated with the stadium	60m						
b. All other buildings and structures	27m						
<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Visual amenity and dominance effects; and 2. The extent to which the additional height is necessary for the functional needs and operational needs of Wellington Regional Stadium. 							

<p>2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).</p>	
STADZ-S2	Wellington Regional Stadium site access
<p>1. Only three vehicle access points may be provided, two of which shall be for emergency vehicles only; and</p> <p>2. Site layout shall enable all vehicles to enter or leave the site in a forward direction.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which development supports active and public transport; and 2. Contribution to the visual quality and interest of streets and other public open spaces.