

Appendix A: Tracked Changes to Tertiary Education Zone Chapter.

Red underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Mātātoru Tertiary Education Zone Chapter, as recommended in the section 42A Report dated 20 February 2024.

Green underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Mātātoru Tertiary Education Zone Chapter, as recommended in the Statement of Supplementary evidence of Lisa Hayes on behalf of Wellington City Council dated 12 March 2024

Purple underline and ~~strike-out~~: show additions and deletions to the notified He Rohe Hōhipera Hospital Zone Chapter and He Rohe Mātātoru Tertiary Education Zone Chapter, as recommended in the Right of Reply response of **Anna Stevens** on behalf of Wellington City Council dated 30 April 2024

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

He Rohe Mātātoru

Tertiary Education Zone

TEDZ	Tertiary Education Zone
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Introduction

The Tertiary Education Zone applies to Victoria University's Kelburn campus and Massey University's Mount Cook campus. The purpose of the zone is to enable the efficient and effective operation and development of these tertiary education facilities across both campus sites. The zone provisions reflect the importance of these existing institutions by providing for their growth and a diverse range of education, research and development activities and facilities.

Victoria University and Massey University are the largest tertiary education providers in Wellington, bringing a significant number of students to the city to study. This includes domestic students from outside Wellington and international students. Both Universities are major employment, research, educational, technological, commercial and social hubs for Wellington.

These institutions provide a wide range of primary and ancillary activities that are important to the social, cultural and economic wellbeing of communities throughout the Wellington region. Ancillary activities are provided for in this zone as they play a key role in supporting the functions of the Universities. Activities that are not compatible with the Zone functions or which are more appropriately located in other zones are discouraged.

Iconic buildings on both sites are complemented by other learning, student support, recreation and accommodation facilities, and green spaces. Victoria University sits within a wider residential landscape, whilst Massey University is located in a prominent Central City location behind Pukeahu National War Memorial Park and the National War Memorial, which includes the Carillon, Hall of Memories, Tomb of the Unknown Warrior, pool, steps and forecourt.

The built form of the Kelburn campus is characterised by a mixture of buildings including heritage buildings, new development such as Te Toki a Rata and culturally significant sites including the Living Pā, Te Herenga Waka Marae and Pasifika Haos. The Massey campus is also characterized by a mix of different buildings ranging from 1960s era Tower blocks, the Dominion Museum Building and National Art Gallery, and numerous prefab structures. More recent development on the university site includes the School of Music and Creative Media Production, and Te Kuratini Marae.

These campus sites and universities have long established historical and cultural associations for the mana whenua of Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira. Activities and development within the Tertiary Education Zone must recognise mana whenua as kaitiaki, alongside their relationship with the land. Active [partnership engagement](#) with mana whenua will assist in ensuring the mauri/mauri of this area of importance to mana whenua is not diminished through any potential adverse effects created by activities within the Zone.

The zone chapter seeks to ensure that the evolving educational, employment and commercial needs of Wellington City, and the wider region, are supported by the efficient development of University sites. At the same time the provisions in this chapter seek to manage the built form and location of buildings and activities in order to recognise the visual character and amenity values of the surrounding environments.

It is important that the zone provides sufficient flexibility for the Universities to develop, undertake maintenance, upgrade, expand and/or adapt in the future. This is necessary to enable the Universities to continue to cater to the diverse needs and comfort, safety and accessibility requirements of the students, employees and visitors to their university sites. This chapter also seeks to ensure that both university sites are well integrated with existing and any future public transport nodes and pedestrian routes to maintain high quality pedestrian access.

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	
TEDZ-O1	<p>Purpose</p> <p>Victoria University's Kelburn Campus and Massey University's Mt Cook Campus operate efficiently and effectively and are recognised as regionally, nationally, and internationally significant educational facilities supported by a range of primary and ancillary activities.</p>
TEDZ-O2	<p>Mana Whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations to these sites and the land are recognised in planning and developing the Tertiary Education Zone.</p>
TEDZ-O3	<p>Amenity and Design</p> <p>Changes in land use and the built form of Victoria university's Kelburn campus and Massey University's Mt Cook campus' occur in a coordinated and integrated manner respectively for each individual campus, contribute to a well-functioning urban environment and recognise the functional and operational needs of each of the individual the university campus' campuses.</p>
TEDZ-O4	<p>Managing adverse effects</p> <p>Adverse effects of activities and development in the Tertiary Education Zone are managed effectively both;</p> <ol style="list-style-type: none"> 1. Within the Zone; and 2. At interfaces with; <ol style="list-style-type: none"> a. Heritage buildings, heritage structures and areas; b. Sites and areas of significance to Māori; c. Residential zoned areas; d. Open Space zoned areas; and e. Key pedestrian streets.
Policies	
TEDZ-P1	<p>Enabled activities</p> <p>Enable a range of primary and ancillary activities in the Tertiary Education Zone. Primary activities include:</p> <ol style="list-style-type: none"> 1. Tertiary education facility activities; 2. Research activities; 3. ANZAC day and other commemorative services associated with the National War Memorial; 4. Sport and recreation activities;

	<p>5. Health and wellbeing; 6. Marae activities; 7. Student accommodation activities, including student hostels; and 8. Building maintenance activities.</p>
TEDZ-P2	<p>Incompatible activities</p> <p>Only allow other activities within the Tertiary Education Zone where they:</p> <ol style="list-style-type: none"> 1. Are compatible with the purpose of the Zone; and 2. Will not have adverse effects on the vitality and amenity of the Zone.
TEDZ-P3	<p>Mana Whenua</p> <p>Recognise and enable Taranaki Whānui and Ngāti Toa Rangatira cultural associations in the Tertiary Education Zone by:</p> <ol style="list-style-type: none"> 1. Ensuring that use and development in the Zone recognises and has regard to the historical and contemporary relationship between mana whenua and these sites and universities; 2. Managing new development adjoining scheduled sites of significance to Māori; and 3. Collaborating on the design and incorporation of traditional cultural elements into public space within the zone.
TEDZ-P4	<p>Providing for future needs</p> <p>Recognise and provide for the changing needs of the tertiary education sector including changes in:</p> <ol style="list-style-type: none"> 1. Student numbers; 2. Teaching formats; 3. Learning and research requirements; and 4. Student accommodation requirements and the need to provide for a range of accommodation types.
TEDZ-P5	<p>Sense of place</p> <p>Provide for good quality new development and supporting public space that reinforces the university sites' identity and unique sense of place at a city scale, including the campuses':</p> <ol style="list-style-type: none"> 1. Compact site structure; 2. Visually prominent buildings, historic heritage and variation in architectural styles; 3. Visual prominence as landmark developments in the city's landscape; 4. Te Herenga Waka Marae, Te Rau Karamu Marae and the Living Pā; and 5. Multi-cultural significance.
TEDZ-P6	<p>Quality development design outcomes and amenity</p> <p>Require new development, alterations and additions and public space, at a site scale to positively contribute to the distinctive form, quality and amenity of the Tertiary Education Zone and adjoining zones by ensuring that, where relevant, it:</p> <p><u>1. Fulfils the intent of the Centres and Mixed Use Design Guide:</u></p> <ol style="list-style-type: none"> 1. <u>2.</u> Has regard to the location of existing and future primary and ancillary activities; 2. <u>3.</u> Responds to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. Sites and areas of significance to Māori; b. Heritage buildings, heritage structures or heritage areas, particularly the National War Memorial; c. Open Space and Recreation Zones; and d. Residential Zones;

	<p>3. <u>4.</u> Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings;</p> <p>4. <u>5.</u> Maintains and, where possible, enhances existing informal pedestrian and cycling routes and creates new links that increase access and connectivity;</p> <p>5. <u>6.</u> Achieves good accessibility for people of all ages and mobility and encourages social interaction;</p> <p>6. <u>7.</u> Provides a safe environment for people that promotes a sense of security and allows both formal and informal surveillance;</p> <p>7. <u>8.</u> Contributes to the visual interest of public space;</p> <p>8. <u>9.</u> Incorporates green open space;</p> <p>9. <u>10.</u> Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops;</p> <p>10. <u>11.</u> Enhances the quality of the streetscape character and the private/public interface; and</p> <p>11. <u>12.</u> Has regard to the benefits and use of open space, landscaping and mature trees within the site on the streetscape, and on the character and visual amenity of the Victoria University's Kelburn campus and Massey University's Mt Cook campus and adjoining areas.</p>
<p>TEDZ-P7</p>	<p>Resilience</p> <p>Encourage new development within Victoria University's Kelburn campus and Massey University's Mt Cook campus that:</p> <ol style="list-style-type: none"> 1. Is sustainable, resilient and adaptable to change in use over time; and 2. Supports the universities' role and function as resilience anchors during and after natural hazard events.
<p>TEDZ-P8</p>	<p>National War Memorial</p> <p>Recognise the nationally and regionally significant values and function of the National War Memorial within the Massey University Mt Cook campus, including:</p> <ol style="list-style-type: none"> 1. The landmark status of the National War Memorial including the Carillon, Tomb of the Unknown Warrior, Hall of Memories, pool, steps and forecourt; 2. The unique relationship between the National War Memorial and Pukeahu National War Memorial Park; 3. The location for major ceremonial occasions and a place where people can visit for reflection and remembrance at any time; and 4. The unobstructed ridgetop setting with associated open space, established trees and pedestrian networks.
<p>Rules: Land use activities</p>	
<p>TEDZ-R1</p>	<p>Tertiary education facility</p>
<p>1. Activity status: Permitted</p>	
<p>TEDZ-R2</p>	<p>Activities relating to the function of the National War Memorial including ceremonial activities</p>
<p>1. Activity status: Permitted</p>	
<p>TEDZ-R3</p>	<p>All other activities</p>
<p>1. Activity status: Restricted Discretionary</p>	<p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of TEDZ-R1 and TEDZ-R2 cannot be <u>is not</u> achieved. <p>Matters of discretion are:</p>

1. Any relevant matters in TEDZ-P1, TEDZ-P2, TEDZ-P3, TEDZ-P4 and TEDZ-P8;
2. The provision of an Event Management Plan, including details of traffic and noise generation from the proposed activity and how any effects of these will be managed; and
3. Management of effects on amenity values for adjacent Residential Zoned sites.

Rules: Building and structure activities

TEDZ-R4 Maintenance and repair of buildings and structures

1. Activity status: **Permitted**

TEDZ-R5 Demolition or removal of buildings and structures

1. Activity status: **Permitted**

Where:

- a. The demolition or removal is not of Gordon Wilson Flats at 320 the Terrace.

2. Activity status: **Controlled**

Where:

- a. Compliance with any of the requirements of TEDZ-R5.1.a ~~cannot be~~ is not achieved

Matters of control are:

1. The preparation and implementation of a demolition management plan;
2. Management of demolition effects on local amenity values; and
3. Recording of the building prior to demolition.

TEDZ-R6 Additions and alterations to buildings and structures

1. Activity status: **Permitted**

Where:

- a. The proposed additions or alterations:
 - i. Do not alter the external appearance of the building or structure; or
 - ii. Are not visible from public spaces; and
 - iii. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of TEDZ-R6.1 ~~cannot be~~ is not achieved

Matters of discretion are:

- ~~1.~~ 1. Any relevant matters in TEDZ-P3, TEDZ-P4, TEDZ-P5, TEDZ-P6 and TEDZ-P8;
- ~~2.~~ 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and
- ~~3. The Centres and Mixed-Use Design Guide; and~~
- ~~4.~~ 3. The extent to which any service elements (e.g. roof plant, exhaust and intake units, and roof equipment) that could be viewed from the adjoining road or open space zone can be integrated as part of the façade or roof of the building.

Notification status:

An application for resource consent made in respect of rule TEDZ-R6.2 is precluded from being publicly notified.

An application for resource consent made in respect of rule TEDZ-R6.2 is precluded from limited notification where compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4 is achieved.

TEDZ-R7 Construction of new buildings and structures

1. Activity status: Permitted

Where:

- a. The new building or structure:
 - i. Is not visible from a public space; and
 - ii. Will have a gross floor area of less than 100m²; and
- b. Compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4 is achieved.

2. Activity status: Restricted Discretionary

Where:

- a. Compliance with any of the requirements of TEDZ-R7.1 ~~cannot be~~ is not achieved:

Matters of discretion are:

- ~~1.~~ 1. Any relevant matters in TEDZ-P3, TEDZ-P4, TEDZ-P5, TEDZ-P6, TEDZ-P7 and TEDZ-P8;
- ~~2.~~ 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and
- ~~3. The Centres and Mixed-Use Design Guide; and~~
- ~~4.~~ 3. The extent to which any service elements (e.g. roof plant, exhaust and intake units, and roof equipment) that could be viewed from the adjoining road or open space zone can be screened or integrated as part of the façade or roof of the building.

Notification status: An application for resource consent made in respect of rule TEDZ-R7.2 is precluded from limited notification where compliance with TEDZ-S1, TEDZ-S2, TEDZ-S3 and TEDZ-S4 is achieved.

TEDZ-R8 Outdoor storage areas

1. Activity status: Permitted

Where:

- a. The storage area is screened by a fence or landscaping of 1.8m in height from any adjoining road or site.

2. Activity status: Restricted Discretionary

Where:

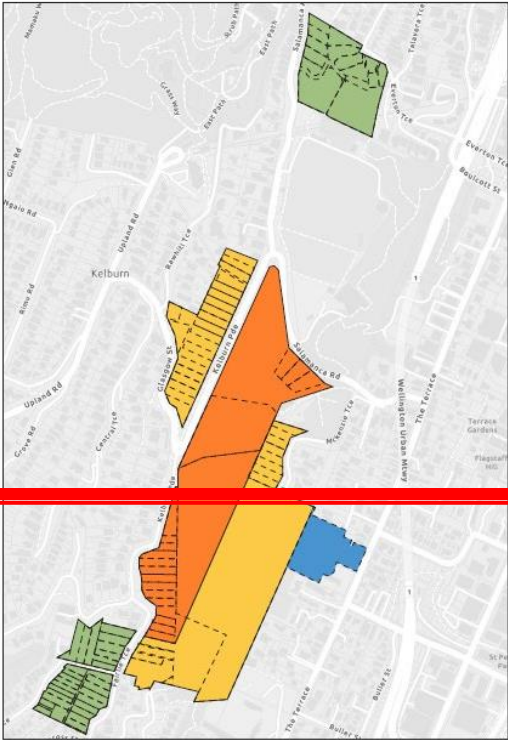
- a. Compliance with the requirements of TEDZ-R8.1.a ~~cannot be~~ is not achieved.

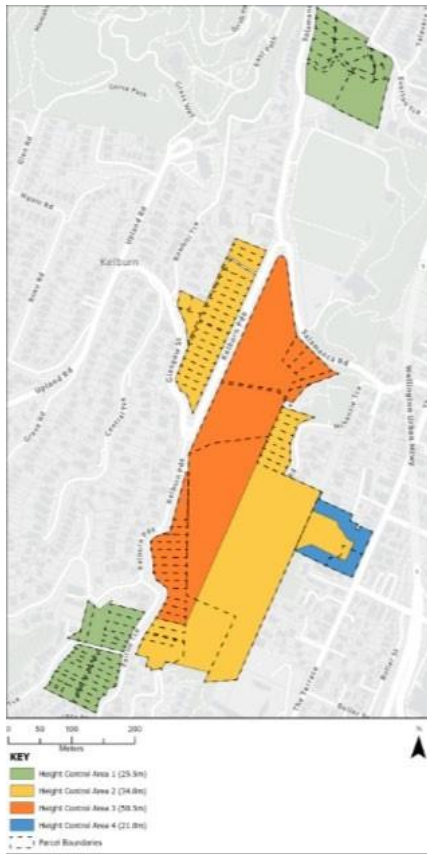
Matters of discretion are:

- 1. The matters in TEDZ-P3 and TEDZ-P6;
- 2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site; and
- 3. Visual amenity effects.

Notification Status: An application for resource consent made in respect of rule TEDZ-R8 is precluded from being either publicly or limited notified.

Standards

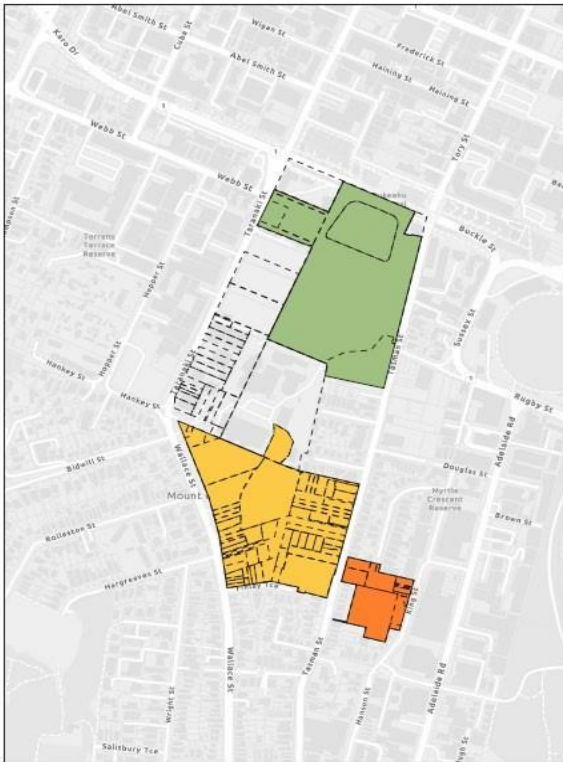
TEDZ-S1	Maximum height of buildings and structures	
<p>1. In relation to Victoria University’s Kelburn Campus, buildings and structures must not exceed the following maximum height limits above ground level:</p>		<p>Assessment criteria where the standard is infringed:</p>
<p>Location</p>	<p>Limit</p>	<ol style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Design and siting of the building or structure; 3. Whether the additional height provides for efficient intensification within the existing site, rather than extending beyond the site boundaries; 4. Streetscape and visual amenity effects; 5. Dominance, privacy and shading effects on adjoining sites; and 6. The extent to which the building or structure has the potential to become a dominant feature in the landscape.
<p>Height Control Area 1</p>	<p>25.5 metres</p>	
<p>Height Control Area 2</p>	<p>34 metres</p>	
<p>Height Control Area 3</p>	<p>50.5 metres</p>	
<p>Height Control Area 4</p>	<p>21.0 metres</p>	
<div style="text-align: center;"> <p>VICTORIA UNIVERSITY</p>  <p>KEY</p> <ul style="list-style-type: none"> Height Control Area 1 (25.5m) Height Control Area 2 (34.0m) Height Control Area 3 (50.5m) Height Control Area 4 (21.0m) — — Parcel Boundaries </div>		



2. In relation to Massey University's Mt Cook Campus, buildings and structures must not exceed the following maximum height limits above ground level:

Location	Limit
Height Control Area 1	25.5 metres
Height Control Area 2	38 metres
Height Control Area 3	29.5 metres

MASSEY UNIVERSITY



KEY

- Height Control Area 1 (25.5m)
- Height Control Area 2 (38.0m)
- Height Control Area 3 (29.5m)
- — Parcel Boundaries

3. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).



This standard does not apply to:

- a. Satellite dishes, antennas, aerials, chimneys, flues and flag poles provided these do not exceed 1m in diameter and do not exceed the height limit by more than 1m measured vertically;
- b. Solar power and heating components provided these do not exceed the height limit by more than 500mm measured vertically; and
- c. Lift overruns provided these do not exceed the height limit by more than 4m measured vertically.

TEDZ-S2

Height in relation to boundary

<p>1. No part of any building or structure may project beyond the relevant recession plane below:</p>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Design and siting of the building or structure; 3. Whether the additional height provides for efficient intensification of the site, rather than extending beyond site boundaries; 4. Streetscape and visual amenity effects; and 5. Dominance, privacy and shading effects on adjoining sites.
Location	Recession Plane	
Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps	60° measured from a height of 4m vertically above ground level	
Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps	60° measured from a height of 5m vertically above ground level	
Boundary adjoining any site within the HRZ, including 320 The Terrace	60° measured from a height of 8m vertically above ground level	
Boundary adjoining any site within an Open Space Zone	60° measured from a height of 5m vertically above ground level	
<p>2. In relation to the above, where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of the legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm; c. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; and d. Satellite dishes, antennas, aerials, flues, and architectural features (e.g. finials, spires) provided these do not exceed 1m in diameter and do not exceed the height in relation to boundary by more than 1m measured vertically. 		
TEDZ-S3	Building setbacks	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Design and siting of the building or structure; 2. Dominance, privacy and shading effects on adjoining sites; 3. Streetscape and visual amenity effects; and 4. Screening, planting, and landscaping.
<p>1. No building or structure may be located within 3m of any boundary with:</p> <ol style="list-style-type: none"> a. Any Residential Zone; or b. Any Open Space and Recreation Zone; and <p>2. In relation to 320 The Terrace a 5m setback shall apply to the boundaries with the High Density Residentially Zoned areas except for:</p> <ol style="list-style-type: none"> a. The boundary adjoining 302 The Terrace where a 1m setback shall apply; and b. The boundary of 324 The Terrace where a 10m <u>yard setback</u> shall apply. 		

TEDZ-S4	Building coverage in relation to 320 The Terrace
<p>1. Maximum building coverage for the portion of the site that is not within the identified escarpment sub-area is 50%; and</p> <p>2. Maximum building coverage for the portion of the site within the escarpment sub-area is 35% (refer to Diagram 20 below, Diagram of 320 The Terrace Site Coverage).</p>  <p>324 THE TERRACE</p> <p>THE TERRACE</p> <p style="text-align: center;">▲ N</p> <p>KEY</p> <p> Escarpment Sub-Area</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties.

DEFINITIONS

TERTIARY EDUCATION FACILITY means land or buildings used for tertiary education and research activities

Includes:

- a. classrooms, lecture theatres and other facilities dedicated to learning;
- b. staff and student facilities, including student and staff support services, student union offices, student and staff clubs and organisations;
- c. research and innovation facilities;
- d. [marae](#) activities and facilities;
- e. spiritual facilities;
- f. laboratories;
- g. libraries;
- h. sport and recreation activities and facilities;
- i. student accommodation activities;
- ~~j. education and research partners;~~
- ~~k. j.~~ any ancillary activity necessary for the effective operation of the University sites which includes:
 - i. office activities;
 - ii. commercial activities;
 - iii. staff facilities;
 - iv. operation and maintenance support facilities including laundries, printing and publishing, telecommunications and broadcasting, kitchens, cafeterias, refreshment facilities, generators, substations, plant and vehicle depots, storage facilities and workshops;
 - v. childcare services;
 - vi. conference facilities;
 - vii. community use of tertiary education facilities;
 - viii. healthcare activities;
 - ix. entertainment facilities;
 - x. light manufacturing;
 - xi. car parking for staff, students and visitors; ~~and~~
 - xii. emergency service facilities;
 - xiii. [food and beverage; and](#) -
 - xiv. [retail.](#)