

Ngā Tautuhinga

Definitions

Note: Definitions in grey are those from the National Planning Standards - 14. Definitions Standard

Term	Definition
1% ANNUAL EXCEEDANCE PROBABILITY FLOOD	Means the modelled 1% Annual Exceedance Probability flood level that informs the Wellington City Council District Plan Flood Hazard Overlays which incorporates climate change predictions and dynamic freeboard.
ABRASIVE BLASTING	means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel.
ACCESS	means an area of land over which vehicle, pedestrian and/or cycling access is obtained to legal road. It includes: a. an access strip; b. an access allotment; and c. a right-of-way
ACCESS ALLOTMENT	means any separate lot used primarily for access to a lot or to lots having no legal frontage. However, if that area of land is: a. 5m or more wide, and b. not legally encumbered to prevent the construction of buildings, it is excluded from the definition of access lot.
ACCESS STRIP	means an access leg or an area of land defined by a legal instrument, providing or intended to provide access to a site or sites, or within the above meaning, an area of land is an access strip if: a. it is less than 5m wide, or b. it is 5m or more in width and is encumbered by a legal instrument, such as a right-of-way, that prevents the construction of buildings.

ACCESSORY BUILDING	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.
ACTIVE TRANSPORT	means forms of transport that involve physical effort.
ACTIVE FRONTAGE	means a building façade at ground level that includes windows and preferably an entrance to encourage commercial and community activities and allow passive surveillance of the street, carpark or area of public space.
ADDITIONAL INFRASTRUCTURE	means: a. public open space; b. community infrastructure as defined in section 197 of the Local Government Act 2002; c. land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities; d. social infrastructure, such as schools and healthcare facilities; e. a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001); f. a network operated for the purpose of transmitting or distributing electricity or gas.
ADDITIONS	means modifications to a building or object that have the effect of increasing the gross floor area, footprint, mass or height of the building or object and includes the creation of new floor levels.
AGRICULTURAL AVIATION ACTIVITY	means the intermittent operation of an aircraft over a rural or natural open space zone using a rural airstrip or helicopter landing area for primary production activities; conservation activities for biosecurity, or biodiversity purposes (including stock management); and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTAs). Aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAVs).
AIR NOISE BOUNDARY	means a boundary line shown on district plan maps, the location of which is based on the predicted day / night sound level of 65dB Ldn from future aircraft operations at Wellington Airport. The outer extent of the Air Noise Boundary corresponds with the outer extent of the Inner Noise Overlay.
AIR NOISE OVERLAYS	means the area defined by planning maps to show land subject to development restrictions due to potential noise effects from Wellington International Airport. The Air Noise Overlays comprise: a. Inner Air Noise Overlay — being properties lying between the Airport and a modelled 65 dBA Ldn contour, fitted to property boundaries. b. Outer Air Noise Overlay — being properties lying between the 65 dBA Ldn contour and a modelled 60 dBA Ldn contour, fitted to property boundaries.

	Note: The Air Noise Overlays apply to all parts of a property, regardless of whether the modelled contour affects less than the entire property.
AIRPORT ACTIVITIES	Means any activity, wholly or partly, relating to the landing, departure and movement of aircraft and aircraft passengers, including but not limited to: ▪ Ground based infrastructure, plant and machinery necessary to assist aircraft operations; ▪ Emergency service facilities (including police, fire and medical facilities) and aircraft rescue training facilities; ▪ Runways, taxiways, aprons and other aircraft movement areas, including their establishment, operation and use; ▪ Catering activities; ▪ Freight activities; ▪ Vehicle parking and storage, vehicle valet activities, and public transport activities; ▪ Navigation and safety aids, lighting and telecommunication facilities; ▪ Quarantine and incineration activities; ▪ Border control and immigration activities; ▪ Infrastructure and servicing; ▪ Fuel storage and fuelling activities, facilities for the handling and storage of hazardous substances; ▪ Structures to mitigate against the impact of natural hazards; ▪ Associated administration and office activities ▪ Ancillary activities related to the above; and ▪ Servicing, testing and maintenance activities related to the above.
AIRPORT RELATED ACTIVITIES	means ancillary activities or services that provide support to the airport, including but not limited to: a. land transport activities; b. rental vehicle activities; c. educational facilities provided they serve an aviation related purpose; d. retail, commercial and industrial activities associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses; e. administrative offices, provided they are ancillary to an airport or airport related activity; and f. visitor accommodation, conference facilities and associated services. <i>Airport Related Activities</i> does not include activities listed in the definition of <i>Airport Activities</i>.
ALLOTMENT	has the same meaning as in section 218 of the RMA (as set out in the box below) 2. In this Act, the term allotment means—

	a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— i. on a survey plan; or ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 2017. 3. For the purposes of subsection (2), an allotment that is— a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land. 4. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.
ALTERATION	means modifications to a building or object that do not have the effect of increasing the gross floor area, footprint, mass or height of the building or object. Excludes: a. maintenance and repair.
AMENITY VALUES	has the same meaning as in section 2 of the RMA (as set out in the box below) means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.
ANCILLARY ACTIVITY	means an activity that supports and is subsidiary to a primary activity.
ANNUAL AVERAGE DAILY TRAFFIC MOVEMENT	means the total yearly traffic movements in both directions divided by the number of days in the year, expressed as vehicles per day.

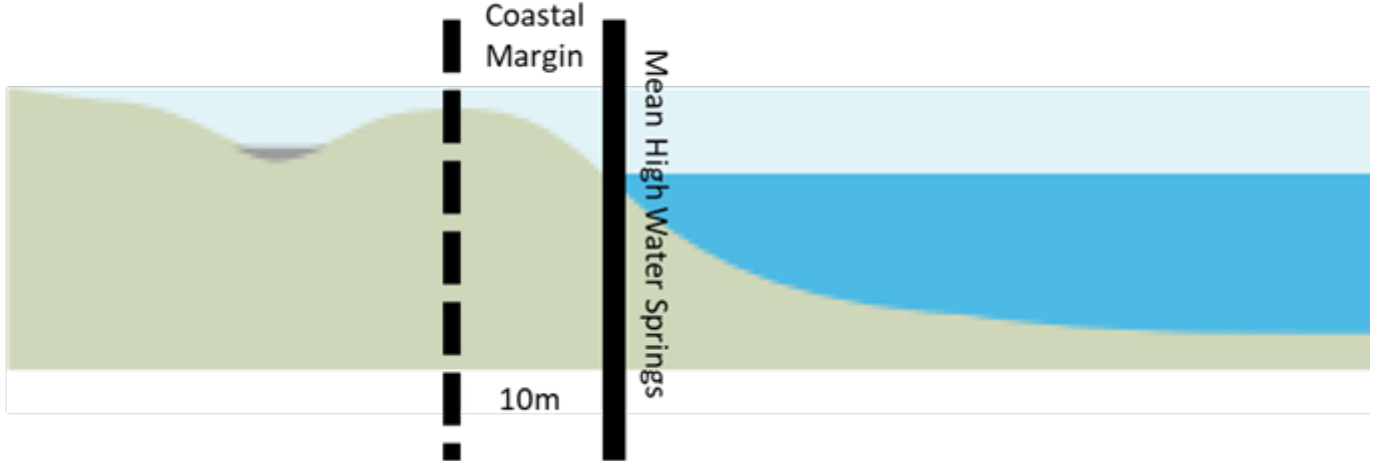
AQUIFER	means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water.
ARCHAEOLOGICAL FEATURES	means any physical evidence of human activity associated with an archaeological site located either below or above ground. Can include structures (portable and non-portable), modified ground (such as trenches, middens, depressions) and artifacts.
ARCHAEOLOGICAL SITE	Has the same meaning as given in the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) (as set out below): means, subject to section 42(3) of the HNZPT Act,— a. any place in New Zealand, including any building or structure (or part of a building or structure), that— i. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and ii. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and b. includes a site for which a declaration is made under section 43(1) of the HNZPT Act.
ARCHAEOLOGICAL SITE RECONSTRUCTION	Returning a scheduled archaeological site to a known earlier state by the reconstruction of missing features through the addition of fabric not presently on the site.
ARCHAEOLOGICAL SITE RESTORATION	Returning a scheduled archaeological site to a known earlier state by the reassembly and reinstatement of surviving but dislodged fabric or by the removal of detractive elements.
ARCHAEOLOGICAL SITE STABILISATION	means to stabilise a scheduled archaeological site to ensure its long-term survival. Stabilisation can include: civil engineering applications (such as retaining walls, rip-rapped slopes, and drainage), applying geotextile, burial of the site, and vegetation management.
ARCHITECTURAL FEATURE	<i>for the purposes of the Mt Victoria North Townscape Precinct and the Character Precincts</i> means any feature on a building's façade/exterior, either integral or applied, which helps to 'subdivide' the façade and provides visual interest and a sense of relief and façade detail. Includes windows, bays, balconies, columns, pilasters, cornices, parapets and corners, pediments, verandahs, string courses, balustrades, arches, and projections or recesses (linear, vertical or horizontal), corbels, gargoyles, decorative detail, exposed structure, and other existing identification signage.
ARTS, CULTURE AND ENTERTAINMENT ACTIVITIES	means the use of land and buildings for the primary purpose of artistic, cultural, entertainment, exhibition or conference activities, including: a. museums;

	b. theatres; c. public art galleries and public art; d. cinemas; e. concert venues; f. conference facilities; and g. ancillary office facilities, ticket sales, retail, and restaurants.
ASSISTED HOUSING	Residential units managed by a government, local government, iwi authority, community housing provider or other similar organisation, and occupied by people or households at below-market rates that are affordable for up to median income households as measured by the Wellington Housing Affordability Model. Examples of assisted housing may include long-term leases, rent-to-buy, long-term affordable rentals, subsidised co-housing, and social housing under the Public and Community Housing Management Act 1992.
BED	has the same meaning as in section 2 of the RMA (as set out in the box below) means— a. in relation to any river— i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and b. in relation to any lake, except a lake controlled by artificial means,— i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.
BEST PRACTICABLE OPTION	has the same meaning as in section 2 of the RMA (as set out in the box below) in relation to a discharge of a contaminant or an emission of noise, means the best method for

	preventing or minimising the adverse effects on the environment having regard, among other things, to— a. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and b. the financial implications, and the effects on the environment, of that option when compared with other options; and c. the current state of technical knowledge and the likelihood that the option can be successfully applied.
BIODIVERSITY COMPENSATION	means a conservation outcome that meets the requirements in Appendix 3 — Biodiversity Compensation and results from actions that are intended to compensate for any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, remediation, and biodiversity offsetting measures have been sequentially applied.
BIODIVERSITY OFFSET	means a measurable conservation outcome that meets the requirements in Appendix 2 — Biodiversity Offsetting and results from actions that are intended to: (a) redress any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation measures have been sequentially applied; and (b) achieve a net gain in type, amount, and condition of indigenous biodiversity compared to that lost.
BIRD STRIKE RISK ACTIVITY	means a new or extension to an existing: a. marine food processing facility with external food storage or waste areas accessible to birds; b. sewage treatment and disposal facility; c. abattoir or freezing works; d. landfill facility, waste management facility or composting facility (excluding cleanfill); e. permanent artificial water body resulting in a surface area exceeding 1000 m².
BORE	means any hole drilled or constructed in the ground that is used to: a. investigate or monitor conditions below the ground surface; or b. abstract gaseous or liquid substances from the ground; or c. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
BOUNDARY ADJUSTMENT	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.

BUFFER	refers to a defined space between core areas of ecological value and the wider landscape that helps to reduce external pressures.
BUILDING	means a temporary or permanent movable or immovable physical construction that is: a. partially or fully roofed; and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power.
BUILDING COVERAGE	means the percentage of the net site area covered by the building footprint.
BUILDING FOOTPRINT	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
BUILDING IMPROVEMENT CENTRE	means any premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings and includes builders supply and plumbing supply centres, furniture and furnishings, and home and building display centres.
BUILT HERITAGE	Heritage buildings identified in SCHED1— Heritage Buildings, Heritage Structures, identified in SCHED2 - Heritage Structures, and contributing buildings and structures within Heritage Areas, identified in SCHED3- Heritage Areas. Excludes identified non-heritage buildings and structures.
CABINET	means a three-dimensional structure that houses radio and telecommunication equipment, traffic operations and monitoring equipment, gas distribution enclosures and electrical equipment associated with the operation of infrastructure, which includes single transformers, storage batteries, and associated switching gear distributing electricity at a voltage up to and including 110KV. For telecommunication equipment only, has the meaning defined in Section 4 of the NES for Telecommunication Facilities means a casing around equipment that is necessary to operate a telecommunication network, but not any of the following: a. a casing around an antenna, a small cell unit, ancillary equipment, or any part of a telecommunication line; b. a casing that is wholly underground; c. a casing that is inside a building; d. a building.

CAR SHARING	means a membership program intended to offer an alternative to car ownership under which persons or entities that become members are permitted to use vehicles from a fleet on an hourly basis.
CHARACTER	<i>for the purposes of Character Precincts</i> means a concentration of common, consistent natural and physical features and characteristics that collectively combine to establish the local distinctiveness and identity of an area, and that contribute to a unique 'sense of place' when viewed by the public at large from the street or other public spaces. These contributory features and characteristics are typically comprised of a combination of the following attributes: a. Streetscape level development form contributed to by topography, street pattern, public open space, street trees, land use, lot size and dimension, garage type and location, and the presence (or otherwise) of retaining walls; and b. Site specific built form contributed to by building age, architectural style, primary building type and materials, building siting and boundary setbacks, building height and shape, and site coverage.
CHILDCARE SERVICE	means the care or education of children and includes: a. creches; b. early childhood centres; c. day care centres; d. kindergartens; e. Kohanga Reo; f. playgroups; g. day nurseries; and h. home based childcare and education activities.
CIVIC ACTIVITIES	Means activities or services provided by, or on behalf of, Wellington City Council or a council-controlled organisation to promote the social, economic, environmental and cultural well-being of Wellington's communities.
CLEANFILL AREA	means an area used exclusively for the disposal of cleanfill material.
CLEANFILL MATERIAL	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances;

	e. contaminated soil and other contaminated materials; and f. liquid wastes.
COASTAL ENVIRONMENT	means the area of the coast which is identified on the planning maps.
COASTAL HAZARD OVERLAYS	means the combined mapped extent within the District Plan of the following coastal hazards: a. Tsunami including sea level rise; and b. Coastal inundation including sea level rise.
COASTAL MARGIN	means all land within a horizontal distance of 10 metres landward from the coastal marine area. Landward Extent of the Coastal Environment Coastal Marine Area 
COASTAL NATURAL CHARACTER AREA	means an area of very high or high coastal natural character identified in SCHED12 - High Coastal Natural Character Areas.
COASTAL WATER	has the same meaning as in section 2 of the RMA (as set out in the box below) means seawater within the outer limits of the territorial sea and includes— a. seawater with a substantial fresh water component; and b. seawater in estuaries, fiords, inlets, harbours, or embayments.
COMMERCIAL ACTIVITY	means any activity trading in goods, equipment or services. It includes any ancillary activity to the

	commercial activity (for example administrative or head offices).
COMMERCIAL PORT	means the area of land to the north and east of Waterloo and Aotea Quays, within Wellington Harbour (Port Nicholson) and adjacent land used, intended or designed to be wholly for Operational Port Activities. The Commercial Port also includes land adjacent to Miramar and Burnham Wharf, intended or designed to be wholly used for Operational Port Activities.
COMMUNITY CORRECTIONS ACTIVITY	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
COMMUNITY FACILITY	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.
COMMUNITY GARDEN	means land used as a garden operated by a group or collective for the purpose of growing plants, vegetables or fruit on a not for profit basis and excludes any retail activity.
COMMUNITY SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY	means systems or equipment that generate electricity from renewable sources for the purpose of supplying electricity to a group of individuals, an immediate community, or exporting back into the distribution network.
COMPREHENSIVE DEVELOPMENT	means any development of a contiguous area of land that: a. is planned, designed and consented in an integrated manner; and b. contains a mix of activities and building type; and c. is constructed in one or more stages.
CONFERENCE FACILITIES	means the use of land and buildings for the purposes of holding organised conferences, seminars and meetings, or as a venue that is hired for weddings or other functions.
CONNECTIVITY	refers to the structural or functional links or connections between habitats and ecosystems that provide for the movement of species and processes among and between the habitats or ecosystems.
CONSERVATION ACTIVITIES	means the use of land for activities undertaken for the purposes of maintaining, protecting and/or enhancing the natural and/or ecological values of a natural resource. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource, where that is consistent with maintaining, protecting or enhancing the natural and/or ecological values. Activities may include: a. species protection and conservation management work, including restoration and revegetation; b. pest and weed control; and

	c. educational activities.
CONSTRUCTED WETLAND	means an artificial wetland that can be designed for flood control in addition to be used for natural processes involving wetland vegetation, soils, and their associated microbial assemblages to treat domestic wastewater, industrial wastewater, greywater or stormwater runoff, to improve water quality.
CONSTRUCTION ACTIVITY	means undertaking or carrying out any of the following building works: - erection of new buildings and structures; - additions and alterations to existing buildings and structures; - total or partial demolition or removal of an existing building or structure; - relocation of a building.
CONTAMINANT	has the same meaning as in section 2 of the RMA (as set out in the box below) includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat— - when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or - when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.
CONTAMINATED LAND	has the same meaning as in section 2 of the RMA (as set out in the box below) means land that has a hazardous substance in or on it that— - has significant adverse effects on the environment; or - is reasonably likely to have significant adverse effects on the environment.
CONTRIBUTING BUILDINGS AND STRUCTURES	means buildings and structures that contribute to the heritage values of a heritage area and have not otherwise been identified as a heritage building, heritage structure or non-heritage building or structure.
CULTIVATION	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops.
CUSTODIAL CORRECTIONS FACILITY	means a facility where people are detained in the justice system. It includes a prison, detention centre, youth detention centre and secure unit.
CUSTOMARY ACTIVITY	means the use of land and/or buildings for traditional Maori activities and includes making and/or creating customary goods, textiles and art, medicinal gathering, waka ama, management and activities

	that recognise and provide for the special relationship between tangata whenua and places of customary importance.
CUSTOMARY HARVESTING (HAUHAKE)	means harvesting is of indigenous vegetation by mana whenua in accordance with tikanga for traditional uses. These include: a. Kohi Kai (food gathering) b. Whakairo (carving) c. Rāranga (weaving) d. Rongoā (traditional medicine)
CUSTOMER CONNECTION	means a line or pipe that connects a network utility operator's network to a site, including any connection to a building within that site, for the purpose of enabling a network utility operator to provide services to a customer.
CUT HEIGHT	means the maximum height of the earthworks cut at any time and at any point measured vertically from ground level and includes any working cut height during the course of the earthworks.
CYCLE	means a transportation device that has at least two wheels and that is designed primarily to be propelled by the physical effort of the rider to rotate pedals. It includes electric cycles.
DEMOLITION	<i>for the purposes of Character Precincts</i> means the removal, destruction, or taking down of the primary form of any building, or additions and alterations (including partial demolition) that are so substantial that the primary form of the building is rendered illegible; or the removal, destruction, or taking down of architectural features or elements on the primary elevation(s) of any building. It does not include any work that is permitted such as repair or maintenance.
DENSITY STANDARD	means a standard setting out requirements relating to building height, height in relation to boundary, building setbacks, building coverage, outdoor living space, outlook space, windows to streets, or landscaped area for the construction of a building.
DESIGN SPEED	means a speed 10kph higher than the speed that will be posted for the road. Design speed is not operating speed or target speed.
DEVELOPMENT CAPACITY	means the capacity of land to be developed for housing or for business use, based on:

	a. the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and b. the provision of adequate development infrastructure to support the development of land for housing or business use.
DEVELOPMENT INFRASTRUCTURE	means the following, to the extent they are controlled by a local authority or council controlled organisation (as defined in section 6 of the Local Government Act 2002): a. network infrastructure for water supply, wastewater, or stormwater b. land transport (as defined in section 5 of the Land Transport Management Act 2003).
DIGITAL SIGN	means a sign which displays electronic graphics and/or text using electronic screens. Digital Signs can include both moving and static signage.
DISCHARGE	has the same meaning as in section 2 of the RMA (as set out in the box below) includes emit, deposit, and allow to escape.
DRAIN	means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.
DRINKING WATER	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
DRIVE-THROUGH ACTIVITY	means any activity with a substantial focus on drive-through transactions, including service stations and drive-in or drive-through retail and services outlets and restaurants
DRIVE-THROUGH RESTAURANT	means any land or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area.
DRY ABRASIVE BLASTING	means abrasive blasting using materials to which no water has been added.
DUST	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.
DUST NUISANCE	means the generation of dust resulting in visible evidence of suspended solid: a. in the air beyond the site the dust is generated from; or b. traceable from a dust source settling on the ground, building or structure on a neighbouring site, or water.

EARTHWORKS	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
ECO-SOURCED LOCAL INDIGENOUS VEGETATION	means the seeds (or other propagation materials) that are sourced from within the region and are species that would occur here naturally and from the same ecological district including those recommended in the Wellington Regional Native Plant Guide (Revised edition 2010) by Greater Wellington Regional Council.
ECOSYSTEM	means the complexes of organisms and their associated physical environment within an area (and comprise: a biotic complex, an abiotic environment or complex, the interactions between the biotic and abiotic complexes, and a physical space in which these operate).
ECOSYSTEM FUNCTION	means the abiotic (physical) and biotic (ecological and biological) flows that are properties of an ecosystem.
EDUCATIONAL FACILITY	means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities.
EFFECT	has the same meaning as in section 3 of the RMA (as set out in the box below) includes— a. any positive or adverse effect; and b. any temporary or permanent effect; and c. any past, present, or future effect; and d. any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes— e. any potential effect of high probability; and f. any potential effect of low probability which has a high potential impact.
ELECTRIC VEHICLE CHARGING STATION	means a structure that provides electric energy for the recharging of an electric vehicle (including plug-in hybrid vehicles), including Electric Vehicle direct current chargers and super-fast chargers, and all their components, including charging cables.
EMERGENCY SERVICE FACILITIES	means land and buildings used by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime. Includes: a. police, fire and ambulance stations; b. surf lifesaving activities;

	c. administration related to emergency services; d. vehicle and equipment storage and maintenance; e. personnel training; and f. any ancillary activities. Excludes: a. healthcare facilities; b. hospitals; and c. private security companies.
ENVIRONMENT	has the same meaning as in section 2 of the RMA (as set out in the box below) includes— a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.
ESPLANADE RESERVE	has the same meaning as in section 2 of the RMA (as set out in the box below) means a reserve within the meaning of the Reserves Act 1977— a. which is either— i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or ii. a reserve vested in the Crown or a regional council under section 237D; and b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.
ESPLANADE STRIP	has the same meaning as in section 2 of the RMA (as set out in the box below) means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
EVANS BAY MARINE RECREATION AREA	Means the land at 447 Evans Bay Parade, Hataitai, legally described as Lot 11 DP 88742.

EXISTING SLOPE ANGLE

means the maximum slope segment angle of all slope segments.

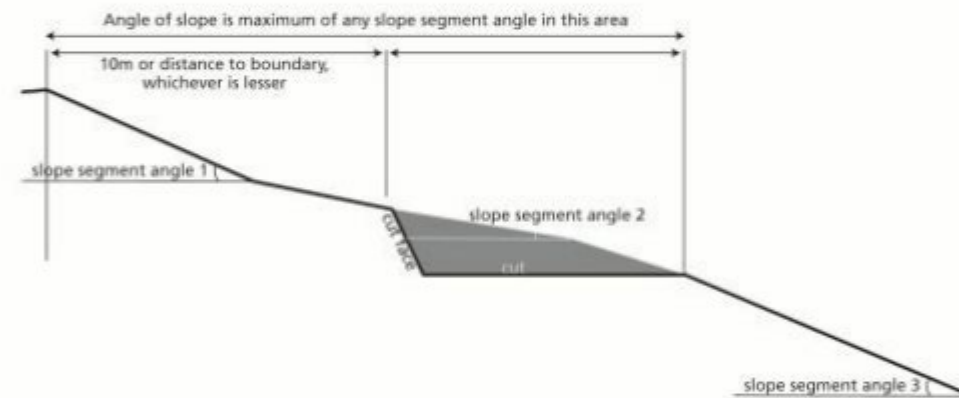
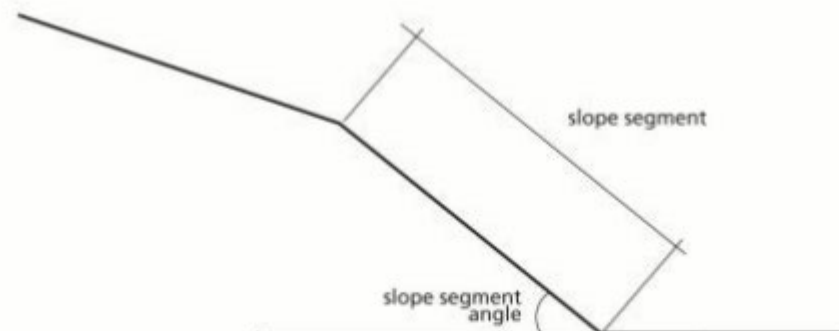
For a Cut – slope segments are measured (on a horizontal plane);

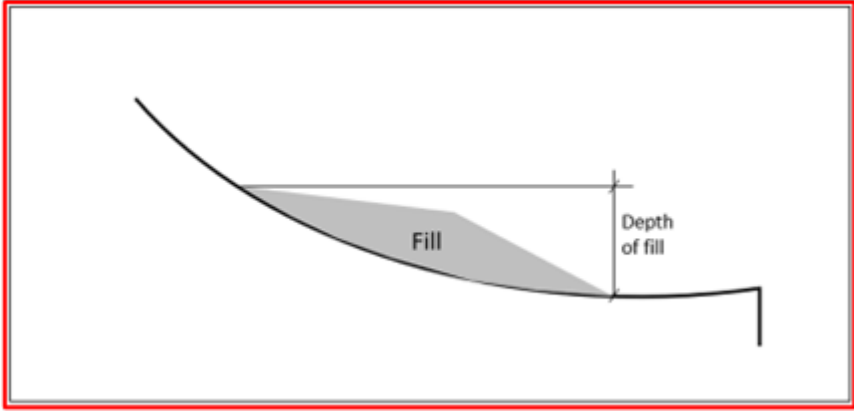
- within the extent of the cut; and
- uphill of the cut, the distance to the boundary or 10m whichever is the lesser.

For a Fill – slope segments are measured (on a horizontal plane);

- within the extent of the fill; and
- downhill of the fill, the distance to the boundary or 10m whichever is the lesser.

A slope segment is a segment of sloping ground that falls generally at the same angle to the horizontal (slope segment angle) sustained over a distance of at least 3m, measured horizontally.

EXISTING SLOPE

FABRIC	all the physical material of a building or structure.
FEATURELESS FAÇADE	means a building façade that lacks windows, doors, columns, recesses, stairs, niches, public access or other architectural detailing.
FERTILISER	means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. fertiliser additives to facilitate the uptake and use of nutrients; or d. non-nutrient attributes of the materials used in fertiliser. It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.
FILL DEPTH	means the maximum depth of the fill at the completion of the earthworks, measured vertically from the highest point on the top of the fill to the bottom of the fill placement. 
FIRST FLUSH	means the initial surface runoff from a storm event. Initial runoff from highly impervious areas typically has high concentrations of pollutants compared to the remainder of the storm.
FIXED PLANT	means plant that is permanently or temporarily located and operated at any location and includes

	mechanical and building services equipment such as equipment that is: a. required for ventilating, extracting, heating, cooling, conditioning, and exhaust either of buildings or commercial activities; b. associated with boilers or plant equipment, furnaces, incinerators or refuse equipment; c. electrical equipment, plumbing (including pumps), lift or escalator equipment; or d. similar plant, equipment, items, rooms or services.
FRAGMENTATION	in relation to indigenous biodiversity, refers to the fragmentation of habitat that results in a loss of connectivity and an altered spatial configuration of habitat for a given amount of habitat loss
FREESTANDING SIGN	means a sign which is not affixed to an existing building or structure and is self-supported.
FRESHWATER	has the same meaning as fresh water in section 2 of the RMA (as set out in the box below) means all water except coastal water and geothermal water.
FRONT YARD	where a site has frontage to a road, the area of land between the front boundary of the site and a line parallel to that boundary, extending the full width of the site. Where the site has two frontages to a road, each frontage is considered a front yard.
FUNCTIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.
GOVERNMENT ACTIVITIES	Means activities undertaken by an organization that is part of the state sector, including: a. The public service; b. Other departments in the executive branch of government that are not part of the public service (such as the New Zealand Police, the New Zealand Defence Force, and the Parliamentary Counsel Office); c. Statutory entities, which comprise Crown agents, autonomous Crown entities, and independent Crown entities; d. Crown entity companies and subsidiaries; and e. The Reserve Bank of New Zealand.
GREEN INFRASTRUCTURE	means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: a. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and b. provide services to people and communities, such as stormwater or flood management or climate change adaptation.

GREYWATER	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.
GROSS FLOOR AREA	means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured: a. where there are exterior walls, from the exterior faces of those exterior walls b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor.
GROUND LEVEL	means: a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
GROUNDWATER	means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.
HABITABLE ROOM	means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.
HABITAT	means the area or environment where an organism or ecological community lives or occurs naturally for some or all of its life cycle, or as part of its seasonal feeding or breeding pattern; but does not include built structures or an area or environment where an organism is present only fleetingly.
HARD ENGINEERING NATURAL HAZARD MITIGATION WORKS	means engineering works that are designed to prevent erosion of land and use structural materials such as concrete, steel, timber or rock armour to provide a hard, inflexible edge at the land-water interface along rivers, shorelines or lake edges. Hard engineering techniques include groynes, seawalls, revetments or bulkheads.
HAZARD SENSITIVE ACTIVITIES	means the following land use activities: a. Childcare Services b. Community Facility c. Educational Facility

	d. Emergency Service Facilities e. Hazardous Facilities and Major Hazardous Facilities f. Healthcare facility g. Hospital h. Marae i. Multi-unit housing j. Places of Worship k. Residential Units and Minor Residential Units (including those associated with Pakakainga), <u>including attached garages, and additions or conversions for a residential activity</u> l. Retirement Village m. Visitor Accommodation <u>n. Accessory buildings used for habitable purposes</u>
HAZARDOUS FACILITY	means land or buildings where hazardous substances are manufactured, used, stored, or disposed of. Excludes: a. fuel stored in mobile plants, motor vehicles, boats or small engines; b. the incidental use and storage of hazardous substances in domestic scale quantities.
HAZARDOUS SUBSTANCE	has the same meaning as in section 2 of the RMA (as set out in the box below) includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance— a. with 1 or more of the following intrinsic properties: i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).
HEALTHCARE FACILITY	means land and buildings used for providing physical or mental health or welfare services, including medical practitioners, dentists and dental technicians, opticians, physiotherapists, medical social workers and counsellors, midwives, paramedical practitioners, alternative therapists, providers of health

	and wellbeing services; diagnostic laboratories, and accessory offices, but excluding hospitals and retirement villages.
HEAVY INDUSTRIAL ACTIVITY	means an Industrial Activity that generates: offensive and objectionable noise, dust or odour, significant volumes of heavy vehicle movements, or elevated risks to people's health and safety. Heavy Industrial Activities include quarries, abattoirs, refineries, the storage, transfer, treatment, or disposal of waste materials or significant volumes of hazardous substances, other waste management processes or composting of organic materials.
HEAVY VEHICLE	means a motor vehicle that has a gross vehicle mass exceeding 3,500kg.
HEIGHT	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
HEIGHT IN RELATION TO BOUNDARY	means the height of a structure, building or feature, relative to its distance from either the boundary of a: a. site; or b. another specified reference point.
HELICOPTER NOISE EFFECTS ADVISORY OVERLAY	means an area defined by the planning maps, based on a distance of 500m from each of the two landing pads at Wellington Regional Hospital (Newtown). The advisory overlay serves to alert the potential for noise disturbance arising from the permitted regular use of helicopters as air ambulances or in emergencies.
HERITAGE AREA	a defined area, identified in SCHED3 - Heritage Areas
HERITAGE BUILDING	a building or protected parts of a building identified in SCHED1 - Heritage Buildings.
HERITAGE STRUCTURE	a structure, identified in SCHED2 - Heritage Structures.
HIGH COASTAL HAZARD AREA	means the mapped extent within the District Plan for the following coastal hazards: a. Existing coastal inundation extent with a 1:100 year storm; or b. Tsunami — 1:100 year inundation scenario with 1m of Sea Level Rise.
HIGH NOISE AREA	means land and habitable rooms of buildings located within: a. 40m of a State Highway designation, except where the State Highway is in a tunnel; b. 40m of a Railway designation, except where the railway is in a tunnel; c. Courtenay Place Noise Area; d. General Industrial Zone; e. Inner Air Noise Overlay.

	With respect to railway and state highway designations, distance to the nearest habitable room of a building is measured to the closest point of the designation.
HISTORIC HERITAGE	has the same meaning as in section 2 of the RMA (as set out in the box below) a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: i. archaeological: ii. architectural: iii. cultural: iv. historic: v. scientific: vi. technological; and b. includes— i. historic sites, structures, places, and areas; and ii. archaeological sites; and iii. sites of significance to Māori, including wāhi tapu; and iv. surroundings associated with the natural and physical resources.
HOME BUSINESS	means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity.
HOSPITAL ACTIVITIES	means the use of land and/or buildings for the primary purpose of providing medical, surgical, mental health, oral health, maternity, geriatric and convalescent or hospice services to the community. This includes: a. medical and psychiatric assessment, diagnosis, treatment, rehabilitation and in-patient care services, including operating theatres; b. dispensaries; c. outpatient departments and clinics; d. medical research and testing facilities, including diagnostic laboratories; e. medical training and education; f. healthcare consulting services; g. emergency service facilities; h. helicopter facilities, including helicopter take-off, landing and associated service facilities; i. first aid and other health-related training facilities; j. rehabilitation facilities, including gymnasiums and pools; k. palliative facilities;

	l. hospice facilities; m. marae activities and facilities; n. residential care services and facilities; o. temporary living accommodation e.g. for families and carers of patients; p. residential accommodation for staff; q. secure facilities; r. mortuaries; s. spiritual facilities and t. any ancillary activity necessary for the functional needs and operational needs of the Hospital sites which includes: i. office; ii. commercial activity; iii. catering; iv. staff facilities; v. operation and maintenance support services including laundries, kitchens, cafeterias, refreshment facilities, generators, substation, storage facilities and workshops; vi. retail; vii. childcare; viii. business services; ix. educational activities and facilities; x. small-scale community activity; xi. conference facility; xii. small-scale ancillary sport and recreation activities and facilities; and xiii. car parking for staff, patients and visitors.
HYDRAULIC NEUTRALITY	means managing stormwater runoff from subdivision, use and development through either on-site disposal or storage, so that peak stormwater flows and volumes are released from the site at a rate that does not exceed the modelled peak flows and volumes from the site in its current state prior to any proposed subdivision, use or development.
ICONIC AND LANDMARK VIEWS	Views that have been identified as having enhanced public significance, townscape value, or are representative of the City's identity at a national or international scale.
ILLUMINATED SIGN	means any sign which is internally or externally illuminated except for Digital Signs.
INDIGENOUS BIODIVERSITY	means the living organisms that occur naturally in New Zealand, and the ecological complexes of which they are part, including all forms of indigenous flora, fauna, and fungi, and their habitats.
INDIGENOUS VEGETATION	means vascular and non-vascular plants that, in relation to a particular area, are native to the ecological

	district in which that area is located.
INDUSTRIAL ACTIVITY	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
INDUSTRIAL WASTE AND TRADE WASTE	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater.
INFORMAL RECREATION ACTIVITIES	means a pastime, leisure, sport or exercise activity that occurs on an ad-hoc basis or irregularly and contributes to a person's enjoyment and/or relaxation. It excludes regular organised sport and recreation.
INFRASTRUCTURE	has the same meaning as in section 2 of the RMA, and also includes Electric Vehicle Charging Stations.
INTEGRATED RETAIL ACTIVITIES	means an individual retail development, or a collection of any two or more retail activities that are developed and operate as a coherent entity (whether or not the activities are located on separate legal titles), and share one or more of the following: a. servicing and/or loading facilities; b. vehicle and/or pedestrian access; c. car parking; d. public spaces and/or facilities. This definition includes shopping malls and large-format retail parks, but does not include trade supply retail, wholesale retail, yard-based retail or building improvement centres.
INTEGRATED TRANSPORT ASSESSMENT	means an analysis to determine the impacts of a development on the transport network for all modes of travel and effects on safety, effectiveness, access and the capacity of the transport network.
INTENSIVE INDOOR PRIMARY PRODUCTION	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.
INTERPRETATION SIGNS	means signs that provide information to the public on the environmental, historic, cultural or other values of an area, often with photos, drawings or maps.
INTERSECTION	has the meaning set out in 1.6 Interpretation, Part 1 (Preliminary Provisions) of the Land Transport (Road User) Rule 2004: a. in relation to 2 or more intersecting or meeting roadways, means that area contained within the prolongation or connection of the lateral boundary lines of each roadway; but b. if 2 roadways are separated only by a traffic island or by a median less than 10m wide, the roadways must be regarded as 1 roadway.

K VALUE	means, for roads, the horizontal distance required to achieve a 1% change in the slope of the vertical curve. The K Value expresses the abruptness of the road gradient change in a single value.
KEEPING OF GOATS	means the keeping of 10 or more goats on a single site.
LA90	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound.
LAEQ	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
LAF(MAX)	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement Of Environmental Sound.
LAKE	has the same meaning as in section 2 of the RMA (as set out in the box below) means a body of fresh water which is entirely or nearly surrounded by land.
LAND	has the same meaning as in section 2 of the RMA (as set out in the box below) a. includes land covered by water and the airspace above land; and b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
LAND DISTURBANCE	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land.
LANDFILL	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.
LANDMARK	means a building, structure or place that: a. can be seen clearly from a distance; and b. is of visual significance; or c. has historical or cultural significance.
LARGE FORMAT RETAIL	means any individual retail activity exceeding 450m ² gross floor area.
LARGE SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY	means the land, buildings, substations, wind turbines, structures, underground cabling earthworks, access tracks and roads, paved areas, internal transmission and fibre networks, ancillary facilities and site rehabilitation works associated with the generation of electricity from a renewable energy source and the operation of the renewable electricity generation activity greater for the purpose of exporting

	electricity directly into the distribution or transmission network. It does not include: a. Small Scale Renewable Electricity Generation Activities; or b. Community Scale Renewable Electricity Generation Activities.
LDN	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound.
LESS HAZARD SENSITIVE ACTIVITIES	means the following land use activities: a. Accessory buildings used for non-habitable purposes b. Buildings associated with marina operations (above MHWS) c. Maritime emergency facilities d. Informal recreation activities and organised sport and recreation activities within the Sport and Active Recreation Zone, including those for maritime purposes in the Evans Bay Marine Recreation Area e. Parks Facilities f. Parks Furniture g. Quarrying activities h. <u>Any other activity that is not provided for by the activities listed in the definitions of Less Hazard Sensitive Activities, Potentially Hazard Sensitive Activities and Hazard Sensitive Activities</u>
LIGHT VEHICLE	means a motor vehicle that has a gross vehicle mass of 3,500kg or less.
LOW COASTAL HAZARD AREA	means the mapped extent within the District Plan for the following coastal hazards: Tsunami — 1:1000 year inundation scenario with 1m of Sea Level Rise.
LPEAK	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics — Measurement of Environmental Sound.
MAINTENANCE AND REPAIR	Means (in regard to non-infrastructure buildings and structures) a. To make good decayed or damaged fabric to keep a building or structure in a sound or weatherproof condition or to prevent deterioration of fabric using materials the same as the original or most significant fabric, or the closest reasonably available equivalent of a similar design and appearance; and b. regular and on-going protective care of a building or structure to prevent deterioration. (For the purposes of the HH-Historic heritage chapter) In addition to the above, maintenance and repair of built heritage must not result in any of the following:

	a. Demolition of any façade, exterior wall or roof; b. Changes to the nature of the existing surface treatment of fabric including: i. Painting of any previously unpainted surface; ii. Rendering of any previously unrendered surface; c. Noticeable changes to the design or texture of the fabric; d. The affixing of putlog or similar form of scaffolding directly to a building or structure; e. The permanent damage of fabric from the use of abrasive or high-pressure cleaning methods, such as sand or water-blasting. (For the purposes of the INF Infrastructure chapters and the REG Renewable electricity generation chapter) means any work or activity necessary to continue the operation or functioning of existing infrastructure. It does not include upgrading, but does include replacement of an existing structure with a new structure of identical dimensions. (For the purposes of the Sites and Areas of Significance to Māori chapter) means in relation to a site or area listed in SCHED7 - Sites and Areas of Significance to Māori the regular and ongoing protective care of a site or area to prevent deterioration and retain its values.
MAJOR HAZARD FACILITY	has the same meaning as the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 - means a facility that WorkSafe has designated as a lower tier major hazard facility or an upper tier major hazard facility under regulation 19 or 20.
MARAE ACTIVITY	means the use of land and buildings by Māori and the wider community as a focal point for social, cultural, health and wellbeing and economic activity, including: a. marae ātea (sacred courtyard); b. wharehui/wharehui (main building or meeting house); c. wharemoa (sleeping house); d. kāuta (kitchen, cookhouse, cooking shed); e. wharekai (dining hall); f. māra kai (food garden): ancillary residential units (including kaumatua housing); g. whare oranga (healthcare centre); h. kōhanga reo (care centre); i. wānanga (education facility); j. papa tākaro (organised sport and recreation); k. overnight accommodation of visitors; and l. events and gatherings.

MARINA FACILITIES	means land-based activities, land, buildings and other structures related to the ongoing operation, maintenance, use and development of a marina or maritime sport and recreation activities, including: a. storage facilities; b. vehicle and vessel parking, loading and manoeuvring areas; c. ablution blocks, toilets and cooking facilities; d. boat ramps; e. connections to jetties, gangways, moorings, berths, pontoons; f. land, buildings and structures for the servicing, repair, maintenance and refuelling of vessels, including any commercial activity for these purposes; and g. ancillary office and administrative facilities.
MARITIME	means thematically or operationally related to the sea, especially sea-borne transport, commerce and naval activities.
MEDIUM COASTAL HAZARD AREA	means the mapped extent within the District Plan for the following coastal hazards: a. Coastal inundation with 1.43m of Sea Level Rise; or b. Tsunami — 1:500 year inundation scenario with 1m of Sea Level Rise.
MICROMOBILITY DEVICE	means a small, lightweight, transportation device that can occupy space alongside cycles, operates at speeds typically below 30 km/h and is driven by the user personally. Micromobility devices include: a. Scooters; b. Electric scooters; c. Skateboards; d. Electric skateboards. Micromobility devices exclude: e. Light vehicles; f. Heavy vehicles; g. Devices with internal combustion engines; h. Devices with top speeds above 45 km/h; i. Devices heavier than 200kg; j. Cycles; k. Electric cycles.
MINIMISE	Means for the purposes of the natural hazard and coastal hazard overlays: to reduce to the smallest amount reasonably practicable.

	Minimised, minimising and minimisation have the corresponding meaning.
MINIMUM DENSITY	means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for: a. residential activities, including all open space and on-site parking associated with residential development; The area (ha) excludes land that is: b. public road corridors c. public open space areas
MINOR RESIDENTIAL UNIT	means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.
MODERATE NOISE AREA	means land and habitable rooms of buildings located within: a. The area between 40m and 100m of a State Highway designation with a posted speed limit or maximum variable speed limit greater than >70 km/hour, except where the State Highway is in a tunnel; b. The area between 40m and 100m of a Railway designation, except where the railway is in a tunnel; c. City Centre Zone; d. Mixed Use Zone; e. Neighbourhood Centre Zone; f. Local Centre Zone; g. Metropolitan Centre Zone; h. Waterfront Zone; i. Outer Port Noise Overlay; j. Outer Air Noise Overlay. With respect to railway and state highway designations, distance to the nearest habitable room of a building is measured to the closest point of the designation.
MOSAIC	means a pattern of two or more interspersed ecosystems, communities, or habitats that contribute to the cumulative value of ecosystems in a landscape.
MULTI-UNIT HOUSING	means any development that will result in four or more residential units on a site, excluding retirement villages and residential development within the Oriental Bay Height Precinct.
NATIONAL GRID	has the same meaning as defined in the National Policy Statement on Electricity Transmission 2008 means the assets used or owned by Transpower NZ Limited.

NATIONAL GRID SUBDIVISION CORRIDOR	means the area measured either side of the centre line of any above ground National Grid transmission lines as follows: a. 14m of a 110kV transmission cable, or a 110kV transmission line on single poles; b. 16m of a 110kV transmission line on pi poles; c. 16m of the Te Hikowhenua - Deviation A (THW-DEV-A) transmission line on towers and Pi poles; d. 18m of the South Makara - Oteranga Bay A (SMK-OTB-A) 11kV transmission line on Single Poles; e. 32m of a transmission line up to and including 110kV, on towers; f. 37m of a 220kV transmission line; g. 39m of a 350kV National Grid transmission lines on towers. The measurement at setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. Note: the National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.
NATIONAL GRID YARD	means: a. the area located within 10m of either side of the centreline of an above ground transmission cable, or a transmission line on single poles, that in either case is up to and including 110kV; b. the area located within 10m of either side of the centreline of the Te Hikowhenua - Deviation A (THW-DEV-A) - Single Circuit transmission line on towers and Pi poles; c. the area located within 12m either side of the centreline of an above ground transmission line on pi-poles or towers other than the Te Hikowhenua - Deviation A (THW-DEV-A) -Single Circuit transmission line; d. the area located within 12m in any direction from the outer visible edge of an electricity transmission support structure. The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span. Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.
NATURAL AND PHYSICAL RESOURCES	has the same meaning as in section 2 of the RMA (as set out in the box below) Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.

NATURAL HAZARD	has the same meaning as in section 2 of the RMA (as set out in the box below) means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.
NATURAL HAZARD MITIGATION WORKS	means structures and associated engineering works to prevent or control the impacts of natural hazards and includes both soft engineering natural hazard mitigation and hard engineering natural hazard mitigation. Retaining walls not required for a hazard mitigation purpose are excluded from this definition. Raised building floor levels and raised land which are required to be raised to meet the requirements of a hazards assessment certificate are excluded from this definition.
NATURAL HAZARD OVERLAYS	means the combined mapped extent within the District Plan of the following natural hazards: a. Flood Hazards b. Liquefaction Hazards c. Fault Hazards
NATURAL INLAND WETLAND	means a wetland (as defined in the Act) that is not: a. in the coastal marine area; or b. a deliberately constructed wetland, other than a wetland constructed to offset impacts on, or to restore, an existing or former natural inland wetland; or c. a wetland that has developed in or around a deliberately constructed water body, since the construction of the water body; or d. a geothermal wetland; or e. a wetland that: i. is within an area of pasture used for grazing; and ii. has vegetation cover comprising more than 50% exotic pasture species (as identified in the National List of Exotic Pasture Species using the Pasture Exclusion Assessment Methodology (see clause 1.8)); unless the wetland is a location of a habitat of a threatened species identified under clause 3.8 of this National Policy Statement, in which case the exclusion in (e) does not apply
NET FLOOR AREA	means the sum of any gross floor area; and a. includes: i. both freehold and leased areas; and

	ii. any stock storage or preparation areas; but b. excludes: i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures.
NET SITE AREA	means the total area of the site, but excludes: a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
NETWORK UTILITY OPERATOR	has the same meaning as in s166 of the RMA (as set out in the box below) means a person who— a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or b. operates or proposes to operate a network for the purpose of— i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or e. undertakes or proposes to undertake a drainage or sewerage system; or f. constructs, operates, or proposes to construct or operate, a road or railway line; or g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; i. (ha) is a responsible SPV that is constructing or proposing to construct eligible infrastructure; or j. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— and the words network utility operation have a corresponding meaning.

NOISE	has the same meaning as in section 2 of the RMA (as set out in the box below) includes vibration.
NOISE RATING LEVEL	means a derived noise level used for comparison with a noise limit.
NOISE SENSITIVE ACTIVITY	means any lawfully established: a. residential activity, including activity in visitor accommodation; b. educational activity; c. healthcare facility or hospital activity; d. congregation within any place of worship; and e. activity at a marae.
NON-AIRPORT ACTIVITY	means an activity within the Airport Zone which is not "Airport Activities" or "Airport Related Activities".
NON-CUSTODIAL REHABILITATION ACTIVITY	means the use of land and buildings for non-custodial rehabilitative and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama Aotearoa, the Department of Corrections.
NON-HERITAGE BUILDINGS OR STRUCTURES	means buildings and structures within a heritage area and identified in SCHED3 as non-heritage.
NON-SCHEDULED BUILDINGS OR STRUCTURES	means buildings and structures located on the same site as a heritage building or heritage structure, that have not been identified as being of historic heritage value. Non-scheduled buildings and structures are identified as exclusions in the 'protections required' column of SCHED1 and are excluded from the application of historic heritage rules, except for HH-R2 and HH-R9.
NOTABLE TREES	means a tree or group of trees identified in SCHED6 — Schedule of Notable Trees.
NOTIONAL BOUNDARY	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.
OFFICIAL SIGN	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
ORIGINAL USE	means the use a building or object was originally constructed for.
ON-SITE SIGNS	means any sign which is related to the activity occurring within a site on which the sign is located.

OPEN SPACE AND RECREATION ZONE	means the following zones; 1. Natural Open Space Zone; 2. Open Space Zone; 3. Sport and Active Recreation Zone; and 4. Special Purpose Wellington Town Belt Zone.
OPEN SPACE COMMUNITY ACTIVITY	means land and buildings used for the meeting of people on a not-for-profit basis, and includes libraries, clubrooms and premises with a club licence and other similar establishments.
OPERATING SPEED	means the speed at or below which 85% of cars are observed to travel under free-flowing conditions past a nominated point. Operating speed is not <i>design speed</i> or <i>target speed</i>
OPERATIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
OPERATIONAL PORT ACTIVITIES	The use of land and/or buildings for: a. navigation, mooring, berthing, departure, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels; b. the embarking, disembarking, and transit of passengers; c. loading, unloading and processing of freight and cargo including containers and logs; d. transitional storage activities; e. associated marshalling, parking, and manoeuvring of vehicles and trains; f. associated rail activities; g. ancillary distribution activities including dry bulk warehousing and bulk liquids storage and transfer, including fuel and ancillary pipeline networks; and h. any ancillary activity necessary for the functional needs and operational needs of port operations, or supporting the operation, maintenance and security of facilities and services, which includes: i. ancillary operation and maintenance support services including freight and vehicle depots, storage facilities and workshops; ii. energy generation, storage and maintenance for port operations; iii. ancillary office; and iv. car parking for staff and visitors.
ORGANISED SPORT AND RECREATION ACTIVITIES	means the use of land and/or buildings for organised sport, recreation activities, tournaments and sports education and club e.g. parks, playgrounds, sportsgrounds, swimming pools, stadia, sailing and boating clubs and multi-sports facilities. It includes ancillary administrative activities to sport and recreation activities.

OUTDOOR LIVING SPACE	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
OUTSTANDING NATURAL FEATURES AND LANDSCAPES	means an area of outstanding natural features and landscapes identified in SCHED10 — Outstanding Natural Features and Landscapes.
PARKING ACTIVITIES	means the parking of motor vehicles, including all manoeuvring areas, excluding parking on legal road.
PARKS MAINTENANCE AND REPAIR	Means: a. To make good decayed or damaged fabric to keep a building, structure or existing drainage channel in a sound or weatherproof condition or to prevent deterioration of fabric; and b. regular and on-going protective care of a building, structure or existing drainage channel to prevent deterioration. It also includes: a. re-topsoiling and reseeding; b. pest and weed control; and c. grass mowing.
PARLIAMENTARY ACTIVITIES	Means activities related or ancillary to, the business or functioning of Parliament, including: a. Offices of Parliament; b. Administrative and support services to the House of Representatives and members of Parliament; c. Management of the Crown's buildings within the parliamentary area; and d. Parliament tours, education and information services to the public.
PARTIAL DEMOLITION	alterations to demolish, destroy or remove part of any building or structure.
PASSENGER PORT FACILITIES	Land and buildings used for the purpose of providing for the transfer of freight and passengers to and/or from ferry or cruise services in an integrated manner, including: a. ferry terminals; b. ticketing and visitor information boxes; c. devices and facilities to enable the movement, circulation and security of passengers; d. passenger waiting areas and driver rest facilities; e. areas for bus parking, cycle parking, and drop-off and pick-up points; f. areas for rail and vehicular ferry operations; and g. areas for any ancillary activity supporting the operation, maintenance and security of facilities and services, which includes: i. operation and maintenance support services including freight and vehicle depots, storage facilities and workshops;

	ii. office; iii. retail and commercial activity; iv. cafeterias, refreshment facilities and food and beverage outlets; v. business services; and vi. car parking for staff and visitors.
PEAK PARTICLE VELOCITY	means, to the extent used for the assessment of the risk of structural damage to a fixed structure, the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.
PEDESTRIAN	means a person walking rather than travelling in a vehicle, including a person with impaired mobility who relies on mobility assistance including a wheelchair.
PERMEABLE SURFACE	means a surface which allows for the soakage of water into the ground, including: a. areas grassed or planted in trees or shrubs, gardens and other vegetated areas; b. porous or permeable paving; and c. decks which allow water to drain through to a permeable surface.
PERMITTED ACTIVITY	Permitted activities are allowed 'as of right' subject to complying with any conditions set out in the plan. A permitted activity is the only category that does not require you to apply for resource consent.
PEST	means any species of flora or fauna that is: a. A pest or unwanted organism as defined in the Biosecurity Act 1993; b. Listed in the Greater Wellington Regional Pest Management Plan 2019-2039; or c. Listed in Howell, C (2008) Consolidated List of Environmental Weeds in New Zealand, Science & Technical Publishing, New Zealand Department of Conservation.
PLANNED SUBDIVISION, USE AND DEVELOPMENT	means subdivision, use and development set out in an approved Greater Wellington Regional Council or Wellington City Council spatial plan.
PORT	The Special Purpose Port Zone.
PORT NOISE OVERLAY	means an area defined by planning maps to show land subject to development restrictions due to potential noise effects from port activities. It comprises: a. Inner Port Noise Overlay — being all land zoned Special Purpose Port Zone. b. Outer Port Noise Overlay — being land west of Hutt Road that is identified on the planning maps as Outer Port Noise Overlay. c. Port Noise Control Line — being a line shown on district plan maps used for controlling the emission of noise from port related activities. Compliance with permitted port noise limits set out Table 24 Appendix 4 of the noise chapter is to be assessed at or beyond this line, when

	measured in accordance with the requirements of NZS 6801:2008 <i>Measurement of environmental sound</i> and NZS6809:1999 <i>Port Noise Management and Land Use Planning</i> .
POTENTIALLY HAZARD SENSITIVE ACTIVITIES	means the following land use activities: a. Buildings associated with primary production (excluding Residential Units, Minor Residential Units, Residential Activities, buildings identified as Less Hazard Sensitive Activities or Quarrying Activities) b. Commercial Activity c. Commercial Service Activity d. Community Corrections Activity. e. Entertainment Facility f. Food and Beverage Activity g. Industrial Activities h. Integrated Retail Activity i. Large Format Retail Activity j. Major Sports Facility k. Offices l. Retail Activities m. Rural Industrial Activities
PRE-1930 BUILDING	means a residential unit that was either constructed, or approved for construction, prior to 1 January 1930.
PRIMARY ELEVATION	Means the elevation(s) of a building that contribute to the architectural character of the streetscape and neighbourhood. The primary elevation is the residential unit's most prominent and detailed elevation. Unless otherwise noted below, the primary elevation is the elevation that fronts to the street (or other formed public access). In the case of corner sites all elevations that front a street will be considered as primary elevations. The primary elevation consists of all those features that contribute to the form and style of the building, including but not limited to: materials, detailing, window/wall ratios, architectural features and elements such as bay windows, verandahs, porches, turrets or steps.
PRIMARY FORM	means the simple form that is central to, and the basis of, the residential unit, including its roof. It is typically the largest identifiable form or combination of relatively equal sized geometrically simple and box-like forms.
PRIMARY PRODUCTION	means:

	a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product.
PROTECTED CUSTOMARY RIGHTS	means rights to activities and uses that are conducted according to tikanga — for example, launching waka or gathering stones for hāngi. The activity or use must have a physical component involving a natural or physical resource — the right cannot be based on a spiritual connection on its own. In general these protected customary rights do not include fishing and commercial aquaculture. To show that it has customary rights that should be protected, a Māori group must show that the particular uses and activities have existed continuously since 1840. Te Takutai Moana Act (2011)
PUBLIC ACCESSWAY	an area of land, set aside as a passageway for pedestrian access between a road, service lane, reserve, railway station or public place; and another road, service lane, reserve, railway station or public place.
PUBLIC SPACE	means those places in public or private ownership which are available for public access (physical or visual) or leisure and that are characterised by their public patterns of use. Public spaces include, but not limited to, streets, accessways, squares, plazas, urban parks, open space and all open or covered spaces within buildings or structures that are generally available for use by the public, notwithstanding that access may be denied at certain times.
PUBLIC TRANSPORT ACTIVITY	Means the use of buildings and/or land for the purpose of providing for passenger transfer and access to, and storage/servicing of, public transport services, including: a. train stations; b. bus stations/exchanges; c. rapid transit stops; d. ferry terminals; and e. ancillary ticketing and passenger facilities, charging/fuelling stations, storage and maintenance depots, offices and retail.
QUALITATIVE WIND ASSESSMENT	an assessment of pedestrian level wind conditions that is based on expert opinion, and where available, the results of previous quantitative wind studies near the development site. A qualitative wind assessment must comply with the relevant reporting requirements given in Appendix 8 WIND-A1.
QUANTITATIVE WIND STUDY	an assessment of pedestrian level wind conditions that is based on the results of wind tunnel testing, or

	a suitable equivalent (e.g. computational fluid dynamics software calibrated against measured data). A quantitative study must comply with the relevant test requirements given in Appendix 8 WIND-A1.
QUARRY	means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.
QUARRYING ACTIVITIES	means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
R VALUE	means, for roads, the radius of a horizontal curve.
RADIOCOMMUNICATION	has the same meaning as in section 2(1) of the Radiocommunications Act 1989, as follows: 'Means any transmission or reception of signs, signals, writing, images, sounds or intelligence of any nature by radio waves'.
RAFT	has the same meaning as in section 2 of the RMA (as set out in the box below) means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.
RAIL ACTIVITIES	The use of land and buildings for the operation of a rail network, including railway signalling, railway tracks and facilities.
RAIL VIBRATION ADVISORY OVERLAY	means an area of land defined by the planning maps, being a distance of 60m beyond the railway designation boundary. The advisory overlay serves to alert property owners to the potential for railway related vibration to be received in that area. No district plan controls apply in relation to vibration as a result of this overlay.
RAILYARD AREA	means any area of land included within KiwiRail designation KRH1 and used for Rail Activities.
RAPID TRANSIT	has the same meaning as 'rapid transit service' in the National Policy Statement on Urban Development 2020, as follows: 'means any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic'. For the avoidance of doubt, rapid transit within the boundaries of Wellington City includes the Johnsonville Rail Line, the Kapiti Rail Line and the Hutt/Melling Rail Line.

RAPID TRANSIT STOP	means a place where people can enter or exit a rapid transit service, whether existing or planned. For the avoidance of doubt, rapid transit stops with walkable catchments within the boundaries of Wellington City include Wellington Railway Station, Ngauranga Railway Station, all Johnsonville Rail Line Stations, and the Kapiti Rail Line's Takapu Road, Redwood, Tawa and Linden stations. The Kenepuru Rail Station is a rapid transit stop but only part of its walkable catchment is within Wellington City.
REAR YARD	the area of land between the rear boundary of the site and a line parallel to that boundary, extending across the full width of the site. This will typically be the boundary associated with the rear elevation of a residential unit.
RECREATION ACTIVITY	means any activity whose primary aim is the passive or active enjoyment of leisure, whether competitive or non-competitive, casual or organised, (but does not include the use of motor vehicles in Conservation Sites or Open Space Areas). Recreation has a corresponding meaning.
REGIONALLY SIGNIFICANT INFRASTRUCTURE	means regionally significant infrastructure including: a. pipelines for the distribution or transmission of natural or manufactured gas or petroleum, including any associated fittings, appurtenances, fixtures or equipment; b. facilities and structures necessary for the operation of telecommunications and radiocommunications networks operated by network utility operators; c. the National Grid; d. facilities for the generation and/or transmission of electricity where it is supplied to the National Grid and/or the local distribution network; e. facilities for the electricity distribution network, where it is 11kV and above. This excludes private connections to the local distribution network; f. the local authority water supply network and water treatment plants; g. the local authority wastewater and stormwater networks, systems and wastewater treatment plants; h. the Strategic Transport Network, as identified in the operative Wellington Regional Land Transport Plan; i. Wellington City bus terminal and Wellington Railway Station terminus; j. Wellington International Airport; and k. Commercial Port Areas within Wellington Harbour and adjacent land used in association with the movement of cargo and passengers and including bulk fuel supply infrastructure, and storage tanks for bulk liquids, and associated wharflines
RENEWABLE ELECTRICITY GENERATION	means the construction, operation, maintenance and repair, and upgrading of structures, paved areas

ACTIVITY	and ancillary facilities associated with renewable electricity generation. This includes small scale, community scale and large scale renewable electricity generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the National Grid and electricity storage technologies associated with renewable electricity.
RENEWABLE ELECTRICITY GENERATION INVESTIGATION ACTIVITY	means structures or equipment for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities: a. erecting an anemometer (wind monitoring) mast; b. digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions; c. installing instruments into drill holes for monitoring groundwater levels and land movement; d. erecting survey monuments and installing instruments to monitor land movement; e. erecting telemetry stations for the transmission of instrument data; f. installing microseismic stations to measure microseismic activity and ground noise; g. erection of signs or notices giving warning of danger; and h. construction and maintenance of access tracks to any investigation and assessment sites and facilities.
REPAIR AND MAINTENANCE SERVICE ACTIVITIES	means the servicing, testing or repair of vehicles, machinery or appliances, including: a. vehicle mechanics; b. panel beating; and c. appliance and electrical goods repairs.
RESIDENTIAL ACTIVITY	means the use of land and building(s) for people's living accommodation.
RESIDENTIAL UNIT	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
RESIDUAL RISK	means, in relation to the Hazardous Substances chapter, the level of any remaining risk of an adverse effect after other industry controls, legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work (Hazardous Substances) Regulations 2017 and any other subordinate instruments, and regional planning instruments have been complied with.
RESTORED	means the active intervention and management of modified or degraded habitats, ecosystems, landforms, and landscapes in order to maintain or reinstate indigenous natural character, ecological and

	physical processes, and cultural and visual qualities, and may include enhancement activities This definition applies to the use of the term restoration in the context of the natural environment and natural character.
RETAIL ACTIVITY	an activity displaying or offering services or goods for the sale or hire to the trade or public and includes, but is not limited to: integrated retail developments, trade supply retail, yard based retail, supermarkets, service retail, and ancillary retail.
RETIREMENT VILLAGE	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
REUSE	means changing the use of a building or object from that which it was originally constructed for.
REVERSE SENSITIVITY	Reverse sensitivity means the vulnerability of an existing lawfully established activity to other activities in the vicinity which are sensitive to adverse environmental effects that may be generated by such existing activity, thereby creating the potential for the operation of such existing activity to be constrained.
RIPARIAN MARGIN	means all land within a horizontal distance of 10 metres landward from the bed of a river, excluding piped rivers.
RIVER	has the same meaning as in section 2 of the RMA (as set out in the box below) means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
ROAD	has the same meaning as in section 2 of the RMA (as set out in the box below) has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roading Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or

	c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— and includes— f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988; g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989 Section 2(1) of the Government Roding Powers Act 1989 motorway definition motorway— a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level.
ROOT PROTECTION AREA	Means a circle taken from the centre of the trunk with a radius equal to 12 times the diameter of the trunk measured at 1.4m (DBH) above ground level.
RURAL ACTIVITIES	means the use of land and/or buildings for agricultural, pastoral, horticultural, and forestry activities (not covered by the NES-CF); and includes: a. the storage of products and initial processing as an ancillary activity of horticultural and agricultural products produced on the site; and b. the storage and disposal of solid and liquid animal waste. Intensive indoor primary production, rural industry, quarrying and mining activities, top soil stripping and turf farming are excluded.
RURAL INDUSTRY	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
SCHEDULED ARCHAEOLOGICAL SITE	means an archaeological site, identified in SCHED4 - Scheduled Archaeological Sites.

SEISMIC STRENGTHENING	means modifications to improve the seismic performance of a building or object and make it more resistant to damage or failure during seismic activity.
SENSITIVE ACTIVITY	means any: a. residential activity; b. marae/papakāinga; c. hospital; d. healthcare facility; e. educational facility; f. retirement village; g. visitor accommodation; or h. place of worship.
SEQUENCE	means a series of ecosystems or communities, often physically connected, that replace one another through space.
SERVICE RETAIL	means the sale of served food and/or beverages, and/or services such as, but not limited to dry cleaners, takeaway food outlets, cafés, pubs, bars, hairdressers and beauticians and banks, but excludes drive-through restaurants.
SERVICE STATION	means a vehicle orientated facility where the principal activity is the refuelling or recharging of vehicles and the sale of products and services associated with fuels and/or vehicles including lubricating oils, kerosene, LPG, spare parts and carwash facilities. It may include ancillary activities such as the sale of food and beverage and trailer hire.
SEWAGE	means human excrement and urine.
SHORT-MEDIUM TERM	(NPS-UD) means within the next 10 years
SIDE YARD	the area of land between a side boundary of the site and a line parallel to that boundary, extending the full width of the site, but excluding those areas comprising front or rear yards.
SIGN	means any device, character, graphic or electronic display, whether temporary or permanent, which: a. is for the purposes of: i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any structure or natural object; and

	c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
SIGNIFICANT NATURAL AREA	means an area of significant indigenous vegetation or significant habitat of indigenous fauna identified in SCHED8 - Significant Natural Areas.
SITE	means: a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system is the whole of the land subject to the unit development or cross lease.
SITE OR AREA OF SIGNIFICANCE TO MĀORI	means a site or place the tangata whenua has, or at any time had an interest in; and the site holds cultural or spiritual significance to Māori, including wāhi tapu, as identified in SCHED7 — Sites and Areas of Significance to Māori.
SMALL SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY	means systems or equipment that generates electricity from renewable sources for the purpose of using electricity on a particular site (single household, business premise or network utility) with or without exporting back into the distribution network and produce less than 20kW.
SOFT ENGINEERING NATURAL HAZARD MITIGATION WORKS	means the use of natural materials, features and processes, including vegetation to stabilise waterway banks, and absorb wave energy and reduce coastal erosion and inundation. Soft engineering techniques include planting, beach re-nourishment, beach and bank re-profiling and the restoration of natural features such as dunes, coastal wetlands/saltmarsh and floodplains.
SPATIAL PLAN	means Our City Tomorrow - A Spatial Plan for Wellington City adopted by Wellington City Council in June 2021
SPECIAL AMENITY LANDSCAPES	means an area of landscapes that hold special amenity values, identified in SCHED11 — Special Amenity Landscapes.
SPECIAL AUDIBLE CHARACTERISTIC	has the same meaning as 'special audible characteristic' in section 6.3 of New Zealand Standard 6802:2008 Acoustics — Environmental Noise.
SPECIAL ENTERTAINMENT EVENT	a special entertainment event relates to activities such as music concerts and events, which are not

	classified as stadium activities or sporting events which occur at the Basin Reserve and Wellington Regional Stadium.
STABILISED	means the process of making an area of disturbed soil or <i>site</i> of <i>earthworks</i> resistant to erosion, achieved by paving, metaling, building over or revegetating. Where seeding or grassing is used on a surface that is not otherwise resistant to erosion, the surface is stabilised once 80% vegetative ground cover has been established over the entire area.
STADIUM ACTIVITY	The use of land and buildings at Wellington Regional Stadium for: a. sport and recreation activity and events; b. cultural, entertainment and exhibition activity and events; c. trade fairs, market days and displays; d. conferences, meetings and functions; e. sports-related education; f. any ancillary pedestrian access and connection; and g. any ancillary activity necessary for the operation of the Stadium including ancillary office and commercial activity, catering, and ticket and merchandise sales.
STORMWATER	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within.
STREETSCAPE	means the visual elements of a street, including the road, footpaths, trees, landform, open space, and interface to adjoining buildings that combine to form the street's character.
STRUCTURE	has the same meaning as in section 2 of the RMA (as set out in the box below) means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.
STUDENT ACCOMMODATION	Living accommodation, primarily used or designed to be used by registered students or guests of a tertiary education facilities or education facilities and which is served by one or more communal living areas, including kitchens.
SUBDIVISION	has the same meaning as “subdivision of land” in section 218 of the RMA (as set out in the box below) means— a. the division of an allotment— i. by an application to the Registrar-General of Land for the issue of a separate certificate

	of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
SUPERMARKET	means a retail shop selling a wide range of foodstuffs, including fresh produce, meat, fish, dairy, alcoholic and other beverages, and packaged food for consumption off-site, as well as non-food grocery items and household goods. This definition includes discount stores, hypermarkets, department stores and warehouse club stores, where foodstuffs comprise more than 10% of the total gross floor area.
SUSTAINABLE MANAGEMENT	has the same meaning as in section 5 of the RMA (as set out in the box below) means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while— a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. avoiding, remedying, or mitigating any adverse effects of activities on the environment.
TECHNICIAN ARBORIST	means a person who: a. by possession of a recognised arboricultural degree or diploma and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees including experience in the use of industry recognised risk-assessment methods; and c. has demonstrated competency to Level 6 New Zealand Diploma in Arboriculture standard (or to an equivalent arboricultural standard).
TELECOMMUNICATION	has the same meaning as given in section 5 of the Telecommunications Act 2001.
TEMPORARY ACTIVITIES	means any short term activities that are primarily held outdoors, on public or private land and that are intended to have a limited duration and incidence. This includes non-permanent ancillary buildings and

	structures associated with temporary activities. Temporary activities include: 1. Festivals, and exhibitions; 2. Fairs, carnivals and temporary markets; 3. Parades and ceremonies; 4. Council organised public firework displays; 5. Any short-term filming; 6. Public meetings; 7. Sporting and recreation events and associated temporary parking; and 8. Site offices for construction projects.
TEMPORARY MILITARY TRAINING ACTIVITY	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere; c. the contribution of forces under collective security treaties, agreements, or arrangements; d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations; e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency; f. the provision of any public service.
TEMPORARY SIGN	means any sign which is erected for a short period of time, as per standard SIGN-S10 and for the purposes of: a. advertising a one-off temporary activity or event; or b. for the purposes of displaying information. Temporary signs do not include hoardings, digital signs, flags, sandwich boards or bollards.
TERRITORIAL AUTHORITY	has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below) means a city council or a district council named in Part 2 of Schedule 2.
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. 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; xii. emergency service facilities; xiii. food and beverage; and xiv. retail.
THIRD-PARTY SIGNS	means a sign unrelated to or not associated with services, products or events available or occurring on the site on which the sign is located.
THREATENED OR AT RISK and THREATENED OR AT RISK (DECLINING)	have, at any time, the meanings given in the New Zealand Threat Classification System Manual (Andrew J Townsend, Peter J de Lange, Clinton A J Duffy, Colin Miskelly, Janice Molloy and David A Norton, 2008. Science & Technical Publishing, Department of Conservation, Wellington), available at: https://www.doc.govt.nz/globalassets/documents/scienceand-technical/sap244.pdf , or its current successor
THREE WATERS INFRASTRUCTURE	means network infrastructure for water supply, wastewater, or stormwater, to the extent that it is controlled by Wellington City Council or Wellington Water Ltd.

TOTAL DEMOLITION	means to completely destroy or demolish.
TOWNSCAPE	means the visual appearance of a neighbourhood when viewed from surrounding public spaces. It includes the collective image of, and relationship between, the following elements: a. setting and landscape; b. the lay-out of streets, lanes and footpaths; c. subdivision patterns; d. buildings and structures; and e. gardens and open spaces.
TRADE SUPPLY RETAIL	means a business engaged in sales to businesses, and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following: a. automotive and marine supplies; b. building supplies; c. farming and agricultural supplies; d. garden and landscaping supplies; e. hire services (excluding hire of books, DVD and video); and f. office furniture, equipment and systems supplies.
TRANSPORT NETWORK	means all rail, public roads, sea freight and passenger ferries, public pedestrian, cycle and micromobility facilities, public transport and associated infrastructure. It includes: a. Train stations; b. Bus stops and shelters; c. Park and Ride areas. d. Rapid transit stops and shelters; and e. Ferry terminals.
TREE	means a woody plant 3 metres or greater in height includes a Tree Fern, but excludes a vine with a stem diameter less than 50 mm.
TRENCHING	means the excavation of trenches for underground infrastructure, including three waters infrastructure, communications, electricity and gas transmission and distribution, and any other network utilities.
TRENCHLESS METHODS	means excavation that does not create open surface trenches. Includes air spade, hydro excavation, or drilling machine.
TRIMMING AND PRUNING	means the selective removal of parts of vegetation or of tree branches that do not affect roots.
UNCOMFORTABLE WIND CONDITIONS	means wind conditions where the mean hourly wind speed equals or exceeds 2.5 m/s for 20% of the

	year (1752 hours).
UPGRADING	as it applies to infrastructure, means the improvement or increase in carrying capacity or output, operational efficiency, security or safety of existing infrastructure, but excludes maintenance and repair. Upgrade and upgrades have the corresponding meaning.
VACANT LAND	means any land which is not developed for any recreation, amenity, or building activity.
VEHICLE	means motor vehicle including: a. Light vehicle; and b. Heavy vehicle. It excludes: c. Cycle; and d. micromobility device.
VEHICLE CROSSING	means a facility for vehicle access between a road carriageway and a site boundary. It includes any culvert, bridge or kerbing.
VEHICLE MOVEMENT	means a single journey to or from a particular site. A return journey equals two vehicle movements.
<u>VERANDAH LEVEL</u>	<u>means the height of a formed verandah, or where there is no formed verandah the height of the ground floor storey (up to a maximum height of 4.2 m).</u>
VIEWSHAFT	means a view from a fixed point that is publicly accessible. There are two types of viewshafts: a. Contained viewshafts run along street corridors and are vertically framed on either side by a building or other structure (existing or future permitted); and b. Vista views are seen from elevated viewpoints or from areas that allow a wider viewing angle than contained views.
VIEWSHAFT OVERLAY	means the mapped extent of the viewshafts described in Schedule 5 of the ePlan and which are the subject of the Viewshaft Chapter provisions.
VISITOR ACCOMMODATION	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.
WASTEWATER	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.
WATER	has the same meaning as in section 2 of the RMA (as set out in the box below)

	a. means water in all its physical forms whether flowing or not and whether over or under the ground; b. includes fresh water, coastal water, and geothermal water; c. does not include water in any form while in any pipe, tank, or cistern.
WATER SENSITIVE URBAN DESIGN	The integration of planning, engineering design and water management to mimic or restore natural hydrological processes in order to address the quantitative and qualitative impacts of land use and development on land, water and biodiversity, and the community's aesthetic and recreational enjoyment of waterways and the coast. Water sensitive design manages stormwater at its source as one of the tools to control runoff and water quality. The terms green infrastructure, low impact design, low impact urban design and water sensitive urban design are often used synonymously with water sensitive design.
WATERBODY	has the same meaning as in section 2 of the RMA (as set out in the box below) means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.
WELL-FUNCTIONING URBAN ENVIRONMENT	means an urban environment that, as a minimum: a. has or enables a variety of homes that meet the needs, in terms of type, price, and location, of different households; and b. has or enables a variety of homes that enable Māori to express their cultural traditions and norms; and c. has or enables a variety of sites that are suitable for different business sectors in terms of location and site size; and d. has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and e. supports, and limits as much as possible adverse impacts on, the competitive operation of land and development markets; and f. supports reduction in greenhouse gas emissions; and g. are resilient to the likely current and future effects of climate change.
WET ABRASIVE BLASTING	means abrasive blasting using material to which water has been added.
WETLAND	has the same meaning as in section 2 of the RMA (as set out in the box below) includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
WHOLESALE	means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.

WIND FARM	means wind turbines (and support pylons or towers) used to generate electricity from the wind which is then conveyed by the distribution network or National Grid. It includes ancillary access roads and tracks, buildings and structures (including substations, transmission lines and poles/supporting structures), communications equipment, electricity storage technologies, and the system of electricity conveyance required to convey the electricity to an associated substation.
WIND MITIGATION MEASURES	means design features and appurtenances that reduce the impact or effect of adverse wind conditions on people. Wind mitigation can be on a building, on a site, or off-site. The use of off-site wind mitigation is undesirable and is discouraged by this Plan.
WIND TURBINE	means a device used for extracting kinetic energy from the wind.
WORKS ARBORIST	means a person who: a. by possession of a recognised arboricultural degree, diploma or certificate and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated competency to Level 4 New Zealand Certificate in Horticulture Services (Arboriculture) standard (or to an equivalent arboricultural standard).
YARD	means: any part of a site that must be kept clear and unobstructed by buildings and structures, except as otherwise provided for by this Plan. Yards will be measured in a horizontal plane at right angles to the boundary.
YARD BASED RETAIL	means any retail activity which supplies goods or services primarily from an open or semi-covered yard, and where the yard comprises at least 50% of the total area used for retail activities. This includes but is not limited to: a. garden centres b. service stations c. automotive and marine supplies d. agricultural supplies e. heavy machinery and f. plant sales.

This entire chapter has been the subject of Council Decisions on 14 March 2024 using the Intensification Streamlined Planning Process (ISPP). All provisions are to be 'treated as operative'.

Te Tūāhanga o Ngā Wai e Toru

Three Waters

THW	Three Waters

Introduction

Well-functioning three waters networks (drinking water, wastewater and stormwater) are crucial to the health and wellbeing of water and the wellbeing of Wellingtonians, and to continued residential and business growth and development in the city.

Te Mana o te Wai is a hierarchial framework which means that the health and wellbeing of water bodies and freshwater ecosystems must be prioritised first, followed by the health needs of people and then the ability for people and communities to provide for their social, economic and cultural well-being. The Three Waters chapter in the District Plan has a role to play by promoting positive effects and avoiding, remedying or mitigating adverse effects of urban development on water in relation to three waters infrastructure, by including objectives, policies and rules which help to achieve these outcomes and gives effect to Te Mana o te Wai.

The projected increase in urban development in the city will put additional pressure on the existing stormwater network due to increased runoff, with this likely to be further exacerbated by future climate change-induced flooding events. To address this, all new ~~subdivision and~~ development will need to demonstrate that the discharge quantity, and flow rate of associated stormwater runoff generated is no greater than the peak runoff and volumes discharged from the site in its current state.

Degradation of water quality in urban freshwater ecosystems can occur when stormwater runoff from impervious surfaces is channelled directly into streams and rivers. The ‘first flush’ of stormwater during a rain event can include higher levels of contaminants. New development using copper or zinc building materials (two common contaminants) will need to treat these surfaces or the stormwater from these surfaces to avoid copper or zinc from entering stormwater. New development will also need to include water sensitive design methods so that development contributes to promoting positive effects and avoids, remedies or mitigates adverse effects on the health and well-being of water bodies, freshwater ecosystems and receiving environments. The adoption of ~~stormwater capture and retention and~~ water sensitive design techniques including mitigation measures like stormwater capture and retention will assist in managing the environmental effects of the ‘first flush’ of stormwater as well as peak flows and volumes.

The projected increase in urban development will also put additional pressure on the existing wastewater network, which already experiences discharges of untreated sewage to fresh and coastal water bodies.

Urban growth has also put pressure on several of Wellington’s water supply reservoirs, meaning that resilience in the water supply network is reducing.

The ability of three waters networks to sustain projected future population growth while staying within environmental limits faces several challenges. These include:

- Renewing and replacing aging infrastructure;
- Increasing their resilience to cope with the impacts of natural hazards and climate change;
- Increasing existing capacity and providing sufficient new infrastructural capacity to accommodate anticipated growth; and
- Phasing investment in existing and new infrastructure in a way that balances affordability (both now and in

the future) with servicing future growth needs.

In response to these challenges future growth and development in the city will be managed through the District Plan to:

- Align with projected increases in infrastructure capacity;
- Ensure that appropriate levels of service are maintained; and
- Provide sufficient development capacity to meet expected short, medium- and long-term demand.

This is particularly important as significant investment in three waters infrastructure is required to support future growth, with infrastructure capacity currently constrained across the city. Future investment includes essential upgrades to existing networks to address present constraints along with new infrastructure specifically required to accommodate growth. As these works will need to be staged over time to ensure they are affordable and deliverable, some areas of the city will not have capacity to accommodate significant growth in the short to medium term until investment is made in increasing capacity.

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, the following Part 2: District-Wide chapters may also be of relevance, including:

- **Strategic Directions** - This chapter sets out high-level objectives for managing growth, land use and development in Wellington City. It recognises the critical importance of three waters infrastructure to support growth and also provides a high-level overview of the water quality issues for the city.
- **Tangata Whenua** — This chapter acknowledges and enables the relationship of tangata whenua to their land, resources (including water), sites and traditions, and articulates relevant and significant resource management matters.
- **Subdivision** — The Subdivision chapter contains provisions which manage subdivision of land and three waters connections and upgrades within the subdivision.
- **Natural Hazards** — The Natural Hazards chapter addresses subdivision, use and development in the Natural Hazard Overlays.
- **Development Areas** - these chapters contain provisions for the development of the city's Greenfield areas, including ensuring that new development is supported by sufficient three waters infrastructure, achieves hydraulic neutrality, and water sensitive design methods are incorporated.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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	
THW-O1	Protecting water bodies and freshwater ecosystems ~~Subdivision and development~~ contributes to an improvement in the health and wellbeing of water bodies and freshwater ecosystems.
THW-O2	Infrastructure-enabled urban development Enable ~~subdivision, use or~~ development in urban areas where: 1. Sufficient existing or planned three waters infrastructure capacity and/or level of service is, or will be, available to service the use or development; or 2. It can be satisfactorily serviced through an alternative means where existing three waters infrastructure capacity and/or level of service is insufficient.
THW-O3	Hydraulic neutrality There is no increase in offsite stormwater peak flows and volumes from current levels as a

	result of ~~subdivision, use and~~ development in urban areas.
Policies	
THW-P1	Water sensitive design ~~Incorporate W~~water sensitive design methods ~~are incorporated~~ into new ~~subdivision and~~ development ~~with high levels of impermeable surfaces and they that~~ are designed, constructed and maintained to: ~~1-~~ Improve the health and well-being of water bodies and freshwater ecosystems; ~~2-~~ Avoid or mitigate off-site effects from surface water runoff; ~~3-~~ Demonstrate best practice approach to the management of stormwater quality and quantity; ~~4-~~ <u>Account for operational needs and functional needs of development, and health or safety issues, that preclude specific water sensitive design methods from being used; and</u> ~~5-~~ <u>Reduce demand on water supplies; and</u> ~~6-~~ <u>5. Avoid wastewater overflows wherever practicable.</u>
THW-P2	Building materials The effects of copper and zinc entering the stormwater system from the use as roofing, guttering and building materials are mitigated through the use of appropriate treatment.
THW-P3	Infrastructure-enabled urban development ~~Enable N~~new ~~subdivision, use or~~ development ~~is enabled~~ in urban areas that have existing or planned three waters infrastructure capacity to meet growth demand in the short to medium term.
THW-P4	Three waters infrastructure servicing ~~1. Subdivision or Service~~ development in urban areas ~~is serviced~~ by three waters infrastructure ~~that where:~~ ~~1-~~ <u>a. Equivalent levels of three waters network infrastructure service is maintained after the development is connected;</u> ~~2-~~ <u>b. New connections to the three waters network are designed in accordance with Meets the Wellington Water Regional Standard for Water Services v3.0 December 2024 v3.1 December 2024; and</u> ~~3-~~ <u>Has sufficient capacity to accommodate the development; and</u> ~~4-~~ <u>c. Is in position prior to the commencement of construction.</u> ~~2.~~ Provide for ~~subdivision and~~ development in urban areas where existing three waters capacity and/or level of service is insufficient to service further development if: ~~1-~~ <u>a. It can be demonstrated there is an alternative solution to avoid or mitigate any adverse effects on the three waters infrastructure network and the health and wellbeing of water bodies and freshwater ecosystems; and</u> ~~2-~~ <u>b. The additional demand generated will not necessitate additional unplanned public investment in, or expansion of, the three waters infrastructure network or compromise its ability to service other activities permitted within the zone.</u>
THW-P5	Hydraulic neutrality Require new ~~subdivision and~~ development to be designed, constructed and maintained to sustainably manage the volume and rate of discharge of stormwater to the receiving environment so that hydraulic neutrality is achieved.
THW-P6	Permeable surface

	Require development to provide permeable surfaces to assist with reducing the rate and volume of stormwater run-off and improve water quality.
Rules: Building and structures activities	
THW-R1	~~Connection to existing three waters infrastructure — new residential buildings~~ ~~Buildings~~ ~~Building additions~~ ~~Accessory buildings~~ ~~for a residential activity where no more than three residential units occupy a site~~
All Zones (except for: General Rural Zone Large Lot Residential Zone)	1. Activity status: Permitted Where: ~~a. It involves the construction of no more than three residential units; and~~ ~~b. a. Compliance with the following standards is achieved:~~ ~~i. THW-S1;~~ ~~ii. THW-S2;~~ ~~iii. THW-S3; and~~ ~~e. b. For all buildings and additions under this rule, compliance with the following standards is achieved:~~ ~~ii. THW-S4; and~~ ~~ii. THW-S6.~~ ~~i. Wastewater — the level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services v3.0 December 2021;~~ ~~ii. Water supply — the level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services v3.0 December 2021; and~~ ~~iii. Stormwater — the performance standard in Chapter 4 of the Wellington Water Regional Standard for Water Services v3.0 December 2021.~~ ~~Note: Chapter 4 Stormwater, Chapter 5 Wastewater and Chapter 6 Water Supply of the Wellington Water Regional Standard for Water Services v3.0 December 2021 provide additional context for determining compliance with the references specified above.~~
General Rural Zone Large Lot Residential Zone	2. Activity status: <u>Permitted</u> <u>Where:</u> <u>a. Either the building or addition is not connecting to any three waters infrastructure network; or</u> <u>b. Compliance with the following standards is achieved:</u> <u>i. THW-S1 where the building or addition is connecting to the public reticulated wastewater network;</u> <u>ii. THW-S2 where the building or addition is connecting to the public reticulated water network; and</u> <u>iii. THW-S3 where the building or addition is connecting to the public reticulated stormwater network.</u> <u>And</u> <u>c. In the Large Lot Residential Zone only, compliance with THW-S7 is achieved.</u>
All Zones (except for: General Rural Zone)	3. Activity status: Restricted Discretionary Where:

Large Lot Residential Zone)	a. Compliance with any of the requirements of THW-R1.1 is not achieved. Matters of discretion are: 1. <u>The associated assessment criteria for the infringed standard; and</u> 2. <u>THW-P4.</u> ~~1. The relevant sections of the Wellington Water Regional Standard for Water Services v3.0 December 2021.~~ Notification Status: An application for resource consent made in respect of rule THW-R1.2 is precluded from being either publicly or limited notified.
<u>General Rural Zone</u> <u>Large Lot Residential Zone</u>	4. <u>Activity Status: Restricted Discretionary</u> <u>Where:</u> a. <u>Compliance with the requirements of THW-R1.2 is not achieved.</u> <u>Matters of discretion relating to THW-R1.2.a and b:</u> 1. <u>The associated assessment criteria for the infringed standard; and</u> 2. <u>Any measures used to mitigate stormwater runoff.</u> <u>Matters of discretion relating to THW-R1.2.c:</u> 3. <u>THW-P1;</u> 4. <u>Design, location, efficiency and effectiveness of water sensitive design methods; and</u> 5. <u>Ownership, maintenance and operation arrangements.</u> <u>Notification Status: An application for resource consent made in respect of rule THW-R1.4 is precluded from being either publicly or limited notified.</u>
THW-R2	~~Connection to existing three waters infrastructure — four or more residential units and non-residential buildings~~ • ~~Buildings~~ • ~~Building additions~~ • ~~Accessory buildings~~ ~~for all activities to which THW-R1 does not apply~~
All Zones (except for: General Rural Zone Large Lot Residential Zone <u>Natural Open Space Zone</u> <u>Open Space Zone</u> <u>Wellington Town Belt Zone</u>)	1. Activity status: Permitted <u>Where:</u> ~~a. It involves the construction of multi-unit housing, retirement villages, comprehensive development or a non-residential building; or~~ ~~b. For the construction of four or more residential units or non-residential building in the Oriental Bay Height Precinct; and~~ ~~a. c. There is capacity within the relevant part of the three waters network; and~~ ~~a. d. For new buildings connecting to the existing three waters network, compliance with the following standards is achieved:~~ ~~THW-S1~~ ~~THW-S2~~ ~~THW-S3~~ <u>And</u> ~~b. For all new buildings and additions under this Rule, compliance with the following standards is achieved:~~ ~~THW-S5~~ ~~THW-S6~~ ~~Wastewater — the level of service in Chapter 5, section 5.2.3 of the~~

	~~Wellington Water Regional Standard for Water Services v3.0 December 2021; and~~ ~~ii. Water supply — the level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services v3.0 December 2021; and~~ ~~iii. Stormwater — the performance standard in Chapter 4 of the Wellington Water Regional Standard for Water Services v3.0 December 2021.~~ ~~Note: Chapter 4 Stormwater, Chapter 5 Wastewater and Chapter 6 Water Supply of the Wellington Water Regional Standard for Water Services v3.0 December 2021 provide additional context for determining compliance with the references specified above.~~
<u>General Rural Zone</u> <u>Large Lot Residential Zone</u> <u>Natural Open Space Zone</u> <u>Open Space Zone</u> <u>Wellington Town Belt Zone</u>	2. Activity status: Permitted <u>Where:</u> a. <u>Either the new building or addition is not connecting to any three waters infrastructure network; or</u> b. <u>Compliance with the following standards is achieved:</u> i. <u>THW-S1 where the building or addition is connecting to the public reticulated wastewater network;</u> ii. <u>THW-S2 where the building or addition is connecting to the public reticulated water network; and</u> iii. <u>THW-S3 where the building or addition is connecting to the public reticulated stormwater network;</u> <u>And</u> c. <u>In the Large Lot Residential Zone only, compliance with THW-S7 is achieved.</u>
All Zones (except for: General Rural Zone Large Lot Residential Zone) <u>Natural Open Space Zone</u> <u>Open Space Zone</u> <u>Wellington Town Belt Zone</u>)	3. Activity status: Restricted Discretionary <u>Where:</u> a. Compliance with any of the requirements of THW-R2.1 is not achieved. Matters of discretion are: ~~1. The relevant sections of the Wellington Water Regional Standard for Water Services v3.0 December 2021;~~ ~~1. The associated assessment criteria for the infringed standard;~~ ~~2. THW-P4; and~~ <u>Where compliance with THW-S6 is not achieved:</u> ~~2. Design and effectiveness of an alternative solution;~~ ~~3. THW-P1~~ ~~4. Design, location, efficiency and effectiveness of water sensitive design methods; and~~ ~~5. Ownership, maintenance and operation arrangements; and~~ ~~4. Any site constraints.~~ Notification Status: An application for resource consent made in respect of rule THW-R2.2 is precluded from being either publicly or limited notified.
<u>General Rural Zone</u> <u>Large Lot Residential Zone</u>	3. Activity Status: Restricted Discretionary <u>Where:</u> a. <u>Compliance with any of the requirements of THW-R1.2 is not achieved.</u>

<u>Natural Open Space Zone</u> <u>Open Space Zone</u> <u>Wellington Town Belt Zone</u>	<u>Matters of discretion:</u> <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; or</u> <u>Any measures used to mitigate stormwater runoff.</u> <u>Matters of discretion relating to THW-R1.2.c:</u> <u>THW-P1;</u> <u>Design, location, efficiency and effectiveness of water sensitive design methods; and</u> <u>Ownership, maintenance and operation arrangements.</u> <u>Notification Status: An application for resource consent made in respect of rule THW-R2.4 is precluded from being either publicly or limited notified.</u>
THW-R3	Copper and zinc <u>exterior</u> building <u>cladding and roofing materials</u> — all residential and non-residential development
All Zones (except for: General Rural Zone Large Lot Residential Zone)	1. Activity status: Permitted Where: a. ~~new buildings and structures, or additions and alterations to existing buildings and structures, use~~ <u>The copper or zinc cladding and/or roofing materials (including guttering and spouting): Building materials are is sealed or otherwise finished to prevent water runoff which contains copper or zinc; or</u> b. ~~Stormwater from copper or zinc surfaces is to be collected and treated in accordance with the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Guideline (2019).~~
<u>General Rural Zone</u> <u>Large Lot Residential Zone</u>	2. <u>Activity status: Permitted</u> <u>Where:</u> a. <u>Rainfall runoff is discharged to land; or</u> b. <u>Rainfall runoff is discharged to a stormwater network or enters a stream, and the copper or zinc cladding and/or roofing (including guttering and spouting) is sealed or otherwise finished to prevent water runoff which contains copper or zinc.</u>
All Zones	3. Activity status: <u>Restricted Discretionary Controlled</u> Where: a. The requirements of THW-R3.1 <u>or THW-R3.2</u> are not met. Matters of <u>control discretion</u> are: <u>Collection and treatment of stormwater from copper or zinc surfaces, including guidance from the Wellington Water Ltd Water Sensitive Design for Stormwater: Treatment Device Guideline (2019); and;</u> <u>Building Roofing and cladding material treatments and finishings; and</u> <u>Ownership, maintenance and operation arrangements.</u> <u>Stormwater treatment method.</u> Notification Status: An application for resource consent made in respect of rule THW-R3.32 is precluded from being either publicly or limited notified.
THW-R4	<u>Incorporation of water sensitive design methods — four or more residential units and non-residential buildings</u>
~~All Zones (except for:~~	~~1. Activity status: Restricted Discretionary~~

General Rural Zone Large Lot Residential Zone)	Where:- a. It involves the construction of multi-unit housing, retirement villages, comprehensive development or a non-residential building; or b. For the construction of four or more residential units or non-residential buildings in the Oriental Bay Height Precinct. - Matters of discretion are: - 1. The relevant sections of the Wellington Water Regional Standard for Water Services v3.0 December 2021 and Wellington Water Limited's Water Sensitive Design for Stormwater: Treatment Device Design Guideline December 2019; 2. Design, location, efficiency and effectiveness of water sensitive design methods; 3. The feasible area of permeable surfacing; 4. Adoption of best practicable option for stormwater retention and treatment; 5. Ownership, maintenance and operation arrangements; and 6. Any site constraints. - Notification Status: An application for resource consent made in respect of rule THW-R4.1 is precluded from being either publicly or limited notified.
THW-R5	Hydraulic neutrality — 1-3 residential units
- All Zones (except for: General Rural Zone Large Lot Residential Zone)	1. Activity status: Permitted Where: a. It involves the construction of 1-3 residential units; and b. A Wellington Water Limited approved solution for managing volume and rate of stormwater runoff is installed as part of the development. - Note: An approved solution is one which meets the requirements of the Wellington Water Managing Stormwater Runoff — the use of approved solutions for hydraulic neutrality. Guidance for calculating peak stormwater flows and volumes is contained in the Wellington Water Quick Reference Guide for Design Storm Hydrology; Standardised Parameters for Hydrological Modelling, April 2019.
All Zones (except for: General Rural Zone Large Lot Residential Zone)	2. Activity status: Restricted Discretionary Where:- a. Compliance with any of the requirements of THW-R5.1 is not achieved - Matters of discretion are: - 1. The relevant sections of the Wellington Water Regional Standard for Water Services v3.0 December 2021; 2. Alternative methods for managing the volume and rate of discharge of stormwater to the receiving environment; and 3. Any site constraints. - Notification Status: An application for resource consent made in respect of rule THW-R5.2 is precluded from being either publicly or limited notified.
THW-R6	Hydraulic neutrality — four or more residential units and non-residential buildings
- All Zones (except for: General Rural Zone	1. Activity status: Permitted Where: a. It involves the construction of multi-unit housing, retirement villages, comprehensive

Large Lot Residential Zone)	development or a non-residential building; or b. For the construction of four or more residential units or non-residential building in the Oriental Bay Height Precinct; and c. Stormwater management measures are incorporated which achieve post development peak stormwater flows and volumes which are the same or less than the modelled peak flows and volumes for the site in its current state. - Note: Guidance for calculating peak stormwater flows and volumes is contained in the Wellington Water Quick Reference Guide for Design Storm Hydrology; Standardised Parameters for Hydrological Modelling, April 2019. Guidance on which storm events are to be managed is contained in Chapter 4 of the Wellington Water Regional Standard for Water Services v3.0 December 2021.
All Zones (except for: General Rural Zone Large Lot Residential Zone)	2. Activity status: Restricted Discretionary Where:- a. Compliance with any of the requirements of THW-R6.1 is not achieved. - Matters of discretion are: - 1. The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in its current state peak stormwater runoff; 2. The relevant sections of the Wellington Water Regional Standard for Water Services v3.0 December 2021; 3. Design, location, efficiency and effectiveness of measures to manage peak stormwater flows and volumes; 4. Ownership, maintenance and operation arrangements; 5. Off-site flooding effects; and 6. Any site constraints. - Notification Status: An application for resource consent made in respect of rule THW-R6.2 is precluded from being either publicly or limited notified.
-THW-R7	-Permeable Surface 1-3 residential units
- All Zones (except for: - General Rural Zone - Large Lot Residential Zone)	1. Activity status: Permitted Where: a. A minimum of 30% of the net site area is permeable surface.
- All Zones (except for: - General Rural Zone - Large Lot Residential Zone)	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of THW-R7.1.a cannot be achieved. - Matters of discretion are: 1. The degree of non-compliance with rule THW-R7.1 2. Any other measures used to mitigate stormwater runoff.
-THW-R8	Large Lot Residential Zone
- Large Lot Residential	1. Activity status: Permitted

Zone	~~Where:~~ ~~a. A minimum of 60% of the net site area is permeable surface.~~
~~- Large Lot Residential Zone~~	~~2. Activity status: Restricted Discretionary~~ ~~Where:~~ ~~a. Compliance with the requirements of THWR8.1.a cannot be achieved.~~ ~~-~~ ~~Matters of discretion are:~~ ~~1. The degree of non-compliance with rule THW-R8.1~~ ~~2. Any other measures used to mitigate stormwater runoff.~~

Standards	
<u>THW-S1 – Wastewater disposal connection</u> <u>All buildings with sanitary plumbing must provide a connection to the public reticulated wastewater network that complies with APP17 - Three Waters Connections.</u> <u><i>Note: the connection is also likely to need a separate approval from the wastewater network operator.</i></u>	<u>Assessment criteria where the standard is infringed:</u> <u>1. The scale of non-compliance with Section 2 – Wastewater in APP17 – Three Waters Connections;</u> <u>2. Design and effectiveness of an alternative solution;</u> <u>3. Ownership, maintenance and operation arrangements for any alternative solution; and</u> <u>4. Any site constraints</u>
<u>THW-S2 – Water supply connection</u> <u>All buildings connecting to the public reticulated water supply network, excluding buildings that are accessory to an existing use on-site with an existing water connection, must provide a connection that complies with APP17 – Three Waters Connections.</u> <u><i>Note: the connection is also likely to need a separate approval from the water network operator.</i></u>	<u>Assessment criteria where the standard is infringed:</u> <u>1. The scale of non-compliance with Section 3 – Water Supply in APP17 – Three Waters Connections;</u> <u>2. Design and effectiveness of an alternative solution;</u> <u>3. Ownership, maintenance and operation arrangements for any alternative solution; and</u> <u>4. Any site constraints</u>
<u>THW-S3 –Stormwater connection</u> <u>All buildings, excluding buildings with less than 20 m² roof area, must provide a connection to the public stormwater network that complies with APP17 – Three Waters Connections.</u> <u><i>Note: the connection is also likely to need a separate approval from the stormwater network operator.</i></u>	<u>Assessment criteria where the standard is infringed:</u> <u>1. The scale of non-compliance with Section 1 – Stormwater in APP17 – Three Waters Connections;</u> <u>2. Design and effectiveness of an alternative solution;</u> <u>3. Ownership, maintenance and operation arrangements for any alternative solution;</u> <u>4. Any site constraints; and</u> <u>5. Where a connection to the public stormwater network is not proposed, nuisance effects on external sites or impacts on stormwater assets.</u>

<u>THW-S4 Hydraulic neutrality – construction of 1-3 residential units</u>	<u>Assessment criteria where the standard is infringed:</u>
<u>Construction of 1-3 residential units must install a Wellington Water Ltd approved solution for managing volume and rate of stormwater runoff as part of the development.</u> <u>An approved solution is one which meets the requirements of the Wellington Water Managing Stormwater Runoff – the use of approved solutions for hydraulic neutrality.</u>	<u>1. The relevant sections of the Wellington Water Regional Standard for Water Services v3.1 December 2024;</u> <u>2. Alternative methods for managing the volume and rate of discharge of stormwater to the receiving environment; and</u> <u>3. Any site constraints.</u>
<u>THW-S5 Hydraulic neutrality – construction of:</u> <u>Multi-unit housing</u> <u>Retirement villages</u> <u>Comprehensive development</u> <u>Four or more residential units in the Oriental Bay Height Precinct</u> <u>Non-residential buildings</u>	<u>Assessment criteria where the standard is infringed:</u>
<u>For the construction of any buildings listed in the THW-S5 title, stormwater management measures are incorporated which achieve post development peak stormwater flows and volumes which are the same or less than the modelled peak flows and volumes for the site in its current state.</u> <u>Note: Guidance for calculating peak stormwater flows and volumes is contained in the Wellington Water Quick Reference Guide for Design Storm Hydrology; Standardised Parameters for Hydrological Modelling, April 2019. Guidance on which storm events are to be managed is contained in Chapter 4 of the Wellington Water Regional Standard for Water Services v3.1 December 2024.</u>	<u>1. The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in its current state peak stormwater runoff;</u> <u>2. The relevant sections of the Wellington Water Regional Standard for Water Services v3.1 December 2024;</u> <u>3. Design, location, efficiency and effectiveness of measures to manage peak stormwater flows and volumes;</u> <u>4. Ownership, maintenance and operation arrangements;</u> <u>5. Off-site flooding effects; and</u> <u>6. Any site constraints.</u>
<u>THW-S6 – Surface permeability 1</u>	<u>Assessment criteria where the standard is infringed:</u>
<u>A minimum 30% of the net site area is permeable surface.</u>	<u>1. The degree of non-compliance with the standard</u> <u>2. Any other measures used to mitigate stormwater runoff</u>
<u>THW-S7 – Surface permeability 2</u>	<u>Assessment criteria where the standard is infringed:</u>
<u>A minimum 60% of the net site area is permeable surface.</u>	<u>1. The degree of non-compliance with the standard</u> <u>2. Any other measures used to mitigate stormwater runoff</u>

This chapter is operative as of 14 July 2025.

Ngā Mōrearea ā-Taiao

Natural Hazards

NH	Natural Hazards

Introduction

Wellington City is susceptible to a wide range of natural hazards, which can result in damage to property and buildings, and lead to a loss of human life. It is therefore important to identify areas susceptible to natural hazards and to avoid or manage subdivision, use, and development, relative to the natural hazard risk posed, to reduce the potential for damage to property and the potential for loss of human life.

The District Plan focuses on the following natural hazards as they are the hazards that present the greatest risk to people, property and infrastructure and their potential effects can be addressed through appropriate land use planning measures:

- Flooding;
- Fault rupture;
- Liquefaction;
- Coastal inundation, including from sea level rise; and
- Tsunami.

The coastal hazard provisions (coastal inundation, sea level rise, and tsunami) are addressed in the Coastal Environment chapter of the District Plan. The Natural Hazards Chapter addresses the other hazards identified above.

Flooding and coastal inundation from sea level rise are influenced by climate change. It is predicted that climate change will result in more intense rainfall events, storm events will become more common and the sea level will rise. The flooding and coastal inundation hazard maps incorporate current climate change predictions.

The Fault Hazard Overlays identify areas likely to experience fault rupture (breaking or buckling of the ground) in a large earthquake, and as such it is necessary to manage the risk to people and property in these Overlays.

The composition of each of the Fault Hazard Overlays (Wellington, Ohariu, Shepherds Gully, and Terawhiti) differs. Where a fault is well-understood the overlay generally reflects a Fault Deformation Zone (areas identified by geologist as highly likely to experience breaking or buckling of the ground in a large earthquake) and a 20 m buffer, for example most of the Wellington Fault. Where a fault, or parts of a fault, is not well understood or is complex in its composition the overlay is comprised of multiple sections of Fault Deformation Zone, 20 m buffers and also areas of uncertainty where the Fault Deformation Zones are not known, for example the Shepherds Gully Fault.

The Fault Hazard Overlay mapping also includes fault complexity categories (uncertain poorly-constrained, uncertain constrained, distributed, well-defined extended and well-defined) for each of the Fault Hazard Overlays. The fault complexity categories reflect the current understanding of each of the faults (Wellington, Ohariu, Shepherds Gully and Terawhiti) which comprise the Fault Hazard Overlays contained in the District Plan, and enable management of use and development that corresponds with the risk of fault rupture.

Many of the provisions associated with the Fault Hazard Overlays reference the need for buildings or activities to be located more than 20 m from the edge of the Fault Deformation Zone. The Fault Deformation Zone can

only be identified by a suitably qualified and experienced geologist or geotechnical (or similar) engineer with geophysics experience.

Slope stability will be addressed through the earthworks rules within the District Plan. When a development does not comply with the earthworks rules, site stability will be one of the matters that will be considered as part of the resource consent process.

Natural hazards such as severe winds, wildfires, and ground shaking from earthquakes are primarily managed by other statutory instruments or processes including the Building Act 2004, Civil Defence Emergency Management Act 2002 and the Local Government Act 1974 and 2002.

The hazard ranking for each of the natural hazards addressed in the Natural Hazard Chapter is provided in the table below:

Natural Hazard Overlay	Respective Hazard Ranking
Flood Hazard — Stream Corridor	High
Wellington Fault Hazard Overlay and the Ohariu Fault Hazard Overlay	
Flood Hazard — Overland Path	Medium
Flood Hazard — Inundation	Low
Terawhiti Fault Hazard Overlay	
Shepherds Gully Fault Hazard Overlay	
Liquefaction Hazard Overlay	

Risk

Risk is a product of both the likelihood of and the consequences from a natural hazard. A risk-based approach to natural hazards balances allowing for people and communities to use their property and undertake activities, while also ensuring that lives or significant assets are not harmed or lost as a result of a natural hazard event. When addressing the consequences from natural hazards, priority has been given in this plan as follows to:

- The protection of people from loss of life and injury;
- Reducing damage to buildings from natural hazard events; and
- The protection of essential infrastructure to ensure the health, safety and resilience of communities.

While in most instances development is unable to change the likelihood of a natural hazard event, incorporating mitigation measures or avoiding any further development in certain hazard areas can reduce the consequences from natural hazards, thereby over time reducing the associated risks. Potential mitigation measures that can be incorporated into developments to reduce the consequences of natural hazards include:

- Building design and location (for example minimum floor levels or the ability for buildings to be relocated);
- Raising floor or ground levels to avoid inundation;
- The creation of flood water detention areas to protect areas from flooding;
- The creation, retention or enhancement of natural systems and features;
- The use of suitable materials in infrastructure and building construction;
- The type of activities within buildings and structures, or the type of development;
- The use of green infrastructure options (for example sacrificial fill); and
- Securing Overland Flowpaths to allow for controlled stormwater flows when primary network capacity is exceeded.

Hazard sensitivity

To assist with determining the consequences associated with natural hazards, buildings and activities have

been allocated a sensitivity rating (see Definitions — less hazard sensitive activities, potentially hazard sensitive activities, hazard sensitive activities). This rating is based on the potential for life and property to be impacted as a result of those respective activities occurring within an identified hazard area.

Where one or more of the above activities or associated buildings are proposed to be undertaken within a Natural Hazard Overlay on a site, the most sensitive of the activities shall be used to determine the sensitivity of the proposal. This is different to traditional approaches to natural hazard rules, which largely focus on new buildings. The provisions for natural hazards address both buildings and activities, unless otherwise identified in the rule structure. This is to assist with situations where new activities that are sensitive to the impacts of natural hazards being located within existing structures, without any resulting consideration of the resulting consequences.

~~If an activity is not identified in the definitions is proposed in a Natural Hazard Overlay, then for the purposes of the application it shall be assessed as a less hazard sensitivity activity. The exception to this are Wellington Airport purposes, operational port activities, passenger port facilities and rail activities. These have been are~~ specifically excluded from the hazard classification above and they have their own District Plan framework, for development for these activities. This is in recognition of the social and economic benefits these activities have and that their position in the City is largely fixed. When considering development for ~~the purposes of the Wellington Airport purposes~~, operational port activities, passenger port facilities and rail activities, then this will be assessed against the specific policies and rules provided in this chapter.

Other relevant District Plan provisions

Natural hazards are addressed within the following five chapters:

- Natural Hazards (which addresses buildings and activities in non-coastal hazards overlays);
- Coastal Environment (which addresses buildings and activities in the coastal hazards overlays);
- Subdivision;
- Earthworks; and
- Infrastructure.

These chapters all take the same risk-based approach to natural hazards. To avoid duplication, the natural hazards chapter provides an overview of all hazards within the Wellington City and the risk-based approach to managing those hazards (both coastal and non-coastal). However, the objectives, policies and rules in the Natural Hazards Chapter only deal with non-coastal hazards.

The objectives, policies and rules in the Coastal Environment Chapter address coastal hazards.

When earthworks, subdivision or the installation of infrastructure is being undertaken within a Natural Hazard Overlay (whether coastal or non-coastal), the relevant rules will be contained within these respective chapters.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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	
NH-O1	Risk from natural hazards in High Hazard Areas of the Natural Hazard Overlays Subdivision, use and development within the High Hazard Areas of the Natural Hazard Overlays reduce or do not increase the existing risk from natural hazards to people, property and infrastructure.
NH-O2	Risk from natural hazards in Low and Medium Hazard Areas of the Natural Hazard Overlays Subdivision, use and development within the Low and Medium Hazard Areas of the Natural Hazard Overlays minimise the risk from natural hazards to people, property and infrastructure.

NH-O3	Planned natural hazard mitigation works There is reduced risk to people, property and infrastructure from flood hazards through planned mitigation works and catchment management.
NH-O4	Natural systems and features Natural systems and features that reduce the susceptibility of people, property and infrastructure from damage from natural hazards are created, retained or enhanced.
NH-O5	Airport purposes, operational port activities, passenger port facilities and rail activities Airport purposes, operational port activities, passenger port facilities and rail activities are provided for, while also ensuring that subdivision, development and use of land occupied by the airport purposes, operational port activities, passenger port facilities and rail activities minimise the risk to people, property and infrastructure.
Policies	
NH—P1	Identification of natural hazards Identify natural hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on: 1. The sensitivity of the activities to the impacts of natural hazards; 2. The hazard posed to people's lives and wellbeing, property and infrastructure, by considering the likelihood and consequences of natural hazard events; and 3. The operational need or functional need for some activities to locate in Natural Hazard Overlays.
NH-P2	Levels of risk Subdivision, use and development manages natural hazard risk to people, property and infrastructure by: 1. Allowing for those buildings and activities that have either low occupancy or low replacement value within the low, medium and high hazard areas of the Natural Hazard Overlays; 2. Requiring buildings and activities to mitigate the risk resulting from the development from natural hazards to people, property and infrastructure as far as reasonably practicable in the low hazard and medium hazard areas within the Natural Hazard Overlays; and 3. Avoiding buildings and activities in the high hazard areas of the Natural Hazard Overlays unless there is an operational need or functional need for the building or activity to be located in this area and the building or activity mitigates the impacts from natural hazards to people, property and infrastructure.
NH-P3	Less hazard sensitive activities Allow for subdivision, use and development associated with less hazard sensitive activities and associated additions to buildings within the Natural Hazards Overlays, provided that: 1. It can be demonstrated that overland flowpaths are unimpeded and unobstructed; 2. The building, structure or the additions are not located within a stream corridor; and 3. The risk to people and property from the 1% Annual Exceedance Probability flood is minimised.
NH-P4	Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area of the flood hazard overlay Provide for additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities in an identified inundation area, where:

	1. The impact from the 1% Annual Exceedance Probability flood event is low due to either the: a. Incorporation of mitigation measures; b. Size of the addition in relation to the existing building; or c. Type of activities undertaken within the addition; and 2. The risk to people and property from the 1% Annual Exceedance Probability flood is minimised.
NH-P5	Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors of the Flood Hazard Overlays Only allow additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths and stream corridors, where it can be demonstrated that: 1. The risk from the 1% Annual Exceedance Probability flood event is low due to either the: a. Proposed mitigation measures; b. Size of the addition; or c. Nature of the activities undertaken within the addition; and 2. In an overland flowpath, the risk to people and property from the 1% Annual Exceedance Probability flood event is minimised; 3. In a stream corridor, the existing risk to people and property is not increased or is reduced from the 1% Annual Exceedance Probability flood event; and 4. The conveyancing of flood waters through the stream corridor or overland flowpath is still able to occur unimpeded and is not diverted onto adjacent properties.
NH-P6	Potentially hazard sensitive activities and hazard sensitive activities within the identified inundation areas of the Flood Hazard Overlays Manage subdivision, development and use associated with potentially hazard sensitive activities and hazard sensitive activities within inundation areas by: 1. Ensuring subdivision, development and use incorporates mitigation to ensure the risk to people and property from the 1% Annual Exceedance Probability flood event is minimised; and 2. Avoiding the construction of new buildings, or the conversion of existing buildings that contain a hazard sensitive activity within identified inundation areas of the Flood Hazard Overlays where the finished floor level is below the 1% Annual Exceedance Probability flood levels.
NH-P7	Potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths of the Flood Hazard Overlays Manage subdivision, development and use associated with potentially hazard sensitive activities and hazard sensitive activities within the overland flowpaths by: 1. Incorporating mitigation measures that minimise the risk to people and property from the 1% Annual Exceedance Probability flood; 2. Ensuring the conveyancing of flood waters through the stream corridor or overland flowpath is still able to occur unimpeded and is not diverted onto adjacent properties; and 3. Ensuring that people can safely evacuate from properties during a 1% Annual Exceedance Probability flood event.
NH-P8	Potentially hazard sensitive activities and hazard sensitive activities within the stream corridors of the Flood Hazard Overlay Avoid subdivision, development and use associated with potentially hazard sensitive activities and hazard sensitive activities within the stream corridors, unless it can be demonstrated that:

	1. The activity or subdivision has an operational need or functional need to locate within the stream corridor and locating outside of the stream corridor is not a practicable option; 2. Mitigation measures are incorporated that reduce or avoid an increase in the existing risk to people and property from the 1% Annual Exceedance Probability Flood; 3. People can safely evacuate the property during a 1% Annual Exceedance Probability flood; and 4. The conveyancing of flood waters through the stream corridor is still able to occur unimpeded and is not diverted onto adjacent properties.
NH-P9	Emergency service facilities in the Liquefaction Hazard Overlay Only allow new emergency service facilities within the Liquefaction Hazard Overlay where it can be demonstrated that: 1. The emergency service facility will be able to maintain post disaster functionality following an earthquake, including having foundation designs designed by a certified engineer to prevent liquefaction induced deformation of the building; and 2. Emergency vehicles will be able to service the impacted community by being able to enter and leave the site.
NH-P10	Potentially hazard sensitive activities and hazard sensitive activities and related buildings and structures within the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays Subdivision, use, and development for potentially hazard sensitive activities and hazard sensitive activities within the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays are managed as follows: 1. Allow for potentially hazard sensitive activities and hazard sensitive activities and related subdivision, buildings, building additions and structures within the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays with the exception of educational facilities, health care facilities, hazardous facilities, major hazardous facilities, and emergency service facilities where these activities are only allowed where it can be demonstrated that: a. The building, building platforms associated with subdivision or activity is more than 20 m from the edge of the fault deformation zone of the Terawhiti Fault and Shepherds Gully Fault Hazard Overlays; or b. The building or activity has an operational need or functional need to locate within the Terawhiti Fault and Shepherds Gully Fault Overlays and locating outside of these overlays is not a practicable option; and c. Mitigation measures are incorporated into the building to maintain safety of the occupants and the structural integrity of the building in the event of fault rupture.
NH-P11	Potentially hazard sensitive activities and hazard sensitive activities and related subdivision, buildings and structures within the uncertain poorly-constrained, uncertain constrained, or distributed areas of the Wellington Fault and Ohariu Fault Hazard Overlays Provide for subdivision, development, and use for potentially hazard sensitive activities and hazard sensitive activities and related buildings, building additions, and structures for these activities within the uncertain poorly-constrained, uncertain constrained, or distributed areas of the Wellington Fault and Ohariu Fault Hazard Overlays provided: 1. Any new buildings, building platforms associated with subdivision, or additions to existing buildings are located more than 20 m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Hazard Overlays; or 2. Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.

NH-P12	Additions to buildings containing potentially hazard sensitive activities and hazard sensitive activities and related buildings and structures within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Overlays Only allow for additions to existing buildings for potentially hazard sensitive activities and hazard sensitive activities within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Overlays where: 1. Any new additions are located more than 20 m from the edge of the fault deformation zone; or 2. If the locating the addition more than 20 m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Overlays is not a practicable option, mitigation measures are incorporated into the addition to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.
NH-P13	Construction of a residential unit on an existing vacant site within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Overlays Only allow a single residential unit on an existing vacant site to be located within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Overlays where: 1. Locating a residential unit on the site outside of the Wellington Fault and Ohariu Fault Overlays is not a practicable option; and 2. Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.
NH-P14	Potentially hazard sensitive activities and hazard sensitive activities and related buildings and structures within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays Avoid subdivision, use, and development (unless provided for under NH-P13) for potentially hazard sensitive activities and hazard sensitive activities within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays unless: 1. Any new building, building platforms associated with subdivisions or activity are located more than 20 m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Hazard Overlays; or 2. If locating the building, building platforms associated with subdivision, or activity more than 20m from the edge of the fault deformation zone of the Wellington Fault and Ohariu Fault Overlays is not a practicable option: a. For any building, or activity that has an operational need or functional need to locate within the well-defined or well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays and locating outside these areas is not a practicable option, mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture; or b. For any other building, or activity potentially hazard sensitive activities and hazard sensitive activities, mitigation measures are incorporated into the building to not increase risk to life of the occupants and the structural integrity of the building in the event of fault rupture.
NH-P15	Buildings with a low occupancy associated with operational port activities, passenger port facilities and rail activities in the Wellington Fault Hazard Overlay. Provide for subdivision, development and use associated with the operational port activities, passenger port facilities and rail activities, within the Wellington Fault Hazard Overlay, where the subdivision, development and use does not involve the construction of new buildings which will be occupied by more than 10 employees associated with the operational port activities, passenger port facilities and rail activities or any members of the public.
NH-P16	Buildings which will be occupied by members of the public, or employees associated

	with the operational port activities, passenger port facilities and rail activities in the Wellington Fault Hazard Overlay. Manage subdivision, development and use associated within the operational port activities, passenger port facilities and rail activities within the Wellington Fault Hazard Overlay where the subdivision, development and use involves the construction of new buildings which will be occupied by members of the public, or more than 10 employees associated with the operational port activities, passenger port facilities and rail activities by ensuring that: 1. Any new buildings are located more than 20 m from the edge of the fault deformation zone of the Wellington Fault Hazard Overlay; or 2. Mitigation measures are incorporated into the building to minimise the risk to people and damage to buildings in the event of fault rupture.
NH-P17	Natural systems and features Maintain and enhance natural systems and features where they will reduce the existing risk posed by natural hazards to people's lives and wellbeing, property and infrastructure.
NH-P18	Natural hazard mitigation works Enable natural hazard mitigation works undertaken by the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited or their nominated contractors or agents within Natural Hazard Overlays where these will significantly decrease the existing risk to people's lives and wellbeing, property and infrastructure.
NH-P19	Green infrastructure Encourage the use of green infrastructure, or Mātauranga Māori approaches when undertaking natural hazard mitigation works by the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited or their nominated contractors or agents within Natural Hazard Overlays.
Rules	
All Natural Hazard Overlays	
NH-R1	Less hazard sensitive activities within all Natural Hazard Overlays
All Zones	1. Activity status: Permitted Where: ~~a. Any buildings and structures are located outside of the identified overland flowpaths or stream corridor of the Flood Hazard Overlay.~~ a. <u>Any structures are located:</u> <u>Within the identified overland flowpaths of the Flood Hazard Overlay, and within the road corridor or with a footprint of less than 0.2 m²; or</u> <u>Outside of the identified overland flowpaths of the Flood Hazard Overlay; and</u> b. <u>Any buildings are located outside of the identified overland flowpaths of the Flood Hazard Overlay; and</u> c. <u>Any buildings and structures are located outside of the identified stream corridor of the Flood Hazard Overlay.</u>
All Zones	2. Activity Status: Restricted Discretionary Where: a. Compliance with the requirements of NH-R1.1.a <u>and NH-R1.1.b</u> is not

	achieved. Matters of discretion are: 1. The matters in NH-P3.
All Zones	3. <u>Activity Status: Discretionary</u> <u>Where:</u> a. <u>Compliance with the requirements of NH-R1.1.c is not achieved.</u>
NH-R2	Green infrastructure in all Natural Hazard Overlays
All Zones	1. Activity Status: Permitted Where: a. The works must be undertaken by either the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited or their nominated contractor or an agent on their behalf.
All Zones	2. Activity Status Discretionary Where: a. Compliance with the requirements of NH-R2.1.a is not achieved.
Flood Hazard Overlays	
NH-R3	Flood mitigation works within the inundation area, overland flowpaths or the stream corridor of Flood Hazard Overlays
All Zones	1. Activity Status: Permitted Where: a. The works must be undertaken by either the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited or their nominated contractor or an agent on their behalf for the express purpose of flood mitigation works.
All Zones	2. Activity Status Discretionary Where: a. Compliance with the requirements of NH-R3.1.a is not achieved.
NH-R4	Additions to all buildings in the inundation area, overland flowpaths or the stream corridor of the Flood Hazard Overlay
All zones	1. Activity status: Permitted Where: a. <u>The addition is located within an inundation area, and</u> i. <u>Is a deck or carport; or</u> ii. <u>When located within an inundation area, the finished floor levels of the addition for hazard sensitive activities or potentially hazard sensitive activities are demonstrated to be above the 1% Annual Exceedance Probability Flood level:</u>

	i. ~~a.~~ plus the height of the floor joists; or, ii. ~~b.~~ plus the height of the concrete floor slab; and b. The additions are not located within an overland flowpath; and c. The additions are not located within a stream corridor. Note: Technical advice on finished floor levels required to comply with this rule can be sought and obtained from Wellington Water Limited.
All Zones	2. Activity status: Restricted discretionary Where: a. Compliance with the requirements of NH-R4.1.a is not achieved. Matters of discretion are: 1. The matters in NH-P4.
All Zones	3. Activity status: Discretionary Where: a. Compliance with the requirements of NH-R4.1.b is not achieved; and b. The finished floor levels of the addition (excluding ~~non-habitable additions~~ <u>decks and carports</u>) to a building containing a hazard sensitive activity located within an overland flowpath is demonstrated to be above the 1% Annual Exceedance Probability flood level: i. plus the height of the floor joists; or ii. plus the height of the concrete floor slab. Note: Technical advice on finished floor levels required to comply with this rule can be sought and obtained from Wellington Water Limited.
All Zones	4. Activity status: Non-Complying Where: a. Compliance with the requirements of NH-R4.1.c or NH-R4.3.b is not achieved
NH-R5	The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity in the inundation area of the Flood Hazard Overlay
All Zones	1. Activity Status: Permitted Where: a. When located within an Inundation Area of the Flood Hazard Overlay, the finished floor levels of the building for the potentially hazard sensitive activity are located above the 1% Flood Annual Exceedance Probability level: i. plus the height of the floor joists; or ii. plus the height of the concrete floor slab. Note: Technical advice on finished floor levels required to comply with this rule can be sought and obtained from Wellington Water Limited.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of NH-R5.1.a is not achieved. Matters of discretion are:

	- The impact from the 1% Annual Exceedance Probability flood is low due to either the: - Implementation mitigation measures; - The shallow depth of the flood waters within the building; or - Type of activity undertaken within the building; and - The risk to people and property is reduced or not increased.
NH-R6	The construction of buildings or the conversion of existing buildings that will contain a hazard sensitive activity in the inundation area of the Flood Hazard Overlay
All Zones	- Activity Status: Restricted Discretionary Where: - When located within an Inundation Area of the Flood Hazard Overlay, the finished floor levels of the building for the hazard sensitive activity is located above the 1% Flood Annual Exceedance Probability level: - plus the height of the floor joists; or - plus the height of the concrete floor slab. Matters of discretion are: - The impact from the 1% Annual Exceedance Probability flood is low due to either the: - Implementation mitigation measures; - The shallow depth of the flood waters within the building; or - Type of activity undertaken within the building; and - The risk to people and property is not increased from flooding, including displacement of flood waters. Note: Technical advice on finished floor levels required to comply with this rule can be sought and obtained from Wellington Water Limited.
All Zones	- Activity Status: Non-Complying Where: - Compliance with the requirements of NH-R6.1.a is not achieved.
NH-R7	The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity in the overland flowpath of the Flood Hazard Overlay
All Zones	- Activity Status: Restricted Discretionary Where: - When located within an overland flowpath of the Flood Hazard Overlay, the finished floor levels of the building for the potentially hazard sensitive activity is located above the 1% Flood Annual Exceedance Probability level: - plus the height of the floor joists; or - plus the height of the concrete floor slab. Matters of discretion are: - The matter contained in NH-P7 Note: Technical advice on finished floor levels required to comply with this rule can be sought and obtained from Wellington Water Limited.
All Zones	Activity Status: Discretionary Where:

	a. Compliance with the requirements of NH-R7.1.a is not achieved
NH-R8	The construction of buildings or the conversion of existing buildings that will contain a hazard sensitive activity within the overland flowpaths of the Flood Hazard Overlay
All Zones	1. Activity Status: Discretionary Where: a. When located within an overland flowpath of the Flood Hazard Overlay, the finished floor levels of the building for the hazard sensitive activity is located above the 1% Flood Annual Exceedance Probability level: - plus the height of the floor joists; or - plus the height of the concrete floor slab. Note: Technical advice on finished floor levels required to comply with this rule can be sought and obtained from Wellington Water Limited.
All Zones	2. Activity Status: Non-Complying Where: a. Compliance with the requirements of NH-R8.1.a is not achieved.
NH-R9	The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity and hazard sensitive activity within the stream corridors of the Flood Hazard Overlay
All Zones	1. Activity status: Non-Complying
Fault Hazard Overlays	
NH-R10	Additions to a building containing a potentially hazard sensitive activity or hazard-sensitive activity within the Shepherds Gully Fault Hazard Overlay, Terawhiti Fault Hazard Overlay, Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay
All Zones	1. Activity status: Permitted Where: - The additions are to a building in the Shepherds Gully Fault Hazard Overlay or the Terawhiti Fault Hazard Overlay; - The additions do not increase the Gross Floor Area of a building containing a hazard sensitive activity in the uncertain poorly-constrained, uncertain constrained or distributed areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay by more than 20m²; - The additions do not increase the Gross Floor Area of a building containing a potentially hazard sensitive activity in the uncertain poorly-constrained, uncertain constrained or distributed areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay by more than 30m²; or - The additions are not to a building containing a hazard sensitive activity or potentially hazard sensitive activity in the well-defined and well-defined extended areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay.
All Zones	2. Activity status: Restricted discretionary Where: a. Compliance with the requirements of NH-R10.1b - NH-R10.1d is not achieved.

	Matters of discretion are: 1. For additions to a building containing a potentially hazard sensitive activity or hazard sensitive activity in the uncertain poorly-constrained, uncertain constrained and distributed areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay, the matters contained in NH-P11. 2. For additions to a building containing potentially hazard sensitive activity or hazard sensitive activity in the well-defined and well-defined extended areas of the Wellington Fault Hazard Overlay or the Ohariu Fault Hazard Overlay the matters contained in NH-P12.
NH-R11	The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity or hazard sensitive activity within the uncertain poorly-constrained, uncertain constrained areas, well-defined or well-defined extended areas of Shepherds Gully Fault and Terewhiti Fault Hazard Overlays
All Zones	1. Activity Status: Permitted Where: a. The development does not involve the establishment of either: i. Educational facilities; ii. Health care facilities; iii. Emergency service facilities; or iv. Hazard facilities and major hazard facilities.
All Zones	2. Activity status: Discretionary Where: a. Compliance with the requirements of NH-R11.1.a is not achieved.
NH-R12	The construction of buildings or the conversion of existing buildings that will contain operational port activities, passenger port facilities and rail activities in the Wellington Fault Hazard Overlay
All Zones	1. Activity Status: Permitted Where: a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity or any members of the public; or b. It does not involve the conversion of an existing building that would be occupied by either more than 10 employees of the activity or any members of the public.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of NH-R12.1 is not achieved. Matters of discretion are: 1. Matters contained in NH-P16
NH-R13	The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity or hazard sensitive activity in the uncertain poorly-constrained, uncertain constrained or distributed areas of the Wellington Fault and Ohariu Fault Hazard Overlays
All Zones	1. Activity status: Restricted Discretionary

	Where: a. Buildings for potentially hazard sensitive activities or hazard sensitive activities located within the uncertain poorly-constrained, uncertain constrained, or distributed areas of the Wellington Fault Hazard Overlay and Ohariu Fault Hazard Overlays. Matters of discretion are: 1. Matters contained in NH-P11
NH-R14	The construction of buildings or the conversion of existing buildings that will contain a potentially hazard sensitive activity or hazard sensitive activity within the well-defined and well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays
All Zones	1. Activity Status: Restricted Discretionary Where: a. It involves the construction of one residential unit on an existing vacant site where the residential unit is located within the well-defined and well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays. Matters of discretion are: 1. Locating the building elsewhere on the site outside of the fault hazard overlay is not a practicable option; and 2. Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of fault rupture.
All Zones	2. Activity status: Non-Complying Where: a. Any construction of buildings or conversion of existing buildings within the well-defined and well-defined extended areas of the Wellington Fault and Ohariu Fault Hazard Overlays is not provided for by NH-R14.1a.
Liquefaction Hazard Overlay	
NH-R15	Activities in the Liquefaction Hazard Overlay
All Zones	1. Activity Status: Permitted Where: a. It involves a less hazard sensitive or potentially hazard sensitive activity; or b. It involves a hazard sensitive activity that is not an emergency service facility.
All Zones	2. Activity Status: Restricted Discretionary Where: a. Compliance with the requirements of NH-R15.1 is not achieved. Matters of discretion are: 1. Matters contained in NH-P9

This chapter is operative as of 14 July 2025.

Te Takenga ā-Hītori

Historic Heritage

HH	Historic Heritage

Introduction

Section 6(f) of the RMA identifies "the protection of historic heritage from inappropriate subdivision, use, and development" as a matter of national importance. Buildings, structures, areas and archaeological sites associated with Wellington's past are a precious and finite resource and are part of what makes Wellington unique. They help the community understand and learn about culture and history, provide a sense of place, identity and well-being and contribute to the evolving story of Wellington City. Evidence of heritage in the environment provides a sense of time, and a connection between the past and the future as the city changes and grows. The whakataukī (Māori saying), "Me huri whakamuri ka titiro whakamua" / "In order to plan for the future, we must look to the past" encapsulates this principle.

Wellington City has several layers of culture and heritage. Buildings, structures and areas in this chapter do not recognise mana whenua heritage. However, development within sites and areas of significance to Māori needs to be progressed through a process that actively engages mana whenua to increase the prominence of mana whenua heritage in these areas. Sites and areas of significance to mana whenua are managed by the provisions contained in the Sites and Areas of Significance to Māori Chapter.

The Wellington Regional Policy Statement Policy 21 includes a list of criteria to ensure significant historic heritage resources are identified in district and regional plans in a consistent way. Nominations must be assessed against all of the following criteria and fit one (or more) of the following criteria to have significant historic heritage values:

- 1. Historic values;
- 2. Physical values;
- 3. Social values;
- 4. Tangata whenua values;
- 5. Rarity; or
- 6. Representativeness.

Sustainable long-term use

One of the best ways to protect the recognised heritage values of built heritage is to ensure that it remains in a sustainable long-term use. The original use of a building can be part of the reason why it is important and helps retain special associations between people and place. When the original use of a building changes to a new one, this is defined as 'reuse' and can help continue the story of that place. The range of uses that are appropriate for a given site is managed by zone provisions. Both the original use and any future reuse can be a sustainable long term use for built heritage and can be facilitated by compatible additions and alterations and/or carefully done partial demolition to support its ongoing functionality. Existing buildings contain embodied energy, and their retention can save carbon associated with the construction of new buildings, including in materials, transport, demolition and landfill.

This chapter of the District Plan includes provisions relating to:

- 1. **Heritage buildings and heritage structures** — These are individual buildings and structures that have been assessed as having significant heritage values. The exterior of most heritage buildings and

heritage structures are protected in their entirety (including roofs). Some heritage buildings only have specific features protected, such as façades. A smaller number have their interiors or interior features protected. Known buildings and structures located on the same site as heritage buildings and heritage structures which have not been identified as having heritage value themselves are categorised as 'non-scheduled heritage buildings and structures'. These are listed as exclusions in the 'protections required' column of SCHED1. The historic heritage rules do not apply to them, except for HH-R2 and HH-R9.

For the avoidance of doubt:

- a. Works to any heritage building or heritage structure that is also located within a heritage area will be assessed against the provisions for heritage buildings and structures and not the heritage area provisions.
- b. Regardless, any related resource consent assessment will also consider the values of the heritage area, including the relative contribution of building height to those values and the extent of compliance with any height standard.
- c. Works to any heritage building or heritage structure (where only specific features are protected) that is also located in a heritage area (and the work also affects those parts of the building not specifically scheduled) will be assessed against the heritage area provisions.

SCHED1 and SCHED2 identifies heritage buildings and heritage structures.

2. **Heritage areas** — These are areas that contain a concentration of buildings and structures with similar heritage values, which when considered as a collection have significant heritage value. 'Contributing buildings and structures' are those which support the heritage values of the area. Buildings and structures that do not contribute to the heritage values of the area are identified as non-heritage in SCHED3-Heritage Areas.

For the avoidance of doubt:

- a. Works to buildings and structures located adjacent to a heritage area, but not within, are not assessed against the provisions of this chapter.

SCHED3 identifies heritage areas.

3. **Scheduled archaeological sites** — An archaeological site is any place (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. The archaeological sites scheduled in this District Plan are not an extensive record of the total number of sites that exist, but a smaller number that have been assessed in detail as having significant heritage value. The extent of each scheduled archaeological site has been identified and mapped. The provisions of this chapter apply to the use, development and activities within this identified extent.

SCHED4 identifies archaeological sites subject to the provisions of the District Plan.

4. **Heritage orders** — Under section 189 of the RMA a heritage protection authority may give notice to the Council of its requirement for a heritage order. Where a heritage order is included in the District Plan regardless of the provisions of the Plan or resource consents, no person may do anything, without the prior written consent of the relevant heritage protection authority named in the Plan in respect of the order.

APP1 — Historic Heritage Advice Notes contains useful information on assessing effects on heritage values and the different ways in which historic heritage is addressed by regulation and advocacy. APP1 also contains reference to the provisions of the Heritage New Zealand Pouhere Taonga Act 2014 which protect all archaeological sites.

Where a heritage building, heritage structure, heritage area or scheduled archaeological site is entered on the New Zealand Heritage List/Rārangi Kōrero, the Council will inform Heritage New Zealand Pouhere Taonga in respect of any resource consent or District Plan change. Council will expect an application for resource consent in respect of these listings to include written comments from Heritage New Zealand Pouhere Taonga.

Cross references to other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant, including:

- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land including the sites of heritage buildings and heritage structures, within heritage areas and the extent of scheduled archaeological sites.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks including on the sites of heritage buildings and heritage structures, and within heritage areas.
- **Signs** - The signs chapter manages signs on heritage buildings, heritage structures and their sites, within heritage areas and the extent of scheduled archaeological sites.
- **Infrastructure - Other overlays** — The Infrastructure chapter manages the effects of infrastructure on heritage buildings, heritage structures and their sites, within heritage areas and the extent of scheduled archaeological sites.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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

HH-O1	Recognising historic heritage Historic heritage is recognised for its contribution to an understanding and appreciation of the history, culture and sense of place of Wellington City, the Wellington region and New Zealand.
HH-O2	Protecting historic heritage Historic heritage is retained and protected from inappropriate use, subdivision and development.
HH-O3	Sustainable long-term use Built heritage is well-maintained, resilient and kept in sustainable long-term use.

Policies

All historic heritage	
HH-P1	Identifying historic heritage Identify buildings, structures, areas and archaeological sites with significant historic heritage values, or that contribute to an understanding and appreciation of Māori history and culture.
Built heritage	
HH-P2	Conservation Plans Encourage the preparation of conservation plans and take them into account when considering the effects of development proposals on the identified heritage values of built heritage.
HH-P3	Maintenance and repair Encourage the maintenance and repair of built heritage where undertaken in accordance with recognised conservation principles and methods.
HH-P4	Internal works Enable works internal to built heritage, except where they involve interiors or interior features that are specifically scheduled.
HH-P5	Enabling approach to works

	Enable works to built heritage that: 1. Increase resilience through seismic strengthening, either in isolation or as part of additions and alterations; 2. Support the ongoing functionality of a building by providing a sustainable long-term use; 3. Are undertaken in accordance with recognised conservation principles and methods; 4. Increase accessibility and support means of escape from fire; or 5. Provide the opportunity to promote, enhance, recover or reveal heritage values.
HH-P6	Removal of unreinforced masonry chimneys Provide for the removal of unreinforced masonry chimneys from built heritage where it can be demonstrated that either: 1. The chimney(s) to be removed are not part of a primary elevation and have not been specifically identified in the heritage schedule; or 2. The chimney(s) to be removed are part of a primary elevation but are damaged beyond reasonable repair or cannot reasonably be seismically strengthened; and 3. A replacement chimney will be constructed that: a. Is an accurate replica in design, location, size, colour, finish and ornamentation; and b. Reuses fabric from the original chimney, where practicable.
Heritage buildings and structures	
HH-P7	Additions, alterations and partial demolition of heritage buildings and structures Provide for additions and alterations to, and partial demolition of heritage buildings and heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to: 1. The extent to which the work: a. Supports the ongoing functionality of a heritage building or heritage structure so that it has a sustainable long term use; b. Promotes, enhances, recovers or reveals heritage values; c. Retains the main determinants of the architectural style or design of the heritage building or heritage structure; d. Is compatible with the scale, form, proportion, design and materials of the heritage building or heritage structure; e. Respects the identified relationship of the heritage building or heritage structure with its setting; f. Enables any adverse effects on identified heritage values to be reversed; g. Minimizes the loss of fabric and craftsmanship; h. Is in accordance with any conservation plan that has been prepared by a suitably qualified heritage professional; and i. Increases structural stability, accessibility and means of escape from fire; 2. The visibility of the work from street frontages; 3. Whether the works would lead to cumulative adverse effects on identified heritage values; 4. Whether there has been any change in circumstances since scheduling in the District Plan, including damage from natural disaster; 5. Any advice that has been obtained from a suitably qualified heritage professional including Heritage New Zealand Pouhere Taonga where entered onto the New Zealand Heritage List/Rārangī Kōrero as a Category 1 or 2 Historic Place; and 6. The identified heritage values of the heritage area, where located within a heritage area.
HH-P8	New buildings and structures, and modifications to existing non-scheduled buildings on the site of a heritage building or structure

	Provide for new buildings and structures, and modifications to existing non-scheduled buildings and structures on the same site as heritage buildings or heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to: 1. The extent to which the work: a. Is compatible with the scale, form, proportion, design and materials of the heritage building or heritage structure; and b. Respects the identified relationship of the heritage building or heritage structure with its setting.
HH-P9	Repositioning of a heritage building or structure Only allow heritage buildings and heritage structures to be repositioned on their existing site where it can be demonstrated that: 1. It will align and be undertaken in accordance with recognised conservation principles and methods; 2. It is necessary to save the heritage building or heritage structure from damage or destruction from natural hazard; or 3. It will not detract from the identified heritage values, and the proposed alternative siting will be appropriate.
HH-P10	Relocation of a heritage building or structure Only allow heritage buildings and heritage structures to be relocated to another site where it can be demonstrated that: 1. It will align and be undertaken in accordance with recognised conservation principles and methods; 2. It is necessary to save the heritage building or heritage structure from damage or destruction from natural hazard; or 3. There are no practical alternatives to avoid total demolition; and 4. The proposed alternative site will be appropriate.
HH-P11	Total demolition of heritage buildings and heritage structures Avoid the total demolition of heritage buildings and heritage structures unless it can be demonstrated that there are no reasonable alternatives to total demolition, including: 1. Undertaking maintenance and repair- considering the extent to which any earlier deferral has negatively impacted building condition while producing financial savings where poor building condition is a factor in the intention to demolish; 2. Seismic strengthening; 3. Additions, alterations or partial demolition, including to enable reuse; 4. Repositioning; and 5. Relocation.
Heritage areas	
HH-P12	Height of development within heritage areas Manage the height of development within heritage areas to recognise and respect their unique form and scale in the City Centre Zone, Centre Zones and the Waterfront Zone.
HH-P13	Non-heritage buildings and structures Enable the enhancement of the identified heritage values of heritage areas by allowing the repositioning, relocation and total demolition of identified non-heritage buildings and structures.
HH-P14	Additions and alterations to, and partial demolition of buildings and structures within heritage areas

	Provide for additions and alterations to, and partial demolition of buildings and structures within heritage areas where it can be demonstrated that the work does not detract from the identified heritage values of the heritage area, having regard to: 1. The extent to which the work: a. Supports the ongoing functionality of buildings and structures so that they have a sustainable long term use; b. Promotes, enhances, recovers or reveals heritage values; c. Respects the valued neighbourhood patterns of the heritage area including any predominant architectural style or design; d. Is compatible with the scale, form, proportion, design and materials that have been identified as forming part of the heritage values of the heritage area; e. Responds to the relationships between buildings and structures within the heritage area; f. Enables any adverse effects on heritage values to be reversed; g. Minimizes the loss of heritage fabric and craftsmanship; h. Is in accordance with any conservation plan that has been prepared by a suitably qualified heritage professional; and i. Increases structural stability, accessibility and means of escape from fire; 2. The relative contribution of the building or structure to the identified values of the heritage area; 3. The visibility of the work from street frontages; 4. Whether the works would lead to cumulative adverse effects on the identified heritage values of the heritage area; 5. Whether there has been any change in circumstances since scheduling of the heritage area in the plan, including damage from natural disaster; and 6. Any advice that has been obtained from a suitably qualified heritage professional including Heritage New Zealand Pouhere Taonga where entered onto the New Zealand Heritage List/Rārangī Kōrero as a Category 1 or 2 Historic Place.
HH-P15	New buildings and structures within heritage areas Provide for new buildings and structures within heritage areas where it can be demonstrated that the works will not detract from the identified heritage values of the heritage area, having regard to: 1. The extent to which the work: a. Respects any valued neighbourhood patterns of the heritage area including any predominant architectural style or design; b. Is compatible with the scale, form, proportions, design and materials of the heritage area; and c. Is sited to maintain a consistent pattern of front façade alignment.
HH-P16	Repositioning of contributing buildings and structures within heritage areas Only allow the repositioning of contributing buildings and structures within heritage areas where it can be demonstrated that: 1. It is necessary to save the contributing building or structure from damage or destruction from natural hazard risks; or 2. There are no significant adverse effects on the identified values of the heritage area.
HH-P17	Total demolition of contributing buildings and structures within heritage areas and relocation of contributing buildings and structures to outside of a heritage area Avoid the relocation outside or total demolition of contributing buildings and structures within heritage areas unless it can be demonstrated that: 1. There are no significant adverse effects on the identified heritage values of the heritage area; or

	2. It is necessary to save the contributing building or structure from damage or destruction from natural hazard risks; or 3. There are no reasonable alternatives to relocation or total demolition.
Scheduled Archaeological Sites	
HH-P18	Information, advocacy and advice Enable the management and maintenance of scheduled archaeological sites by: 1. Obtaining, recording and sharing information about scheduled archaeological sites; 2. Encouraging the preparation of conservation plans; 3. Encouraging the adoption of voluntary agreements or covenants with Heritage New Zealand Pouhere Taonga; and 4. Assisting landowners to maintain and stabilise scheduled archaeological sites, through the provision of advice and guidance.
HH-P19	Archaeological site maintenance Enable the following activities within the extent of scheduled archaeological sites: 1. Maintenance and repair of existing fences, roads, walking and access tracks; 2. Mowing of grass; 3. Trimming and pruning of vegetation; and 4. Grazing of stock.
HH-P20	Vegetation removal and planting Manage the removal of existing vegetation and the planting of new vegetation within the extent of scheduled archaeological sites.
HH-P21	Modification of scheduled archaeological sites and earthworks within their extent Require that the modification of scheduled archaeological sites and earthworks within their extent does not detract from their identified archaeological values, having regard to: 1. The extent to which the works: a. Provide opportunities for increasing understanding and appreciation of the values of the scheduled archaeological site; b. Contribute to returning the site to a known earlier state, including by reusing dislodged fabric; c. Reconstructs missing features to a high level of authenticity using matching or similar materials; d. Minimizes loss or damage to archaeological features; e. Will enable owners, occupiers or users to make reasonable use of the areas within the extent of the scheduled archaeological site; f. Would support the long-term maintenance, stabilisation or understanding of the extent and values of the scheduled archaeological site; 2. The compatibility of any new building or structure, including its location, height, form, design and materials with any archaeological features; 3. Whether the works would lead to cumulative adverse effects on the values of the scheduled archaeological site; 4. Whether there has been any change in circumstances that has resulted in a reduction of significance since scheduled in the plan, including damage by natural disaster; 5. The ability of the scheduled archaeological site, or parts thereof, to accommodate change without detracting from identified archaeological values;

	6. The findings of any assessment undertaken by a suitably qualified heritage professional; and 7. The outcomes of consultation with Heritage New Zealand Pouhere Taonga.
HH-P22	Total demolition of scheduled archaeological sites Avoid the destruction of scheduled archaeological sites unless: 1. The scheduled archaeological site, or part thereof, poses a serious threat to public safety; or 2. It can be demonstrated that there are no reasonable alternatives to total demolition.
Rules	
Heritage buildings and heritage structures	
Rules: Buildings and structures activities	
HH-R1	Maintenance and repair of scheduled heritage buildings and heritage structures
All Zones	1. Activity status: Permitted
HH-R2	Partial and total demolition of non-scheduled buildings and structures on the site of heritage buildings and heritage structures
All Zones	1. Activity status: Permitted
HH-R3	Temporary works to heritage buildings and heritage structures
All Zones	1. Activity status: Permitted
HH-R4	Invasive seismic investigation of heritage buildings and heritage structures
All Zones	1. Activity status: Permitted
HH-R5	Removal and replacement of a single glazed clear windowpane with a clear double or triple glazed windowpane on a heritage building
All Zones	1. Activity status: Controlled Where: a. The works utilise the existing window frame. Matters of control are: 1. Design and external appearance; and 2. Extent of modification of heritage fabric. Notification status: Applications under this rule are precluded from being publicly notified or limited notified.
HH-R6	Works involving the creation of new internal floor levels or internal seismic strengthening of a heritage building that are externally visible from a public place
All Zones	1. Activity status: Controlled Matters of control are: 1. Design and external appearance; and 2. Extent of modification of heritage fabric. Notification status: Applications under this rule are precluded from being publicly notified or limited notified.

HH-R7	Additions, alterations and partial demolition of heritage buildings and heritage structures not falling under HH-R1 — HH-R6	
All Zones	1. Activity status: Restricted Discretionary Matters of discretion are restricted to: 1. The matters in HH-P2, HH-P5, HH-P6 and HH-P7; 2. The extent of compliance with HH-S1.	
HH-R8	New buildings and structures on the site of heritage buildings and heritage structures	
Medium Density Residential Zone High Density Residential Zone	1. Activity status: Permitted Where: a. A new building is: i. Accessory to a residential unit; ii. Located to the rear of a residential unit; and iii. Smaller than 10m². b. Any new structure (excluding buildings provided for in HH-S8.1.a) does not exceed a maximum height of 1.5m.	
Medium Density Residential Zone High Density Residential Zone	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of HH-R8.1.a ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: 1. The matters in HH-P2 and HH-P8.	
All other Zones	3. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in HH-P2 and HH-P8.	
HH-R9	Additions and alterations to non-scheduled buildings and structures on the site of heritage buildings and structures	
All Zones	1. Activity status: Permitted Where: a. The works do not: i. Extend the existing building footprint at ground level by more than 10%; or ii. Result in the creation of additional storeys beyond the existing building envelope.	
All Zones	2. Activity status: Restricted discretionary Where: a. Compliance with the requirements of HH-R9.1 ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are:	

	1. The matters in HH-P2 and HH-P8.
HH-R10	Repositioning of heritage buildings and heritage structures on their existing site
All Zones	1. Activity status: Restricted discretionary Matters of discretion are: 1. The matters in HH-P2 and HH-P9.
HH-R11	Removal of unreinforced masonry chimneys from built heritage
All Zones	1. Activity status: Restricted discretionary Matters of discretion are: 1. The matters in HH-P6. Notification status: An application for resource consent made in respect of rule HH-R11 is precluded from being either publicly or limited notified.
HH-R12	Relocation of heritage buildings and heritage structures beyond the existing site
All Zones	1. Activity status: Discretionary Section 88 information requirements to accompany applications for the relocation of heritage buildings and structures beyond the existing site: 1. An application under this rule to relocate any heritage building or structure beyond the existing site must be accompanied by: - A Heritage Impact Assessment that evaluates the potential effects on the building or structure's associated heritage values resulting from relocation from its current site; - An assessment of alternatives to relocation that have been considered by the applicant, including evidence demonstrating why none of these present a reasonable option; - A Heritage Construction Management Plan outlining the measures and methods that will be undertaken to protect the building before, during, and after the relocation; and - A Conservation Plan where one exists.
HH-R13	Total demolition of heritage buildings and heritage structures
All Zones	1. Activity status: Discretionary Notification status: An application for a resource consent made in respect of HH-R13 must be publicly notified, other than in cases of emergency where there is an immediate risk of loss of life, injury or serious damage to property. <u>Advice Note</u> Applicants for resource consent under this rule should note that the Council will likely require information to be provided supporting the application, as follows: - Where poor building condition is a factor in the intention to demolish, information detailing the history of regular maintenance undertaken on the building or structure; - A Heritage Impact Assessment for the total demolition of a building; - Where seismic hazard risk is a factor in the intention to demolish: - A detailed seismic analysis (DSA) and a detailed description and methodology of the works required to increase seismic resilience to an acceptable standard, provided by a suitably qualified structural engineer; - Costings of the works required to increase seismic resilience provided by a

	suitably qualified quantity surveyor; - Where the building is identified as being beyond repair, a condition survey report of the building provided by a suitably qualified professional; - Estimates of contributions that are available, including funding, grants, consent fee reimbursement and rates relief, if the building is not demolished; and - An assessment of alternatives to total demolition that have been considered, including options for seismic strengthening, reuse, or restoration where applicable, and evidence demonstrating why none of these are reasonable, including detailed cost comparisons of the identified alternatives with the estimated net return to the owner if demolition proceeds. The Council will likely obtain a peer review by a suitably qualified professional of the information provided by the applicant.
Heritage areas	
Rules: Buildings and structures activities	
HH-R14	Maintenance and repair of buildings and structures, including non-heritage buildings and structures
All Zones	1. Activity status: Permitted
HH-R15	Temporary works to buildings and structures
All Zones	1. Activity status: Permitted
HH-R16	Invasive seismic investigation of buildings and structures
All Zones	1. Activity status: Permitted
HH-R17	Internal works to all buildings, including works involving the creation of new internal floor levels or internal seismic strengthening that are externally visible from a public place
All Zones	1. Activity status: Permitted
HH-R18	Removal and replacement of a single glazed clear windowpane with a clear double or triple glazed windowpane within heritage areas
All Zones	1. Activity status: Permitted Where: - The building is a non-heritage building; and - The works utilise the existing window frame.
All Zones	2. Activity status: Controlled Where: - The building is a contributing building; and - The works utilise the existing window frame. Matters of control are: - Design and external appearance; and - Extent of modification of heritage fabric. Notification status: Applications under this rule are precluded from being publicly notified or limited notified.
HH-R19	Additions, alterations and partial demolition of buildings and structures within a heritage area, including non-heritage buildings and structures not falling within HH-

	R14 — HH-R18
All zones	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in HH-P2, HH-P5, HH-P6, HH-P12 and HH-P14; 2. The extent of compliance with HH-S1.
HH-R20	Total demolition, repositioning and relocation of an identified non-heritage building or structure
All Zones	1. Activity status: Permitted
HH-R21	New buildings and structures within heritage areas
Medium Density Residential Zone High Density Residential Zone	1. Activity status: Permitted Where: a. The works involve the construction of a structure associated with the operation, use and maintenance of a legal road; or b. The height of the structure does not exceed 1.5m above ground level; or c. The structure is a lamppost; or d. A new building is: i. Accessory to the primary residential unit building; ii. Located to the rear of the primary residential unit building; and iii. Smaller than 10m².
All other zones	2. Activity status: Permitted Where: a. The works involve the construction of a structure associated with the operation, use and maintenance of a legal road; or b. The height of the structure does not exceed 1.5m above ground level; or c. The structure is a lamppost.
Medium Density Residential Zone High Density Residential Zone	3. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of HH-R21.1 ~~is not~~ cannot be achieved. Matters of discretion are: 1. The matters in HH-P15.
All other Zones	4. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of HH-R21.2 ~~is not~~ cannot be achieved. Matters of discretion are: 1. The matters in HH-P2, HH-P12 and HH-P15; and 2. The extent of compliance with HH-S1.
HH-R22	Repositioning of contributing buildings and structures within a heritage area
All Zones	1. Activity status: Restricted Discretionary

	Matters of discretion are: 1. The matters in HH-P15.
HH-R23	Relocation of contributing buildings and structures to a location outside of a heritage area, or total demolition of contributing buildings and structures
All Zones	1. Activity status: Discretionary <u>Advice note</u> Applicants for resource consent under this rule should note that the Council will likely require information to be provided supporting the application, as follows: 1. A Heritage Impact Assessment that evaluates the potential effects on the building or structure's associated heritage values resulting from demolition of the building or structure or its relocation outside of the heritage area, as applicable; 2. Where seismic hazard risk is a factor in the intention to demolish or relocate: a. A detailed seismic analysis (DSA), and a detailed description and methodology of the works required to increase seismic resilience to an acceptable standard, provided by a suitably qualified structural engineer; and b. Costings of the works required to increase seismic resilience provided by a suitably qualified quantity surveyor; 3. Where the building is identified as being beyond repair, a condition survey report of the building, provided by a suitably qualified professional; 4. Estimates of contributions that are available, including funding, grants, consent fee reimbursement and rates relief if the building is not demolished; 5. An assessment of alternatives to total demolition that have been considered, including options for seismic strengthening, reuse, or restoration where applicable, and evidence demonstrating why none of these are considered reasonable, including detailed cost comparisons of the identified alternatives with the estimated net return to the owner if demolition or relocation proceeds.
Scheduled archaeological sites	
Rules: Land Use Activities	
HH-R24	Grazing of stock within the extent of a scheduled archaeological site
All Zones	1. Activity status: Permitted Where: a. Stock being grazed within the extent of a scheduled archaeological site must not be cattle, horses, deer or similar large animals.
All Zones	2. Activity status: Discretionary Where: a. Compliance with the requirements of HH-R24.1 ~~is not~~ cannot be achieved.
HH-R25	Modification of a scheduled archaeological site, including earthworks within the mapped extent
All Zones	1. Activity status: Permitted Where: a. The works are for the maintenance and repair of existing roads, walking or access track, or operating of existing cultivation areas; and b. Do not: i. Extend beyond the existing physical footprint of the formed road,

		walking or access track or cultivation area; and ii. Disturb previously undisturbed ground; or c. The works are the mowing of grass and the trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site; and d. Are undertaken using hand-held tools or a hand operated lawn mower; or e. The works are the maintenance, repair and removal of identified non-contributory buildings, structures and fences within the extent of a scheduled archaeological site; and f. The activity is not undertaken on previously undisturbed ground.	
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of HH-R25.1 ~~is not~~ cannot be achieved. Matters of discretion are: 1. The matters in HH-P21.	
	HH-R26	Total demolition of scheduled archaeological sites	
	All Zones	1. Activity status: Discretionary	
Additional rules for specific heritage buildings and areas			
Rules: Land Use Activities			
	HH-R27	Alterations to enable building access at ground floor level of 32 the Terrace ‘The Braemar building’	
	City Centre Zone	1. Activity status: Permitted	
	HH-R28	Any other activity within the Mount Street Cemetery Heritage Area	
	Natural Open Space Zone	1. Activity status: Discretionary	
Standards			
	HH-S1	Minimum and maximum heights for heritage areas in the City Centre Zone, Centre Zones and Waterfront Zone	
City Centre Zone and Waterfront Zone Heritage Areas	Location	Minimum height above ground level	Maximum height above ground level
BNZ Head Offices Heritage Area	For sites in the block bounded by Lambton Quay, Willis Street and Hunter Street	15m	25m
	For the sites at 360-366 Lambton Quay (Stewart Dawsons Corner)	15.5m	95m in the airspace above 360-366 Lambton Quay and 8 Wills Street —
	For all other sites	15m	70m
Courtenay Place	For sites in the block to the south of	12m	24m

	Courtenay Place.		
	For sites in the blocks bounded by Wakefield Street, Tory Street, Courtenay Place and Cambridge Terrace.	12m	21m
	For sites east of Kent Terrace.	12m	18m
	For 2 Courtenay Place	12m	25m
Cuba Street	For sites north of Manners Street	15m	40m
	For sites between Manners Street and Dixon Street	15m	30m
	For sites between Dixon Street & Ghuznee Street	12m	27m
	For sites between Ghuznee Street and Abel Smith Street	9m	24m
	Properties fronting Cuba Street between Abel Smith Street and Tonks Grove (comprising 244-266 Cuba Street, 267-283 Cuba Street, and 45 Abel Smith Street)	6m	18m
	Properties to the south of 266 Cuba Street and 283 Cuba Street, and west of Footscray Avenue	6m	12m
Parliamentary Precinct	In the block bounded by Lambton Quay, Bunny Street, Stout Street and Whitmore Street.	n/a	15m
	In front (to the east) of Parliament buildings	0m	0m
	From the front (eastern edge) of Parliament buildings westward to Museum Street	n/a	15m
	For sites west of Museum Street	n/a	27m
St John's Church		-	12m
Post Office Square	For sites west of Jervois Quay	20m	60m
	For sites east of Jervois Quay	-	Refer to height standards in Waterfront Zone
Stout Street	In the block bounded by Lambton Quay, Whitmore Street, Stout Street and Ballance Street	10m	20m
	For the remainder of the area	20m	50m
Local and	Location	Minimum height	Maximum height above

Neighbourhood Centres Zone Heritage Areas		above ground level	ground level
Aro Valley Shopping Centre Heritage Area	Entire heritage area	7m	12m
Island Bay Village Heritage Area	Entire heritage area	7m	12m
John Street Intersection Shopping Centre Heritage Area	Entire heritage area	7m	12m
Newtown Shopping Centre Heritage Area	Entire heritage area	7m	12m
Berhampore (Rintoul Street) Shopping Centre Heritage Area —	Entire heritage area	7m	12m
Thorndon Shopping Centre Heritage Area	Entire heritage area	7m	12m
Hataitai Shopping Centre Heritage Area	Entire heritage area	7m	12m
Heritage orders			
Place		Heritage protection authority	
Plimmer House, 99 Boulcott Street		Heritage New Zealand Pouhere Taonga — reference # 34	
St. James Theatre, 77-81 Courtenay Place		Heritage New Zealand Pouhere Taonga — reference # 67.1	
BNZ Buildings 1, 239-243 Lambton Quay and 3, 98-102 Customhouse Quay		Heritage New Zealand Pouhere Taonga — references #187 and #97	
The Public Trust Building, 131-135 Lambton Quay		Heritage New Zealand Pouhere Taonga — reference #180	
Prime Minister's Residence, 260 Tinakori Road		Heritage New Zealand Pouhere Taonga — reference #308	
State Insurance Building, 143-149 Lambton Quay		Heritage New Zealand Pouhere Taonga — reference #181	
Erskine College, 21-35 Avon Street, including: the Main Building; the Chapel; the Gymnasium; Coen, St Anthony's and Lisieux Wings; and the area of land surrounding it including Our Lady Grotto; the stone walls, iron fences and gates; as well as gardens including a number of notable trees		Save Erskine College Trust — references #21/1 and #21/2	

Heritage Order: Erskine College

[Heritage Order (Under Section 189 of the Resource Management Act 1991)]**Heritage Protection Authority**

Save Erskine College Trust, a body corporate approved as a heritage protection authority under section 188 of the Resource Management Act 1991. The Trust can be contacted at:

Margaret M Kennedy
(Secretary)
5 McKinley Crescent
Brooklyn
Wellington

Place and surrounding area to which the Order applies

The place known as Erskine College and surrounding area comprising:

All that area of land situated at 25-31 Avon Street, Island Bay, comprised in Certificates of Title 417/180, 35A/667, 36/171 and 36/125, including all those buildings and structures which are known as Erskine College including the Chapel of the Sacred Heart, the Main Block (Convent Building) including St Anthony's Wing, Coen Wing (Science and Dormitory Block), and Lisieux Wing and the surrounding area including Our Lady of Lourdes grotto, stone walls, iron fences and gates, and gardens and notable trees. The place and surrounding area are shown in Figure 1.

Effect of Order

The effects the heritage order will have on the present use of the place and surrounding area, and the extent to which the present and other uses may continue or commence without nullifying the effect of the heritage order, are:

Without consent of the Heritage Protection Authority, Save Erskine College Trust:

- a. No person shall alter, modify, extend, remove, damage or demolish the buildings known as Erskine College (and located as shown on Figure 1) or any part of the buildings known as the Chapel of the Sacred Heart and the Main Block (Convent Building) including:
 - i. all exterior and interior walls;
 - ii. all timber joinery, skirtings, architraves, doors, windows, fireplaces, dadoes, caps, staircases and newel posts;
 - iii. the lift in the Main Block (Convent Building);
 - iv. all fireplace metalwork;
 - v. all interior hardware;
 - vi. the roofs of the two buildings (i.e. the Chapel of the Sacred Heart and the Main Block (Convent Building));
- b. No person shall remove, damage or destroy any mature trees or shrubs or any structures or erect or place any structure or substance in, on or over any part of the land, or undertake any disturbance to the land surrounding Erskine College, including the gardens, as shown on Figure 1.

Since the school closed in 1985 the buildings have been in continuous use for a number of purposes including accommodation (Lisieux Wing), cultural performances and liturgical ceremonies (the Chapel of the Sacred Heart), rehearsal and studio space (Main B

Reasons for protection of the place

The place (Erskine College) merits protection because it has cultural, architectural, recreational, educational and spiritual significance.

Erskine College has its origins in the Order of the Society of the Sacred Heart, a teaching order for girls and young women, founded by Madeleine Sophie Barat in France in 1800. The Convent of the Sacred Heart (as the school was first named) was established in Island Bay in 1905. Construction of the Main Block was completed in 1906.

The school practised a distinct and uniquely liberal educational philosophy (given special notice when the school was integrated into the public education system in 1983). It played a leading role in the education of many New Zealand women whose cultural, economic, social and artistic contribution to the development of Aotearoa is inestimable.

The College and the Chapel are also associated with countless individual and collective events including celebrations of the highest accolades accorded any woman by the Catholic Church to the founder of the Society of the Sacred Heart — St. Madeleine Sophie Barat (beatified 1908, canonised 1925) and a later member of the society St. Philippine Duchesne (beatified 1940, canonised 1988).

Erskine College Main Block (Convent Building) and the later St Anthony's Wing (1916), and Chapel of the Sacred Heart (1929), were designed by John Swan, Wellington's most important designer of that time of secular and Catholic architecture. The design of the College is an original symmetrical adaptation of an early Tudor fortified manor house, a unique style in New Zealand. The Main Block (Convent Building) has a clearly resolved plan-form in the shape of an "H", a clarity reflected in the robust monumental forms, elements and symmetry of the elevations. The ecclesiastical purpose of the building is simply stated in the cruciforms of the corbelled chimneys, parapets, hood moulds and decorated gables which are all redolent of Neo-Tudor style. The central verandahs are an interesting local modification.

The layout and form of the Chapel of the Sacred Heart have precedence in Alsatian church forms being modelled on the Baptismal church of Mother Ann Biehler, superior of the Island Bay Convent at the time of its construction. The Chapel was designed as an

Reasons for protection of the surrounding area

The inclusion of the area surrounding the place (Erskine College) is necessary for the purpose of ensuring the protection and reasonable enjoyment of the place because:

The grounds (including notable trees) have cultural, architectural, recreational, educational and spiritual significance.

The generous gardens today are the result of the formal layout and planting of native and exotic trees and shrubs carried out by the nuns from the time the school was built in 1906. They provide the setting for the College buildings and a natural recreational resource for the local community.

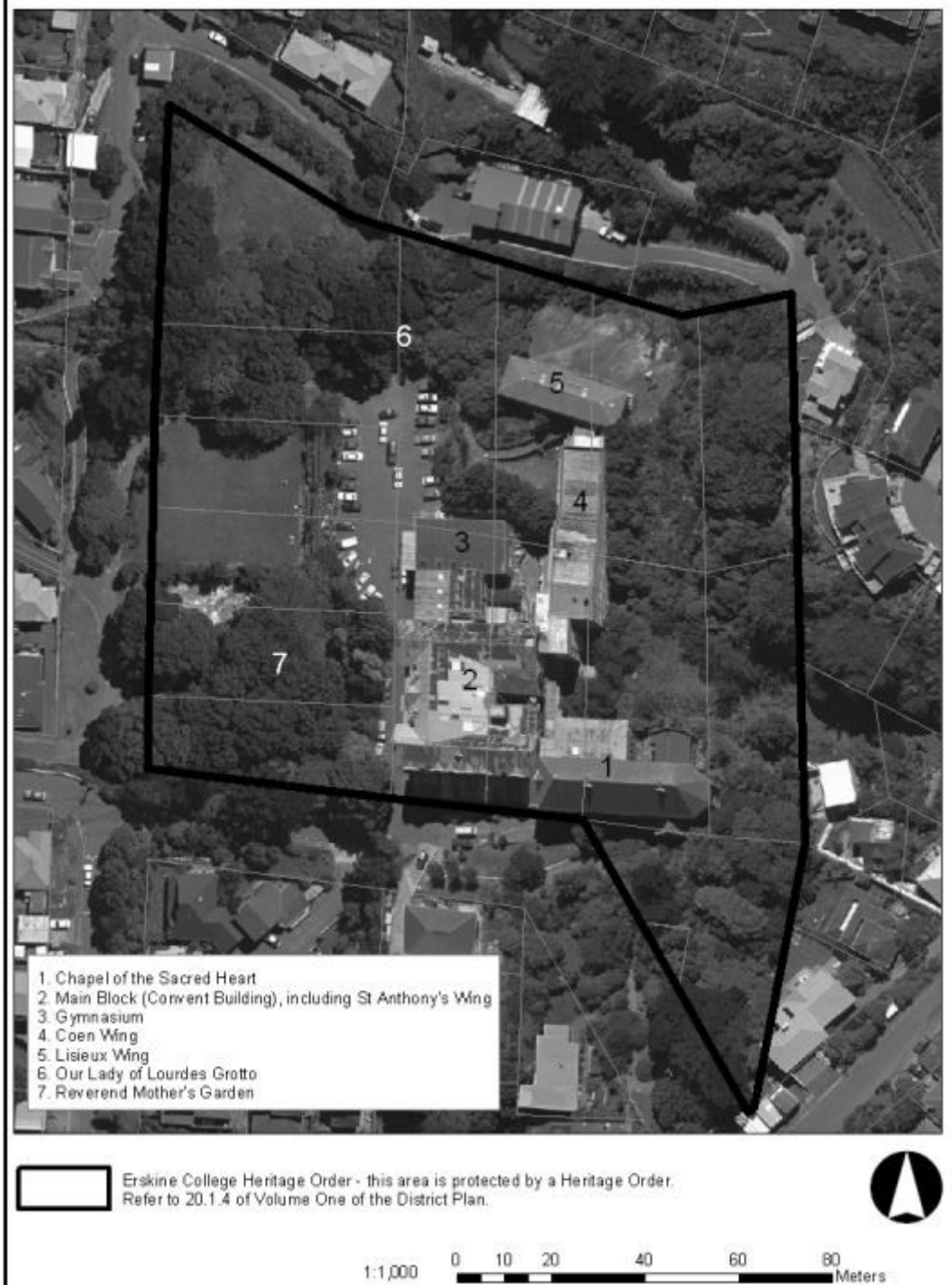
Erskine College and adjacent grounds have provided a built focus for Island Bay for 100 years and have made a significant contribution to the local townscape.

Provisions and plans relevant to the Heritage Order

Erskine College Main Block (Convent Building) and the Chapel of the Sacred Heart are included in the heritage schedule of the Wellington City Council District Plan, and are subject to the heritage rules, including any alteration or demolition requiring the consent of the Council prior to any such work commencing. In addition, the rules state that where a heritage order applies that the heritage protection authority will be notified. Any proposed work activity within the place known as Erskine College is subject to the heritage order and the prior approval of Save Erskine College Trust.

The property is currently zoned Outer Residential in the Operative District Plan.

Figure 1: Erskine College Heritage Order



This chapter is operative as of 14 July 2025.

Ngā Rākau Rangatira

Notable Trees

TREE	Notable Trees

Introduction

Within Wellington City, individual and groups of trees are identified and protected for their significant historic heritage, ecological or amenity values. These trees may be notable as prominent natural features and landmarks, contributors to local identity, spectacular or rare specimens, or associated with special sites, events or people. It is important that these trees are identified, protected and cared for so that they can be enjoyed by future generations.

Notable trees can be either indigenous or exotic species and located on either public land (such as road reserves or parks) or on private property. For a tree to be notable it must be evaluated against the ‘Standard Tree Evaluation Method’ (STEM) and score 110 points or higher or have significant cultural and historical value, taking into account potential STEM scores.

Notable trees are different to urban allotment trees which are trees that are part of significant natural areas (SNAs) in urban neighbourhoods.

SCHED6 lists notable trees.

Other relevant District Plan provisions	
It is important to note that in addition to the provisions in this chapter, the following Part 2: District-Wide chapters may also be of relevance, including:	
• Subdivision - The Subdivision Chapter contains provisions which manage subdivision of sites with notable trees. • Earthworks - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including within the root protection area of notable trees. • Infrastructure - Other overlays - The Infrastructure - Other Overlays chapter manages repair, maintenance and installation of infrastructure within the root protection area of notable trees.	
Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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	
TREE-O1	Purpose Notable trees are recognised for their contribution to the city’s amenity, history, ecology and sense of place and cultural value to mana whenua.
TREE-O2	Protecting notable trees Notable trees are protected from inappropriate modification, subdivision, development and destruction.
TREE-O3	Maintaining notable trees

	Notable trees are maintained to a safe and healthy standard.
Policies	
TREE-P1	Identifying notable trees Identify notable trees having regard to: - Tree health, condition and ecological value; - Amenity value and community benefit; - Notability and recognition; and - Significant cultural and heritage value.
TREE-P2	Support for landowners Support landowners to take long term care and maintenance of notable trees through the provision of education and advice.
TREE-P3	Allowing trimming and pruning of notable trees Allow the trimming and pruning of notable trees where the works: - Maintain or improve tree health; - Prevent interference with footpaths, property or network utilities; or - Are essential due to a serious threat to people or property.
TREE-P4	Other trimming and pruning Only allow other trimming and pruning of scheduled notable trees where it can be demonstrated that the works: - Will not compromise the values of the identified notable tree or group; - Will not compromise long term tree health; - Are consistent with best arboricultural practice; and - Will not increase the risk of the notable tree or group being subject to damage from wind.
TREE-P5	Managing activities in the root protection area Require activities and development to be located outside of the root protection area of notable trees unless the works will not compromise: - The long-term health of the scheduled notable tree; and - The values of the notable tree.
TREE-P6	Repositioning and Relocation Only allow the repositioning or relocation of notable trees where it can be demonstrated that: - Repositioning or relocation is necessary to enable the efficient development and operation of infrastructure; and - Alternatives that would otherwise retain the notable tree in its current position have been explored but are not practicable; and - Methods proposed are consistent with best arboricultural practice.
TREE-P7	Destruction and removal Only allow the destruction and removal of notable trees where it can be demonstrated that: - The tree poses a serious and imminent threat to the safety of people or property; or - The tree is dead; or

	3. There are no reasonable alternatives including: - Trimming and pruning; and - Repositioning and relocation.
Rules: Land use activities	
TREE-R1	Trimming and pruning of notable trees
All Zones	1. Activity status: Permitted Where: - The trimming and pruning is necessary to comply with the Electricity (Hazards from Trees) Regulations 2003; or - The works are necessary to prevent interference with footpaths, buildings, structures or network utilities and are undertaken to the minimum extent required to prevent interference and TREE-S1 is complied with; or - The works involve the removal of broken branches, dead wood and diseased vegetation and TREE-S1 is complied with; or - The works are essential due to a serious and imminent threat to the safety of people or damage to property and TREE-S2 is complied with.
All Zones	2. Activity status: Restricted Discretionary Where: - Compliance with any of the requirements of TREE-R1.1 ~~is not~~ cannot be achieved. Matters of discretion are: - The matters in TREE-P4. Notification status: An application for resource consent made in respect of rule TREE-R1.2 is precluded from being either publicly or limited notified.
TREE-R2	Activity and development within the root protection area of notable trees
All Zones	1. Activity status: Permitted Where: The works involve the planting of shrubs, flowers, ground cover, other small plants or covering ground in lawn or bark, or the mowing of grass. Note: This rule does not apply to infrastructure within the root protection area of notable trees, which are addressed in the Infrastructure — Other Overlays chapter.
All Zones	2. Activity status: Restricted Discretionary Where: - Compliance with the requirements of TREE-R2.1 ~~is not~~ cannot be achieved. Matters of discretion are: - The matters in TREE-P5; - The extent of compliance with TREE-S4; and - If the Notable Tree is a Kauri, measures to minimise risk of spread of Kauri dieback disease including containment and disposal of soil. Notification status: An application for resource consent made in respect of rule TREE-R2.2 is precluded from being either publicly or limited notified.

TREE-R3	Destruction, relocation or removal of notable trees
All Zones	1. Activity status: Permitted Where: a. The tree is dead and TREE-S3 is complied with; or b. The tree poses a serious and imminent threat to people or property which cannot be made safe by trimming and pruning and TREE-S2 is complied with.
All Zones	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of TREE-R3.1 ~~is not~~ cannot be achieved.
TREE-R4	All other land use activities
All Zones	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.
TREE-R5	The storage or discharge of any toxic substance within the root protection area of notable trees
All Zones	1. Activity status: Non-complying
Standards	
TREE-S1	Certification by works arborist
All Zones	1. The works are undertaken or supervised by a works arborist and Council is advised at least 10 working days prior to the work commencing.
TREE-S2	Emergency trimming or pruning work
All Zones	1. The works are undertaken or supervised by a works arborist and Council is advised at least 1 hour prior to the work commencing.
TREE-S3	Certification that a scheduled notable tree is dead
All Zones	1. Certification is obtained from a technician arborist that the scheduled notable tree is dead, and Council is advised at least 10 working days prior to the work commencing.
TREE-S4	Works in the root protection area
All Zones	1. All works must be undertaken under the direction of a technician arborist; 2. Excavation must be undertaken by one or a combination of the following methods: a. trenchless methods at a depth of 1m or greater; or b. hand-digging, air excavation, or hydro excavation; 3. The surface area of a single excavation must not exceed 1m²; 4. Excavation must be undertaken by hand-digging, air spade, hydro vac or drilling machine, within the root protection area at a depth of 1m or greater; 5. The surface area of a single excavation must not exceed 1m²; 6. Works involving root pruning must not be on roots greater than 35mm in diameter at severance; 7. Works must not disturb more than 10 per cent of the root protection area; 8. Any machines used must operate on top of paved surfaces and/or ground protection measures; 9. Any machines used must be fitted with a straight blade bucket;

	10. Measures to minimise risk of spread of Kauri dieback disease including containment and disposal of soil must be included if the tree is a Kauri; and 11. Council is advised at least 10 working days prior to the work commencing. Note: Hydro excavation is not the preferred method of soil removal as it can cause damage to tree roots.

This chapter is operative as of 14 July 2025.

Ngā Wāhi Tapu ki te Māori

Sites and Areas of Significance to Māori

SASM	Sites and Areas of Significance to Māori

Introduction

The purpose of the Sites and Areas of Significance to Māori chapter is to identify and protect sites and areas significant to iwi and Māori. This chapter gives effect to a greater strategic direction for enriching the unique culture and identity of Wellington City. Sites and areas of significance are important themselves and the relationship Mana Whenua has with these sites are important to protect and this further will build on the cultural identity of Wellington City. All these in return will bring partnership aspirations for the city. There is an enduring, intergenerational protection ethic for mana whenua that is constantly evolving, to enhance, manage, maintain iwi and Māori sites of significance. The role of the mana whenua as kaitiaki, that is to take care and look after these sites, can only be done by iwi and mana whenua. This chapter provides the framework for mana whenua to exercise their role maintaining and nurturing these sites and areas (as guided by them).

Each site and area are a unique taonga and has unique qualities in its own right. Some have been modified by development and have buildings and structures located on them. Some sites have visible, tangible or physical features, while others do not, yet are equally important. All of these sites are considered taonga. While some sites are historical sites, others are living spaces and contemporary sites that require treatment based on the current use and development of ‘here and now’.

All sites and areas identified in the District Plan are significant for different reasons. Mana whenua seek appropriate and purposeful engagement for each. At the same time different land use and building activities have different impacts on the mana of each site. The District Plan manages this by categorising sites to provide a level of protection commensurate with significance. The location of each site and area of significance has been determined with the guidance and direction of mana whenua. The provision of categorisation gives a tool to understand that although there are similarities within the rule framework, that within consultation with iwi there may be different outcomes depending on the taonga. To ensure the effects of development on the mana and unique significance of each site and area is managed the extent of each site has been mapped. The provisions of this chapter apply to the use, development and activities within this identified extent. Rule SASM-R3 only applies where modification of those parts of a Category A or B site or area of significance to Māori specifically identified in the ‘features integral’ column of SCHED7 is to occur. Where there are no features listed as integral to the site, or the identified features are not to be modified, this rule does not apply.

While some sites are historical sites, others are living spaces and contemporary sites that require treatment based on the current use and development of ‘here and now’. Marae are structures that represent living cultural significance to iwi and Māori and to our city. These important structures represent historical whakapapa and oral history and their purpose is sacred and important as the centre of traditional, ritual, and community activities. Marae have a high cultural value as the centre of iwi activities, and function to sustain iwi practices of everyday life. The Marae is the physical representation of Māoritanga and represents belonging which is of high significance. As such, the District Plan includes Marae as sites of significance and enables their ongoing use and development and the establishment of new Marae.

Heritage New Zealand Pouhere Taonga is responsible for issuing any archaeological authority for any earthworks that may affect an archaeological site (refer to Appendix 1 for more information)

Sites in SCHED7 are as follows:

Category A

Wāhi Tapu, Wāhi Tīpuna, Kāinga, Mahinga Kai sites and areas that have high level of significance.

Category B

Kōrero tuku iho, Otaota, Ngakinga, Takiwā, Te Ara Tawhito, Te Ara Pakanga, Wāhi Taonga, Wāhi Tawhito sites and areas that are significant for Mana Whenua, however they may not match the level of significance to the sites and areas listed in Category A.

Category C

Active Marae.

These places represent historical whakapapa and oral history and their purpose is sacred and important as the centre of traditional, ritual, and community activities. Marae have a high cultural value as the centre of iwi activities, and function to sustain iwi practices of everyday life. The Marae is the physical representation of Māoritanga and represents belonging which is of high significance. This is to acknowledge spaces of historic and present use by mana whenua.

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that protect the values of Sites and Areas of Significance to Māori. Earthworks and subdivision activities relating to sites and areas of significance to Māori are located within these specific chapters.

- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land within Sites
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks within Sites and Areas of Significance to Māori.
- **Infrastructure other overlays**- the Infrastructure chapter contains provisions relating to the use, development and upgrade of infrastructure activities within Sites and Areas of Significance to Māori.
- **Signs** - The signs chapter manages signs within the extent of scheduled archaeological sites and sites of significance.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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

SASM-O1	Purpose Sites and areas of significance to Māori are identified for their cultural significance and their contribution to an understanding and appreciation of the relationship mana whenua have with the landscape and the history of Wellington City.
SASM-O2	Protecting sites and areas of significance to Māori Sites and areas of significance to Māori are retained and protected from inappropriate use, subdivision and development.
SASM-O3	Kaitiakitanga Mana whenua are enabled to exercise kaitiakitanga in relation to sites and areas of significance, including by being active participants on resource consents which have the potential to affect sites and areas of significance, and promoting the narratives of sites within the development of the city.

Policies

SASM-P1	Identifying sites and areas of significance Identify sites and areas that have significance to Māori.
SASM-P2	Maintenance and repair Enable maintenance and repair of sites and areas of significance to Māori on iwi or Council land where the spiritual, cultural and environmental values of the site or area are protected.
SASM-P3	Ongoing use and development of marae Enable the ongoing use and development of marae for a range of functions including living, working, cultural activities and recreation serviced by infrastructure and road access.
SASM-P4	Construction of buildings and structures within the mapped extent of sites and areas of significance Provide for the construction of buildings and structures within sites and areas of significance to Māori where it can be demonstrated that the spiritual and cultural values of the site will be protected and maintained, having regard to: 1. The cultural and spiritual values of the site or area; 2. Consultation undertaken with mana whenua; 3. The extent to which the building or structure respects the tikanga of the site or area of significance; 4. The extent to which the values of mana whenua incorporated into the proposal; 5. Whether alternative methods, locations or designs are available that would reduce the impact on the identified site or area of significance; 6. Any positive effects of the development for mana whenua or opportunities to enhance the cultural values of the site; 7. The extent to which mana whenua retain access and use of the site or area; 8. The extent to which the building or structure is set back from the boundary with the site or area of significance; 9. Where adjacent to marae complex, the extent to which the new building or structure has been designed or oriented to prevent windows or balconies from looking directly into or over marae; 10. Whether landscaping or screening are proposed to reduce overlooking or provide screening from the site or area of significance; 11. The positioning and orientation of the building or structure relative to the site or area of significance; and 12. The extent to which the exterior treatment and materials of the new building or structure are compatible with the site or area of significance.
SASM-P5	Modification of features integral to a Category A or B site or area of significance to Māori and extension of the footprint of existing buildings Provide for the modification of features integral to a Category A or B site or area of significance to Māori and extension of the footprint of existing buildings where it can be demonstrated that the spiritual and cultural values of the site will be protected and maintained, having regard to: 1. Consultation undertaken with mana whenua; 2. The extent to which the values of mana whenua have been incorporated into the proposal; 3. Whether alternative methods, locations or designs are available that would avoid or reduce the impact on the identified site or area of significance; 4. Any positive effects of for mana whenua or opportunities to enhance the cultural values of the site; and 5. The extent or ability for mana whenua to access and use of the site or area.
SASM-P6	Destruction of sites and areas of significance Avoid the demolition or destruction of sites and areas of significance to Māori.

Rules: Land use activities	
SASM-R1	Maintenance and repair of sites and areas of significance on iwi or Council land in Category A, Category B and Category C
	1. Activity status: Permitted
SASM-R2	Undertaking cultural rituals, practices, and tikanga Māori in sites and areas of significance in Category A, Category B and Category C
	1. Activity status: Permitted
Rules: Building and structure activities	
SASM-R3	Modification of those parts of Category A or B site or area of significance to Māori specifically identified in the 'features integral' column of SCHED7
All zones	1. Activity status: Permitted Where: a. The integral feature is a marae.
All zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of SASM-R3.1 ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are restricted to: 1. The matters in SASM-P5; 2. Consultation undertaken with mana whenua; and 3. The extent to which the values of mana whenua have been incorporated into the proposal.
SASM-R4	New buildings or structures within the mapped extent of a site or area of significance to Māori in Category A or B
All zones	1. Activity status: Permitted Where: a. The building is a marae.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of SASM-R4.1 ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: 1. The matters in SASM-P4. Notification status: An application for resource consent made in respect of rule SASM-R4 is precluded from being limited or publicly notified.
SASM-R5	Additions to the footprint of an existing buildings within the mapped extent of sites and areas of significance Māori Category A or B
All zones	1. Activity status: Permitted

		Where: a. The building is a marae.
		2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of SASM-R5.1 <u>is not</u> ~~cannot be~~ achieved. Matters of discretion are: 1. The matters in SASM-P5; 2. Consultation undertaken with mana whenua; and 3. The extent to which the values of mana whenua have been incorporated into the proposal. Notification status: An application for resource consent made in respect of rule SASM-R5 is precluded from being limited or publicly notified.
	SASM-R6	Destruction or demolition of a site or area of significance to Māori in Category A and Category B
	All zones	1. Activity status: Non-Complying

This chapter is operative.

Ngā Rāhui Tirohanga

Viewshafts

VIEW	Viewshafts

Introduction

The purpose of the Viewshafts Overlay is to identify and maintain significant views within Wellington City that contribute to its sense of place and identity. To achieve this purpose, a number of viewshafts are defined so as to limit built development that would impinge on views of the focal elements at the end of the viewshaft, and the context elements that provide a setting for those focal elements.

All the views covered by the overlay have city-wide significance as they promote the relationship of the city to its landscape setting, provide a means of orientating oneself in the City and visual relief from the monotony of continuous built form. Many of those views are also recognised regionally, nationally or internationally. They are unique to Wellington and offer significant visual amenity to residents and visitors alike.

The 17 viewshafts traverse the following zones:

- City Centre Zone
- Special Purpose Waterfront Zone
- High Density Residential Zone
- Medium Density Residential Zone
- Special Purpose Wellington Town Belt Zone
- Special Purpose Tertiary Education Zone
- Open Space Zone.

The views that these viewshafts protect are experienced from a range of positions, some of which may be in a different zone to their intended focal point.

Some views (whether contained or vista views) have been identified due to their focus on important landmark buildings or iconic places within the City. These views are significant as they provide an understanding of the City Centre environment, promote its history and assist wayfinding. On that basis two categories of viewshafts have been identified:

1. Category 1 viewshafts, which have an enhanced public significance (protecting iconic and landmark views); and
2. Category 2 viewshafts, which have public significance.

There are three main types of viewshaft identified in the District Plan:

1. Viewshafts protecting views from the City Centre towards the harbour, hills, landmarks, and wider setting;
2. Viewshafts protecting elevated views from the Cable Car station viewing platform; and
3. Viewshafts protecting views of landmark buildings and places within the City Centre.

These viewshafts protect two forms of views, ‘contained’ views and ‘vista’ views.

Contained views are typically those experienced along a street that is vertically framed by buildings (existing or future permitted) located along their edge, terminating at an identified focal point. They are important because

they:

- Recognise the unique relationship between topography and built form;
- Reinforce the historical connection between the original shoreline and the harbour; and
- Promote the visual connection between the City Centre and the inner harbour and, in doing so, contribute to wayfinding and an enhanced sense of place by providing continuous views to the inner harbour from the Golden Mile.

Vista views are more expansive than the contained views. They are typically experienced from elevated positions or from areas that allow a wider viewing angle, and complement the contained viewshafts experienced at street level. Their key features include:

- Establishing the relationship of the City Centre with its wider landscape and harbour setting; and
- Reinforcing the City Centre's identity and sense of place.

The Viewshafts Overlay seeks to protect the identified views to ensure that they are not compromised by future development. Views of the identified focal and context elements, that are the subject of the overlay are identified in Schedule 5.

The rules in this chapter apply to sites across multiple zones where the viewshaft overlay applies, as shown on the District Plan maps. The views themselves are described in Schedule 5. The purpose of the rule framework is to regulate development that intrudes on the focal and context elements identified in Schedule 5, but not to prevent changes to those elements themselves. Any such development will be subject to the provisions of the relevant zone based chapter.

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide matters chapters and Part 3: Area-Specific chapters also contain provisions that may be relevant for activities in underlying Zone chapters.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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

VIEW-O1	Purpose Views that contribute to the City's identity and sense of place, and that support an understanding of the City's topography and urban form, are recognised and maintained.
VIEW-O2	Category 1: Iconic and landmark views Category 1 viewshafts are recognised and maintained due to their regional, national and/or international significance.

Policies

VIEW-P1	Identification of important viewshafts Identify and maintain important viewshafts to the harbour, hills and iconic and landmark features from public places within and around the City Centre.
VIEW-P2	Maintaining identified viewshafts Maintain viewshafts that reinforce the City's identity and sense of place by restricting development that could affect these viewshafts, having regard to: 1. Whether the development will positively frame the viewshaft horizontally or vertically; 2. The extent to which the relationship between context and focal elements will be maintained;

	- Whether the development will intrude on the viewshaft vertically or horizontally and the extent of this intrusion on identified focal elements; and - The extent to which the development will remove existing intrusions or increase the quality of the viewshaft, particularly in relation to focal elements.
VIEW-P3	Avoiding intrusions on Category 1 viewshafts Avoid intrusions on identified Category 1 viewshafts, unless it can be demonstrated that: - The development will result in the removal of an existing viewshaft intrusion or increase the quality of the view; or - The viewshaft intrusion is of a minor nature and will not detract from the overall appreciation of the view; or - In the case of verandahs, the viewshaft intrusion will either be screened by another verandah or building element in the foreground or be contained within the outline of a building (that is not a context or focal element) in the background.
Rules: Building and structure activities	
VIEW-R1	Verandahs within viewshafts
City Centre Zone	- Activity status: Permitted Where: - Compliance with Standard CCZ-S7 is achieved; and - The verandah does not intrude on Viewshaft 1 or Viewshaft 4.
City Centre Zone	- Activity status: Restricted Discretionary Where: - Compliance with any of the requirements of VIEW-R1.1 ~~is not~~ ~~cannot be~~ achieved Matters of discretion are: - The matters in VIEW-P2 and VIEW-P3. Notification status: An application for resource consent under Rule VIEW-R1.2 is precluded from being either publicly or limited notified.
VIEW-R2	Construction of new buildings and structures, and alterations and additions to existing buildings, within a Viewshaft Overlay
Medium Density Residential Zone	- Activity Status: Permitted Where: - Outside the Oriental Bay Height Precinct: - The height of any building or structure does not exceed 11m above ground level; or - For any building or structure greater than 11m in height above ground level, the building or structure does not intrude into any viewshaft with a Category 1 or Category 2 significance as identified in Schedule 5; - Within the Oriental Bay Height Precinct: - The height of any building or structure does not exceed 21m above ground level; or - For any building or structure greater than 21m in height above ground level, the building or structure does not intrude into Viewshaft 15 as identified in Schedule 5.
High Density	Activity Status: Permitted

Residential Zone	Where: - The height of any building or structure does not exceed 22m above ground level; or - For any building or structure greater than 22m in height above ground level, the building or structure does not intrude into any viewshaft with a Category 1 or Category 2 significance as identified in Schedule 5₁ and - Any building or structure in Kelburn does not intrude into Viewshafts 13, 14 or 15.
City Centre Zone Special Purpose Waterfront Zone Special Purpose Wellington Town Belt Zone Special Purpose Tertiary Education Zone Open Space Zone	3. Activity Status: Permitted Where: The building or structure does not intrude into any viewshaft with a Category 1 or Category 2 significance as identified in Schedule 5.
Medium Density Residential Zone High Density Residential Zone City Centre Zone Special Purpose Waterfront Zone Special Purpose Wellington Town Belt Zone Special Purpose Tertiary	4. Activity status: Restricted Discretionary Where: - Compliance ~~is not~~ ~~cannot be~~ achieved with VIEW-S1 Category 2 Viewshaft Protection; and - The building or structure is not otherwise permitted by VIEW-R.2.1.a.i, or VIEW-R2.2.a. Matters of discretion are: - The matters in VIEW-P2. - The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard.

Education Zone	
Open Space Zone	
Medium density Residential Zone	5. Activity status: Discretionary Where: a. Development intrudes into any of the following Category 1 (iconic and landmark viewshafts) as identified in Schedule 5: - Viewshaft 1 (The Beehive and Parliament Buildings); - Viewshaft 2 (The Inner Harbour/Mt Victoria Ridgeline from Parliament Steps); - Viewshaft 4 (Whitmore Street); - Viewshaft 13 (Viewing platform to the north of the Cable Car Station, focusing on Matiu Somes Island and Mokopuna Island); - Viewshaft 14 (Viewing platform to the north of the Cable Car station focusing on Point Jerningham and Point Halswell); - Viewshaft 15 (Viewing platform to the north of the Cable Car station focusing on St Gerard's Monastery); and b. The building or structure is not otherwise permitted by VIEW-R.2.1.a.i, VIEW-R.2.1.b.i or VIEW-R2.2.a.
High Density Residential Zone	
City Centre Zone	
Special Purpose Waterfront Zone	
Special Purpose Wellington Town Belt Zone	
Special Purpose Tertiary Education Zone	
Open Space Zone	

Standards

VIEW-S1	Category 2 Viewshaft Protection
1. No building or structure shall intrude on any of the following viewshafts identified in Schedule 5: - Viewshaft 3 (North Queens Wharf and Inner Town Belt — Whitmore Street); - Viewshaft 5 (Waring Taylor Street); - Viewshaft 6 (Johnston Street); - Viewshaft 7 (Brandon Street); - Viewshaft 8 (Panama Street); - Viewshaft 9 (Lambton Quay/Grey Street); - Viewshaft 10 (Hunter Street); - Viewshaft 11(Willeston Street); - Viewshaft 12 (Chews Lane/Harris Street); - Viewshaft 16 (Taranaki Street); and - Viewshaft 17 (Tory Street). This standard does not apply to: - Verandahs that comply with CCZ-S7 and do not intrude into Viewshaft S1 or Viewshaft S4;	Assessment criteria where the standard is infringed: - Extent of intrusion; - Verandah dimension; - Scale; - Location; and - Design.

- b. Any building or structure within the coastal marine area;
- c. Land within the 'Commercial Port' area of the Port Zone; and
- d. Cranes, elevators and similar cargo or passenger handling equipment and lighting poles.

Note: Vegetation intruding into a viewshaft will be disregarded when assessing applications, particularly where pruning or the deciduous nature of the vegetation can act to restore the quality of the viewshaft.

Unless identified as subject to appeal, all provisions in this chapter are operative as of 14 July 2025.

Wawaetanga

Subdivision

SUB	Subdivision

Introduction

The purpose of this chapter is to assist the Council to carry out its functions under the Act relating to the control of subdivision.

Subdivision involves the division of an allotment or building into multiple allotments, or the alteration of existing boundaries. Subdivision often entails a change in land ownership arrangements, and commonly affects future development potential for newly created allotments. In this way, subdivision will play an important role in accommodating 50,000 to 80,000 additional residents in Wellington City to 2050.

Greater housing choice is also desired in the City over the short, medium and long-term. Subdivision controls will need to be flexible enough to facilitate that aim, whilst also ensuring adverse effects on people, communities and the wider environment can be appropriately managed.

In addition to facilitating increased housing supply and choice, subdivision is related to the Council's aims for a more sustainable and resilient future for Wellington. For example, poorly-designed subdivisions can limit neighbourhood connectivity and cohesion, entailing also longer travel times, greater reliance on private vehicle transport and associated increases in greenhouse gas emissions. In contrast, well-connected subdivisions can enhance community values and sense of place, and promote greater uptake of active and public transport modes.

Poorly-designed subdivisions can also lead to greater energy consumption and associated costs for home heating, relative to designs that make better use of solar aspect and other renewable energy opportunities.

When subdivision and related land use activities are assessed concurrently, it enables a comprehensive understanding of the resulting pattern, scale and density of development. For this reason, the Council prefers combined subdivision and land use resource consent applications to be made wherever possible and therefore the District Plan provides a more enabling framework for combined subdivision and land use application.

Where buildings and activities are lawfully established prior to subdivision, the subdivision process may be little more than a formalisation of new property or unit boundaries to provide for separate ownership. Where subdivision precedes land use, the resulting development potential needs to be taken into account to ensure newly created allotments and units are of a size, shape and orientation that are fit-for-purpose and sympathetic to the local context.

Subdivisions commonly lead to in an increase in intensity of land use activity, and steps need to be taken at subdivision stage to ensure existing and future activities can be serviced for access, water supply, wastewater disposal, stormwater management, telecommunications and power supply.

Subdivision involving certain activities in close proximity to some network utilities also needs to be managed. The provisions in the subdivision chapter work together with provisions in the infrastructure and other chapters to achieve the Plan's aims regarding the operation, maintenance, development and upgrade of infrastructure.

Subdivisions adjacent to surface waterbodies and the CMA afford opportunities for greater access to these

features to enhance a range of values. Esplanade reserves and esplanade strips will generally be required by the Council in such circumstances. Esplanades also provide opportunities to maintain or enhance conservation values associated with ecological characteristics of surface water and the coast, as well as natural hazard mitigation.

Subdivision is only permitted in limited circumstances. Under Section 223 of the RMA, a survey plan for such subdivisions may be submitted to Council for approval provided that a certificate of compliance has been obtained for the subdivision and that certificate has not lapsed.

Application of rules in this Chapter

This chapter includes objectives, policies and rules that relate to subdivision generally. It also includes policies and rules that implement objectives in other chapters, specifically as they relate to the management of subdivision.

Rule SUB-R1 relates specifically to subdivision of land for the purpose of the construction and use of residential units in the Medium Density Residential Zone and the High Density Residential Zone.

Subdivisions under Rule SUB-R1 are not subject to Rules SUB-R2 — SUB-R5, but are subject to the area-specific and district wide rules where the land also contains a corresponding planning notation or overlay.

With the exception of Rule SUB-R1, the general subdivision objectives, policies and rules apply to all subdivision proposals, including those that affect land subject to other planning map notations, areas, or overlays. To the extent relevant, this includes Objectives SUB-O1 and SUB-O2, Policies SUB-P1 — SUB-P10, and Rules SUB-R2 — SUB-R5.

In addition to those general provisions, the area-specific and district wide policies and rules apply to subdivisions affecting land subject to the applicable planning notation or overlay. This includes Policies SUB-P11 — SUB-P28, and Rules SUB-R6 — SUB-R31.

Responsibilities

GWRC has a key role under the RMA in conserving soil, maintaining and enhancing water quality and aquatic ecosystems and avoiding or mitigating natural hazards. In practice, this means that:

1. GWRC have functions and responsibilities that may impact on subdivision;
2. GWRC manages potable water where a connection to ~~Council's the public~~ reticulated potable ~~systems~~ network is not available, and the water supply is from groundwater or a waterbody.
3. GWRC manages wastewater disposal where a connection to ~~Council's the public~~ reticulated wastewater systems is not available and sewage is to be disposed to ground.
4. GWRC manages stormwater disposal where a connection to ~~Council's the public~~ reticulated wastewater systems is not available and stormwater is to be disposed to ground or into a waterbody.
5. GWRC also manages disturbance activities in the beds of rivers and lakes.

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant including:

- **Transport-** The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Three Waters** — The Three Waters Chapter contains provisions that relate to the management of the Three Waters infrastructure including servicing, hydraulic neutrality, water-sensitive urban design and infrastructure enabled urban development.
- **Historic Heritage and Sites and Areas of Significance to Māori** - Land subject to subdivision proposals may include archaeological sites and sites and areas of significance to Māori. Specific objectives and policies for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.

- **Notable Trees** — The Notable Trees Chapter contains provisions that identify and protect certain trees for their significant historic heritage, ecological or amenity values.
- **Infrastructure** - the subdivision chapter includes rules to implement objectives and policies in the Infrastructure Chapter where subdivision may have adverse effects, including reverse sensitivity effects, on infrastructure, such as the gas transmission pipeline, national grid, and transport network.
- **Natural Hazards** - the subdivision chapter includes policies and rules that implement the objectives in the Natural Hazards chapter where subdivision proposals affect land subject to identified natural hazards.
- **Natural Character** — the subdivision chapter contains the rules that implement the objectives in the Natural Character chapter where subdivision proposals affect riparian margins
- **Ecosystems and Indigenous Biodiversity** - the subdivision chapter includes policies and rules that implement the objectives in the Ecosystems and Indigenous Biodiversity chapter where subdivision proposals affect Significant Natural Areas
- **Natural Features and Landscapes** - the subdivision chapter includes policies and rules that implement the objectives in the Natural Features and Landscapes chapter where subdivision proposals affect Outstanding Natural Features and Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops.
- **Public Access** - the subdivision chapter includes policies and rules that implement the objectives in the Public Access chapter where subdivision proposals affect access to the coast and surface waterbodies
- **Coastal Environment** - the Coastal Environment Chapter contains the objectives and policies relating to the subdivision of land on property that is subject to coastal hazards. The subdivision chapter contains the rules that implement the objectives in the Coastal Environment chapter where subdivision proposals affect land in the Coastal Environment
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including earthworks associated with subdivision proposals.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including temporary construction noise from subdivision and associated development.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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

SUB-O1	Efficient pattern of development Subdivision achieves an efficient development pattern that: 1. Maintains or enhances Wellington's compact urban form; 2. Is compatible with the nature, scale and intensity anticipated for the underlying zone and local context; 3. Enables appropriate future development and use of resulting land or buildings; and 4. Is supported by development infrastructure and additional infrastructure for existing and anticipated future activities.
SUB-O2	Esplanades The network of esplanade reserves and esplanade strips in Wellington is progressively increased.

Policies

All subdivision

SUB-P1	Recognising and providing for subdivision 1. Recognise the benefits of subdivision in facilitating the supply and variety of new housing, business and other activities that meet the needs of people and communities; and 2. <u>Enable subdivision in urban areas that have existing or planned three waters infrastructure capacity to meet growth demand in the short to medium term.</u>
SUB-P2	Boundary adjustments and amalgamation

	Enable boundary adjustments and site amalgamation to enhance the efficient use of land, provided that the nature and scale of resulting development potential is compatible with the local context.
SUB-P3	Sustainable design Provide for subdivision design and layout that makes efficient use of renewable energy and other natural and physical resources, and delivers well-connected, resilient communities including development patterns that: 1. Maximise solar gain; 2. Incorporate effective water sensitive design; <u>that are constructed and maintained to:</u> a. <u>Improve the health and well-being of water bodies and freshwater ecosystems;</u> b. <u>Avoid or mitigate off-site effects from surface water runoff;</u> c. <u>Demonstrate best practice approach to the management of stormwater quality and quantity;</u> d. <u>Reduce demand on water supplies;</u> e. <u>Avoid wastewater overflows wherever practicable; and</u> f. <u>Account for operational needs and functional needs of development, and health or safety issues, that preclude specific water sensitive design methods from being used;</u> 3. Achieve hydraulic neutrality; 4. Provide for safe vehicle access; 5. Support walking, cycling and public transport opportunities and enhance neighbourhood and network connectivity and safety; and 6. Are adaptive to the effects of climate change.
SUB-P4	Integration and layout of subdivision and development Provide for the efficient integration and layout of subdivision and associated development by: 1. Encouraging joint applications for subdivision and land use; 2. Enabling subdivision around development that has already been lawfully established; 3. Ensuring standalone subdivision proposals provide allotments that can be feasibly developed and are fit for the future intended purpose; 4. Ensuring allotments are of a size, shape and orientation that is compatible with the nature, scale and intensity anticipated for the underlying zone or activity area's objectives and policies; and 5. Ensuring enabled land use outcomes will be able to be achieved following subdivision.
SUB-P5	Subdivision for residential activities Provide for flexibility, innovation and choice for future development enabled by subdivision for residential activities.
SUB-P6	Vacant allotment subdivision design Provide for subdivision where, appropriate to the scale of the subdivision, it results in allotments that: 1. Are adequately served by public open space that is accessible and useable; 2. Respond to site topography by ensuring any contour modification or large retaining structures are minimised to be sympathetic to existing natural ground form and landscaped to soften visual impacts; 3. Provide safe, accessible and legible street network structure and connections to and through open spaces, key routes and local destinations; 4. Are designed using crime prevention through environmental design principles; 5. Recognise the amenity value of views or landmarks and respond to these by aligning streets and designing public spaces to focus on these; 6. Orient lot frontages towards streets and other public spaces to create quality streetscapes and where possible combine accessways to rear lots; and 7. Achieve high quality landscape outcomes, including encouraging the retention and integration of mature trees and native vegetation that positively contribute to an area's visual amenity.

SUB-P7	Subdivision in the General Rural Zone Require subdivisions in the General Rural Zone to result in allotments of a size, shape and orientation that: 1. Preserve the predominant open character of the rural zone and contributes to urban containment; 2. Can accommodate a residential unit in a position that manages effects on the privacy and amenity of residential units on neighbouring allotments; and 3. Do not increase the risk of reverse sensitivity effects arising on existing lawfully established activities.		
SUB-P8	Servicing Require all allotments created by any subdivision to be adequately serviced such that: 1. In urban areas, suitable access, connections to <u>public</u> reticulated water supply, wastewater and stormwater management networks are provided in accordance with the Council's Code of Practice for Land Development <u>and the Wellington Water Regional Standard for Water Services v3.1 December 2024</u>; 2. Allotments in rural or other areas that are unable to connect to reticulated networks are of sufficient size and shape to accommodate <u>suitable</u> on-site wastewater disposal, stormwater management, and water supply, including water supply for fire-fighting purposes; and 3. Suitable connections to telecommunications and electricity are supplied.		
SUB-P9	Esplanade requirements 1. Require the provision of esplanade reserves and esplanade strips where subdivisions are proposed adjacent to the CMA or rivers to enhance: ~~1. a.~~ Public access to and along the coast and surface waterbodies; ~~2. b.~~ Ecological, amenity and recreational values; and ~~3. c.~~ Natural hazard resilience. 2. <u>Only allow for the reduction or waiver of any esplanade reserve or esplanade strip requirements, where it can be demonstrated that:</u> <u>a. The ecological values and natural character, landscape, historic heritage and natural function of the adjacent surface waterbody or area of coast can be maintained for the future; or</u> <u>b. Safe public access, recreational use, and natural hazard management are:</u> <u>• Already available, or will be achieved with a reduced esplanade width, and can be maintained for the future; or</u> <u>• Not achieved irrespective of any reserve or strip being provided due to functional needs, operational needs, physical characteristics of the land, or other practical constraints; or</u> <u>c. An esplanade strip would better provide for public access, recreation, natural hazard management, and ecological values compared to an esplanade reserve; or</u> <u>d. Any reduction in width is offset by an increase in width in other locations which would result in a net positive public benefit, in terms of public access, recreation, or natural hazard management; or</u> <u>e. Financial compensation from the Council is not available when required to compensate a landowner for the provision of an esplanade reserve or esplanade strip when allotments of 4 hectares or more are created when land is subdivided.</u>		
Subject to appeal P1 Sch1 Have regard	<table border="1"> <tr> <td data-bbox="360 1727 528 2024">SUB-P10</td><td data-bbox="528 1727 1473 2024"> Subdivision within the Inner Air Noise Overlay Provide for subdivision within the Inner Air Noise Overlay where the potential future permitted density of noise sensitive activities will avoid adverse reverse sensitivity effects on Wellington International Airport. </td></tr> </table>	SUB-P10	Subdivision within the Inner Air Noise Overlay Provide for subdivision within the Inner Air Noise Overlay where the potential future permitted density of noise sensitive activities will avoid adverse reverse sensitivity effects on Wellington International Airport.
SUB-P10	Subdivision within the Inner Air Noise Overlay Provide for subdivision within the Inner Air Noise Overlay where the potential future permitted density of noise sensitive activities will avoid adverse reverse sensitivity effects on Wellington International Airport.		

Historical and Cultural Values	
SUB-P11	Subdivision of land on which a heritage building or heritage structure is located Provide for the subdivision of land on which heritage buildings and heritage structures are located, having regard to: 1. The extent to which the subdivision and any anticipated development would detract from the identified heritage values; 2. The identified relationship and contribution of the setting and surroundings of the site to the values of the heritage building or heritage structure; 3. The extent to which the subdivision would retain an appropriate setting for the heritage building or heritage structure; and 4. Any advice that has been obtained from a suitably qualified heritage professional including Heritage New Zealand Pouhere Taonga where it is listed as a Category 1 or Category 2 Historic Place.
SUB-P12	Subdivision within heritage areas Provide for the subdivision of land within heritage areas, having regard to: 1. The extent to which the subdivision and any anticipated development would detract from the identified heritage values; and 2. Any advice that has been obtained from a suitably qualified heritage professional including Heritage New Zealand Pouhere Taonga where it is listed as a Historic Area.
SUB-P13	Subdivision of land containing a scheduled archaeological site Provide for the subdivision of land containing a scheduled archaeological site, having regard to: 1. The location of site access and new structures in relation to the scheduled archaeological site; 2. The extent to which the subdivision and any anticipated development would adversely affect archaeological values; 3. The findings of any advice by a suitably qualified heritage professional; and 4. The outcomes of any consultation with Heritage New Zealand Pouhere Taonga.
SUB-P14	Subdivision of land containing a notable tree Require subdivision of land containing notable trees to support the maintenance of tree health and minimise the potential for interference, having regard to: 1. The extent to which the location of new boundaries relative to the notable tree and any anticipated development will increase the risk of the interference with property; and 2. Whether site access and new utilities can be located outside of the root protection area of the notable tree.
SUB-P15	Subdivision of land within a site or area of significance to Māori Category A or B Provide for the subdivision of land within a site or area of significance to Māori Category A or B having regard to: 1. Consultation undertaken with mana whenua; 2. The extent to which the values of mana whenua have been incorporated into the proposal; 3. Whether alternative methods, locations or designs are available that would avoid or reduce the impact on the identified site or area of significance; 4. Any positive effects of the development for mana whenua or opportunities to enhance the cultural values of the site; and 5. The extent to which mana whenua retain access and use of the site or area.
Natural Environment Values	
SUB-P16	Protection of significant natural areas Protect the biodiversity values of significant natural areas identified within SCHED8 by requiring subdivision to:

	1. Avoid adverse effects on indigenous biodiversity values where practicable; 2. Minimise adverse effects on the biodiversity values where avoidance is not practicable; 3. Remedy adverse effects on the biodiversity values where they cannot be avoided or minimised; 4. Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied and where the principles of APP2 — Biodiversity Offsetting are met; and 5. Only consider biodiversity compensation after first considering biodiversity offsetting and where the principles of APP3 — Biodiversity Compensation are met.
SUB-P17	Subdivision in significant natural areas Allow for subdivision in significant natural areas listed in SCHED8 where it: 1. Applies the effects management hierarchy approach in SUB-P16; and 2. Demonstrates that it is appropriate by taking into account the: a. Findings of an ecological assessment in accordance with APP15; and b. Provision of any proposed protective covenants of the significant natural area; and c. Degree to which fragmentation of the significant natural area is minimised; and d. Extent to which building platforms and vehicle accessways within the new lots are proposed to locate outside the significant natural area or designed to minimize the degree of impact; and e. Extent that the ecological processes, functions and integrity of the significant natural area are maintained.
SUB-P18	Subdivision within riparian margins Only allow subdivision within riparian margins where: 1. The natural character is protected; and 2. The subdivisions is designed to minimise the adverse effects of future use and development enabled by the subdivision on the natural character.
SUB-P19	Subdivision of land within ridgeline and hilltops overlay or within the ridgetop area of the Upper Stebbings and Glenside West Development Area Only allow subdivision of land containing ridgelines and hilltops or within the ridgetop area where: 1. The integrity of the ridgeline is protected; and 2. The subdivision is designed to minimise the adverse effects of future use and development on the visual amenity and landscape values.
SUB-P20	Subdivision of land within special amenity landscapes Manage subdivision of land within identified special amenity landscapes as follows: 1. Provide for subdivision of land in identified special amenity landscapes outside the coastal environment where: a. The subdivision is designed to ensure that adverse effects of future use and development enabled by the subdivision on the identified values are avoided, remedied or mitigated; and b. The identified landscape values and characteristics are maintained. 2. Provide for subdivision of land in identified special amenity landscapes within the coastal environment where: a. The subdivision is designed to ensure that significant adverse effects of future use and development enabled by the subdivision on the identified values are avoided; and b. The subdivision is designed to ensure that any other adverse effects of future use and development enabled by the subdivision on the identified values are avoided, remedied or mitigated; and c. The identified landscape values and characteristics are maintained.
SUB-P21	Subdivision of land within outstanding natural features and landscapes located outside of the coastal environment

	Only allow for the subdivision of land within identified outstanding natural features and landscapes or special amenity landscapes located outside of the coastal environment where the subdivision: 1. Is compatible with the identified values of the identified outstanding natural features and landscapes; 2. Avoids, remedies or mitigates significant adverse effects on the identified values and characteristics of outstanding natural features and landscapes; and 3. Is designed to protect the identified values and characteristics of the outstanding natural features and landscapes.
Coastal Environment	
SUB-P22	Subdivision of land within outstanding natural features and landscapes located within the coastal environment Avoid the subdivision of land within identified outstanding natural features and landscapes within the coastal environment, unless: 1. Any adverse effects of future use and development enabled by the subdivision on the identified values of the outstanding natural features and landscapes are avoided; and 2. The identified values and characteristics of the outstanding natural features and landscapes are protected.
SUB-P23	Subdivision of land within the landward extent of the coastal environment Provide for subdivision of land within the landward extent of the coastal environment where it: 1. Consolidates existing urban areas; and 2. Does not establish new urban sprawl along the coastline.
SUB-P24	Subdivision of land within high coastal natural character areas Only allow for subdivision in areas of very high or high coastal natural character within the coastal environment where: 1. Any significant adverse effects on the identified values described in Schedule 12 - High Coastal Natural Character Areas are avoided and any other adverse effects on the identified values described in Schedule 12 - High Coastal Natural Character Areas are avoided remedied or mitigated; and 2. It can be demonstrated that: a. The particular values and characteristics of the areas of high coastal natural character areas as identified in SCHED12 — High Coastal Natural Character Areas are protected from inappropriate subdivision, considering the extent to which the values and characteristics of the area are vulnerable to change including the effects of climate change and other natural processes; b. The duration and nature of adverse effects are limited; c. There is a functional need or operational need for the subdivision to locate in the area; d. There are no reasonably practical alternative locations that are outside of the coastal environment or are less vulnerable to change; and e. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
SUB-P25	Subdivision of land within coastal margins and riparian margins in the coastal environment located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone Provide for subdivision of land within coastal margins and riparian margins where it is located in the highly modified Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone.
SUB-P26	Subdivision of land within coastal margins and riparian margins in the coastal environment located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront

	Zone and City Centre Zone Only allow for subdivision within coastal and riparian margins in the coastal environment located outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone where: - Any significant adverse effects on the natural character of the coastal environment are avoided and any other adverse effects on the natural character of the coastal environment are avoided, remedied or mitigated; and - It can be demonstrated that: - There is a functional need or operational need for the subdivision to locate within the coastal margin or riparian margin; - There are no reasonably practical alternative locations that are outside of the coastal margin or riparian margins or are less vulnerable to change; and - Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
Natural Hazards	
SUB-P27	Subdivision of land affected by natural hazards Take a risk-based approach to the management of subdivision of land affected by natural hazards identified in the District Plan based on: - The sensitivity of the activities to the impacts of natural hazards; and - The hazard posed to people's lives and wellbeing, and property, by considering the likelihood and consequences of differing natural hazard events.
SUB-P28	Subdivision of land within the port and railway yards within the Wellington Fault Overlay Require subdivision of land within the port and railway yards within the Wellington Fault Overlay to incorporate mitigation measures that minimise the risk to people, property and infrastructure from the ground shaking and fault rupture on the Wellington Fault.
Rules: Land use activities	
All Subdivision	
SUB-R1	Subdivision for the purpose of the construction and use of residential units in the Medium Density Residential Zone or High Density Residential Zone
Medium Density Residential Zone High Density Residential Zone	- Activity status: Controlled Matters of control are: - The provision of practical, physical and legal access from each allotment directly to a formed legal road or by registered right of way; - The provision of a water supply connection to the ~~Council's public~~ reticulated water supply ~~system~~network for each allotment sufficient to ~~meet the levels of service in comply with~~ the Wellington Water Regional Standard for Water Services ~~v3.0 December 2021 v3.1 December 2024, or to a functional standard for existing connections to an existing residential unit~~, and the requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008; - The provision of a wastewater disposal connection to ~~Council's the public~~ reticulated wastewater ~~system~~network for each allotment sufficient to ~~meet the level of service in comply with~~ the Wellington Water Regional Standard for Water Services ~~v3.0 December 2021 v3.1 December 2024, or to a functional standard for existing connections to an existing residential unit~~; - The provision of a stormwater connection to ~~Council's the public~~ reticulated stormwater ~~system~~network for each allotment sufficient to ~~meet the level of service in comply with~~ the Wellington Water Regional Standard for Water Services ~~v3.0 December 2021 v3.1 December 2024~~; - The provision of fibre optic cable connections to the legal boundary of each allotment;

	<u>and</u> 6. The provision of electricity connections to the legal boundary of each allotment~~;~~ <u>7. The provision of an esplanade reserve and esplanade strip where subdivision creates an allotment adjoining the CMA or adjoins or contains a river whose bed has an average width of 3 m or more where the river adjoins or flow through the allotment;</u> <u>and</u> <u>8. Any easements necessary.</u> Notification status: <u>Applications under this rule are precluded from being publicly or limited notified.</u> ~~Applications under this rule are precluded from being publicly notified or limited notified if the subdivision is only associated with residential units that fully comply with density standards MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S8 in the Medium Density Residential Zone; or HRZ-S1, HRZ-S3, HRZ-S4, HRZ-S5, HRZ-S6, HRZ-S7, HRZ-S8 and HRZ-S9 in the High Density Residential Zone.~~ ~~-~~ ~~Applications under this rule are precluded from being publicly or limited notified if the subdivision is associated with an application for the construction and use of 4 or more residential units that comply with density standards MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S8 in the Medium Density Residential Zone; or HRZ-S1, HRZ-S3, HRZ-S4, HRZ-S5, HRZ-S6, HRZ-S7, HRZ-S8 and HRZ-S9 in the High Density Residential Zone.~~ ~~-~~ ~~Applications under this rule are precluded from being publicly notified if the subdivision is associated with an application for the construction and use of 1, 2, or 3 residential units that do not comply with 1 or more of density standards MRZ-S1, MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, MRZ-S6, MRZ-S7 and MRZ-S8 in the Medium Density Residential Zone; or HRZ-S1, HRZ-S3, HRZ-S4, HRZ-S5, HRZ-S6, HRZ-S7, HRZ-S8 and HRZ-S9 in the High Density Residential Zone.~~
SUB-R2	Subdivision around an existing lawfully established building <u>or buildings (excluding accessory buildings) approved as part of a resource consent application that which does not result in the creation of any new undeveloped allotment</u>
All Zones	1. Activity status: Permitted Where: a. The subdivision is not located in the General Rural Zone; <u>or</u> the Large Lot Residential Zone ~~or the Future Urban Zone~~; and b. Compliance with the following standards is achieved: - SUB-S1; - SUB-S2; - SUB-S3; - SUB-S4; - SUB-S5; and - SUB-S7; and c. The subdivision will not increase the degree of non-compliance with land use standards of the applicable Zone~~;~~ <u>and</u> <u>d. No new easements are required.</u>
All Zones	<u>2. Activity status: Controlled</u> <u>Where:</u> a. <u>Compliance with SUB-R1.a to SUB-R1.c is achieved; and</u> b. <u>Compliance with SUB-R1.d is not achieved.</u> <u>Matters of control are:</u> 1. <u>Any easements necessary.</u>

All Zones	~~2.~~ <u>3.</u> Activity status: Restricted Discretionary Where: d. Compliance with any of the requirements of SUB-R2.1b is not achieved. Matters of discretion are: 1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P8; and SUB-P9; 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. Site access and the design of any vehicle parking and associated manoeuvring areas proposed-; <u>and</u> <u>4. Any easements necessary.</u> Notification status: Applications under this rule are precluded from being publicly or limited notified.
All Zones	~~3.~~ <u>4.</u> Activity Status: Discretionary Where: a. Compliance with the requirements of SUB-R2.1.a or SUB-R2.1.c is not achieved.
SUB-R3	Boundary adjustments
All Zones, except for: General Rural Zone Large Lot Residential Zone Future Urban Zone	1. Activity status: Permitted Where: a. The boundary adjustment is not located in the General Rural Zone, the Large Lot Residential Zone or the Future Urban Zone; and b. Compliance with the following standards is achieved: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; <u>and</u> v. SUB-S5; and ~~vi. SUB-S7; and~~ c. The boundary adjustment will not increase the degree of non-compliance with land use standards of the applicable Zone.
General Rural Zone Large Lot Residential Zone Future Urban Zone	2. Activity status: Controlled Where: a. Compliance with the requirements of SUB-R3.1.a is not achieved; and b. Compliance with the following standards is achieved: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; and vi. SUB-S7; and c. The boundary adjustment will not lead to, or increase the degree of, non-compliance with land use standards of the applicable Zone; d. In the Future Urban Zone, the subdivision is in general accordance with the relevant Development Plan and Requirements set out in APP12 — Lincolnshire Farm Development Area and APP13 — Upper Stebbings and Glenside West Development Area; and e. In the General Rural Zone:

	i. All allotments identify a building platform for any existing or proposed residential unit that is no closer than 100m to any other existing or proposed building platform for a residential unit. Matters of control are: 1. The matters in SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P7, SUB-P8 and SUB-P9; 2. For subdivisions in Lincolnshire Farm Development Area, the matters in DEV2-P1, DEV2-P2 and DEV2-P6; 3. For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in DEV3-P1, DEV3-P2, DEV3-P5 and DEV3-P6; and 4. Site access and the design of any vehicle parking and associated manoeuvring areas proposed-; <u>and</u> 5. <u>Any easements necessary.</u> Notification status: Applications under this rule are precluded from being publicly notified.
All Zones	3. Activity status: Restricted Discretionary Where: a. The boundary adjustment is not a permitted activity under SUB-R3.1 or a controlled activity under SUB-R3.2. Matters of discretion are: 1. The matters in SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P7, SUB-P8, and SUB-P9; 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards; 3. For subdivisions in Lincolnshire Farm Development Area, the matters in DEV2-P1, DEV2-P2 and DEV2-P6; 4. For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in DEV3-P1, DEV3-P2, DEV3-P5 and DEV3-P6; 5. For subdivisions in the General Rural Zone, the matters in the Rural Design Guide; and 6. Site access and the design of any vehicle parking and associated manoeuvring areas proposed-; <u>and</u> 7. <u>Any easements necessary.</u> Notification Status: Applications under this rule are precluded from being publicly notified.
SUB-R4	Subdivision to create a new allotment for infrastructure
All Zones	1. Activity status: Controlled Where: a. Compliance is achieved with the following standards: i. SUB-S1; and ii. SUB-S7. Matters of control are: 1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P8, and SUB-P9; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed-; <u>and</u> 3. <u>Any easements necessary.</u> Notification status: Applications under this rule are precluded from being publicly or limited notified.

All Zones	2. Activity status: Restricted discretionary Where: a. Compliance with any of the requirements of SUB-R4.1.a is not achieved. Matters of discretion are: 1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P7, SUB-P8, and SUB-P9; 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. Site access and the design of any vehicle parking and associated manoeuvring areas proposed-; <u>and</u> 4. <u>Any easements necessary.</u> Notification status: Applications under this rule are precluded from being publicly notified.
SUB-R5	Subdivision that creates any vacant allotment, excluding new allotments for infrastructure
All Zones, except: General Rural Zone Large Lot Residential Zone Future Urban Zone	1. Activity status: Controlled Where: a. The subdivision is not located in the General Rural Zone, the Large Lot Residential Zone or the Future Urban Zone; and b. Compliance with the following standards is achieved: i. SUB-S1 ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; and vii. SUB-S7. Matters of control are: 1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P8, and SUB-P9; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed-; <u>and</u> 3. <u>Any easements necessary.</u> Notification status: Applications under this rule are precluded from being publicly or limited notified.
General Rural Zone Large Lot Residential Zone Future Urban Zone	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of SUB-R5.1.a is not achieved; and b. Compliance with the following standards is achieved: i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5; vi. SUB-S6; vii. SUB-S7; and c. In the Future Urban Zone, the subdivision is in general accordance with the relevant Development Plan in the Planning Maps and with the Requirements

	set out in APP12 — Lincolnshire Farm Development Area and APP13 — Upper Stebbings and Glenside West Development Area; and d. In the General Rural Zone: - All allotments identify a building platform for any existing or proposed residential unit that is no closer than 100m to any other existing or proposed building platform for a residential unit; and - Any allotment to be subdivided must be at least five years old from the deposit of survey plan. Matters of discretion are: - The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P7, SUB-P8, and SUB-P9; - The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; - For subdivisions in Lincolnshire Farm Development Area, the matters in DEV2-P1, DEV2-P2 and DEV2-P6; - For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in DEV3-P1, DEV3-P2, DEV3-P5 and DEV3-P6; - For subdivisions in the General Rural Zone, the matters in the Rural Design Guide; and - Site access and the design of any vehicle parking and associated manoeuvring areas; <u>and</u> <u>Any easements necessary.</u> Notification status: Applications under this rule are precluded from being publicly or limited notified.
All Zones, except: General Rural Zone	3. Activity status: Restricted Discretionary Where: - Compliance with any of the requirements of SUB-R5.1.b is not achieved; and - The subdivision is not located in the General Rural Zone. Matters of discretion are: - The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P8, and SUB-P9; - The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and - Site access and the design of any vehicle parking and associated manoeuvring areas; <u>and</u> <u>Any easements necessary.</u> Notification status: Applications under this rule are precluded from being publicly notified.
All Zones	4. Activity status: Discretionary Where: The subdivision is not a controlled activity under SUB-R5.1 or a restricted discretionary activity under SUB-R5.2 or SUB-R5.3.
Historical and Cultural Values	
SUB-R6	Subdivision of a site on which a heritage building or heritage structure is located
All Zones	1. Activity status: Discretionary
SUB-R7	Subdivision of a site within a heritage area
All Zones	1. Activity status: Discretionary

SUB-R8	Subdivision of a site on which a scheduled archaeological site is located
All Zones	1. Activity status: Discretionary
SUB-R9	Subdivision of a site on which a notable tree is located
All Zones	1. Activity status: Discretionary
SUB-R10	Subdivision of land within a site or area of significance to Māori Category A and B
All Zones	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in SUB-P15.
SUB-R11	Subdivision of land within a significant natural area
All Zones	1. Activity status: Restricted Discretionary Where: a. A future building platform to contain a residential unit including areas for access to the building platform are identified for each new undeveloped allotment that: i. Complies with the underlying zone provisions for buildings; and ii. Is located outside of the significant natural area. Matters of discretion are: 1. The matters in SUB-P16 and SUB-P17. Section 88 information requirements for applications: Applications for activities within an identified significant natural area must provide, in addition to the standard information requirements, an ecological assessment in accordance with APP15.
All Zones	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of SUB-R11.1.a is not achieved; and b. The subdivision is located outside of the coastal environment. Section 88 information requirements for applications: Applications for activities within an identified significant natural area must provide, in addition to the standard information requirements, an ecological assessment in accordance with APP15.
All Zones	3. Activity Status: Non-complying Where: a. Compliance with any of the requirements of SUB-R11.2 is not achieved; and b. The subdivision is located inside the coastal environment. Section 88 information requirements for applications: Applications for activities within an identified significant natural area must provide, in addition to the standard information requirements, an ecological assessment in accordance with APP15.
SUB-R12	Subdivision of land within special amenity landscapes
All Zones	1. Activity status: Restricted Discretionary Where:

	a. A future building platform to contain a residential unit is identified for each new undeveloped allotment that: i. Complies with the underlying zone provisions for buildings. Matters of discretion are: 1. The effects on the identified values of the special amenity landscape; and 2. The matters in SUB-P20.
All Zones	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of SUB-R12.1.a is not achieved.
SUB-R13	Subdivision of land within outstanding natural features and landscapes
All Zones	1. Activity status: Restricted Discretionary Where: a. A future building platform to contain a residential unit including areas for access to the building platform are identified for each new undeveloped allotment that: i. Complies with the underlying zone provisions for buildings; and ii. Is located outside of the outstanding natural feature or landscape. Matters of discretion are restricted to: 1. The matters in SUB-P21 and SUB-P22; and 2. The effects on the identified values of the outstanding natural features or landscapes.
All Zones	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of SUB-R13.1.a is not achieved; and b. The subdivision is located outside the coastal environment.
All Zones	3. Activity status: Non-Complying Where: a. Compliance with any of the requirements of SUB-R13.2 is not achieved; and b. The subdivision is located inside the coastal environment.
SUB-R14	Subdivision of land within ridgeline and hilltops overlay or within the ridgetop area of the Upper Stebbings and Glenside West Development Area
All Zones	1. Activity Status: Restricted Discretionary Where: a. A future building platform to contain a residential unit is identified for each new undeveloped allotment that: i. Complies with the underlying zone provisions for buildings; and ii. For the Upper Stebbings and Glenside West Development Area is located outside of the ridgetop area. Matters of discretion are restricted to:

	1. The matters in SUB-P19; and 2. Any measures proposed to protect ridgeline and hilltop or ridgetop area, including the location and size of future building platforms.
SUB-R15	Subdivision of land within the coastal environment outside of high coastal natural character areas and outside of coastal margins and riparian margins
All Zones	1. Activity status: Controlled Where: a. The subdivision is not located in any Open Space and Recreation Zone or the General Rural Zone; and b. Compliance is achieved with the following standards: i. SUB-S6; and ii. SUB-S7. Matters of control are: 1. The matters in ~~PA-P1~~ <u>PA-P2</u>, SUB-P9 and SUB-P23.
Open Space and Recreation Zones General Rural Zone	2. Activity Status: Restricted Discretionary Where: a. Compliance with the requirements of SUB-R15.1.a is not achieved; and b. Compliance is achieved with the following standards: i. SUB-S6; and ii. SUB-S7. Matters of discretion are: 1. The matters in ~~PA-P1~~ <u>PA-P2</u>, SUB-P9 and SUB-P23.
All Zones	3. Activity status: Discretionary Where: a. The subdivision is not a controlled activity under SUB-R15.1 or a restricted discretionary activity under SUB-R15.2.
SUB-R16	Subdivision of land within the coastal environment within coastal margins or riparian margins
Port Zone Airport Zone Stadium Zone Waterfront Zone City Centre Zone	1. Activity status: Controlled Where: a. The subdivision is located in the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone Matters of control are: 1. The effect on coastal margins and riparian margins; 2. Any measures proposed to protect the natural character values of the area, including the location and size of future building platforms; and 3. The matters in SUB-P18, SUB-P23, SUB-P25, PA-P1, PA-P2 and PA-P3.
All Other Zones	2. Activity Status: Restricted Discretionary Where:

	a. Compliance with the requirements of SUB-R16.1.a is not achieved; and b. A future building platform to contain a residential unit is identified for each new undeveloped allotment that: - Complies with the underlying zone provisions for buildings; and - Is located outside of the coastal margin or riparian margin. Matters of discretion are: - The effect on coastal margin and riparian margins; - Any measures proposed to protect the natural character values of the area, including the location and size of future building platforms; and - The matters in SUB-P18, SUB-P23, SUB-P26, PA-P1, PA-P2 and PA-P3.
All Other Zones	3. Activity Status: Discretionary Where: a. Compliance with any of the requirements of SUB-R16.2.b is not achieved.
SUB-R17	Subdivision of land within the coastal environment within high coastal natural character areas
All Zones	1. Activity status: Restricted Discretionary Where: a. A future building platform to contain a residential unit including areas for access to the building platform are identified for each new undeveloped allotment that: - Complies with the underlying zone provisions for buildings; and - Is located outside of the high coastal natural character area. Matters of discretion are: - The effects on the identified coastal natural character values; - Any measures proposed to protect the natural character values of the area, including the location and size of future building platforms; and - The matters in SUB-P18, SUB-P23, SUB-P24, PA-P1, PA-P2 and PA-P3.
All Zones	2. Activity status: Non-complying Where: a. Compliance with any of the requirements of SUB-R17.1.a is not achieved.
Natural Hazards - Fault Hazards	
SUB-R18	Subdivision within the Shepherds Gully Fault or Terawhiti Fault Overlays
All Zones	1. Activity status: Controlled Where: a. The subdivision creates any building platform. Matters of control are: - The matters in NH-P3 and NH-P10; and - Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
SUB-R19	Subdivision within the Ohariu Fault Overlay

All Zones	1. Activity status: Controlled Where: a. The subdivision creates building platforms for less hazard sensitive activities. Matters of control are: 1. The matters in NH-P3; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
All Zones	2. Activity Status: Discretionary Where: a. The subdivision creates building platforms for potentially hazard sensitive activities.
All Zones	3. Activity Status: Non-Complying Where: a. The subdivision creates building platforms for hazard sensitive activities.
SUB-R20	Subdivision within the Wellington Fault Overlay
All Zones Excluding the City Centre Zone and Port Zone	1. Activity status: Controlled Where: a. The subdivision creates building platforms for less hazard sensitive activities. Matters of control are: 1. The matters in NH-P3; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
City Centre Zone and Port Zone as specified in rule	2. Activity status: Restricted Discretionary Where: a. The subdivision creates building platforms within the City Centre Zone; or b. The subdivision is for operational port activities, passenger port facilities and rail activities. Matters of discretion are: 1. The matters in SUB-P28, NH-P2, NH-P15, and NH-P16; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
All Zones Excluding the City Centre Zone	3. Activity Status: Discretionary Where: a. The subdivision creates building platforms for potentially hazard sensitive activities; or b. Compliance with the requirements of SUB-R20.2.b is not achieved.
All Zones	4. Activity Status: Non-complying

Excluding the City Centre Zone	Where: - The subdivision creates building platforms for hazard sensitive activities; or - Compliance with the requirements of SUB-R20.2.b is not achieved.
Natural Hazards — Liquefaction	
SUB-R21	Subdivision within the Liquefaction Overlay
All Zones	1. Activity status: Controlled Matters of control are: - The matters in NH-P2; and - Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
Natural Hazards — Flood Hazards	
SUB-R22	Subdivision within the inundation area of the Flood Hazard Overlay
All Zones	1. Activity Status: Controlled Where: - The subdivision creates building platforms for less hazard sensitive activities or potentially hazard sensitive activities. Matters of control are: - The matters in NH-P3 and NH-P6; and - Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
All Zones	2. Activity Status: Restricted Discretionary Where: - The subdivision creates building platforms for hazard sensitive activities. Matters of discretion are: - The matters in NH-P6; and - Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
SUB-R23	Subdivision within the overland flow path of the Flood Hazard Overlay
All Zones	1. Activity status: Restricted Discretionary Where: - The subdivision creates building platforms for less hazard sensitive activities. Matters of discretion are: - The matters in NH-P3; and - Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
All Zones	2. Activity status: Discretionary

	Where: a. The subdivision creates building platforms potentially hazard sensitive activities or hazard sensitive activities.
SUB-R24	Subdivision within the stream corridor of the Flood Hazard Overlay
All Zones	1. Activity status: Discretionary Where: a. The subdivision creates building platforms for less hazard sensitive activities.
All Zones	2. Activity status: Non-Complying Where: a. The subdivision creates building platforms for potentially hazard sensitive activities or hazard sensitive activities.
Coastal Hazards	
SUB-R25	Subdivision within the low hazard area of the Coastal Hazard Overlays
All Zones	1. Activity status: Controlled Where: a. The subdivision creates building platforms for less hazard sensitive activities or potentially hazard sensitive activities. Matters of control are: 1. The matters in CE-P13 and CE-P15; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
All Zones	2. Activity status: Restricted Discretionary Where: a. The subdivision creates building platforms for hazard sensitive activities. Matters of discretion are: 1. The matters in CE-P16; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
SUB-R26	Subdivision within the medium hazard areas of the Coastal Hazard Overlays
All Zones excluding the City Centre Zone, Port Zone and Airport Zone	1. Activity status: Controlled Where: a. The subdivision creates building platforms for less hazard sensitive activities. Matters of control are: 1. The matters in CE-P13; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.

All Zones excluding the City Centre Zone, Port Zone and Airport Zone	2. Activity status: Restricted Discretionary Where: a. The subdivision creates building platforms for potentially hazard sensitive activities. Matters of discretion are: 1. The matters in CE-P17; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
City Centre Zone, Port Zone and Airport Zone as specified in the rule	3. Activity status: Restricted Discretionary Where: a. The subdivision creates building platforms within the City Centre Zone; or b. The subdivision is for Airport purposes, operational port activities, passenger port facilities and rail activities. Matters of discretion are: 1. The matters in CE-P20, CE-P21, CE-P22 and CE-P23; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
All Zones	4. Activity status: Discretionary Where: a. The subdivision creates building platforms for hazard sensitive activities; or b. Compliance with the requirements of SUB-R26.3.b is not achieved.
SUB-R27	Subdivision within the high hazard areas of the Coastal Hazard Overlays
All Zones excluding the City Centre Zone, Port Zone and Airport Zone	1. Activity status: Controlled Where: a. The subdivision creates building platforms for less hazard sensitive activities. Matters of control are: 1. The matters in CE-P13; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.
City Centre Zone, Port Zone and Airport Zone as specified in rule	2. Activity status: Restricted Discretionary Where: a. The subdivision creates building platforms within the City Centre Zone; or b. The subdivision is for Airport purposes, operational port activities, passenger port facilities and rail activities. Matters of discretion are: 1. The matters in CE-P12, CE-P19, CE-P20, CE-P21, CE-P22 and CE-P23; and 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed.

All Zones excluding City Centre Zone	3. Activity status: Non-complying Where: a. The subdivision creates building platforms for potentially hazard sensitive activities or hazard sensitive activities; or b. Compliance with the requirements of SUB-R27.2.b ~~is not~~ ~~cannot be~~ achieved.
Other overlays	
SUB-R28	Subdivision in the National Grid subdivision corridor
All Zones	1. Activity status: Restricted Discretionary Where: a. All resulting allotments, except allotments for access or a public work, demonstrate that they are able to accommodate a building footprint for the principal building and any residential unit or sensitive activity outside of the National Grid yard; and b. Vehicle access to National Grid assets is maintained. Matters of discretion are: 1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN01140663; 2. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines and support structures for maintenance, inspections and upgrading; 3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms; 4. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines; 5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid, and how such landscaping will impact on the operation, maintenance, upgrade and development (including access) of the National Grid; 6. The outcome of any consultation with Transpower; 7. The extent to which the design and layout of the subdivision demonstrates that a suitable building platform or platforms for a principal building or residential unit can be located outside of the National Grid Yard for each new allotment; and 8. The risk of electrical hazards affecting public or individual safety, and the risk of property damage. Notification status: Applications under this rule are precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.
All Zones	2. Activity status: Non-complying Where: a. Compliance with any of the requirements of SUB-R28.1 is not achieved.

SUB-R29	Subdivision of land within the Gas Transmission Pipeline corridor and/or within 30m of any above-ground station site forming part of the Gas Transmission Network
All Zones, except: Residential Zones	1. Activity status: Restricted Discretionary Where: a. The subdivision will not result in any building(s) (or any part of any building) or sensitive activities being located within the gas transmission pipeline corridor and/or within 30m of above ground related infrastructure; b. New allotment boundaries are outside of, and do not cross, the gas transmission pipeline corridor; c. The layout of allotments, including the balance area, and any associated earthworks, maintains physical and practical access to the gas transmission pipeline; and d. The subdivision is not located in any Residential Zone. Matters of discretion are: 1. The extent to which the subdivision allows for the ongoing efficient operation, maintenance and upgrading of the gas transmission pipeline, including the ability for continued reasonable access for inspections, maintenance and upgrading; 2. The location of any future building platform as it relates to the gas transmission pipeline; 3. The risk of hazards affecting public or individual safety, and the risk of property damage; 4. The extent to which the subdivision design allows for activities to be setback from the gas transmission network; 5. The nature and location of any vegetation to be planted in the vicinity of the gas transmission network; and 6. The outcome of any consultation with the owner and operator of the gas transmission pipeline. Notification status: Applications under this rule are precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on the owner and operator of the Gas Transmission Pipeline in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.
Residential Zones	2. Activity status: Discretionary Where: a. Compliance with the requirements of SUB-R29.1.d is not achieved.
SUB-R30	Subdivision within the Inner Air Noise Overlay
All Zones	1. Activity status: Discretionary Notification status: For a resource consent application made in respect of Rule SUB-R30, WIAL must be considered to be an affected person in accordance with Section 95E of the RMA.
Other subdivision	
SUB-R31	Any other subdivision
All Zones	1. Activity status: Discretionary Where:

	a. The subdivision is not otherwise provided for as a permitted activity, controlled activity, restricted discretionary activity, or non-complying activity.
Standards	
SUB-S1	Access
Every allotment must have practical, physical and legal access directly to a formed legal road or by way of a registered right-of-way.	Assessment criteria where the standard is infringed: 1. Whether the safe, efficient and effective functioning of the transport network is maintained; 2. Whether any alternative access arrangement is located, formed and constructed in a manner that is suited to the development or activity it serves; and 3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.
SUB-S2	Water supply
1. Where a connection to ~~Council's the public~~ reticulated water supply ~~systems network~~ is available, all new ~~vacant freehold~~ allotments ~~and residential units~~ must: a. ~~For new vacant allotments, Be~~ provided with a water supply connection ~~at the allotment boundary, that to the public main provides the level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services v3.0 December 2024 that meets the requirements in Section 3 – Water Supply of APP17 – Three Waters Connections;~~ b. ~~For new allotments around existing buildings with an existing water supply, each lot must have a connection to the public reticulated water supply network that:~~ i. ~~can be independently isolated using an individual water service valve (toby);~~ ii. ~~has no leak or overflows;~~ iii. ~~has no incorrect connections to other three water networks.~~ - b-c. ~~Comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008,; and~~ 2. ~~Where a connection to Council's reticulated water supply systems is not available, all allotments must:~~ a. ~~Be provided with access to a self-sufficient potable water supply with a minimum volume of 10,000L; and~~ b. ~~Comply with the water supply requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008.~~	Assessment criteria where the standard is infringed: 1. The extent to which the proposed water supply is sufficient for the development or activity it serves; 2. The suitability of the proposed water supply for fire-fighting purposes, including effects on peoples' health and safety, and on property; 3. Where ~~Council's the public~~ reticulated ~~water supply network system~~ is not immediately available but is likely to be in the near future, the appropriateness of temporary systems; and 4. Whether any site constraints make compliance impracticable.

SUB-S3	Wastewater disposal
- Where a connection to ~~Council's the public~~ reticulated wastewater ~~systems network~~ is available, all new ~~vacant freehold~~ allotments ~~and residential units~~ must: ~~For new vacant allotments,~~ be provided with a connection ~~to the public main at the allotment boundary that provides the level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services v3.0 December 2021 that meets the requirements in Section 2 – Wastewater of APP17 – Three Waters Connections;~~ ~~For new allotments around existing buildings, all buildings with internal plumbing have a functional connection to the public reticulated wastewater network that has no wastewater leak, overflows or incorrect connections to other networks.~~ - Where a connection to ~~Council's the public~~ reticulated wastewater ~~systems network~~ is not available, all allotments must ~~be provided with on-site wastewater systems or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services v3.0 December 2021 have an area identified within the allotment for wastewater treatment and disposal sufficient to meet Wellington Regional Plan standards for on-site domestic wastewater;~~ and ~~Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to ground, that An area identified in 3. above must not be subject to instability or inundation or used for the disposal of stormwater.~~	Assessment criteria where the standard is infringed: - The extent to which the proposed wastewater disposal solution is sufficient for the development or activity it serves; - The extent to which the proposed wastewater disposal solution will result in adverse effects on peoples' health and safety; - Whether the proposed wastewater disposal ~~solution connection or on-site area~~ may result in contamination of groundwater or stormwater, including as a result of wet weather overflows; ~~Whether non-reticulated wastewater, or wastewater reticulated through a localised network, can be treated and disposed safely in accordance with Wellington Regional Plan standards;~~ ~~Design and effectiveness of any alternative solution;~~ ~~Ownership, maintenance and operation arrangements for any alternative solution;~~ ~~Where Council's the public~~ reticulated ~~water supply network system~~ is not immediately available but is likely to be in the near future, the appropriateness of temporary systems; and ~~Whether any site constraints make compliance impracticable.~~
SUB-S4	Stormwater management
- All subdivisions creating vacant allotments must achieve hydraulic neutrality; ~~and~~ - Where ~~stormwater flows into the public a connection to Council's~~ stormwater management ~~network systems is available~~, all new vacant ~~freehold~~ allotments ~~and residential units~~ must be provided with a connection ~~at the allotment boundary, that provides the level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services v3.0 December 2021 that meets the requirements in~~	Assessment criteria where the standard is infringed: - The extent to which the proposed stormwater management solution is sufficient for the development or activity it serves; - The extent to which the proposed stormwater management solution results in adverse effects on peoples' health and safety; - Whether the proposed stormwater management solution, ~~including any existing inundation area used for stormwater disposal, does not have a more than minor increase in natural hazard risk to people and property, and does not reduce results in adverse flooding~~

<u>Section 1 – Stormwater of APP17 – Three Waters Connections.</u> 3. Where ~~a connection to Council's stormwater systems is not available and the means of stormwater disposal is to ground onsite stormwater management is not connected to the public stormwater management network:~~ a. ~~Any disposal of stormwater to ground, that area~~ must not be: i. subject to instability; ii. ~~an existing natural hazard~~ inundation area; or iii. ~~be~~ used for the disposal of wastewater. b. ~~It must not cause an increase in inundation on land outside the subdivision; and~~ c. ~~The stormwater discharge to land or to water is allowed by a national environmental standard or other regulations, a regional plan rule, or a regional plan resource consent.~~	~~effects on other property, including on the effective function of Council's the public reticulated stormwater management network;~~ 4. Where ~~Council's the public~~ reticulated ~~stormwater management network~~ system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems; and 5. Whether any site constraints make compliance impracticable.
SUB-S5	~~Telecommunications and p~~ Power supply
~~1. All new allotments must have provision for fibre optic cable connections to the legal boundary of the allotments; and~~ 2. 1. All new allotments must have provision for electricity connections to the legal boundary of the allotments.	Assessment criteria where the standard is infringed: 1. The extent to which the proposed ~~telecommunications and~~ power supply is sufficient for the development or activity it serves; 2. Where any ~~reticulated telecommunications and~~ power supply system is not immediately available but is likely to be in the near future, the appropriateness of temporary supply solutions; and 3. Whether any site constraints make compliance impracticable.
SUB-S5a	<u>Telecommunications</u>
<u>Large Lot Residential Zone</u> <u>General Rural Zone</u> <u>Natural Open Space Zone</u> <u>Open Space Zone</u> <u>Wellington Town Belt Zone</u> 1. All new allotments must have provision for fibre optic cable connection to the legal boundary of the allotments; or 2. Provided fibre optic cable connection is not available; a. Access to a mobile or wireless network, including a satellite network, if connection to such a network is available; or b. A copper VDSL network as a minimum if no broadband mobile or wireless networks are available. <u>All other zones</u>	<u>Assessment criteria where the standard is infringed:</u> 1. The extent to which the proposed <u>telecommunications</u> is sufficient for the development or activity it serves; 2. Where any reticulated <u>telecommunications</u> system is not immediately available but is likely to be in the near future, the <u>appropriateness of temporary supply solutions; and</u> 3. <u>Whether any site constraints make compliance impracticable.</u>

1. <u>All new allotments must have provision for fibre optic connection to the legal boundary of the allotments.</u>		
<u>Except in the Natural Open Space Zone, Open Space Zone and Wellington Town Belt Zone where there is no fibre optic connection available and is not required for the purpose of the site.</u>		
SUB-S6	Number, size and shape of allotments	
The following maximum allotment number and minimum size and shape limits must be complied with for any fee simple subdivision:		Assessment criteria where the standard is infringed: 1. The extent to which development is compatible with the anticipated zone purpose, form and function and local site context; 2. Whether the size, shape and other physical characteristics of resulting allotments will enable feasible future development of a nature and scale that is generally anticipated by the relevant Zone provisions; 3. The extent to which any adverse effects on privacy or sunlight access for neighbours can be managed by allotment size, shape, orientation and topography or by landscaping, restrictions on future buildings or other mitigation; 4. The extent to which clustering of smaller allotments and associated buildings in the General Rural Zone is appropriate to the local rural character and the overall maintenance of spaciousness, compared to a more dispersed development pattern; and 5. The effectiveness of any legal or instruments proposed to limit future intensification.
Standard	Limit	
Large Lot Residential Zone		
1. Minimum size of any allotment following subdivision:	3,500m ²	
General Rural Zone		
2. Maximum number of allotments following subdivision	2	
3. Minimum size of allotment that may be subdivided	nil	
a. In the Horokiwi Area;	30ha	
b. In all other areas		
4. Minimum size of any allotment following subdivision:	50ha	
a. In the Horokiwi Area;	nil	
b. In all other areas		
Upper Stebbings and Glenside West Development Area		
5. Minimum allotment size and shape	Capable of providing a building platform within the 'built' area	
All other Zones		
6. Maximum number	nil	

of allotments		
7. Minimum allotment size and shape	nil	
SUB-S7	Esplanade reserves and esplanade strips	
1. Where any subdivision creates any allotment adjoining the CMA, an esplanade reserve or esplanade strip with a minimum width of 20m must be provided; 2. Where any subdivision creates any allotment which adjoins or contains a river whose bed has an average width of 3m or more where the river adjoins or flow through the allotment, an esplanade reserve or esplanade strip with a minimum width of 20m must be provided in accordance with section 230 of the RMA; and 3. Standards SUB-S7.1 and SUB-S7.2 do not apply to the creation of any allotments in the Port Zone or the Airport Zone.	Assessment criteria where the standard is infringed: 1. The extent to which the land will maintain or enhance the ecological values and natural character, landscape, historic heritage and natural function of the adjacent surface waterbody or area of coast; 2. Whether safe public access, recreational use, and natural hazard management are: a. Already available and can be maintained for the future; or b. Not achieved irrespective of any reserve or strip being provided due to functional needs, operational needs, physical characteristics of the land, or other practical constraints; 3. The extent to which an esplanade strip would better provide for public access, recreation, natural hazard management, and ecological values compared to an esplanade reserve; and 4. Whether any reduction in width is offset by an increase in width in other locations which would result in a net positive public benefit, in terms of public access, recreation, or natural hazard management.	

Unless identified as subject to appeal, provisions in this chapter are operative as of 14 July 2025.

Ngā Mahi Apu Whenua

Earthworks

EW	Earthworks

Introduction

The purpose of the Earthworks Chapter is to provide for the sustainable management of earthworks.

Earthworks are essential to the development of the City. They create level and managed gradients for buildings, roads, paths, parking areas, recreation facilities and the installation of services. They are integral to the construction and development process. Associated structures provide for the retention of land and the management of landslips.

The undertaking of earthworks and construction of associated structures can have adverse short or long-term effects on the environment if poorly designed or managed, or if undertaken in inappropriate areas. These effects may include:

1. Increasing risks to the sites where earthworks are undertaken and to neighbouring properties from natural hazards, including landslips induced by earthquakes and increased rainfall intensities arising from climate change;
2. Slope destabilisation;
3. Accelerating erosion of land, sedimentation of water bodies and their margins, with resulting impacts on water quality and ecological, cultural and recreational values;
4. Impacting the amenity enjoyed by people or damaging other properties as a result of the inappropriate management of earth, sediment or dust;
5. Impacting visual amenity due to the scale and appearance of earthworks; and
6. Impacting the safety of the roading network from the associated transport of materials.

To a large extent, these effects can be addressed through careful design and management of physical works. The provisions of this Chapter provide the basis for addressing the above effects.

Responsibilities

GWRC has a key role under the RMA in conserving soil, maintaining and enhancing water quality and aquatic ecosystems and avoiding or mitigating natural hazards. In practice, this means that:

1. Both the Council and GWRC have functions and responsibilities for the control of earthworks;
2. The Council focuses on:
 - a. Managing issues associated with instability, visual amenity, dust nuisance and road safety for all earthworks; and
 - b. Addressing erosion and sediment effects associated with smaller earthworks (being those up to and including areas 3,000m² in size); while
3. GWRC manages erosion and sediment effects on larger sites, above that 3,000m² threshold, and earthworks on all sites in proximity to water bodies, among other matters.
4. GWRC also manages disturbance activities in the beds of rivers and lakes.

In accordance with the Heritage New Zealand Pouhere Taonga Act 2014, where an archaeological site is recorded or discovered, an authority from Heritage New Zealand is required if the site is to be

modified in any way.

Heritage New Zealand Pouhere Taonga is responsible for issuing any archaeological authority for any earthworks that may affect an archaeological site (refer to APP1 — Historic Heritage Advice Notes for more information on the archaeological authority process and Accidental Discovery Protocol).

Resource Management (National Environmental Standards for Freshwater) Regulations 2020 manage earthworks within 10 metres of natural wetlands. As such, Council has decided not to duplicate provisions for these activities and they are not managed through this chapter.

The resource consent requirements for the removal or replacement of underground fuel storage tanks also falls under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Application of rules in this Chapter

This chapter includes objectives, policies and rules that relate to earthworks generally. It also includes policies and rules that implement objectives in other chapters, specifically as they relate to the management of earthworks.

EW-R1 to EW-R3 and EW-R17 apply to earthworks activities to the extent expressed within the rule concerned without the need to refer to any other rules.

EW-R4 applies to all earthwork activities (with the exception of earthworks activities catered for solely by EW-R1, EW-R2, EW-R3 or EW-R17).

EW-R5 to EW-R16 and EW-R18 to EW-R20 apply to earthworks activities in the particular locations and circumstances described in the rule concerned.

EW-R20 applies with respect to structures used to retain or stabilise landslips. Other earthworks rules may also apply, depending on the nature and scope of any broader project that the construction of such structures may form a part. The one exception to this is where the structures concerned are associated with the operation, maintenance or repair of existing roads, in which case they are exempt from EW-R20 and subject instead to INF-R1.

In addition to the general earthworks requirements set out in EW-R4, EW-R5 to EW-R16 and EW-R18 to EW-R20 apply to earthworks activities in the particular locations and circumstances described in the rule concerned.

The provisions of this Chapter do not apply to quarrying activities provided for in the Quarry Zone.

The provisions of this Chapter do not apply in relation to activities provided for in the Infrastructure Chapter, unless specifically stated in the rule or standard concerned.

The provisions of this chapter only apply in relation to activities provided for in the Airport Zone, to the extent specified in EW-R17 and EW-S14.

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, the following Part 2: District-Wide chapters may also be of relevance, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Infrastructure** - the Infrastructure chapter contains policies relating to certain types of earthworks within the National Grid Yard and Gas Transmission Pipeline Corridor, and includes policies and standards regarding earthworks associated with infrastructure.

- **Infrastructure — Coastal Environment** — the Infrastructure Coastal Environment chapter includes policies regarding earthworks for infrastructure in the coastal environment
- **Infrastructure — Ecosystems and Biodiversity** — the Infrastructure Ecosystems and Biodiversity chapter includes policies and standards regarding earthworks for infrastructure in significant natural areas.
- **Infrastructure — Natural Features and Landscapes** — the Infrastructure Natural Features and Landscapes chapter includes policies, rules and standards regarding earthworks for infrastructure in Special Amenity Landscapes, outstanding natural features and landscapes, and identified ridgelines and hilltops.
- **Infrastructure — Other Overlays** — the Infrastructure Other Overlays chapter includes a rule regarding earthworks for upgrading of existing underground infrastructure in other overlays.
- **Renewable Electricity Generation** — the renewable electricity generation chapter includes, policies, rules and standards relating to earthworks.
- **Historic Heritage** — The Historic Heritage Chapter manages the adverse effects of modifications, including earthworks within the extent of scheduled archaeological sites identified in SCHED4.
- **Sites and Areas of Significance to Māori** — The Sites and Areas of Significance Chapter contains specific provisions relating to modification of features integral to a Category A or B site or area of significance to Māori identified in SCHED7.
- **Noise** — the Noise chapter contains a rule and a standard in relation to noise from earthworks

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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

EW-O1	Management of earthworks Earthworks are undertaken in a manner that: 1. Is consistent with the anticipated scale and form of development in the relevant zone; 2. Minimises adverse effects on visual amenity values, including changes to natural landforms; 3. Minimises erosion and sediment effects beyond the site; 4. Minimises risks associated with slope instability; and 5. Protects the safety of people and property.

Policies

EW-P1	Co-ordination and integration with development and subdivision Provide for the efficient integration of earthworks and associated subdivision and development by: 1. Encouraging joint applications for land use and subdivision; and 2. Ensuring earthworks proposals provide finished landforms that can be feasibly developed or are fit for the future intended purpose.
EW-P2	Provision for minor earthworks Enable the efficient use and development of land by providing for earthworks and associated structures where: 1. The risk associated with instability is minimised; 2. Erosion, dust and sedimentation effects on land and water bodies will be minimal; and 3. Effects on visual amenity would be insignificant.
EW-P3	Maintaining stability Require earthworks to be designed and carried out in a manner that maintains slope stability and minimises the risk of slope failure associated with natural hazards and adverse effects arising from climate change.

EW-P4	Erosion, dust and sediment control Require earthworks to adopt effective measures to manage the potential for: 1. Erosion, and the movement of sediment beyond the site, and in particular into surface water, where proposals for earthworks no greater than 3,000m² in area are concerned; and 2. The movement of dust beyond the site, where all proposals for earthworks are concerned.
EW-P5	Effects on earthworks on landform and visual amenity Require earthworks and associated structures, including structures used to retain or stabilise landslips, to be designed and constructed to minimise adverse effects on natural landforms and visual amenity and where located within identified ridgelines and hilltops ensure the effects are mitigated or remedied.
EW-P6	Earthworks and the transport network Require any transport of earth and cleanfill material to and from any site to be undertaken in a way that minimises adverse effects on surrounding amenity and the safety of the transport network.
EW-P7	Earthworks on the site of heritage buildings and heritage structures, and within heritage areas Manage earthworks within sites occupied by heritage buildings and heritage structures, and within heritage areas, having regard to: 1. The identified heritage values of the heritage building, heritage structure or heritage area; 2. The extent to which the earthworks would detract from those identified values and setting; and 3. Whether the earthworks can be achieved without altering the significance of the heritage building, heritage structure or heritage area.
EW-P8	Earthworks within the root protection area of notable trees Require earthworks to be located outside of the root protection area of notable trees unless the earthworks will not compromise: 1. The long-term health of the scheduled notable tree; and 2. The values of the notable tree.
EW-P9	Minor earthworks within significant natural areas Enable earthworks within Significant Natural Areas identified within SCHED8 where they are of a minor scale and nature that maintains the identified biodiversity values.
EW-P10	Earthworks within significant natural areas Only allow for earthworks of a more than minor scale within Significant Natural Areas only where it can be demonstrated that any adverse effects on indigenous biodiversity values are addressed in accordance with ECO-P1 and the matters in ECO-P3 and ECO-P5.
EW-P11	Earthworks within High Coastal Natural Character Areas within the coastal environment Only allow for earthworks within High Coastal Natural Character Areas where: 1. They are of a scale and for a purpose that is compatible with the identified values described in SCHED12, including restoration and conservation

		activities; 2. They are undertaken in a manner that avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified values of the High Coastal Natural Character Areas described in SCHED12; 3. There is a functional need or operational need for the earthworks to be undertaken within a High Coastal Natural Character Area; and 4. They incorporate measures to restore and rehabilitate disturbed areas.
Subject to appeal P1 Sch1 Have regard	EW-P12	Earthworks within coastal margins and riparian margins within the coastal environment inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone Provide for earthworks within coastal margins and riparian margins within the coastal environment where located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone where: 1. They are of a scale and for a purpose that is compatible with the natural character of the coastal or riparian margin concerned; 2. They are undertaken in a manner that avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the natural character of the coastal environment and the affected margins; 3. There is a functional need or operational need for the earthworks to be undertaken within a coastal or riparian margin; 4. They would not significantly increase the flooding risk, when compared to the existing situation, including by compromising the effectiveness of community scale natural hazard mitigation structures; and 5. They incorporate measures to restore and rehabilitate disturbed areas.
	EW-P13	Earthworks within coastal margins and riparian margins within the coastal environment outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or the City Centre Zone Only allow for earthworks within coastal and riparian margins in the coastal environment located outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or the City Centre Zone where: 1. They are of a scale and for a purpose that is compatible with the natural character of the coastal or riparian margin concerned; 2. They are undertaken in a manner that avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the natural character of the coastal environment and the affected margins; 3. There is a functional need or operational need for the earthworks to be undertaken within a coastal or riparian margin; 4. They would not significantly increase the flooding risk, when compared to the existing situation, including by compromising the effectiveness of community scale natural hazard mitigation structures; and 5. They incorporate measures to restore and rehabilitate disturbed areas.
	EW-P14	Earthworks within riparian margins outside of the coastal environment Only allow earthworks within riparian margins outside of the coastal environment where: 1. They are of a scale that maintains the natural character of the riparian margin concerned; 2. There is a functional need or operational need for the earthworks to be

	undertaken within a riparian margin; 3. They would not significantly increase the flooding risk, when compared to the existing situation, including by compromising the effectiveness of community scale natural hazard mitigation structures; and 4. They incorporate measures to restore and rehabilitate disturbed areas.
EW-P15	Earthworks within special amenity landscapes Manage earthworks within identified special amenity landscapes as follows: 1. Provide for earthworks within special amenity landscapes outside the coastal environment only where: a. They maintain the identified values of the special amenity landscape; and b. They are undertaken in a way that avoids, remedies or mitigates any adverse effects on the identified values of the special amenity landscape. 2. Provide for earthworks within special amenity landscapes within the coastal environment only where: a. They maintain the identified values of the special amenity landscape; and b. They are undertaken in a way that avoids any significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified values of the special amenity landscape. 3. Require earthworks within special amenity landscapes to incorporate measures that: a. Restore or rehabilitate disturbed areas; b. Minimise changes to the landform; and c. Recognise and provide for Tangata Whenua cultural and spiritual values and practices.
EW-P16	Earthworks within outstanding natural features and landscapes Manage earthworks within identified outstanding natural features and landscapes as follows: 1. Only allow for earthworks within outstanding natural features and landscapes outside the coastal environment where: a. They are of a scale that protects the identified values of the outstanding natural features and landscapes; and b. They are undertaken in a way that avoids any significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified values of the outstanding natural features and landscapes. 2. Avoid earthworks within outstanding natural features and landscapes within the coastal environment unless: a. They are of a scale that protects with the identified values of the outstanding natural features and landscapes; and b. They are undertaken in a way that avoids any adverse effects on the identified values of the outstanding natural features and landscapes. 3. Require earthworks within outstanding natural landscapes to incorporate measures that: a. Restore or rehabilitate disturbed areas; b. Minimise changes to the landform; and c. Recognise and provide for Tangata Whenua cultural and spiritual values and practices.
EW-P17	Earthworks within Flood Hazard Overlays Provide for earthworks in Flood Hazard Overlays only where: 1. They would not significantly increase the flooding risk, when compared to the existing situation, to the site or neighbouring properties through the

	displacement of flood waters; and 2. The ability to convey flood waters along overland flowpaths or stream corridors is not impeded as a result of the earthworks.
EW-P18	Earthworks associated with natural hazard mitigation works Enable earthworks associated with natural hazard mitigation works where: 1. They provide a natural hazard risk reduction benefit at a community scale; 2. They are part of a planned natural hazard mitigation works programme by Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited, or Wellington International Airport Limited or a nominated contractor or agent and will be maintained by one or more of these parties at the completion of the works; 3. They do not result in an increase in natural hazard risk to any other property; 4. They are constructed in accordance with approved engineering practices; and 5. There is a maintenance programme for the natural hazard mitigation works to ensure their on-going effectiveness.
EW-P19	Earthworks associated with soft engineering natural hazard mitigation works Enable earthworks associated with soft engineering natural hazard mitigation works where: 1. They provide a natural hazard risk reduction benefit to either individual or a collective group of properties or infrastructure; 2. They are undertaken by Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited, or Wellington International Airport Limited or a nominated contractor or agent; 3. They do not result in an increase in natural hazard risk to any other property; and 4. There is a maintenance programme for the soft engineering natural hazard mitigation works to ensure their on-going effectiveness.
EW-P20	Earthworks in development areas Enable earthworks associated with the development of the Lincolnshire Farm and Upper Stebbings Glenside West Development Areas where the design of those earthworks: 1. Is generally in accordance with the Development Plan in the Planning Maps and with the requirements set out in Appendix 12 and Appendix 13, respectively; 2. Provides for water sensitive urban design; 3. Provides for long-term access to intended open space areas; 4. Incorporates functional overland flowpaths, stream corridors and ponding areas that are capable of conveying flood waters in a manner that minimises risk to existing and new residential properties downstream; and 5. Protects ridgetop areas from inappropriate earthworks.
Rules: Land use activities	
EW-R1	Earthworks for the purposes of piling, trenching, maintaining sports fields, undertaking geotechnical investigations and grave digging, the replacement or removal of underground petroleum storage systems
All Zones	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. EW-S5; and ii. EW-S6.
All Zones	2. Activity status: Restricted Discretionary

		Where: a. Compliance with any of the requirements of EW-R1.1 is not achieved. Matters of discretion are: 1. The matters in EW-P4; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. Notification Status: an application for resource consent made in respect of rule EW-R1.2 is precluded from being publicly or limited notified.
	EW-R2	Earthworks for the purposes of constructing and maintaining tracks associated with permitted <u>rural activities and conservation</u> activities in the General Rural Zone
	General Rural Zone	1. Activity status: Permitted Where: a. Compliance is achieved with EW-S8.
	General Rural Zone	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R2.1 is not achieved. Matters of discretion are: 1. The matters in EW-P3, EW-P4 and EW-P5; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. Notification Status: an application for resource consent made in respect of rule EW-R2.2 is precluded from being publicly notified.
	EW-R3	Earthworks for the purposes of constructing and maintaining public walking or cycling tracks in Open Space and Recreation Zones
	Open Space and Recreation Zones	1. Activity status: Permitted Where: a. Compliance is achieved with EW-S9.
	Open Space and Recreation Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R3.1.a is not achieved. Matters of discretion are: 1. The matters in EW-P3, EW-P4 and EW-P5; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. Notification Status: an application for resource consent made in respect of rule EW-

		R3.2 is precluded from being publicly or limited notified.
EW-R4		General earthworks
All Zones		1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. EW-S1; ii. EW-S2; iii. EW-S3; iv. EW-S4; v. EW-S5; and vi. EW-S6.
All Zones		2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R4.1 is not achieved. Matters of discretion are: 1. The matters in EW-P1; 2. The matters in EW-P20, where relevant; 3. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; 4. For applications under this rule which arise from non-compliance with EW-R4.1.a.i: a. The matters in EW-P3, EW-P4 and EW-P5; 5. For applications under this rule which arise from non-compliance with EW-R4.1.a.ii: a. The matters in EW-P3, EW-P4 and EW-P5; 6. For applications under this rule which arise from non-compliance with EW-R4.1.a.iii: a. The matters in EW-P3 and EW-P4; 7. For applications under this rule which arise from non-compliance with EW-R4.1.iv: a. The matters in EW-P6; 8. For applications under this rule which arise from non-compliance with EW-R4.1.v: a. The matters in EW-P4; 9. For applications under this rule which arise from non-compliance with EW-R4.1.vi: a. The matters in EW-P4. Notification Status: Applications under this rule which result from non-compliance with EW-R4.1.a.i and EW-R4.1.a.iii-vi are precluded from being publicly or limited notified. Applications under this rule that result from non-compliance with EW-R4.1.a.ii are precluded from being publicly notified.
EW-R5		Earthworks on the site of scheduled heritage buildings and structures, and within heritage areas
All Zones		1. Activity status: Permitted Where:

		a. compliance is achieved with EW-S10.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R5.1 is not achieved. Matters of discretion are: 1. The matters in EW-P7; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.
	EW-R6	Earthworks within the root protection area of notable trees
	All Zones	1. Activity status: Discretionary
	EW-R7	Earthworks within Sites and Areas of Significance Category A and Category B
	All Zones	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in SASM-P5; and 2. The outcome of consultation with mana whenua.
Subject to appeal P1 Sch1 Legal effect	EW-R8	Earthworks within a significant natural area
	All Zones	1. Activity status: Permitted Where: a. The earthworks: i. Do not involve the removal of any indigenous vegetation or habitat of indigenous fauna; or ii. Are associated with permitted activities provided for in ECO-R1.1, ECO-R1.2, ECO-R2.1 or ECO-R3.1.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R8.1 is not achieved; and b. The significant natural area does not contain any matters identified in Policy 11(a) of the New Zealand Coastal Policy Statement 2010 where located within the coastal environment. Matters of discretion are: 1. The matters in EW-P10.
	All Zones	3. Activity status: Non-complying Where: a. The Significant Natural Area includes matters identified in Policy 11(a) of the New Zealand Coastal Policy Statement 2010 where located within the Coastal Environment.

		Section 88 requirements: Applications for activities within an identified significant natural area must provide, in addition to the standard information requirements, an ecological assessment in accordance with APP15: 1. Identifying the indigenous biodiversity values and potential impacts from the proposal; and 2. Demonstrating that ECO-P5 has first been met, and the effects management hierarchy at ECO-P2 has been applied to other adverse effects.
	EW-R9	Earthworks within riparian margins (outside the coastal environment)
	All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with EW-S12.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of W-R9.1 is not achieved. Matters of discretion are: 1. The matters in EW-P14 and NATC-P1; and 2. The matters in PA-P1, PA-P2 and PA-P3.
	EW-R10	Earthworks within High Coastal Natural Character Areas within the coastal environment
	All Zones	1. Activity status: Restricted Discretionary Where: a. Compliance is achieved with EW-S11 Matters of discretion are: 1. The matters in EW-P11 and CE-P4; and 2. The matters in PA-P1, PA-P2 and PA-P3.
	All Zones	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of EW-R10.1 is not achieved.
Subject to appeal P1 Sch1 Legal effect	EW-R11	Earthworks within coastal or riparian margins within the coastal environment

	Port Zone City Centre Zone Stadium Zone Waterfront Zone	1. Activity status: Permitted Where: a. Compliance is achieved with EW-R6.
	Port Zone Stadium Zone Waterfront Zone City Centre Zone	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R11.1 is not achieved. Matters of discretion are: 1. The matters in EW-P13 and CE-P5; and 2. The matters in PA-P1, PA-P2 and PA-P3.
	All Zones (except for Port Zone Stadium Zone Waterfront Zone City Centre Zone)	3. Activity status: Restricted Discretionary Where: a. Compliance is achieved with EW-S12. Matters of discretion are: 1. The matters in EW-P13 and CE-P6; and 2. The matters in PA-P1, PA-P2 and PA-P3.
	All Zones (except for Port Zone Stadium Zone Waterfront Zone City Centre Zone)	4. Activity status: Discretionary Where: a. Compliance with any of the requirements of EW-R11.3 is not achieved.
EW-R12	Earthworks within special amenity landscapes	
	All zones	1. Activity status: Permitted Where: a. Compliance is achieved with EW-S13.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R12.1 is not achieved. Matters of discretion are: 1. The matters in EW-P15; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
EW-R13	Earthworks within outstanding natural features and landscapes	

	All Zones	1. Activity status: Restricted Discretionary Where: a. Compliance is achieved with EW-S13; and b. The earthworks are located outside the coastal environment. Matters of discretion are: 1. The matters in EW-P16; and 2. The extent and effect of non-compliance with the relevant standard as specified in the associated assessment criteria.
	All Zones	2. Activity status: Discretionary Where: a. Compliance with the requirements of EW-R13.1.a is not achieved.
	All Zones	3. Activity status: Non-complying Where: a. Compliance with the requirements of EW-R13.1.b is not achieved.
	EW-R14	Earthworks within the ridgeline and hilltops overlay or within the ridgetop area of the Upper Stebbings and Glenside West Development Area
	All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with EW-S13; and b. For the ridgetop area of the Upper Stebbings and Glenside West Development Area the earthworks are for the purpose of constructing public footpaths or tracks.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R14.1 cannot be achieved; and b. The total area of earthworks in any 5-year period does not exceed: i. 500m² per site; and c. The maximum cut height or fill depth does not exceed 1.5m above ground level measured vertically. Matters of discretion are: 1. The matters in EW-P5 and EW-P20; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
	All Zones	3. Activity status: Discretionary Where: a. The earthworks are not a permitted activity under EW-R14.1 or a restricted discretionary activity under EW-R14.2.
	All Zones	4. Activity status: Non-complying

		Where: a. Compliance with the requirements of EW-R14.1.b is not achieved.
EW-R15	Earthworks within the Flood Hazard Overlay	
All Zones	1. Activity status: Permitted Where: a. The earthworks are not located within an Overland Flowpath or a Stream Corridor; or b. If the earthworks are located within an Overland Flowpath or a Stream Corridor, the finished ground level on the completion of the earthworks are the same as the natural ground level prior to the start of the earthworks.	
All Zones	2. Activity Status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R15.1 is not achieved. Matters of discretion are: 1. The matters in EW-P17.	
EW-R16	Earthworks associated with natural hazard mitigation works within the Flood Hazard Overlays and Coastal Hazard Overlays	
All Zones	1. Activity Status: Permitted Where: a. The natural hazard mitigation works are undertaken by Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited, or Wellington International Airport Limited or a nominated contractor or agent for the express purpose of natural hazard mitigation works.	
All Zones	2. Activity Status: Discretionary Where: a. Compliance with any of the requirements of EW-R16.1 is not achieved.	
EW-R17	Earthworks in the Airport Zone	
Airport Zone	1. Activity status: Permitted Where: a. Compliance is achieved with EW-S14.	
Airport Zone	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R17.1.a is not achieved. Matters of discretion are:	

		1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; 2. Relevant matters in AIRPZ-P4 and AIRPZ-P5; 3. Visual appearance and mitigation; 4. Geomorphological impacts; and 5. Traffic impacts caused by transporting earth and construction fill material.
EW-R18	Earthworks and vertical holes in the national grid yard	
All Zones	1. Activity status: Permitted Where: a. Vertical holes are less than 500mm in diameter (measured horizontally) and greater than 1.5m from the outer edge of the visible foundation, or where there is no visible foundation, the outer visible edge of the National Grid pole or stay wire; or b. Except as provided for in EW-R18.1.a. earthworks or vertical holes in proximity to National Grid poles are: i. no deeper (measured vertically) than 300mm depth within 2.2 metres of the outer edge of the visible foundation, or where there is no visible foundation, the outer visible edge of any National Grid pole; and ii. no deeper (measured vertically) than 750mm depth between 2.2 metres and 5 metres of the outer edge of the visible foundation, or where there is no visible foundation, the outer visible edge of any National Grid pole; or c. Vertical holes are a post hole for a fence or horticulture structure more than 6 metres from the outer edge of the visible foundation of the National Grid tower; or d. Except as provided for in EW-R18.1.c. earthworks or vertical holes in proximity to National Grid towers are: i. no deeper (measured vertically) than 300mm depth within 6m of the outer edge of the visible foundation of any National Grid tower; and ii. no deeper (measured vertically) than 3 metres depth between 6 metres and 12 metres from the outer edge of the visible foundation of any National Grid tower; and e. In all case compliance is achieved with EW-S15 Note: The following earthworks activities or vertical holes are exempt from EW-R18.1: 1. Earthworks or vertical holes, excluding mining and quarrying, that are undertaken by the operator of the National Grid; and 2. Earthworks, excluding mining and quarrying, for the repair, sealing or resealing of a footpath, driveway or farm track.	
All Zones	2. Activity status: Permitted Where: a. Compliance with any of the requirements of EW-R18.1.a-d are not achieved; and b. Dispensation from Transpower in respect of that non-compliance under EW-R18.1.a-d is provided under New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN 01140663.	
All Zones	3. Activity status: Non-complying	

	Where: - Compliance with any of the requirements of EW-R18.1.a-d is not achieved and the activity is not permitted under EW-R18.2; or - Compliance with any of the requirements of EW-R18.1.e is not achieved. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.
EW-R19	Earthworks within the gas transmission pipeline corridor
All Zones	1. Activity status: Permitted Where: - Compliance is achieved with EW-S16. Note: - Earthworks, excluding and quarrying, that are undertaken by the owner and operator of the gas transmission pipeline are exempt from EW-R19.1.
All Zones	2. Activity status: Restricted Discretionary Where: - Compliance with any of the requirements of EW-R19.1 is not achieved. Matters of discretion are: - The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard(s); - The extent to which the earthworks may compromise the ongoing efficient operation, maintenance and upgrading of the gas transmission pipeline, including the ability for continued reasonable access for inspections, maintenance and upgrading; - Effects on the stability or integrity of the gas transmission pipeline; - The risk of hazards affecting public or individual safety and the risk of property damage; - The nature and location of any vegetation to be planted in the vicinity of the gas transmission pipeline; - Measures proposed to avoid or mitigate potential adverse effects on the gas transmission pipeline; and - The outcome of any consultation with the owner and operator of the gas transmission pipeline. Notification Status: An application for resource consent under Rule EW-R19.2 is precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on the owner and operator of the Gas Transmission Pipeline in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.
Rules: Buildings and structures activities	
EW-R20	Structures used to retain or stabilise landslips

All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with EW-S7.	
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with EW-R20.1 is not achieved. Matters of discretion are: 1. The matters in EW-P3, EW-P4 and EW-P5; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. Notification Status: an application for resource consent made in respect of rule EW-R20.2 is precluded from being publicly notified.	
Standards		
EW-S1	Area	
All Zones	1. The total area of earthworks must not exceed 250m ² per site in any 12-month period.	Assessment criteria where the standard is infringed: 1. Whether the stability of land or buildings or structures in or on the site or adjacent sites is likely to be adversely affected; 2. The extent to which the earthworks will reflect and be sympathetic to the natural qualities of the surrounding landform; 3. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; and

		4. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021. 5. <u>Whether the earthworks are undertaken in accordance with the relevant provisions of Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025.</u>
EW-S2	Cut height and fill depth	
All Zones	1. Earthworks must not exceed the maximum cut height or fill depth specified in the table below. All heights and depths are expressed in metres, measured vertically.	Assessment criteria where the standard is infringed: 1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land; 2. Whether the earthworks and associated structures have been designed by an appropriately qualified
	Condition	
	Max cut height/fill depth	
	a. Where any cut or fill is retained by a building or structure authorised by a building consent (which must be obtained prior to any earthworks)	2.5m

	commencing)		and experienced person; 3. Whether an appropriately qualified and experienced person will supervise the earthworks and construction of associated structures and certify them on their completion; 4. Whether a retaining or stabilising structure or building will be used to support or stabilise the earthworks and the efficacy of the structure or building; 5. Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means: a. That an earthworks and/or construction plan to define acceptable performance standards for environmental and amenity protection and public safety during the construction process is necessary; or b. That the design of any stabilising structure or building can be assessed at a later date under the building consent process; 6. Whether the earthworks are designed in accordance with the relevant provisions of: a. The earthworks and design construction criteria in Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land
	b. Where a. does not apply and the cut height or fill depth does not exceed the distance from the nearest site boundary, building or structure (above or below ground), when that distance is measured on a horizontal plane	1.5m	

		~~Development 2025. the Wellington City Council Code of Practice for Land Development 2012;~~ b. NZS 4404:2010 Land Development and Subdivision Engineering; and c. NZS 4431:2022 Engineering Fill Construction for Lightweight Structures. 7. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; 8. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021; 9. The effectiveness of options to reduce the visual prominence and particularly visual intrusiveness of the earthworks, and any buildings and other structures associated with or subsequently located on them, potentially including (but not limited to): a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands; b. Avoiding unnatural scar faces; c. Favouring untreated cut faces over artificial finishes

		in areas where bare rock is common; d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting; e. Designing and finishing retaining walls or stabilising structures to reflect existing buildings and structures, in urban settings; f. Designing and finishing retaining walls or stabilising structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow; g. Retaining existing vegetation above, below and at the sides of earthworks and associated structures; h. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks and associated structures; i. Concealing views of earthworks and associated structures from streets, other public places and other

		properties through the positioning of proposed or future buildings; and j. Placing pipes below ground or integrating them into earthworks and associated structures.
EW-S3	Existing slope angle	
All Zones	1. Earthworks must not be undertaken on an existing slope angle of 34° or greater, where angles of 34° or greater are sustained over a distance of at least 3m, measured horizontally. The following are exempt from this standard: - Earthworks compliant with EW-S2.a; and - Earthworks associated with the repair, maintenance or upgrading of existing buildings or structures used to retain or stabilise earthworks.	Assessment criteria where the standard is infringed: - Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land; - Whether the earthworks and associated structures have been designed by an appropriately qualified and experienced person; - Whether an appropriately qualified and experienced person will supervise the earthworks and construction of associated structures and certify them on their completion; - Whether a retaining or stabilising structure or building will be used to support or stabilise the earthworks and the efficacy of the structure or building; - Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means: - That an earthworks and/or construction plan to define acceptable performance standards for

		environmental and amenity protection and public safety during the construction process is necessary; or b. That the design of any stabilising structure or building can be assessed at a later date under the building consent process. 6. Whether the earthworks are designed in accordance with the relevant provisions of: a. The earthworks and design construction criteria in Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025; ~~the Wellington City Council Code of Practice for Land Development 2012~~; b. NZS 4404:2010 Land Development and Subdivision Engineering; and c. NZS 4431:2022 Engineering Fill Construction for Lightweight Structures. 7. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; 8. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land

		Disturbing Activities in the Wellington Region 2021; 9. The effectiveness of options to reduce the visual prominence and particularly visual intrusiveness of the earthworks, and any buildings and other structures associated with or subsequently located on them, potentially including (but not limited to): a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands; b. Avoiding unnatural scar faces; c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common; d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting; e. Designing and finishing retaining walls or stabilising structures to reflect existing buildings and structures, in urban settings; f. Designing and finishing retaining walls or stabilising structures to reduce their apparent size by, for example, employing features that

		break up the surface area and create patterns of light and shadow; g. Retaining existing vegetation above, below and at the sides of earthworks and associated structures; h. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks and associated structures; i. Concealing views of earthworks and associated structures from streets, other public places and other properties through the positioning of proposed or future buildings; and j. Placing pipes below ground or integrating them into earthworks and associated structures.
EW-S4	Transport of cut or fill material	
All Zones	1. The combined volume of cut material resulting from earthworks transported off the site and cleanfill material required for earthworks transported onto the site must not exceed: a. 2,000m³ in the Future Urban Zone, City Centre, Centres, Mixed use and General industrial zones; or b. 200m³ in all other Zones.	Assessment criteria where the standard is infringed: 1. The extent to which the transport of material to or from the site will adversely affect the amenity of surrounding areas and safety of the roading network, having regard to: a. The type of trucks used; b. The frequency, timing and

		duration of truck movements; c. The proposed route, wherein the use of collector, principal and arterial roads and the State Highway network is favoured over local roads; d. The width, sightlines and other characteristics relating to the safety of roads along the proposed route; e. The presence of sensitive land uses including schools along the proposed route; f. Whether the activity requires the closure of any roads; g. The location of site access and whether this can be sited safely; h. Measures to minimize the risk of material being deposited on roads; and i. Measures to allow traffic, cyclists and pedestrians to move safely past the site; and 2. The need for a traffic management plan, potentially as part of a wider earthworks and/or construction plan, that addresses how the matters referred to in (a)-(i) will be managed, including

		any procedures for receiving and responding to complaints.
EW-S5	Dust management	
All Zones	1. No earthworks shall create a dust nuisance.	Assessment criteria where the standard is infringed: 1. The effectiveness of temporary measures to avoid the creation of a dust nuisance. 2. <u>Whether the earthworks are undertaken in accordance with the relevant provisions of Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025.</u>
EW-S6	Site reinstatement	
All Zones	1. As soon as practical, but not later than three months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metallised or built over.	Assessment criteria where the standard is infringed: 1. The effectiveness of permanent measures to avoid erosion, the creation of a dust nuisance, to filter silt and sediment, and reduce the volume and speed of runoff from the site. 2. <u>Whether the earthworks are undertaken in accordance with the relevant provisions of Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025.</u>
EW-S7	Height of structures used to retain or stabilise landslips	
All Zones	1. Structures used to retain or stabilise landslips must be no higher than 2.5m measured vertically.	Assessment criteria where the standard is infringed: 1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical

		assessment of the geology of the site and the surrounding land; 2. Whether the structures have been designed by an appropriately qualified and experienced person; 3. Whether an appropriately qualified and experienced person will supervise the construction of the structures and certify them on their completion; 4. Whether the structures are designed in accordance with the relevant provisions of: a. The earthworks and design construction criteria in Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025, ~~the Wellington City Council Code of Practice for Land Development 2012~~; and b. NZS 4404:2010 Land Development and Subdivision Engineering. 5. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; 6. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021; 7. Measures to reduce the visual prominence and particularly visual

		intrusiveness of the structures, including: a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands; b. Avoiding unnatural scar faces; c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common; d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting; e. Designing and finishing structures to reflect existing buildings and structures, in urban settings; f. Designing and finishing structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow; g. Retaining existing vegetation above, below and at the sides of structures; h. Integrating new landscaping and associated planting to conceal or soften the

		appearance of structures; i. Concealing views of structures from streets, other public places and other properties through the positioning of proposed or future buildings; and j. Placing pipes below ground or integrating them into structures.
EW-S8	Cut height and fill depth associated with the construction or maintenance of tracks in the General Rural Zone	
General Rural Zone	1. Cut height or fill depth must not exceed: a. A maximum of 2.5 metres, measured vertically; and b. The cut height and fill depth does not exceed the distance from the nearest site boundary, building or structure (above or below ground), when that distance is measured on a horizontal plane	Assessment criteria where the standard is infringed: - Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land; - Whether the earthworks have been designed by an appropriately qualified and experienced person; - Whether an appropriately qualified and experienced person will supervise the earthworks and certify them on their completion; - Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means: - That an earthworks and/or construction plan to define acceptable performance standards for environmental and amenity protection and

		public safety during the construction process is necessary; or b. That the design of any stabilising structure can be assessed at a later date under the building consent process; 5. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; 6. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021; and 7. The effectiveness of options to reduce the visual prominence and particularly visual intrusiveness of the earthworks, potentially including (but not limited to): a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands; b. Avoiding unnatural scar faces; c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common; d. Favouring alternatives to the use of sprayed

		concrete on cut faces, such as anchored netting; e. Retaining existing vegetation above, below and at the sides of earthworks; f. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks; g. Placing pipes below ground or integrating them into earthworks.
EW-S9	Track width associated with the construction or maintenance of walking and cycling tracks in the Open Space and Recreation Zones	
Open Space and Recreation Zones	1. The width of the track surface must not exceed 1.5 metres at any point.	Assessment criteria where the standard is infringed: 1. The extent to which the earthworks will reflect and be sympathetic to the natural qualities of the surrounding landform; 2. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; and 3. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021.
EW-S10	Earthworks on the site of heritage building, heritage structures or on a site within a heritage area	
All Zones	1. The total area of earthworks must not exceed 10m² in any 12-month period per	Assessment criteria where the standard is infringed:

	site. 2. The total volume of earthworks must not exceed 10m³ in any 12-month period per site. The following are exempt from standards 1 and 2 above: a. Earthworks undertaken in the Botanic Gardens and Otari Native Botanic Garden Heritage Areas which are subject to zone based standards.	1. The extent of effect of non-compliance on identified heritage values. 2. <u>Whether the earthworks are undertaken in accordance with the relevant provisions of Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025.</u>
EW-S11	Earthworks in areas of high coastal natural character within the Coastal Environment	
All Zones	1. Earthworks must not exceed: a. A maximum cut height or fill depth greater than 1.5m above ground level measured vertically; and b. The following within any 5-year period: i. 100m² in total area per site.	Assessment criteria where the standard is infringed: 1. The extent and effect of non-compliance on identified coastal natural character values in the area and the ability to integrate and be sympathetic with the surrounding landform. 2. <u>Whether the earthworks are undertaken in accordance with the relevant provisions of Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025.</u>
EW-S12	Earthworks in coastal or riparian margins	
All Zones	1. The total area of earthworks must not exceed 10m² in any 12-month period per site. 2. The total volume of earthworks must not exceed 10m³ in any 12-month period per site.	Assessment criteria where the standard is infringed: 1. The extent and effect of non-compliance on identified, ecological values or amenity values or landscape values or cultural values. 2. <u>Whether the earthworks are undertaken in accordance with the</u>

		relevant provisions of Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025.
EW-S13	Earthworks within: outstanding natural features and landscapes; special amenity landscapes; ridgelines and hilltops overlay; or the ridgetop area of the Upper Stebbings and Glenside West Development Area	
All Zones	1. Earthworks must not exceed: a. A maximum cut height or fill depth greater than 1.5m above ground level measured vertically; and b. The following within any 5-year period: 100m² in total area per site within an identified outstanding natural feature and landscape; or 200m² in total area per site within identified special amenity landscapes; or 200m² in total area per site within the ridgelines and hilltops overlay or the ridgetop area in the Upper Stebbings and Glenside West Development Area.	Assessment criteria where the standard is infringed: - The extent and effect of non-compliance on identified values and characteristics of outstanding natural features and landscapes, special amenity landscapes, and the ridgelines and hilltops, and the ridgetop area in the Upper Stebbings Glenside West Development Area and the ability to integrate and be sympathetic with the surrounding landform; and - The degree to which the effect of the earthworks can be remedied or mitigated. Whether the earthworks are undertaken in accordance with the relevant provisions of Part B - Earthworks Design Construction section of the Wellington City Council Code of Practice for Land Development 2025.
EW-S14	Earthworks in the Airport Zone	
Airport Zone	- In the Rongotai Ridge Precinct, or in relation to the Hillock at the south end of the Terminal precinct earthworks shall not: - Alter the existing ground level by more than 2.5 metres measured vertically.	Assessment criteria where the standard is infringed: - Rongotai Ridge Precinct: - Extent of cut faces; - Enhancement of

	b. Disturb more than 250m² of ground surface. c. Be undertaken on slopes of more than 34°. 2. In the Miramar South Precinct, earthworks must be undertaken in accordance with an Erosion and Sediment Control Plan prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region (or equivalent) 3. In all areas: a. Any structure used to retain or stabilize a slope must be no higher than 2.5m measured vertically. b. No earthwork shall create a dust nuisance. c. As soon practicable, but not later than three months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over.	- pedestrian and cycle networks; c. Impact on views of, through and within the site; and d. Connections to community and recreation resources. 2. Miramar South Precinct: a. Erosion and Sediment Control Guidelines for the Wellington Region (or equivalent). 3. In all areas, any relevant aspect of: a. A Landscape and Visual Amenity Management Plan; b. NZS 4404:2010 in particular erosion, sediment and dust control; c. NZS 6803:1999 for management of construction noise; d. An Erosion and Sediment Control Plan; e. A geotechnical assessment. 4. In all areas, any relevant aspect of: a. The nature, scale and extent of planting and landscaping; b. Maintenance of planting and landscaping; c. Extent and quality of public recreational access, including connections to existing accessways; d. The nature and scale of engineered retaining features; e. Façade treatment of engineered retaining features over 1.5m in height; f. Staging of earthworks; g. Effects on adjacent

		residential land; h. Hours of work; and i. Construction traffic. 5. With respect to EW-S14(4): a. The effectiveness of temporary measures to avoid the creation of dust nuisance. 6. With respect to EW-S14(5): a. The effectiveness of permanent measures to avoid erosion, the creation of dust nuisance, to filter silt and sediment and reduce the volume and speed of runoff from the site.
EW-S15	Earthworks in the National Grid Yard	
All Zones	1. Earthworks or vertical holes in the National Grid Yard must comply with the following a. Not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663. b. Not result in vehicular access to a National Grid support structure being permanently obstructed. c. Not compromise the stability of the National Grid Support Structure.	
EW-S16	Earthworks in the Gas Transmission Pipeline Corridor	
All Zones	1. Earthworks within the gas transmission pipeline corridor must comply with the following: a. The disturbance of earth within the gas transmission pipeline corridor shall not exceed 400mm in depth. Note: Clause 1.a. above does not apply to earthworks undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track. Clause 1.a. does not apply to earthworks undertaken by a network utility operator within a road reserve.	

This chapter has been subject decisions under both the Intensification Streamlined Planning Process (ISPP) on 14 March 2024 and the Part One Schedule 1 process (P1 Sch1) on 12 June 2025.

Provisions determined under the ISPP are operative. Please see the notations for the status of provisions determined under the P1 Sch1 process.

Taiao Takutai

Coastal Environment

CE	Coastal Environment

Have regard Introduction

Coastal Environment

The purpose of this chapter is to manage the effects of activities and development on the landward extent of the coastal environment.

Wellington City’s coastal environment includes the coastal marine area (CMA) as well as the inland extent of the coastal environment. The CMA extends up to 12 nautical miles out to sea and falls under the jurisdiction of the Greater Wellington Regional Council (GWRC). The landward extent of the coastal environment represents the area inland from mean high water springs where coastal processes, influences or qualities are significant. The extent of the landward portion of the coastal environment has been determined by applying Policy 1 of the New Zealand Coastal Policy Statement 2010 (NZCPS).

This chapter only applies to the inland extent of the coastal environment, which is identified on the District Plan maps. Any activities within the coastal marine area fall within the responsibility of Greater Wellington Regional Council.

Wellington City’s coastline extends for over 100 kilometres. The western and southern parts of this coastline are largely undeveloped. Narrow shore platforms and steep escarpment and cliff faces are typical along this part of the coastline, where exposure to rigorous environmental conditions has helped shape rugged landforms. Parts of the rural environment above the coastal escarpments have been modified by development. The urban areas of the coastal environment have been heavily modified, with public roads present nearly the entire length of the coastline around the harbour from Sinclair Head to Petone, with residential and commercial development having modified the natural character throughout this area. Similarly, the ‘Moa Point Road Seawall Area’, as shown on the ePlan mapping, is another area where the natural character of the coast has been heavily modified by the existing hard engineering natural hazard mitigation structures that protect the Airport, road and network utilities located in this area. There has also been development of large scale infrastructure within the coastal environment, such as wind turbines, quarries, the National Grid, roads and other built facilities.

Wellington’s coastline contributes to the character and identity of the City, and while exposed to natural hazards it also provides amenity, recreation opportunities, cultural and social value to the community, and is a place of importance to tangata whenua.

The direction in the NZCPS is to preserve and restore the natural character of the coastal environment (Policies 13 and 14). Within the landward extent of the coastal environment in the Wellington District, High Coastal Natural Character Areas have been identified using the criteria of the NZCPS and the Regional Policy Statement for the Wellington Region (RPS). This chapter

introduces provisions to protect identified High Coastal Natural Character Areas from inappropriate use and development. These areas are shown on the District Plan maps and the identified values can be found in SCHED 12. APP16 provides more information on how natural character in the Coastal Environment has been evaluated and provides guidance for landscape assessments that address natural character.

The NZCPS also requires development to be set back from the coastal marine area and other water bodies, where practicable and reasonable (Policy 6). For this reason, within the landward extent of the coastal environment, riparian margin setbacks and a coastal margin setback are applied. Within these coastal margins and riparian margins within the coastal environment, activities are restricted to ensure that these sensitive areas are managed in a way that protects the natural character, open space, public access and amenity values of the coastal environment. Activities are still able to be undertaken within these areas, however activities such as new buildings will require consent to ensure the effects are minor and consider the character of the area. The coastal and riparian margin provisions do not apply in highly modified areas like the Port Zone or the City Centre Zone.

Protecting natural features and natural landscape within the coastal environment from inappropriate subdivision, use and development and protecting indigenous biodiversity are also a key focus of the NZCPS (Policies 15 and 11 of the NZCPS respectively). Council has identified areas of outstanding natural features and landscapes (ONFL), special amenity landscape (SAL), and significant natural areas (SNA) within the district. These overlays are identified on the planning maps and the relevant values are listed in SCHED8, SCHED10 and SCHED11. Some of the identified ONFL, SAL and SNA are located within the coastal environment. The relevant provisions that apply to these areas within the coastal environment are located in the NFL and ECO chapters.

Public access is to be encouraged and managing activities within coastal margins allows for the consideration of the effects of proposals on existing or future public access. The Public Access (PA) provisions that apply within the coastal environment (and address the matters in Policies 18 and 19 of the NZCPS) are primarily located within the PA chapter.

Provisions relating to infrastructure within the coastal environment are located in the INF-CE sub-chapter and in the Special Purpose Port Zone and Airport Zone. The provisions in the INF-CE sub-chapter apply in addition to the general provisions of the infrastructure chapter and generally give effect to NZCPS Policy 6(1)(a) and 6(2)(c). The Coastal Environment chapter provisions do not apply to Infrastructure located within the Coastal Environment (unless specifically stated within a INF-CE rule or standard, for example, as a matter of discretion).

Provisions relating to renewable electricity generation within the coastal environment are located in the REG chapter. The Coastal Environment chapter provisions do not apply to renewable energy generation activities located within the Coastal Environment (unless specifically stated within a renewable electricity generation rule or standard, for example, as a matter of discretion).

Provisions relating to subdivision within the coastal environment are located in the SUB chapter.

Provisions relating to earthworks within the coastal environment are located in the EW chapter.

Coastal Hazards

Wellington City's coastal environment is susceptible to a range of coastal hazards, which are mapped as Coastal Hazard Overlays. These include:

1. Tsunami; and
2. Coastal inundation including sea level rise, storm surges and storm events.

This Chapter's objectives, policies and rules provide the framework for ensuring that the risks of

coastal hazards that threaten people and property are recognised and provided for, while also taking into account climate change effects over time. Given the continued uncertainty associated with the rate of sea level rise, the different sea level rise scenarios as outlined in the Ministry for the Environment 'Preparing for Coastal Change' (2017) guidance have been used to form the basis of the mapping of these hazards.

The Natural Hazards Chapter (NH) provides a comprehensive assessment of the risk-based approach including a break-down of the susceptibility of different activities and the corresponding sensitivities to natural hazards. The assessment against the risk-based approach within the natural hazard chapter is equally applicable to coastal hazards, and therefore is not duplicated in this chapter. The hazard ranking of coastal hazards is set out below:

Coastal Hazard Overlay	Respective Hazard Ranking
Tsunami — 1:100 year scenario inundation extent with 1 m sea level rise	High
Existing coastal inundation extent with a 1:100 year storm	
Tsunami — 1:500 year scenario inundation extent with 1 m sea level rise	Medium
Coastal inundation extent — with 1.43m sea level rise scenario and 1:100 year storm	
Tsunami 1:1000 year scenario inundation extent with 1 m sea level rise	Low

The framework below provides a specific pathway for any development within either the City Centre Zone, Airport Zone, and operational port activities, passenger port facilities and rail activities within the Port Zone. Activities within these zones are assessed against their own specific objectives, policies and rules in this chapter and the relevant zone chapter. This is in recognition of the social and economic benefits these activities have, their functional and operational need to be located where they are, and that their position in the City is largely fixed.

Many of the key resource management issues that arise within the Coastal Environment are addressed in other chapters of the District Plan. For this reason, this chapter focuses on those key matters that are not addressed elsewhere. The matters in this chapter should therefore not be interpreted as creating primacy or elevating the matters identified in this chapter over other provisions that apply to the Coastal Environment in other chapters of the District Plan.

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for your activity, including:

- **Ecosystems and Indigenous Biodiversity** - Provisions relating to significant natural areas in the Coastal Environment are located in the Ecosystems and Indigenous Biodiversity Chapter.
- **Natural Features and Landscapes** - Provisions relating to outstanding natural features and landscapes and special amenity landscapes in the coastal environment are located in the Natural Features and Landscapes Chapter.
- **Public access** — the Public Access Chapter contains additional policy direction relating to public access within the coastal environment.
- **Subdivision** - Provisions relating to subdivision in the coastal environment are located in the Subdivision Chapter.
- **Earthworks** - Provisions relating to earthworks in the coastal environment are located in the Earthworks Chapter.
- **Infrastructure - Coastal Environment** - Provisions relating to infrastructure in the coastal environment are located in the Infrastructure - Coastal Environment Chapter.
- **Renewable Electricity Generation** - Provisions relating to renewable electricity

generation in the coastal environment are located in the Renewable Electricity Generation Chapter.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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

Have regard

CE-O1

Natural character within the coastal environment

The natural character within the landward extent of the coastal environment is maintained and, where appropriate, rehabilitated, restored or enhanced.

Have regard

CE-O2

High coastal natural character areas

High coastal natural character areas in the landward extent of the coastal environment are preserved and protected from inappropriate subdivision, use and development.

Have regard

CE-O3

Coastal margins and riparian margins

Coastal margins and riparian margins in the landward extent of the coastal environment are protected from inappropriate subdivision, use and development.

Have regard

CE-O4

Customary Harvesting

Tangata whenua are able to exercise customary harvesting within the landward extent of the coastal environment.

Objectives — Coastal hazards

Operative

CE-O5

Risk from coastal hazards in High Hazard Areas of the Coastal Hazard Overlays

Subdivision, use and development within the High Hazard Areas of the Coastal Hazard Overlays reduce or do not increase the existing risk from coastal hazards to people, property, and infrastructure.

Operative

CE-O6

Risk from coastal hazards in Low and Medium Hazard Areas of the Coastal Hazard Overlays

Subdivision, use and development within the Low and Medium Hazard Areas of the Coastal Hazard Overlays minimise the risk from coastal hazards to people, property and infrastructure.

Have regard

CE-O7

Natural systems and features

Natural systems and features that reduce the susceptibility of people, property,

Have regard

	infrastructure, and Sites and Areas of Significance to Māori from damage by coastal hazards are created, maintained or enhanced.
CE-O8	Airport purposes, operational port activities, passenger port facilities and rail activities Airport purposes, operational port activities, passenger port facilities and rail activities are provided for, while also ensuring that subdivision, development and use of land occupied by Airport purposes, operational port activities, passenger port facilities and rail activities minimise the risk to people, property, and infrastructure.
CE-O9	City Centre Zone Provide for a range of activities that maintain the vibrancy and vitality of the City Centre Zone, while also ensuring that subdivision, development and use in these areas minimise the risk to people, property, and infrastructure.
CE-10	Measures to reduce damage from sea level rise and coastal erosion Green infrastructure is the primary methods used to reduce damage from sea level rise and coastal erosion.

Have regard

Have regard

Policies — Coastal environment

Have regard

CE-P1	Identification of the coastal environment and of high coastal natural character areas within the coastal environment 1. Identify and map the landward extent of the coastal environment. 2. Identify and map areas of very high and high natural character within the coastal environment and list the identified key values in SCHED 12 — High Coastal Natural Character Areas.

Have regard

CE-P2	Use and development effects on natural character within the coastal environment Provide for use and development in the landward extent of the coastal environment where it: 1. Avoids, remedies or mitigates adverse effects on the natural character of the coastal environment; and 2. Consolidates existing urban areas; or 3. Does not establish new urban sprawl along the coastline.

Have regard

CE-P3	Restoration and enhancement of natural character within the coastal environment Provide for restoration or rehabilitation of the natural character values and coastal and riparian margins within the landward extent of the coastal environment by: 1. Recognising the values present that could be enhanced; 2. Encouraging natural regeneration of indigenous vegetation, including where practical the removal of pest species; 3. Rehabilitating dunes or other natural coastal features or processes;

Have regard

	4. Restoring or protecting riparian and coastal margins; 5. Removing redundant structures that do not have heritage or amenity value; 6. Modifying structures that interfere with coastal or ecosystem processes; or 7. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain natural character values in the coastal environment.

CE-P4**Customary harvesting within the coastal environment**

Recognise and provide for tangata whenua to exercise customary harvesting within the landward extent of the coastal environment in accordance with tikanga Māori and traditional cultural practices.

Have regard

CE-P5**Use and development in high coastal natural character areas**

Only allow use and development in high coastal natural character areas in the coastal environment where:

1. Any significant adverse effects on the identified values described in SCHED12 are avoided and any other adverse effects on the identified values described in SCHED12 are avoided remedied or mitigated;
2. It can be demonstrated that:
 - a. The particular values and characteristics of the high coastal natural character areas including but not limited to the key values identified in SCHED12 are protected from inappropriate use and development, including by considering the extent to which the values and characteristics of the area are vulnerable to change including the effects of climate change and other natural processes;
 - b. Any proposed earthworks, building platforms and buildings or structures are of a scale and prominence that maintains the identified values and the design and development integrates with the existing landform and dominant character of the area;
 - c. The duration and nature of adverse effects are limited;
 - d. There is a functional or operational need for the activity to locate in the area;
 - e. There are no reasonably practicable alternative locations that are outside of the high coastal natural character areas or are less vulnerable to change; and
 - f. Restoration or rehabilitation planting of indigenous vegetation will be incorporated where practicable to mitigate any adverse effects on natural character.

Have regard

CE-P6**Use and development within coastal margins and riparian margins in the coastal environment — located inside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone, Evans Bay Marine Recreation Area or the Moa Point Road Seawall Area**

Provide for use and development within coastal margins and riparian margins in the coastal environment where it is located in the highly modified Port Zone, Airport Zone, Stadium Zone, Waterfront Zone or City Centre Zone, Evans Bay Marine Recreation Area or the Moa Point Road Seawall Area.

Have regard

CE-P7	Use and development within coastal margins and riparian margins in the coastal environment — located outside the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone and the Evans Bay Marine Recreation Area or the Moa Point Road Seawall Area Only allow use and development within coastal and riparian margins in the coastal environment outside of the Port Zone, Airport Zone, Stadium Zone, Waterfront Zone, City Centre Zone, the Evans Bay Marine Recreation Area or the Moa Point Road Seawall Area Where: 1. Any significant adverse effects on the natural character of the coastal environment are avoided and any other adverse effects on the natural character of the coastal environment are avoided, remedied or mitigated; and 2. It can be demonstrated that: a. Any proposed earthworks, building platform, building or structure are able to integrate with the existing landform, do not dominate the natural character of the area and do not limit or prevent public access to, along or adjacent to the coast and waterbodies; b. There is a functional or operational need for the activity to locate within the coastal or riparian margin; c. There are no reasonably practical alternative locations that are outside of the coastal or riparian margins or are less vulnerable to change; and d. Restoration or rehabilitation planting of indigenous vegetation will be incorporated where practicable to mitigate any adverse effects on natural character.
CE-P8	Vegetation removal within the coastal environment Manage the removal of vegetation in the coastal environment as follows: 1. Allow for the removal of vegetation in the coastal environment: a. outside of high coastal natural character areas; and b. outside coastal and riparian margins; 2. Allow for the removal of exotic vegetation in the coastal environment within high coastal natural character areas, or within coastal and riparian margins; and 3. Only allow for the removal of indigenous vegetation in the coastal environment within high coastal natural character areas, or within coastal and riparian margins that: a. Is of a scale that maintains the existing natural character; or b. Is necessary for the safe and efficient operation, maintenance and repair of public accessways; or c. Is necessary to avoid an imminent threat to the safety of people, or significant damage to property.
CE-P9	Mining and quarrying activities within the coastal environment Manage mining and quarrying activities within the coastal environment as follows: 1. Allow for established mining and quarrying activities in the Coastal Environment; 2. Only allow for the extension of established mining and quarrying

Have regard

Have regard

Have regard

	activities where: - it is located outside of high coastal natural character areas and outside of coastal and riparian margins; - any significant adverse effects on the natural character of the coastal environment are avoided; and - any other adverse effects on natural character are avoided, remedies or mitigated; - Avoid the extension of established mining and quarrying activities and the establishment of new mining and quarrying within high coastal natural character areas and within coastal and riparian margins in the coastal environment; and - Avoid the establishment of new mining and quarrying activities within the coastal environment.
CE-P10	Inappropriate activities within the coastal environment Avoid the establishment of new quarrying, mining and plantation forestry activities within the landward extent of the coastal environment.

Policies — Coastal hazards

Operative

CE—P11	Identification of coastal hazards Identify coastal hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on the following: - The sensitivity of the activities to the impacts of coastal hazards; - The risk posed to people, property, and infrastructure, by considering the likelihood and consequences of different coastal hazard events; and - The longer term impacts of climate change and sea level rise; and - The operational need or functional need for some activities to locate in the Coastal Hazard Overlays.

Operative

CE-P12	Levels of risk Ensure subdivision, use and development manages coastal hazard risk to people, property, and infrastructure by: - Enabling subdivision, use and development that have either low occupancy, risk, or replacement value within the low, medium and high hazard areas of the Coastal Hazard Overlays; - Requiring mitigation for subdivision, use and development that minimises risk resulting from the development from the relevant coastal hazards to people, property, and infrastructure as far as reasonably practicable in the low and medium hazard areas and high hazard areas in the City Centre Zone, of the Coastal Hazard Overlays; and - Avoiding subdivision, use and development in the high hazard area of the Coastal Hazard Overlays (with the exception of the City Centre Zone) unless there is a functional need and operational need for the building or activity to be located in this area and the building or activity incorporates mitigation measures that minimise the risk to people, property, and infrastructure.

Operative	CE-P13	Less hazard sensitive activities Allow less hazard sensitive activities within all hazard areas of the Coastal Hazards Overlays.
Operative	CE-P14	Additions to buildings for potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area Enable additions to buildings that accommodate existing potentially hazard sensitive activities and hazard sensitive activities within the medium coastal hazard area and high coastal hazard area, where: 1. They enable the same level of hazard sensitivity as the existing use of the building; and 2. The risk from the coastal hazard is low due to either: a. Proposed mitigation measures; or b. The size and the activity of the addition.
Operative	CE-P15	Potentially hazard sensitive activities in low coastal hazard areas Allow potentially hazard sensitive activities in low coastal hazard areas.
Operative	CE-P16	Hazard sensitive activities within the low coastal hazard areas Provide for hazard sensitive activities within the low coastal hazard area, or any subdivision where the building platform for a hazard sensitive activity is within the low coastal hazard area, where it can be demonstrated that: 1. The activity, building, or subdivision incorporates measures that minimise the risk to people, and property from a tsunami; 2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami. 3. If the activity has a post disaster function, mitigation measures are incorporated to allow for the continued operation following a tsunami; and 4. For healthcare facilities, retirement villages, educational facilities and childcare facilities, there is an evacuation plan that allows for the safe removal of all occupants prior to the arrival of the tsunami.
Operative	CE-P17	Potentially hazard sensitive activities within the medium coastal hazard areas Provide for potentially hazard-sensitive activities in the medium coastal hazard areas, or any subdivision where the building platform for a potentially hazard-sensitive activity will be within the medium coastal hazard areas where it can be demonstrated that: 1. The activity, building, or subdivision incorporates measures that minimise the risk to people and property from the coastal hazard; and 2. There is the ability to access safe evacuation routes for occupants of the building in case of a tsunami.
Operative	CE-P18	Hazard sensitive activities in the medium coastal hazard areas Provide for hazard-sensitive activities in the medium coastal hazard

Operative

	area where, or any subdivision where the building platform for a hazard-sensitive activity will be within the medium coastal hazard area, where it can be demonstrated that: 1. The activity, building, or subdivision incorporates measures that minimise the risk to people and property from the coastal hazard; 2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; 3. If the activity has a post disaster function, mitigation measures are incorporated to allow for the continued operation following a coastal hazard event; and 4. For healthcare facilities, retirement villages, educational facilities and childcare facilities, there is an evacuation plan that allows for the safe removal of all occupants prior to the arrival of the coastal hazard.
CE-P19	Hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area Avoid hazard sensitive activities and potentially hazard sensitive activities in the high coastal hazard area or any subdivision where the building platform for a potentially hazard sensitive activity or hazard sensitive activity will be within the high coastal hazard area (with the exception of the City Centre Zone and the Airport purposes, operational port activities, passenger port facilities and rail activities) unless it can be demonstrated that: 1. The activity, building or subdivision has an operational need or functional need to locate within the high coastal hazard area and locating outside of these high coastal hazard areas is not a practicable option; 2. The activity, building, or subdivision incorporates measures that reduce or not increase the existing risk to people, and property from the coastal hazard; 3. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard; and 4. The activity does not involve the removal or modification of a natural system or feature that provides protection to other properties from the natural hazard.
CE-P20	Subdivision, use and development which will not be occupied by members of the public, or employees associated with the Airport purposes, operational port Activities, passenger port facilities and rail activities in the Coastal Hazards Overlays Enable subdivision, development and use associated with the Airport purposes, operational port activities, passenger port facilities and rail activities within the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or more than 10 employees associated with either of these activities or the creation of vacant allotments.
CE-P21	Subdivision, use and development which will be occupied by members of the public, or employees associated with the Airport purposes, operational port activities, passenger port facilities and rail activities in the Coastal Hazards Overlays Manage subdivision, development and use associated with the Airport purposes, operational port activities, passenger port facilities and rail activities

Have regard

Have regard

		within the Coastal Hazard Overlays where they involve the construction of new buildings which will be occupied by members of the public, or over 10 employees associated with either of these activities by ensuring that: 1. The activity, building or subdivision incorporates measures that minimise the risk to people, property, and infrastructure; and 2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.
Have regard	CE-P22	Subdivision, use and development in the City Centre Zone which will not be occupied by members of the public and within the Coastal Hazards Overlays Enable subdivision, development and use associated within the City Centre Zone and within all of the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or employees or the creation of vacant allotments.
Have regard	CE-P23	Subdivision, use and development in the City Centre Zone which will be occupied by members of the public and within the Coastal Hazards Overlays Manage subdivision, development and use within the City Centre Zone and within all of the Coastal Hazard Overlays, where they involve the construction of new buildings which will be occupied by members of the public, employees or result in the creation of a vacant allotment by ensuring that: 1. The activity, building or subdivision incorporates measures that minimise the risk to people, and property; and 2. There is the ability to access safe evacuation routes for occupants of the building from the coastal hazard.
Have regard	CE-P24	Natural systems and features Protect, restore, and enhance natural systems and features where they will reduce the existing risk posed by coastal hazards to people, property, and infrastructure.
Have regard	CE-P25	Coastal hazard mitigation works involving green infrastructure Enable green infrastructure and encourage Mātauranga Māori approaches undertaken by a ~~Crown entity~~ <u>the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited</u> or their nominated contractors or agents within the identified Coastal Hazard Overlay where this will reduce the risk from coastal hazards to people, property and infrastructure.
Have regard	CE-P26	Green infrastructure and coastal hazard mitigation works Encourage green infrastructure measures and Mātauranga Māori approaches when undertaking coastal hazard mitigation works within the identified Coastal Hazard Overlays where this will reduce the risk from coastal hazards to people, property and infrastructure.
Have regard	CE-P27	Repair and maintenance of existing hard engineering hazard mitigation

Have regard

	structures in the high coastal hazard area Enable the repair and maintenance of existing hard engineering hazard mitigation structures in the high coastal hazard area where they will reduce the risk from coastal hazards to people, property and infrastructure.
CE-P28	Hard engineering natural hazards mitigation works Only allow for hard engineering natural hazards mitigation works for the reduction of the risk from coastal hazards where: 1. The engineering measures are needed to protect existing nationally and regionally significant infrastructure and it can be demonstrated that there is no practicable alternative; 2. There is a demonstrable risk to existing nationally and regionally significant infrastructure, life or private property from the coastal hazard; 3. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures; 4. Hard engineering structures are designed to minimise adverse effects on the coastal environment; 5. Adverse effects on significant natural features and systems and their function as natural defences are avoided, remedied or mitigated; and 6. It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.

Rules: Land use activities

Legal effect

CE-R1	Customary harvesting by tangata whenua within the coastal environment

All Zones

1. Activity status: **Permitted**

Legal effect

CE-R2	Restoration and enhancement activities within the coastal environment: 1. Outside of high coastal natural character areas; and 2. Outside of coastal and riparian margins.

All Zones

1. Activity status: **Permitted**

Legal effect

CE-R3	Restoration and enhancement activities within the coastal environment: 1. Within high coastal natural character areas; or 2. Within coastal or riparian margins.

All Zones

1. Activity status: **Permitted**

Where:

- a. The works are for the purpose of restoring or maintaining the coastal natural character by:
 - i. Planting eco-sourced local indigenous vegetation;
 - ii. Carrying out pest animal and pest plant control activities;
 - iii. Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second

		National Trust Act 1977; or iv. Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977; or b. The works are undertaken by mana whenua in accordance with the principle of kaitiakitanga.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R3.1.a is not achieved. Matters of discretion are: 1. The matters in CE-P3.
Legal effect	CE-R4	Vegetation trimming or removal within the coastal environment: 1. Outside of high coastal natural character areas; and 2. Outside of coastal or riparian margins.
	All Zones	1. Activity status: Permitted
Legal effect	CE-R5	Exotic vegetation trimming or removal within the coastal environment: 1. Within high coastal natural character areas; or 2. Within coastal and riparian margins.
	All Zones	1. Activity status: Permitted
Legal effect	CE-R6	Indigenous vegetation trimming or removal within the coastal environment: 1. Within high coastal natural character areas; or 2. Within coastal and riparian margins.
	All Zones	1. Activity status: Permitted Where: a. Compliance with CE-S1 is achieved.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R6.1.a is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in CE-P8. Section 88 information requirements for applications: Applications under this rule must provide the following in addition to the standard information requirements:

Legal effect		1. An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.
	CE-R7	Any activity not otherwise listed as permitted, restricted discretionary, discretionary or non-complying within the coastal environment: 1. Outside of high coastal natural character areas; and 2. Outside of coastal or riparian margins.
	All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with the permitted activity rules for land use activities in the underlying zone.
Legal effect	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R7.1.a is not achieved. Matters of discretion are: 1. The matters in CE-P2.
	CE-R8	Any activity not otherwise listed as permitted, restricted discretionary or non-complying within the coastal environment: 1. Within coastal or riparian margins
	Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area Moa Point Road Seawall Area	1. Activity status: Permitted Where: a. Compliance is achieved with the permitted activity rules for land use activities in the underlying zone.
	Airport Zone Port Zone Stadium	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R8.1.a is not achieved;

Legal effect

Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area Moa Point Road Seawall Area	Matters of discretion are: 1. The matters in CE-P6, PA-P1, PA-P2 and PA-P3.
All other Zones	3. Activity status: Discretionary

CE-R9

Any activity not otherwise listed as permitted, restricted discretionary or discretionary:

1. Within high coastal natural character areas

All Zones

1. Activity status: **Discretionary**

Section 88 information requirements for applications:

Applications under this rule must provide the following in addition to the standard information requirements:

1. An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.

Legal effect

CE-R10

Extension of existing mining and quarrying activities within the coastal environment

All Zones

1. Activity status: **Restricted Discretionary**

Where:

- a. It is located outside of high coastal natural character areas and outside of coastal and riparian margins in the coastal environment.

Matters of discretion are:

1. The effects of the activity on the natural character of the coastal environment;
2. Whether there is a functional or operational need for the activity to be located within the coastal environment; and
3. The matters in CE-P9.

All Zones

2. Activity status: **Non-complying**

Where:

- a. Compliance with the requirements of CE-R10.1.a is not achieved.

Legal effect

CE-R11	New quarrying and mining activities and new plantation forestry within the coastal environment

All Zones	1. Activity status: Non-complying
Rules: Buildings and structures activities	

Legal effect

CE-R12	Construction, addition or alteration of buildings and structures, within the coastal environment: 1. Outside of high coastal natural character areas; and 2. Outside of coastal and riparian margins.

All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with the permitted activity rules for buildings and structures in the underlying zone.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R12.1.a is not achieved. Matters of discretion are: 1. The matters in CE-P2, PA-P2 and PA-P3.

Legal effect

CE-R13	Construction, addition or alteration of buildings and structures within the coastal environment: ▪ Within high coastal natural character areas

All Zones	1. Activity status: Restricted Discretionary Where: a. A maximum of one building or structure per site; and b. Compliance with CE-S2 is achieved. Matters of discretion are: 1. The matters in CE-P2, CE-P4, PA-P1, PA-P2 and PA-P3; and 2. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects. Section 88 information requirements for applications: Applications under this rule must provide the following in addition to the standard information requirements: 1. An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.
All zones	2. Activity status: Discretionary Where:

Legal effect		a. Compliance with any of the requirements of CE-R13.1 is not achieved. Section 88 information requirements for applications: Applications under this rule must provide the following in addition to the standard information requirements: 1. An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.
	CE-R14	Additions and alterations to existing buildings and structures within in the coastal environment: 1. Within coastal or riparian margins
	All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with the permitted activity rules for buildings and structures in the underlying zone.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R14.1.a is not achieved. Matters of discretion are: 1. The matters in CE-P2, PA-P1, PA-P2 and PA-P3
	CE-R15	Construction of new buildings and structures within in the coastal environment: 1. Within coastal or riparian margins
	Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area	1. Activity status: Permitted Where: a. Compliance is achieved with the permitted activity rules for buildings and structures in the underlying zone.

	Moa Point Road Seawall Area	
	Airport Zone Port Zone Stadium Zone Waterfront Zone City Centre Zone Evans Bay Marine Recreation Area Moa Point Road Seawall Area	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R15.1.a is not achieved. Matters of discretion are: 1. The matters in, PA-P1, PA-P2 and PA-P3; 2. Any measures proposed to avoid, remedy or mitigate the adverse effects on the natural character of the coastal environment, including restoration or rehabilitation planting of indigenous vegetation; and 3. The functional or operational need for the activity to locate within the coastal or riparian margin.
	All other Zones	3. Activity status: Discretionary Section 88 information requirements for applications: Applications under this rule must provide the following in addition to the standard information requirements: 1. An assessment by a suitably qualified landscape architect to assess the proposal against the identified natural character values of the coastal environment in accordance with APP16.
Rules — Coastal hazards		
Operative	CE-R16	Less hazard sensitive activities within all the Coastal Hazard Overlays
	All Zones	1. Activity status: Permitted
Legal effect	CE-R17	Green infrastructure for the purposes of coastal hazard mitigation works undertaken by ~~a Crown entity~~ <u>the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited</u> or their nominated contractor or agent within the Coastal Hazard Overlays
	All Zones	1. Activity status: Permitted Where: a. The works must be undertaken by either <u>the Greater Wellington Regional Council, Wellington City Council, Waka Kotahi, KiwiRail, CentrePort Limited or Wellington International Airport Limited</u> or ~~their nominated contractors or agents-Crown entity, Regional or Territorial Authority or an agent on their behalf~~ for the express purpose of coastal hazard mitigation works.

Operative

CE-R18	Additions to buildings within the Coastal Hazard Overlays
All Zones	1. Activity status: Permitted Where: a. The additions are above the ground floor of a building containing a hazard-sensitive activity or potentially hazard sensitive activity within the City Centre Zone; b. The additions are to a building containing a hazard sensitive activity or potentially hazard sensitive activity in the low coastal hazard area; c. The additions are to a building containing a less hazard sensitive activity in either the low coastal hazard area, medium coastal hazard area or high coastal hazard area; d. The additions are to a building containing a potentially hazard sensitive activity in the medium coastal hazard area or to the ground floor of a building containing a hazard sensitive activity or potentially hazard sensitive activity within the City Centre Zone and they do not increase the building footprint by more than 100m²; or e. The additions are to a building containing a hazard sensitive activity in the medium coastal hazard area and they do not increase the building footprint by more than 50m².
All Zones	2. Activity status: Restricted discretionary Where: a. Compliance with the requirements of CE-R18.1.d or CE-R18.1.e is not achieved; or b. The addition is to a building containing a potentially hazard sensitive activity or a hazard sensitive activity within a high coastal hazard area and is located outside of the City Centre Zone. Matters of discretion are: 1. The matters in CE-P14.

Legal effect

CE-R19	The construction of buildings or the conversion of existing buildings that will contain Airport purposes, operational port activities, passenger port facilities and rail activities within the Coastal Hazard Overlay
All Zones	1. Activity status: Permitted Where: a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity, or any members of the public; or It does not involve the conversion of an existing building into a building that would be occupied by more than 10 employees of the activity, or any members of the public.
All Zones	2. Activity status: Restricted discretionary Where:

Operative		a. Compliance with the requirements of CE-R19.1 is not achieved Matters of discretion are: 1. The matters in CE-P21.
	CE-R20	The construction of buildings or the conversion of existing buildings that will contain potentially hazard sensitive activities or hazard sensitive activities within the City Centre Zone and are also within the medium and high coastal hazard areas
	City Centre Zone	1. Activity status: Permitted Where: a. It does not involve the construction of a building that would be occupied by more than 10 employees of the activity, or any members of the public; or b. It does not involve the conversion of an existing building into a building that would be occupied by more than 10 employees of the activity, or any members of the public.
Operative	City Centre Zone	1. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R20.1 is not achieved. Matters of discretion are: 1. The matters in CE-P23.
	CE-R21	Potentially hazard sensitive activities in the low coastal hazard area
	All Zones	1. Activity status: Permitted
Operative	CE-R22	The construction of buildings or the conversion of existing buildings that will contain hazard sensitive activities in the low coastal hazard area
	All Zones	1. Activity Status: Permitted Where: a. The development does not involve the construction of a building or conversion of a building for childcare service, retirement village educational facility, hospital, emergency service facility or healthcare facility; or b. If the development involves the construction of a building or conversion of a building for residential units, the total number of residential units on a site is no more than three.
	All Zones	2. Activity Status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R22.1.a or CE-R22.1.b is not achieved.

		Matters of discretion are: 1. The matter in CE-P16.
Operative	CE-R23	The construction of buildings or the conversion of existing buildings that will contain potentially hazard sensitive activities in the medium coastal hazard area, excluding the City Centre Zone or Airport purposes, operational port activities, passenger port facilities and rail activities
	All Zones	1. Activity Status: Restricted Discretionary Matters of discretion are: 1. The matters in CE-P17.
Operative	CE-R24	Hard engineering natural hazards mitigation works in the high coastal hazard area
	All Zones	1. Activity Status: Permitted Where: a. The works involve maintenance and repair of existing hard engineering natural hazard mitigation works; or b. Upgrades of existing hard engineering natural hazard mitigation works that protect existing regionally or nationally significant infrastructure that do not increase the footprint or height of the structure.
	All Zones	2. Activity Status: Discretionary Where: a. The works involve new hard engineering natural hazard mitigation works; or b. Upgrades to existing hard engineering natural hazard mitigation works cannot comply with CE-R24.1b.
Operative	CE-R25	The construction of buildings or the conversion of existing buildings that will contain potentially hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport purposes, operational port activities, passenger port facilities and rail activities
	All Zones	1. Activity status: Discretionary
Operative	CE-R26	The construction of buildings or the conversion of existing buildings that will contain hazard sensitive activities within the medium coastal hazard area, excluding the City Centre Zone or Airport purposes, operational port activities, passenger port facilities and rail activities
	All Zones	1. Activity status: Discretionary
Operative	CE-R27	The construction of buildings or the conversion of existing buildings that will contain hazard sensitive activities within the high coastal hazard area, excluding the City Centre Zone or Airport purposes, operational

	port activities, passenger port facilities and rail activities	
All Zones	1. Activity status: Non-Complying	
Standards		
Legal effect	CE-S1	Indigenous vegetation trimming or removal within in the coastal environment: 1. Within high coastal natural character areas; or 2. Within coastal or riparian margins
	All Zones	1. Indigenous vegetation removal must not exceed 50m² in total area per 12 month continuous period per site. The following are exempt from the maximum permitted area of removal: a. Vegetation removal addressing an imminent threat to people or property represented by deadwood, diseased or dying vegetation; b. Vegetation removal that is necessary to ensure the safe and efficient operation of any formed public accessway; c. Vegetation removal within 10 m from the external wall of an existing building; d. Vegetation removal within 1 m width either side of an existing fence or other structure; e. Vegetation removal of 2.5 m in total width for maintenance of public access track (where undertaken by WCC, GWRC or their agents); f. Vegetation removal that is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017; and g. Customary harvesting. Assessment criteria where the standard is infringed: 1. The effects on identified coastal natural character values and measures proposed to avoid, remedy or mitigate the adverse effects.
Legal effect	CE-S2	New buildings and structures within the coastal environment: 1. Within high coastal natural character areas
	All Zones	1. Buildings or structures in high coastal natural character areas must not exceed: a. A maximum height of 5 m above ground level; and b. A gross floor area of 50m² 2. The exterior façade and roof must be finished in a colour that is contained within Groups A, B or C of BS5252 and that does not exceed a reflectance value Assessment criteria where the standard is infringed: 1. Whether the building or structure and its scale and location is integrated into the landform to limit prominence and

	of 30%. (Note: Some colours in Groups A, B or C of BS5252 have a reflectance value of over 30% and are therefore not compliant.)	protect the identified values and characteristics and any measures to avoid, remedy or mitigate the adverse effects; and 2. The effect of the reflectivity and colour of external materials on the identified values and characteristics.

Unless identified as subject to appeal, all provisions in this chapter are operative as of 14 July 2025.

Te Oro

Noise

NOISE	Noise

Introduction

Effective management of noise and vibration is a key aspect of achieving good environmental outcomes throughout the City.

Noise is well recognised as a potential environmental pollutant and nuisance. It can adversely affect health and amenity values, interfere with communication, and disturb sleep and concentration. For those, and other reasons, noise is the subject of frequent complaints received by council. Wellington’s relatively compact nature, and anticipated residential intensification in the city centre area and other mixed use areas, make noise management an ongoing and important issue.

The provisions of this chapter manage potential adverse noise effects that can arise from a diverse range of activities. In addition, section 16 of the RMA imposes a duty on all persons to avoid unreasonable noise (which includes vibration) by adopting the best practicable option (BPO), regardless of whether the activity complies with a standard or rule. Section 17 of the RMA further imposes a general duty to avoid, remedy or mitigate adverse noise effects. At all times the Council has a responsibility to exercise its powers under the RMA to ensure that the general duties of sections 16 and 17 are met. RMA Sections 326 and 327 are used by Wellington City Council to control excessive noise.

The objectives, policies, rules and standards of the Noise chapter are linked to zones and to specific activities. They take into account the level, duration and nature of noise — within the context of the surrounding environment and whether noise can be reasonably mitigated. The provisions identify where sound insulation is a requirement for new noise sensitive activities, and also limit the establishment of noise sensitive activities in some cases. Noise sensitive activities are defined by the District Plan. Mapped noise overlays are used in several cases to define areas in which noise effects from specific sources can be expected. Examples include the Air Noise Overlay and the Port Noise Overlay. Noise overlays may also prescribe limits to intensification of noise sensitive activities (such as new residential development) and / or acoustic insulation and ventilation standards to assist in managing the effects of noise received in the overlays. Noise advisory overlays are also used, but without any associated district plan rules or standards.

Other than where expressly provided for, the measurement of noise must be in accordance with New Zealand Standard NZS6801:2008 Acoustics — Measurement of Environmental Sound and New Zealand Standard NZS6802:2008 Acoustics — Environmental Noise. Some other standards are expressly provided for, such as NZS6803: 1999 Acoustics Construction Noise.

Some activities that generate noise are exempt from the noise rules set out in this chapter. This is because they are not controlled by the RMA, e.g. vehicles being driven on a road, or aircraft above 1,000 feet in flight over built up areas. In addition, the Civil Aviation Act 1990 imposes certain rules requiring noise abatement procedures for aircraft operating in the vicinity of Wellington International Airport.

The following activities are exempt from the rules and standards contained in this chapter. They are:

1. Aircraft being operated above 1,000 feet (305m) over built up areas, or above 500 feet (152m) over rural areas;
2. Aircraft used in emergencies or as air ambulances;
3. Vehicles being driven on a road (within the meaning of section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity (including apartments or mixed use activity);
4. Trains on rail lines (public or private) and crossing bells within the road reserve, including at railway yards, railway sidings or stations. This exemption does not apply to the testing (when stationary), maintenance, loading or unloading of trains;
5. Any warning device or siren used by emergency services for civil defence or emergency purposes (and routine testing and maintenance);
6. The use of generators and mobile equipment (including vehicles) when used solely for civil defence or emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities, or for the continuation of radiocommunication broadcasts;
7. Rural activities, including, agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis in the Rural Zones excluding any fixed plant;
8. Crowd or people noise from special events or temporary event activities including any events located in Open Space and Recreation Zones; and
9. Agricultural aviation activities.

Note: Where standards are provided for specific activities, and there is a conflict between those standards and the zone interface standards or zone standards, the specific activity standards will prevail. In addition, resource consent may be required for the activity that generates noise. Provisions controlling the establishment of those activities may be contained in other chapters of the district plan.

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, the following Part 2: District-Wide chapters may also be of relevance.

The noise provisions, while district wide, need to be considered in conjunction with zone specific chapters and their associated standards for activities. The relevant zone chapter will depend on the location of the activity.

Noise from temporary activities is addressed in the Temporary Activities Chapter.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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.

Noise emissions from activities at Wellington International Airport is primarily managed by Wellington International Airport Limited's Miramar South, Main Site and East Side Designations (WIAL2, WIAL4 and WIAL5). The rules set out in this chapter therefore only apply to the extent that the land subject to the designation is used for other than the designated purpose.

Objectives

NOISE-O1	Managing noise generation and effects Adverse noise effects on amenity values, and the health of people and communities are managed to levels consistent with the anticipated outcomes for the receiving environment.

NOISE-O2	Reverse sensitivity Existing and authorised activities that generate higher levels of noise are protected from reverse sensitivity effects.

Policies

NOISE-P1	General management of noise Enable the generation of noise from activities that: 1. Is consistent with the amenity values of the receiving environment; and 2. Does not compromise the health, safety and wellbeing of people and communities.
NOISE-P2	Construction noise Enable construction activities while ensuring that unreasonable noise and vibration effects are managed effectively.
NOISE-P3	Higher noise areas Allow for higher noise levels to be generated within: 1. High Noise Areas; 2. Moderate Noise Areas; 3. General Rural Zone; 4. Hospital Zone; 5. Tertiary Education Zone; 6. Stadium Zone; 7. Port Zone; and 8. Airport Zone.
NOISE-P4	Acoustic and mechanical ventilation treatment of new buildings or alterations and additions to existing buildings used for noise sensitive activities Require sound insulation and / or mechanical ventilation for new buildings or alterations and additions to existing buildings used for new noise sensitive activities within High Noise Areas and Moderate Noise Areas, consistent with the anticipated outcomes for each zone and/or Noise Area. The relevant acoustic insulation and ventilation standards are NOISE-S4, NOISE-S5 and NOISE-S6.
NOISE—P5	Noise at Wellington Regional Stadium and the Basin Reserve Require that activities at Wellington Regional Stadium and the Basin Reserve, other than special entertainment events authorised as temporary activities, are managed effectively to mitigate adverse noise effects on residential amenity.
NOISE—P6	Development of noise sensitive activities Manage the development of noise sensitive activities within: 1. High Noise Areas and Moderate Noise Areas; and 2. Buildings housing noise sensitive activities in High Noise Areas and Moderate Noise Areas where ventilation and acoustic insulation standards are not met. The relevant acoustic insulation and ventilation standards are NOISE-S4, NOISE-S5 and NOISE-S6.

	New or intensified noise sensitive activities will be discouraged, where the risk of reverse sensitivity effects on authorised compliant emitters of noise, and regionally significant infrastructure, in those areas cannot be appropriately managed.
Rules: Land use activities	
NOISE-R1	Noise not otherwise provided for in this chapter
All Zones	1. Activity status: Permitted Where: a. Compliance with NOISE-S1 and APP4 is achieved.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of NOISE-R1.1.a is not achieved. Matters of discretion are: 1. The matters in NOISE-P1; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
NOISE-R2	Noise from construction, maintenance, earthworks, and demolition activities
All Zones	1. Activity status: Permitted Where: a. All work will occur within the hours of 7.30am to 6.00pm Monday to Saturday; and b. Compliance with NOISE-S2 (Construction Activities) is achieved.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of NOISE-R2.1.a is not achieved. Matters of discretion are: 1. The matters in NOISE-P2; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
NOISE-R3	<u>Construction of new buildings, or alterations / additions to an existing building</u> to be used by a noise sensitive activity
As specified in Rule	1. Activity status: Permitted Where <u>compliance with NOISE-S4 (Acoustic Insulation) and NOISE-S6 (Mechanical Ventilation) is achieved:</u> a. <u>Compliance with NOISE-S4 (High Noise Areas) and NOISE-S6 (Ventilation) is achieved w</u>Within a High Noise Area for: i. One residential unit on a site in a residential zone. <u>ii. Alteration or addition to an existing habitable room.</u> iii. <u>All r</u>Residential units <u>within</u> the Commercial and Mixed Use Zones <u>group, unless they are within the Inner Air Noise</u>

	~~Overlay. (see APP4), except within the Inner Air Noise Overlay or the Mixed Use Zone.~~ b. <u>Within a Moderate Noise Area for:</u> i. <u>Up to three residential units on a site in a residential zone.</u> ii. <u>All residential units within the Commercial and Mixed-Use Zone group.</u> iii. <u>Any other noise sensitive activity.</u> <u>Note: The number of residential units on a site includes any existing residential units.</u>
As specified in Rule	~~2. Activity status: Permitted~~ ~~Where:~~ ~~a. Compliance with NOISE-S5 (Moderate Noise Areas) and NOISE-S6 (Ventilation) is achieved within a Moderate Noise Area for:~~ ~~i. Up to three residential units on a site in a residential zone.~~ ~~ii. Alteration or addition to an existing habitable room.~~ ~~iii. Any other noise sensitive activity.~~ ~~iv. Residential units the Commercial and Mixed Use Zone Group (see APP4), except within the Mixed Use Zone.~~ ~~-~~ ~~Note:~~ ~~1. The number of residential units on a site includes any existing residential units.~~ ~~2. Unless otherwise restricted by zone or overlay based rules, there is no limit on the number of units per site on land further than 40m from a State Highway that has a posted or maximum variable speed limit equal to or less than 70 km/hour.~~
All Zones	3. <u>2.</u> Activity status: Restricted Discretionary Where <u>compliance with NOISE-S4 (Acoustic Insulation) and NOISE-S6 (Mechanical Ventilation) is achieved:</u> a. ~~Compliance with NOISE-S4 and NOISE-S6 is achieved <u>W</u>ithin a High Noise Area site for:~~ i. Two residential units on a site in a residential zone. ii. Residential units <u>within both the Inner Air Noise Overlay, and the Commercial and Mixed-Use Zone group. ~~Mixed Use Zone.~~</u> iii. Visitor accommodation. b. ~~Compliance with NOISE-S5 and NOISE-S6 is achieved <u>W</u>ithin a Moderate Noise Area site for:~~ i. Four or more residential units in a residential zone. ii. ~~Residential units in the Mixed Use Zone.~~ Matters of discretion are: 1. The matters of assessment in NOISE-S4, ~~NOISE-S5~~ and NOISE-S6. 2. The ability to achieve acceptable outdoor amenity. 3. Any proposed mitigation of noise, in accordance with a best practicable option approach (e.g., site layout and design, design and location of structures and buildings and outdoor amenity areas). 4. Sensitivity of the activities activity to current and predicted future noise generation from authorised compliant emitters of noise. 5. The risk of reverse sensitivity effects on regionally significant infrastructure. 6. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. Note: 1. The number of residential units on a site includes any existing residential units. 2. An operator of regionally significant infrastructure whose project, work or

		operations generate noise within a High Noise Area, may be considered an affected party for applications in that Area.
		4. <u>3.</u> Activity status: Discretionary Where: a. ~~Compliance with NOISE-S4 and NOISE-S6 is achieved within a High Noise Area site for:~~ i. ~~Three or more residential units on a site in a residential zone.~~ ii. ~~Alteration or addition to an existing residential unit that increases the existing number of bedrooms.~~ iii. ~~Any noise sensitive activity not otherwise permitted.~~ b. ~~On any site a.~~ Within a High or Moderate noise area: i. Compliance with the requirements of NOISE-R3.1 or NOISE-R3.2 is not ~~otherwise~~ achieved. Note: 1. ~~The number of residential units on a site includes any existing residential units.~~ 2. 1. An operator of regionally significant infrastructure whose project, work or operations generate noise within a High Noise Area, may be considered an affected party for applications in that Area.
	NOISE-R3a	<u>Additions and alterations to, and conversions of, existing buildings to be used by a noise sensitive activity</u>
	<u>High Noise Areas</u> <u>Moderate Noise Areas</u>	1. Activity status: Permitted <u>Where compliance with NOISE-S4 (Acoustic Insulation) and NOISE-S6 (Mechanical Ventilation) is achieved:</u> a. <u>Where compliance with NOISE-S4 (Acoustic Insulation) and NOISE-S6 (Mechanical Ventilation) is achieved, or:</u> b. <u>Additions and alterations, where no new bedrooms are created, and these additions and alterations:</u> i. <u>Do not increase the floor area by more than 10%; or</u> ii. <u>Do not add or alter building elements listed in the minimum construction tables I & II; and</u> c. <u>Additions and alterations to existing habitable rooms must maintain the level of acoustic insulation of the affected room prior to works being undertaken.</u>
	<u>High Noise Areas</u> <u>Moderate Noise Areas</u>	2. Activity status: Restricted Discretionary a. <u>Where here compliance with NOISE-R3a.1 is not achieved.</u> <u>Matters of discretion are:</u> 1. <u>The matters of assessment in NOISE-S4 (Acoustic Insulation) and NOISE-S6 (Mechanical Ventilation).</u> 2. <u>The ability to achieve acceptable outdoor amenity.</u> 3. <u>Any proposed mitigation of noise, in accordance with a best practicable option approach (e.g., site layout and design, design and location of structures and buildings and outdoor amenity areas).</u> 4. <u>Sensitivity of the activities activity to current and predicted future noise generation from authorised compliant emitters of noise.</u> 5. <u>The risk of reverse sensitivity effects on regionally significant infrastructure.</u> 6. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</u>
	NOISE-R4	Helicopter landing noise ~~and Agricultural Aviation~~

	Hospital Zone	1. Activity status: Permitted
	Airport Zone	Note: The likelihood of noise arising from helicopter activity in the area surrounding Wellington Regional Hospital (Newtown) is signalled by a mapped noise advisory overlay. Aircraft (which includes helicopters) used in emergencies or as air ambulances, are exempt from the provisions of the Noise chapter. There are no associated standards.
	All other Zones	2. Activity status: Permitted Where: a. Compliance with the recommended limits and noise management provisions as set out in NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas is achieved.
	All other Zones	3. Activity status: Discretionary Where: a. Any of the requirements of NOISE-R4.2 are not achieved.
NOISE-R5		Noise from Wellington Regional Stadium and the Basin Reserve
	Stadium zone Basin Reserve	1. Activity status: Permitted Where: a. The noise is from Wellington Regional Stadium or the Basin Reserve; and i. Compliance with NOISE-S1 and APP4 is achieved; or ii. Compliance with TEMP-S8 or TEMP-S9 is achieved.
	Stadium zone Basin Reserve	2. Activity status: Restricted Discretionary Where: a. Compliance with NOISE-R5.1.a is not achieved. Matters of discretion are: 1. Whether noise emission levels would increase the background noise levels for a noise sensitive activity, creating a noise nuisance for the occupants of a noise sensitive site; 2. Whether the sound characteristics of the noise emissions or the time of day at which noise occurs is likely to lead to sleep disturbance or other form of nuisance associated with noise; 3. The manner in which buildings, structures or machinery are designed and arranged to reduce the noise emission levels likely to emanate from the noise source; and 4. The best practicable options available to reduce the adverse effects of the noise.
NOISE-R6		Fixed plant noise
	All Zones	1. Activity status: Permitted Where: a. Compliance with NOISE-S7 and APP5 is achieved; or b. The noise is generated by fixed plant used solely for emergency or civil defence purposes; or

		c. The noise is generated by fixed plant in relation to Operational Port Activities, and: i. Only operates for maintenance between 8:00am and 5:00pm weekdays; and ii. Compliance with NOISE-S1 and APP5 is achieved.
	All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of NOISE-R6.1 is not achieved. Matters of discretion are: 1. The matters in NOISE-P1; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
	NOISE-R7	Commercial facility dog noise (day care, dog parks, boarding kennels)
	As specified in rule	1. Activity status: Permitted Where: a. Compliance is achieved with NOISE-S1 and APP4 within: i. General Rural zone; ii. Large Lot Residential zone; iii. General Industrial zone; iv. City Centre zone; v. Metropolitan Centre zone; vi. Mixed use zone; vii. Local Centre zone; viii. Neighbourhood Centre zone; and b. The hours of operation are between 7:00am and 7:00pm, all days of the week; and c. Operation does not include overnight boarding and / or outdoor facilities for overnight stay.
	All other Zones	2. Activity status: Discretionary Where: a. Any of the requirements of NOISE-R7.1 is not achieved.
	NOISE-R8	Shooting range and firearm noise
	Airport Zone General Rural Zone	1. Activity status: Permitted Where: a. In the Airport Zone, shooting is: i. For the purposes of wildlife management in respect of aircraft safety; and ii. Complies with any terms set by the Airport Noise Management Plan (ANMP). b. In the General Rural Zone is for the purpose of conservation activities or informal recreation activities.
	All Zones	2. Activity status: Discretionary Where:

		a. Any of the requirements of NOISE-R8.1 is not achieved. b. Shooting range or firearm noise otherwise occurs and is not subject to provisions of the Temporary Activities chapter.
NOISE-R9	Blasting noise	
All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with NOISE-S2 (Blasting); and b. The activity is a quarrying activity.	
Quarry Zone	2. Activity status: Permitted Where: a. Compliance is achieved with NOISE-S2 (Kiwi Point Quarry); and b. The activity is a quarrying activity; and c. Located in the Special Purpose Quarry Zone (Kiwi Point Quarry)	
All Zones	3. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with NOISE-R9.1.a or NOISE-R9.1.b Matters of discretion are: 1. Peak noise levels from blast events; 2. The frequency and the number of blast events; 3. The number of blasts per year; 4. The extent to which noise and vibration effects from blasting activities are minimised; and 5. Whether surrounding property owners will be notified of blasting events in advance of the activity.	
NOISE-R10	Home business noise	
All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with NOISE-S2 (Home Business Activity) and APP4.	
All Zones	2. Activity status: Discretionary Where: a. Any of the requirements of NOISE-R10.1 are not achieved.	
NOISE-R11	Electronic sound system noise	
Commercial and Mixed Use Zones	1. Activity status: Permitted Where: a. Compliance is achieved with NOISE-S2 (Electronic Sound System Noise).	
All Zones	2. Activity status: Discretionary	

		Where: a. Any of the requirements of NOISE-R11.1 are not achieved.
NOISE-R12	Port noise	
All Zones	1. Activity status: Permitted Where: a. Compliance is achieved with NOISE-S1 and APP4.	
All Zones	2. Activity status: Discretionary Where: a. Compliance with NOISE-R12.1 is not achieved.	
NOISE-R13	Airport noise	
Airport Zone	1. Activity status: Permitted Where: a. Compliance is achieved with the following standards: i. NOISE-S8; ii. NOISE-S9; iii. NOISE-S10; iv. NOISE-S11; v. NOISE-S12; vi. NOISE-S13.	
Airport Zone	2. Activity status: Restricted Discretionary Where: a. Compliance is not achieved with NOISE-R13.1.a (except in relation to NOISE-S9); Matters of discretion are: 1. Relevant matters listed in NOISE-P1; 2. The degree to which noise emissions can be reduced through mitigation or management measures, changes in the location, or methods of operation of the activity; 3. Whether the proposal will have any adverse effects on the health and safety of people; and 4. The effects of the type, intensity and duration of the noise emitted from any activity. 5. Relevant matters in the Airport Noise Management Plan (ANMP) — see NOISE-S3.	
Airport Zone	3. Activity status: Non-complying Where: a. Compliance is not achieved with: i. NOISE-S9 b. Noise from any land based activity in the Airport Zone exceeds the limits in NOISE-S12 by more than 5dB. Notification Status: An application for resource consent made in respect of this rule	

	must be publicly notified.	
Standards — Permitted activity noise and sound insulation standards		
NOISE-S1	Maximum permitted activity noise levels by zone	
1. Subject to any Temporary Activity exclusions in the District Plan, or conditions of a resource consent or designation, noise generated by any activity in all zones must not exceed permitted noise limits within the receiving zone set out in APP4 — Permitted Noise Standards.	Assessment criteria where the standard is infringed: 1. Background noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities; 2. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations); and 3. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.	
NOISE-S2	Maximum permitted noise levels by activity	
1. Construction activities	The noise from any construction, maintenance, earthworks and demolition activities must be measured, assessed, managed and controlled in accordance with the requirements of NZS6803:1999 Acoustics Construction Noise. Noise due to the following activities shall be exempt from compliance: 1. Urgent repair of utilities to maintain continuity of service, to protect life or limb or minimise or prevent loss or serious damage to property. 2. In the City Centre Zone, where the best practicable option to reduce noise to a reasonable level requires construction work to be undertaken outside normal working hours. The vibration from any construction, maintenance, earthworks and demolition activities must be measured, assessed, managed and controlled in accordance with the requirements of DIN 4150-3:2016 Structural Vibration — Part 3: Effects of Vibration on Structures Nothing in this Standard shall be used to prevent emergency work from taking place.	Assessment criteria where the standard is infringed: 1. Background noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities; 2. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of
2. Blasting	Peak noise levels from blasting activities must	

	not exceed the following when measured within the notional boundary of any building set out in NOISE-S2 (Blasting) 1, 2 or 3, below: 1. Occupied noise sensitive activity and visitor accommodation: a. permissible blasting time window: 7:00am to 7:00pm; and b. number of blasts per year: ≤ 20; and i. maximum peak sound level of 120 dB LZ_{peak}; or c. number of blasts per year: >20; and i. maximum peak sound level of 115 dB LZ_{peak}; or 2. Occupied commercial and industrial buildings: a. permissible blasting time window: All hours of occupation; and b. no limit on number of blasts per year; and i. maximum peak sound level of 125 dB LZ_{peak}; or 3. Unoccupied buildings a. permissible blasting time window: All times; and b. no limit on the number of blasts per year; and c. all blasts comply with a maximum peak sound level of 140 dB LZ_{peak}.	operations); and 3. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.
3. Kiwi Point Quarry	1. Peak noise from blasting activities must not exceed the levels set out in NOISE-S2 (Blasting) when measured within the notional boundary of any building. 2. Blasting of faces for crushed rock production may only occurs between 10.00am and 2.00pm weekdays. 3. In all cases, for the northern face residents of Tarawera Road, Plumer Street, 113, 130, 166, 170 and 175 Fraser Avenue, and 146 Burma Road, and for the southern face the residents of 25-46 Gurkha Crescent, Shastri Terrace and 6-28 (even numbers) Imran Terrace and the abattoir operator must be notified by mail, by email or by other electronic means no less than one week in advance of blasting. 4. Blasting must be immediately preceded by a siren or hooter with a sound which distinguishes it from normal Police, Ambulance or Fire Service sirens.	

4. Home business activity	Noise generated by any home business activity (or noise source associated with the work from home business activity), when measured at or within the boundary of any site, other than the site from which the noise is emitted, must comply with the noise limits stated in NOISE-S1 and APP4.	
5. Electronic sound system noise	Electronic sound systems within the Commercial and Mixed Use zones must comply with the below: 1. Within the Commercial and Mixed Use zones, noise emission levels in any public space (including streets and parks) generated by electronic sound systems must not exceed 75dB LAeq (2 minutes). In any event the measurements must be made no closer than 0.6 metres from any part of a loudspeaker and at a height no greater than 1.8 metres (representative of the head of a passer-by). 2. The measured level(s) under NOISE-S2 (Electronic sound systems) shall have no adjustments for Special Audible Characteristics (SAC's) when assessed in accordance with New Zealand Standards NZS 6802:2008 Acoustics — Environmental Noise	
NOISE-S3	Noise management plans	
Port Activities	1. The port company (CentrePort) must at all times operate in accordance with a Port Noise Management Plan, which must include but is not limited to the matters set out below. The Port Noise Management Plan must be developed to the satisfaction of Wellington City Council and Greater Wellington Regional Council. 2. The port company must undertake a noise monitoring programme annually (once every calendar year) to ensure that noise from port related activities comply with NOISE-S1 at the Port Noise Control Line. This monitoring will be undertaken in accordance with the 'CentrePort Noise Management Plan for CentrePort Ltd' (dated December 2008) and the information shall be reported to Wellington City Council's Compliance Manager. 3. The Port Noise Management Plan must: a. State the objectives of the Management Plan. b. Identify all significant noise sources from port activities undertaken by the port within the Port Zone and the adjacent Coastal Marine Area. c. Identify the best practical options to ensure the emission of noise does	

	not exceed the noise levels specified in NOISE-S1. - Identify techniques that will be considered to reduce the emission of noise over time and indicate which of these techniques will be adopted to achieve realistic objectives in managing noise. - Explain how the port company will take noise effects into account in the design and location of new, altered or extended port activities. - Identify how the port company will work with independent companies and external contractors to ensure that transport noise and noise from other activities within the port area will be kept to a minimum practical noise level. - Identify procedures for noise reduction through the port company's staff and contractor training. - Provide for the establishment and maintenance of a Port Noise Liaison Committee (the port company may provide for this function within the operation of its Environmental Consultative Committee). (List the Port Noise Liaison Committee functions; and the procedures for the recommendations of the Committee to be considered and determined by the port company. - Detail procedures for receiving and deciding on complaints. - Detail procedures for noise monitoring, auditing and reporting. - Include procedures for the review and alteration of the Port Noise Management Plan.	
NOISE-S4	Acoustic insulation—high noise areas	
High Noise Areas <u>As specified in the standard</u>	~~Except as provided for in (2), a~~Any habitable room in a building <u>to be</u> used by a noise sensitive activity ~~in a new building~~ must be designed, constructed, and maintained to achieve a minimum external to internal noise reduction for habitable rooms of not less than: ~~35 dB~~ $D_{tr,2m,nT,w} + C_{tr}$. <u>In moderate noise areas: 30 dB</u> $D_{tr,2m,nT,w} + C_{tr}$ <u>In high noise areas: 35 dB</u> $D_{tr,2m,nT,w} + C_{tr}$. ~~Any alteration or addition to a habitable room used by a noise sensitive activity within an existing building, which does not increase the floor area of the affected room by more than 10%, providing that the addition or~~	Assessment criteria where the standard is infringed: - Background noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities; - Adverse effects on

	~~alteration does not increase the number of bedrooms or sleeping rooms.~~ 3. Compliance with ~~this standard~~ <u>NOISE-S4</u> must be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with: ~~For high noise areas: Table II - Minimum construction requirements necessary to achieve an advanced external sound insulation level of $D_{tr,2m,nT,w} + C_{tr}$;~~ ~~For moderate noise areas: Table I - Minimum construction requirements necessary to achieve a moderate external sound insulation level of $D_{tr,2m,nT,w} + C_{tr}$; or~~ ~~Table II — Minimum construction requirements for external building elements of habitable rooms to achieve an advanced level of acoustic insulation; or~~ <u>c.</u> An acoustic design certificate signed by a suitably qualified and experienced acoustic expert stating the design proposed will achieve compliance with this standard. 4. Acoustic insulation must be assessed in accordance with ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation. 5. <u>Works are exempt from compliance with NOISE-S4.1 (Acoustic Insulation) and NOISE-S6 (Mechanical Ventilation)</u>~~The requirements of (a) above do not apply~~ where an acoustic design certificate signed by a suitably qualified and experienced acoustic expert, confirms the level of noise incident on the most exposed part of the exterior of any habitable room can be shown, under a reasonable maximum use scenario, does not exceed the following outdoor noise limits at all points 1.5m above ground level, and any part of the floor levels above ground: - less than 55 dB LAeq (1h) for rail noise <u>in the rail designation setback noise areas</u>; ~~and or~~ - Less than 57 dB LAeq (24h) for highway noise <u>in the state highway designation setback noise area</u>; ~~and or~~ - Less than 57 dB Ldn for port noise <u>in the port noise areas</u>. Notes: ~~NOISE-S4~~<u>This standard</u> applies in addition to, and does not affect the requirements of, the Building Act 2004.	health and amenity indoors for occupants of buildings containing noise sensitive activities; - The ability to achieve acceptable outdoor acoustic amenity; - Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations); - The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation; and - In relation to a heritage building or a contributing building within a heritage area, the extent to which it is practicable to insulate to the required standard without detracting from identified heritage values.

	2. Distances from a state highway or railway corridor shall be measured from the closest habitable room to the closest point of a state highway or railway designation. 3. 'Reasonable maximum use scenario' shall be the level of noise incident on the exterior of the habitable room based on: a. Rail noise — 70 L_{Aeq}(1h) at a distance of 12 metres from the track, then deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres. b. Highway noise — The current day measured or predicted road traffic noise level L_{Aeq} (24 h) plus 2 dB. c. Port noise — The maximum permitted port noise L_{dn} level based on the location of the Port Noise Control Line. Port noise sources shall be deemed to be operating within wharf areas. 4. <u>Compliance with NOISE-S4.3.a or NOISE-S4.3.b must be achieved by submitting a set of building plans and specifications, as well as a completed construction table for each habitable room. This must include the material / product name, thickness and mass.</u>	
NOISE-S5	Acoustic insulation — moderate noise areas	
Moderate Noise Areas	1. ~~Except as provided for in (2), any habitable room in a building used by a noise sensitive activity in a new building must be designed, constructed, and maintained to achieve a minimum external to internal noise reduction for habitable rooms of not less than 30 dB~~ ~~$D_{tr,2m,nT,w} + C_{tr}$~~ 2. ~~Any alteration or addition to a habitable room used by a noise sensitive activity within an existing building, which does not increase the floor area of the affected room by more than 10%, providing that the addition or alteration does not increase the number of bedrooms or sleeping rooms.~~ 3. ~~Acoustic insulation must be assessed in accordance with ISO 717-1:2020 Acoustics — Rating of sound insulation in buildings and of building elements — Part 1: Airborne sound insulation.~~ 4. ~~Compliance with this standard must be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with:~~ a. ~~Table 1 — Minimum construction requirements for external building elements of habitable rooms to achieve a moderate level of acoustic insulation; or~~	Assessment criteria where the standard is infringed: 1. ~~Background noise levels and any special character of noise from any existing activities; the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities;~~ 2. ~~Adverse effects on health and amenity indoors for occupants of buildings containing noise sensitive activities;~~ 3. ~~The ability to achieve acceptable outdoor acoustic amenity;~~ 4. ~~Any mitigation of the noise proposed, in accordance with a best practicable option~~

	b. an acoustic design certificate signed by a suitably qualified and experienced acoustic expert stating the design proposed will achieve compliance with this standard. 5. The requirements of 3(a) above do not apply where an acoustic design certificate signed by a suitably qualified and experienced acoustic expert, confirms the level of noise incident on the most exposed part of the exterior of any habitable room can be shown, under a reasonable maximum use scenario, does not exceed the following noise limits at all points 1.5m above ground level, and any part of the floor levels above ground: a. Less than 55 dB LAeq (1h) for rail noise; or b. Less than 57 dB LAeq (24h) for highway noise; or c. Less than 57 dB Ldn for port noise. Notes: 1. This standard applies in addition to, and does not affect the requirements of, the Building Act 2004. 2. Distances from a state highway or railway corridor shall be measured from the closest habitable room to the closest point of a state highway or railway designation. 3. 'Reasonable maximum use scenario' shall be the level of noise incident on the exterior of the habitable room based on: a. Rail noise — 70 LAeq(1h) at a distance of 12 metres from the track, then deemed to reduce at a rate of 3 dB per doubling of distance up to 40 metres and 6 dB per doubling of distance beyond 40 metres. b. Highway noise — The current day measured or predicted road traffic noise level LAeq (24 h) plus 2 dB. c. Port noise — The maximum permitted port noise Ldn level based on the location of the Port Noise Control Line. Port noise sources shall be deemed to be operating within wharf areas.	approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations); 5. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation; and 6. In relation to a heritage building or a contributing building within a heritage area, the extent to which it is practicable to insulate to the required standard without detracting from identified heritage values
NOISE-S6	Ventilation requirements	
<u>All Zones</u> <u>High Noise Areas</u> <u>Moderate Noise Areas</u>	1. The minimum external to internal noise reduction levels in NOISE-S4 and NOISE-S5 must be achieved at the same time as the ventilation requirements of the New Zealand Building Code. Minimum ventilation standards are set out below for habitable rooms classified into one of two possible categories as follows: a. Habitable rooms with <u>ventilation provisions</u> <u>openable windows</u> <u>sufficient in area</u> to meet the	Assessment criteria where the standard is infringed: 1. The ability to achieve acceptable indoor ventilation, <u>internal temperatures</u> and acoustic amenity; 2. Any mitigation of the proposed <u>ventilation</u> noise <u>from heating</u>.

	ventilation requirements of the New Zealand Building Code; and <u>b.</u> All other habitable rooms requiring to be acoustically insulated under NOISE-S4 ~~and NOISE-S5~~. 2. Where habitable rooms are provided with windows openable to the outside environment sufficient in area to meet the ventilation requirements of the New Zealand Building Code, and where these windows must remain closed to achieve compliance with NOISE-S4 ~~and NOISE-S5~~ acoustic insulation standards, the room shall meet the following minimum requirements; <u>a.</u> The room is to be provided with a mechanical ventilation system <u>compliant with section 1.5 Mechanical Ventilation of New Zealand Building Code G4/AS1 with air flow rates adjustable by the occupant in increments up to a high air flow setting of at least three air changes per hour</u>; and <u>b.</u> The room is provided with cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C <u>when assessed using the NIWA 2.5% design weather condition for the applicable location</u>; and <u>c.</u> Any <u>heating, ventilation, and air conditioning</u> ~~ventilation~~ system installed in compliance with <u>NOISE-S6.2.a</u> and <u>NOISE-S6.2.b</u> ~~above~~ must not generate noise at levels greater than 35 dB LAeq (30s) when measured 1 metre from any <u>grille or diffuser inlet/outlet when operating at the maximum required duty</u>. 3. Excluding habitable rooms qualifying under <u>NOISE-S6.2 (2) above, i.e. where opening windows do not meet the ventilation requirements of the New Zealand Building Code, or are not provided</u>, minimum <u>heating, ventilation and air conditioning</u> system requirements for habitable rooms requiring to be acoustically insulated under NOISE-S4 ~~and NOISE-S5~~ are set out as follows; <u>a.</u> <u>Heating, ventilation, and air conditioning systems compliant with sections NOISE-S6.2.a - c; and</u> <u>b.</u> <u>The mechanical ventilation system referred to in NOISE-S6.2.a shall be able to supply</u>	<u>ventilation and air conditioning systems</u>, in accordance with a best practicable option approach; 3. The ability to mitigate adverse effects through the imposition of conditions; and 4. In relation to a heritage building or a contributing building within a heritage area, the extent to which it is practicable to achieve ventilation to the required standard without detracting from identified heritage values

	outside air at an adjustable rate from the New Zealand Building Code G4 minimum ventilation rate up to 1 room air change per hour. ~~a. The room is to be provided with a mechanical ventilation system with air flow rates adjustable by the occupant in increments up to a high air flow setting of at least six air changes per hour, with relief provided for equivalent volumes of spill air; and~~ ~~b. The room is provided with cooling and heating that is controllable by the occupant and can maintain the inside temperature between 18°C and 25°C; and~~ ~~c. Any ventilation system installed in compliance with (a) and (b) above must not generate noise at levels greater than 35 dB LAeq (30s) when measured 1 metre from any grille or diffuser up to maximum flow rate of three air changes per hour.~~ 4. <u>Alternative to NOISE-S6.2 and NOISE-S6.3, compliance with this standard must be achieved with a design certificate verified by a suitably qualified and experienced Engineer stating the design proposed will provide ventilation and internal space temperature controls to meet or exceed the outcomes described in NOISE-S6.2 and NOISE-S6.3. Confirmation of compliance with this standard will be required by a qualified professional.</u> 5. ~~Mechanical ventilation systems shall include Filter Class of at least ISO Coarse 70%, and the filter shall be readily serviceable.~~ 6. <u>Ducting that is inaccessible shall be rigid, flexible ducting shall only be used where accessible. Where ventilation ducting is built in and not serviceable, it shall be rigid.</u> 7. <u>Any concealed equipment shall be provided access for servicing. Where ventilation ducting is serviceable, it may be flexible, it shall be rigid.</u> Note: This standard applies in addition to, and does not affect the requirements of, the Building Act 2004.	
NOISE-S7	Fixed plant noise	
All Zones	1. Noise generated by fixed plant noise must not exceed the noise limits set out in APP5 — Fixed Plant Noise Standards.	Assessment criteria where the standard is infringed:

		1. Background noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities; 2. Management of effects from the activities with regard to the matters set out in NOISE-P2; 3. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations); and 4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.
NOISE-S8	Hours of aircraft operation	
Airport Zone	1. Domestic aircraft operations shall not occur during the following hours: a. midnight (12am) to 6am. 2. International aircraft operations shall not occur during the following hours: a. Midnight to 6am for departures. b. 1am to 6am for arrivals. 3. No aircraft shall operate under their main engine power within the East Side Precinct between the hours of 10pm and 7am. Except: 4. Disrupted flights where aircraft operations are permitted for an additional 30 minutes; 5. In statutory holiday periods where operations are permitted for an additional 60 minutes; 6. For the purposes of this condition, statutory holiday period means: a. The period from 25 December to 2 January, inclusive. Where 25 December falls on either a Sunday or Monday, the period includes the entire of the previous weekend. Where 1 January falls on a weekend, the period includes the	Assessment criteria where the standard is infringed: 1. Type, intensity and duration of the noise; 2. Number of annual occurrences; 3. Mitigation or management measures; 4. Health and safety; and 5. Effects on internal and external noise amenity for residential units outside the Airport zone. In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.

	two subsequent working days. Where 2 January falls on a Friday, the period includes the following weekend. - The Saturday, Sunday and Monday of Wellington Anniversary weekend, Queens Birthday Weekend, and Labour Weekend. - Good Friday to Easter Monday inclusive. - Matariki Day. - Waitangi Day. - ANZAC Day. - Any other day decreed as a national statutory holiday. - Where Matariki Day, Waitangi Day or ANZAC Day falls (or is recognised) on a Friday or a Monday, the adjacent weekend is included in the statutory holiday period. - The hours from midnight to 6am immediately following the expiry of each statutory holiday period defined above. - Aircraft using the Airport as a planned alternative to landing at a scheduled airport, but which shall not take-off unless otherwise permitted; - Aircraft landing in an emergency; - The operation of emergency flights required to rescue persons from life threatening situations or to transport patients, human vital organs, or medical personnel in a medical emergency; - The operation of unscheduled flights required to meet the needs of any state of emergency declared under the Civil Defence Emergency Management Act 2002 or any international civil defence emergency; - Aircraft carrying heads of state and/or senior dignitaries acting in their official capacity or other military aircraft operations; - No more than 4 aircraft movements per night with noise levels not exceeding 65 dB LAF_{max} (1 sec) at or beyond the edge of the Air Noise Boundary.	
NOISE-S9	Engine testing noise	
Airport Zone	- There shall be no aircraft engine testing in the East Side Precinct, or in the area shown by Attachment 4 of designation WIAL4. - Engine testing shall adhere to the following: - Testing shall only be undertaken during the hours of 6am to 8pm; - For essential unscheduled maintenance, testing is able to occur between 8pm and 11pm and where these events do occur, they shall be reported to the Airport Noise	Assessment criteria where the standard is infringed: - Type, intensity and duration of the noise; - Mitigation or management measures; - Health and safety; and - Effects on internal and external noise amenity for residential units

	Management Committee (ANMC) on an annual basis; c. To operate an aircraft within flying hours but provided the engine run is no longer than required for normal procedures, which for the purpose of this condition, shall provide solely for short duration engine runs by way of flight preparation while the aircraft is positioned on the apron; 3. Restrictions on engine testing from 11pm to 6am do not apply if engine testing can be carried out in compliance with all of the following: - measured noise levels do not exceed 60 dB LAeq (15 min) at or within the boundary of any residential zone; - measured noise levels do not exceed 75 dB LAF_{max} at or within the boundary of any residential zone; - noise levels shall be measured in accordance with NZS6801: 2008 Acoustics Measurement of Environmental Sound; - the total number of engine test events relating to aircraft using the Airport as an alternate landing site shall not exceed 18 in any consecutive 12 month period; - the total duration of engine test events using the Airport as an alternate landing site shall be no more than 20 minutes.	outside the Airport zone. In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations
NOISE-S10	Noise from ground power units and auxiliary power units (Main site)	
Airport Zone (Main Site)	1. The operation of ground power units (GPUs) and auxiliary power units (APUs) within the Airport (excluding East Side Precinct), when measured at any adjoining Residential zone, shall not exceed the following limits: - Monday to Saturday 7am to 10pm 55 dB LAeq (15 min) - At all other times 45 dB LAeq (15 min) - All days 10pm to 7am 75 dB LAF_{max} Except: - Aircraft under tow; - The first 60 minutes after an aircraft has stopped on the gate, unless the Pilot of an Aircraft requires a longer duration due to operational or public health and safety reasons; 60 minutes prior to scheduled departure unless the Pilot of an Aircraft requires a longer duration due to operational or public health and safety reasons; - The use of APUs to provide for engine	Assessment criteria where the standard is infringed: - Type, intensity and duration of the noise; - Number of annual occurrences; - Mitigation or management measures; - Health and safety; and - Effects on internal and external noise amenity for residential units outside the Airport zone. In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.

	testing.	
NOISE-S11	Noise from ground power units and auxiliary power units (East Side)	
Airport Zone (East Side)	1. There shall be no operating of APUs on land within the East Side Precinct between the hours of 10pm and 7am, apart from aircraft under tow. Where aircraft are under tow the use of the APU shall cease as soon as reasonably practicable after completion of the tow. 2. The operation of APUs on land within the East Side Precinct shall be restricted to a period not exceeding 15 minutes after the aircraft has stopped at the gate and 15 minutes prior to leaving the gate.	Assessment Criteria where the standard is infringed: 1. Type, intensity and duration of the noise; 2. Number of annual occurrences; 3. Mitigation or management measures; 4. Health and safety; and 5. Effects on internal and external noise amenity for residential units outside the Airport zone. In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.
NOISE-S12	Land based noise	
Airport Zone (excluding Miramar South Precinct)	1. Noise emission levels from any activity within the Airport Zone (excluding the Miramar South Precinct), other than aircraft operations, engine testing and the operation of GPUs and APUs, when measured at any adjoining residential zone, shall not exceed the following limits: a. Monday to Saturday 7am to 10pm 55 dB LAeq(15min) in the Main Site Area b. All days 7am to 10pm 55 dB LAeq (15min) in the East Side Area c. At all other times 45 dB LAeq(15min) d. All days 10pm to 7am 75 dB LAFmax 2. In the East Side Precinct, for the purposes of calculating compliance with this limit, account shall be taken of the cumulative effect of all land based activities undertaken within the Airport Zone, other than aircraft operations, the operation of APUs and any engine testing.	Assessment criteria where the standard is infringed: 1. Type, intensity and duration of the noise; 2. Number of annual occurrences; 3. Mitigation or management measures; 4. Health and safety; 5. Effects on internal and external noise amenity for residential units outside the Airport zone; and 6. The requirements of NZS 6803:1999 Acoustics — Construction Noise. In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.
NOISE-S13	Miramar South Precinct noise	
Airport Zone (Miramar South)	In relation to the Miramar South Precinct: 1. Noise emission levels from within a Site when measured on any site that includes an occupied residence in the Medium Density	Assessment criteria where the standard is infringed: 1. Type, intensity and duration of the noise;

	residential zone beyond the Site shall not exceed: - Monday to Sunday 7am to 10pm 55 dB LAeq(15 min) - Monday to Sunday 1am to 6am 40 dB LAeq(15 min) - At all other times 45 dB LAeq(15 min) - All days 10pm to 7am 75 dB LAFmax - Noise emission levels from the Site when measured on any site in the Neighbourhood Centre Zone shall not exceed: - At all times 60 dB LAeq(15 min) - At all times 85 dB LAFmax - Entry / egress for trucks shall not be located opposite residential zoned areas. Trucks shall not drive along the Residential zoned parts of Miro Street, Kedah Street, or Kauri Street except where there are specific circumstances where this is necessary. - Truck engines shall not be left to idle on the Site and signage shall be placed in appropriate locations within the Site to advise drivers of this requirement. The Airport or its agents shall actively monitor this requirement. - Building services shall be designed such that noise levels from this source at the Site boundary are at least 10 dB lower than the limits set out in 1 above. - All warehouse doors shall be fast closing and shall remain closed at night-time unless in use. - There shall be no servicing or maintenance of equipment outdoors at night.	- Mitigation or management measures; - Health and safety; - Effects on internal and external noise amenity for residential units outside the Miramar South Precinct; and - The requirements of NZS 6803:1999 Acoustics — Construction Noise.

TABLE I - Minimum construction requirements necessary to achieve a moderate external sound insulation level of $D_{nT,w} + C_{tr} > 30 \text{ dB}$ $30 \text{ dB } D_{tr,2m,nT,w} + C_{tr}$:

Building Element	Minimum Construction Requirement	
External Walls of Habitable Rooms	Stud Walls:	
	Exterior cladding:	20 mm timber or 9mm compressed fibre cement sheet over timber frame (100 mm x 50 mm). *
	Cavity infill:	Fibrous acoustic blanket (batts or similar of a minimum mass of 9 kg/m ³) required in cavity for all exterior walls. Minimum 90 mm wall cavity.
	Interior lining:	One layer of 12 mm gypsum plasterboard.
		Where exterior walls have continuous cladding with a mass of greater than 25 kg/m ² (e.g. brick veneer or minimum 25 mm stucco plaster), internal wall linings need to be no thicker than 10 mm gypsum

		plasterboard.
	Combined superficial density:	Minimum not less than 25 kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 10 kg/m ² on each side of structural elements.
	Mass Walls:	190 mm concrete block, strapped and lined internally with 10 mm gypsum plaster board, or 150 mm concrete wall.
Glazed Areas of Habitable Rooms	Glazed areas up to 10% of floor area:	6 mm glazing single float
	Glazed areas between 10% and 35% of floor area:	6 mm laminated glazing
	Glazed areas greater than 35% of floor area:	Require a specialist acoustic report, prepared by a suitably qualified and experience acoustic expert, to show conformance with the insulation rule.
	Frames to be aluminium window frames with compression seals.	
Skillion Roof	Cladding:	0.5 mm profiled steel or 6 mm corrugated fibre cement, or membrane over 15mm thick ply, or concrete or clay tiles.
	Sarking:	17mm plywood (no gaps).
	Frame:	Minimum 100 mm gap with fibrous acoustic blanket (batts or similar of a mass of 9 kg/m ³).
	Ceiling:	Two layers of 10 mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9 kg/m ³).
	Combined superficial density:	Combined mass of cladding and lining of not less than 25 kg/m ² with no less than 10 kg/m ² on each side of structural elements.
Pitched Roof (all roofs other than skillion roofs)	Cladding:	0.5 mm profiled steel or tiles, or membrane over 15mm thick ply.
	Frame:	Timber truss with 100 mm fibrous acoustic blanket. (batts or similar of a minimum mass of 9 kg/m ³) required for all ceilings.
	Ceiling:	12 mm gypsum plaster board.
	Combined superficial density:	Combined mass with cladding and lining of not less than 25 kg/m ² .
Floor areas open to outside	Cladding:	Under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor

		joists of not less than 12 mm ply
	Combined superficial density:	Floors to attain a combined mass not less than 25 kg/m ² for the floor layer and any external cladding (excluding floor joists or bearers).
External Door to Habitable Rooms	Solid core door (min 25 kg/m ²) with compression seals (where the door is exposed to exterior noise).	

Notes:

- The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size.
- In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and guttering detail used in normal construction.

TABLE II - Minimum construction requirements necessary to achieve an advanced external sound insulation level of $D_{nT,w} + C_{tr} > 35 \text{ dB}$ $35 \text{ dB } D_{tr,2m,nT,w} + C_{tr}$:

Building Element	Minimum Construction Requirements		
External walls	1. Wall cavity infill of fibrous insulation, batts or similar, with a minimum density of 9kg/m ³ ; and 2. cladding and internal wall lining complying with either Option A, B or C below:		
	Option A	Light cladding: timber weatherboard or sheet materials with surface mass between 16kg/m ² and 30kg/m ² of wall cladding	Internal lining of minimum 17kg/m ² plasterboard, such as two layers of 10mm thick high density plasterboard, on resilient/isolating mountings
	Option B	Medium cladding: surface mass between 30 kg/m ² and 65kg/m ² of wall cladding	Internal lining of minimum 17kg/m ² plasterboard, such as two layers of 10mm thick high density plasterboard
	Option C	Heavy cladding: surface mass greater than 65kg/m ² of wall cladding	Internal lining of minimum 6kg/m ² plasterboard, such as one layer of 10mm thick plasterboard
Roof/ceiling	1. Ceiling cavity infill of fibrous insulation, batts or similar, with a minimum density of 7kg/m ³ ; and 2. ceiling penetrations, such as for recessed lighting or ventilation, must not allow additional noise break-in; and 3. roof type and internal ceiling lining complying with either Option A, B or C below:		
	Option A	Skillion roof with light cladding: surface mass up to 13kg/m ² of roof cladding	Internal lining of minimum 17kg/m ² plasterboard, such as two layers of 10mm thick high density plasterboard on resilient/isolating mountings

	Option B	Pitched roof with light cladding: surface mass up to 20kg/m ² of roof cladding	Internal lining of minimum 17kg/m ² plasterboard, such as two layers of 10mm thick high density plasterboard
	Option C	Heavy roof cladding: surface mass greater than 20kg/m ² of roof cladding	Internal lining of minimum 17kg/m ² plasterboard, such as one layer of 10mm thick high density plasterboard
Glazed areas	1. Timber or aluminiumaluminum frames with full compression seals on opening panes (excludes glazed sliding doors or windows) 2. glazed areas shall be less than 35% of each room floor area 3. double-glazing with: a. a laminated pane of glass at least 6mm thick; and b. a cavity between the two panes of glass at least 12mm deep; and c. a second pane of glass at least 6mm thick; or d. any other glazing with a minimum performance of $R_w + C_{tr}$ 34dB.		
Exterior doors to any habitable room	Solid core exterior door, minimum surface mass 20kg/m ² , with compression seals; or other door sets with minimum performance of R_w 30dB		

This chapter is operative.

Ngā Hau

Wind

WIND	Wind

Introduction

The purpose of the Wind Chapter is to manage new developments, additions and alterations so as to maintain or enhance comfortable and safe wind conditions for pedestrians and public space users. The management of building design for wind effects provides environmental benefits for people and communities.

Wellington’s windy climate necessitates management of new development in order to manage the ground level wind effects in urban areas. New development, particularly buildings that are much larger than their surroundings, can cause downdrafts and channelling, which accelerates winds at ground level. This can negatively affect pedestrian-level comfort and even become hazardous. The taller a building is, the greater its exposure to higher wind speeds, which increases its impact on the ground level winds around it and requires greater wind mitigation measures through building design.

Adverse wind conditions can be often mitigated through the design of buildings. Architectural devices and structures added to a building may also assist in reducing high speed winds and provide protection for pedestrians.

Proposals which include additions or alterations to an existing building or construction of a new building must have regard to the Wind Chapter Best Practice Guidance Document (Appendix 14) in order to achieve optimum building design for wind that minimises the impact of the development on the public realm and achieves wind mitigation that is contained within the site.

The provisions within this chapter apply to public spaces in a number of zones across the City including the City Centre Zone, Centres Zones, the High and Medium Density Residential Zones, Waterfront Zone, Port Zone, Stadium Zone, Hospital Zone and the Tertiary Education Zone. For the Tertiary Education Zone and Hospital Zone, the wind provisions are limited to managing the wind effects of developments on adjacent legal roads, as well as publicly accessible walkways within both Zones. The provisions do not apply to private spaces such as adjacent properties or backyards.

Within these zones, Council encourages the consideration of wind effects and aerodynamics early in the design phase for all additions and alterations to existing buildings and any construction of a new building. The provisions seek to manage the individual and cumulative effects of new building works, additions and alterations on pedestrian amenity, comfort, safety and the progressive deterioration of the wind environment.

Quantitative wind studies (wind tunnel testing) or qualitative (descriptive) wind assessments are required when triggered by developments of different scales to understand the effects of a development on wind conditions. The type of assessment and information requirements are detailed in the relevant rule.

Objectives	
WIND-O1	Purpose The adverse impact of wind from new developments, additions and alterations is managed to: 1. Ensure that new developments, additions and alterations do not generate unsafe wind conditions in public spaces and, where possible, ameliorate existing unsafe wind

	conditions; 2. Prevent the gradual degradation of Wellington's pedestrian wind environment over time; and 3. Ensure a comfortable wind environment in Wellington's the public spaces listed in Appendix 9 - City Centre Zone and Special Purpose Waterfront Zone - Minimum Sunlight Access and Wind Comfort Control - Public Space Requirements, while acknowledging that not all wind effects can be mitigated.
Policies	
WIND-P1	Early consideration of wind in design Encourage consideration of wind effects during the early stages of building design to achieve: 1. Optimum design for wind that minimises the impact of the development on the public realm; and 2. Wind mitigation that is contained within the site.
WIND-P2	Managing effects Require that larger-scale buildings, including additions and alterations, are designed to: 1. Manage adverse wind effects that they create; 2. Improve the wind environment as far as practicable where existing wind conditions are dangerous; and 3. Limit any deterioration of the wind environment that affects: a. The safety and amenity of pedestrians; and b. Existing wind mitigation measures.
WIND-P3	Comfort and safety in listed public spaces Require building design and wind mitigation measures to maintain and where possible enhance pedestrian safety and the comfort of the wind environment for users of the public spaces listed in Appendix 9 - City Centre Zone and Special Purpose Waterfront Zone - Minimum Sunlight Access and Wind Comfort Control - Public Space Requirements.
WIND-P4	Comfort and safety in public spaces created through new development Encourage new public spaces created through new development to have wind conditions that are appropriate for the expected public use of the space.
WIND-P5	Developments in the Hospital Zone and Tertiary Education Zone that are adjacent to legal roads or publicly accessible walkways Require that developments in the Hospital Zone and Tertiary Education Zone that are adjacent to legal roads or publicly accessible walkways be designed to: 1. Manage adverse wind effects they create; 2. Improve the wind environment as far as practicable where existing wind conditions are dangerous; 3. Limit any deterioration of the wind environment that are adjacent to legal roads or publicly accessible walkways that affects: a. The safety of the pedestrians; and b. Existing wind mitigation measures.
Building and Structure Activities	
WIND-R1	Construction, alteration and additions to buildings and structures
City Centre Zone Metropolitan Centre Zone Port Zone:	1. Activity status: Permitted Where: a. New or altered buildings or structures are less than or equal to 20m in height above ground level; or b. Rooftop additions:

Inner Harbour Port Precinct Port Zone: Multi-User Ferry Precinct Waterfront Zone Stadium Zone	i. The height of the rooftop additions are less than or equal to 8m; or ii. Are setback at least 5m from the building facades adjacent to public spaces and are less than 33% of the existing building volume.
Local Centre Zone Neighbourhood Centre Zone Medium Density Residential Zone High Density Residential Zone	2. Activity status: Permitted Where: a. New or altered buildings or structures are less than or equal to 15m in height above ground level; or b. Rooftop additions: i. The height of the rooftop additions are less than or equal to 4m; or ii. Are setback at least 3m from the building facades adjacent to public spaces and are less than 33% of the existing building volume.
Hospital Zone Tertiary Education Zone	3. Activity status: Permitted a. Where all of the building or structure is more than 20 metres from a legal road or publicly accessible walkway; or b. Where any part of the building or structure is within 20 metres of a legal road or publicly accessible walkway: i. New or altered buildings or structures are less than or equal to 15m in height above ground level; or ii. Rooftop additions: ▪ The height of the rooftop additions are less than or equal to 4m; or ▪ Are setback at least 3m from the building facades adjacent to public spaces; and are less than 33% of the existing building volume.
City Centre Zone Waterfront Zone	4. Activity status: Restricted Discretionary Where: a. Compliance with WIND-R1.1a is not achieved, and new or altered buildings or structures exceed 20m above ground level but are less than 25m above ground level; or b. Compliance with WIND-R1.1.b is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with WIND-S1, WIND-S2 and WIND-S3 as specified in the associated assessment criteria for the infringed standard; 2. The matters in WIND-P1, WIND-P2, WIND-P3 and WIND-P4; 3. The extent of compliance with qualitative wind assessment requirements included in Appendix 8; and 4. The level of consistency with the Wind Chapter Best Practice Guidance Document

	(Appendix 14). Section 88 Information Requirements Applications under this rule must provide either a qualitative wind assessment or a quantitative wind study that: 1. Details the extent of compliance with WIND-S1, WIND-S2 and WIND-S3; 2. Is based on the expert opinion of a suitably qualified and experienced person; 3. Considers the effects of the proposed building upon all public spaces; 4. Complies with the reporting requirements in Appendix 8 WIND-A2 and be consistent with the 'rules of thumb' for estimating wind effects in the Wind Chapter Best Practice Guidance Document (Appendix 14); and 5. Be consistent with the proposed design in the resource consent application and any associated urban design analysis and landscaping proposals.
City Centre Zone Waterfront Zone	5. Activity status: Restricted Discretionary Where: a. Compliance with WIND-R1.1 ~~is not~~ ~~cannot be~~ achieved; and new or altered buildings or structures exceed 25m above ground level. Matters of discretion are: 1. The extent and effect of non-compliance with WIND-S1, WIND-S2, and WIND-S3 as specified in the associated assessment criteria for the infringed standard; 2. The matters in WIND-P1, WIND-P2, WIND-P3 and WIND-P4; 3. The extent of compliance with quantitative wind assessment requirements included in in Appendix 8; and 4. The level of consistency with the Wind Chapter Best Practice Guidance Document (Appendix 14). Section 88 Information Requirements Applications under this rule must provide a quantitative wind study that: 1. Details the extent of compliance with WIND-S1, WIND-S2, and WIND-S3; 2. Where WIND-S1, WIND-S2, and WIND-S3 are not complied with, show how the proposed building most closely complies with these standards when compared to any other practical alternative building design (i.e. it is the optimum aerodynamic design for the site); 3. Is based on the expert opinion of a suitably qualified and experienced person; 4. Complies with the reporting requirements set out in in Appendix 8 WIND-A1; 5. Is consistent with the Wind Chapter Best Practice Guidance Document (Appendix 14); 6. Considers the effects of the proposed building upon all public spaces; 7. Compares the effects of the proposed building against the existing situation, except where the site is currently vacant. If the site is vacant, the proposed building must be compared against any building which existed on the site within the previous 5 years; and 8. Be consistent with the proposed design in the resource consent application and any associated urban design analysis and landscaping proposals.
Port Zone: Inner Harbour Port Precinct Port Zone: Multi-User Ferry	6. Activity status: Restricted Discretionary Where: a. Compliance with WIND-R1.1a ~~is not~~ ~~cannot be~~ achieved; and new or altered buildings or structures exceed 20m above ground level but are less than 25m above ground level; or b. Compliance with WIND-R1.1.b is not achieved.

Precinct Metropolitan Centre Zone Stadium Zone	Matters of discretion are: 1. The extent and effect of non-compliance with WIND-S1 and WIND-S2 and as specified in the associated assessment criteria for the infringed standard; 2. The matters in WIND-P1, WIND-P2, WIND-P3 and WIND-P4; 3. The extent of compliance with quantitative wind assessment requirements included in Appendix 8; and 4. The level of consistency with the Wind Chapter Best Practice Guidance Document (Appendix 14). Section 88 Information Requirements Applications under this rule must provide either a qualitative wind assessment or a quantitative wind study that: 1. Details the extent of compliance with WIND-S1 and WIND-S2; 2. Is based on the expert opinion of a suitably qualified and experienced person; 3. Considers the effects of the proposed building upon all public spaces; 4. Complies with the reporting requirements in Appendix 8 WIND-A2 and be consistent with the 'rules of thumb' for estimating wind effects in the Wind Chapter Best Practice Guidance Document (Appendix 14); and 5. Be consistent with the proposed design in the resource consent application and any associated urban design analysis and landscaping proposals.
Port Zone: Inner Harbour Port Precinct Port Zone: Multi-User Ferry Precinct Metropolitan Centre Zone Stadium Zone	7. Activity status: Restricted Discretionary Where: a. Compliance with WIND-R1.1a is not achieved, and new or altered buildings or structures exceed 25m above ground level. Matters of discretion are: 1. The extent and effect of non-compliance with WIND-S1 and WIND-S2 as specified in the associated assessment criteria for the infringed standard; 2. The matters in WIND-P1, WIND-P2, WIND-P3 and WIND-P4; 3. The extent of compliance with quantitative wind assessment requirements included in Appendix 8; and 4. The level of consistency with the Wind Chapter Best Practice Guidance Document (Appendix 14). Section 88 Information Requirements Applications under this rule must provide a quantitative wind study that: 1. Details the extent of compliance with WIND-S1 and WIND-S2; 2. Where WIND-S1 and WIND-S2 are not complied with, show how the proposed building most closely complies with these standards when compared to any other practical alternative building design (i.e. it is the optimum aerodynamic design for the site); 3. Is based on the expert opinion of a suitably qualified and experienced person; 4. Complies with the reporting requirements set out in Appendix 8 WIND-A1; 5. Is consistent with the Wind Chapter Best Practice Guidance Document (Appendix 14); 6. Considers the effects of the proposed building upon all public spaces; 7. Compares the effects of the proposed building against the existing situation, except where the site is currently vacant. If the site is vacant, the proposed building must be compared against any building which existed on the site within the previous 5 years; and 8. Be consistent with the proposed design in the resource consent application and any associated urban design analysis and landscaping proposals.

Local Centre Zone Neighbourhood Centre Zone High Density Residential Zone Medium Density Residential Zone Tertiary Education Zone Hospital Zone	8. Activity status: Restricted Discretionary Where: a. Compliance with WIND-R1.2a is not achieved, and new or altered buildings or structures exceed 15m above ground level but are less than 25m above ground level; or b. Compliance with WIND-R1.2.b is not achieved; or c. Compliance with WIND-R1.3a and WIND-R1.3.b.i is not achieved, and new or altered buildings or structures exceed 15m above ground level but are less than 25m above ground level; or d. Compliance WIND-R1.3.a and WIND-R1.3.b.ii is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with WIND-S1 and WIND-S2 as specified in the associated assessment criteria for the infringed standard; 2. The matters in WIND-P1, WIND-P2, WIND-P3, WIND-P4 and WIND-P5; 3. The extent of compliance with qualitative wind assessment requirements included in Appendix 8; and 4. The level of consistency with the Wind Chapter Best Practice Guidance Document (Appendix 14). Section 88 Information Requirements Applications under this rule must provide either a qualitative wind assessment or a quantitative wind study that: 1. Details the extent of compliance with WIND-S1 and WIND-S2; 2. Is based on the expert opinion of a suitably qualified and experienced person; 3. Considers the effects of the proposed building upon all public spaces; 4. Complies with the reporting requirements in Appendix 8 WIND-A2 and be consistent with the 'rules of thumb' for estimating wind effects in the Wind Chapter Best Practice Guidance Document (Appendix 14); and 5. Be consistent with the proposed design in the resource consent application and any associated urban design analysis and landscaping proposals.
Local Centre Zone Neighbourhood Centre Zone High Density Residential Zone Medium Density Residential Zone Tertiary Education Zone Hospital Zone	9. Activity status: Restricted Discretionary Where: a. Compliance with WIND-R1.2a is not achieved, and new or altered buildings or structures exceed 25m above ground level; or b. Compliance with WIND-R1.3a and WIND-R1.3.b.i is not achieved, and new or altered buildings or structures exceed 25m above ground level. Matters of discretion are: 1. The extent and effect of non-compliance with WIND-S1 and WIND-S2 as specified in the associated assessment criteria for the infringed standard; 2. The matters in WIND-P1, WIND-P2, WIND-P3, WIND-P4 and WIND-P5; 3. The extent of compliance with quantitative wind assessment requirements included in Appendix 8; and 4. The level of consistency with the Wind Chapter Best Practice Guidance Document (Appendix 14). Section 88 Information Requirements Applications under this rule must provide a quantitative wind study that: 1. Details the extent of compliance with WIND-S1 and WIND-S2;

	2. Where WIND-S1 and WIND-S2 are not complied with, show how the proposed building most closely complies with these standards when compared to any other practical alternative building design (i.e. it is the optimum aerodynamic design for the site); 3. Is based on the expert opinion of a suitably qualified and experienced person; 4. Complies with the reporting requirements set out in Appendix 8 WIND-A1; 5. Is consistent with the Wind Chapter Best Practice Guidance Document (Appendix 14); 6. Considers the effects of the proposed building upon all public spaces; 7. Compares the effects of the proposed building against the existing situation, except where the site is currently vacant. If the site is vacant, the proposed building must be compared against any building which existed on the site within the previous 5 years; and 8. Be consistent with the proposed design in the resource consent application and any associated urban design analysis and landscaping proposals.	
WIND-R2	Construction, alteration and additions to buildings and structures not otherwise provided for in this chapter	
All other zones not otherwise listed in WIND-R1	1. Activity status: Permitted	
Effects Standards		
WIND-S1	Safety	
City Centre Zone	1. The proposed building, additions or alterations must not result in an annual maximum gust speed in excess of 20 m/s in any public space.	Assessment criteria where the standard is infringed: 1. The extent to which pedestrians can easily avoid dangerous gust speeds created by the proposed development, including effects on building entrances, pedestrian crossings, or major walking routes; 2. The extent to which pedestrian use in areas where dangerous wind speeds occur is low and wind conditions elsewhere are improved by the proposed development; 3. The extent to which dangerous wind speeds at one location results from wind being redirected or shifted from another location, with no significant change in the overall wind conditions; 4. The extent to which an existing dangerous gust speed is reduced, improving the overall wind conditions; 5. The extent to which it is shown that the proposed design is the optimum aerodynamic solution, including whether changes in bulk or location of the proposed development are documented and do not significantly improve the situation; and 6. The extent to which the proposed development design is consistent with the Wind Chapter Best
Metropolitan Centre Zone		
Local Centre Zone		
Neighbourhood Centre Zone		
Port Zone: Inner Harbour Port Precinct		
Port Zone: Multi-User Ferry Precinct		
Waterfront Zone		
Stadium Zone		
Hospital Zone		
Tertiary Education Zone		
High Density Residential Zone		

Medium Density Residential Zone		Practice Guidance Document (Appendix 14).
WIND-S2	Deterioration of the wind environment	
City Centre Zone Metropolitan Centre Zone Local Centre Zone Neighbourhood Centre Zone Port Zone: Inner Harbour Port Precinct Port Zone: Multi-User Ferry Precinct Waterfront Zone Stadium Zone Hospital Zone Tertiary Education Zone High Density Residential Zone Medium Density Residential Zone	1. Wind conditions overall must not deteriorate in public spaces that are affected by the development when undesirable wind conditions are assessed by the number of hours a mean wind speed of 2.5 m/s is equaled or exceeded each year; and 2. Wind conditions at any specific locations may deteriorate by up to 500 hours per year, provided the wind conditions averaged over all the public spaces do not deteriorate.	Assessment criteria where the standard is infringed: 1. The extent to which pedestrians can easily avoid dangerous gust speeds created by the proposed development, including effects on building entrances, pedestrian crossings, or major walking routes; 2. The extent to which pedestrian use in areas where dangerous wind speeds occur is low and wind conditions elsewhere are improved by the proposed development; 3. The extent to which dangerous wind speeds at one location results from wind being redirected or shifted from another location, with no significant change in the overall wind conditions; 4. The extent to which existing wind conditions are maintained or improved; 5. The extent to which it is shown that the proposed design is the optimum aerodynamic solution, including whether changes in bulk or location of the proposed development are documented and do not significantly improve the situation; and 6. The extent to which the proposed development design is consistent with the Wind Chapter Best Practice Guidance Document (Appendix 14).
WIND-S3	Comfort	
Public spaces in the following Zones: City Centre Zone Metropolitan Centre Zone Local Centre Zone	1. A proposed development must not cause uncomfortable wind conditions in listed public spaces; and 2. A development must not cause existing uncomfortable wind conditions to deteriorate.	Assessment criteria where the standard is infringed: 1. The extent to which pedestrians can easily avoid areas where winds deteriorate and use other areas where the winds do not deteriorate; 2. The extent to which pedestrian use and expectations for the area where winds deteriorate are low and wind conditions elsewhere improve. 3. The extent to which a deterioration

Neighbourhood Centre Zone		in winds at one location results from wind being redirected or shifted from one area to another, with no significant change in the overall wind conditions;
Port Zone: Inner Harbour Port Precinct		4. The extent to which existing wind conditions have been maintained or improved;
Port Zone: Multi-User Ferry Precinct		5. The extent to which very low existing winds speeds have been increased towards the comfort threshold;
Waterfront Zone		6. The extent to which it is shown that the proposed design is the optimum aerodynamic solution, e.g. changes in bulk or location of the proposed development are documented and do not significantly improve the situation. A "significant" improvement would be a difference of more than 175 hours per year; and
Stadium Zone		7. The extent to which the proposed development design is consistent with advice and recommendations in the Wind Chapter Best Practice Guidance Document.
Hospital Zone		
Tertiary Education Zone		
Medium Density Residential Zone		
High Density Residential Zone		

This chapter is operative as of 14 July 2025.

He Rohe Kāinga Mātoru-Waenga

Medium Density Residential Zone

MRZ	Medium Density Residential Zone

Introduction

The Medium Density Residential Zone comprises predominantly residential activities with a moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities.

The suburbs within the Medium Density Residential Zone have developed at different times and with varying topography and characteristics across its neighbourhoods.

The efficient use of land within the Medium Density Residential Zone is important to meet the strategic objectives of maintaining a compact urban form and providing new housing to help address the City’s housing needs.

The Medium Density Residential Zone adopts the medium density residential standards from the RMA which allow for three residential units of up to three storeys on a site. Multi-unit housing of four or more units is also anticipated through a resource consent process subject to standards and design guidance.

It is anticipated that the form, appearance and amenity of neighbourhoods within the Medium Density Residential Zone will change over time to enable a variety of housing types with a mix of densities.

There are parts of the Medium Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters.

The Tapu Te Ranga land is an area within the Medium Density Residential Zone that has particular constraints or opportunities that requires specific policy.

The Medium Density Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities. Incompatible non-residential activities are not anticipated in this zone.

The Papakāinga Design Guide sits outside the District Plan at present but is available from Council upon request. This is a non-statutory document that may be relevant to development of the Tapu Te Ranga land in Island Bay.

Precincts within the Medium Density Residential Zone include Character Precincts, the Mt Victoria North Townscape Precinct, and the Oriental Bay Height Precinct.

MRZ-PREC01	Character Precincts
The purpose of the Character Precincts is to provide for the management of effects on character values within specifically identified residential areas of the City. The Precincts are located within the City's older suburbs and are comprised of a range of older houses that are reflective of the historical development pattern of the City. The Precincts are generally in close proximity to the City Centre Zone and are anticipated to undergo a degree of change.	

The District Plan endeavours to balance the ongoing maintenance of character with the demands of future residential growth and change. The District Plan seeks to manage pre-1930 buildings within the Character Precincts where the concentration of coherent development defines and contributes to their distinct character and sense of place.

The Character Precincts are located in the following suburbs:

- Berhampore;
- Newtown;
- Mt Cook;
- Mt Victoria;
- Aro Valley;
- Lower Kelburn;
- The Terrace; and
- Thorndon.

The Character Precincts do not seek to protect historic heritage values. While some areas may also be identified as heritage areas in the District Plan, the majority of the Character Precincts seek to identify existing concentrations of consistent character and prevent its further erosion. This character is a product of the architectural values of the residential units in these areas, patterns of subdivision and the resultant streetscape. The Character Precincts have been identified and mapped based on the consistency and coherence of character of the houses in these areas.

The Character Precincts Appendix to the Residential Design Guide has material that is relevant to the assessment of building proposals in the identified Character Precincts.

The land use activities rules for the Medium Density Residential Zone apply to the Character Precincts.

The building and structure activities rules for the Medium Density Residential Zone do not apply to the Character Precincts. There are separate building and structure activities rules that apply within the Character Precincts.

MRZ-PREC02	Mt Victoria North Townscape Precinct

Introduction

The purpose of the Mt Victoria North Townscape Precinct is to provide for the management of townscape values within the Mt Victoria North area.

The Mt Victoria North Townscape Precinct has been identified as important due to its high visibility and proximity to St Gerard's Monastery and the escarpment below. When viewed from the City Centre (and the waterfront) the houses, monastery and escarpment combine to form one of Wellington's most iconic urban landscapes.

The District Plan seeks to manage the design of new buildings and additions and alterations to existing buildings in this area. The controls are provided to ensure that new development is well designed, respects the predominant patterns of the area and the setting of St Gerard's Monastery.

The Mt Victoria North Townscape Precinct does not seek to protect historic heritage values. While some parts of this Precinct may also be identified as heritage areas or buildings in the District Plan, this Precinct reflects the collective unique identity and townscape values present within the area. Similarly, this Precinct is separate from the Character Precincts which are identified due to the predominance of buildings constructed prior to 1930 and the contribution of those buildings to broader streetscape characteristics. While there are some sites within the Mt Victoria North Townscape Precinct which are also included in Character Precincts, the focus of these provisions is different. Townscape focuses on long-range views from public spaces, which differs from streetscape values which are enjoyed by those in the immediate streetscape, rather than from a long-range viewpoint. Streetscape values can contribute to townscape characteristics and values but are not the primary focus of the townscape precinct.

Building proposals will be assessed against the Residential Design Guide, including the Mt Victoria North Design Guide and the Character Precincts Design Guide appendices, as relevant to the proposal.

The land use activities rules for the Medium Density Residential Zone apply to the Mt Victoria North Townscape Precinct.

The building and structures activities rules for the Medium Density Residential Zone do not apply to the Mt Victoria North Townscape Precinct. There are separate building and structures activities rules that apply within the Townscape Precinct.

MRZ-PREC03 Oriental Bay Height Precinct

Introduction

The Oriental Bay Height Precinct recognises the unique setting, characteristics and development potential of this area. Medium to high rise residential development is suitable here. It is also a popular recreational destination.

The land use activities rules of the Medium Density Residential Zone apply to the Oriental Bay Height Precinct, except that there is no restriction on the number of permitted residential units on a site on the Oriental Bay Height Precinct.

The building and structures activities rules and standards for the Medium Density Residential Zone do not apply to the Oriental Bay Height Precinct. There are separate building and structures activities rules and standards for this Precinct.

Permitted building heights have been set on a site by site basis to maximise residential development potential while at the same time offering protection for the amenity of properties to the rear and the public amenity along Oriental Parade. The heights also serve to protect townscape views of St Gerard's Monastery and the escarpment below.

New buildings, and significant additions and alterations to existing buildings will be assessed against the Residential Design Guide to ensure that they make a positive contribution to townscape values and general amenity of the area.

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

Medium Density Residential Zone

MRZ-O1	Purpose The Medium Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to: 1. Housing needs and demand; and 2. The neighbourhood's planned urban built character, including 3 storey buildings, and additional height and density where appropriate.
MRZ-O2	Efficient use of land Land within the Medium Density Residential Zone is used efficiently for residential development that: 1. Increases housing supply and choice; and 2. Contributes to a changing and well-functioning urban environment.
MRZ-O3	Healthy, safe, accessible and attractive environments The Medium Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.

Character Precincts	
MRZ-PREC01-O1	Purpose Character Precincts are managed to: 1. Minimise the further erosion of their character; 2. Provide for their ongoing use and development that maintains or enhances their character; and 3. Ensure development recognises and responds to the character values of the Precinct.
Mt Victoria North Townscape Precinct	
MRZ-PREC02-O1	Purpose The area around St Gerard's Monastery in the northern portion of Mt Victoria and western portion of Oriental Bay is: 1. Recognised as a townscape precinct; 2. Managed to maintain or enhance the iconic landscape setting and townscape values; 3. Developed in a manner that recognises and responds to the townscape values of the area; and 4. Enabled for its ongoing use and appropriate future development.
Oriental Bay Height Precinct	
MRZ-PREC03-O1	Purpose The Oriental Bay Height Precinct accommodates medium to high density residential development and a range of compatible non-residential activities at ground floor that maintain or enhance the unique qualities of the Precinct.
Policies	
Medium Density Residential Zone	
MRZ-P1	Enabled activities Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including: 1. Home Business; 2. Visitor Accommodation; 3. Childcare Services; and 4. Community Gardens.
MRZ-P2	Housing supply and choice Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments.
MRZ-P3	Housing needs Enable housing to be designed to meet the day-to-day needs of residents, including by encouraging a variety of housing, sizes and tenures to cater for people of all ages, lifestyles, abilities and impairments.
MRZ-P4	Medium density residential standards Apply the medium density residential standards across the Medium Density Residential Zone except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

MRZ-P5	Developments not meeting permitted activity status Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
MRZ-P6	Multi-unit housing Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Will be adequately serviced by three waters infrastructure or can address any constraints on the site.
MRZ-P7	Retirement villages Provide for retirement villages where it can be demonstrated that the development: 1. Fulfils the intent of the Residential Design Guide; 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 4. Will be adequately serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.
MRZ-P8	Residential buildings and structures Provide for a range of residential buildings and structures, including additions and alterations, that: 1. Provide healthy, safe and accessible living environments; 2. Are compatible with the built environment anticipated in the Medium Density Residential Zone; 3. Contribute positively to a changing urban environment; 4. Achieve attractive and safe streets. 5. Are of a form and scale that is appropriate to the site context, including where relevant, being sympathetic to adjacent heritage buildings, heritage structures and heritage areas, character precincts, and sites and areas of significance to Māori; 6. Address and resolve any adverse shading or dominance effects that might otherwise impact on nearby public open spaces as a result of building height or bulk, respectively.
MRZ-P9	Vegetation and landscaping Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.
MRZ-P10	Attractive and safe streets and public open spaces

	Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
MRZ-P11	Tapu Te Ranga — 16 — 50 Rhine Street, Island Bay Facilitate the integrated development of the Tapu Te Ranga land (16 — 50 Rhine Street, Island Bay) in a manner that: 1. Identifies and appropriately addresses any geo-technical and contamination issues; 2. Incorporates planting and landscaping to provide visual screening and integrate development into the surrounding environment; 3. Fulfils the intent of the Residential Design Guide; and 4. Supports the long-term development aspirations for the site including Nohokāinga/Papakāinga, Marae, Urupā extension, Kāinga, and community buildings.
MRZ-P12	Community gardens, urban agriculture and waste minimisation Encourage the development of community gardens, small-scale urban agriculture and circular approaches to the production and management of waste (particularly organic waste), while managing adverse effects.
MRZ-P13	Non-residential activities and buildings Provide for non-residential activities and buildings that: 1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; 6. Will be adequately serviced by three waters infrastructure or can address any constraints on the site; and 7. Are integrated into residential developments where possible.
Character Precincts	
MRZ-PREC01-P1	Maintenance of character Require new development, and alterations and additions to existing development in the Character Precincts, to have regard to the guiding principles stated in the Character Precincts Appendix to the Residential Design Guide and respond positively to the character values of the Precinct, as identified in that document, and to: 1. Maintain the continuity or coherence of the identified character values of the area; 2. Maintain the qualities and cohesiveness of the streetscape; 3. Respond positively to: a. The design, scale, height, setback, and massing of existing development; b. Any distinctive pattern of subdivision; and c. Its relationship to the street; 4. Ensure development is of a compatible form which contributes to the identified character values of the area; 5. Maintain: a. The relationship of built form to open space and landscape context; and b. The setting of the character areas where features such as mature trees and landform contribute to character values; 6. Enable the removal of additions and features that detract from the character of the Precinct; 7. Encourage maintenance and repair; and 8. Recover or reveal character values of buildings and features.

MRZ-PREC01-P2	Restrictions on demolition Only allow the demolition of pre-1930 buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building, where either: 1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to: a. The level of visibility of the existing building from surrounding public spaces; b. Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area; c. The extent to which the existing building retains either its original or pre-1930 design features relating to form, materials, and detailing or modifications prior to 1930 not detracting from its original design features and the extent to which those features have been modified over time; d. Whether the building is an integral part of a row of buildings that are consistent in form, scale, and siting; and e. Whether the building represents a rare or unique example of pre-1930 architecture; 2. Retention of the existing building is impractical or unreasonable, particularly by reason of: a. Its structural integrity, so that its retention is impractical or economically unviable; b. The extent to which the building presents a hazard; and c. The extent to which the building presents a risk to life in the event of an earthquake; or d. Its poor condition.
MRZ-PREC01-P3	Intensification Enable residential intensification within Character Precincts provided that it does not detract from the character of the Precinct in which it is located.
MRZ-PREC01-P4	On-going use and repair and maintenance Enable the on-going use, and repair and maintenance of buildings in Character Precincts.
MRZ-PREC01-P5	Car parking and accessory buildings Design and locate car parking, garaging and accessory buildings to maintain and enhance the character of the Precinct.
MRZ-PREC01-P6	Special features Encourage the retention of special features such as boundary walls, fences, paths, trees and plantings that contribute to the character of the Precinct. Where such features are proposed to be removed, consider appropriate mitigation to help integrate new development into the surrounding environment.
Mt Victoria North Townscape Precinct	
MRZ-PREC02-P1	Maintenance of townscape values Require new development to have regard to and respond positively to the townscape values of the Mt Victoria North Townscape Precinct, as identified in the relevant appendix to the Residential Design Guide, and to consider: 1. The design, location, bulk, scale and height of any new development; 2. Landscaping, parking areas, vehicle manoeuvring and site access; and 3. The extent to which the development makes a positive contribution to the predominant pattern of development of the Mt Victoria North Townscape Precinct including building orientation, construction, style, and relationship to St Gerard's Monastery.

Oriental Bay Height Precinct	
MRZ-PREC03-P1	Managing development Manage development in the Oriental Bay Height Precinct in a manner that recognises the unique characteristics and development potential of the Precinct.
Rules: Land use activities in the Medium Density Residential Zone	
MRZ-R1	Community gardens
	1. Activity status: Permitted
MRZ-R2	Residential activities, excluding retirement villages.
	1. Activity status: Permitted Where: a. No more than three residential units occupy the site, except in MRZ-PREC03 where there is no limit.
	2. Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R2.1.a is not achieved. Matters of discretion are: 1. The matters in MRZ-P2, MRZ-P3, MRZ-P5 and MRZ-P6; and 2. For the Tapu Te Ranga land: the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6 and MRZ-P11. Notification status: An application for resource consent made in respect of rule MRZ-R2.2.a is precluded from being either publicly or limited notified.
MRZ-R3	Home business
	1. Activity status: Permitted Where: a. The site is occupied by a residential building and used for residential activities by at least one person, who is an employee or equivalent engaged in the home business, and lives on the site as their principal place of residence; b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time; c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities; d. Activities do not create a dust nuisance; e. The home business does not involve the use of trucks or other heavy vehicles; f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and h. No retailing must be conducted on the site, except: i. goods retailed online and do not result in customer visits to the site, or ii. goods ancillary and related to a service provided by the home business.
	2. Activity status: Restricted Discretionary

	Where: a. Compliance with any of the requirements of MRZ-R3.1 is not achieved. Matters of discretion are: 1. The extent and effects of non-compliance with any requirement not met; and 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule MRZ-R3.2.a is precluded from being publicly notified.
MRZ-R4	Visitor accommodation
	1. Activity status: Permitted Where: a. The maximum occupancy does not exceed 10 guests per night.
	2. Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R4.1.a is not achieved. Matters of discretion are: 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule MRZ-R4.2.a is precluded from being publicly notified.
MRZ-R5	Childcare services
	1. Activity status: Permitted Where: a. The maximum number of children who are not normally resident on the site does not exceed 10; and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.
	2. Activity status: Restricted Discretionary Where: a. Compliance with MRZ-R5.1.a or MRZ-R5.1.b is not achieved. Matters of discretion are: 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood. 2. The extent to which childcare facilities are integrated into residential development. Notification status: An application for resource consent made in respect of rule MRZ-R5.2.a is precluded from being publicly notified.
MRZ-R6	Retirement village

	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MRZ-P2, MRZ-P3 and MRZ-P7. Notification status: An application for resource consent made in respect of rule MRZ-R6.1 is precluded from being publicly notified.
MRZ-R7	Community facility, healthcare facility, emergency facility, educational facility (excluding child care services)
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MRZ-P13. Notification status: An application for resource consent made in respect of rule MRZ-R7.1 is precluded from being publicly notified.
MRZ-R8	All other activities
	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.
Rules: Building and structures activities in the Medium Density Residential Zone, excluding the Character Precincts, Mount Victoria North Townscape Precinct, and the Oriental Bay Height Precinct	
MRZ-R9	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
MRZ-R10	Demolition or removal of buildings and structures
	1. Activity status: Permitted
MRZ-R11	Construction, addition or alteration of buildings and structures <u>for a residential activity</u> where no more than three residential units occupy the site
	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. MRZ-S1; ii. MRZ-S3; iii. MRZ-S4 ~~except for front and side yard boundary setbacks;~~ iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S8; and viii. MRZ-S9.
	2. Activity status: Restricted Discretionary

Where:

- a. Compliance with any of the requirements of MRZ-R11.1.a is not achieved.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and
2. The matters in MRZ-P2, MRZ-P3, MRZ-P4, MRZ-P5, MRZ-P8, MRZ-P9 and MRZ-P10; ~~and~~
3. ~~The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.~~

Notification status:

An application for resource consent made in respect of rule MRZ-R11.2.a which results from non-compliance with MRZ-S1, MRZ-S3, MRZ-S4 or MRZ-S5 is precluded from being publicly notified.

An application for resource consent made in respect of rule MRZ-R11.2.a which results from non-compliance with MRZ-S6, MRZ-S7, MRZ-S8, or MRZ-S9 is precluded from being either publicly or limited notified.

MRZ-R12

Construction, ~~addition or alteration~~ of buildings or structures for a residential activity for multi-unit housing or a retirement village

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for any infringed standard:
 - a. MRZ-S2;
 - b. MRZ-S3;
 - c. MRZ-S4;
 - d. MRZ-S7 for multi-unit housing only;
 - ~~e. d.~~ MRZ-S11 for multi-unit housing only; and
 - ~~f. e.~~ MRZ-S12 for multi-unit housing only; ~~and~~
 - ~~f. MRZ-S13 for multi-unit housing only; and~~
2. For multi-unit housing, in addition to the matters in 1 above, the matters in MRZ-P2, MRZ-P3, MRZ-P5, MRZ-P6, MRZ-P8, MRZ-P9 and MRZ-P10.
3. For retirement villages, in addition to the matters in 1 above:
 - i. The effects of the retirement village on the safety of adjacent streets or public open spaces;
 - ii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;
 - iii. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;
 - iv. The matters in MRZ-P2, MRZ-P4, MRZ-P7, MRZ-P8, MRZ-P9, and MRZ-P10; and
 - v. The positive effects of the construction, development and use of the retirement village.

Notification status: An application for resource consent made in respect of rule MRZ-R12.1 is precluded from being publicly notified.

An application for resource consent made in respect of rule MRZ-R12.1 that complies with all relevant standards is also precluded from being limited notified.

An application for resource consent made in respect of rule MRZ-R12.1 that complies with MRZ-S2, MRZ-S3, MRZ-S4, but does not comply with one or more of the other relevant standards is also precluded from being limited notified.

MRZ-R13

Fences and standalone walls

	1. Activity status: Permitted Where: a. Compliance with MRZ-S10 achieved.
	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of MRZ-R13.1.a is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in MRZ-P8 and MRZ-P10. Notification status: An application for resource consent made in respect of rule MRZ-R13.2.a is precluded from being publicly notified.
MRZ-R14	Buildings and structures on or over a legal road
	1. Activity Status: Permitted Where: a. It is a retaining wall of 1.5m in height, or less, above ground level.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirement of MRZ-R14.1.a is not achieved. Matters of discretion are: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining properties; 3. Maintaining safe access and safety for road users, including pedestrians; 4. The matters in MRZ-P8, MRZ-P9 and MRZ-P10; and 5. Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes. Note: Where the legal road that a proposal applies to is owned by Waka Kotahi, it is recommended that written approval from Waka Kotahi is acquired before lodging a resource consent application. Notification status: An application for resource consent made in respect of rule MRZ-R14.2.a is precluded from being publicly notified.
MRZ-R15	Construction, <u>addition or alteration</u> of any ~~other~~ building or structure <u>for a non-residential activity, including additions and alterations</u>
	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. MRZ-S2; ii. MRZ-S3; iii. MRZ-S4; <u>and</u>

- iv. MRZ-S5;
- v. ~~MRZ-S6;~~
- vi. ~~MRZ-S11;~~
- vii. ~~MRZ-S12; and~~
- viii. ~~MRZ-S13.~~

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance is not achieved with any of the requirements of MRZ-R15.1.a.

Matters of discretion are:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and
2. The matters in MRZ-P9; MRZ-P10 and MRZ-P13 (excluding retirement villages);
3. ~~For new buildings and additions to multi-unit housing, in addition to 1 and 2 above, the matters in MRZ-P6, MRZ-P7 and MRZ-P8; and~~
4. ~~For new buildings and additions and alterations to retirement villages in addition to 1 and 2 above:~~
 - i. ~~The effects of the retirement village on the safety of adjacent streets or public open spaces;~~
 - ii. ~~The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;~~
 - iii. ~~The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;~~
 - iv. ~~The matters in MRZ-P2, MRZ-P4, MRZ-P7, MRZ-P8, MRZ-P9 and MRZ-P10.~~
 - v. ~~The positive effects of the construction, development, and use of the retirement village.~~

Notification status: An application for resource consent made in respect of rule MRZ-R15.2.a is precluded from being publicly notified.

An application for resource consent made in respect of rule MRZ-R15.2.a and complies with standards MRZ-S2 and MRZ-S3 is precluded from being limited or publicly notified.

Rules: Building and structure activities in the Character Precincts (MRZ-PREC01)

MRZ-PREC01-R1	Maintenance and repair of buildings and structures

1. Activity status: **Permitted**

MRZ-PREC01-R2	Construction, addition, and alteration of accessory buildings

1. Activity status: **Permitted**

Where:

- a. The accessory building is not located between the road boundary and the primary elevation of a residential building on the site; and
- b. Compliance with the following standards is achieved:
 - i. MRZ-S3;
 - ii. MRZ-S4 only in relation to the rear yard boundary setback;
 - iii. MRZ-S5; and
 - iv. MRZ-PREC01-S2.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MRZ-PREC01-R2.1.a or MRZ-PREC01-R2.1.b is not achieved.

Matters of discretion are: 1. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard; 2. The matters in MRZ-PREC01-P1, MRZ-PREC01-P5, MRZ-PREC01-P6; and 3. The Residential Design Guide Character Precincts Appendix. Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R2.2.a is precluded from being publicly notified.	
MRZ-PREC01-R3	Demolition or removal of buildings and structures, except those buildings addressed in MRZ-PREC01-R4
1. Activity status: Permitted	
MRZ-PREC01-R4	Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930
1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters contained in MRZ-PREC01-P2.	
MRZ-PREC01-R5	Construction, addition or alteration of any buildings or structures, excluding accessory buildings
1. Activity status: Restricted Discretionary Matters of discretion are: 1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard: i. MRZ-S1; ii. MRZ-S3; iii. MRZ-S4 only in relation to the rear yard boundary setback; iv. MRZ-S5; v. MRZ-S6; vi. MRZ-S7; vii. MRZ-S8; viii. MRZ-S9; ix. MRZ-S11 for multi-unit housing; x. MRZ-S12 for multi-unit housing; ~~and~~ ~~xi. MRZ-S13 for multi-unit housing; and~~ 2. The matters in MRZ-PREC01-P1, MRZ-PREC01-P3, MRZ-PREC01-P6; 3. The Residential Design Guide Character Precincts Appendix; and 4. The matters in MRZ-P6 for multi-unit housing. Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R5.1 is precluded from being publicly notified.	
MRZ-PREC01-R6	Fences and standalone walls

	1. Activity status: Permitted Where: a. Compliance with MRZ-PREC01-S1 is achieved.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MRZ-PREC01-R6.1.a is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R6.2.a is precluded from being publicly notified.
MRZ-PREC01-R7	Buildings and structures on or over a legal road
	1. Activity status: Restricted Discretionary Matters of discretion are restricted to: 1. Streetscape, visual amenity and character effects; 2. Dominance, privacy and shading effects on adjoining properties; and 3. Maintaining safe access and safety for road users, including pedestrians.
Rules: Building and structure activities in the Mount Victoria North Townscape Precinct (MRZ-PREC02)	
MRZ-PREC02-R1	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
MRZ-PREC02-R2	Demolition or removal of buildings and structures
	1. Activity status: Permitted
MRZ-PREC02-R3	Construction, addition or alteration of any buildings or structures
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard: a. MRZ-S1; b. MRZ-S3; c. MRZ-S4 only in relation to the rear yard boundary setback; d. MRZ-S5; e. MRZ-S6; f. MRZ-S7; g. MRZ-S8; h. MRZ-S9; i. MRZ-S11 for multi-unit housing; j. MRZ-S12 for multi-unit housing ~~and~~ and

~~k. MRZ-S13 for multi-unit housing; and~~ 2. The matters in MRZ-PREC02-P1; 3. The Residential Design Guide Mt Victoria North Townscape Precinct Appendix; and 4. The matters in MRZ-P6 for multi-unit housing. Notification status: An application for resource consent made in respect of rule MRZ-PREC02-R3.1 is precluded from being publicly notified.	
MRZ-PREC02-R4	Fences and standalone walls
1. Activity status: Permitted Where: a. Compliance with MRZ-S10 is achieved.	
2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MRZ-PREC02-R4.1.a is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. Notification status: An application for resource consent made in respect of rule MRZ-PREC01-R4.2.a is precluded from being publicly notified.	
MRZ-PREC02-R5	Buildings and structures on or over a legal road
1. Activity status: Restricted Discretionary Matters of discretion are: 1. Streetscape, visual amenity and townscape effects; 2. Dominance, privacy and shading effects on adjoining properties; and 3. Maintaining safe access and safety for road users, including pedestrians.	
Rules: Building and structure activities in the Oriental Bay Height Precinct (MRZ-PREC03)	
MRZ-PREC03-R1	Maintenance and repair of buildings and structures
1. Activity status: Permitted	
MRZ-PREC03-R2	Demolition or removal of buildings and structures
1. Activity status: Permitted	
MRZ-PREC03-R3	Additions or alterations to existing buildings, structures or accessory buildings
1. Activity status: Permitted Where:	

	a. The additions or alterations are to existing buildings three storeys or less in height (including garaging), provided that the works do not increase the height of the building above the existing highest point of the building and compliance is achieved with MRZ-PREC03-S1 and MRZ-PREC03-S2; or b. The additions or alterations do not alter the external appearance of the building, structure or accessory building; or c. The additions or alterations are not visible from public places; or d. The additions or alterations do not require an application for building consent. For the purpose of this rule chimneys, flues, ventilation shafts, aerials, satellite dishes less than 1 metre in diameter, spires, flagpoles, or other decorative features shall be excluded from the measurement of the highest point.
MRZ-PREC03-R4	Construction, alteration or addition to buildings, structures or accessory buildings that are not Permitted Activities
	1. Activity status: Restricted Discretionary Where: a. Compliance is achieved with MRZ-PREC03-S1, MRZ-PREC03-S2, MRZ-PREC03-S3, <u>and</u> MRZ-PREC03-S4 ~~and MRZ-PREC03-S5~~. Matters of discretion are: 1. Design (including building bulk, height, and scale), external appearance and siting; and 2. The Residential Design Guide. Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R4.1.a is precluded from being publicly being publicly or limited notified.
	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of MRZ-PREC03-S4 ~~or MRZ-PREC03-S5~~ is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R4.2.a is precluded from being publicly being publicly or limited notified.
	3. Activity status: Non-complying Where: a. Compliance with any of the requirements of MRZ-PREC03-S1, MRZ-PREC03-S2 or MRZ-PREC03-S3 ~~is not cannot be~~ achieved.
MRZ-PREC03-R5	Fences and standalone walls
	1. Activity status: Permitted Where: a. Compliance with MRZ-PREC03-S6 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with MRZ-PREC03-S6 is not achieved.

Matters of discretion are:

- 1. Streetscape and visual amenity effects; and
- 2. Dominance and shading effects on adjoining properties.

Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R5.2.a is precluded from being publicly notified.

MRZ-PREC03-R6	Buildings and structures on or over a legal road

1. Activity status: **Restricted Discretionary**

Matters of discretion are:

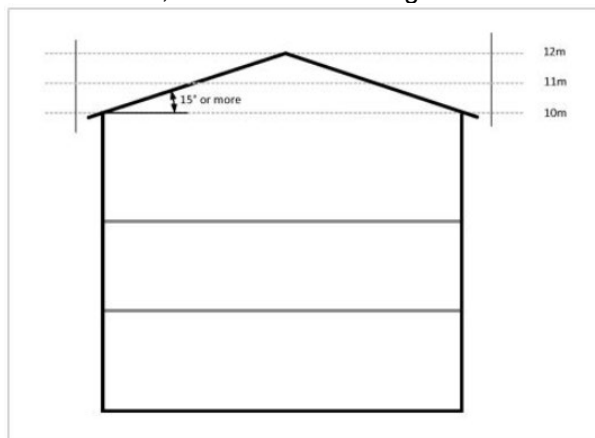
- 1. Streetscape and visual amenity effects;
- 2. Dominance, privacy and shading effects on adjoining properties;
- 3. Maintaining safe access and safety for road users, including pedestrians; and
- 4. The matters in MRZ-P8, MRZ-P9, MRZ-P10 and MRZ-PREC03-P1.

Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R6.1 is precluded from being publicly notified.

Standards**MRZ-S1****Building height control 1:**

- 1. Where no more than three residential units occupy the site; or
- 2. For the construction, addition or alteration of any buildings or structures in a Character Precinct or Mount Victoria North Townscape Precinct.

1. Buildings and structures must not exceed 11 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed the heights above by 1 metre, where the entire roof slopes 15° or more, as shown in the diagram below:



This standard does not apply to:

- Fences or standalone walls;
- Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and
- Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.

Assessment criteria where the standard is infringed:

- Streetscape and visual amenity effects;
- Dominance, privacy and shading effects on adjoining sites;
- Effects on the function and associated amenity values of any adjacent open space and recreation zone; and
- The siting of a development on a site, particularly in relation to larger than typical sites.

MRZ-S2

Building height control 2:

- For multi-unit housing or a retirement village: or
- Other buildings and structures.

1. Buildings and structures must not exceed the following heights above ground level as identified on the District Plan maps:

Location	Limit
a. Height Area 1	11m, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 meter, where the entire roof slopes 15° or more.
b. Height Area 2	14m

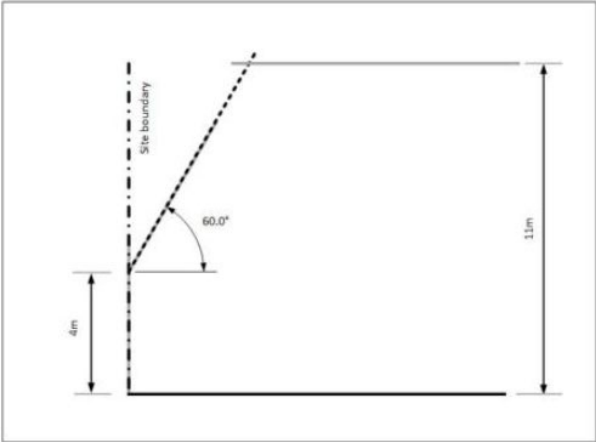
This standard does not apply to:

- Fences or standalone walls;

Assessment Criteria where the standard is infringed:

- Streetscape and visual amenity effects;
- Dominance, privacy and shading effects on adjoining sites;
- Effects on the function and associated amenity values of any adjacent open space and recreation zone; and
- The siting of a development on a site, particularly in relation to larger than typical sites.

b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.	
MRZ-S3	Height in relation to boundary

1. For any site where MRZ-S1 or MRZ-S2.1.a applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in the diagram below;  2. For any site where MRZ-S2.1.b applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along all boundaries; and 3. Where the boundary forms part of a legal right of way, access strip, access allotment, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, access strip, access allotment, or pedestrian access way. This standard does not apply to: a. A boundary with a road; b. Existing or proposed internal boundaries within a site; and c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. d. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and e. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.		Assessment Criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space and recreation zone.

MRZ-S4		Boundary setbacks	
Note:	~~1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:~~		Assessment criteria where the standard is infringed:
	Yard	Minimum depth	

Exclusions for front and side yards in MRZ-R11.

Front	4.5 metres				
Side	1 metre				
Rear	1 metre (excluded on corner sites)				
Rail corridor boundary	4.5m				
<u>Yard</u>	<u>Minimum depth for a residential activity where no more than three residential units occupy the site</u>	<u>Minimum depth for a residential activity for multi-unit housing or a retirement village</u>	<u>Minimum depth for any building or structure for a non-residential activity</u>	<u>PREC01</u>	<u>PREC02</u>
<u>Front</u>	<u>0 m</u>	<u>1.5 m</u>	<u>1.5 m</u>	<u>0 m</u>	<u>0 m</u>
<u>Side</u>	<u>0 m</u>	<u>1 m</u>	<u>1 m</u>	<u>0 m</u>	<u>0 m</u>
<u>Rear</u>	<u>1 m (excluded on corner sites)</u>	<u>1 m (excluded on corner sites)</u>	<u>1 m (excluded on corner sites)</u>	<u>1 m</u>	<u>1 m</u>
<u>Rail corridor boundary</u>	<u>1.5 m</u>	<u>1.5 m</u>	<u>1.5 m</u>	<u>1.5 m</u>	<u>1.5 m</u>
This standard does not apply to:					
a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;					
b. Fences or standalone walls;					
c. Uncovered decks and uncovered structures no more than 1m in height above ground level (except in relation to the rail corridor boundary, where it does apply); and					
d. Eaves up to 600mm in width (except in relation to the rail corridor boundary, where it does apply).					

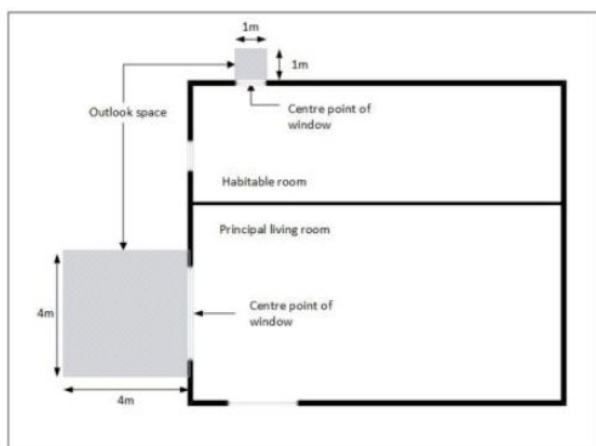
1. Streetscape and visual amenity effects; and
2. Dominance, privacy and shading effects on adjoining sites.

1. Streetscape and visual amenity effects; and
2. Dominance, privacy and shading effects on adjoining sites; and
3. The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.

MRZ-S5	Building coverage	
1. Maximum building coverage must not exceed 50% of the net site area. This standard does not apply to:		Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and

1. Uncovered decks and uncovered structures no more than 1m in height above ground level; and 2. Eaves up to 1m in width; 3. Multi-unit housing; and 4. Retirement villages.	2. Dominance, privacy and shading effects on adjoining sites.
MRZ-S6	Outdoor living space (per unit)
1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that: a. Where located at ground level, has no dimension less than 3 metres; b. Where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. Is accessible from the residential unit; d. May be: i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit; and e. Is free of buildings, parking spaces, and servicing and manoeuvring areas. 2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: a. Is at least 8 square metres and has a minimum dimension of 1.8 metres; b. Is accessible from the residential unit; and c. May be: i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. This standard does not apply to: a. Multi-unit housing; and b. Retirement villages.	Assessment criteria where the standard is infringed: The extent to which: 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
MRZ-S7	Outlook space (per unit)

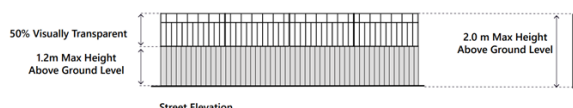
1. An outlook space must be provided for each residential unit as specified in this standard;
2. An outlook space must be provided from habitable room windows as shown in the diagram below;



3. The minimum dimensions for a required outlook space are as follows:
 - a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
7. Outlook spaces may be under or over a balcony;
8. Outlook spaces required from different rooms within the same building may overlap; and
9. Outlook spaces must:
 - a. Be clear and unobstructed by buildings; and
 - b. Not extend over an outlook space or outdoor living space required by another dwelling.

<u>This standard applies to:</u> a. <u>Multi-unit housing</u> b. <u>Residential development in the Oriental Bay Height Precinct</u> This standard does not apply to: ~~a.~~ <u>Multi-unit housing</u>; and ~~b.~~ <u>a.</u> Retirement villages.	Assessment criteria where the standard is infringed: The extent to which: 1. Acceptable levels of natural light are provided to habitable rooms; and 2. The design of the proposed unit provides a healthy living environment.
MRZ-S8	Windows to street
1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. This standard does not apply to: a. Multi-unit housing; and b. Retirement villages.	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Passive surveillance and safety.
MRZ-S9	Landscaped area
1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them; and 2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. This standard does not apply to: a. Multi-unit housing; and b. Retirement villages.	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable.
MRZ-S10	Fences and standalone walls

1. Any fence or standalone wall, or combination of these structures, must not:
 - a. Exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary;
 - b. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
2. On a front boundary or within 1.5m of a front boundary in a front boundary setback any fence or standalone wall, or combination of these structures, must not:
 - a. Exceed a maximum height of 2m above ground level; and
 - b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in the diagram below.
 - c. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.



3. On a boundary with a site zoned open space or a boundary adjoining public space, including public accessways, or within 1m of either of these boundaries, any fence or standalone wall, or combination of these structures, must not:
 - a. Exceed a maximum height of 2m above ground level; and
 - b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length.
 - c. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.

MRZ-S10.2 does not apply to a State Highway.

Assessment Criteria where the standard is infringed:

1. Streetscape and visual amenity effects; and
2. Dominance and shading effects on adjoining properties.

MRZ-S11

Minimum residential unit size for multi-unit housing

1. Residential units, including any dual key unit, must meet the following minimum sizes:

Residential Unit Type	Minimum Net Floor Area
a. Studio unit	35m ²
b. 1 bedroom unit	40m ²
c. 2+ bedroom unit	55m ²

Assessment criteria where the standard is infringed:

The extent to which:

1. The design of the proposed unit provides a good standard of amenity; and
2. Other on-site factors compensate for a reduction in unit sizes.

MRZ-S12 Outdoor living space for multi-unit housing	
1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: - For the exclusive use of residents; - Directly accessible from a habitable room; - A single contiguous space; and - Of the minimum area and dimension specified in the table below; 3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: - Accessible from the residential units it serves; - Of the minimum area and dimension specified in the table below; and - Free of buildings, parking spaces, and servicing and manoeuvring areas.	
Assessment criteria where the standard is infringed: The extent to which: - Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; - Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and - The availability of public open space in proximity to the site.	
Living Space Type	Minimum area Minimum Dimension
a. Private	
i. Studio unit and 1-bedroom unit	5m ² 1.8m
ii. 2+ bedroom unit	8m ² 1.8m
b. Communal	
i. For 4 - 15 units	64m ² 8m
ii. For each additional unit above 15 units	2m ² -
Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.	
MRZ-S13 Outlook space for multi-unit housing	
~~1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and~~ ~~2. The outlook space must meet the requirements set out MRZ-S7.~~	
~~Assessment criteria where the standard is infringed:~~ ~~The extent to which:~~ ~~Acceptable levels of natural light are provided to habitable rooms; and~~ ~~The design of the proposed unit provides a healthy living environment.~~	
Standards - Character Precincts (MRZ-PREC01)	

MRZ-PREC01-S1	Fences and standalone walls	
1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level within 1m of any site boundary. Except that: a. Any fence or standalone wall, or combination of these structures along a road boundary, must not exceed a maximum height of 1m above ground level within 1m of the boundary.		Assessment criteria where the standard is infringed: 1. Dominance and shading effects on adjoining properties; and 2. Streetscape, visual amenity and character effects.
MRZ-PREC01-S2	Maximum height of an accessory building	
1. Any accessory building must not exceed a maximum height of 3.5m above ground level.		Assessment criteria where the standard is infringed: 1. Streetscape, visual amenity and character effects.
Standards - Oriental Bay Height Precinct (MRZ-PREC03)		
MRZ-PREC03-S1	Boundary setbacks	
1. No boundary setbacks except: a. For 282-300 Oriental Parade a minimum 1 metre rear boundary setback is required; and b. For 232-234 Oriental Parade a minimum 6 metre rear boundary setback is required.		Assessment criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining sites.
MRZ-PREC03-S2	Height in relation to boundary	
1. No height in relation to boundary except on boundaries with adjacent residential properties that are located outside the Oriental Bay Height Precinct; and 2. Where a boundary is adjacent to a residential property located outside the Oriental Bay Height Precinct, the height in relation to boundary standard of the underlying zone of the adjacent residential property will apply.		Assessment criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining sites; and 2. Effects on the function and associated amenity values of any adjacent open space zone.
MRZ-PREC03-S3	Maximum height	
1. Buildings, structures and accessory buildings must not exceed the maximum heights shown on the Oriental Bay Height Precinct Map, except for 20A Oriental Terrace where the maximum height must not be exceeded by more than 20%.		Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Effects on the function and associated amenity values of any adjacent open space zone.

MRZ-PREC03-S4		Minimum residential unit size	
1. Residential units, including any dual key unit, must meet the following minimum sizes:		Assessment criteria where the standard is infringed: The extent to which: 1. The design of the proposed unit provides a good standard of amenity; and 2. Other on-site factors compensate for a reduction in unit sizes.	
Residential Unit Type	Minimum Net Floor Area		
a. Studio unit	35m ²		
b. 1 bedroom unit	40m ²		
c. 2+ bedroom unit		55m ²	
MRZ-PREC03-S5		Outlook space	
~~1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and~~ ~~2. The outlook space must meet the requirements set out MRZ-S7.4-9.~~		~~Assessment criteria where the standard is infringed:-~~ ~~The extent to which:~~ ~~1. Acceptable levels of natural light are provided to habitable rooms; and~~ ~~2. The design of the proposed unit provides a good standard of amenity and healthy living environment.~~	
MRZ-PREC03-S6		Fences and standalone walls	
1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary; and 2. On a road boundary: any fence or standalone wall, or combination of these structures, must not exceed: a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length. 3. On a boundary with a site zoned open space or a boundary adjoining public space, including public accessways, or within 1m of either of these boundaries, any fence or standalone wall, or combination of these structures, must not: a. Exceed a maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length.		Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.	

This chapter is operative as of 14 July 2025.

He Rohe Wharenoho Mātoru-Nui

High Density Residential Zone

HRZ	High Density Residential Zone

Introduction

The High Density Residential Zone encompasses residential areas of the city located near to the City Centre Zone, Metropolitan Centre Zones and railway stations forming part of a Rapid Transit service. These areas are used predominantly for residential activities with a high concentration and bulk of buildings and other compatible activities.

The efficient use of land and infrastructure within the High Density Residential Zone is important to meet the strategic objectives of maintaining a compact urban form and providing new housing to help address the City's housing needs. This will also ensure that residents have convenient access to retail, services, employment and public transport.

The High Density Residential Zone provides for a range of housing types at a greater density and scale than the Medium Density Residential Zone. It gives effect to the requirements of the RMA to provide for well-functioning urban environments by allowing for three residential units of up to three storeys on a site, and also by enabling multi-unit housing of at least six storeys through a resource consent process subject to standards and design guidance.

It is anticipated that the form, appearance and amenity of neighbourhoods within the High Density Residential Zone will change over time to a more intensive urban built form.

There are parts of the High Density Residential Zone where the permitted development, height or density directed by the NPS-UD may be modified by qualifying matters.

The High Density Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities. Incompatible non-residential activities are not anticipated in this zone.

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	
HRZ-O1	Purpose The High Density Residential Zone provides for predominantly residential activities and a variety of housing types and sizes that respond to:

	1. Housing needs and demand; and 2. The neighbourhood's planned urban built character, of at least 6-storey buildings.
HRZ-O2	Efficient use of land Land within the High Density Residential Zone is used efficiently for residential development that: 1. Increases housing supply and choice; 2. May be of a greater density and scale than the Medium Density Residential Zone; and 3. Contributes to a more intensive high-density urban living environment.
HRZ-O3	Healthy, safe and accessible living environments The High Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.
Policies	
HRZ-P1	Enabled activities Enable residential activities and other activities that are compatible with the purpose of the High Density Residential Zone, while ensuring their scale and intensity is consistent with the amenity values anticipated for the Zone, including: 1. Home business; 2. Visitor accommodation; 3. Childcare services; and 4. Community gardens.
HRZ-P2	Housing supply and choice Enable a variety of housing typologies with a mix of densities within the zone, including 3-storey attached and detached dwellings, low-rise apartments, and residential buildings of at least 6-storeys in height.
HRZ-P3	Housing needs Enable housing to be designed to meet the day-to-day needs of residents, including by encouraging a variety of housing, sizes and tenures to cater for people of all ages, lifestyles, abilities and impairments.
HRZ-P4	Medium density residential standards Apply the medium density residential standards across the High Density Residential Zone and enable higher permitted threshold to support high density development, except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga).

HRZ-P5	Developments not meeting permitted activity status Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
HRZ-P6	Multi-unit housing Provide for multi-unit housing where it can be demonstrated that the development: 1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 4. Will be adequately serviced by three waters infrastructure or can address any constraints on the site.
HRZ-P7	Retirement villages Provide for retirement villages where it can be demonstrated that the development: 1. Fulfils the intent of the Residential Design Guide; 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 4. Will be adequately serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.
HRZ-P8	Residential buildings and structures Provide for a range of residential buildings and structures, including additions and alterations, that: 1. Provide healthy, safe and accessible living environments; 2. Are compatible with the built environment anticipated in the High Density Residential Zone; 3. Contribute positively to a changing urban environment; 4. Achieve attractive and safe streets; 5. Are of a form that is appropriate to the site context including, where relevant, being sympathetic to adjacent heritage buildings, heritage structures and heritage area, character precincts and sites and areas of significance to Māori; and 6. Address and resolve any adverse shading or dominance effects that might otherwise impact on nearby public open spaces as a result of building height or bulk, respectively.
HRZ-P9	Vegetation and landscaping Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, seek new landscaping of equal or better quality to help integrate new development into the surrounding environment and minimise hard surfacing.

HRZ-P10	Attractive and safe streets and public open spaces Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
HRZ-P11	Community gardens, urban agriculture and waste minimisation Encourage the development of community gardens, small-scale urban agriculture and circular approaches to the production and management of waste (particularly organic waste), while managing adverse effects.
HRZ-P12	Non-residential activities and buildings Provide for non-residential activities and buildings that: 1. Support the needs of local communities; 2. Are of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and 6. Will be adequately serviced by three waters infrastructure or can address any constraints on the site; and 7. Are integrated into residential developments, where appropriate.
Rules: Land use activities	
HRZ-R1	Community gardens 1. Activity status: Permitted
HRZ-R2	Residential activities, excluding retirement villages 1. Activity status: Permitted Where: a. No more than three residential units occupy the site. 2. Activity status: Restricted Discretionary Where: a. Compliance with HRZ-R2.1.a is not achieved. Matters of discretion are: 1. The matters in HRZ-P2, HRZ-P3, HRZ-P5 and HRZ-P6. Notification status: An application for resource consent made in respect of rule HRZ-R2.2.a is precluded from being either publicly or limited notified.
HRZ-R3	Home business

	1. Activity status: Permitted Where: a. The site is occupied by a residential building and used for residential activities by at least one person, who is an employee or equivalent engaged in the home business, and lives on the site as their principal place of residence; b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time; c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities; d. Activities do not create a dust nuisance; e. The home business does not involve the use of trucks or other heavy vehicles; f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and h. No retailing must be conducted on the site, except: i. goods retailed online and do not result in customer visits to the site, or ii. goods ancillary and related to a service provided by the home business.
	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of HRZ-R3.1 is not achieved. Matters of discretion are: 1. The extent and effects of non-compliance with any requirement not met; and 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule HRZ-R3.2.a is precluded from being publicly notified.
HRZ-R4	Visitor accommodation
	1. Activity status: Permitted Where: a. The maximum occupancy does not exceed 10 guests per night.
	2. Activity status: Restricted Discretionary Where: a. Compliance with HRZ-R4.1.a is not achieved. Matters of discretion are: 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule HRZ-R4.2.a is precluded from being publicly notified.

HRZ-R5	Child care services	
	1. Activity status: Permitted Where: a. The maximum number of children who are not normally resident on the site does not exceed 10; and b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday. 2. Activity status: Restricted Discretionary Where: a. Compliance with HRZ-R5.1.a or HRZ-R5.1.b is not achieved. Matters of discretion are: 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood. 2. The extent to which childcare facilities are integrated into residential development. Notification status: An application for resource consent made in respect of rule HRZ-R5.2.a is precluded from being publicly notified.	
HRZ-R6	Retirement Village	
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in HRZ-P2, HRZ-P3 and HRZ-P7. Notification status: An application for resource consent made in respect of rule HRZ-R6.1 is precluded from being publicly notified.	
HRZ-R7	Community facility, healthcare facility, emergency facility, educational facility (excluding child care services)	
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in HRZ-P12. Notification status: An application for resource consent made in respect of rule HRZ-R7.1 is precluded from being publicly notified.	
HRZ-R8	All Other Activities	
	1. Activity status: Discretionary Where: a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.	

Rules: Building and structure activities	
HRZ-R9	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
HRZ-R10	Demolition or removal of buildings and structures
	1. Activity status: Permitted
HRZ-R11	Construction, addition or alteration of buildings and structures <u>for a residential activity</u> where no more than three residential units occupy the site
	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. HRZ-S1; ii. HRZ-S3; iii. HRZ-S4 ~~except for front and side yard boundary setbacks;~~ iv. HRZ-S5; v. HRZ-S6; vi. HRZ-S7; vii. HRZ-S8; and viii. HRZ-S9. 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of HRZ-R11.1.a is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in HRZ-P2, HRZ-P3, HRZ-P4, HRZ-P5, HRZ-P8, HRZ-P9 and HRZ-P10; ~~and~~ 3. ~~The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.~~ Notification status: An application for resource consent made in respect of rule HRZ-R11.2.a which results from non-compliance with HRZ-S1, HRZ-S3, HRZ-S4 or HRZ-S5 is precluded from being publicly notified. An application for resource consent made in respect of rule HRZ-R11.2.a which results from non-compliance with HRZ-S6, HRZ-S7, HRZ-S8 or HRZ-S9 is precluded from being either publicly or limited notified.
HRZ-R12	Construction, <u>addition or alteration</u> of buildings or structures <u>for a residential activity</u> for multi-unit housing or a retirement village
	1. Activity status: Restricted Discretionary

Matters of discretion are:

1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:
 - a. HRZ-S2;
 - b. HRZ-S3;
 - c. HRZ-S4;
 - d. HRZ-S11 for multi-unit housing only;
 - e. HRZ-S12 for multi-unit housing only;
 - f. HRZ-S13 for multi-unit housing only;
 - g. HRZ-S14;
 - h. HRZ-S15; and
 - i. HRZ-S16.
2. For multi-unit housing, in addition to the matters in 1 above, the matters in HRZ-P2, HRZ-P3, HRZ-P5, HRZ-P6, HRZ-P8, HRZ-P9 and HRZ-P10.
3. For retirement villages in addition to the matters in 1 above:
 - i. The effects of the retirement village on the safety of adjacent streets or public open spaces;
 - ii. The extent to which articulation, modulation and materiality addresses adverse visual dominance effects associated with building length;
 - iii. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces;
 - iv. The matters in HRZ-P2, HRZ-P4, HRZ-P7, HRZ-P8, HRZ-P9, and HRZ-P10;
 - v. The positive effects of the construction, development and use of the retirement village.

Notification status: An application for resource consent made in respect of rule HRZ-R12.1 is precluded from being publicly notified.

An application for resource consent made in respect of rule HRZ-R12.1 that complies with all relevant standards is also precluded from being limited notified.

An application for resource consent made in respect of rule HRZ-R12.1 that complies with HRZ-S2, HRZ-S3.2, and HRZ-S4, but does not comply with all other relevant standards is also precluded from being limited notified.

HRZ-R13	Fences and standalone walls	
	1. Activity status: Permitted Where: a. Compliance with HRZ-S10 is achieved.	
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of HRZ-R13.1.a ~~is not~~ cannot be achieved. Matters of discretion are: 1. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard; and 2. The matters in HRZ-P8 and HRZ-P11. Notification status: An application for resource consent made in respect of rule HRZ-R13.2.a is precluded from being publicly notified.	

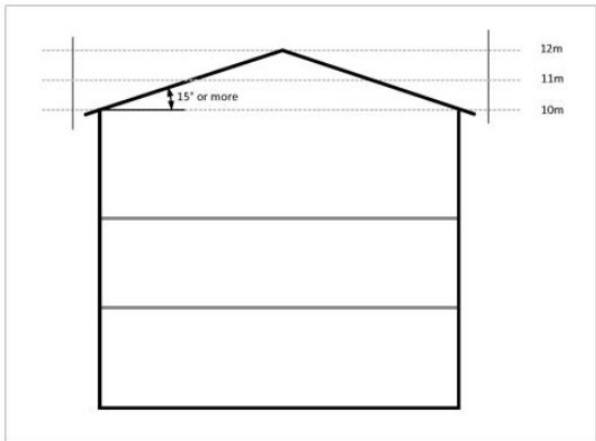
HRZ-R14	Buildings and structures on or over a legal road
	1. Activity Status: Permitted Where: a. It is a retaining wall of less than 1.5m in height above ground level. 2. Activity status: Restricted Discretionary Where compliance with any of the requirements of HRZ-R14.1.a is not achieved: Matters of discretion are: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining properties; 3. Maintaining safe access and safety for road users, including pedestrians; 4. The matters in HRZ-P8, HRZ-P9 and HRZ-P10; and 5. Maintaining the ability for emergency services, including fire appliances, to access the property for firefighting purposes. Note: Where the legal road that a proposal applies to is owned by Waka Kotahi, it is recommended that written approval from Waka Kotahi is acquired before lodging a resource consent application. Notification status: An application for resource consent made in respect of rule HRZ-R14.2.a is precluded from being publicly notified.
HRZ-R15	Construction, <u>addition or alteration</u> of any ~~other~~ building or structure <u>for a non-residential activity, including additions and alterations</u>
	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. HRZ-S2; ii. HRZ-S3; iii. HRZ-S4; <u>and</u> iv. HRZ-S5; ~~v. HRZ-S11 (For multi-unit housing only);~~ ~~vi. HRZ-S12 (For multi-unit housing only);~~ ~~vii. HRZ-S13 (For multi-unit housing only);~~ ~~viii. HRZ-S14 (For multi-unit housing and retirement villages only);~~ ~~ix. HRZ-S15 (For multi-unit housing and retirement villages only); and~~ ~~x. HRZ-S16 (For multi-unit housing and retirement villages only);~~ 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of HRZ-R15.1.a is not achieved. Matters of discretion are: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; <u>and</u> 2. The matters in HRZ-P9, HRZ-P10, HRZ-P11 and HRZ-P12; ~~and~~

- ~~3. The matters in HRZ-P6 and HRZ-P8 for new buildings and additions and alterations to multi-unit housing; and~~
~~4. The matters in HRZ-P7 and HRZ-P8 for new buildings and additions and alterations to a retirement village.~~

Notification status: An application for resource consent made in respect of rule HRZ-R15.2.a is precluded from being publicly notified.

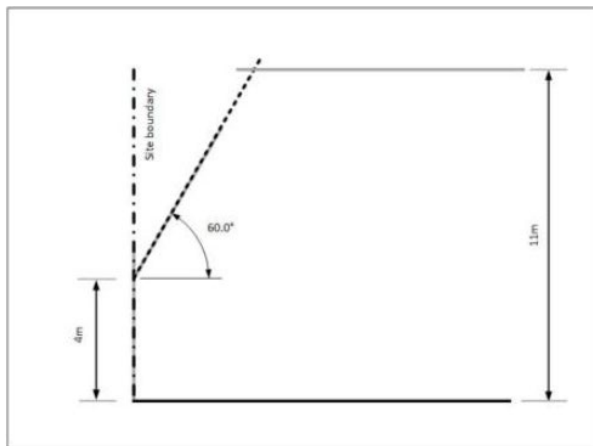
An application for resource consent for additions and alterations to a retirement village where compliance is achieved with HRZ-S2, and HRZ-S3, ~~HRZ-S14, HRZ-S15, and HRZ-S16~~ is precluded from being limited notified.

Standards

HRZ-S1	Building height control 1 where no more than three residential units occupy the site	
	1. Buildings and structures must not exceed 14 metres in height above ground level, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in the diagram below:  This standard does not apply to: - Fences or standalone walls; - Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; - Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically; - Multi-unit housing; and - Retirement villages.	Assessment criteria where the standard is infringed: - Streetscape and visual amenity effects; - Dominance, privacy and shading effects on adjoining sites; - Effects on the function and associated amenity values of any adjacent open space zone; and - The siting of a development on a site, particularly in relation to larger than typical sites.
HRZ-S2	Building height control 2 for multi-unit housing or a retirement village	
	1. Buildings and structures must not exceed 22	Assessment criteria where the standard

	metres in height above ground level. This standard does not apply to: a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; d. Circumstances where up to 50% of a building's roof in elevation exceeds the maximum height where the entire roof slopes 15° or more; and e. Lift overruns provided these do not exceed the height by more than 1m.	is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; 3. Effects on the function and associated amenity values of any adjacent open space zone; 4. Wind effects; and 5. The sitting of a development on a site, particularly in relation to larger than typical sites.
HRZ-S3	Height in relation to boundary	

1. For any site where HRZ-S1 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown in the diagram below;



2. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries, except where (3) or (4) below is applicable;
3. For any site where HRZ-S2 applies: no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level along any boundary that adjoins a site in:
 - i. The Medium Density Residential Zone; or
 - ii. The Wellington Town Belt Zone; or
 - iii. Any Heritage Area; or
 - iv. Any site containing a Heritage Building; or
 - v. Any character precinct; or
 - vi. Any site occupied by a school;
4. In relation to 1, 2 and 3 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 that legal right of way, entrance strip, access site, or pedestrian access way.

This standard does not apply to:

- a. A boundary with a road;
- b. Existing or proposed internal boundaries within a site;
- c. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed;
- d. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and
- e. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m measured vertically.

Assessment criteria where the standard is infringed:

1. Streetscape and visual amenity effects;
2. Dominance, privacy and shading effects on adjoining sites;
3. Effects on the function and associated amenity values of any adjacent open space zone or school site; and
4. For any site adjacent to a character precinct or heritage area, the effects on the identified character or heritage values.

HRZ-S4	Boundary setbacks		
~~Note:~~ ~~Exclusions for front and side yards in HRZ-R11.~~	~~1. Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:~~		~~Assessment criteria where the standard is infringed:~~ ~~1. Streetscape and visual amenity effects; and~~ ~~2. Dominance, privacy and shading effects on adjoining sites.~~
	~~Yard~~	~~Minimum depth~~	
	Front	1.5 metres	
	Side	1 metre	
	Rear	1 metre (excluded on corner sites)	
	Rail corridor boundary	1.5 metres	
	~~This standard does not apply to:~~ ~~a. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where common wall is proposed;~~ ~~b. Fences or standalone walls;~~ ~~c. Uncovered decks and uncovered structures no more than 500mm in height above ground level (except in relation to the rail corridor boundary, where it does apply);~~ ~~d. Eaves up to 600mm in width (except in relation to the rail corridor boundary, where it does apply);~~ ~~e. Multi-unit housing (except in relation to the rail corridor boundary, where it does apply); and~~ ~~f. Retirement villages (except in relation to the rail corridor boundary, where it does apply).~~		
<u>Yard</u>	<u>Minimum depth for a residential activity where no more than three residential units occupy the site</u>	<u>Minimum depth for a residential activity for multi-unit housing or a retirement village</u>	<u>Minimum depth of any building or structure for a non-residential activity</u>
<u>Front</u>	<u>0 m</u>	<u>0 m</u>	<u>1.5 m</u>
<u>Side</u>	<u>0 m</u>	<u>0 m</u>	<u>1 m</u>

<u>Rear</u>	<u>1 m (excluded on corner sites)</u>	<u>0 m</u>	<u>1 m (excluded on corner sites)</u>
<u>Rail corridor boundary</u>	<u>1.5 m</u>	<u>1.5 m</u>	<u>1.5 m</u>

This standard does not apply to:

1. Site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where common wall is proposed;
2. Fences or standalone walls;
3. Uncovered decks and uncovered structures no more than 500mm in height above ground level (except in relation to the rail corridor boundary, where it does apply);
4. Eaves up to 600mm in width (except in relation to the rail corridor boundary, where it does apply);

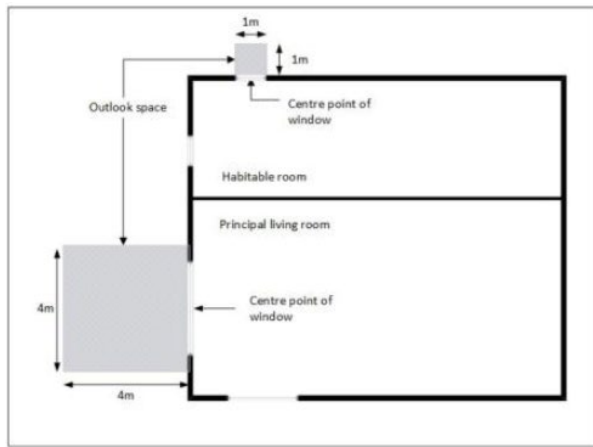
Assessment criteria where the standard is infringed:

1. Streetscape and visual amenity effects; and
2. Dominance, privacy and shading effects on adjoining sites; and
3. The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.

HRZ-S5	Building coverage	
	1. Maximum building coverage must not exceed 50% of the net site area. This standard does not apply to: a. Uncovered decks and uncovered structures no more than 1m in height above ground level b. Eaves up to 1m in width; c. Multi-unit housing; and d. Retirement villages.	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
HRZ-S6	Outdoor living space (per unit)	
	1. A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground floor, balcony, patio, or roof terrace space that: a. where located at ground level, has no dimension less than 3 metres; b. where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; c. is accessible from the residential unit; d. may be: i. grouped cumulatively by area in 1 communally accessible location; or ii. located directly adjacent to the unit;	Assessment criteria where the standard is infringed: The extent to which: 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.

	and e. is free of buildings, parking spaces, and servicing and manoeuvring areas; and 2. A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that: a. is at least 8 square metres and has a minimum dimension of 1.8 metres; b. is accessible from the residential unit; c. may be: i. grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or ii. located directly adjacent to the unit. This standard does not apply to: a. Multi-unit housing; and b. Retirement villages.	
HRZ-S7	Outlook space (per unit)	

1. An outlook space must be provided for each residential unit as specified in this standard;
2. An outlook space must be provided from habitable room windows as shown in the diagram below:



3. The minimum dimensions for a required outlook space are as follows:
 - a. A principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - b. All other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width;
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies;
5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space;
6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building;
7. Outlook spaces may be under or over a balcony;
8. Outlook spaces required from different rooms within the same building may overlap; and
9. Outlook spaces must:
 - a. Be clear and unobstructed by buildings; and
 - b. Not extend over an outlook space or outdoor living space required by another dwelling.

This standard applies to:

- a. Multi-unit housing

This standard does not apply to:

Assessment criteria where the standard is infringed:

The extent to which:

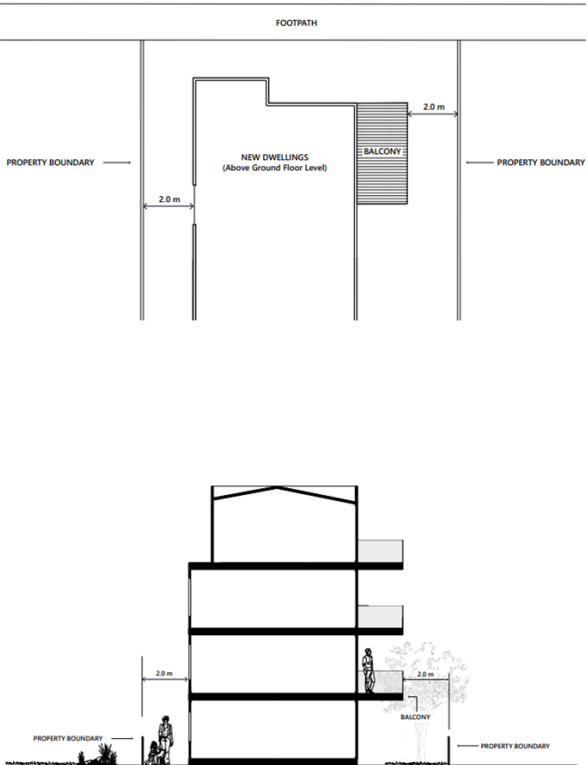
1. Acceptable levels of natural light are provided to habitable rooms; and
2. The design of the proposed unit provides a healthy living environment.

HRZ-S8	Windows to street	
	1. Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors. This standard does not apply to: i. Multi-unit housing; and ii. Retirement villages.	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Passive surveillance and safety.
HRZ-S9	Landscaped area	
	1. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. 2. The landscaped area may be located on any part of the site, and does not need to be associated with each residential unit. This standard does not apply to: a. Multi-unit housing. b. Retirement villages.	Assessment Criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Hard surfacing is minimised as far as practicable.
HRZ-S10	Fences and standalone walls	

	1. Any fence or standalone wall, or combination of these structures, must not: a. Exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary. b. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. 2. On a front boundary or within <u>1.5m of a front boundary</u> ~~a 5m front boundary setback~~ any fence or standalone wall, or combination of these structures, must not: a. Exceed a maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length, as shown in the diagram below. c. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. 50% Visually Transparent 1.2m Max Height Above Ground Level 2.0 m Max Height Above Ground Level Street Elevation 3. On a boundary with a site zoned open space or boundary with a public accessway, or within 1m of either of those boundaries, any fence or standalone wall, or combination of these structures, must not: a. Exceed a maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length. c. Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities. HRZ-S10.3 does not apply to a front boundary or a State Highway.	Assessment Criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
HRZ-S11	Minimum residential unit size for multi-unit housing 1. Residential units, including any dual key unit, must meet the following minimum sizes: Residential Unit Type Minimum Net Floor Area a. Studio unit 35m² b. 1 bedroom unit 40m² c. 2+ bedroom unit 55m² Assessment criteria where the standard is infringed: The extent to which: 1. The design of the proposed unit provides a good standard of amenity; and 2. Other on-site factors compensate	

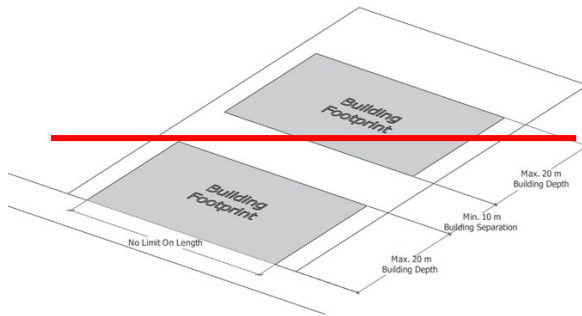
			for a reduction in unit sizes.																				
HRZ-S12	Outdoor living space for multi-unit housing																						
	1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and 3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and manoeuvring areas. <table><tr><th>Living Space Type</th><th>Minimum Area</th><th>Minimum Dimension</th></tr><tr><td colspan="3">a. Private</td></tr><tr><td>i. Studio unit and 1-bedroom unit</td><td>5m²</td><td>1.8m</td></tr><tr><td>ii. 2+ bedroom unit</td><td>8m²</td><td>1.8m</td></tr><tr><td colspan="3">b. Communal</td></tr><tr><td>i. For every 4 - 15 units</td><td>64m²</td><td>8m</td></tr><tr><td>ii. For each additional unit above 15 units</td><td>2m²</td><td>-</td></tr></table> Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.	Living Space Type	Minimum Area	Minimum Dimension	a. Private			i. Studio unit and 1-bedroom unit	5m ²	1.8m	ii. 2+ bedroom unit	8m ²	1.8m	b. Communal			i. For every 4 - 15 units	64m ²	8m	ii. For each additional unit above 15 units	2m ²	-	Assessment criteria where the standard is infringed: The extent to which: 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
Living Space Type	Minimum Area	Minimum Dimension																					
a. Private																							
i. Studio unit and 1-bedroom unit	5m ²	1.8m																					
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b. Communal																							
i. For every 4 - 15 units	64m ²	8m																					
ii. For each additional unit above 15 units	2m ²	-																					
HRZ-S13	Outlook space for multi-unit housing																						
	~~1. All habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width; and~~ ~~2. The outlook space must meet the requirements set out HRZ-S7.4-9.~~ -	Assessment criteria where the standard is infringed: - The extent to which: - ~~1. Acceptable levels of natural light are provided to habitable rooms; and~~ ~~2. The design of the proposed unit provides a healthy living environment.~~																					

HRZ-S14	Minimum privacy separation to a boundary for multi-unit housing or a retirement village

1. <u>Above ground floor level, a</u>Any outdoor living space or habitable room window ~~above ground floor level~~ must be at least 2m from any <u>external boundary of an existing allotment at the time a resource consent application is lodged</u>, except a road or a railway boundary, as shown in the diagram below. 	Assessment criteria where the standard is infringed: 1. Privacy effects on adjoining sites.

HRZ-S15	Maximum building ~~depth~~ <u>length</u> for multi-unit housing or a retirement village

1. No part of any building or structure must exceed 20m in continuous length depth, as shown in the diagram below.



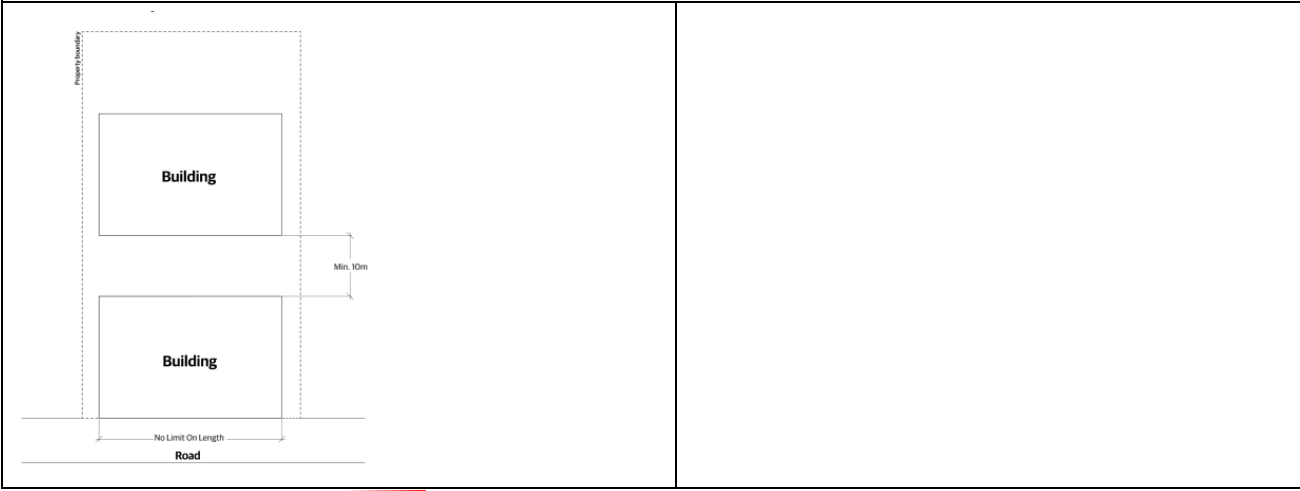
Assessment criteria where the standard is infringed:

1. Dominance, privacy and shading effects on adjoining sites.

<u>Any external side elevation that is parallel to, or at an angle of 30° or less, to any boundary except a boundary adjoining a road</u>	<u>The total unbroken length of any external side elevation, measured corner to corner, including where the external side is modulated</u>	<u>The total unbroken length of any external side elevation, measured corner to corner, including where the external side is stepped</u>

This standard does not apply to fences or standalone walls.

HRZ-S16	Minimum building separation distance for multi-unit housing or a retirement village	
	1. Buildings must be set back at least 10m from the nearest part of any other building on the same site.	Assessment criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining sites.



Unless identified as subject to appeal, all provisions in this chapter are operative as of 14 July 2025.

He Rohe Kāinga Wehewehe

Large Lot Residential Zone

LLRZ	Large Lot Residential Zone

Introduction

The Large Lot Residential Zone provides for lower density development on typically larger sites that are located on the periphery of urban areas.

The Zone provides for people who wish to live in a semi-urban setting but not on a large rural site or within the rural area. The Zone typically provides a rural outlook, along with a greater sense of privacy than what would be expected within the residential areas.

The Zone provides for lower density development through development controls which limit the scale of buildings that can be built, through restrictions on the number of residential buildings, site coverage, building height, and height in relation to boundaries. While low density residential development is encouraged, intensive rural activities are generally discouraged.

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in the Large Lot Residential Zone.

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	
LLRZ-O1	Purpose The purpose of the Large Lot Residential Zone is to provide for residential activities on sites that are on the periphery of urban areas and that are typically larger than in the Medium Density Residential Zone.
LLRZ-O2	Amenity values The low level of building density and associated open character and amenity values of the Large Lot Residential Zone are maintained.
LLRZ-O3	Non-Residential activities Non-residential activities are in keeping with the amenity of the Large Lot Residential zone and provide for the community's safety and social, economic, and cultural well-being.
Policies	

LLRZ-P1	Residential activities Allow residential activities in the Large Lot Residential Zone that result in a low density of building form and open character.
LLRZ-P2	Enabled non-residential activities Provide for home business, visitor accommodation, emergency service facilities, and childcare service activities to occur where the scale is such that the low-density amenity of the Large Lot Residential Zone is maintained.
LLRZ-P3	Rural activity Only allow rural activity to occur where the activity is of an appropriate scale and maintains the amenity and environmental values of the Large Lot Residential Zone.
LLRZ-P4	Community facilities Only allow community facilities where: 1. The activity is of an appropriate scale and maintains the amenity and environmental values of the neighbouring properties and surrounding area; 2. There is adequate infrastructure to support the activity; and 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
LLRZ-P5	Inappropriate activities Avoid activities that are incompatible with the purpose and the amenity values of the Large Lot Residential Zone.
LLRZ-P6	Buildings and structures Allow buildings in the Large Lot Residential Zone subject to controls on the size and number of buildings able to be established on a site to maintain the low-density amenity of the zone.
LLRZ-P7	Educational facilities Only allow educational facilities where: 1. The activity is of an appropriate scale and maintains the amenity and environmental values of the neighbouring properties and surrounding area; 2. There is adequate infrastructure to support the activity; and 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
LLRZ-P8	Infrastructure Ensure that new buildings can be appropriately serviced by three waters infrastructure, either on-site or by public infrastructure that is able to accommodate the demand generated by the proposed activity within the building.
Rules: Land use activities	
LLRZ-R1	Residential activities 1. Activity status: Permitted
LLRZ-R2	Home business 1. Activity status: Permitted

	Where: - The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence; - No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time; - No more than one third of the total gross floor area of all buildings on the site is used for home business activities; - Activities do not create a dust nuisance; - The home business does not involve the use of trucks or other heavy vehicles; - The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; - Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and - No retailing must be conducted on the site, except: - goods retailed online and do not result in customer visits to the site, or - goods ancillary and related to a service provided by the home business.
	2. Activity status: Restricted Discretionary Where: - Compliance with LLRZ-R2.1.a-h ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: - The extent and effects of the non-compliance with any requirement not met; - The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; and - The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
LLRZ-R3	Visitor accommodation
	1. Activity status: Permitted Where: The maximum occupancy does not exceed 10 guests per night.
	2. Activity status: Restricted Discretionary Where: - Compliance with LLRZ-R3.1.a ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: - The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties; - The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained; and - There is adequate infrastructure to support the activity.
LLRZ-R4	Childcare services
	1. Activity status: Permitted Where:

	a. The maximum number of children who are not normally resident on the site does not exceed 10; and b. The hours of operation are 0700 — 1900, Monday to Friday.
	2. Activity status: Discretionary Where: a. Compliance with LLRZ-R4.1.a or b ~~is not~~ ~~cannot be~~ achieved.
LLRZ-R5	Rural activity
	1. Activity Status: Permitted Where: a. The activity is limited to: i. The grazing and keeping of livestock; ii. Equestrian activities; and iii. Horticulture.
	2. Activity Status: Discretionary Where: a. Compliance with LLRZ-R5.1.a ~~is not~~ ~~cannot be~~ achieved.
LLRZ-R6	Community facility
	1. Activity status: Discretionary
LLRZ-R7	Educational facility
	1. Activity status: Discretionary
LLRZ-R8	Any activity not otherwise listed as permitted, restricted discretionary, or discretionary.
	1. Activity status: Non-complying
Rule: Building and structure activities	
LLRZ-R9	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
LLRZ-R10	Demolition or removal of a building or structure
	1. Activity status: Permitted
LLRZ-R11	Construction, addition or alteration of buildings, accessory buildings
	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. LLRZ-S1; ii. LLRZ-S2; iii. LLRZ-S3; iv. LLRZ-S4; v. LLRZ-S5; vi. LLRZ-S6; vii. LLRZ-S7; and viii. LLRZ-S8.

	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of LLRZ-R11.1.a ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: 1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. 2. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.
LLRZ-R12	Fences and standalone walls
	1. Activity status: Permitted Where: a. Compliance with LLRZ-S7 is achieved.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of LLRZ-R12.1.a ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: 1. The extent and effects of the non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.
LLRZ-R13	Any building or structure not otherwise provided for as a permitted or restricted discretionary
	1. Activity status: Discretionary
Activity Standards	
LLRZ-S1	Maximum number of residential buildings
1. There shall be a maximum number of: a. One residential unit per site; or b. One residential unit and one minor residential unit per site.	Assessment criteria where the standard is infringed: 1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone; 2. The impact of the additional bulk on the character and amenity values of the local environment; 3. Dominance, privacy, and shading effects on adjoining sites; 4. Whether the topography of the site mitigates or exacerbates effects; and 5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
LLRZ-S2	Maximum floor area of accessory buildings and minor residential units

1. The maximum gross floor area of each accessory building per site shall be 100m²; and 2. The maximum gross floor area of a Minor Residential Unit per site shall be 80m².	Assessment criteria where the standard is infringed: 1. Whether the proposed maintains a low density of housing in accordance with the purpose of the zone; 2. The impact of the additional bulk on the character and amenity values of the local environment; 3. Dominance, privacy, and shading effects on adjoining sites; 4. Whether the topography of the site mitigates or exacerbates effects; and 5. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
LLRZ-S3	Maximum height
1. Buildings, structures and accessory buildings must not exceed a maximum height of 8m above ground level; and 2. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge). This standard does not apply to: a. Fences or standalone walls; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; and c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.	Assessment criteria where the standard is infringed: 1. Streetscape, character, and amenity effects; 2. Dominance, privacy, and shading effects on adjoining sites; and 3. Whether the topography of the site mitigates or exacerbates effects.
LLRZ-S4	Height in relation to boundary
1. No part of any building, accessory building or structure may project beyond a building line of 45 degrees from a height of 2.5m above ground level from all boundaries of the site.	Assessment criteria where the standard is infringed: 1. Dominance, privacy, and shading effects on adjoining sites; and 2. Whether the topography of the site mitigates or exacerbates effects.
LLRZ-S5	Building coverage
1. Maximum site coverage: 35% of net site area, or a maximum building footprint of 600m² inclusive of any accessory buildings (whichever is the lesser).	Assessment criteria where the standard is infringed: 1. The impact of the additional bulk on the character and amenity values of the local environment; 2. Whether the topography of the

		site mitigates or exacerbates effects; and 3. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
Subject to appeal P1 Sch1 Legal effect	LLRZ-S6	Building setback
1. Buildings or structures must not be located within: - A 5m setback from a road boundary; and - A 3m setback from a side or rear boundary. Except that water tanks for water supply and firefighting purposes can be located within these setbacks.		Assessment criteria where the standard is infringed: - Streetscape and amenity effects; - Dominance, privacy, and shading effects on adjoining sites; - Whether the topography of the site mitigates or exacerbates effects; and - The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
	LLRZ-S7	Fences and standalone walls
1. No fence or standalone wall, or combination of these structures, shall: - Exceed a maximum height of 2m above ground level where within 1m of any boundary; - Exceed the height in relation to boundary standard in LLRZ-S4; and - Obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shutoff valves, or other emergency response facilities.		Assessment criteria where the standard is infringed: - Streetscape effects; and - Dominance and shading effects on adjoining properties.
	LLRZ-S8	On-site services
1. Where a connection to Council's reticulated wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to a septic tank or soakage field, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services v3.10 December 2024; and 2. Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to ground, that area must not be subject to instability or inundation or used for the disposal of stormwater.		Assessment criteria where the standard is infringed: - The engineering measure to provide on-site services and measures to maintain the health of future occupants and neighbouring properties; - The ability for the engineering measure to provide a level of service to support the proposed development; and - The ongoing maintenance of the engineering measure.

Unless identified as subject to appeal, all provisions in this chapter are operative as of 14 July 2025.

He Rohe Pokapū Paekiritata

Neighbourhood Centre Zone

NCZ	Neighbourhood Centre Zone

Introduction

The purpose of the Neighbourhood Centre Zone is to provide for predominantly for small-scale commercial activities and community activities that service the needs of the immediate residential neighbourhood and support the role and function of other Centre Zones in the hierarchy of centres.

The Neighbourhood Centre Zone includes a range of small commercial centres across Wellington that provide a neighbourhood function in the City’s hierarchy of centres. The Neighbourhood Centre Zone is the lowest in the hierarchy due to its make-up of small spot zones for very small commercial clusters. Neighbourhood centres service the surrounding residential neighbourhood and offer small-scale convenience-based retail for day-to-day needs. These Centres tend to have easy pedestrian access for locals and have some community services and small-scale offices.

High quality building design is a focus for the Neighbourhood Centres Zone. The transition to more intensive use in some neighbourhood centres will result in changes to existing amenity values in the centres and their surrounds. Consequently, redevelopment will be supported by a range of measures to promote good design and environmental outcomes, and address amenity issues. Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide. To enable intensification around existing neighbourhood centres, some of these will have increased building heights.

There is an identified need for residential intensification within and around neighbourhood centres. Accordingly, residential activity is permitted above ground floor within these centres. To support a mix of activities within the zone, activities that have off-site effects, such as industrial activities and different retail formats, will need to be managed. There is however a desire for larger scale retail to locate in centres, where these are of an appropriate form and scale, rather than at out-of-centre locations, to support the vitality of centres.

Development of larger sites in the Ngaio neighbourhood centre is required to be integrated and coordinated to act as a catalyst for positive change and demonstrate density done well.

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

NCZ-01	Purpose

	The Neighbourhood Centre Zone meets the needs of communities, businesses and residents in the immediate residential neighbourhood in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.
NCZ-O2	Accommodating growth The Neighbourhood Centre Zone has sufficient serviced, resilient development capacity and additional infrastructure to meet residential and commercial growth needs.
NCZ-O3	Amenity and design Medium to high density, mixed-use development is achieved that contributes to creating a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Neighbourhood Centres and their surrounding residential areas.
NCZ-O4	Activities Activities will be of an appropriate scale and type to enhance the vibrancy of Neighbourhood Centres, support walkable neighbourhoods and support their neighbourhood purpose.
Policies	
NCZ-P1	Accommodating growth Provide for the use and development of the Neighbourhood Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the vibrancy of the Local Centre Zone and Metropolitan Centre Zone and primacy of the City Centre Zone; 2. A mix of medium to high density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
NCZ-P2	Enabled activities Enable a range of activities that contribute positively to the purpose of the Zone and meet the convenience needs of the immediate neighbourhood and passers-by including: 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Community corrections activities; 8. Visitor accommodation; 9. Recreation activities; 10. Public transport activities; and 11. Industrial activities; and 12. <u>Hospital activities and healthcare facilities.</u>

NCZ-P3	Managed activities Manage the location and scale of commercial activities which could result in cumulative adverse effects on the vibrancy of centres, the retention and establishment of a mix of activities within the Neighbourhood Centre Zone, and the function of the transport network.
NCZ-P4	Potentially incompatible activities Only allow activities that are potentially incompatible with the role and function of the Neighbourhood Centre Zone, where they will not have an adverse effect on the vibrancy and amenity of the centre: 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.
NCZ-P5	Heavy industrial activities Avoid heavy industrial activities from locating in the Neighbourhood Centre Zone.
NCZ-P6	Housing choice Enable medium to high density residential development that: 1. Contributes towards accommodating anticipated growth in the City; and 2. Contributes to a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, impairments and abilities.
NCZ-P7	Quality development outcomes Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Neighbourhood Centre Zone by: 1. Fulfilling the intent of the Centres and Mixed Use Design Guide. 2. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: a. Reflects the nature and scale of the development enabled within the zone and responds to the evolving, more intensive identity of the neighbourhood; b. Optimises the development capacity of land¹; c. Provides for the increased levels of residential accommodation enabled in this zone; ~~and~~ d. Provides for a range of supporting business, open space and community facilities; ~~and~~ e. Is accessible for emergency service vehicles. 3. Ensuring that the development, where relevant: a. Responds to the site context, particularly where it is located adjacent to: i. A scheduled site or area of significance to Māori; ~~or~~ ii. Heritage buildings, heritage structures and heritage areas; ~~or~~ iii. An identified character precinct; ~~or~~ iv. Residential zoned areas; ~~or~~ v. Open space and recreation zoned areas; b. Provides a safe and comfortable pedestrian environment;

	c. Enhances the quality of the streetscape and public / private interface; d. Integrates with existing and planned active and public transport movement networks, including planned rapid transit stops; and e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential; <u>and</u> 4. Recognising the benefits of well-designed accessible, resilient and sustainable development, including the extent to which the development: a. Enables universal accessibility within buildings, ease of access for people of all ages and mobility/disability; <u>and</u> b. Incorporates a level of building performance that leads to reduced carbon emissions and increased climate change and earthquake resilience; and c. Incorporates construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs.
NCZ-P8	On-site residential amenity Achieve a good standard of amenity for residential activities in the Neighbourhood Centre Zone by: 1. Providing residents with access to adequate outlook; 2. Ensuring convenient access to private and/or communal areas of outdoor space; 3. Fulfilling the intent of the Centres and Mixed Use Design Guide; and 4. Providing residents with adequate internal living space.
NCZ-P9	Managing adverse effects Recognise the evolving, higher density development context enabled in the Neighbourhood Centres Zone, while managing any associated adverse effects including: 1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network and pedestrian linkages.
NCZ-P10	Retirement villages Provide for retirement villages where it can be demonstrated that the development: 1. Fulfils the intent of the Centres and Mixed Use Design Guide; 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 4. Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated for the Zone.
Rules: Land use activities	
NCZ-R1	Commercial activities
	1. Activity status: Permitted Where: a. The activity is not an Integrated Retail Activity (refer to Rule NCZ-R11).
NCZ-R2	Community facilities

		1. Activity status: Permitted
NCZ-R3	Educational facilities	
		1. Activity status: Permitted
NCZ-R4	Arts, culture and entertainment activities	
		1. Activity status: Permitted
NCZ-R5	Emergency service facilities	
		1. Activity status: Permitted
NCZ-R6	Community corrections activities	
		1. Activity status: Permitted
NCZ-R7	Visitor accommodation	
		1. Activity status: Permitted
NCZ-R8	Recreation activities	
		1. Activity status: Permitted
NCZ-R9	Public transport activities	
		1. Activity status: Permitted
<u>NCZ-R9a</u>	<u>Hospital activities and healthcare facilities</u>	
		1. <u>Activity status: Permitted</u>
NCZ-R10	Residential activities	
		1. Activity status: Permitted
		Where:
		a. The activity is located:
		i. Above ground floor level;
		ii. At ground floor level along any street edge not identified as an active frontage; or
		iii. At ground floor level along any street edge not identified as a non-residential activity frontage; or
		iv. At ground <u>floor</u> level along any street <u>edge</u> not identified as requiring verandah coverage.
		2. Activity status: Restricted Discretionary
		Where:

	a. Compliance with the requirements of NCZ-R10.1.a ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: ~~1. 1. The matters in NCZ-P4, NCZ-P6 and NCZ-P7;~~ ~~2. 2. The extent and effect of non-compliance with NCZ-S4 and NCZ-S5~~ ~~3. Whether residential activities exceed 50% of the street frontage at ground floor;~~ ~~4. The extent to which an acceptable level of passive surveillance is maintained between the interior of the building and the street or area of public space;~~ ~~5. The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;~~ ~~6. 3. The effect on the visual quality of the streetscape and the extent to which the residential activity contributes to or detracts from the surrounding public space.;~~ ~~7. The continuity of verandah coverage along the identified street, informal access route or public space; and~~ ~~8. The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.~~ Notification status: An application for resource consent made in respect of rule NCZ-R10.2.a is precluded from being either publicly or limited notified.	
NCZ-R11	Integrated retail activity	
	1. Activity status: Permitted Where: a. The total gross floor area does not exceed 10,000m².	
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of NCZ-R11.1.a is not achieved. Matters of discretion are: 1. The matters in NCZ-P1, NCZ-P2, NCZ-P3, and NCZ-P4; 2. The cumulative effect of the development on: a. The vitality of the City Centre Zone; b. The safety and efficiency of the transport network, including providing for a range of transport modes; c. The hierarchy of roads, travel demand or vehicle use; and 3. The compatibility with other activities provided for in the zone. Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with NCZ-R11.1.a.	
NCZ-R12	Industrial activities	
	1. Activity status: Permitted Where: a. The activity is not a heavy industrial activity.	
	2. Activity Status: Non-complying	

	Where: a. Compliance with the requirements of NCZ-R12.1 is not achieved Notification status: An application for resource consent made in respect of rule NCZ-R12.2.a must be publicly notified.	
NCZ-R13	Carparking activities	
	1. Activity status: Permitted Where: a. <u>The activity is located on a site without an active frontage or non-residential activity frontage; or</u> b. <u>On an active frontage or non-residential activity frontage, the activity involves:</u> i. <u>Provision of carpark areas are not visible at the street edge;</u> ii. <u>Provision of carpark areas are above ground floor level; or</u> iii. <u>Provision of carpark areas are below ground floor level; or</u> iv. <u>Provision of parking spaces are for people with disabilities; or</u> v. <u>Provision of ground floor level carpark areas that form part of a building specifically constructed and used for carparking purposes; or</u> vi. <u>Reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or</u> vii. <u>Provision of carpark areas on a road.</u>	
	2. Activity status: Discretionary Where: a. Compliance with the requirements of NCZ-R13.1.a is not achieved.	
NCZ-R14	Yard-based retailing activities	
	1. Activity status: Discretionary Notification Status: An application for resource consent made in respect of rule NCZ-R14 must be publicly notified, except where: a. The activity relates to the maintenance, operation and upgrading of an existing activity.	
NCZ-R15	Retirement Villages	
	1. Activity status: Discretionary	
NCZ-R16	All other activities	
	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted	

	discretionary activity, or a non-complying activity.	
	Rules: Building and structures activities	
NCZ-R17	Maintenance and repair of buildings and structures	
	1. Activity status: Permitted	
NCZ-R18	Demolition or removal of buildings and structures	
	1. Activity status: Permitted Where: a. The demolition or removal of a building: i. Is required to avoid an imminent threat to life and/or property; or ii. Enables the creation of public space or private outdoor living space associated with the use of a building; or iii. Is required for the purposes of constructing a new building or structure, or adding to or altering an existing building or structure, that is a permitted activity under NCZ-R19, or that has an approved resource consent, or resource consent is being sought concurrently; or b. The building or structure for demolition or removal is not on a site that has an active frontage or non-residential activity frontage; or c. The demolition or removal involves a structure, excluding any building.	
	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of NCZ-R18.1 is not achieved. The assessment of the activity must have regard to: 1. How the land will be utilised whilst it is vacant; and 2. Creating a positive visual relationship between the site and streetscape whilst the site is vacant. Notification status: An application for resource consent made in respect of rule NCZ-R18.2.a is precluded from being either publicly or limited notified.	
NCZ-R19	Construction of, or additions and alterations to, buildings and structures	
	1. Activity status: Permitted Where: a. The alterations or additions to a building or structure: i. Do not alter its external appearance; or ii. Involve the placement of solar panels on rooftops; or iii. Involve maintenance, repair or painting; or iv. Involve re-cladding with like for like materials and colours; or v. Relate to a building frontage that is: ▪ below verandah level, including entranceways and glazing; and ▪ compliant with NCZ-S4; or vi. Are not visible from public spaces; and b. The alterations or additions:	

	i. Do not result in the creation of new residential units; and ii. Comply with effects standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, and NCZ-S5; and c. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from a public space; and iii. Will have a gross floor area of less than 100m²; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and v. Will comply with effects standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, and NCZ-S5; and vi. Does not involve the construction of a new building for residential activities.	
	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of NCZ-R19.1, excluding NCZ-S1 is not achieved. Matters of discretion are: 1. The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9 and NCZ-P10; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 3. The extent and effect of any identifiable site constraints; 4. Construction impacts on the transport network; and 5. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule NCZ-R19.2.a that complies with all standards is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule NCZ-R19.2.a that complies with both NCZ-S2, NCZ-S6, NCZ-S7, NCZ-S8, NCZ-S9 and NCZ-S10 is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule NCZ-R19.2.a that results from non-compliance with NCZ-S1, NCZ-S3, NCZ-S4 and NCZ-S5 is precluded from being publicly notified.	
	3. Activity status: Discretionary Where: a. Compliance with the requirements of NCZ-S1 is not achieved.	
NCZ-R20	Conversion of buildings, or parts of buildings, for residential activities	
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in NCZ-P1, NCZ-P3, NCZ-P6, NCZ-P8 and NCZ-P10; 2. The extent of compliance with standards NCZ-S6, NCZ-S7 and NCZ-S8 and satisfaction	

	of associated assessment criteria; and 3. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule NCZ-R20.1 is precluded from being either publicly or limited notified.									
NCZ-R21	Outdoor storage areas									
	1. Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site; and b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.									
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of NCZ-R21.1 is not achieved. Matters of discretion are: 1. The matters in NCZ-P7; 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 Zones or Open Space and Recreation Zones. Notification status: An application for resource consent made in respect of rule NCZ-R21.2.a is precluded from being either publicly or limited notified.									
	Standards									
NCZ-S1	Maximum Height									
	1. The following maximum height limits above ground level must be complied with: <table><thead><tr><th>Location</th><th>Height</th></tr></thead><tbody><tr><td>Height control area 1 All Neighbourhood centres, except as stated below in Height Control Areas 2 and 3</td><td>12 metres</td></tr><tr><td>Height control area 2 Mersey Street, Island Bay</td><td>14 metres</td></tr><tr><td>Height control area 3 Aro Valley Centre (excluding Heritage Area)</td><td>22 metres</td></tr></tbody></table>	Location	Height	Height control area 1 All Neighbourhood centres, except as stated below in Height Control Areas 2 and 3	12 metres	Height control area 2 Mersey Street, Island Bay	14 metres	Height control area 3 Aro Valley Centre (excluding Heritage Area)	22 metres	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
Location	Height									
Height control area 1 All Neighbourhood centres, except as stated below in Height Control Areas 2 and 3	12 metres									
Height control area 2 Mersey Street, Island Bay	14 metres									
Height control area 3 Aro Valley Centre (excluding Heritage Area)	22 metres									

	Baroda Street (Khandallah) Berhampore Centre Crofton Road (Ngaio) Linden Ngaio Centre Owen Street West (Newtown) Oxford Street Tawa Centre		
	2. 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. Accessory buildings; b. Fences or standalone walls; c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and e. Lift overruns provided these do not exceed the height by more than 4m.		
NCZ-S2	Minimum ground floor height		
	1. The minimum ground floor height to the underside of a structural slab or equivalent shall be 4m.	Assessment criteria where the standard is infringed: 1. The extent to which a reduced height: a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for the functional needs or operational needs of a proposed activity; and 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.	
NCZ-S3	Height in relation to boundary		
	1. No part of any building or structure may project beyond the relevant recession plane shown below:	Assessment criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining sites; 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation;	
	Location	Recession plane	
	Boundary adjoining any site within the MRZ with a height limit of 11m	60° measured from a height of 4m vertically above ground level	

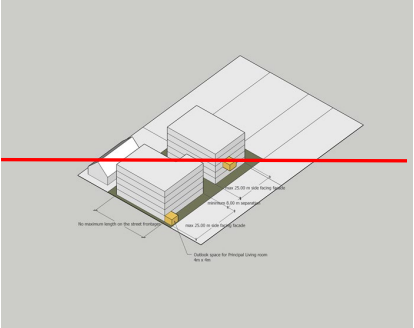
	<table><tr><td>identified on the District Plan Maps</td><td></td></tr><tr><td>Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps</td><td>60° measured from a height of 5m vertically above ground level</td></tr><tr><td>Boundary adjoining any site within the HRZ</td><td>60° measured from a height of 8m vertically above ground level</td></tr><tr><td>Boundary adjoining any site within an Open Space and Recreation Zone</td><td>60° measured from a height of 5m vertically above ground level</td></tr><tr><td colspan="2">These standards do not apply to: a. A boundary with a road; b. Internal boundaries; c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.</td></tr></table>	identified on the District Plan Maps		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	60° measured from a height of 8m vertically above ground level	Boundary adjoining any site within an Open Space and Recreation Zone	60° measured from a height of 5m vertically above ground level	These standards do not apply to: a. A boundary with a road; b. Internal boundaries; c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.		3. Effects on public spaces; and 4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation.
identified on the District Plan Maps												
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	60° measured from a height of 8m vertically above ground level											
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NCZ-S4	Verandah control											
	1. Verandahs must be provided on building elevations on identified street frontages; 2. Any verandah must: a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; d. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and f. Not exceed a maximum width of 3m from the front of the building. This standard does not apply to: a. Any scheduled building identified in SCHED1-Heritage buildings. However, if for any reason these buildings received Council approval (resource consent or other approval) to be	Assessment criteria where the standard is infringed: 1. The extent to which any non-compliance: a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and 2. The continuity of verandah coverage along the identified street, informal access route or public space.										

	demolished, then a verandah would be required for any replacement buildings on these sites; and b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree.							
NCZ-S5	Active frontage and non-residential activity frontage controls							
	1. Any new building or addition to an existing building on an identified street with an active frontage must: a. Be built up to the street edge at ground floor level along at least 90% of the full width of the site that borders the street(s); b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c. Locate the principal public entrance on the front boundary; This standard does not apply to: a. Any vehicle and pedestrian access to a site situated on a street subject to an active frontage or non-residential activity control; b. Service stations. 2. Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a. Is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m; 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.	Assessment criteria where the standard is infringed: 1. The extent to which: a. Any non-compliance is required for on-site functional or operational needs; b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings or otherwise enhances the streetscape; and c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.						
NCZ-S6	Minimum residential unit size							
	1. Residential units, including dual key units, must meet the following minimum sizes: <table><tr><th>Residential unit type</th><th>Minimum net floor area</th></tr><tr><td>a. Studio unit</td><td>35m²</td></tr><tr><td>b. 1 bedroom unit</td><td>40m²</td></tr></table>	Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity; and
Residential unit type	Minimum net floor area							
a. Studio unit	35m ²							
b. 1 bedroom unit	40m ²							

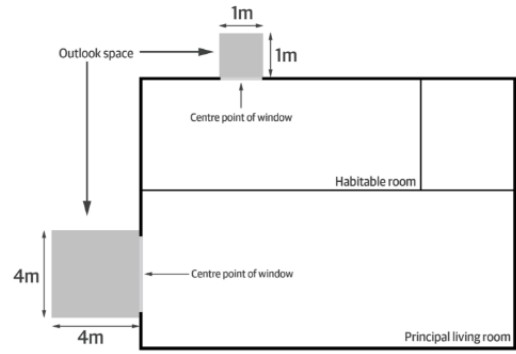
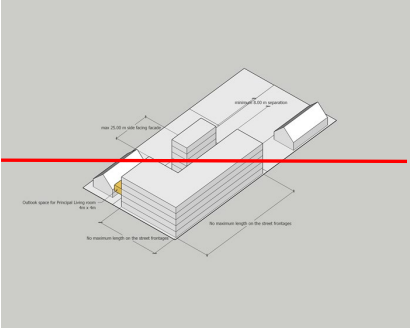
	c. 2+ bedroom unit	55m ²	b. Other on-site factors compensate for a reduction in unit sizes.
NCZ-S7	Residential — outdoor living space		
	1. Each residential unit, including any dual key unit, must be provided with either an private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: - For the exclusive use of residents; - Directly accessible from a habitable room; - A single contiguous space; and - Of the minimum area and dimension specified in the table below; 3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: - Accessible from the residential units it serves; - Of the minimum area and dimension specified in the table below; and - Free of buildings, parking spaces, and servicing and manoeuvring areas.		Assessment criteria where the standard is infringed: The extent to which: - Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; - Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and - The availability of public space in proximity to the site.
	Living space type	Minimum area	Minimum dimension
	a. Private		
	i. Studio unit and 1-bedroom unit	5m ²	1.8m
	ii. 2+ bedroom unit	8m ²	1.8m
	b. Communal		
	i. For every 4 - 15 units	64m ²	8m
	ii. For each additional unit above 15 units	2m ²	-
	Communal outdoor living space is calculated on the basis of the number of units without exclusive access to private outdoor living space.		
NCZ-S8	Minimum outlook space for multi-unit housing		

1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.
2. All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in the diagrams below.

In-block site



Corner site



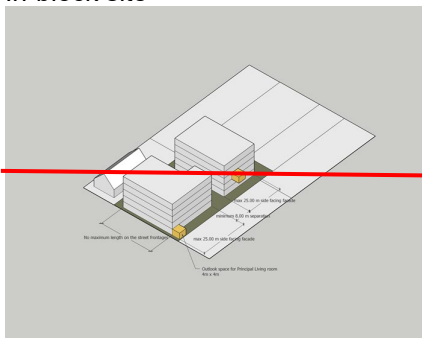
Assessment criteria where the standard is infringed:

1. The extent to which:
 - a. The design of the proposed unit provides a good standard of amenity; and
 - b. Other on-site factors compensate for a reduction in outlook space.

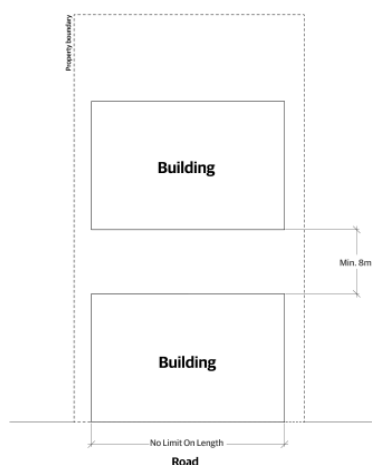
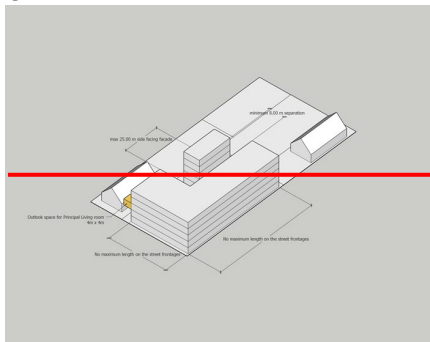
NCZ-S9	Minimum building separation distance for residential activities

1. Any new building or addition to an existing building used for residential activities must provide an 8m separation distance between buildings located on the same site, as shown in the diagrams below.

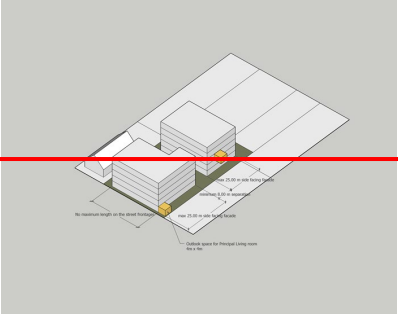
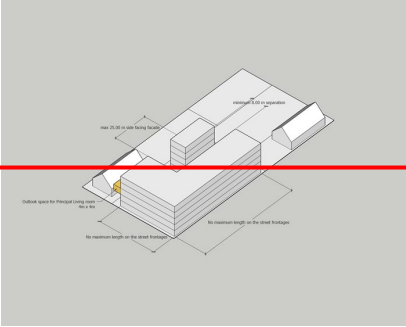
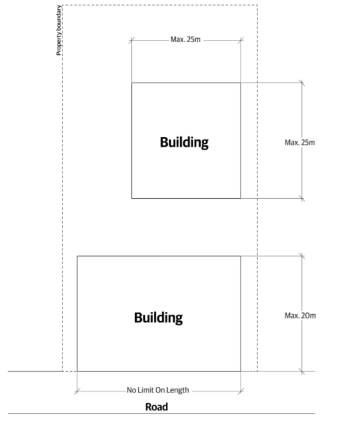
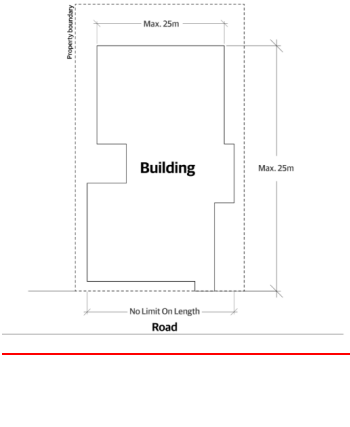
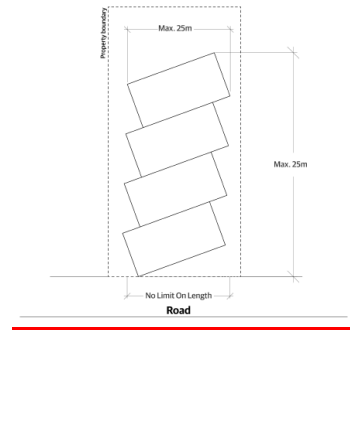
In-block site



Corner site



	This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio Centres.	Assessment criteria where the standard is infringed: 1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and 2. Dominance, privacy and shading effects on adjoining sites.
NCZ-S10	Maximum building <u>length</u> ~~depth~~ for residential activities	

1. Any new building, part of a new building, or additions to an existing building, constructed for residential activities on any site aside from a rear site, must not result in the continuous length of any external side façade, facing a neighbouring site, being greater than 25m, as shown in the diagrams below. In-block site  Corner site 		Assessment criteria where the standard is infringed: 1. The extent to which the design mitigates the effect of a long featureless building elevation; and 2. Dominance, privacy and shading effects on adjoining sites.
		
<u>Any external side elevation that is parallel to, or at an angle of 30° or less, to any boundary except a boundary adjoining a road</u>	<u>The total unbroken length of any external side elevation, measured corner to corner, including where the external side is modulated</u>	<u>The total unbroken length of any external side elevation, measured corner to corner, including where the external side is stepped</u>
This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio Centres.		
<u>NCZ-S11</u>	<u>Boundary setback from rail corridor</u>	

<u>1. Buildings or structures must not be located within 1.5m of the boundary of a designated rail corridor.</u>	<u>Assessment criteria where the standard is infringed:</u> <u>1.The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.</u>
Methods	
Subject to appeal P1 Sch1 Have regard	NCZ-M1 Urban Design Panel
Subject to obtaining relevant approvals and supporting funding, Council will seek to establish and facilitate an independent Urban Design Panel to inform the urban design assessments of relevant policies and matters of discretion that apply to significant resource consent applications as required.	

Unless identified as subject to appeal, all provisions in this chapter are operative as of 14 July 2025.

He Rohe Pokapū Haukāinga

Local Centre Zone

LCZ	Local Centre Zone

Introduction

The purpose of the Local Centre Zone is to provide for a range commercial, community, recreation and residential activities. These centres service the needs of the surrounding residential catchment and neighbouring suburbs. Local centres support the role and function of other Centre Zones in the hierarchy of centres.

The Local Centre Zone is distributed across the city and will play a crucial role in accommodating and servicing the needs of the existing and forecast population growth. The Medium Density and High Density Residential Zone surrounds most local centres. These zones enable intensification due to the capacity of the area to absorb more housing with enablers of growth such as walkability, access to public transport, community facilities and services.

High quality building design is a focus for the Local Centres Zone. The transition to more intensive use in some local centres will result in changes to existing amenity values in the centres and their surrounds. Consequently, redevelopment will be supported by a range of measures to promote good design and environmental outcomes, and address amenity issues. Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide. To enable intensification around existing neighbourhood centres, some of these will have substantial building heights.

There is an identified need for residential intensification within and around local centres. These centres are subject to the intensification policies 3 (c) and (d) of the National Policy Statement on Urban Development 2020 (NPS-UD). Accordingly, residential activity is permitted above ground floor within these centres. To support a mix of activities within the zone, activities that have off-site effects, such as industrial activities and different retail formats, will need to be managed. There is however a desire for larger scale retail to locate in centres, where these are of an appropriate form and scale, rather than at out-of-centre locations, to support the vitality of centres.

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

LCZ-O1	Purpose The Local Centre Zone meets the needs of communities, businesses and residents in the surrounding residential catchment and neighbouring suburbs in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.
LCZ-O2	Accommodating growth The Local Centre Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity and additional infrastructure to meet residential and commercial growth needs.
LCZ-O3	Amenity and design Medium to high density mixed-use development is achieved that contributes to creating a high quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Local Centres and their surrounding residential areas.
LCZ-O4	Activities Activities will be of an appropriate scale and type to enhance the vibrancy of Local Centres, support walkable neighbourhoods and support their local purpose.
Policies	
LCZ-P1	Accommodating growth Provide for the use and development of the Local Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the viability of the Metropolitan Centre Zone and the primacy of the City Centre Zone; 2. A mix of medium to high density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
LCZ-P2	Enabled activities Enable a range of activities that contribute positively to the role and function of the Zone and meet the needs of the residential catchment and surrounding suburbs including: 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture, and entertainment activities; 6. Emergency service facilities; 7. Community corrections activities; 8. Visitor accommodation; 9. Recreation activities; 10. Public transport activities; and

	11. Industrial activities-; <u>and</u> 12. <u>Hospital activities and healthcare facilities.</u>
LCZ-P3	Managed activities Manage the location and scale of commercial activities which could result in cumulative adverse effects on the vibrancy of centres, the retention and establishment of a mix of activities within the Local Centre Zone, and the function of the transport network.
LCZ-P4	Potentially incompatible activities Only allow activities that are potentially incompatible with the role and function of the Local Centre Zone, where they will not have an adverse effect on the vibrancy and amenity of the centre: 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.
LCZ-P5	Heavy industrial activities Avoid heavy industrial activities from locating in the Local Centre Zone.
LCZ-P6	Housing choice Enable medium density residential development that: 1. Contributes towards accommodating anticipated growth in the City; and 2. Contributes to a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, impairments and abilities.
LCZ-P7	Quality development outcomes Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Local Centre Zone by: 1. Fulfilling the intent of the Centres and Mixed Use Design Guide; 2. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: a. Reflects the nature and scale of the development enabled within the zone and responds to the evolving, more intensive identity of the neighbourhood; b. Optimises the development capacity of land; c. Provides for the increased levels of residential accommodation enabled in this zone; and d. Provides for a range of supporting business, open space and community facilities; e. Is accessible for emergency service vehicles. 3. Ensuring that the development, where relevant: a. Responds to the site context, particularly where it is located adjacent to: i. A scheduled site or area of significance to Māori; ii. Heritage buildings, heritage structures and heritage areas; iii. An identified character precinct; iv. Residential zoned areas; v. Open space zoned areas; b. Provides a safe and comfortable pedestrian environment; c. Enhances the quality of the streetscape and public / private interface;

	d. Integrates with existing and planned active and public transport movement networks, including planned rapid transit stops; ~~and~~ e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential; ~~and~~ f. Positively contributes to the sense of place and distinctive form of the Local Centre where the site or proposal will be prominent; ~~and~~ 4. Recognising the benefits of well-designed accessible, resilient and sustainable development, including the extent to which the development: a. Enables universal accessibility within buildings, ease of access for people of all ages and mobility/disability; ~~and~~ b. Incorporates a level of building performance that leads to reduced carbon emissions and increased climate change earthquake resilience; and c. Incorporates construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs.
LCZ-P8	On-site residential amenity Achieve a good standard of amenity for residential activities in the Local Centre Zone by: 1. Providing residents with access to adequate outlook; 2. Ensuring convenient access to private and/or communal areas of outdoor space; 3. Fulfilling the intent of the Centres and Mixed Use Design Guide; and 4. Providing residents with adequate internal living space.
LCZ-P9	Managing adverse effects Recognise the evolving, higher density development context enabled in the Local Centres Zone, while managing any associated adverse effects including: 1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network and pedestrian linkages.
LCZ-P10	City development outcomes Recognise the positive outcomes that developments over the height limits in the Local Centre Zone can make to a well-functioning urban environment, as compensation for adverse effects, through the provision of enduring outcomes that provide public benefit and positively contribute to the sense of place and distinctive form, quality and amenity of the Local Centre Zone, including: 1. Positively contributing to public space provision and the amenity of the site and surrounding area, particularly in areas of deficit public space; 2. Positively contributing to public accessibility and connections; 3. Restoring and reusing heritage buildings and structures; 4. The recognition of or response to adjacent sites and areas of heritage or sites and areas of significance to Māori; and 5. Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years.
LCZ-P11	Retirement villages Provide for retirement villages where it can be demonstrated that the development: 1. Fulfils the intent of the Centres and Mixed Use Design Guide; 2. Includes outdoor space that is sufficient to cater for the needs of the village; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all of the solid waste, recycling and organic waste potentially generated by the development; 4. Is able to be adequately serviced by three waters infrastructure or can address any

	constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated in the Zone.
	Rules: Land use activities
LCZ-R1	Commercial activities
	1. Activity status: Permitted Where: a. The activity is not an Integrated Retail Activity (refer to Rule LCZ-R11).
LCZ-R2	Community facilities
	1. Activity status: Permitted
LCZ-R3	Educational facilities
	1. Activity status: Permitted
LCZ-R4	Arts, culture and entertainment activities
	1. Activity status: Permitted
LCZ-R5	Emergency services facilities
	1. Activity status: Permitted
LCZ-R6	Community corrections activities
	1. Activity status: Permitted
LCZ-R7	Visitor accommodation
	1. Activity status: Permitted
LCZ-R8	Recreation activities
	1. Activity status: Permitted
LCZ-R9	Public transport activities
	1. Activity status: Permitted
<u>LCZ-R9a</u>	<u>Hospital activities and healthcare facilities</u>
	1. <u>Activity status: Permitted</u>

LCZ-R10	Residential activities	
	1. Activity status: Permitted Where: a. The activity is located: - Above ground floor level; - At ground floor level along any street edge not identified as an active frontage; - At ground floor level along any street edge not identified as a non-residential activity frontage; or - At ground <u>floor</u> level along any street <u>edge</u> not identified as requiring verandah coverage. 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of LCZ-R10.1.a <u>is not cannot be</u> achieved. Matters of discretion are: <u>1.</u> The matters in LCZ-P4, LCZ-P6 and LCZ-P7; <u>2.</u> The extent and effect of non-compliance with LCZ-S4 and LCZ-S5; <u>3.</u> ~~Whether residential activities exceed 50% of the street frontage at ground floor;~~ <u>4.</u> ~~The extent to which an acceptable level of passive surveillance is maintained between the interior of the building and the street or area of public space;~~ <u>5.</u> ~~The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;~~ <u>6.</u> <u>3.</u> ~~The effect on the visual quality of the streetscape and the~~ extent to which the residential activity contributes to or detracts from the surrounding public space.; <u>7.</u> ~~The continuity of verandah coverage along the identified street, informal access route or public space; and~~ <u>8.</u> ~~The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.~~ Notification status: An application for resource consent made in respect of rule LCZ-R10.2.a is precluded from being either publicly or limited notified.	
LCZ-R11	Integrated retail activity	
	1. Activity status: Permitted Where: a. The total gross floor area does not exceed 20,000m². 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of LCZ-R11.1 is not achieved. Matters of discretion are: - The matters in LCZ-P1, LCZ-P2, LCZ-P3, and LCZ-P4; - The cumulative effect of the development on: - The vitality of the City Centre Zone;	

		b. The safety and efficiency of the transport network, including providing for a range of transport modes; c. The hierarchy of roads, travel demand or vehicle use; and 3. The compatibility with other activities provided for in the zone. Council will not apply a permitted baseline assessment when considering the effects of integrated retail activities that cannot comply with LCZ-R11.1.
LCZ-R12	Industrial activities	
	1. Activity status: Permitted Where: a. The activity is not a heavy industrial activity.	
	2. Activity Status: Non-complying Where: a. Compliance with the requirements of LCZ-R12.1.a is not achieved. Notification status: An application for resource consent made in respect of rule LCZ-R12.2.a must be publicly notified.	
LCZ-R13	Carparking activities	
	1. Activity status: Permitted Where: a. <u>The activity is located on a site without an active frontage or non-residential activity frontage; or</u> b. <u>On an active frontage or non-residential activity frontage, the activity involves:</u> <u>i. Provision of carparks are not visible at the street edge;</u> <u>ii. Provision of carparks are above ground floor level; or</u> <u>iii. Provision of carparks are below ground floor level; or</u> <u>iv. Provision of parking spaces are for people with disabilities; or</u> <u>v. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes; or</u> <u>vi. Reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or</u> <u>vii. Provision of carparks on a road.</u>	
	2. Activity status: Discretionary Where: a. Compliance with the requirements of LCZ-R13.1.a is not achieved.	
LCZ-R14	Yard-based retailing activities	
	1. Activity status: Discretionary	

	Notification Status: An application for resource consent made in respect of rule LCZ-R14 must be publicly notified, except where: a. The activity relates to the maintenance, operation and upgrading of an existing activity.	
LCZ-R15	Retirement Villages	
	1. Activity status: Discretionary	
LCZ-R16	All other activities	
	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.	
Rules: Building and structures activities		
LCZ-R17	Maintenance and repair of buildings and structures	
	1. Activity status: Permitted	
LCZ-R18	Demolition or removal of buildings and structures	
	1. Activity status: Permitted Where: a. The demolition or removal of a building: - Is required to avoid a threat to life and/or property; - Enables the creation of public space or private outdoor living space associated with the use of a building; - Is required for the purposes of constructing a new building or structure, or adding to or altering an existing building or structure, that is a permitted activity under LCZ-R19, or has an approved resource consent, or resource consent is being sought concurrently; or b. The building or structure for demolition or removal is not on a site that has an active frontage or non-residential activity frontage; or c. The demolition or removal involves a structure, excluding any building.	
	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of LCZ-R18.1 ~~is not~~ cannot be achieved. The assessment of the activity must have regard to: - How the land will be utilised whilst it is vacant; and - Creating a positive visual relationship between the site and streetscape whilst the site is vacant. Notification status: An application for resource consent made in respect of rule LCZ-R18.2.a is precluded from being either publicly or limited notified.	

LCZ-R19	Construction of, or additions and alterations to, buildings and structures
	1. Activity status: Permitted Where: a. The alterations or additions to a building or structure: i. Do not alter its external appearance; or ii. Involve the placement of solar panels on rooftops; or iii. Involve maintenance, repair or painting; or iv. Involve re-cladding with like for like materials and colours; or v. Relate to a building frontage that is: • Below verandah level, including entranceways and glazing; and • Compliant with LCZ-S4; or vi. Are not visible from public spaces; and b. The alterations or additions: i. Do not result in the creation of new residential units; and ii. Comply with standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4 and LCZ-S5; and c. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from a public space; and iii. Will have a gross floor area of less than 100m²; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and v. Will comply with effects standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4 and LCZ-S5; and vi. Does not involve the construction of a new building for residential activities 2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of LCZ-R19.1, excluding LCZ-S1 ~~cannot be~~ <u>is not</u> achieved. Matters of discretion are: 1. The matters in LCZ-P6, LCZ-P7, LCZ-P8, LCZ-P9 and LCZ-P11; 2. The extent and effect of non-compliance with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7, LCZ-S8, LCZ-S9, LCZ-S10 and LCZ-S11. 3. The extent and effect of any identifiable site constraints; 4. Construction impacts on the transport network; and 5. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule LCZ-R19.2.a that complies with all standards is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule LCZ-R19.2.a that complies with LCZ-S2, LCZ-S6, LCZ-S7, LCZ-S8, LCZ-S9 and LCZ-S10 is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule LCZ-R19.2.a that results from non-compliance with LCZ-S1, LCZ-S3, LCZ-S4 and LCZ-S5 is precluded from being publicly notified.

	3. Activity status: Discretionary Where: a. Compliance with any of the requirements of LCZ-S1 ~~is not~~ cannot be achieved.	
LCZ-R20	Conversion of buildings, or parts of buildings, for residential activities	
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in LCZ-P1, LCZ-P3, LCZ-P6, LCZ-P8 and LCZ-P11; 2. The extent of compliance with standards LCZ-S6, LCZ-S7 and LCZ-S8 and satisfaction of associated assessment criteria; and 3. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule LCZ-R20.1 is precluded from being either publicly or limited notified.	
LCZ-R21	Outdoor storage areas	
	1. Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of LCZ-R21.1 is not achieved. Matters of discretion are: 1. The matters in LCZ-P7; 2. The extent to which any lesser screening is necessary to provide for the functional needs or operational needs 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 Zones. Notification status: An application for resource consent made in respect of rule LCZ-R21.2.a is precluded from being either publicly or limited notified.	
Standards		
LCZ-S1	Maximum height	
	1. The following maximum height limits above ground level must be complied with:	Assessment criteria where the standard is infringed:

Location		Limit	1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
Height Control Area 1 Island Bay Local Centre Heritage Area Hataitai Local Centre Heritage Area Newtown Local Centre Heritage Area		12 metres	
Height Control Area 2 Karori Kelburn		18 metres	
Height Control Area 3 Brooklyn Churton Park Crofton Downs Island Bay Khandallah Miramar Newlands Hataitai		22 metres	
Height Control Area 4 Newtown Tawa		27 metres	
2. 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. Accessory buildings. b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and d. Lift overruns provided these do not exceed the height by more than 4m.			
LCZ-S2	Minimum ground floor height		
	1. The minimum ground floor height to the underside of a structural slab or equivalent shall be 4m.	Assessment criteria where the standard is infringed: 1. The extent to which a reduced height: a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for the functional needs or operational needs of a	

		proposed activity; and 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.										
LCZ-S3	Height in relation to boundary											
	1. No part of any building or structure may project beyond the relevant recession plane shown below: <table><tr><th>Location</th><th>Recession plane</th></tr><tr><td>Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps</td><td>60° measured from a height of 4m vertically above ground level</td></tr><tr><td>Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps</td><td>60° measured from a height of 5m vertically above ground level</td></tr><tr><td>Boundary adjoining any site within the HRZ</td><td>60° measured from a height of 8m vertically above ground level</td></tr><tr><td>Boundary adjoining any site within an Open Space Zone</td><td>60° measured from a height of 5m vertically above ground level</td></tr></table> These standards do not apply to: a. A boundary with a road. b. Internal boundaries; c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.	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	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	Assessment criteria where the standard is infringed: 1. Dominance, privacy, and shading effects on adjoining sites; 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 3. Effects on public spaces; and 4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation.
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	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											
LCZ-S4	Verandah control											
	1. Verandahs must be provided on building elevations on identified street frontages; 2. Any verandah must: a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly	Assessment criteria where the standard is infringed: 1. The extent to which any non-compliance: a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street										

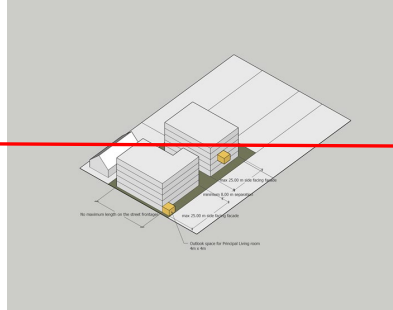
	above the footpath or formed ground surface; - Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; - Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and - Not exceed a maximum width of 3m from the front of the building. This standard does not apply to: - Any scheduled building identified in SCHED1-Heritage buildings. However, if for any reason these buildings received Council approval (resource consent or other approval) to be demolished, then a verandah would be required for any replacement buildings on these sites; - Any building where compliance with the standard results in an encroachment into the dripline of an existing tree; and - Service stations.	trees being added to public space as part the development; and The continuity of verandah coverage along the identified street, informal access route or public space.
LCZ-S5	Active frontage and non-residential activity frontage controls	
	- Any new building or addition to an existing building facing an identified street with an active frontage must: - Be built up to the street edge at ground floor level along at least 90% of the full width of the site that borders the street(s); - Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and - Locate the principal public entrance on the front boundary. This standard does not apply to: - Any vehicle and pedestrian access to a site situated on a street subject to an active frontage or non-residential activity control; - Service stations. - Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: - Is more than 3 metres wide; and - Extends from a height of 1m above ground level to a maximum height of 2.5m; - Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and - Any new building or addition to an existing	Assessment criteria where the standard is infringed: - The extent to which: - Any non-compliance is required for on-site functional needs or operational needs; - The building frontage is designed and located to create a strong visual alignment with adjoining buildings or otherwise enhances the streetscape; and - An acceptable level of passive surveillance is maintained between the interior of the building and the street.

	building on a site with a non-residential activity frontage control must: a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.																			
LCZ-S6	Minimum residential unit size																			
	1. Residential units, including dual key units must meet the following minimum sizes: <table><tr><th>Residential unit type</th><th>Minimum net floor area</th></tr><tr><td>a. Studio unit</td><td>35m²</td></tr><tr><td>b. 1 bedroom unit</td><td>40m²</td></tr><tr><td>c. 2+ bedroom unit</td><td>55m²</td></tr></table>	Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes.										
Residential unit type	Minimum net floor area																			
a. Studio unit	35m ²																			
b. 1 bedroom unit	40m ²																			
c. 2+ bedroom unit	55m ²																			
LCZ-S7	Residential — outdoor living space																			
	1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space. 2. Where private outdoor living space is provided it must be: a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and 3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and manoeuvring areas. <table><tr><th>Living space type</th><th>Minimum area</th><th>Minimum dimension</th></tr><tr><td colspan="3">a. Private</td></tr><tr><td>i. Studio unit and 1-bedroom unit</td><td>5m²</td><td>1.8m</td></tr><tr><td>iii. 2+ bedroom unit</td><td>8m²</td><td>1.8m</td></tr><tr><td colspan="3">a. Communal</td></tr><tr><td>i. For every 4 - 15 units</td><td>64m²</td><td>8m</td></tr></table>	Living space type	Minimum area	Minimum dimension	a. Private			i. Studio unit and 1-bedroom unit	5m ²	1.8m	iii. 2+ bedroom unit	8m ²	1.8m	a. Communal			i. For every 4 - 15 units	64m ²	8m	Assessment criteria where the standard is infringed: 1. The extent to which: a. The size of the proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; and b. Other on-site factors compensate for a reduction in the size of the outdoor living space (e.g. communal living space); 2. Whether any alternative publicly available open space adjoins or is in close proximity to the site; and 3. Whether topographical or other site constraints make compliance with the standard
Living space type	Minimum area	Minimum dimension																		
a. Private																				
i. Studio unit and 1-bedroom unit	5m ²	1.8m																		
iii. 2+ bedroom unit	8m ²	1.8m																		
a. Communal																				
i. For every 4 - 15 units	64m ²	8m																		

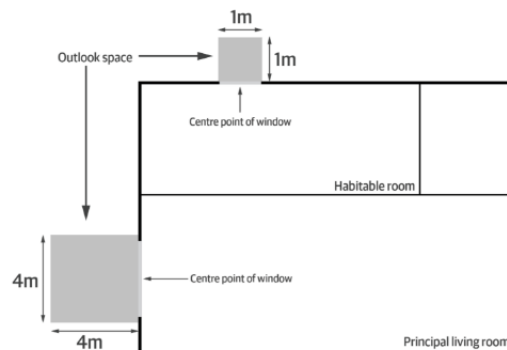
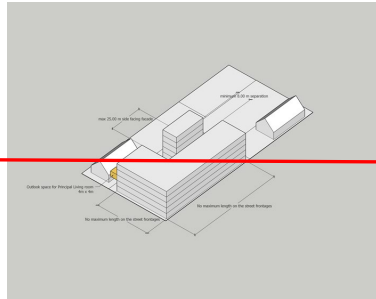
	ii. For each additional unit above 15 units	2m ²	-	impracticable.
	Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to private outdoor living space.			
LCZ-S8	Minimum outlook space for multi-unit housing			

1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms.
2. All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in diagrams below.

In-block site

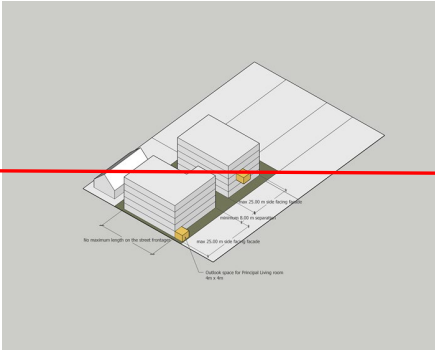
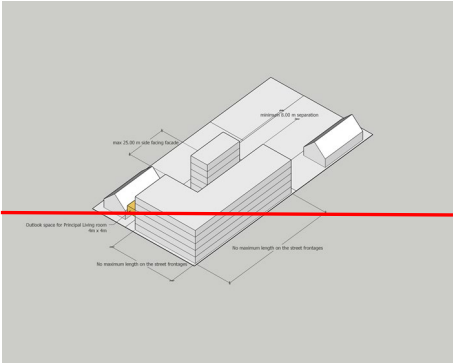
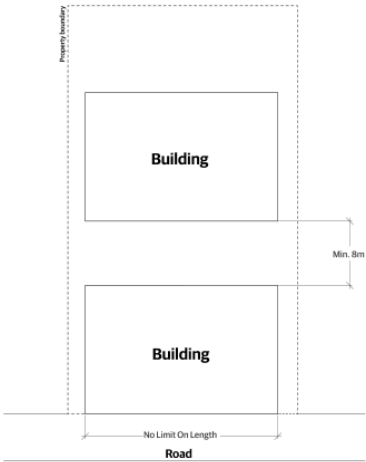


Corner site



Assessment criteria where the standard is infringed:

1. The extent to which:
 - a. The design of the proposed unit provides a good standard of amenity; and
 - b. Other on-site factors compensate for a reduction in outlook space.

LCZ-S9	Minimum building separation distance for residential activities
	1. Any new residential building or addition to an existing residential building must provide an 8m separation distance between buildings located on the same site, as shown diagrams below. In-block site  Corner site  
LCZ-S10	Maximum building ~~length~~ ~~depth~~ for residential activities

1. The extent to which the design mitigates the effect of a long features building elevations; and
2. Dominance, privacy and shading effects on adjoining sites.

Diagram illustrating the setbacks and setbacks for a building on a lot. The diagram shows a building footprint on a lot with setbacks of 25.00' on the side facing the street and 25.00' on the side facing the rear. A red line indicates the maximum length on the street frontage. A yellow box indicates the maximum 25.00' side facing the rear setback. A yellow box indicates the maximum 25.00' side facing the rear setback. A yellow box indicates the maximum 25.00' side facing the rear setback. A yellow box indicates the maximum 25.00' side facing the rear setback.

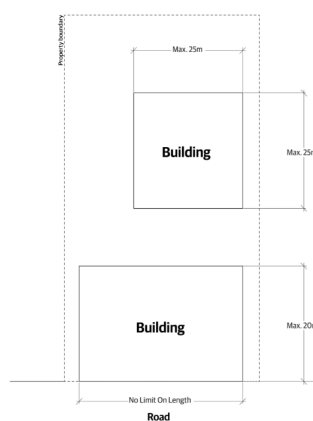
max 25.00 m side facing facade

minimum 3.00 m separation

Outlook space for Principal Living room — min 6 m

No maximum length on the street frontages

No maximum length on the street frontages



The diagram shows a dashed rectangle representing the 'Property boundary'. Inside this boundary is a solid black shape representing the 'Building'. Dimension lines indicate that the building's width is 'Max. 25m' and its height is 'Max. 25m'. The building is positioned such that it is not touching the top or right boundaries of the property. The bottom of the building is aligned with the bottom boundary of the property, which is labeled 'Road'. A dimension line at the bottom indicates 'No Limit On Length' for the road.

The total unbroken length of any external elevation, measured corner to corner, including where the external side is stepped

LCZ-S11	Boundary setback from a rail corridor	
	1. Buildings or structures must not be located within 1.5m of the boundary of a designated rail corridor.	Assessment criteria where the standard is infringed: 1. The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.
	Methods	
Subject to appeal P1 Sch1 Have regard	LCZ-M1	Urban Design Panel
	Subject to obtaining relevant approvals and supporting funding, Council will seek to establish and facilitate an independent Urban Design Panel to inform the urban design assessments of relevant policies and matters of discretion that apply to significant resource consent applications as required.	

Unless identified as subject to appeal, all provisions in this chapter are operative as of 14 July 2025.

He Rohe Whakamahinga Rau

Mixed Use Zone

MUZ	Mixed Use Zone

Introduction

The purpose of the Mixed Use Zone is to provide for a compatible mixture of residential, commercial, light industrial, recreation and/or community activities. It continues the long-standing approach of enabling a wide range of compatible activities in Wellington’s suburban employment areas. The Zone covers areas where people can live, work, play, and conduct business but with fewer day-to-day conveniences than may be available in the City Centre Zone and other Centres.

The Mixed Use Zone is distributed across the city. A broad range of activities are enabled to occur alongside one another in the Mixed Use Zone. It needs to be noted that due to the wide range of non-residential activities provided for, and the potential for industrial activities to establish in this Zone, there may be moderate to high levels of noise, vehicle trip generation or other environmental effects. While such effects may be tolerable within the Mixed Use Zone, they could undermine the amenity of zones nearby if not appropriately managed. Effects from new activities and development within the Mixed Use Zone need to be compatible with the local context. Activities that generate adverse effects of a nature or scale that is potentially incompatible with the existing context will typically not be enabled in the Mixed Use Zone unless such activities can demonstrate they are able to co-exist with existing sensitive activities in the vicinity.

Because the Mixed Use Zone provides for a range of activities, a different level of external amenity should be expected for residential uses that locate within the Zone than would be expected in the Centres or Residential Zones. To ensure the supply of business land is sufficient to meet the City’s short, medium and long term needs, the Mixed Use Zone discourages ground floor residential development. New residential uses and conversions of existing non-residential activities for residential use above ground floor can be established in the Mixed Use Zone where appropriate. Such uses will need to provide quality on-site amenity and be designed and constructed in a manner that does not undermine the ongoing functional operation and development of the Mixed Use Zone for a wide range of non-residential activities.

Development in the Mixed Use Zone needs to be of a nature and scale that supports the social, cultural and economic importance of the City Centre and other Centres. It is vital that the City Centre remains the economic and employment hub for the Region and that the Metropolitan, Local and Neighbourhood Centres are vibrant and well-functioning. The zone does not anticipate large supermarkets or integrated retail activity, which is more appropriately located in the Metropolitan Centres Zone, Local Centre Zone, Neighbourhood Centre Zone or City Centre Zone.

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.

**MUZ-
PREC01**
Curtis Street Mixed Use Zone

The MUZ-PREC01 applies to an area of land on Curtis Street in Karori and supports the City's hierarchy of centres.

The purpose of the MUZ-PREC01 is to enable a mixture of commercial and residential activities, developed in a way that provides a high quality of on-site amenity through design and layout, which also appropriately recognises the topographic and residential characteristics of the neighbourhood.

Development in the MUZ-PREC01 needs to be of a nature and scale that supports the social, cultural and economic importance of the City Centre and other Centres. It is vital that the City Centre remains the economic and employment hub for the region and that the Metropolitan, Local and Neighbourhood Centres are vibrant and well-functioning. Accordingly, the MUZ-PREC01 does not anticipate large supermarkets or integrated retail activity, which are more appropriately located in the Centres or City Centre Zone.

Development is supported by a range of measures to ensure good design, environmental outcomes and address amenity effects.

The Land Use Activities rules for the Mixed Use Zone do not apply to the precinct. Instead, there are separate Land Use Activities rules that apply to the precinct.

The Building and Structure Activity rules for the Mixed Use Zone apply in addition to the precinct specific Building and Structure Activity rules.

Where there is any conflict between Mixed Use Zone and precinct specific provisions, the precinct provisions prevail.

Objectives

MUZ-O1	Purpose The Mixed Use Zone is developed and used for a wide range of compatible activities.
MUZ-O2	Accommodating growth The Mixed Use Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity and additional infrastructure to meet business, and to a lesser extent residential growth needs.
MUZ-O3	Compatibility with other employment areas and the hierarchy of centres Activities and development will be of an appropriate scale and type that do not undermine the vitality, role and function of the City Centre and other Centres as set out in the hierarchy of centres.
MUZ-O4	Amenity and design

	Development in the Mixed Use Zone contributes to creating a well-functioning urban environment and a diverse local context.
MUZ-O5	Managing adverse effects Adverse effects from use and development of the Mixed Use Zone are managed effectively, particularly on more sensitive environments in neighbouring zones.
	Policies
MUZ-P1	Accommodating growth Provide for the use and development of the Mixed Use Zone to meet the City's needs for business activities and to a lesser extent housing, including: 1. A variety of building type, size, affordability and distribution, including forms of medium density housing; 2. Efficient, well integrated and strategic use of available development sites; and 3. Convenient access to state highways and key transport routes.
MUZ-P2	Enabled activities Enable a wide range of compatible activities in the Mixed Use Zone where they are of an appropriate nature, scale and intensity for the zone and the hierarchy of centres, including: 1. Commercial activities; 2. Community facilities; 3. Educational facilities; 4. Recreation activities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Community corrections activities; 8. Visitor accommodation; 9. Residential activities above ground floor level; 10. Public transport activities; ~~and~~ 11. Industrial activities; 12. <u>Carparking activities; and</u> 13. <u>Hospital activities and healthcare facilities.</u>
MUZ-P3	Managing larger-scale retail activities Only allow the establishment of integrated retail activities and large supermarkets in the Mixed Use Zone if it can be demonstrated that they will: 1. Not result in significant adverse impacts on the vitality, role and function of the City Centre or any Metropolitan, Local or Neighbourhood Centres; 2. Not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network and the hierarchy of roads from trip patterns, travel demand or vehicle use; and 3. Be compatible with adjoining land uses.
MUZ-P4	Avoiding heavy industrial activities Avoid heavy industrial activities from locating in the Mixed Use Zone.

MUZ-P5	Residential activities Ensure the ongoing functional use of the Mixed Use Zone for a range of business uses by: 1. Restricting residential activities being established at the ground floor level of buildings; 2. Ensuring residential activities are designed and constructed to provide good on-site amenity and to avoid reverse sensitivity effects on non-residential activities within the zone and 3. Fulfilling the intent of the Centres and Mixed Use Design Guide.
MUZ-P6	Design of new development Encourage a high standard of built form and amenity while: 1. Enabling innovation and choice in the design of new built development to reflect the diverse neighbourhood context of the Mixed Use Zone; and 2. Fulfilling the intent of the Centres and Mixed Use Design Guide.
MUZ-P7	Zone interfaces Require use and development of the Mixed Use Zone to maintain a reasonable amenity for adjoining Residential or Open Space Zones or other sensitive uses.
	MUZ-PREC01
	Curtis Street Objectives
MUZ-PREC01-O1	Purpose The MUZ-PREC01 contributes to meeting the City's needs for housing and business land, and supports the hierarchy of centres.
MUZ-PREC01-O2	Activities Activities and development will be of an appropriate scale and type that do not undermine the vibrancy of the Neighbourhood Centre Zone, Local Centre Zone, and Metropolitan Centre Zone and the primacy of the City Centre Zone.
MUZ-PREC01-O3	Amenity and Design Development in the MUZ-PREC01 is achieved that contributes to creating a good quality, well-functioning urban environment and is compatible with the surrounding residential context.
	MUZ-PREC01
	Curtis Street Policies
MUZ-PREC01-P1	Enabled activities Enable a range of activities in the MUZ-PREC01 that contribute positively to the purpose of the zone including: 1. Commercial activities; 2. Retail activities, except for large-scale integrated retail activities; 3. Carparking activities; 4. Residential activities; and

	5. Community corrections activities.
MUZ- PREC01-P2	Managed activities Manage the location and scale of commercial activities which could result in cumulative adverse effects on the vibrancy of centres, the retention and establishment of a mix of commercial activities within the MUZ-PREC01, and the function of the transport network.
MUZ- PREC01-P3	Potentially incompatible activities Only allow all other activities where they will not have an adverse effect on the use of the zone for commercial activities. Potentially incompatible activities include: 1. Community facilities; 2. Large-scale integrated retail activity; 3. Emergency service facilities; 4. Visitor accommodation; and 5. Public transport activities.
MUZ- PREC01-P4	Avoiding industrial activities Avoid locating industrial activities and heavy industrial activities in the MUZ-PREC01.
MUZ- PREC01-P5	Quality design outcomes Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the MUZ-PREC01 by ensuring that it, where relevant: 1. Meets the requirements of the Centres and Mixed Use Design Guide where relevant; 2. Responds to the site context, particularly where it is located adjacent to: a. Residential zoned areas; and/or b. Open space zoned areas; 3. Achieve a good standard of amenity for residential activities; 4. Avoids potential reverse sensitivity issues through quality design and layout; 5. Provides a safe and comfortable pedestrian environment; 6. Enhances the quality of the streetscape and public / private interface; 7. Integrates with existing and planned active and public transport movement networks; and 8. Allows sufficient flexibility for ground floor space to be converted for a range of activities.
MUZ- PREC01-P6	On-site residential amenity Achieve a good standard of amenity for residential activities in the MUZ-PREC01 by: 1. Providing residents with adequate outlook; 2. Providing access to convenient outdoor space, including private or shared communal areas; 3. Meeting the requirements of the Residential Design Guide as relevant; and 4. Providing residents with adequate internal living space.
MUZ- PREC01-P7	Zone interfaces Require use and development of the MUZ-PREC01 to maintain reasonable amenity for the adjoining Medium Density Residential Zone, Open Space Zones and other sensitive uses.

Rules: Land use activities	
MUZ-R1	Commercial activities
	1. Activity status: Permitted Where: a. The activity is not an Integrated Retail Activity (refer to Rule MUZ-R12); and b. The activity is not a supermarket (refer to MUZ-R13).
MUZ-R2	Industrial Activities
	1. Activity status: Permitted Where: a. The activity is not a heavy industrial activity.
	2. Activity status: Non-complying Where: a. Compliance with the requirements of MUZ-R2.1 <u>is not</u> ~~cannot be~~ achieved.
MUZ-R3	Community facilities
	1. Activity status: Permitted
MUZ-R4	Educational facilities
	1. Activity status: Permitted
MUZ-R5	Arts, culture and entertainment activities
	1. Activity status: Permitted
MUZ-R6	Emergency services facilities
	1. Activity status: Permitted
MUZ-R7	Community corrections activities
	1. Activity status: Permitted
MUZ-R8	Visitor accommodation
	1. Activity status: Permitted
MUZ-R9	Recreation activities
	1. Activity status: Permitted

MUZ-R10	Public transport activities	
	1. Activity status: Permitted	
MUZ-R10a	<u>Carparking activities</u>	
	1. <u>Activity status: Permitted</u>	
MUZ-R10b	<u>Hospital activities and healthcare facilities</u>	
	1. <u>Activity status: Permitted</u>	
MUZ-R11	Residential activities	
	1. Activity status: Permitted Where: a. The activity is located above ground floor level.	
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MUZ-R11.1 <u>is not</u> ~~cannot be~~ achieved. Matters of discretion are: 1. The matters in MUZ-P1, MUZ-P2 and MUZ-P5; 2. The extent to which the activity is the most appropriate to meet Wellington's future growth needs; 3. The compatibility with existing activities nearby and other activities provided for in the Mixed Use Zone; 4. The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and 5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level. Notification status: An application for resource consent made in respect of rule MUZ-R11.2.a is precluded from being publicly notified.	
MUZ-R12	Integrated retail activity	
	1. Activity status: Permitted Where: a. The integrated retail activity comprises large format retail and does not exceed 10,000m ² total GFA; or b. The integrated retail activity does not comprise large format retail and does not exceed 2,500m ² total GFA.	
	2. Activity status: Restricted Discretionary Where: a. Compliance any of the requirements of MUZ-R12.1 <u>is not</u> ~~cannot be~~ achieved.	

		Matters of discretion are: 1. The matters in MUZ-P3.
MUZ-R13	Supermarkets	
		1. Activity status: Permitted Where: a. The total gross floor area does not exceed 1,500m².
		2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MUZ-R13.1 ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: 1. The matters in MUZ-P3.
MUZ-R14	Retirement Villages	
		1. Activity status: Discretionary
MUZ-R15	All other activities	
		1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or non-complying activity.
MUZ-PREC01 — Rules: Land Use Activities		
MUZ-PREC01-R1		Commercial activities
		1. Activity status: Permitted Where: a. The commercial activity is a retail activity and does not exceed 500m² total GFA; b. The commercial activity is a supermarket and does not exceed 1500m² total GFA; - or c. Any other commercial activity, including integrated retail activity, does not exceed 2500m² total GFA; and d. Any commercial activity is located at least 10m from any residential activity.
		2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MUZ-PREC01-R1.1 ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: 1. The matters in MUZ-PREC01-P1, MUZ-PREC01-P2 and MUZ-PREC01-P3

MUZ-PREC01-R2		Residential activities
		1. Activity status: Permitted
MUZ-PREC01-R3	Carparking activities	
		1. Activity status: Permitted
MUZ-PREC01-R4	Community corrections activities	
		1. Activity status: Permitted
MUZ-PREC01-R5	Retirement Villages	
		1. Activity status: Discretionary
MUZ-PREC01-R6	All other land use activities	
		1. Activity status: Discretionary
		Where:
		a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or non-complying activity.
MUZ-PREC01-R7	Industrial activities	
		1. Activity status: Non-Complying
MUZ-PREC01-R8	Heavy Industrial activities	
		1. Activity status: Non-Complying
Rules: Building and structure activities		
MUZ-R16	Maintenance and repair of buildings and structures	
		1. Activity status: Permitted
MUZ-R17	Demolition or removal of buildings and structures	
		1. Activity status: Permitted
MUZ-R18	Construction of, or additions and alterations to, buildings and structures (except within MUZ-PREC01)	
		1. Activity status: Permitted
		Where:
		a. Compliance with the following standards is achieved:
		i. MUZ-S1;
		ii. MUZ-S3;

	iii. MUZ-S4; iv. MUZ-S5; v. MUZ-S6; vi. MUZ-S7; vii. MUZ-S11; and b. The activity is not the construction of a new building for residential activities.	
	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of MUZ-R18.1 ~~is not~~ cannot be achieved. Matters of discretion are: 1. The matters in MUZ-P2, MUZ-P5, MUZ-P6 and MUZ-P7; 2. The extent and effect of non-compliance with MUZ-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S11 as specified in the associated assessment criteria for the infringed standards; 3. The extent of compliance with MUZ-S2; and 4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities; Notification status: An application for resource consent made in respect of rule MUZ-R18.2.a that results from non-compliance with MUZ-S4 or MUZ-S6 is precluded from being publicly or limited notified. An application for resource consent made in respect of rule MUZ-R18.2.a that results from non-compliance with MUZ-S1 but that complies with both MUZ-S2 and MUZ-S3 is precluded from being publicly or limited notified.	
MUZ-R19	Conversion of buildings or parts of buildings for residential activities (except within MUZ-PREC01)	
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MUZ-P2 and MUZ-P5; 2. The extent of compliance with standards MUZ-S8, MUZ-S9 and MUZ-S10; 3. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities; and 4. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule MUZ-R19.1 is precluded from being either publicly or limited notified.	
MUZ-R20	Outdoor storage areas	
	1. Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response	

	facilities.																					
	2. Activity status: Restricted discretionary Where: a. Compliance with the requirements of MUZ-R20.1 ~~is not~~ ~~cannot be~~ achieved. Matters of discretion are: 1. The matters in MUZ-P6 and MUZ-P7; 2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people’s health and safety; and 3. Visual amenity effects. Notification status: An application for resource consent made in respect of rule MUZ-R20.2.a is precluded from being publicly notified.																					
MUZ- PREC01-R9	Construction of, or additions and alterations to, buildings and structures																					
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MUZ-PREC01-P5, MUZ-PREC01-P6 and MUZ-PREC01-P7 2. The extent and effect of non-compliance with MUZ-PREC01-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S7, MUZ-S8, MUZ-S9, MUZ-S10 and MUZ-PREC01-S2.																					
MUZ- PREC01- R10	Conversion of buildings or parts of buildings for residential activities																					
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in MUZ-PREC01-P1 and MUZ-PREC01-P6 2. The extent and effect of non-compliance with MUZ-S8, MUZ-S9 and MUZ-S10, and 3. In relation to the conversion of the ground floor to residential activities, the extent to which the conversion enables to ground level to be returned to use for non-residential activities.																					
Standards																						
MUZ-S1	Maximum height for the purposes of MUZ-R18.1																					
	1. The following maximum height limits above ground level must be complied with: <table><tr><th>Location</th><th>Limit</th></tr><tr><td>Height control area 1</td><td>12 metres</td></tr><tr><td>Newtown South</td><td></td></tr><tr><td>Greta Point</td><td></td></tr><tr><td>Tawa South</td><td></td></tr><tr><td>Tauhinu Road</td><td></td></tr><tr><td>Rongotai South Mixed Use Zone</td><td></td></tr><tr><td>Height Control A</td><td></td></tr><tr><td>Rongotai South Mixed Use Zone</td><td></td></tr><tr><td>Height Control B</td><td></td></tr></table>	Location	Limit	Height control area 1	12 metres	Newtown South		Greta Point		Tawa South		Tauhinu Road		Rongotai South Mixed Use Zone		Height Control A		Rongotai South Mixed Use Zone		Height Control B		Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
Location	Limit																					
Height control area 1	12 metres																					
Newtown South																						
Greta Point																						
Tawa South																						
Tauhinu Road																						
Rongotai South Mixed Use Zone																						
Height Control A																						
Rongotai South Mixed Use Zone																						
Height Control B																						

	Shelly Bay Tawa: Tawa Street Miramar — Ropa Lane, Maupuia Road								
	Height control area 2 Kaiwharawhara Kilbirnie North Miramar - Park Road and Weka Street Glenside	15 metres							
	Height control area 3 Rongotai South Mixed Use Zone Height Control B Rongotai South Mixed Use Zone Height Control C	16 metres							
	Height control area 4 Ngauranga Tawa Junction Takapu Island	18 metres							
	2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level). This standard does not apply to: 1. Accessory buildings; 2. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500m; 3. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and 4. Lift overruns provided these do not exceed the height by more than 4m.								
MUZ-S2	Maximum height for the purposes of MUZ-R18.2								
	1. The following maximum height limits above ground level must be complied with: <table><thead><tr><th>Location</th><th>Limit</th></tr></thead><tbody><tr><td> Height control area 1 ~~Newtown South~~ Greta Point ~~Tawa: Tawa South~~ Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road </td><td>18 metres</td></tr><tr><td> Height control area 2 Rongotai South Mixed Use Zone Height Control A, B, C, and D </td><td>19 metres</td></tr></tbody></table>	Location	Limit	Height control area 1 ~~Newtown South~~ Greta Point ~~Tawa: Tawa South~~ Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road	18 metres	Height control area 2 Rongotai South Mixed Use Zone Height Control A, B, C, and D	19 metres	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.	
Location	Limit								
Height control area 1 ~~Newtown South~~ Greta Point ~~Tawa: Tawa South~~ Miramar: - Ropa Lane, Maupuia Road and Tauhinu Road	18 metres								
Height control area 2 Rongotai South Mixed Use Zone Height Control A, B, C, and D	19 metres								

	Height control area 3 Newtown South Tawa: Tawa Junction Tawa: Tawa Street Tawa: Tawa South Takapu Island	22 metres	
	Height control area 4 Glenside Kaiwharawhara Sar Street Kilbirnie North Miramar: Park Road and Weka Street	22.5 metres	
	Height control area 5 Ngauranga: Malvern	24 metres	
	Height control area 6 Shelly Bay	27 metres	
	2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level). This standard does not apply to: 1. Accessory buildings; 2. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; 3. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and 4. Lift overruns provided these do not exceed the height by more than 4m.		
MUZ-S3	Height in relation to boundary		
	1. No part of any building or structure may project beyond the relevant recession plane shown below:	Assessment criteria where the standard is infringed: 1. The extent to which any infringement is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the standard impracticable; 4. Whether an increase in height in	
	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 60° measured from a height of 5m vertically above ground level		

identified on the District Plan Maps		relation to boundary results from a response to natural hazard mitigation; 5. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation; and 6. The effect on the function and associated amenity values of any adjacent open space zone.
Boundary adjoining any site within the HRZ	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	
Boundary adjoining any site containing a scheduled heritage building, site and area of significance to Māori, heritage area or notable tree	60° measured from a height of 5m vertically above ground level	
These standards do not apply to: a. A boundary with a road; b. Internal boundaries; c. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm measured vertically; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically.		
MUZ-S4	Minimum ground floor height	
	1. The minimum ground floor height to the underside of structural slab or equivalent for any new building, or addition or alterations to an existing building shall be 4m.	Assessment criteria where the standard is infringed: 1. The extent to which a reduced height: a. Will compromise or preclude future alternative ground floor uses; b. Is necessary to provide for functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; 3. The extent to which the ground floor level will be able to be used or adapted for future non-residential activities; and 4. Whether, for any additions or

		alterations, the existing ground floor height infringes the standard.
MUZ-S5	Windows adjacent to Residential Zones	
	1. Except for windows in a residential unit, opaque privacy glazing must be installed in windows where: - The associated building wall faces a site in any Residential Zone; and - The wall is located within 5m of the boundary of a site in any Residential Zone.	Assessment criteria where the standard is infringed: - Privacy effects on adjoining sites; and - Positive safety implications of over-looking public space.
MUZ-S6	Maximum gross floor area of buildings	
	1. Any building must not exceed a maximum gross floor area of 500m².	Assessment criteria where the standard is infringed: - The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site; - Dominance, privacy and shading effects on adjoining sites; and - The extent to which the design, appearance and location of the building on the site mitigates the visual impact or dominance effects of the additional building area on the surrounding area.
MUZ-S7	Verandah control	
	1. Any verandah constructed on any building frontage facing a public space, including roads, must: - Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; - Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; - Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and - Not exceed a maximum width of 3m from the front of the building. This standard does not apply to: - Service stations.	Assessment criteria where the standard is infringed: - The extent to which any non-compliance is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; - Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and - The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.

MUZ-S8	Minimum residential unit size																						
	1. Residential units, including dual key units, must meet the following minimum sizes: <table><tr><th>Residential unit type</th><th>Minimum net floor area</th></tr><tr><td>a. Studio unit</td><td>35m²</td></tr><tr><td>b. 1 bedroom unit</td><td>40m²</td></tr><tr><td>c. 2+ bedroom unit</td><td>55m²</td></tr></table>	Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes.													
Residential unit type	Minimum net floor area																						
a. Studio unit	35m ²																						
b. 1 bedroom unit	40m ²																						
c. 2+ bedroom unit	55m ²																						
MUZ-S9	Outdoor living space for residential units																						
	1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and 3. Where communal outdoor living space is provided it does not need be in a single continuous space but it must be: a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and manoeuvring areas. <table><tr><th>Living space type</th><th>Minimum area</th><th>Minimum dimension</th></tr><tr><td colspan="3">a. Private</td></tr><tr><td>i. Studio unit and 1-bedroom unit</td><td>5m²</td><td>1.8m</td></tr><tr><td>ii. 2+ bedroom unit</td><td>8m²</td><td>1.8m</td></tr><tr><td colspan="3">b. Communal</td></tr><tr><td>i. For every 4 - 15 units</td><td>64m²</td><td>8m</td></tr><tr><td>ii. For each additional unit above 15 units</td><td>2m²</td><td>-</td></tr></table> Communal outdoor living space is calculated based on the number of units not provided with the minimum area of private outdoor living space.	Living space type	Minimum area	Minimum dimension	a. Private			i. Studio unit and 1-bedroom unit	5m ²	1.8m	ii. 2+ bedroom unit	8m ²	1.8m	b. Communal			i. For every 4 - 15 units	64m ²	8m	ii. For each additional unit above 15 units	2m ²	-	Assessment criteria where the standard is infringed: The extent to which: 1. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; 2. Other on-site factors compensate for a reduction in the size or dimensions of the outdoor living space; and 3. The availability of public space in proximity to the site.
Living space type	Minimum area	Minimum dimension																					
a. Private																							
i. Studio unit and 1-bedroom unit	5m ²	1.8m																					
ii. 2+ bedroom unit	8m ²	1.8m																					
b. Communal																							
i. For every 4 - 15 units	64m ²	8m																					
ii. For each additional unit above 15 units	2m ²	-																					

MUZ-S11	Lyall Bay Parade frontage control

Subject to appeal P1 Sch1 Legal effect		
	MUZ-S12	Boundary setback from a rail corridor
	1. New buildings built on a site adjoining the Open Space Zone and Recreation Zoned land fronting Lyall Parade must be built in alignment with the existing Lyall Parade street frontage; and 2. Any addition to, alteration or modification of a building or structure on a site adjoining the Open Space Zone and Recreation Zoned land fronting Lyall Bay Parade, where the works are confined to the area below verandah level must not create a featureless façade.	Assessment criteria where the standard is infringed: 1. The extent to which the effectiveness of any landscaping, screening or other site mitigation proposed creates visual interest of the streetscape and façade relief.
	1. Boundary or structures must not be located within 1.5m setback from a rail corridor boundary.	Assessment criteria where the standard is infringed: 1. The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.
MUZ-PREC01 Standards		
MUZ-PREC01-S1	Maximum height	
	A maximum height limit of 12m above ground level must be complied with. These standards do not apply to: a. Accessory buildings. b. Fences or standalone walls no greater than 1.8 metres in height where these are not for the purpose of screening an outdoor storage area. c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and e. Lift overruns provided these do not exceed the height by more than 1m.	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. The extent to which taller buildings would contribute to a substantial increase in residential accommodation.
MUZ-PREC01-S2	Building setback controls	
	1. Buildings must be located outside of the building setback (Western Escarpment) and building setback (Whitehead Road).	Assessment criteria where the standard is infringed: 1. The extent to which: a. Landscaping mitigates the placement of buildings

	within the setback; and b. There is a functional need or operational need for the buildings or structures to be located within the building setback (Western Escarpment) and building setback (Whitehead Road).

Unless identified as subject to appeal, all provisions in this chapter are operative as of 14 July 2025.

He Rohe Paetata Tāone

Metropolitan Centre Zone

MCZ	Metropolitan Centre Zone

Introduction

The purpose of the Metropolitan Centre Zone is to provide predominantly for a broad range of commercial, community, recreation and residential activities. The Metropolitan Centre Zone applies to the Johnsonville and Kilbirnie metropolitan centres.

The Metropolitan Centre Zone is a focal point for sub-regional urban catchments and provides significant support to the City Centre Zone by offering key services to the outer suburbs of Wellington City and the wider region. This is identified in the Wellington Regional Policy Statement. These centres contain a wide range of commercial, civic and government services, office, community, recreation, entertainment and residential activities and have well established access to public transport.

The Johnsonville and Kilbirnie metropolitan centres will play a critical role in accommodating forecast population growth and have significant development/redevelopment potential. To support and encourage intensification, the Metropolitan Centre Zone provides an opportunity for substantial building heights to be realised. Given the significant development potential in the Metropolitan Centre Zones, comprehensive development and the integrated and coordinated development of larger sites is required to act as a catalyst for positive change and demonstrate density done well.

High quality building design is a focus for these centres. The transition to more intensive use in metropolitan centres will result in significant changes to existing amenity values and design in the centres and their surrounds. Redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. Accordingly, most building activities will require a resource consent and an assessment against the Centres and Mixed Use Design Guide.

There is an identified need for significant residential intensification within and around the Metropolitan Centres. Accordingly, residential activity is permitted above ground floor within the centres and the High Density Residential Zone has been applied within a walkable catchment of the edge of these centres. The risk from natural hazards has been addressed by applying the natural hazards overlay.

To support a mix of activities within the Zone, activities that have off-site effects, such as industrial activities and different retail formats, will need to be managed. There is however a desire for larger scale retail to locate in centres, where these are of an appropriate form and scale, rather than at out-of-centre locations, to support the vitality of centres.

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	
MCZ-O1	Purpose The Metropolitan Centre Zone meets the sub-regional needs of communities, businesses and residents in a manner that supports the City's strategic direction for compact urban growth and its sub-regional role and function in the City's hierarchy of centres.
MCZ-O2	Accommodating growth The Metropolitan Centre Zone plays a significant role in accommodating growth and has sufficient serviced, resilient development capacity and additional infrastructure to meet commercial and residential growth needs.
MCZ-O3	Amenity and design Medium and high density mixed-use development is achieved that contributes to a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Metropolitan Centres ~~Zone~~ <u>and their surrounding residential areas</u>.
MCZ-O4	Activities Activities will be of an appropriate scale and type to enhance the vibrancy of Metropolitan Centres, support walkable neighbourhoods and reflect their sub-regional purpose.
Policies	
MCZ-P1	Accommodating growth Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including: 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that supports the purpose of the zone; 2. A mix of medium and high-density housing; 3. Convenient access to active transport and public transport options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
MCZ-P2	Enabled activities Enable a range of activities that contribute positively to the purpose of the zone and meet sub-regional needs including: 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture, and entertainment activities; 6. Marae activities; 7. Emergency service facilities; 8. Community corrections activities; 9. Visitor accommodation;

	10. Recreation activities; 11. Repair and maintenance service activities; 12. Industrial activities; ~~and~~ 1. Public transport activities-; <u>and</u> 13. <u>Hospital activities and healthcare facilities.</u>
MCZ-P3	Managed activities Manage the location and scale of commercial activities that could result in cumulative adverse effects on the vibrancy of centres, the retention and establishment of a mix of activities within the Metropolitan Centre Zone, and the function of the transport network.
MCZ-P4	Potentially incompatible activities Only allow activities that are potentially incompatible with the purpose of the Metropolitan Centre Zone, where they will not have an adverse effect on the vibrancy and amenity values of the centre. Potentially incompatible activities include: 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.
MCZ-P5	Heavy industrial activities Avoid heavy industrial activities from locating in the Metropolitan Centre Zone.
MCZ-P6	Housing choice Enable medium and high-density residential development that: 1. Contributes towards accommodating anticipated growth in the City; and 2. Contributes to a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, impairments and abilities.
MCZ-P7	Quality development outcomes Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of the Metropolitan Centre Zone by: 1. Fulfilling the intent of the Centres and Mixed Use Design Guide; 2. Recognising the benefits of well-designed, comprehensive, development, including the extent to which the development: a. Reflects the nature and scale of the development enabled within the zone and responds to the evolving, more intensive identity of the <u>neighbourhood centre</u>; b. Optimises the development capacity of land, including sites that are large, narrow, vacant or ground level parking areas; c. Provides for the increased levels of residential accommodation enabled in this zone; d. Provides for a range of supporting business, open space and community facilities; and e. Is accessible for emergency service vehicles. 3. Ensuring that the development, where relevant: a. Responds to the site context, particularly where it is located adjacent to: i. A scheduled site or area of significance to Māori;

	ii. A heritage building, heritage structure or heritage area; iii. Residential zoned areas; and iv. Open space zoned areas; b. Provides a safe and comfortable pedestrian environment; c. Enhances the quality of the streetscape and public / private interface; d. Integrates with existing and planned active and public transport movement networks; and e. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential; and f. Positively contributes to the sense of place and distinctive form of the Metropolitan Centre where the site or proposal will be prominent. 4. Recognising the benefits of well-designed accessible, resilient and sustainable development, including the extent to which the development: a. Enables universal accessibility within buildings, ease of access for people of all ages and mobility/disability; and b. Incorporates a level of building performance that leads to reduced carbon emissions and increased climate change and earthquake resilience; and c. Incorporates construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs.
MCZ-P8	On-site residential amenity Achieve a good standard of amenity for residential activities in the Metropolitan Centre Zone by: 1. Providing residents with access to adequate outlook; and 2. Ensuring convenient access to private and/or shared communal areas of outdoor space; 3. Fulfilling the intent of the Centres and Mixed Use Design Guide; and 4. Providing residents with adequate internal living space.
MCZ-P9	Managing adverse effects Recognise the evolving, higher density development context enabled in the Metropolitan Centre Zone, while managing any associated adverse effects including: 1. Shading, privacy, bulk and dominance effects on adjacent sites; and 2. The impact of construction on the transport network and pedestrian linkages.
MCZ-P10	City development outcomes Recognise the positive outcomes that developments over the height limits in the Metropolitan Centre Zone can make to a well-functioning urban environment, as compensation for adverse effects, through the provision of enduring outcomes that provide public benefit and positively contribute to the sense of place and distinctive form, quality and amenity of the Metropolitan Centre, including: 2. Positively contributing to public space provision and the amenity of the site and surrounding area, particularly in areas of deficit public space; 3. Positively contributing to public accessibility and connections; 4. Restoring and reusing heritage buildings and structures; 5. Recognising or responding to adjacent sites and area of heritage or sites and areas of significance to Māori; and 6. Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years.
MCZ-P11	Retirement villages Provide for retirement villages where it can be demonstrated that the development: 1. Fulfils the intent of the Residential Centres and Mixed Use Design Guide;

	2. Includes outdoor space that is sufficient to cater for the needs of the village; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all of the solid waste, recycling and organic waste potentially generated by the development; 4. Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated in the Zone.

Rules: Land use activities

MCZ-R1	Commercial activities

1. Activity status: **Permitted**

Where:

a. The activity is not an Integrated Retail Activity (refer to Rule MCZ-R13).

MCZ-R2	Community facilities

1. Activity status: **Permitted**

MCZ-R3	Educational facilities

1. Activity status: **Permitted**

MCZ-R4	Arts, culture, and entertainment activities

1. Activity status: **Permitted**

MCZ-R5	Marae activities

1. Activity status: **Permitted**

MCZ-R6	Emergency service facilities

1. Activity status: **Permitted**

MCZ-R7	Community corrections activities

1. Activity status: **Permitted**

MCZ-R8	Visitor accommodation

1. Activity status: **Permitted**

MCZ-R9	Recreation activities

1. Activity status: **Permitted**

MCZ-R10	Repair and maintenance activities

	1. Activity status: Permitted	
MCZ-R11	Public transport activities	
	1. Activity status: Permitted	
<u>MCZ-R11a</u>	<u>Hospital activities and healthcare facilities</u>	
	<u>1. Activity status: Permitted</u>	
MCZ-R12	Residential activities	
	1. Activity status: Permitted Where: a. The activity is located: - Above ground floor level; - At ground floor level along any street edge not identified as an active frontage; - At ground floor level along any street edge not identified as a non-residential activity frontage; - At ground floor level along any street edge not identified as requiring verandah coverage.	
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MCZ-R12.1.a is not cannot be achieved. Matters of discretion are: <u>1.</u> The matters in MCZ-P4, MCZ-P6 and MCZ-P7; <u>2.</u> The extent and effect of non-compliance with MCZ-S5 and MCZ-S6; ~~3. Whether residential activities exceed 50% of the street frontage at ground floor;~~ ~~4. The extent to which an acceptable level of passive surveillance is maintained between the interior of the building and the street or area of public space;~~ ~~5. The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;~~ ~~6. 3. The effect on the visual quality of the streetscape and the~~ extent to which the residential activity contributes to or detracts from the surrounding public space; ~~7. The continuity of verandah coverage along the identified street, informal access route or public space; and~~ ~~8. The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.~~ Notification status: An application for resource consent made in respect of rule MCZ-R12.2.a is precluded from being either publicly or limited notified.	
MCZ-R13	Integrated retail activity	
	1. Activity status: Permitted	
MCZ-R14	Industrial activities	
	1. Activity status: Permitted	

	Where: a. The activity is not a heavy industrial activity.
	2. Activity Status: Non-complying Where: a. Compliance with the requirements of MCZ-R14.1 is not achieved. Notification status: An application for resource consent made in respect of rule MCZ-R14.2.a must be publicly notified.
MCZ-R15	Carparking activities
	1. Activity status: Permitted Where: a. <u>The activity is located on a site without an active frontage or non-residential activity frontage; or</u> b. <u>On an active frontage or non-residential activity frontage, the activity involves:</u> i. <u>Provision of carpark are not visible at the street edge;</u> ii. <u>Provision of carpark are above ground floor level; or</u> iii. <u>Provision of carpark are below ground floor level; or</u> iv. <u>Provision of parking spaces are for people with disabilities; or</u> v. <u>Provision of ground floor level carpark that form part of a building specifically constructed and used for carparking purposes; or</u> vi. <u>Reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or</u> vii. <u>Provision of carpark on a road.</u>
	2. Activity status: Discretionary Where: a. Compliance with the requirements of MCZ-R15.1.a is not achieved.
MCZ-R16	Yard-based retailing activities
	1. Activity status: Discretionary Notification Status: An application for resource consent made in respect of rule MCZ-R16 must be publicly notified, except where: a. The activity relates to the maintenance, operation and upgrading of an existing activity.
MCZ-R17	Retirement Villages
	1. Activity status: Discretionary
MCZ-R18	All other land use activities

	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.	
Rules: Building and structures activities		
MCZ-R19	Maintenance and repair of buildings and structures	
	1. Activity status: Permitted	
MCZ-R20	Demolition or removal of buildings and structures	
	1. Activity status: Permitted Where: a. The demolition or removal of a building: - Is required to avoid an imminent threat to life and/or property; or - Enables the creation of public space; or - Is required for the purposes of constructing a new building or structure, or adding to or altering an existing building or structure, that is a permitted activity under MCZ-R21 or DEV1-R1, or has an approved resource consent, or resource consent is being sought concurrently; or b. The building or structure for demolition or removal is not on a site that has an active frontage or non-residential activity frontage; or c. The demolition or removal involves a structure, excluding any building.	
	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of MCZ-R20.1 is not achieved The assessment of the activity must have regard to: - How the land will be utilised whilst it is vacant; and - Creating a positive visual relationship between the site and streetscape whilst the site is vacant. Notification status: An application for resource consent made in respect of rule MCZ-R20.2.a is precluded from being either publicly or limited notified.	
MCZ-R21	Construction of, or additions and alterations to, buildings and structures	
	1. Activity status: Permitted Where: a. The alterations or additions to a building or structure: - Do not alter its external appearance; or - Involve the placement of solar panels on rooftops; or - Involve maintenance, repair or painting; or - Involve re-cladding with like for like materials and colours; or - Relate to a building frontage that is: - Below verandah level, including entranceways and glazing; and - Compliant with MCZ-S5; or	

	vi. Are not visible from public spaces; and b. The alterations or additions: i. Do not result in the creation of new residential units; and ii. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6 and MCZ-S12; and c. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from public space; and iii. Will have a gross floor area of less than 100m²; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and v. Will comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6 and MCZ-S12; and vi. Does not involve the construction of a new building for residential activities.
	2. Activity status: Restricted Discretionary Where: a. compliance with any of the requirements of MCZ-R21.1, excluding MCZ-S1 is not achieved. Matters of discretion are: 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8, MCZ-P9 and MCZ-P11; 2. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10, MCZ-S11 and MCZ-S12 (Boundary setback from rail corridor); 3. The extent and effect of any identifiable site constraints; 4. Construction impacts on the transport network; and 5. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule MCZ-R21.2.a that complies with all standards is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule MCZ-R21.2 which complies with MCZ-S3, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11 is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule MCZ-R21.2 which results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S4, MCZ-S5, MCZ-S6 and MCZ-S12 is precluded from being publicly notified.
	3. Activity status: Discretionary Where: a. Compliance with any of the requirements of MCZ-S1 is not achieved.
MCZ-R22	Conversion of buildings, or parts of buildings, to residential activities
	1. Activity status: Restricted Discretionary Matters of discretion are:

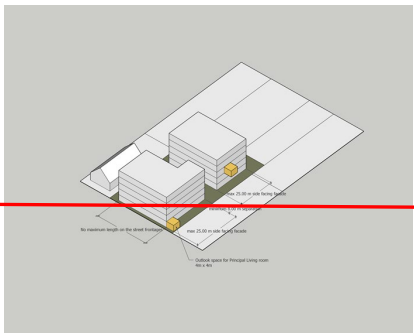
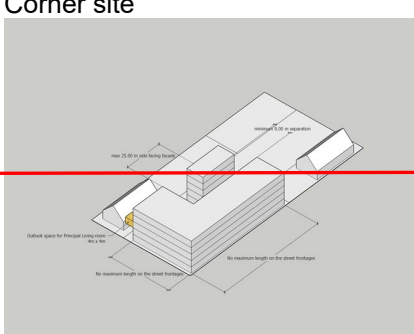
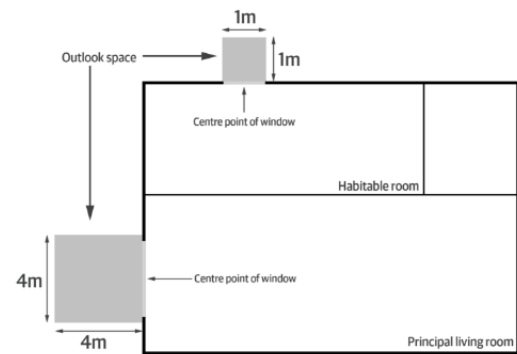
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	Kilbirnie (except as below) Height control area 4 Kilbirnie, north of Rongotai Road 15m 2. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level). This standard does not apply to: a. Lot 2 DP 32689 (27 Johnsonville Road), where an 11m maximum height limit applies; b. Accessory buildings; c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and e. Lift overruns provided these do not exceed the height by more than 4m.	
MCZ-S2	Minimum building height	
	1. A minimum height of 7m is required for: a. New buildings or structures; and b. Additions to the frontages of existing buildings. This standard does not apply to: <u>1. Accessory buildings, ~~ancillary to the primary activity on the site~~; and</u> <u>2. Buildings with a total footprint of 60 m² or less.</u> <u>For the purposes of the standard:</u> <u>a. Compliance is achieved where at least 50% of the building(s) comprising the development meet the 7 m height; and</u> <u>b. Minimum building height is measured from the existing ground level to the roof of the building, but does not include:</u> <u>• Solar panel and heating components attached to a building;</u> <u>• Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. poles, parapets, finials, spires) where these are more than 1 metre in height;</u> <u>• Buildings and structures associated with lawfully established rooftop activities; and</u> <u>• Lift overruns or rooftop plant.</u>	Assessment criteria where the standard is infringed; 1. The extent to which a reduced height: a. Is necessary to provide for functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary; and 3. Whether, for any additions or alterations, the existing ground floor height meets the standard.
MCZ-S3	Minimum ground floor height	

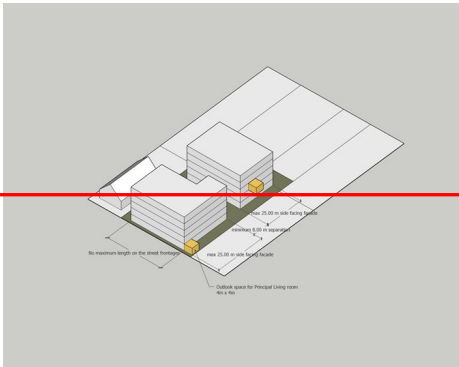
	1. The minimum ground floor height to the underside of a structural slab or equivalent shall be 4m. <u>This standard does not apply to:</u> <u>1. Accessory buildings; and</u> <u>2. Buildings with a total footprint of 60 m² or less.</u>	Assessment criteria where the standard is infringed: 1. The extent to which a reduced height: a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for functional needs or operational needs of a proposed activity; and 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.										
MCZ-S4	Height in relation to boundary											
	1. No part of any building or structure may project beyond the relevant recession plane shown below: <table><tr><th>Location</th><th>Recession plane</th></tr><tr><td>Boundary adjoining any site within the MRZ with a height limit of 11m identified on the District Plan Maps</td><td>60° measured from a height of 4m vertically above ground level</td></tr><tr><td>Boundary adjoining any site within the MRZ with a height limit of 14m identified on the District Plan Maps</td><td>60° measured from a height of 5m vertically above ground level</td></tr><tr><td>Boundary adjoining any site within the HRZ</td><td>60° measured from a height of 8m vertically above ground level</td></tr><tr><td>Boundary adjoining any site within an Open Space Zone</td><td>60° measured from a height of 5m vertically above ground level</td></tr></table>	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	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	Assessment criteria where the standard is infringed: 1. Dominance, privacy, and shading effects on adjoining sites; 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 3. Effects on public spaces; and 4. The extent to which an increase in height in relation to boundary would contribute to a substantial increase in residential accommodation.
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	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											
MCZ-S5	Verandah control											
	1. Verandahs must be provided on building elevations on identified street frontages. 2. Any verandah must: a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; d. Not exceed a maximum height of 4m measured between the base of the	Assessment criteria where the standard is infringed: 1. The extent to which any non-compliance: a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and										

	verandah fascia and the footpath or formed ground surface directly below; - Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and - Not exceed a maximum width of 3m from the front of the building. This standard does not apply to: - Any scheduled building identified in SCHED1-Heritage buildings. However, if for any reason these buildings received Council approval (resource consent or other approval) to be demolished, then a verandah would be required for any replacement buildings on these sites; and - Any building where compliance with the standard results in an encroachment into the dripline of an existing tree; - Service stations.	The continuity of verandah coverage along the identified street, informal access route or public space.
MCZ-S6	Active frontage and non-residential activity frontage controls	
	- Any new building or addition to an existing building facing an identified street with an active frontage must: - Be built up to the street edge at ground floor level along at least 90% of the full width of the site that borders the street(s); - Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and - Locate the principal public entrance on the front boundary; This standard does not apply to: - Any vehicle and pedestrian access to a site situated on a street subject to an active frontage or non-residential activity control; - Service stations. - Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: - Is more than 3 metres wide; and - Extends from a height of 1m above ground level to a maximum height of 2.5m; - Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent; and - Any new building or addition to an existing building on a site with a non-residential activity frontage control must: - Be built up to the street edge on all street boundaries and along the full width of the	Assessment criteria where the standard is infringed: - The extent to which: - Any non-compliance is required for on-site functional needs or operational needs; - The building frontage is designed and located to create a strong visual alignment with adjoining buildings or otherwise enhances the streetscape; and - An acceptable level of passive surveillance is maintained between the interior of the building and the street.

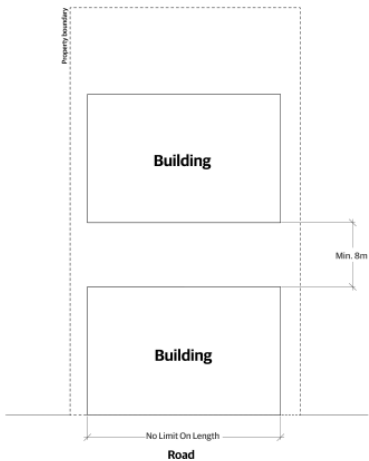
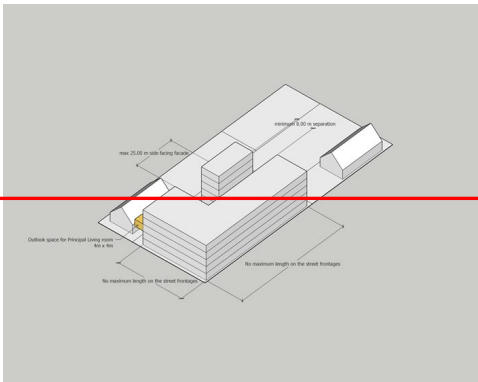
	site bordering any street boundary; and b. Locate the principal public entrance on the front boundary.																						
MCZ-S7	Minimum residential unit size																						
	1. Residential units, including dual-key units must meet the following minimum sizes: <table><tr><th>Residential unit type</th><th>Minimum net floor area</th></tr><tr><td>a. Studio unit</td><td>35m²</td></tr><tr><td>b. 1 bedroom unit</td><td>40m²</td></tr><tr><td>c. 2+ bedroom unit</td><td>55m²</td></tr></table>	Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes.													
Residential unit type	Minimum net floor area																						
a. Studio unit	35m ²																						
b. 1 bedroom unit	40m ²																						
c. 2+ bedroom unit	55m ²																						
MCZ-S8	Residential — outdoor living space																						
	1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; and 3. Where communal outdoor living space is provided it does not need to be in a single continuous space but it must be: a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and manoeuvring areas. <table><tr><th>Living space type</th><th>Minimum area</th><th>Minimum dimension</th></tr><tr><td colspan="3">a. Private</td></tr><tr><td>i. Studio unit and 1- bedroom unit</td><td>5m²</td><td>1.8m</td></tr><tr><td>ii. 2+ bedroom unit</td><td>8m²</td><td>1.8m</td></tr><tr><td colspan="3">b. Communal</td></tr><tr><td>i. For every 4 - 15 units</td><td>64m²</td><td>8m</td></tr><tr><td>ii. For each additional unit above 15 units</td><td>2m²</td><td>-</td></tr></table> Note: Communal outdoor living space is calculated on the basis of	Living space type	Minimum area	Minimum dimension	a. Private			i. Studio unit and 1- bedroom unit	5m ²	1.8m	ii. 2+ bedroom unit	8m ²	1.8m	b. Communal			i. For every 4 - 15 units	64m ²	8m	ii. For each additional unit above 15 units	2m ²	-	Assessment criteria where the standard is infringed: 1. The extent to which: a. Any proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; 2. Whether any alternative publicly available open space adjoins or is in close proximity to the site; and 3. The availability of public space in proximity to the site.
Living space type	Minimum area	Minimum dimension																					
a. Private																							
i. Studio unit and 1- bedroom unit	5m ²	1.8m																					
ii. 2+ bedroom unit	8m ²	1.8m																					
b. Communal																							
i. For every 4 - 15 units	64m ²	8m																					
ii. For each additional unit above 15 units	2m ²	-																					

	the number of units without exclusive access to private outdoor living space.	
MCZ-S9	Minimum outlook space for multi-unit housing 1. Every residential unit must be designed to achieve a minimum of 1m by 1m outlook space for all habitable rooms. 2. All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in the diagrams below. In-block site  Corner site  	Assessment criteria where the standard is infringed: 1. The extent to which; - The design of the proposed unit provides a good standard of amenity; and - Other on-site factors compensate for a reduction in outlook space.
MCZ-S10	Minimum building separation distance for residential activities	

Any new building or addition to an existing building used for residential activities must provide an 8m separation distance between buildings located on the same site, as shown in the diagrams below.



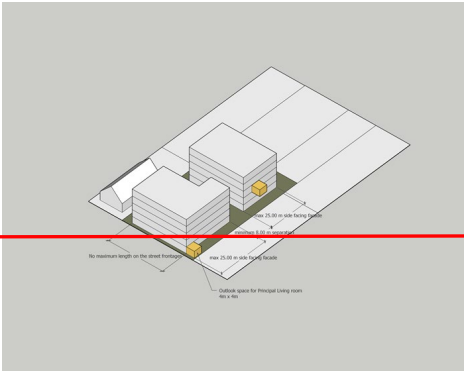
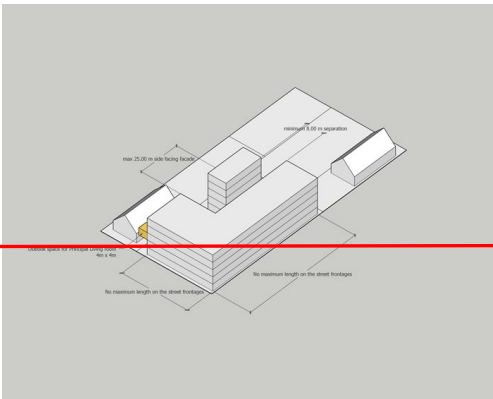
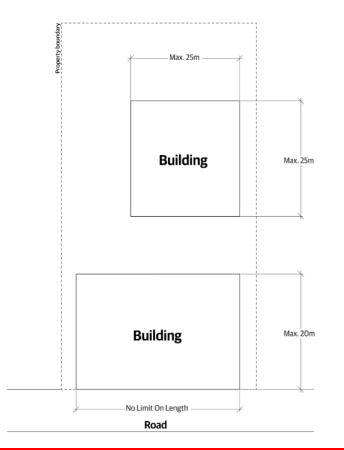
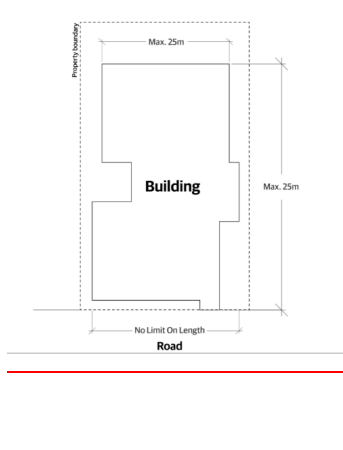
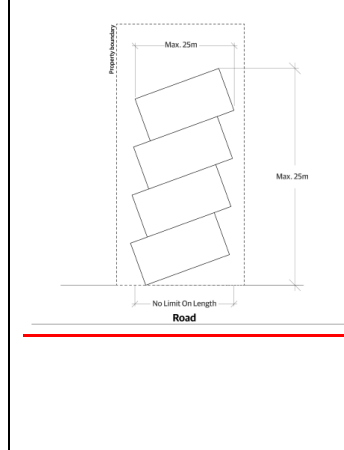
Corner site



Assessment criteria where the standard is infringed:

1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and
2. Dominance, privacy and shading effects on adjoining sites.

MCZ-S11	Maximum building <u>length</u> <u>depth</u> for residential activities

1. Any new building, part of a new building, or additions to an existing building, constructed for residential activities on any site ~~aside from a rear site~~, must not result in the continuous length of any external side façade, facing a neighbouring site, being greater than 25m, as shown in the diagrams below. In-block site  Corner site 		Assessment criteria where the standard is infringed: 1. The extent to which design mitigates the effect of a long featureless building elevation; and 2. Dominance, privacy and shading effects on adjoining sites.
		
<u>Any external side elevation that is parallel to, or at an angle of 30° or less, to any boundary except a boundary adjoining a road</u>	<u>The total unbroken length of any external side elevation, measured corner to corner, including where the external side is modulated</u>	<u>The total unbroken length of any external side elevation, measured corner to corner, including where the external side is stepped</u>

MCZ-S12	Boundary setback from rail corridor	
	1. Buildings or structures must not be located within 1.5m of the boundary of a designated rail corridor.	Assessment criteria where the standard is infringed: 1. The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.
	Methods	
Subject to appeal P1 Sch1 Have regard	MCZ-M1	Urban Design Panel
	Subject to obtaining relevant approvals and supporting funding, Council will seek to establish and facilitate an independent Urban Design Panel to inform the urban design assessments of relevant policies and matters of discretion that apply to significant resource consent applications as required.	

All provisions in this chapter are operative as of 14 July 2025.

He Rohe Pokapū Tāone

City Centre Zone

CCZ	City Centre Zone

Introduction

The purpose of the City Centre Zone is to enable and reinforce the continued primacy of the Wellington central city area as the principal commercial and employment centre servicing the city and metropolitan region. The City Centre Zone is the commercial heart of Wellington and the wider region and New Zealand’s Capital City. It is also a major employment hub for the region and contains a vibrant and diverse mix of inner city living, entertainment, educational, government, parliamentary, civic and commercial activity. Relative to other areas of the city it exhibits a heightened intensity and scale of development.

As well as a diversity of activity, the City Centre Zone contains a variety of environments ranging from high-rise office towers and residential apartments through to distinct heritage areas and buildings, and an array of public and open space, including the waterfront. These combine to give the City Centre Zone a distinctive identity and character.

This distinctiveness is further reinforced by the long established traditional, historical, cultural, and spiritual associations and more recent development interests that the mana whenua of Te Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira, have with many places and sites across the City Centre Zone. Some of the more significant of these include Pipitea Marae and Pā, Kumutoto Kāinga and stream, Te Aro Kainga, Waitangi and Whairepo Lagoons and statutory acknowledgement areas such as the Old Government Buildings and Turnbull House Historic Reserves.

Also centrally located within the City Centre Zone is Te Ngākau Civic Square — a distinct civic precinct that abuts Victoria Street, Wakefield Street, Harris Street and Jervois Quay and acts as a key connector to the city’s waterfront. The precinct is entering a phase of transition, with some of its associated civic buildings and assets requiring either earthquake strengthening or redevelopment. In addition to seismic resilience challenges it also faces significant climate and water management related issues including flooding and inundation.

A long-term vision for the Te Ngākau Civic Square Precinct has been developed and approved by the Council, the focus of which is ensuring the precinct becomes a vibrant, safe and inclusive area that enables creative, cultural, civic and arts activities to flourish. The Council and its mana whenua partners will plan the precinct development to realise this vision. The City Centre Zone aligns with this vision by enabling a level of redevelopment to occur that accommodates the range of activities anticipated.

To maximise development capacity to accommodate projected growth, an increase in the scale and intensity of development is enabled across the zone, including through the removal of maximum building heights. This includes building height, density and urban form tailored to align with the outcomes sought by the National Policy Statement — Urban Development (NPS-UD) and to reflect the higher, denser nature of development within the City Centre Zone. To complement this the Zone also contains measures to ensure that buildings and spaces are designed to:

- be of accessible and of a good quality;
- positively contribute to public space and built form of the City Centre;
- offer a suitable level of amenity for users such as access to sunlight and open space;
- provide opportunities for active and passive recreational pursuits; and
- mitigate relevant adverse effects.

To ensure the continued vibrancy of the City Centre Zone a wide range of activities are permitted and encouraged throughout most parts of the Zone. This is supported by measures to manage activities and development that have the potential to adversely affect public and private amenity or to create reverse sensitivity effects, including along the boundary with adjoining residentially zoned areas or identified public space.

In locations where rapid transit investment has been signalled measures have been included to enable opportunities for more intensive, comprehensive development to occur, particularly in areas within a walkable catchment of planned rapid transit stops.

CCZ- PREC01

Te Ngākau Civic Square Precinct

The purpose of the Te Ngākau Civic Square Precinct is to provide for civic activities, functions, public use, and areas of open space and redevelopment of the precinct while ensuring that any future development respects the special qualities of the area, including the concentration of listed heritage buildings.

The Precinct is Wellington's unique civic place. It is located in the heart of the City Centre and is a destination in itself. It is also an anchor point and gateway that connects the city centre's entertainment area, the waterfront and the Central Business District. Wellington's major civic and entertainment venues are located within the precinct, including the Wellington Town Hall, City Gallery Wellington (Te Whare Toi), Wellington City Library (Te Matapihi), Michael Fowler Centre, and Capital E.

The long-term vision for the precinct is that Te Ngākau is the beating heart of our capital city: a thriving neighbourhood where creativity, culture, democracy, discovery and arts experiences collide on the edge of Te Whānganui-a-Tara.

In particular, the aims of the Te Ngākau Civic Square Precinct are to:

1. Ensure that it is a vibrant and welcoming space which supports a range of uses to locate alongside its core civic function;
2. Provide a distinctive, safe, inclusive, comfortable and green environment for all users;
3. Create a civic space that reflects Wellington's unique culture, architecture, design, heritage and identity, including reflecting mana whenua values;
4. Ensure that future buildings and public environments are designed to a high quality; are resilient and sustainable; and complement and connect existing buildings and public spaces within the precinct as well as to the wider urban fabric of the City Centre;
5. Enable greater connectivity to surrounding streets and access between the city and waterfront, and to integrate with the wider transport network; and
6. Ensure that it is equipped to respond to significant seismic and climate change resilience challenges.

Te Ngākau Civic Square Precinct has long established historical and cultural associations for the mana whenua of Whanganui a Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira. Consequently, it is important that activities within the precinct recognise mana whenua as kaitiaki, alongside their relationship with the land. Active engagement with mana whenua will assist in ensuring the mouri of this area of significance to mana whenua is not diminished through any potential adverse effects created by activities and development within

the precinct.

The Land Use Activities Rules for the City Centre Zone apply to the Te Ngākau Civic Square Precinct, with the Building and Structure Activity Rules and Standards for the City Centre Zone also applicable in addition to any precinct specific rules and standards identified in the plan.

Where there is any conflict between City Centre Zone and precinct specific provisions, the precinct provisions prevail.

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

City Centre Zone

CCZ-01	Purpose The City Centre Zone continues to be the primary commercial and employment centre servicing Wellington and the wider region, supported by residential and a diverse mix of other compatible activities that reflect its role and function in the hierarchy of centres.
CCZ-02	Accommodating growth The City Centre Zone plays a significant role in accommodating residential, business and supporting community service growth, and has sufficient serviced development capacity and additional infrastructure to meet its short, medium and long term residential and business growth needs, including: 1. A variety of building type, size, affordability and distribution, including forms of high-density housing; 2. Convenient access to active and public transport activity options; 3. Efficient, well integrated and strategic use of available development sites; and 4. Convenient access to a range of open space, including green space, and supporting commercial activity and community facility options.
CCZ-03	Urban form and scale The scale and form of development in the City Centre Zone reflects its purpose as Wellington's primary commercial and employment centre, with the highest and most intensive form of development concentrated in the zone relative to other parts of the city.
CCZ-04	Ahi Kā Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations, and landowner and development interests are recognised in planning and developing the City Centre Zone.

CCZ-O5	Amenity and design Development in the City Centre Zone positively contributes to creating a high quality, well-functioning urban environment, including: 1. Reinforcing the City Centre Zone's distinctive sense of place; 2. Providing a quality and level of public and private amenity in the City Centre Zone that evolves and positively responds to anticipated growth and the diverse and changing needs of residents, businesses and visitors; 3. Maintaining and enhancing the amenity and safety of public space; 4. Contributing to the general amenity of neighbouring residential areas while achieving the planned urban form of the City Centre Zone; 5. Producing a resilient urban environment that effectively adapts and responds to natural hazard risks and the effects of climate change; 6. Protecting current areas of open space, including green space, and providing greater choice of space for residents, workers and visitors to enjoy, recreate and shelter from the weather; and 7. Acknowledging and sensitively responding to adjoining heritage buildings, heritage areas and areas and sites of significance to Māori.
CCZ-O6	Development near rapid transit Activities and development near existing and planned rapid transit stops: 1. Are located to enable convenient access by local residents, workers and visitors, particularly around transport hubs; 2. Are of sufficient residential scale and intensity to support a frequent and rapid transit network and associated mixed use development; and 3. Provide vibrant, attractive and easily accessible public space.
CCZ-O7	Managing adverse effects Adverse effects of activities and development in the City Centre Zone are managed effectively both: 1. Within the City Centre Zone; and 2. At interfaces with: a. Heritage buildings, heritage structures and heritage areas; b. Scheduled sites and areas of significance to Māori; c. Identified public spaces; d. Residential Zoned areas; e. Open Space and Recreation Zoned areas; and f. The Waterfront Zone.
Te Ngākau Civic Square Precinct	
CCZ- PREC01-O1	Purpose Te Ngākau Civic Square Precinct is a vibrant, safe, resilient, connected and inclusive environment supported by a range of activities that complement its primary civic function.
CCZ- PREC01-O2	Built form The scale, form and positioning of development within the Te Ngākau Civic Square Precinct: 1. Respects and reinforces the distinctive form and scale of existing associated historic

	heritage buildings, architecture and public space; 2. Integrates mana whenua values into the design; 3. Frames the square; 4. Ensures a high degree of sunlight access is achieved within public spaces in the precinct; 5. Provides multiple connections which enable people to conveniently move between the city centre and the waterfront; 6. Is sustainable and resilient; and 7. Provides for green spaces, where possible.
CCZ- PREC01-O3	Integration with the City Centre, Waterfront and wider transport network Safe and accessible pedestrian linkages through the Te Ngākau Civic Square Precinct, and to and from other parts of the city centre and waterfront, are maintained and enhanced.
Policies	
City Centre Zone	
CCZ-P1	Enabled activities Enable a range and diversity of activities that support the purpose of the City Centre Zone and enhances its vibrancy and amenity, including: 1. Commercial activities; 2. Residential activities, located; a. Above ground level; or b. At ground level along any street not subject to active frontage and/or verandah coverage requirements. 3. Community facilities; 4. Educational facilities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Marae activities; 8. Community corrections activities; 9. Public transport activities; 10. Visitor accommodation; 11. Repair and maintenance service activities; 12. Recreation activities; 13. Parliamentary activities; 14. Government activities; ~~and~~ 15. Civic activities; ~~and~~ 16. <u>Hospital activities and healthcare facilities.</u>
CCZ-P2	Potentially incompatible activities Only allow activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy, amenity, resilience and accessibility. Potentially incompatible activities include: 1. Industrial activities; 2. Yard-based retail activities; 3. Carparking at ground level; 4. Demolition of buildings that result in the creation of vacant land; and 5. Ground floor residential activities on streets ~~s~~ <u>edges</u> identified as requiring either an active frontage or verandah.

CCZ-P3	Heavy industrial activities Avoid heavy industrial activities from locating in the City Centre Zone.
CCZ-P4	Housing choice Enable high density, good quality residential development that: 1. Contributes towards accommodating anticipated growth in the city; and 2. Contributes to a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures, impairments and abilities.
CCZ-P5	Urban form and scale Recognise the benefits of intensification by: 1. Enabling greater overall height and scale of development to occur in the City Centre Zone relative to other centres; and 2. Requiring the available development capacity of land within the zone to be efficiently optimised.
CCZ-P6	Adaptive use Encourage new development and redevelopment in the City Centre Zone that is sustainable, resilient and adaptable to change in use over time, including enabling: 1. Sufficient flexibility for ground floor space to be used and converted for a range of activities; and 2. Residential activities at ground floor level along streets that are not subject to active frontage and/or verandah coverage requirements.
CCZ-P7	Ahi Kā Recognise and enable Taranaki Whānui and Ngāti Toa Rangatira cultural associations and landowner and development interests in the City Centre Zone by: 1. Providing for the development of papakāinga, kaumātua housing and affordable Māori housing on their landholdings; 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.
CCZ-P8	Sense of place Provide for good quality new development and supporting public space that reinforces the City Centre's identity and unique sense of place at a city scale, including its: 1. Surrounding topography and harbour setting; 2. Rich Māori and tauīwi/non-Māori history; 3. Compact, walkable city structure; 4. Diversified and vibrant mix of activities; 5. Visually prominent buildings and variety of architectural styles; and 6. Diversity of accessible, well designed civic and public space.

CCZ-P9	Quality development outcomes Require new development, and alterations and additions to existing development, at a site scale to positively contribute to the sense of place and distinctive form, quality and amenity of the City Centre Zone by: 1. Fulfilling the intent of the Centres and Mixed Use Design Guide; 2. Recognising the benefits of well-designed, comprehensive development, including the extent to which the development: a. Reflects the nature and scale of the development enabled within the zone and responds to the evolving, more intensive identity of the neighbourhood; b. Optimises the development capacity of the land, including sites that are large, narrow, vacant or ground level parking areas; c. Provides for the increased levels of residential accommodation anticipated; d. Provides for a range of supporting business, open space and community facilities; and e. Is accessible for emergency service vehicles; 3. Ensuring that development, where relevant: a. Responds to the site context, particularly where it is located adjacent to: i. A scheduled site or area of significance to Māori; ii. A heritage building, heritage structure or heritage area; iii. An identified character precinct; iv. A ~~listed~~ public space <u>identified at Appendix 9</u>; v. Residential zones; vi. Open space zones; and vii. The Waterfront Zone; b. Responds to the pedestrian scale of narrower streets; c. Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; d. Provides a safe and comfortable pedestrian environment; e. Enhances the quality of the streetscape and the private/public interface; f. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; g. Allows sufficient flexibility for ground floor space to be converted to a range of activities, including residential ~~along streets that are not subject to active frontage and/or verandah coverage requirements~~; and h. Positively contributes to the sense of place and distinctive form of the City Centre where the site or proposal will be prominent; 4. Recognising the benefits of well-designed accessible, resilient and sustainable development, including the extent to which the development: a. Enables universal accessibility within buildings, ease of access for people of all ages and mobility/disability; ~~and~~ b. Incorporates a level of building performance that leads to reduced carbon emissions and increased climate change and earthquake resilience; and c. Incorporates construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs.
CCZ-P10	On-site residential amenity Achieve a high standard of amenity for residential activities that reflects and responds to the evolving, higher density scale of development anticipated in the City Centre Zone, including: 1. Providing residents with access to an adequate outlook; 2. Ensuring convenient access to private and/or communal areas of outdoor space; 3. Fulfilling the intent of the Centres and Mixed Use Design Guide; and 4. Providing residents with adequate internal living space.

CCZ-P11	City development outcomes Recognise the positive outcomes that developments either over the height thresholds or under minimum building heights in the City Centre Zone can make to a well-functioning urban environment, as compensation for adverse effects, through the provision of enduring outcomes that provide public benefit and positively contribute to the sense of place and distinctive form, quality and amenity of the City Centre, including: 1. Positively contributing to public space provision and the amenity of the site and surrounding area, particularly in areas of deficit public space; 2. Positively contributing to public accessibility and connections; 3. Restoring and reusing heritage buildings and structures; 4. Recognising or responding to adjacent sites and area of heritage or sites and areas of significance to Māori; and 5. Incorporating assisted housing into the development; where this is provided, legal instruments are required to ensure that it remains assisted housing for at least 25 years.
CCZ-P12	Managing adverse effects Recognise the evolving, higher density development context enabled in the City Centre Zone, while managing any associated adverse effects including: 1. The impacts of building dominance and the height and scale relationship; 2. Building mass effects, including the amount of light and outlook around buildings; and 3. The impacts on sunlight access to identified public space; and 4. The impacts of related construction activity on the transport network and pedestrian linkages.
CCZ-P13	Retirement villages Provide for retirement villages where it can be demonstrated that the development: 1. Fulfills the intent of the Centres and Mixed Use Design Guide; 2. Includes outdoor space that is sufficient to cater for the needs of village residents; 3. Provides an adequate and appropriately located area on site for the management, storage and collection of all of the solid waste, recycling and organic waste potentially generated by the development; 4. Is able to be adequately serviced by three waters infrastructure or can address any constraints on the site; and 5. Is of an intensity, scale and design that is consistent with the amenity values anticipated in the Zone.
Te Ngākau Civic Square Precinct	
CCZ- PREC01-P1	Activities Enable a range of activities and temporary events that support the civic purpose and ongoing vibrancy and amenity of Te Ngākau Civic Square Precinct, including: 1. Civic functions; 2. Arts, culture and entertainment activities; 3. Recreation activities; 4. Community facilities; 5. Commercial activities; and 6. Residential activities above ground level to encourage activation of the precinct both day and night.

CCZ- PREC01-P2	Use and development of the Te Ngākau Civic Square Precinct Provide for the staged redevelopment of the Te Ngākau Civic Square Precinct, and its connections with the transport network, wider City Centre Zone and Waterfront Zone, including: 1. Enhancing the public function, pedestrian network and public spaces within the precinct; 2. Maintaining its special character by managing the form, scale and intensity of development; 3. Ensuring land use activities and development are planned and designed in a co-ordinated, site-responsive, comprehensive and integrated manner; and 4. Enabling new development and a range of activities that are integrated and compatible with existing buildings and land uses in the precinct.
CCZ- PREC01-P3	Access, connections and open space Require that the use and development of the Te Ngākau Civic Square Precinct: 1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks; 2. Promotes existing and planned pedestrian access and connections between the precinct, the waterfront and the city centre; and 3. Provides well-designed, safe and accessible public and green open space, within the precinct.
CCZ- PREC01-P4	Amenity and design Require development within the Te Ngākau Civic Square Precinct to contribute positively to its visual quality, amenity, interest and public safety by: 1. Fulfilling the intent of the Centres and Mixed Use Design Guide; 2. Requiring buildings and public spaces to incorporate high-quality visual and architectural design based on factors such as the bulk, form, scale, portion, location and detailing of the building/structure or building additions/alterations; 3. Ensuring building design respects the form, scale and style of heritage buildings and wider architectural elements within the precinct, including interface treatment with the Town Hall; 4. Responding to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings and requiring new buildings to be resiliently designed; 5. Recognising mana whenua cultural values in the design of public spaces; 6. Ensuring new development will result in overall improvements to the function, access and safety of the precinct, including enabling universal access and opportunities for formal and informal surveillance; 7. Providing an active edge along a portion of each building that addresses both the internal precinct area and externally towards adjoining streets; 8. Providing a comfortable micro-climate for precinct users; 9. Positioning new development and managing building height and form to ensure a high degree of sunlight access is achieved within the square; 10. Retaining and enhancing strong visual and physical connections between the square, the waterfront, the city centre and streets surrounding the precinct; and 11. Incorporating public amenities, public artwork and means to assist wayfinding, including provision of interpretation and references to the area's cultural and historic heritage associations.
Rules: Land use activities in the City Centre Zone	
CCZ-R1	Commercial activities
	1. Activity status: Permitted

CCZ-R2	Community facilities
	1. Activity status: Permitted
CCZ-R3	Educational facilities
	1. Activity status: Permitted
CCZ-R4	Recreation activities
	1. Activity status: Permitted
CCZ-R5	Arts, culture, and entertainment activities
	1. Activity status: Permitted
CCZ-R6	Emergency service facilities
	1. Activity status: Permitted
CCZ-R7	Marae activities
	1. Activity status: Permitted
CCZ-R8	Community corrections activities
	1. Activity status: Permitted
CCZ-R9	Public transport activities
	1. Activity status: Permitted
CCZ-R10	Visitor accommodation activities
	1. Activity status: Permitted
CCZ-R11	Repair and maintenance service activities
	1. Activity status: Permitted
CCZ-R12	Parliamentary activities
	1. Activity status: Permitted
CCZ-R13	Government activities
	1. Activity status: Permitted
CCZ-R14	Civic activities
	1. Activity status: Permitted
CCZ-R14a	Hospital activities and healthcare facilities

	1. Activity status: <u>Permitted</u>
CCZ-R15	Retirement Villages
	1. Activity status: Permitted
CCZ-R16	Residential activities
	1. Activity status: Permitted Where: a. The activity is located: - Above ground floor level; or - At ground floor level along any street edge not identified as an active frontage; or - At ground <u>floor</u> level along any street <u>edge</u> not identified as requiring verandah coverage. 2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CCZ-R16.1.a is not achieved. Matters of discretion are: ~~1.~~ <u>1.</u> The matters in CCZ-P2, CCZ-P4 and CCZ-P9; ~~2.~~ <u>2.</u> The extent and effect of non-compliance with CCZ-S7 and CCZ-S8; ~~3. Whether residential activities exceed 50% of the street frontage at ground floor;~~ ~~4. The extent to which an acceptable level of passive surveillance is maintained between the interior of the building and the street or area of public space;~~ ~~5. The extent to which the building frontage is designed and located to create a strong visual alignment with adjoining buildings;~~ ~~6.~~ <u>3.</u> The ~~effect on the visual quality of the streetscape and the~~ extent to which the <u>residential</u> activity contributes to or detracts from the surrounding public space; ~~7. The continuity of verandah coverage along the identified street, informal access route or public space; and~~ ~~8. The extent to which non-compliance with verandah coverage will adversely affect the comfort and convenience of pedestrians.~~ Notification status: An application for resource consent made in respect of rule CCZ-R16.2.a is precluded from being either publicly or limited notified.
CCZ-R17	Industrial activities, excluding repair and maintenance service activities
	1. Activity status: Restricted Discretionary Where: a. The activity is not a Heavy Industrial Activity. Matters of discretion are: - The compatibility with, and nature and form of, neighbouring activities; - The effect on the visual quality of the streetscape and the extent to which the activity contributes to or detracts from the surrounding public space; and - Effects on the amenity of the area, particularly in relation to noise, traffic generation, dust, odour and light spill.

		Notification status: An application for resource consent made in respect of rule CCZ-R17.1.a is precluded from being publicly notified.
		2. Activity status: Non-complying Where: a. Compliance with the requirements of CCZ-R17.1.a is not achieved Notification status: An application for resource consent made in respect of rule CCZ-R17.2.a must be publicly notified.
CCZ-R18	Carparking activities	
		1. Activity status: Permitted Where: <u>a.</u> The activity involves: i. Provision of car parks above ground floor level; or ii. Provision of car parks below ground floor level; or iii. Provision of parking spaces for people with disabilities; or iv. Provision of ground floor level car parks that form part of a building specifically constructed and used for carparking purposes and that complies with CCZ-S8; or v. Provision of ground floor level car parks that form part of a building, are located to the rear of the site (<u>excluding a site with dual frontage</u>), comply with CCZ-S8 and are not visible from the street; or vi. Reconfiguration of an existing carpark area (including where that reconfiguration results in a change to the type and/or number of parking or loading spaces provided) within the existing site boundary, provided that the existing carpark area within the site is not expanded; or vii. <u>Provision of car parks on a site with dual frontage (including corner sites) and is:</u> • <u>Compliant with CCZ-R18.1.a to CCZ-R18.1.e above; and</u> • <u>Not visible at the street edge; or</u> viii. Provision of car parks on a road.
		2. Activity status: Discretionary Where: a. Compliance with the requirements of CCZ-R18.1.a is not achieved.
CCZ-R19	Yard-based retailing activities	
		1. Activity status: Discretionary Notification status: An application for resource consent made in respect of rule CCZ-R19 must be publicly notified, except where: a. The activity relates to the maintenance, operation and upgrading of an existing activity.
CCZ-R20	All other land use activities	
		1. Activity status: Discretionary

		Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.
	Rules: Land use activities in the Te Ngākau Civic Square Precinct	
CCZ- PREC01-R1	Civic activities	
		1. Activity status: Permitted
CCZ- PREC01-R2	Arts, culture, and entertainment activities	
		1. Activity status: Permitted
CCZ- PREC01-R3	Community activities	
		1. Activity status: Permitted
CCZ- PREC01-R4	Commercial facilities	
		1. Activity status: Permitted
CCZ- PREC01-R5	Recreation activities	
		1. Activity status: Permitted
CCZ- PREC01-R6	Residential activities	
		1. Activity status: Permitted Where: a. The activity is located above ground floor level.
CCZ- PREC01- R7	Educational facilities	
		1. Activity status: Permitted
CCZ- PREC01-R8	Government activities	
		1. Activity status: Permitted
CCZ- PREC01-R9	All other land use activities	

	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.	
Rules: Building and structure activities in the City Centre Zone		
CCZ-R21	Maintenance and repair of buildings and structures	
	1. Activity status: Permitted	
CCZ-R22	Demolition or removal of buildings and structures	
	1. Activity status: Permitted Where: a. The demolition or removal of a building: - Is required to avoid an imminent threat to life and/or property; or - Enables the creation of public space or private outdoor living space associated with the use of a building; or - Is required for the purposes of constructing a new building or adding to or altering an existing building that is a permitted activity under CCZ-R23 or CCZ-R24, or has an approved resource consent or resource consent is being sought concurrently; or b. The demolition or removal involves a structure, excluding any building.	
	2. Activity status: Non-complying Where: a. Compliance with any of the requirements of CCZ-R22.1 is not achieved. Notification status: An application for resource consent made in respect of rule CCZ-R22.2.a is precluded from being either publicly or limited notified.	
CCZ-R23	Alterations and additions to buildings and structures	
	1. Activity status: Permitted Where: a. The alterations or additions to a building or structure: - Do not alter its external appearance; or - Involve the placement of solar panels on rooftops; or - Involve maintenance, repair or painting; or - Involve re-cladding with like for like materials and colours; or - Relate to a building frontage that is: - below verandah level, including entranceways and glazing; and - compliant with CCZ-S8; or - Are not visible from a public space; and b. The alterations or additions: - Do not result in the creation of new residential units; and - Comply with standards CCZ-S1, CCZ-S2, CCZ-S3, ~~CCZ-S4~~, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S15 and CCZ-S16.	

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of CCZ-R23.1 is not achieved.

Matters of discretion are:

1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, CCZ-P12 and CCZ-P13;
2. The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12, CCZ-S13, CCZ-S15 and CCZ-S16;
3. Construction impacts on the transport network; and
4. Where CCZ-S1 ~~or CCZ-S4~~ cannot be complied with, the matters in CCZ-P11.

Notification status:

An application for resource consent made in respect of rule CCZ-R23.2.a that complies with all of the identified standards in CCZ-R23.2.a.2 is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule CCZ-R23.2.a which results in non-compliance with CCZ-S5, CCZ-S9, CCZ-S10 is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule CCZ-R23.2.a which results in non-compliance with CCZ-S2, CCZ-S3, ~~CCZ-S4~~, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S11, CCZ-S12, CCZ-S13, CCZ-S15 and CCZ-S16 is precluded from being publicly notified.

CCZ-R24	Construction of buildings and structures	
	1. Activity status: Permitted Where: a. It involves the construction of any new building or structure that: i. Will have a gross floor area of 100m² or less; and ii. Will result in a building coverage of no more than 20 percent; and b. Compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12, CCZ-S13, CCZ-S14, CCZ-S15 and CCZ-S16 is achieved.	
	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of CCZ-R24.1, excluding CCZ-S4, is not achieved. Matters of discretion are: 1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, CCZ-P12 and CCZ-P13; 2. The extent and effect of non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12, CCZ-S13, CCZ-S14, CCZ-S15 and CCZ-S16; 3. Where CCZ-S1 or CCZ-S4 cannot be complied with, the matters in CCZ-P11; 4. The extent and effect of any identifiable site constraints; 5. The impacts of related construction activities on the transport network; and	

	6. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule CCZ-R24.2.a which complies with all of the identified standards in CCZ-R24.2.2 is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule CCZ-R24.2.a which results in non-compliance with CCZ-S5, CCZ-S9 and CCZ-S10 is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule CCZ-R24.2.a which results from non-compliance with CCZ-S2, CCZ-S3, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S11, CCZ-S12, CCZ-S13, CCZ-S15 and CCZ-S16 is precluded from being publicly notified.	
	3. Activity status: Discretionary Where: a. Compliance with the requirements of CCZ-S4 is not achieved. Notification status: An application for resource consent made in respect of rule CCZ-R24.3 is precluded from being either publicly or limited notified.	
CCZ-R25	Conversion of buildings, or parts of buildings, for residential activities	
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in CCZ-P1, CCZ-P4, CCZ-P10 and CCZ-P13; 2. The extent of compliance with standards CCZ-S9, CCZ-S10 and CCZ-S13 and satisfaction of associated assessment criteria; and 3. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule CCZ-R25.1 is precluded from being either publicly or limited notified.	
CCZ-R26	Outdoor storage areas	
	1. Activity status: Permitted Where: a. The storage area is screened by either a fence or landscaping of 1.8m in height from any adjoining road or site. b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.	
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CCZ-R26.1 is not achieved	

	Matters of discretion are: 1. The matters in CCZ-P7 and CCZ-P10; 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. Notification status: An application for resource consent made in respect of rule CCZ-R26.2.a is precluded from being publicly and limited notified.
Rules: Building and structures activities in the Te Ngākau Civic Square Precinct (CCZ-PREC01)	
CCZ-PREC01-R10	Construction of buildings and structures, additions and alterations to buildings and structures
	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The matters in CCZ-PREC01-P2, CCZ-PREC01-P3 and CCZ-PREC01-P4; 2. The extent and effect of non-compliance with CCZ-S1, CCZ-S3, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12 and CCZ-S13; 3. Where CCZ-PREC01-S1 cannot be complied with, the matters in CCZ-P11; 4. The outcomes of any consultation undertaken with mana whenua; 5. The extent and effect of any identifiable site constraints; 6. The extent to which the proposed building or addition/alteration respects the form, scale and style of historic heritage buildings located within the precinct; 7. The extent to which the new building or addition/alteration to a building has an adverse impact on the micro-climate of surrounding public space, including any impacts on sunlight access and wind protection; and 8. The design, scale and configuration of the proposed building/structure or building additions/ alterations, including: a. The scale of development anticipated within the precinct and in the vicinity of the site; b. Their visual and architectural quality based on such factors as form, scale, design, portion and detailing of the building/structure or building additions/alterations; and c. The safe movement of people to, from and within the site, precinct and surrounding transport and street network. Notification status: An application for resource consent made in respect of rule CCZ-PREC01-R10.1 for any additions and alterations to a building or structure, is precluded from being either publicly or limited notified.
Standards	
City Centre Zone	
CCZ-S1	Height Threshold
	1. The following maximum height thresholds (measured above ground level unless otherwise specified) apply to any new building or addition to an existing building:
	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity

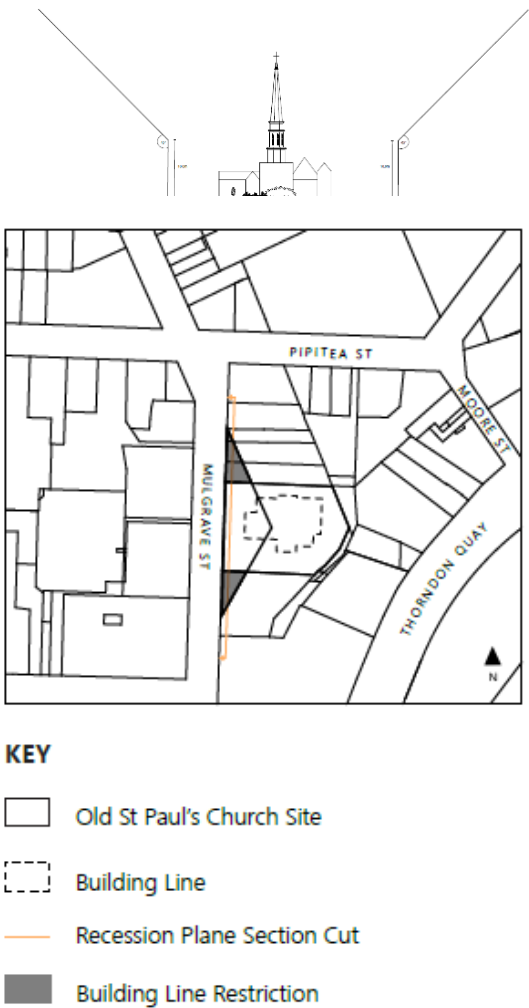
		effects; 2. Dominance and privacy effects on adjoining sites; 3. The extent to which taller buildings would substantially contribute to increasing residential accommodation in the city; and 4. The extent to which the building would positively contribute to the sense of place and distinctive form of the City Centre where the site or proposal will be prominent.
Location	Height threshold	
a. Height Control Area 1 — Thorndon Quay	35.4m	
b. Height Control Area 2 — Waterloo Quay section	50m	
c. Height Control Area 3 — Bulk of Thorndon	27m	
d. Height Control Area 4 — Mid and Upper Molesworth Street	43.8m	
e. Height Control Area 5 - CBD East	48.5m-93m	
f. Height Control Area 6 - CBD West	75m-95m (MSL) Mean Sea Level as defined by the New Zealand Vertical Datum 2016 (NZVD2016)	
g. Height Control Area 7— Eastern edge of CBD	43.8m	
h. Height Control Area 8 —Te Aro	42.5m	
i. Height Control Area 9 - South-East, South-West Zone Edge	28.5m	
j. Height Control Area 10 - Adelaide Road	42.5m	
This standard does not apply to: a. Solar panel and heating components attached to a building provided these do not exceed the height threshold by more than 500mm; b. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height threshold by more than 1m; and c. Lift overruns provided these do not exceed the height threshold by more than 4m. d. Fences and standalone walls; and e. Circumstances where up to 50% of a building's roof in elevation exceeds the height threshold where the entire roof slopes 15° or more.		

CCZ-S2	Old St Paul's Church — Adjoining site specific building height

1. Buildings and structures on sites bounded by Mulgrave Street, Pipitea Street, Moore Street and Thorndon Quay (refer to the diagram – CCZ: Old St Paul’s Church – Adjoining Site Specific Building Height below):
- a. Maximum height:
- i. Southern, western and eastern site boundaries: 10m above and parallel to each of the Old St Paul’s site boundaries, rising at an angle to the horizontal of 1.5 vertical to 1 horizontal outwards in a direction perpendicular to the boundary.

ii. Northern site boundary: 10m above and parallel to the Old St Paul’s site boundary, rising at an angle to the horizontal of 1.5 vertical to 1 horizontal extending outwards in a north (i.e. perpendicular to the boundary) and north east direction (i.e. 45 degrees off perpendicular).

iii. Building line restriction area: No building or part thereof is permitted to be erected above the existing ground level between the building line restriction and Mulgrave Street as shown in Diagram 17 below.



- Assessment criteria where the standard is infringed:
1. Dominance and shading effects on Old St Paul’s Church and associated setting.

CCZ-S3	Character precincts and Residentially Zoned heritage areas — Adjoining site specific building and structure height
	1. Identified character precincts and Residentially Zoned heritage areas: - For any site adjoining a site identified within a Character Precinct or a Residentially Zoned Heritage Area: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground level from all side and rear boundaries that adjoin that precinct or heritage area. This standard does not apply to: - Fences or standalone walls no greater than 1.8m in height; - Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; - Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and - Lift overruns provided these do not exceed the height by more than 4m. Note: this standard prevails over the general height requirements specified in CCZ-S1. Assessment criteria where the standard is infringed: - Dominance and shading effects on adjoining sites.
CCZ-S4	Minimum building height 1. A minimum height of 22m is required for new buildings. This standard does not apply to: ~~Any site adjoining a site located within a character precinct or Residentially Zoned Heritage Area and thus subject to CCZ-S3; and~~ ~~Any site within the Te Ngākau Civic Square Precinct.~~ <u>Any site subject to CCZ-S2 (Old St Paul's Church – Adjoining site specific building height); and</u> <u>Any site subject to CCZ-S6 (Minimum sunlight access – public space) where a 22 m building height will mean that the standard is infringed;</u> <u>Any site subject to CCZ-S3 (Character precincts and Residentially Zoned heritage areas - Adjoining site specific building and structure height); and</u> <u>Any site subject to CCZ-PREC01-S1 (Te Ngākau Civic Square Precinct – Height Threshold); and</u> <u>Assessment criteria where the standard is infringed:</u> <u>The extent to which a reduced height is necessary to provide for the functional needs or operational needs of a proposed activity;</u> <u>Whether topographical or other site constraints make compliance with the standard impracticable; and</u> <u>The extent to which the reduced height would facilitate positive on-site or public design outcomes.</u>

	5. <u>Any site subject to HH-S1 (Minimum and maximum heights for heritage areas in the City Centre Zone, Centre Zones and Waterfront Zone) where a maximum height limit lower than 22 m applies; and</u> 6. <u>Accessory buildings; and</u> 7. <u>Buildings with a total footprint of 60m² or less.</u> <u>For the purposes of the standard:</u> a. <u>Compliance is achieved where at least 50% of the building(s) comprising the development meet the 22 m height; and</u> b. <u>Minimum building height is measured from the existing ground level to the roof of the building, but does not include:</u> <u>Solar panel and heating components attached to a building;</u> <u>Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. poles, parapets, finials, spires) where these are more than 1 metre in height;</u> <u>Buildings and structures associated with lawfully established rooftop activities; and</u> <u>Lift overruns or rooftop plant.</u>	
CCZ-S5	Minimum ground floor height	
	1. The minimum ground floor height to the underside of a structural slab or equivalent shall be 4m. <u>This standard does not apply to:</u> 1. <u>Accessory buildings; and</u> 2. <u>Buildings with a total footprint of 60 m² or less.</u>	Assessment criteria where the standard is infringed: 1. The extent to which a reduced height: a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for functional needs or operational needs of a proposed activity; and 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
CCZ-S6	Minimum sunlight access — public space	
	1. All buildings or structures within the City Centre Zone must be designed and located to maintain sunlight access to any area mapped with the "Minimum Sunlight Access - Public Space Requirements", during the time periods specified in Table 1 of Appendix 9; 2. For areas in Appendix 9 with a specified time	Assessment criteria where the standard is infringed: 1. The extent of increased shadowing and any associated adverse amenity effects on the open space.

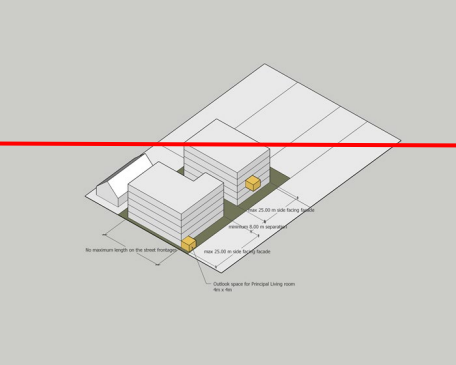
	period: a. 11:30am-1:30pm; b. 12:00pm-2pm; or c. 1:30pm-3:00pm; and Sunlight access must be maintained in the entire area during this period. 3. For areas in Appendix 9 with a specified time period: a. 10:00am-3:00pm; or b. 10:00am-4:00pm; and Sunlight access must be maintained in a minimum of 70% of the area during this period. This standard does not apply to: a. Any temporary structure erected and dismantled in less than 30 days; and b. Any public amenity facility erected within an identified public space.	
CCZ-S7	Verandahs <u>control</u>	
	1. Verandahs must be provided on building elevations on identified street frontages; 2. Any verandah must: a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; d. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and f. Not exceed a maximum width of 3m from the front of the building. This standard does not apply to: a. Any scheduled building identified in SCHED1 - Heritage Buildings. However, if for any reason these buildings received resource consent approval to be demolished, then a verandah would be required for any replacement buildings on these sites; b. Any building where compliance with the standard results in an encroachment into the dripline of an existing tree; and c. Service stations.	Assessment criteria where the standard is infringed: 1. The extent to which any non-compliance: a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public space as part the development; and 2. The continuity of verandah coverage along the identified street, informal access route or public space.

CCZ-S8	Active frontage control									
	1. Any new building or addition to an existing building facing an identified street with an active frontage control must: a. Be built up to the street edge at ground floor level along at least 90% of the full width of the site that borders the street(s); b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and c. Locate the principal public entrance on the front boundary. This standard does not apply to: a. Any vehicle and pedestrian access to a site situated on a street subject to an active frontage control; b. Any heritage building identified in SCHED1-heritage buildings or service stations; and 2. Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: a. Is more than 4 metres wide; b. Extends from a height of 1m above ground level to a maximum height of 2.5m; and c. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent.	Assessment criteria where the standard is infringed: 1. The extent to which: a. Any non-compliance is required for on-site functional needs or operational needs; b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings or otherwise enhances the streetscape; and c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.								
CCZ-S9	Minimum residential — unit size									
	1. Residential units, including any dual key unit, must meet the following minimum sizes: <table><tr><th>Residential unit type</th><th>Minimum net floor area</th></tr><tr><td>a. Studio unit</td><td>35m²</td></tr><tr><td>b. 1 bedroom unit</td><td>40m²</td></tr><tr><td>c. 2+ bedroom unit</td><td>55m²</td></tr></table>	Residential unit type	Minimum net floor area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit size.
Residential unit type	Minimum net floor area									
a. Studio unit	35m ²									
b. 1 bedroom unit	40m ²									
c. 2+ bedroom unit	55m ²									
CCZ-S10	Residential — outdoor living space									
	1. Each residential unit, including any dual key unit, must be provided with either a private outdoor living space or access to a communal outdoor living space; 2. Where private outdoor living space is provided it must be: a. For the exclusive use of residents;	Assessment criteria where the standard is infringed: 1. The extent to which: a. Any proposed outdoor living								

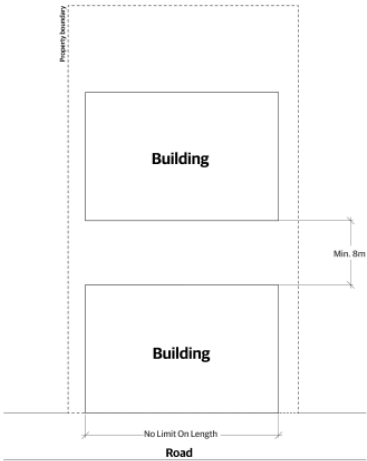
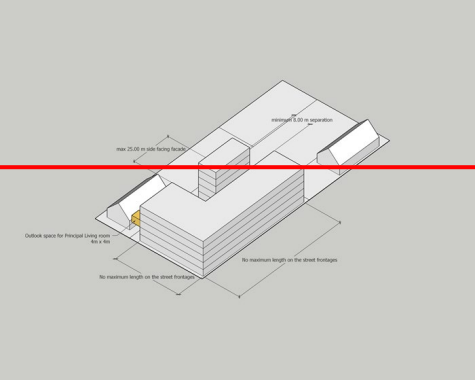
	b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below; 3. Where communal outdoor living space is provided it does not need to be a single continuous space but it must be: a. Accessible from the residential units it serves; b. Of the minimum area and dimension specified in the table below; and c. Free of buildings, parking spaces, and servicing and manoeuvring areas. <table border="1"> <thead> <tr> <th data-bbox="288 526 643 607">Living space type</th><th data-bbox="643 526 868 607">Minimum area</th><th data-bbox="868 526 1093 607">Minimum dimension</th></tr> </thead> <tbody> <tr> <td colspan="3" data-bbox="288 607 1093 658">a. Private</td></tr> <tr> <td data-bbox="288 658 643 770">i. Studio unit and 1- bedroom unit</td><td data-bbox="643 658 868 770">5m²</td><td data-bbox="868 658 1093 770">1.8m</td></tr> <tr> <td data-bbox="288 770 643 824">ii. 2+ bedroom unit</td><td data-bbox="643 770 868 824">8m²</td><td data-bbox="868 770 1093 824">1.8m</td></tr> <tr> <td colspan="3" data-bbox="288 824 1093 875">b. Communal</td></tr> <tr> <td data-bbox="288 875 643 929">i. For 4-15 units</td><td data-bbox="643 875 868 929">64m²</td><td data-bbox="868 875 1093 929">8m</td></tr> <tr> <td data-bbox="288 929 643 1041">ii. For each additional unit above 15 units</td><td data-bbox="643 929 868 1041">2m²</td><td data-bbox="868 929 1093 1041">-</td></tr> <tr> <td colspan="3" data-bbox="288 1041 1093 1160">Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to private outdoor living space.</td></tr> </tbody> </table>	Living space type	Minimum area	Minimum dimension	a. Private			i. Studio unit and 1- bedroom unit	5m ²	1.8m	ii. 2+ bedroom unit	8m ²	1.8m	b. Communal			i. For 4-15 units	64m ²	8m	ii. For each additional unit above 15 units	2m ²	-	Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to private outdoor living space.			space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and c. The availability of public open space in proximity to the site.
Living space type	Minimum area	Minimum dimension																								
a. Private																										
i. Studio unit and 1- bedroom unit	5m ²	1.8m																								
ii. 2+ bedroom unit	8m ²	1.8m																								
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ii. For each additional unit above 15 units	2m ²	-																								
Note: Communal outdoor living space is calculated on the basis of the number of units without exclusive access to private outdoor living space.																										
CCZ-S11	Minimum building separation distance for residential activities																									

1. Any new building or addition to an existing building used for residential activities must provide an **8m** separation distance between buildings located on the same site, as shown in the diagrams below.

In-block site



Corner site



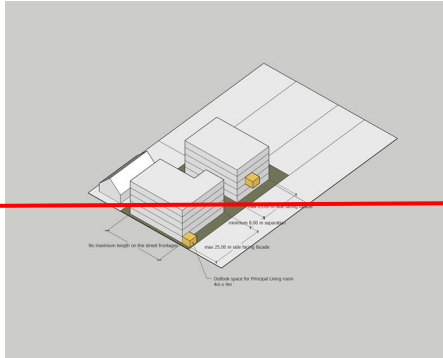
Assessment criteria where the standard is infringed:

1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site; and
2. Dominance and privacy effects on adjoining sites.

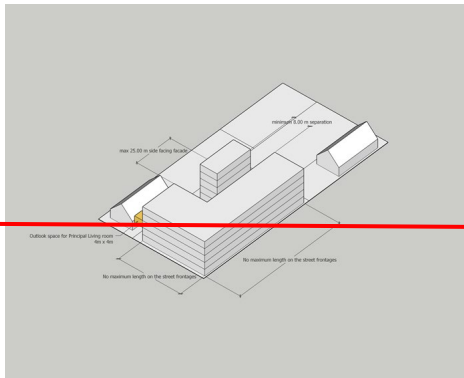
CCZ-S12

Maximum building **length** **depth** for residential activities

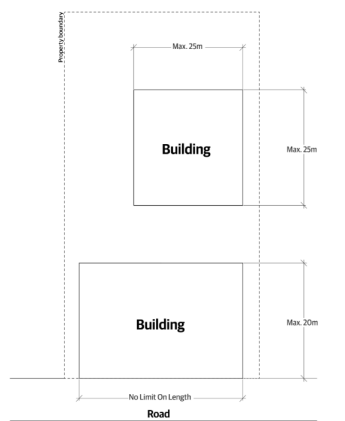
- In-block site



Corner site



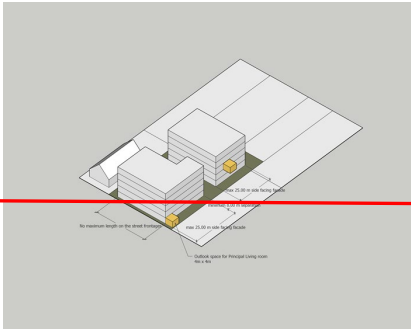
1. The extent to which the design mitigates the effect of a long featureless building elevation façade; and
2. Dominance, and privacy and shading effects on adjoining sites.

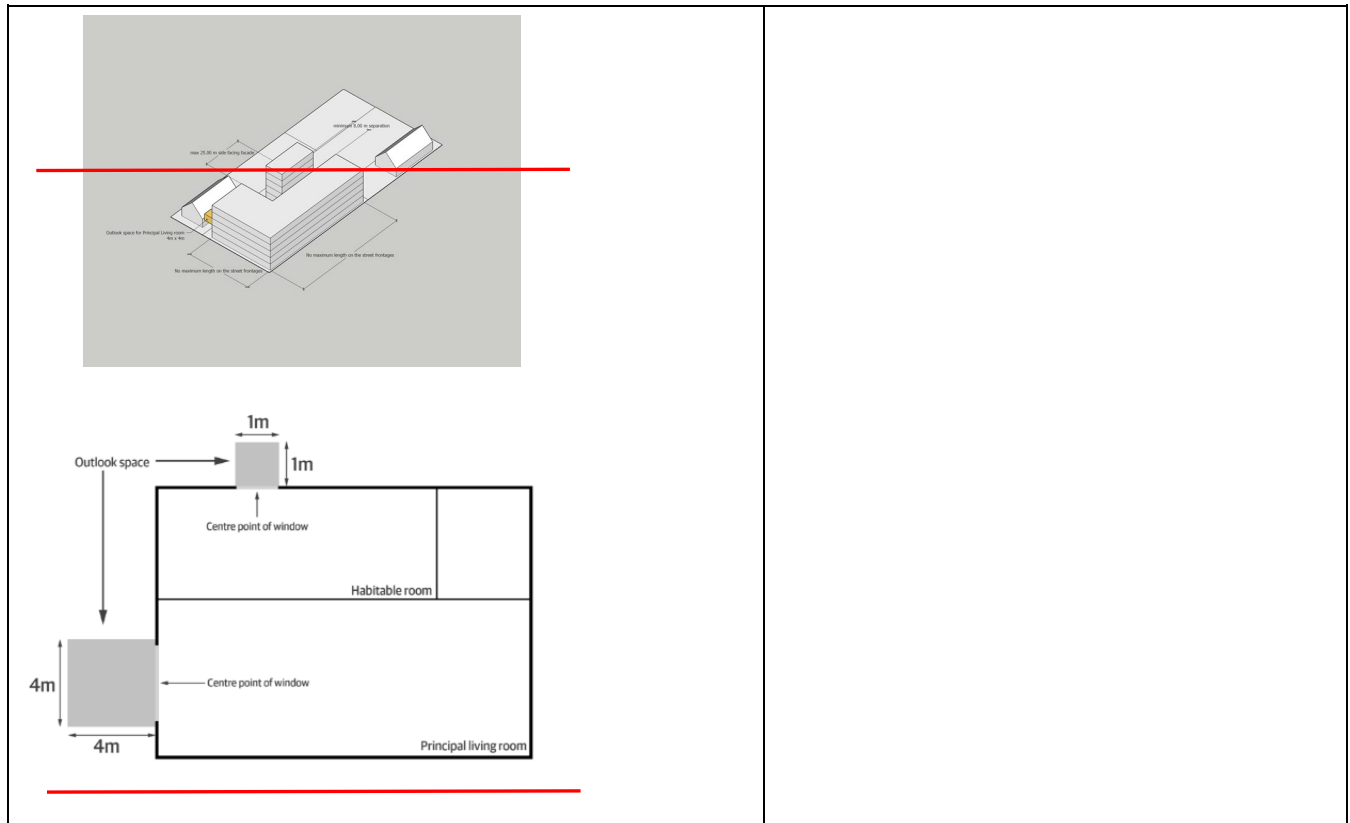


The diagram shows a building footprint (a solid black outline) centered within a larger rectangular property boundary (a dashed line). The property boundary is labeled "Property boundary" on the left and "Max. 25m" on the top and right. The building footprint is labeled "Building" in the center. The horizontal distance from the left side of the building to the left boundary is labeled "No Limit On Length". The horizontal distance from the right side of the building to the right boundary is labeled "Max. 25m". The building footprint is irregular, with a notch on the left side and a protrusion on the right side. The entire diagram is set against a white background with a horizontal line at the bottom representing the "Road".

The diagram shows a rectangular plot with a dashed border. The top horizontal boundary is labeled "Max. 25m". The right vertical boundary is labeled "Max. 25m". The left vertical boundary is labeled "Property boundary". The bottom horizontal boundary is labeled "No Limit On Length". Below the plot, a horizontal line represents a "Road".

The total unbroken length of any external side elevation, measured corner to corner, including where the external side is stepped

CCZ-S13	Outlook space
1. An outlook space must be provided for each residential unit as specified in this standard; 2. All principal living rooms must have an outlook space of a minimum dimension of 4m in depth and 4m in width as shown in the diagrams below; 3. All habitable rooms must have an outlook space of a minimum dimension of 1m in depth and 1m in width; 4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies; 5. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space; 6. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building; 7. Outlook spaces may be under or over a balcony; 8. Outlook spaces required from different rooms within the same building may overlap; and 9. Outlook spaces must: a. be clear and unobstructed by buildings; and b. not extend over an outlook space or outdoor living space required by another residential unit. 1. In-block site  Corner site	Assessment criteria where the standard is infringed: 1. The extent to which: a. Acceptable levels of natural light are provided to habitable rooms; b. The design of the proposed unit provides a healthy living environment; and c. The extent of dominance and privacy related effects on adjoining sites.



CCZ-S14	Fences and standalone walls	
	1. Fences and standalone walls must not exceed a maximum height of 1.8 metres (measured above ground level).	Assessment criteria where the standard is infringed: 1. Streetscape and visual amenity effects; and 2. Dominance and privacy effects on adjoining sites.
CCZ-S15	Boundary setback from a rail corridor	
	1. Buildings or structures must not be located within 1.5m of the boundary of a designated rail corridor.	Assessment criteria where the standard is infringed: 1. The extent to which the location and design of the building relates to the ability to safely use, access and maintain buildings without requiring access on, above or over the rail corridor.
CCZ-S16	Sites adjoining residential zones	
	1. For any site adjoining a Residentially Zoned site: a. no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 19m above ground level from all side and rear boundaries that adjoin the Residentially Zoned site.	Assessment criteria where the standard is infringed: 1. Dominance and shading effects on adjoining sites.

This standard does not apply to: a. Fences or standalone walls no greater than 1.8m in height; b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; and d. Lift overruns provided these do not exceed the height by more than 4m. Note: this standard prevails over the general height requirements specified in CCZ-S1.						
Te Ngākau Civic Square Precinct						
CCZ- PREC01-S1	Height Threshold					
	1. The following height threshold (measured above ground level unless otherwise specified) apply to any new building or addition to an existing building: <table><tr><th>Location</th><th>Height Threshold</th></tr><tr><td>a. Entire Precinct</td><td>40m</td></tr></table> This standard does not apply to: a. Solar panel and heating components attached to a building provided these do not exceed the height threshold by more than 500mm; b. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height threshold by more than 1m; c. Lift overruns provided these do not exceed the height threshold by more than 4m; d. Fences and standalone walls; and e. Circumstances where up to 50% of a building's roof in elevation exceeds the height threshold where the entire roof slopes 15° or more.	Location	Height Threshold	a. Entire Precinct	40m	Assessment criteria where the standard is infringed: 1. Dominance and shading effects within the Precinct and on adjoining sites; 2. Streetscape and visual amenity effects; and 3. The extent to which taller buildings would substantially contribute to increasing residential accommodation in the city; and 4. The extent to which the building would positively contribute to the sense of place and distinctive form of the Precinct and the City Centre where the site or proposal will be prominent.
Location	Height Threshold					
a. Entire Precinct	40m					
Methods						
Subject to appeal P1 Sch1 Have regard	CCZ-M1	Urban Design Panel				
	Subject to obtaining relevant approvals and supporting funding Council will seek to establish and					

facilitate an independent, non-statutory Urban Design Panel to inform urban design assessments of relevant policies and matters of discretion that apply to significant resource consent applications as required.

This chapter has been subject to the Part One, Schedule 1 process ([P1 Sch1](#)) and Council decisions on 12 June 2025. Please see notations for the status of provisions.

He Rohe Ahoaho

Open Space Zone

OSZ	Open Space Zone

Introduction

The Open Space Zone caters for both passive and active recreational activities, with limited associated facilities, buildings and structures. Open spaces within this Zone are primarily recreation reserves. They include a wide range of spaces, from small local suburban playgrounds and ‘pocket’ parks in the City Centre, to larger playing fields or open grassed areas. Some of the open areas are located near waterbodies and the coast, others are located within urban areas and contribute to an attractive living environment within the City. [The historic Government House is also located within the Open Space Zone and subject to Designation PM1.](#)

These open spaces are used for a variety of recreational activities, from informal recreation activities such as playing, skateboarding, games and kicking a ball around to more organised sports and recreation activities on playing fields. Buildings are generally small in scale and ancillary to the recreational use, such as toilet facilities, buildings for maintenance and associated storage, small pavilions and clubrooms. Examples include, Seatoun Park, Linden and Linden West Parks, Wilton Park, and Cummings Park.

Most of the land zoned Open Space Zone is publicly owned and subject to reserve management plans prepared under the Reserves Act 1977.

All activities and uses located on public land must obtain permission (such as a lease or licence) from Wellington City Council as the landowner and administering authority. This is, in addition to, any resource consent requirements under the District Plan or a National Environmental Standard.

In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area. Reserve management plans that are relevant to areas within the Open Space zone, include:

1. Suburban Reserves 2015
2. Northern Reserves 2008
3. Botanic Gardens 2014
4. Glover Park Management Plan 2005

Note: These reserve management plans may be superseded by other plans in the future.

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

Have regard

OSZ-01**Purpose**

Open space areas are predominately used by the public for a wide range of passive and active recreation activities, and may accommodate open space community activities, in such a way that maintains, and where possible, enhances the predominant character and amenity values of the Open Space Zone, which include:

1. An open and spacious character;
2. A low level of built form and development; and
3. Buildings and structures are predominately ancillary to recreation or conservation activities.

Have regard

OSZ-02**Managing effects**

Adverse effects of activities and development undertaken in the Open Space Zone at the Zone interface and the surrounding area are managed effectively.

Have regard

OSZ-03**Mana whenua**

Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their values and aspirations, cultural associations with and role in exercising kaitiakitanga over Wellington's parks and reserves are recognised and facilitated.

Policies

Have regard

OSZ-P1**Enabled activities**

Enable a wide range of recreational activities, and a limited range of other activities that are compatible with the predominant purpose, character and amenity of the Open Space Zone, while ensuring that their scale and intensity is appropriate.

Have regard

OSZ-P2**Small scale mobile commercial activities**

Provide for small scale mobile commercial activities that are ancillary and complementary to the predominant purpose of the Zone.

Have regard

OSZ-P3**Potentially compatible activities**

		Only allow other activities to establish where it can be demonstrated that they are compatible with the purpose, character and amenity values of the Zone, having regard to whether: 1. The proposal is consistent with the relevant reserve management plan for the site; 2. The activity is compatible with or supports activities anticipated in the Zone, or will enhance the open space values, or social connection, or there is a functional need or operational need for a location at that site; 3. The activity maximises the use of existing buildings; and 4. Any reverse sensitivity effects can be appropriately managed.
Have regard	OSZ-P4	Enabled buildings and structures Enable buildings and structures that are small in scale and necessary to maintain or enhance the public's ability to use and enjoy the open space for recreation activities or conservation activities.
Have regard	OSZ-P5	Potentially compatible buildings and structures Only allow other buildings and structures to establish where it can be demonstrated that they will maintain or enhance the character and amenity values of the Zone, having regard to whether: 1. The development is consistent with the relevant reserve management plan for the site; 2. The building or structure supports or is complementary to permitted activities, or there is a functional need for a location at that site; 3. The siting, design and external appearance of the buildings and structures is compatible with the open space area in which they will be located; 4. Streetscape amenity will be maintained or enhanced; 5. There are opportunities to locate or cluster buildings to minimise the loss of spaciousness; 6. The building design maximises opportunities for multi-functional recreational use; 7. Any adverse residential amenity effects will be minimised; 8. Hard surfacing is minimised, and native vegetation and visually prominent trees are retained where practicable; and 9. Public accessibility will be maintained or enhanced, including through connections to walkways, cycleways and pedestrian access points.
Have regard	OSZ-P6	Mana whenua Provide for the use and management of Wellington's parks and reserves in

		partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.
Rules: Land use activities		
Legal effect	OSZ-R1	Informal recreation activities
		1. Activity status: Permitted
Legal effect	OSZ-R2	Organised sport and recreation activities
		1. Activity status: Permitted
Legal effect	OSZ-R3	Conservation activities
		1. Activity status: Permitted
Legal effect	OSZ-R4	Customary activities
		1. Activity status: Permitted
Legal effect	OSZ-R5	Gardens, including community gardens
		1. Activity status: Permitted
Legal effect	OSZ-R6	Mobile commercial activities ancillary to permitted recreation and conservation activities
		1. Activity status: Permitted
Legal effect	OSZ-R7	Parks maintenance and repair
		1. Activity status: Permitted
Legal effect	OSZ-R8	Construction, maintenance, alteration of or addition to footpaths and tracks
		1. Activity status: Permitted
Legal effect	OSZ-R9	Construction, maintenance, alteration of, or addition to car parking areas and access drives
		1. Activity status: Permitted
Legal effect	OSZ-R10	Open space community activities in an existing building
		1. Activity status: Permitted
Legal effect	OSZ-R11	Any other activity not otherwise provided for in this table

	1. Activity status: Discretionary	
	Rules: Building and structure activities	
Legal effect	OSZ-R12	Demolition or removal of buildings and structures
	1. Activity status: Permitted	
Legal effect	OSZ-R13	Maintenance and repair of buildings and structures
	1. Activity status: Permitted	
	Note: For the avoidance of doubt buildings and structures include seawalls.	
Legal effect	OSZ-R14	Construction, alteration of and addition to buildings and structures
	1. Activity status: Permitted	
	Where:	
	a. Compliance with the following standards is achieved:	
	i. OSZ-S1;	
	ii. OSZ-S2;	
	iii. OSZ-S3; and	
	iv. OSZ-S4.	
	2. Activity status: Restricted Discretionary	
	Where:	
	a. Compliance with only one of the standards in OSZ-R14.1.a is not achieved.	
	Matters of discretion are:	
	1. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed standards.	
	Notification status: An application for resource consent made in respect of rule OSZ-R14.2 is precluded from being publicly notified.	
	3. Activity status: Discretionary	
	Where:	
	a. Compliance with more than one of the standards in OSZ-R14.1.a is not achieved.	
	Standards	
Legal effect	OSZ-S1	Maximum height of buildings and structures
	1. Buildings and structures must not exceed the following maximum height limits above ground level:	
	Structure	Maximum height limit above ground level
	a. Playground equipment and pou	8m
	Assessment criteria where the standard is infringed:	
	1. Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space;	
	2. Dominance, privacy and shading effects on adjoining sites;	
	3. Streetscape and visual amenity effects;	
	4. The extent to which adverse effects of additional height can be mitigated by the	

b. Poles for lighting or surveillance	18m	natural or physical features of the site, setbacks, landscaping or screening; 5. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site and 6. Whether topographical or other site constraints make compliance with the standard impractical.
d. All other buildings and structures	7m	

Legal effect

OSZ-S2	Height in relation to boundary

1. All parts of a building or structure shall be contained within a 45 degree plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries that abut a Residential Zone.	Assessment criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional height in relation to boundary can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site and 4. Whether topographical or other site constraints make compliance with the standard impractical.

Legal effect

OSZ-S3	Maximum gross floor area

1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 100m².	Assessment criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional floor area can be mitigated by the natural or physical features of the site, landscaping or screening; and 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site

Legal effect

OSZ-S4	Maximum building coverage

1. Maximum building coverage is 10%.	Assessment criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional building coverage can be mitigated including by the natural or physical features of the site, setbacks, landscaping or screening 3. The extent to which the additional building coverage is necessary to provide for functional needs or operational needs of the activities on the site; and 4. Whether topographical or other site constraints make compliance with the standard impractical.

Legal effect

OSZ-S5	Boundary setbacks
1. Buildings or structures (excluding fences) must be setback a minimum of 1.5m from a rail corridor boundary.	Assessment Criteria where the standard is infringed 1. The location and design of the building as it relates to the ability to safely use, access and maintain buildings without requiring access above or over the rail corridor.

This chapter is operative as of 14 July 2025.

He Rohe Tāhuna

Waterfront Zone

WFZ	Waterfront Zone

Introduction

The Waterfront Zone provides an interface between the city centre and Te Whanganui a Tara. It contains one of the city’s primary promenades along with two major parks: Frank Kitts Park and Waitangi Park. It caters to a variety of cultural, recreation and entertainment activities and includes buildings such as Te Papa, Te Wharewaka o Pōneke and the Events Centre along with residential apartment living.

The land now covered by the Waterfront Zone was created through reclamation, structures and encroachments into the harbour that are seaward of the original natural shoreline from the late 1800s to 1970. Its original purpose was to facilitate travel, trade, and general industry and commerce. The Zone has a number of remaining heritage buildings and other structures from this era that influence its character today.

Development since the 1980s on the land covered by the Waterfront Zone has transformed the area into a space for recreation, events, arts and culture, business, residences, and active transport including walking and cycling. This evolution of the waterfront is in line with the vision of the Wellington Waterfront Framework (2001), which is still relevant and important today:

Wellington’s Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations.

The Council uses the Wellington Waterfront Framework to help manage the waterfront in its role as property owner and manager of the land and public assets. The Framework has also helped inform the Waterfront Zone content in this District Plan.

Mana whenua, particularly Te Āti Awa, have an important connection with Te Whanganui a Tara and the Whairepo Lagoon. Both Taranaki Whānui and Ngāti Toa’s Claims Settlement Acts identify the Wellington Harbour as a statutory area. Wellington City Council must have regard to these statutory acknowledgments. The Natural Resources Plan for the Wellington Region (Schedule C4 Map 6) identifies a coastal site adjoining the Waterfront Zone with significant mana whenua values linked to the historic Te Aro Pā. The Waterfront Zone recognises the landward side of this site as also having particular significance to mana whenua, anchored by Te Wharewaka o Pōneke, through a method enabling greater mana whenua involvement in resource consents and plan changes affecting this area.

Management of the Waterfront area needs to be integrated across mean high water springs and actively engage mana whenua and other agencies with management responsibilities.

When constructing new and redeveloped buildings and public spaces, the Waterfront Zone requires public involvement and weighs the public interest very highly as the Zone is predominantly a public area. Applications for significant new development in the Waterfront Zone are publicly notified, as specified in the relevant rules’ notification status.

Eventually, the Waterfront Zone is anticipated to be extended further north to the ramp that connects to the Fran Wilde Walkway (the walkway to the Wellington Regional Stadium). This extension would replace the Inner Harbour Port Precinct. This is currently CentrePort land that was previously partly redeveloped into office

buildings and is currently zoned Port Zone. Any Zone extension will be done through a plan change. The plan change process would include a companion master plan to guide the comprehensive redevelopment.

Activities that cross the mean high water springs boundary will be managed by having regard to the Proposed Natural Resources Plan for the Wellington Region and in conjunction with the Greater Wellington Regional Council.

The Waterfront has three areas where specific controls apply. These areas of specific controls are identified in the Planning Maps. They are:

1. Areas of change. These are areas identified for redevelopment into buildings and/or public spaces.
2. Public open spaces. These are public spaces specifically mapped within the Waterfront Zone to be retained for public activities with minimal buildings.
3. Queens Wharf buildings. These areas have specific height standards and external alternation and addition rules.

These three specific controls are mentioned in some Waterfront Zone objectives and policies, and are labelled to the left of the relevant rules for building and structure activities. The label “Entire Zone” to the left of a rule or standard means the rule or standard applies to areas both with and without specific controls, unless otherwise specified.

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	
WFZ-O1	Purpose Activities and development in the Waterfront Zone contribute to Wellington’s identity and sense of place, with public spaces, buildings and other structures that reflect the unique location and character of the waterfront.
WFZ-O2	Ahi Kā Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations and landowner and development interests are recognised in planning and developing the Waterfront Zone.
WFZ-O3	Protection of public open spaces The Waterfront’s public open spaces mapped as specific controls are protected and maintained for temporary activities and recreation activity.
WFZ-O4	Areas of change Areas of change are redeveloped over time into high-quality public spaces and buildings.
WFZ-O5	Active transport and micro-mobility connectivity Active transport and micro-mobility connectivity within the Waterfront Zone, and between the edge of Te Whanganui ā Tara, public transport and the City Centre, is maintained or enhanced.
WFZ-O6	Vibrant and diverse mix of activities The Waterfront Zone has a diverse and vibrant mix of activities that collectively provide and encourage public interest, use and enjoyment of the Zone during the day and night.
WFZ-O7	Managing adverse effects

	Adverse effects of activities and development in the Waterfront Zone are managed effectively both: 1. Within the zone, including on its role, function and connectivity; and 2. At interfaces with: a. Heritage buildings, heritage structures and heritage areas; b. Scheduled sites and areas of significance to Māori; c. Public open space specific controls; d. Residential zoned areas; and e. The coastal marine area.
Policies	
WFZ-P1	Enabled activities Enable a range and diversity of activities that support the role and function of the Waterfront Zone and enhance the Zone's vitality, vibrancy and amenity during the day and night, including: 1. Commercial activities; 2. Community facilities; 3. Recreation activities; 4. Emergency service facilities; 5. Marae activities; 6. Public transport activities on Waterloo Quay, Customhouse Quay, Jervois Quay, Cable Street, Oriental Parade and in the Post Office Square Heritage Area; 7. Visitor accommodation; and 8. Residential activities above ground floor.
WFZ-P2	Managed activities Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including: 1. Industrial activities; 2. Construction of apartments and visitor accommodation; 3. New and expanded buildings; 4. New and modified public space; and 5. Public transport activities seaward of Waterloo Quay, Customhouse Quay, Jervois Quay, Cable Street, Oriental Parade and the Post Office Square Heritage Area.
WFZ-P3	Incompatible activities Avoid activities that are incompatible with the role and functions of the Waterfront Zone. These incompatible activities include: 1. Heavy industrial activities; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential activities; 4. Significant buildings in mapped public open space; and 5. Surface-level carparks, other than car parks for people with mobility issues, for service vehicles, and pick-up/drop-off parking
WFZ-P4	Access, connections and public space Require that the use, development, and operation of the Waterfront Zone: 1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks; 2. Promotes and enhances existing and planned pedestrian and cycle access and connections to the City Centre Zone;

	3. Provides well-designed, connected and safe public space and pedestrian, cycle and micro-mobility access; 4. Provides equitable access to and along the edge of the coastal marine area and structures within it; and 5. Provides a safe environment for people that promotes a sense of security and allows informal surveillance.
WFZ-P5	Sense of place Require development of public spaces, buildings and other structures to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone including, where relevant: 1. A balance of buildings and open space with no more than 35% total building coverage over the whole Waterfront Zone to form a sense of openness and transition between the dense city centre environment and the expansiveness of Te Whanganui a Tara; 2. Design relating to the maritime location and activities; 3. Rich Māori and tauīwi/non-Māori history; 4. Sunlight to parks, plazas and other open spaces where people regularly congregate; 5. Visual connections to the City and Te Whanganui a Tara; and 6. Accessibility for people of all ages and mobility levels.
WFZ-P6	Development of buildings Require new and altered buildings to be of a high quality, including: 1. Building forms and facades, especially those that are visually prominent; 2. Bulk, scale and heights that are complementary to and of a scale appropriate to the existing nearby buildings in the Waterfront Zone; 3. Heights that are consistent with the low-rise nature of buildings in this zone; 4. Active building frontages and publicly-accessible areas on the ground floors of buildings, except for storage and/or service areas; 5. Storage and/or service areas screened from public view; 6. Sustainable, resilient building design that is adaptable to changes in use over time; 7. Buildings that respond to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 8. Design that responds positively to identified historic heritage structures, buildings and areas, including those seaward of mean high water springs and identified in the Regional Natural Resources Plan, that are adjacent to the new or altered building; and 9. Fulfilling the intent of the Centres and Mixed Use Design Guide.
WFZ-P7	Protection of public open space Protect the Waterfront Zone's mapped public open spaces by avoiding new permanent buildings above-ground on public open space except where they improve the space for public use and enjoyment and do not dominate or cumulatively diminish the public open space.
WFZ-P8	Areas of change Enable re-development of Areas of Change from car parking to high quality buildings and/or public spaces.
WFZ-P9	Sustainable long term use Encourage new development and redevelopment in the Waterfront Zone to be sustainable, resilient and adaptable to change in use over time, including enabling sufficient flexibility for ground floor space to be used and converted for a range of activities and responding to future coastal hazards.
WFZ-P10	Ahi kā Recognise and provide for the cultural associations and development interests of Ngāti Toa

	Rangatira and Taranaki Whānui ki te Upoko o te Ika in the Waterfront Zone by: 1. Managing new development adjoining sites and areas of significance to Māori; and 2. Collaborating on the design and incorporation of Māori cultural elements into public open space within the zone.
Methods	
WFZ-M1	Mana whenua involvement in managing the Waterfront Zone For all resource consent applications and private plan change requests in the Waterfront Zone from Te Papa to Frank Kitts Park inclusive, and elsewhere in the Waterfront Zone that affect Te Whanganui a Tara, Wellington City Council will: 1. Require the applicant to include a record of engagement with Te Aro Pā Trust and Te Rūnanga o Toa Rangatira with the application for resource consent or request for private plan change; and 2. If a public hearing is required, enable Te Aro Pā Trust and Te Rūnanga o Toa Rangatira to select up to half of the hearing commissioners on the panel to hear submissions and make recommendations or delegated decisions, provided these commissioners are certified by the Ministry for the Environment for this purpose.
WFZ-M2	Integrated management across mean high water springs Wellington City Council will work with mana whenua, Wellington Regional Council, and other agencies with management responsibilities, on the integrated management of resource management matters across mean high water springs, in particular: 1. Activities and development on structures in the coastal marine area that are connected to land; 2. Activities and development, and their effects, that cross the mean high water springs boundary; 3. Communication and information sharing; 4. Improved biodiversity values; and 5. Improved public access to the coast.
Rules: Land use activities	
WFZ-R1	Commercial activities
	1. Activity status: Permitted
WFZ-R2	Community facilities
	1. Activity status: Permitted
WFZ-R3	Recreation activities
	1. Activity status: Permitted
WFZ-R4	Emergency service facilities
	1. Activity status: Permitted
WFZ-R5	Marae activities
	1. Activity status: Permitted
WFZ-R6	Public transport activities
	1. Activity status: Permitted Where:

	a. The activity is located in one or more of: i. Waterloo Quay ii. Customhouse Quay iii. Jervois Quay iv. Cable Street v. Oriental Parade vi. Post Office Square Heritage Area.
	2. Activity status: Discretionary Where: a. Compliance with the requirements of WFZ-R6.1 is not achieved.
WFZ-R7	Visitor accommodation
	1. Activity status: Permitted
WFZ-R8	Residential activities
	1. Activity status: Permitted Where: a. The activity is located above ground floor level. Cross-reference — also refer to NOISE-R5 and NOISE-S4 for noise-sensitive controls near the Port Zone.
	2. Activity status: Non-complying Where: a. Compliance with any of the requirements of WFZ-R8.1.a is not achieved
WFZ-R9	Industrial activities
	1. Activity status: Restricted discretionary Where: a. The activity is not a heavy industrial activity. Matters of discretion are: 1. The extent to which the activity contributes to or detracts from the surrounding activities and public enjoyment; 2. The design of the activity relating to the maritime location and adjacent public open space; and 3. Effects on the safety and amenity of the area, particularly in relation to noise, vehicle movements, dust, odour, fumes and hazardous substances. Notification status: An application for resource consent made in respect of WFZ-R9.1 is precluded from being publicly notified.
	2. Activity status: Non-complying Where: a. Compliance with the requirements of WFZ-R9.1 is not achieved Notification status: An application for resource consent made in respect of WFZ-R9.2 must be publicly notified.
WFZ-R10	Car parking activities
	1. Activity status: Permitted

	Where: a. The activity is providing: i. Car parking for people with mobility issues, or ii. Pick-up/drop-off parking of 10 minutes or less, or iii. For service vehicles; or b. The activity is located within a building below ground floor or under public open space; or c. The activity involves the provision of carparks on a road.
	2. Activity status: Non-complying Where: a. Compliance with the requirements of WFZ-R10.1 is not achieved
WFZ-R11	All other land use activities
Entire zone	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity
Rules: Building and structure activities	
WFZ-R12	Maintenance and repair of buildings, structures and public open space
Entire Zone	1. Activity status: Permitted
WFZ-R13	Demolition or removal of buildings and structures
Entire Zone	1. Activity status: Permitted Where: a. The demolition or removal of a building: i. Is required to avoid an imminent threat to life and/or property; or ii. Enables the creation of public space; or iii. Is required for the purposes of constructing a new building or adding to or altering an existing building that is a permitted activity under WFZ-R14 or WFZ-R15, or that has an approved resource consent or resource consent is being sought concurrently under WFZ-R14 or WFZ-R15; or b. The demolition or removal involves a structure, excluding any building.
Entire Zone	2. Activity status: Non-complying Where: a. Compliance with the requirements of WFZ-R13.1 is not achieved Notification status: An application for resource consent made in respect of WFZ-R13.1 is precluded from being either publicly or limited notified.
WFZ-R14	Alterations or additions to buildings and structures
Public Open Space	1. Activity status: Permitted Where:

	a. The building or structure is: i. Waterfront furniture; or ii. Play equipment; or iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment Or b. The alterations or additions result in the building or structure being: a. Less than 30 m² in site coverage; and b. Less than 4 metres high; and c. The aggregate area of all buildings in the contiguous public open space does not exceed 200 m² per hectare.
Public Open Space	2. Activity status: Discretionary Where: a. Compliance with the requirements of WFZ-R14.1 is not achieved
Queens Wharf Buildings	3. Activity status: Controlled Where: a. The alterations or additions do not exceed the existing site coverage of the existing building; and b. Compliance with the requirements of WFZ-S1 — WFZ-S6 are achieved. Matters of control are: 1. Building design; 2. External appearance of the building; and 3. Siting of the building. Notification status: An application for resource consent made in respect of WFZ-R14.3 is precluded from being either publicly or limited notified.
Queens Wharf Buildings	4. Activity status: Discretionary Where: a. Compliance with the requirements of WFZ-R14.3 is not achieved Notification status: An application for resource consent made in respect of Rule WFZ-R14.4 must be publicly notified.
Entire Zone, except Public Open Space, Queens Wharf Buildings	5. Activity status: Restricted Discretionary Where: a. The alterations or additions do not extend the footprint of the existing building by more than 5% of the footprint at 18 July 2022; and b. Compliance with the requirements of WFZ-S1 — WFZ-S6 are achieved. Matters of discretion are: 1. Screening of activities and storage; 2. Dust; 3. Lighting; 4. Design; 5. External appearance;

	6. Height and the placement of building mass; and 7. The Centres and Mixed Use Design Guide.
Entire Zone except Public Open Space, Queens Wharf Buildings	6. Activity status: Discretionary Where: a. Compliance with the requirements of WFZ-R14.5 is not achieved Notification status: An application for resource consent made in respect of Rule WFZ-R14.6 where WFZ-R14.5.a or WFZ-S1 has not been complied with must be publicly notified.
WFZ-R15	Construction of new buildings and structures
Public Open Space	1. Activity status: Permitted Where: a. The building or structure is: i. Outdoor furniture; or ii. Play equipment; or iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment Or b. The new building or structure: i. Has a site coverage of less than 30 m²; and ii. Is less than 4 metres high; and c. The aggregate area of all buildings in the contiguous public open space does not exceed 200 m² per hectare.
Public Open Space	2. Activity status: Discretionary Where: a. Compliance with the requirements of WFZ-R15.1.a or b is not achieved Notification status: An application for resource consent made in respect of Rule WFZ-R15.2 must be publicly notified.
Public Open Space	3. Activity status: Non-complying Where: a. Compliance with the requirements of WFZ-R15.1.c is not achieved The assessment of the activity must have regard to Standards WFZ-S1, WFZ-S2, and WFZ-S6. Notification status: An application for resource consent made in respect of Rule WFZ-R15.3 must be publicly notified.
Areas of Change	4. Activity status: Permitted Where: a. The structure is: i. Outdoor furniture; or ii. Servicing transport functions; or iii. Sculptures or public art.

Entire Zone except Public Open Space, Areas of Change	5. Activity status: Permitted Where: a. The building or structure is: i. Outdoor furniture; or ii. Play equipment; or iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment Or b. The new building or structure: i. Has a site coverage of less than 30 m²; and ii. Is less than 4 metres high.
Entire Zone except Public Open Space	6. Activity status: Discretionary Where: a. Compliance with the requirements of WFZ-R15.4 or 5 is not achieved The assessment of the activity must 1. Ensure that the bulk, scale and height of any new buildings achieve WFZ-P6.2 and 3; and 2. Have regard to standards WFZ-S1 — WFZ-S6. Notification Status: An application for resource consent made in respect of WFZ-R15.6 must be publicly notified.
WFZ-R16	Development of new public space, or modification of existing public open space
Public Open Space	1. Activity status: Discretionary Note this rule does not apply to activities in WFZ-R12, WFZ-R15 or WFZ-R18.
WFZ-R17	Conversion of buildings or parts of buildings to residential activities
Entire Zone	1. Activity status: Restricted Discretionary Matters of discretion are: 1. The extent of compliance with standards WFZ-S3 and WFZ-S4 and associated assessment criteria; 2. The Centres and Mixed Use Design Guide; 3. The availability and connection existing or planned three waters infrastructure; and 4. The safe movement of people and vehicles to and from the site and within the surrounding area. Notification status: An application for resource consent made in respect of WFZ-R17 is precluded from being either publicly or limited notified.
WFZ-R18	Outdoor storage areas
Entire zone	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, and;

	b. Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.
Entire zone	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of WFZ-R18.1 is not achieved Matters of discretion are: 1. 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 2. The extent to which outdoor storage is visible to surrounding areas, including any effects on the distinctive form, quality and amenity of the Waterfront Zone. Notification status: An application for resource consent made in respect of rule WFZ-R18.2 is precluded from being publicly and limited notified.

Standards

WFZ-S1	Maximum building height outside of Public Open Space and Areas of Change	
Entire Zone, except Queens Wharf Buildings <u>and the Frank Kitts Park building identified in the Planning Maps</u>	1. The building at any point does not exceed the height of the existing building heights. Note that new buildings outside of existing building footprints and Queens Wharf Buildings do not have a maximum building height. Instead, each building height must be justified through a discretionary or non-complying consent, with particular regard to WFZ-P6.2 and .3.	
Queens Wharf Buildings	2. The building does not exceed 18.1 metres above New Zealand Vertical Datum 2016 (NZVD 2016).	
<u>Frank Kitts Park building identified in the Planning Maps</u>	3. <u>The building does not exceed 15 metres above New Zealand Vertical Datum 2016 (NZVD 2016).</u>	
WFZ-S2	Minimum Sunlight Access - Public Space	
1. All buildings or structures within the Waterfront Zone must be designed and located to maintain sunlight access to any area mapped with the specific control "Minimum Sunlight Access - Public Space Requirements", during the time periods specified in Table 1 of Appendix 9; 2. For areas in Appendix 9 with a specified time period: a. 11:30am-1:30pm; b. 12:00pm-2:00pm; c. 1:30-3:00pm; sunlight access must be maintained in the entire area during this period. 3. For areas in Appendix 9 with a specified time period: a. 10:00am-3:00pm; b. 10:00am-4:00pm; sunlight access must be maintained in a minimum of 70% of the area during this period.	Assessment criteria where the standard is infringed: 1. The extent of increased shadowing and any associated adverse amenity effects on the sunlight access area.	

This standard does not apply to:										
a. Any temporary structure erected and dismantled in less than 30 days. b. Any public amenity facility erected within an identified public space.										
WFZ-S3	Outlook space (per residential unit)									
1. An outlook space must be provided for each residential unit as specified in this standard; 2. All habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width; 3. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies; 4. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space; 5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building; 6. Outlook spaces may be under or over a balcony; 7. Outlook spaces required from different rooms within the same building may overlap; and 8. Outlook spaces must: a. be clear and unobstructed by buildings; and b. not extend over an outlook space or outdoor living space required by another residential unit.		Assessment criteria where the standard is infringed: 1. The extent to which: a. Acceptable levels of natural light are provided to habitable rooms; b. The design of the proposed unit provides a healthy living environment; and c. The extent of dominance and privacy related effects on adjoining sites.								
WFZ-S4	Minimum residential unit size									
1. Residential units, including any dual key unit, must meet the following minimum sizes: <table><tr><th>Residential Unit Type</th><th>Minimum Net Floor Area</th></tr><tr><td>a. Studio unit</td><td>35m²</td></tr><tr><td>b. 1 bedroom unit</td><td>40m²</td></tr><tr><td>c. 2+ bedroom unit</td><td>55m²</td></tr></table>		Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	Assessment criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes.
Residential Unit Type	Minimum Net Floor Area									
a. Studio unit	35m ²									
b. 1 bedroom unit	40m ²									
c. 2+ bedroom unit	55m ²									
WFZ-S5	Building separation distance									
1. Any new residential building or addition to an existing residential building must provide a 8 m separation distance between buildings located on the same site.		Assessment criteria where the standard is infringed: 1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site.								

WFZ-S6	Waterfront Zone total building coverage
1. All development must result in the sum of all buildings in the Waterfront Zone having a total building coverage of less than 35% of the whole Waterfront Zone.	Assessment criteria where the standard is infringed: 1. The extent to which an exceedance is temporary, or is not perceived as a dominant above-ground building (for example, a low-level building with easily accessible public space on top).

This chapter is operative.

He Rohe Whanake: Ngā Whare Pāhi o Killbirnie

Development Area: Kilbirnie Bus Barns

DEV1	Development Area — Kilbirnie Bus Barns

Introduction

The ‘Bus Barns’ site in Kilbirnie has the potential to be developed into a high quality mixed-use development. The provisions contained in this Development Area will guide the future comprehensive redevelopment of the site from its current use as a bus depot, should this transition occur.

The Bus Barns site includes the Metropolitan Centre Zone land bound by Onepu Road, Endeavour Street, Ross Street and Coutts Street, title WN58A/1.

Eight residential zoned properties all zoned Medium Density Residential Zone (52-58, 62-64 and 85 Ross St and 47 Endeavour Street, and 73 Onepu Road are also part of the current Kilbirnie Bus Barn operations. The provisions of the Development Area do not apply to these sites, but are identified in the Development Plan as they may be involved in future works.

The provisions do not affect the current use of the site as a bus depot. In the event that the site is redeveloped for use as a bus depot the Development Area provisions would not apply. In those circumstances the provisions of the Metropolitan Centre Zone would apply.

The Development Area provisions apply in addition to those of the Metropolitan Centre Zone. Where there are any inconsistencies between the underlying zoning and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.

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	
DEV1-O1	Purpose High quality mixed use development is achieved on the Kilbirnie ‘Bus Barns’ site through a comprehensive development process.
Policies	
DEV1-P1	Comprehensive Development of the Bus Barns site Provide flexibility for development and subdivision of the Kilbirnie ‘Bus Barns’ site, while ensuring that development is undertaken in general accordance with the development principles of the Development Plan.

Rules: Land use activities	
DEV1-R1	Construction of, or additions and alterations to, buildings and structures
	1. Activity status: Permitted Where: a. Any alterations or additions to a building or structure that: i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below verandah level, including entranceways and glazing; or iii. Are not visible from public spaces; and iv. Results in the creation of new residential units; and v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; or b. The construction of any building or structure: i. Is not located on a site with an active frontage or non-residential activity frontage; or ii. Is not visible from public space; and iii. Will have a gross floor area of less than 100m²; and iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and v. Comply with standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, and MCZ-S6; and vi. Does not involve the construction of a new building for residential activities.
	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of DEV1-R1.1 <u>is not</u> ~~cannot be~~ achieved, excluding MCZ-S1. Matters of discretion are: 1. The matters in DEV1-P1, MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9; 2. The extent and effect of non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11; 3. The extent and effect of any identifiable site constraints; 4. Construction impacts on the transport network; 5. The extent of compliance with the Kilbirnie Bus Barns Development Plan; and 6. The availability and connection to existing or planned three waters infrastructure. Notification status: An application for resource consent made in respect of rule DEV1-R1.2 that complies with MCZ-S3, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11 is precluded from being either publicly or limited notified. An application for resource consent made in respect of rule DEV1-R1.2 that results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S4, MCZ-S5 and MCZ-S6 is precluded from being publicly notified.
	3. Activity status: Discretionary Where: a. Compliance with any of the requirements of MCZ-S1 <u>is not</u> ~~cannot be~~ achieved.

This Appendix is operative as of 14 July 2025.

APP4 — Ngā Paerewa Haunene e Whakaaetia ana

APP4 — Permitted Noise Standards

Permitted Noise Standards

Note: The tables below provide the permitted noise limits for noise generated from activities undertaken within zones excluding fixed plant noise (see APP5) as measured within the boundary of any site within the specified receiving zones or sites. Sound levels are to be measured in accordance with New Zealand Standard 6801:2008 *Acoustics - Measurement of Environmental Sound* and assessed in accordance with New Zealand Standard 6802:2008 *Acoustics - Environmental Noise*.

Table 13 — APP4:		Noise from activities within the:		
		- Commercial and Mixed Use Zone Group (defined as listed below) - Waterfront Zone - General Industrial Zone - Tertiary Education Zone - Stadium Zone - Hospital Zone - Corrections Zone - Quarry Zone ~~Future Urban Zone (see Note 1)~~ - Medium and High Density Residential Zones (see note 2) - Large Lot Residential Zone (see note 2) - General Rural Zone (see note 3) Shall comply with the following noise limits, as measured within the boundary of any site within the specified receiving zones, other than the noise emission site:		
Receiving zone	All days 7:00am to 7:00pm	All days 7:00pm to 10:00pm	All days 10:00pm to 7:00am	All days 10:00pm to 7:00am
Medium Density Residential Zone	50 dB LAeq (15 min)	45 dB LAeq (15 min)	40 dB LAeq (15 min)	65 dB LAFmax
High Density Residential Zone	50 dB LAeq (15 min)	50 dB LAeq (15 min)	40 dB LAeq (15 min)	75 dB LAFmax
Large Lot Residential Zone	50 dB LAeq (15 min)	45 dB LAeq (15 min)	40 dB LAeq (15 min)	65 dB LAFmax
<u>Commercial and Mixed Use Zone Group:</u> (see Note 4) - Neighbourhood Centre Zone - Local Centre Zone	60 dB LAeq (15 min)	60 dB LAeq (15 min)	60 dB LAeq (15 min)	85 dB LAFmax

• Mixed Use Zone • Metropolitan Centre Zone • City Centre Zone				
Waterfront Zone	60 dB LAeq (15 min)	60 dB LAeq (15 min)	60 dB LAeq (15 min)	85 dB LAFmax
General Industrial Zone	65 dB LAeq (15 min)	65 dB LAeq (15 min)	65 dB LAeq (15 min)	85 dB LAFmax
<u>Open Space and Recreation Zone Group:</u> • Wellington Town Belt Zone • Natural Open Space Zone • Open Space Zone • Sport and Active Recreation Zone Hospital Zone Tertiary Education Zone Stadium Zone Corrections Zone	60 dB LAeq (15 min)	60 dB LAeq (15 min)	60 dB LAeq (15 min)	75 dB LAFmax
General Rural Zone Future Urban Zone	55 dB LAeq (15 min)	55 dB LAeq (15 min)	55 dB LAeq (15 min)	75 dB LAFmax

Note 1. Noise limits applying to activities taking place within Future Urban Zone (FUZ) Activity Areas shall be the relevant Table 13 limit consistent with the type and nature of the Activity Area specified within the relevant Development Plan (see district plan Part 3 — Area Specific Matters / Development Areas). For example, noise limits for a FUZ General Industrial Activity Area, are the same as for a General Industrial Zone elsewhere.

Note 2. Table 13 noise limits apply only in relation to noise from non-residential activities undertaken within any site located in the Large Lot Residential Zone, Medium Density Residential Zone or High Density Residential Zone.

Note 3. Table 13 noise limits for permitted activities in the Rural General Zone only apply to noise received only in the Medium Density Residential Zone. Additional noise limits applying in the Rural General Zone are set out in Table 14 below.

Note 4. Where it is impractical to measure outside the building on any site within any zone listed in the 'Commercial and Mixed Use Zone Group', measurements may be made indoors within habitable receiver rooms (with windows closed). Where indoor measurements are undertaken, compliance with the above noise limits shall be determined by adopting the above limits reduced by 15dB. Where habitable rooms have been noise insulated to protect noise-sensitive uses (including residential use), then compliance determined indoors shall not allow activities to increase noise emission levels above those that would apply if the noise insulation had not been undertaken.

Table 14 — APP4:	Noise from activities within the: • Open Space and Recreation Zone Group (as listed in Table 13) • Commercial and Mixed Use Zone Group (as listed in Table 13) • Waterfront Zone • General Industrial Zone • Tertiary Education Zone • Stadium Zone • Hospital Zone • Corrections Zone • General Rural Zone • Future Urban Zone • Medium and High Density Residential Zones (see note 1) • Large Lot Residential Zone (see note 1) Shall comply with the following noise limits, as measured within the notional boundary to any building housing a noise sensitive activity in the

		specified receiving zones:		
Receiving zone	All days 7:00am to 8:00pm	All days 8:00pm to 7:00am	All days 8:00pm to 7:00am	
General Rural Zone	45 dB LAeq (15 min)	35 dB LAeq (15 min)	60 dB LAFmax	
Future Urban Zone	45 dB LAeq (15 min)	35 dB LAeq (15 min)	60 dB LAFmax	
Large Lot Residential Zone	50 dB LAeq (15 min)	45 dB LAeq (15 min)	65 dB LAFmax	
Note 1. Table 14 noise limits apply only in relation to noise from non-residential activities undertaken within any site located in the Large Lot Residential Zone, Medium Density Residential Zone or High Density Residential Zone.				
Table 15 — APP4:		Noise from activities taking place in the Open Space and Recreation Zone Group (as defined in Table 13): Shall comply with the following noise limits, as measured within the boundary of any site within the specified receiving zones, other than the noise emission site:		
Receiving zone	All days 7:00am to 7:00pm	All days 7:00pm to 10:00pm	All days 10:00pm to 7:00am	All days 10:00pm to 7:00am
Medium Density Residential Zone	55 dB LAeq (15 min)	55 dB LAeq (15 min)	45 dB LAeq (15 min)	75 dB LAFmax
High Density Residential Zone	55 dB LAeq (15 min)	55 dB LAeq (15 min)	45 dB LAeq (15 min)	75 dB LAFmax
Large Lot Residential Zone	55 dB LAeq (15 min)	55 dB LAeq (15 min)	45 dB LAeq (15 min)	75 dB LAFmax
Commercial and Mixed Use Zone Group: (as defined in Table 13)	60 dB LAeq (15 min)	60 dB LAeq (15 min)	60 dB LAeq (15 min)	85 dB LAFmax
Waterfront Zone	60 dB LAeq (15 min)	60 dB LAeq (15 min)	60 dB LAeq (15 min)	85 dB LAFmax
General Industrial Zone	65 dB LAeq (15 min)	65 dB LAeq (15 min)	65 dB LAeq (15 min)	85 dB LAFmax
Quarry Zone	65 dB LAeq (15 min)	65 dB LAeq (15 min)	65 dB LAeq (15 min)	85 dB LAFmax
General Rural Zone Future Urban Zone	55 dB LAeq (15 min)	55 dB LAeq (15 min)	55 dB LAeq (15 min)	75 dB LAFmax
Table 16 — APP4:		Port Noise <u>emitted</u> from activities within the Port Zone must not exceed the following limits:		
At any point on land at, or beyond the Port Noise Control Line: noise from port related activities must not exceed these levels	Day-night 24-hour periods		Night time (10pm to 7am)	
	65 dBA L _{dn} (5 day) 68 dBA L _{dn} (1 day)		60 dB LAeq (9 hr) 65 dB LAeq (15 min) 85 dB LAFmax	
Note: Measurements must be made in accordance with the requirements of NZS 6801:2008 <i>Measurement of environmental sound</i> and NZS6809:1999 <i>Port Noise Management and Land Use Planning</i> .				

This Appendix is operative as of 14 July 2025.

APP5 — Ngā Paerewa Haunene mō ngā Tipu Pūmau

APP5 — Fixed Plant Noise Standards

Fixed Plant Noise Standards

Note 1: ~~The tables below set out limits for noise generated by fixed plant as measured within the boundary of any site within the specified receiving zones.~~ Sound levels to be measured in accordance with New Zealand Standard 6801:2008 *Acoustics - Measurement of Environmental Sound* and assessed in accordance with New Zealand Standard 6802:2008 *Acoustics - Environmental Noise*.

Note 2: ~~Where it is impractical to measure outside the building on any site, measurements may be made indoors within habitable receiver rooms (with windows closed). Where indoor measurements are undertaken, compliance with the noise limits shall be determined by adopting the limits reduced by 15dB.~~

Table 22 — APP5:		Noise emitted by fixed plant located on any site must not exceed the following limits at any point within any other site in the following receiving zones:	
Receiving zone	All days 7:00am to 10:00pm	All days 10:00pm to 7:00am	All days 10:00pm to 7:00am
High Density Residential Zone	45 dB LAeq (15 min)	40 dB LAeq (15 min)	65 dB LAFmax
Medium Density Residential Zone			
Table 23 — APP5:		Noise emitted by fixed plant on any site must not exceed the following limits within the notional boundary of any building housing a noise sensitive activity in the following specified receiving zones:	
Receiving zone	All days 7:00am to 8:00pm	All days 8:00pm to 7:00am	All days 8:00pm to 7:00am
General Rural Zone	45 dB LAeq (15 min)	35 dB LAeq (15 min)	60 dB LAFmax
Large Lot Residential Zone			
Table 24 — APP5:		Noise emitted by fixed plant located on any site ~~within the following zones, shall~~ must not exceed the stated noise limits at the outside wall of any building on any site, other than the site from which the noise is emitted:	
Receiving zone	At all times		All days 10:00pm to 7:00am
General Industrial Zone	65 dB LAeq (15 min)		85 dB LAFmax
Quarry Zone			
Commercial and Mixed-Use Zone Group:	55 dB LAeq (15 min)		75 dB LAFmax

(as defined in APP4 Table 13)		
Hospital Zone		
Tertiary Education Zone		
Stadium Zone		
Waterfront Zone		

APP17 – Ngā Hononga Wai e Toru

APP17 – Three Waters Connections

Where this Appendix refers to Wellington Water Ltd, it also applies to any future entity that manages Wellington City's reticulated water, wastewater or stormwater networks.

1. Stormwater

1.1 General Requirements

1.1.1 Climate change

All systems must be designed to accommodate the predicted impacts of climate change in terms of hydrology (refer to the Wellington Water Ltd Reference Guide for Design Storm Hydrology, which is available on the Wellington Water Ltd website) and design sea levels allowing for climate change and predicted land subsidence to 2130 as in Table 1 below.

Table 1 – Design sea levels allowing for climate change

Mean high water springs (NZVD2016) (m)	0.537 m
+ Projected sea level rise (m)	1.23 m
+ Land subsidence (m)	0.47 m (York Bay)
+ Barometric allowance (m)	0.25
= Design sea level (NZVD2016) (m)	2.49

1.1.2 Primary system level of service

The primary system typically comprises piped drainage systems, formed drainage channels and soakage systems. Each system is to be designed:

- To accommodate the design storm to a set level of service as defined by the annual exceedance probabilities (AEPs) listed in Table 2.
- To the General Catchment Level of Service, and then demonstrate that the roads, sections and other considerations internal to the catchment are not inundated when the general catchment is subjected to the assigned internal event for each consideration.
- The catchment is the entire drainage area above the design point of concentration.

Table 2 – Primary level of service (AEP)

General catchment level of service	
Residential	10%
Commercial/industrial	10%
Rural/rural residential	10%

Internal level of service for roads	
Primary arterial	1%
Secondary arterial	5%
Local/minor	20%
Bridges	2%
Internal level of service for sections	
Open space/reserve	50%
Private yards	50%
Car parks	20%
Internal level of service for others	
Where no secondary path is available	1%
Key public facilities, hospitals, substations etc.	1%
Wastewater disposal fields	5%

1.1.3 Secondary system level of service

The secondary system comprises secondary flow paths typically overland and along carriageway surfaces. The secondary systems must:

- Follow the required level of service for secondary systems as outlined in **Table 3**.
- Follow the maximum stormwater flow depths and velocities for access roads as outlined in **Table 4**.

Table 3 – Secondary system level of service

Building floors	Design Storm Event (AEP)
Housing and communal residential and communal non-residential	1%
Commercial	1%
Industrial	1%
Rural residential	1%
Roads	Design Storm Event (AEP)
Primary arterial*	1%
Secondary arterial*	5%
Local/minor*	20%
Bridges and major culverts	1%

* Flooding is allowed at these levels of service, but the road must be passable by light vehicles. The table below indicates acceptable depths and flow velocities as measured at the road centreline.

Table 4 – Maximum stormwater flow depths and velocities for access roads

	Max depth	Max velocity
Primary/secondary arterial road	0.1 m	2 m/s
Local/minor road	0.2 m	2 m/s
Steep local/minor roads	0.1 m	3 m/s
Walkways only	0.4 m	1 m/s

1.1.4 Secondary flow path

A secondary flow path is the path the stormwater would take if the primary drain was rendered inoperable or is overwhelmed by a flow exceeding the drain's design capacity. The secondary flow path must:

- a. Be shown on the submitted design and subsequent as-built plans, including demonstrating that existing and proposed dwellings are not affected by the secondary flow during the design secondary storm event.
- b. Include a secondary inlet (if required by Wellington Water Ltd) where the primary drain's capacity is large and the consequence of overflow is great (primary flow is greater than secondary flow path capacity).
- c. Convey the secondary system level of service event, less the design capacity of the primary system, regardless of secondary intakes.

1.2 Private Connections

1.2.1 Lateral connections to the public stormwater network

The following applies to lateral connections to public mains:

- a. Private connections must be a minimum size of 100 mm nominal diameter.
- b. Each proposed dwelling on a lot must be serviced by a separate connection to the public system, except that:
 - i. Unit-titled developments are exempt from this criterion and may be serviced by a single, suitably-sized connection.
- c. Each connection must be capable, as a minimum, of conveying the design level of service.
- d. Industrial and commercial lots must have a minimum nominal diameter of 150 mm and must connect to a public stormwater pipe.
- e. Connections provided to lots must be at sufficient depth so that they can be extended to the building platform in a manner compliant with the NZBC.
- f. Where the connection is to an empty lot, the terminal connection must be:
 - i. Laid at least 1 m inside and within the boundary of the property.
 - ii. End in a method that can accept an approved spigot.
 - iii. Pipe colour-coded green, ensuring that if paint is used any rubber ring gap is taped over to protect it from the paint.
 - iv. Be blanked off or sealed with a removable cap colour-coded green.
 - v. Be marked with a securely embedded H4 treated timber post, with at least 600 mm protruding above ground, and the top 100 mm painted green.
- g. Connections larger than 150 mm must be connected to the public system via a manhole only. Connections must be made at angles 90 degrees or less to the direction of the flow.
- h. Connections 150 mm or less can be made directly to a stormwater main using one of the methods listed in Table 5 below.

Table 5 – Acceptable connection methods

Public main Material	Acceptable method
PVC	PVC Y-junction with rubber ring joint slip couplers
PE100	Electrofusion PE100 Y-saddle or Y-junction
Earthenware or concrete	Proprietary Y-junction with mechanical elastomeric metal banded couplers
Twin wall polypropylene	Twin wall polypropylene
AC and other pipe materials	AC and other pipe materials

- i. Connections must not be made to a public pipe deeper than 3.5 m to the crown.
- j. A private connection cannot cross an adjacent property without the permission of the adjacent property owner. Where permission is obtained, in writing, an easement must be obtained in favour of the connection's lot.

2. Wastewater

2.1 General Requirements

2.1.1 Level of service

The wastewater network must:

- a. Consist of an underground piped reticulation system where an adjacent public reticulation is available.
- b. Be of capacity suitable for carrying peak flows anticipated during the lifetime, without surcharge and with due allowance for ground and surface water infiltration and inflow.
- c. Be designed to minimise blockage and sediment deposition.
- g. Adequately convey wastewater to an approved discharge point.
- h. Not be connected to the stormwater network. Wastewater systems must be designed and constructed to minimise the risk and extent of stormwater inflow and infiltration.
- i. Be designed to prevent floodwaters entering the network where the wastewater network is within a flood plain, or secondary flow path.
- j. Gully traps must be installed at a level that:
 - i. prevents unwanted wastewater discharge by being a minimum of 150 mm above the nearest opening (e.g. manhole) in the wastewater network; and
 - ii. prevents stormwater inflow by being above the 1% AEP flood event level, or at the minimum clearance allowable by the New Zealand Building Code based on the overflow level of the lowest plumbing fixture.

2.1.1.1 Population

The following applies to the population for wastewater design:

- a. The population to be used for wastewater design in typical residential developments must be based on a people per dwelling basis.
- b. Where the proposed number of dwellings cannot be determined, the minimum density per hectare (ha), outlined in Table 6, must be adopted.

Table 6 – Residential development population density

	Population per dwelling	Minimum density people per ha*
Outside the City Centre Zone	3.1	General Residential Zone or Medium Density Residential Zone – 140 High Density Residential Zone – 400 Metropolitan Centre Zone, Local Centre Zone or Neighbourhood Centre Zone - 1200
City Centre Zone	3.1	400/ha of floor area**

* Gross area including streets but excluding reserves.

** Assuming 3 m between floor levels, the building heights at the height thresholds specified in CCZ-S1, and 80% site coverage. Ninth floors and above can assume 50% occupancy.

2.2 Private Connections

2.2.1 Lateral connections to the wastewater network

The following applies to lateral connections to the wastewater network:

- a. Each proposed dwelling on a lot must be serviced by a separate connection to the public main, except that:
 - i. Unit titled developments are exempt from this criterion and may be serviced by a single, suitably sized connection.
- b. Connections provided to lots must be at sufficient depth that they can be extended to the building platform in a manner compliant with the NZBC.
- c. Minimum grades for private connections up to the property boundary must be as outlined in Clause G13 of the NZBC, but with a minimum grade of 1:60.
- d. A minimum nominal diameter for a lateral connection must be 100 mm.
- e. Laterals must be no lower than 600 mm at the boundary.
- f. An inspection eye must be installed at the property boundary, comprised of:
 - i. Proprietary inspection chamber with minimum 150 mm riser and screwcap fitting within:
 1. Manifold box with red lid marked 'SS' in non-trafficable areas, or
 2. Ductile iron lamp-hole frame and cover on a concrete footing
 - ii. On steep property boundaries with an exposed lateral pipe, the inspection eye may be replaced with a sealed inspection junction point.
- g. Connections must be made at a manhole in the following situations:
 - i. Where the lateral connection is 225 mm or greater.
 - ii. Where the public main is identified as a trunk main, either on existing GIS network plans or as required by Council.
- h. Connections, must not be made to a sewer pipe deeper than 3.5 m to the crown, and instead:
 - i. A lower public branch sewer must be provided to collect private connections before joining the deeper main at a manhole.
- i. Where the connection is to an empty lot, the terminal connection must be:
 - i. Laid at least 1 m inside and within the boundary of the property.
 - ii. End in a method that can accept an approved spigot.
 - iii. Pipe colour-coded red, ensuring that if paint is used any rubber ring gap is taped over to protect it from the paint.
 - iv. Be blanked off or sealed with a proprietary removable cap colour-coded red.
 - v. Be marked with a securely embedded treated timber post, with at least 600 mm

protruding above ground, and the top 100 mm painted red.

- j. A private connection cannot cross an adjacent property without the permission of the adjacent property owner. Where permission is obtained, in writing, an easement must be obtained in favour of the connection's lot.

3 Water Supply

3.1 General Requirements

3.1.1 Functionality

The functionality of the water supply system must achieve the following:

- a. The network must provide firefighting flows and pressures in compliance with SNZ PAS 4509, and during firefighting scenarios, the pipeline pressure in elevated areas of water distribution zone must remain positive.
- b. Customer connections must not be directly to a trunk main.
- c. Pressure to all customer points of supply, in a reticulated network, must be provided by gravity from a public storage reservoir.

3.1.2 Levels of service

3.1.2.1 Network pressure

Pressures in the network must comply with the following clauses:

- a. The maximum pressure in any part of the water supply network must not exceed 90 m head of pressure.
- b. The minimum pressure available at the downstream outlet of the point of supply must not be less than those set out in Table 7.
- c. The minimum pressure must be the pressure available immediately downstream of the point of supply when the property is continuously drawing water.
- d. The water supply network must be capable of providing the minimum levels of service at peak demand, as calculated in Section 3.3.1 Peak demand.
- e. Where the water pressure is less than 10 m head of water at the final level on the building platform, a private boosting pump station may be permitted provided pressures compliant with Table 7 can be achieved at the point of supply.
 - i. Such pump stations must be sized so that they cannot deliver flows and pressures greater than the specified minimum levels of service at the final level of the building platform.
 - ii. The pump station must be fitted with an approved double-check valve to prevent backflow from the property into the water supply.
 - iii. A private booster station serving multiple lots must have the facility to connect a standby generator.
- f. Fire suppression sprinkler systems (whether commercial or residential) may have a flow and pressure requirement greater than these minimum standards.
- g. It is the designer's responsibility to demonstrate that the public network can supply the sprinkler system's flow and comply with all relevant standards.

Table 7 – Mandated levels of service for pressure at point of supply

Maximum pressure*	Minimum pressure**	Comment
90 m	25 m	10 m minimum pressure may be accepted for highest properties adjacent to reservoir

* Gauge pressure as measured at any point in the public network.

** As measured during peak demand flow assuming reservoir level is at the reservoir floor (bottom water level)

3.1.2.2 Reservoir volume

The water supply reservoir must have sufficient storage capacity to achieve the storage volume outlined in Table 8.

Table 8 – Mandated levels of service for storage volumes

Method	Storage (L/person)	Scenario
1	700	Where actual consumption is not known such as new developments
2	2 x Average Day Demand	Used when demand statistics are available from Wellington Water Ltd. The designer to target the greater of the volume determined by each method. Consult with Wellington Water Ltd to determine critical users and their consumption.
3	Maximum Day Demand + 20% + SNZ PAS 4509 firefighting requirements	
4	(20 L/person/day for 23 days + critical users allowance) x 1.43	

3.1.2.3 Firefighting flows

Firefighting flows must be as outlined in the latest revision of SNZ PAS 4509. Compliant pressures must be calculated with the firefighting flows being delivered simultaneously during a two thirds (2/3) peak demand period on a maximum demand day.

3.2 Private Connections

3.2.1 Residential Service Connections

The following applies to residential service connections:

- a. Each residential dwelling on a lot, proposed, anticipated or otherwise, must require a separate, single potable service connection from the public main up to and including the agreed point of supply.
 - i. Unit titled developments are exempt from this requirement in a) and may be serviced by a single suitably sized service connection.
- b. Front sections (or dwelling units with individual street frontage) must have the point of supply located adjacent to the street boundary.
- c. For properties supplied from a public main in a right-of-way or private land, the service valves must be located in a shared property.
- d. Service valves (or meters) must not be located in driveways or on-site vehicle parking and manoeuvring areas.

3.3 Commercial Service Connections

Each commercial property on a lot, proposed, anticipated or otherwise, must:

- a. Require a separate, single potable service connection from the public main up to and including the agreed point of supply
- b. Have the size, depth of cover and material of the service pipe and the connection comply with the requirements of Regional Specification for Water Services

3.3.1 Backflow Prevention

The following applies to backflow prevention:

- a. Where required, backflow preventers must be installed, appropriate to the hazard classification of the user type.
- b. The backflow prevention device must comply with NZBC and AS/NZS 2845.1.

- c. All commercial and industrial services must require a testable backflow preventer installed downstream of the service valve and meter and as close as practicable to the point of supply.
 - i. A second shut-off valve must be installed on the downstream side of the back-flow preventer and meter to allow the backflow preventer to be isolated for maintenance purposes.
- d. All fire service connections require a double check detector check backflow prevention device.
- e. Requirements for access and easements must be considered.
- f. Wellington Water, at its discretion, may also request additional backflow prevention to meet their obligations under the Health (Drinking Water) Amendment Act.

This Schedule is operative as of 14 July 2025.

SCHED4 — Ngā Wāhi Mātai Whaipara Tāngata

SCHED4 — Scheduled Archaeological Sites

Scheduled Archaeological Sites

DP Ref #	Address	Name	Legal Descriptions	Protection required	Value s	Link	HNZPT #	NZAA Ref #
1	260 Massey Road, Maupuia 6022	Kau Point Battery, Motu Kairangi / Miramar Peninsula	Pt Sec 2 Watts Peninsula District	Proposed extent approximately 0.3 hectares and includes the gun pit, casemate and ammunition store, fire command post and telephone room	A,B,C ,E,F	NZTM E17533 88 N54274 61 [estimated central point of gun pit]	Kau Point Battery Category I Historic Place, No. 7542	R27/168
2	1. Shelly Bay Road, Moa Point Road and 13 Ropa Lane 2. 69 Moa Point Road	Miramar Tunnels	1. Road Reserve, Lot 2 DP 43969 SEC 86 WATTS PENINSULA 2. GAZ 90/144 SEC 1 (AREA A) SO 35818 SEC3 (AREA C) SO 35088	1. Burnham Water Drainage Tunnel(s), Shelly Bay Road 2. Moa Point Tunnel, Moa Point Road First drains (or tunnels) (1849) in road reserve, Shelly Bay Road. 2. Second drain (after first in 1849) along Moa Point Road, in base of headland opposite sculpture of piled rocks. Also in road reserve.	A,B,C ,E,F	~~Easting 475 4664 Northing 542 4785 and 542477 76~~ 1. NZTM E 175 1658, N 542 4772 2. NZTM E 175 1660, N 542 1714	Not listed	1. R27/461 2. R27/460
3	Waiapu Road, Karori	Karori Goldmining complex	Part Lot 66 DP 1871, Part Section 32, Karori District, Part Lot 1 DP 313319	The known and probable mines and features associated with the prospecting activities of the Golden Crown, Union, Baker's Hill and Morning Star companies and the	A,B,C ,E,F	174659 7 N54270 27	Not listed	R27/201 R27/713 R27/714 R27/715 R27/716

				Wellington Prospecting Association (1881) recorded as archaeological sites: R27/201, R27/713, R27/714, R27/715 and R27/716 (mine entrances, vent shafts, adits). This extent should include a 20m buffer around known features and be expanded to include other, as yet unidentified mining-related features if and when they are located.				

Values descriptions								
A: Historic values: Themes, Events, People, Social								
B: Physical values: Archaeological, Architectural, Townscape, Group, Surroundings, Scientific, Technological, Integrity, Age								
C: Social values: Sentiment, Recognition, Sense of place								
D: Tangata whenua values								
E: Rarity								
F: Representativeness								

Wellington City Council

Appendix Character Precincts

Residential Design Guide



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Introduction

Application

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

- High Density Residential Zone
- Character Precincts

Situated in Wellington's inner suburbs are six areas known and valued for their streetscape character. These areas have been identified as having concentrations or observable patterns of both site-specific and streetscape level attributes that form a collective streetscape. The following suburbs contain these areas, known as character precincts.

- Thorndon
- Mount Victoria
- Aro Valley
- Mt Cook
- Newtown
- Berhampore
- [Lower Kelburn](#)

For the purposes of this Design Guide, the term 'character' has been defined as a concentration of common and consistent natural and physical features and characteristics, that collectively combine to establish the local distinctiveness and identity of an area, and that contribute to a unique 'sense of place' when viewed by the public at large from the street or other public spaces.

These contributory features and characteristics are a combination of buildings and features in both public and private ownership, and are typically comprised of a combination of the following:

Streetscape attributes:

- Topography (the shape of the landform)
- Natural Character (open space, parks, street trees)

- Siting (Front yard setbacks, alignment and orientation to the street, side and rear yards)
- Vehicle Access and Parking

Site level attributes:

- Building Scale and type (height, width, number of storeys, size of building footprint)
- Building Frontages and Façade Treatment (Entrances, materials, roof form)
- Building Age and Style (where there is a strong streetscape or townscape character defined by building age and style)

In some areas, architectural consistency contributes to the overall character values and quality, while in other areas, character values are derived from architectural diversity with a general consistency in one or more other matters. The focus of these values is on the local streetscape and how the nature of either consistency or diversity creates a distinctive outcome.

The role of the design guide

This Character Precinct Design Guide provides information about the common patterns evident within each of identified areas and is intended to be used when considering new development proposals as outlined in the Character Precincts section of the High Density Residential Chapter in the District Plan.

The Design Guide does not seek that new development replicates established patterns or particular design types and architectural styles, or prescribe specific design solutions. Rather, it offers a flexible framework within which designers and developers can work. This guidance is to assist the integration of any development into the context and complement the area's character.

Character Overview

Streetscape Character:

Topography

Some areas are highly defined by their response to the topography of the area, and dwellings located on hillsides may be oriented to take advantage of views, openness, and/or uninterrupted sunlight. Where streets have a high edge and a low edge, houses on the high edge are often elevated and appear taller with a strong street presence and many have retaining walls with stairs leading up to the house and, sometimes, garages below. In contrast, the lower edge of the street is often characterised by being able to view only a single storey or roof of a house from the street, with low front boundary fencing and shallow front yards.

Topography can also define or conflict with street patterns. Typically, older areas were laid out in a grid pattern, even on the steeper land, resulting in steep streets and 'stacked' houses, tightly configured and staggered uphill. Discontinuous streets connected by pedestrian accessways are common, where the slope has been too steep for road building. Other Streets, such as Aro Street, follow the valley floor, with adjoining streets running up the slope.

Guiding principles for topography:

- New development should take cues from others in the neighbourhood when considering an appropriate response to earthworks, retaining structures, access methods and the way new buildings are accommodated with the landform.
- Where existing development is predominantly oriented in a particular direction due to topography or views, new development should reference this.
- Where the pattern of building tops or roofscape is visible from above, new development should complement existing patterns of roof plane size, slope and materials.

Natural Character:

Areas such as the Town Belt, the Wellington Botanical Gardens, and Zealandia provide visual separation between residential areas, provide recreation, and are quality amenity space for suburbs. Where views are an important characteristic of an area or site, large trees may be less frequent to allow for unobstructed views. Streets that have a high and low edge typically have vegetated berms between the footpath and dwelling where the site falls steeply from the road. Vegetation on the higher edge of a road is often more varied, and in some instances an important feature to retain as it can break up the hard edge of any retaining walls.

Small front gardens are important street frontage elements, present in most dwellings, enhancing their 'public face'. On many sites with flat topography, front yards are delineated by low fences.

Guiding principles for natural character:

- New development should follow the local pattern of frontage presentation to public places.
- Front boundary fences should retain a view of the house and any front yard from the street. Tall fences that fully enclose front yards are unlikely to be considered compatible within character precincts.

Siting

The arrangement of building frontages provides visual definition and sense of enclosure to streets. Houses are generally located toward the fronts of sites, leaving open space to the rear. Many buildings also have rear yards with mature vegetation, and small well landscaped front gardens.

Many character precincts are also characterised by development with minimal side yards. The exception to this pattern usually occurs in multi-unit developments or adjacent to 'rights of way'. While side yard dimensions vary, the separation distance between a lot of buildings is between 1.2 and 2.4m. Additionally, the character areas usually exhibit a high degree of consistency between the relationship of buildings to each other, with long stretches of buildings with consistent alignment and orientation being common.

Guiding principles for siting

- Additions and new development should maintain front yard setbacks where this is a defining feature of the streetscape. Where setbacks are more varied, it may be suitable to take the shallower setback for reference to achieve a stronger street frontage.
- Narrow side yards may be able to be supported if this is more in keeping with local patterns.
- Front elevations should be oriented towards the street.
- For developments on corner sites, buildings should respect local patterns of setback and orientation of primary elevations, and the typical detailing of visible secondary/side elevations.
- Where new development fills in space at the front of a site, the alignment of adjacent properties will be considered important.
- Pedestrian access should be separated from any vehicle access.

Vehicle Access and Parking

Many properties within the character precincts were constructed when there were considerably lower rates of private vehicle ownership. As a result, frontages are not usually designed or developed to accommodate parking.

The desire for off-street carparking has compromised the original pattern of site frontages and the amount of space for vegetation on some streets within character areas. Where several adjacent or opposed frontages have been altered for use as carparking, the impact on the predominant character of the streetscape is often considered to be poor and not to be further replicated, particularly if extensive paved surfaces have been installed. Where the paved surfaces have been limited to one car space and the paving treatment is detailed to give the appearance of a landscaped courtyard, this has had less impact on the character of the streetscape.

Guiding principles for vehicle access and parking

- Any on-site car parking should not detract from the streetscape quality of a Character Precinct, and multiple garages or parking spaces will usually be discouraged.
- Where there is space for parking in front yards and developing front yard parking would not detract from or dominate the appearance of the house or site, this should be minimal and incorporated into good quality landscaping treatment of the space. Large expanses of concrete or hard paving will not be considered a positive outcome.
- Where building height is relatively consistent, lifting up houses to accommodate basement parking will not be considered a positive outcome.
- Garages and parking spaces with 'single' presentation will be favoured over wider entries.
- Pedestrian entry to houses must not be disrupted or dominated by parking areas.

Site Specific Character

Building Scale and type

Building scale includes characteristics such as building height, building width, number of storeys, and size of building footprint.

The character of some streets or areas may be defined by building types, or typologies. Building typologies include detached dwellings, semi-detached dwellings, terraced dwellings, and apartments, which can have a direct influence on the overall mass and scale of buildings and the visual impact they have on the streetscape. Detached and semi-detached dwellings are the predominant building typology in the character precincts, but particularly on the lower slopes of Mt Victoria there are a number of apartment buildings that impact streetscape patterns, including building scale and frontage treatments.

More modern multi-unit developments are generally interspersed throughout character precincts. Typically, these developments are taller than the neighbouring buildings and larger in plan area, particularly where the plan configuration has not been related to the characteristic scale of the adjacent detached houses. This housing type also tends to have more emphasis on accommodating vehicles, which can sometimes result in uncharacteristic or visually dominant parking arrangements which don't contribute positively to the local area.

Also interspersed throughout the character areas are other non-residential uses such as shops, workshop premises and other businesses. Where these occupy older buildings they tend to be located very close to the footpath edge, however some also occupy buildings originally constructed as dwellings and present to the street in a way more typical of other surrounding houses.

Guidance for Building Scale and Type

- When designing for multi-unit development or larger buildings in character precincts, consider how the scale of buildings (or architectural features) can relate to the scale of neighbouring properties.
- Use modulation of building forms and footprints and stepping back portions of the building to create primary and secondary elevations to emphasise a building width and matching existing patterns of building frontages.
- Where new development will be noticeably taller than other dwellings on a street with relative consistency of building heights, arrange the taller portion of the building to respect a consistent primary building form along the street edge.
- Where there is diversity of building scale within the streetscape, seek to design new development or additions to be within the general parameters of diversity, rather than responding to any less predominant features or developments.
- Proposed new roof forms should be sympathetic with traditional roof forms evident within the area.

Building Frontages and Façade Treatment

Buildings typically display a strong street orientation with gables and vertically oriented windows facing the street. Bay windows are common, and front entries are either prominent on the front elevation or located halfway along a side elevation. Most of the single storey dwellings are simple in form and modestly articulated with eaves and brackets typical of the period of their construction. Two-storey and larger dwellings are often more ornately detailed, especially on the front elevation.

Painted weatherboards (plain or rusticated) and corrugated iron are typical for exterior walls, with corrugated iron being the predominant roofing material. There are also several small clusters of original brick houses, built in the first decade of the 20th century as part of the local brickworks. White picket fences are commonly seen along site frontages in many character areas.

Guidelines for Building Frontages and Façade Treatment

- New buildings should be designed to avoid a blank façade on any site frontages.
- Door and window proportions and placement should respect predominant patterns of orientation, symmetry and window patterns.
- Windows and doors that present as punctuated openings within larger expanses of wall will be preferred in locations where these elevations are visible from public places. Large expanses of glazing in visible locations will not be considered a positive outcome.
- Where additional building storeys can be included that may not align with adjacent patterns within the character precinct, care should be taken with façade proportions, building shape and placement of openings to ensure buildings still have a locally compatible scale on visible elevations.

Building materials should be respectful with regard to neighbouring properties and should not detract from or dominate them. Modern materials should be considerate of local patterns of orientation and type, and the profile and detailing of exterior features such as window frames and doors, balustrades and roofing should be carefully considered and not substantially different from local patterns. Front fences should not unreasonably obstruct views of houses from the street, should typically be made of wood, and create or maintain separate pedestrian access to a house from any vehicle access.

Building Age and Style

The age and style of residences and other buildings can have a strong influence on character. Residence age and style can be closely correlated, with residences of any era often having a limited range of styles. For example, late 19th century residences are typically Victorian in style. Both the range of residential ages and styles, and the consistency of styles within an area affects the overall character of a place.

Not all dwellings in character areas are original, and many original buildings have been altered over time with the original design no longer strongly influential on the defining the building's character. However, there will usually still be character elements evident, such as setback, spacing, size or building placement. Additionally, some buildings in character precincts may for the protection of its heritage values, which is building age and style.

New development is evident in character areas, and where this has been done successfully it is because there is respect for the mass, scale, setbacks and detailing of neighbouring dwellings - which is often influenced by their age. This also applies to additions and alterations to buildings in character precincts, and particularly where upgrades to meet modern living standards are being undertaken. Such buildings stand as good examples of how new development can be integrated to complement or repair streetscape and townscape character.

Demolition of buildings or removal of original building fabric can have a significant impact on the streetscape of a character precinct, especially where visible from the street and public spaces. Over time, the cumulative impact from loss of original fabric can be detrimental to the streetscape values. Applications that involve the loss of original building elements and features will require additional consideration and assessment.

Guidelines for Building Age and Style

- Where development is taking place adjacent to a listed heritage building or object, or within a heritage area, consideration must be given to respecting the values of the heritage listing and not dominating or overwhelming any valued heritage items.
- Where new development will sit alongside buildings with a high degree of originality or architectural consistency, relate the design, form and siting of new development to prevailing features within the context.
- When adding to an older or original building, maintain an understanding of the old and new parts of a building and ensure any additions do not become visually dominant or overwhelm the original building, particularly in locations where there is highly consistent streetscape or townscape character.
- When altering an older or original building, maintain a visual understanding of the original size, shape and features of the building. Any modern upgrades to older buildings should be carefully considered to ensure they remain sympathetic to the original design.
- The design of any new garages should not attempt to replicate the age or style of a building that would have existed before cars. Garages and parking spaces should always be visually subservient to the original building.

Thorndon

Thorndon's distinctive character is an important part of Wellington's collective identity.

Thorndon has city-wide significance, a unique atmosphere and a strong sense of place.

Thorndon neighbours the north-west fringe of the City Centre. A high proportion of original buildings remain in Thorndon, and inner-city residential housing constructed prior to and around the turn of the 20th century is prominent. A significant number of buildings have heritage status and the Thorndon shops are in a Heritage Area, indicating the wider area's importance to the city and townscape. As a result, Thorndon conveys a strong sense of history that adds to the City's collective memory.

The compact layout, relatively consistent form and defining topography within this part of the suburb, combine to give it a dense urban character, and its location close to the central city, contributes to it being highly accessible. It is supported by a neighbourhood centre on Tinakori Road, with the shops and their continuous, traditional Victorian frontages and verandahs adding to the overall character and intimacy of the area while providing a range of local services.

Most of the Thorndon Area lies within character precincts. Notable exceptions are the area to the north of Cottleville Terrace, the central part of Grant Road and previous industrial area around Malcolm Lane, Harriett Street and a small area to the west of the Tinakori Road shops. The amount of Thorndon included in the character precinct rather than excluded from it signals the importance of this area due to intactness of character in the building stock.

In addition to the general character patterns, attributes that are specific to the Thorndon Character Precinct to be taken into consideration when reviewing development in this area, include:

Streetscape attributes:

- Thorndon is based around a street grid which originates from Tinakori Road. Buildings are uniformly and strongly aligned with the street edge and grid.
- Te Ahumairangi Hill, with its mature and regenerating vegetation, provides a strong visual backdrop to both the suburb and the central city.
- The area includes both relatively flat areas and steeply sloping streets. When the topography is generally steeper (such as the areas south of Harriet Street) there are often a wide range of site sizes which may be rectilinear but may also include considerable variation in plan proportions in response to topography.
- There is also a variable arrangement of buildings on hill slopes, and a complex and intricate roofscape which is often visible from public streets and nearby open spaces.
- Where the topography is flatter there is often more regularity to site proportions, but there can still be wide diversity of house size and design and more expansive spacing with gardens around houses.
- There are a number of narrow streets and lanes with a more enclosed aspect and intimate feel.
- Trees typically play a secondary role in defining the street edge except in steeply sloping areas.
- Garages are relatively rare, particularly at or near the street edge of sites. Some front yards have been developed to accommodate parking spaces, however this is often not a positive contribution to streetscape.
- Most houses have narrow front yards with private gardens. These are often enclosed by low or picket fences, making houses a primary visual contributor to streets.

Site level attributes:

- The area contains a high proportion of original buildings, many of which have a high degree of architectural originality on the exterior. Within the precinct there are also a number of buildings with listed heritage status.
- Buildings are uniformly and strongly aligned to the street edge and grid. However, there is significant diversity of setbacks in the area to the west of Tinakori Road and south of Harriet Street.
- There is some variation in architectural style, but Victorian and/or Edwardian villas and cottages predominate.
- The majority of houses are one to two storeys. Houses with more than two storeys can be seen particularly on steep sites, and basement parking for some houses makes them look taller than two storeys.
- Setbacks are consistent along rows of houses. Cottages and narrow villas are usually located closer to the front site boundary, with larger houses typically set further back with deeper front yards. Shallow front yards are frequently decorative rather than being used actively for outdoor living areas.
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames.
- Roofs are predominantly clad in corrugated iron. Cottages with second levels sometimes have dormer windows within the roof form.
- Houses usually have strong street orientation with gables, bays and entries facing the street.
- On-site carparking is either non-existent or is located next to or behind dwellings. On-site parking of more than one car width is rare, but cars are sometimes parked end-to-end.

Mt Victoria

Mt Victoria - along with Mt Cook and Brooklyn – is one of the suburbs enveloping the central city creating an 'amphitheatre-like' effect. It is also the most visible inner-city residential suburb from a range of viewpoints due to its setting and topography. The Town Belt is a defining feature of the area, providing a green focal backdrop as well as important open space and recreation opportunities.

The Mt Victoria Precinct has visual unity and coherence based on the character of its original buildings. This coherence is derived from the general similarity of building type, scale and materials, and distinctive building alignment and orientation patterns.

The suburb retains many of the qualities and characteristics of its early development. Although there are local differences in character and a diversity of building forms and styles, Victorian and/or Edwardian villas and cottages predominate, interspersed by Art Moderne and a noticeable number of 1960s apartment blocks along the lower slopes. Its compact layout, relatively consistent form and defining topography gives it a dense urban character.

Although there is not a clear neighbourhood centre, Mt Victoria's location on the edge of the central city enables convenient, walkable access to a wide range of services and employment opportunities.

The northern end of Mt Victoria (northeast of Roxborough Street, known as Mt Victoria North) has long been recognised as a separate sub-area with consistency of character. Mt Victoria North has a slightly different character status determined by its location, which makes it an integral part of the visual image of the central city.

In addition to the general character patterns, attributes that are specific to the Mt Victoria Character Precinct to be taken into consideration when reviewing development in this area, include:

Streetscape attributes:

- Mt Victoria is based around a street grid on the lower slopes and by topography on upper slopes, with buildings uniformly and strongly aligned with the street edge and grid.
- The town belt area of Mt Victoria, with its mature and regenerating vegetation, provides a strong visual backdrop to both the suburb and the central city.
- Many of the remaining older buildings have been substantially modified over time. However, their original primary form generally remains apparent.
- Front elevations are consistently orientated towards the street.
- Sites are generally rectilinear, in a wide range of sizes, with some variation occurring in response to topography and access. There is also a variable arrangement of buildings on hill slopes and a complex and intricate roofscape which is often visible from public streets and nearby open spaces.
- There are a number of narrow streets and lanes with a more enclosed aspect and intimate feel.
- Trees and mature vegetation are typically located in rear yards, although some streets have street trees. In most locations, the vegetation of the Town Belt above is visible and contributes a green aspect to the area.
- Consistency of building character and/or unique spatial qualities contribute to a strongly unified streetscape. This includes consistency in building scale (height, size and footprint), building type and style, front setbacks, roof form and façade, and originality of the primary building form.
- In general, there is limited on-site car parking. On-site car parking is often a feature that has been added at a later date and rarely contributes positively towards streetscape character.

- On streets with an 'uphill' side and a tall concrete wall at the street edge, car parking has often been incorporated into the wall structure and consequently has less visual impact on streetscape. Houses on uphill sides also tend to have prominent access stairs leading to visible front doors.
- On 'downhill' sides of streets, entrances are often much less visible, and parking arrangements (if present) tend to dominate the street edge.
- Picket fences, concrete or masonry walls, gates, and steps often provide a secondary sense of street enclosure.

Site level attributes:

- The area contains a high proportion of original buildings, many of which have a high degree of architectural originality on the exterior. Within the precinct there are also a number of buildings with listed heritage status.
- Buildings are uniformly and strongly aligned to the street grid, but the orientation of dwellings particularly in the northern part of Mt Victoria, is often more responsive to any views than the street.
- Front elevations are strongly articulated with 3D construction detail and/or decorative elements. Bay windows, porches, and verandahs are common design features.
- Main entrances are often prominent on front elevations, but are sometimes located on the side elevation of dwellings due to narrow building frontage (e.g. dwellings along the southern edge of Elizabeth Street).
- The majority of houses are two storeys. Houses with more than two storeys can be seen particularly on steep sites, and basement parking for some houses makes them look taller than two storeys.

- Most houses have relatively shallow front yards with private gardens. Due to the size and location of these spaces, they are frequently decorative rather than being used actively for outdoor living areas, however on west-facing and/or elevated sites (particularly with views), front yards are becoming more developed for amenity.
- Roofs are predominantly clad in corrugated iron. The majority of roofs are pitched, and common roof forms include:
 - Hipped roof and a combination of hip and gabled for villas;
 - Gabled roofs for cottages and bungalows;
 - Flat roofs for apartment blocks
 - Mixed roof forms for more modern developments
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames. Apartment blocks and street walls often have a concrete or render finish.

Mt Cook

Situated alongside Te Aro and north of Newtown, Mt Cook was established on land just south of Te Aro Pa and is named after James Cook. The suburb was initially settled in the late 19th and early 20th century and is characterised by a relatively high density of detached housing dating from the first decade of the 20th century. It also demonstrates a general consistency of building style typical of Wellington's inner suburbs, with predominately Victorian and Edwardian villas and cottages. Its compact layout, relatively consistent form and defining topography give it a dense urban character.

Mt Cook is mainly residential in nature with pockets of commercial/industrial activity in the Adelaide Road and Taranaki/Hopper Street areas. The Te Aro end of the suburb includes the National War Memorial, Wellington High School, Massey University and Basin Reserve.

The suburb is supported by a town centre encompassing the largely commercial area at the northern end of Adelaide Road between the Basin Reserve and the John Street intersection. It acts as an important employment area and provides a range of services. The location offers convenient access to the central city, Wellington Regional Hospital, Massey University's Wellington Campus, and the Newtown shops.

Within Mt Cook, there are several areas with particularly consistent streetscape character. These include:

- The three main streets that run from north to south and include Wright Street, Wallace Street and Tasman Street.
- Smaller pockets of collective streetscape character located around small side streets such as Yale Road, Ranfurly Terrace, Tainui Terrace, Carrington Street, and Salisbury Terrace.

In addition to the general character patterns, attributes that are specific to the Mt Cook Character Precinct to be taken into consideration when reviewing development in this area, include:

Streetscape attributes:

- The layout of the area is strongly linked to and oriented towards the three parallel streets of Tasman Street and Wallace Street and just beyond the precinct area, the busy thoroughfare of Adelaide Road. There is long, north-south open views along these streets.
- The topography of the area is relatively flat, although more undulating towards the west. Short cross-streets running east-west feature a number of pedestrian-only routes and the location is highly used by pedestrians due to the nature of surrounding uses.
- Compact layout, relatively consistent form, and defining topography combine to give the precinct a dense urban character.
- There is visual consistency based on similarity in building age, type, form and scale, providing a strong sense of aesthetic coherence.
- There is a limited range of building types and common building dimensions. Due to the nature of original housing in this area, there are a lot of very small rectangular sites with cottage-proportioned dwellings. However, there are also plenty of two-storey original houses.
- The prominence and views of the Town Belt enhances the area.
- Street edges are consistently defined by low fencing, street walls or raised terraces. There are a number of cul-de-sacs, typically characterised by the consistency of character, mature vegetation and a strong sense of place.
- Some areas of consistent style are fragmented and separated from each other by industrial, commercial, and other non-residential uses.
- Elevated areas with visually prominent dwellings, surrounded by mature vegetation, feature around the southern end of Wallace Street.

Site level attributes:

- Dwellings are strongly aligned to the street grid, with minimal side yards and more generous rear yards.
- Most buildings have a front setback of over 3 metres, which is usually developed as either an amenity/garden area or for shallow parking spaces. On sites that are elevated above the street, garages at the street edge below houses occur frequently.
- On front elevations of all house types, bay windows are common. Decorative architectural detailing is also seen on most front elevations.
- Dwellings on sloping sites tend to have deeper front setbacks.
- Detached dwellings are common on small, relatively narrow rectangular lots.
- The intactness of the original housing stock increases with distance from Wallace Street. The most recent development occurs along Tasman Street.
- For houses on narrow sites, the front entry is often on the side elevation. Houses on wider sites tend to have a visible entry on the front elevation, usually with a porch.
 - Roofs are predominantly clad in corrugated iron. The majority of roofs are pitched, and common roof forms include:
 - Hipped roof and a combination of hip and gabled for villas;
 - Gabled roofs for cottages and bungalows;
 - Mixed roof forms for more modern developments
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames. Brick is seen as an exterior material throughout the area, for both houses and walls. Newer houses and street walls often have a concrete or render finish.

Newtown

Newtown is a diverse area, with substantial pockets of non-residential use throughout the area. The location offers convenient access to the central city, Wellington Regional Hospital and its associated services plus two other private medical campuses and the Newtown shops at the intersection of Riddiford Street and Constable Street.

The street layout is strongly grid-oriented but laid out between the V-shaped orientation of Adelaide Road and Riddiford Street. To the west of Riddiford Street the grid is highly regular. There are a lot of very long blocks without cross-block links, and also several unusually wide cul-de-sac streets – Hiropi Street, Manley Terrace and Kenwyn Terrace.

The area occupies a shallow valley, with Town Belt land defining the upper slopes and outer edges. Street trees are limited, with some on Adelaide Road and Hiropi Street.

Large areas with original housing stock (predominantly constructed during the 1900-1910 period) that have remained almost intact are concentrated in the north-east part of Newtown around Owen Street and along/to the north of Constable Street. This area has particularly consistent character. There are also clusters of original brick houses in Hall Street and Stoke Street, reflecting the area's proximity to the brick works that were located nearby.

Street edges are consistently defined by low fencing, street walls or raised terraces. There are a number of cul-de-sacs, typically characterised by a consistency of character, mature vegetation and a strong sense of place.

Within Newtown, there are several areas with particularly consistent streetscape character. These include:

- The north-eastern part of the area containing the blocks bound by Owen Street and Constable Street.

- The north-western part of the area centred around Hanson Street, Adelaide Road, and surrounding streets.
- The southwestern edge of Rintoul Street.
- An area centred around Roy Street.

In addition to the general character patterns, attributes that are specific to the Newtown Character Precinct to be taken into consideration when reviewing development in this area, include:

Streetscape attributes:

- Compact layout, relatively consistent form, and defining topography combine to give the precinct a dense urban character. There is visual consistency based on similarity in building age, type, form, and scale, which provides a strong sense of aesthetic coherence.
- The area is enhanced by the prominence and views of the Town Belt.
- Several of the major streets running through the area are also important city routes with a distinguishable character and activity patterns.
- The layout of the area is strongly linked to the north-south streets, with long open views along these streets.
- The topography of the area is relatively flat, although more undulating towards the west. Short cross-streets running east-west link the major streets, and the location is highly used by pedestrians due to the nature of surrounding uses.
- There is a limited range of building types and building dimensions. Due to the nature of original housing in this area, there are a lot of very small rectangular sites with cottage-proportioned dwellings. However, there are also plenty of two-storey original houses.
- The prominence and views of the Town Belt enhances the area.
- Street edges are consistently defined by low fencing, street walls or raised terraces.

- Garages are relatively rare, particularly at or near the street edge of sites. Some front yards have been developed to accommodate parking spaces, however this is often not a positive contribution to streetscape.

Site level attributes:

- Dwellings are strongly aligned to the street grid, with minimal side yards and more generous rear yards.
- Most buildings have a front setback of over 3 metres, which is usually developed as either an amenity/garden area or for shallow parking spaces. On sites that are elevated above the street, garages at the street edge below houses occur frequently.
- On front elevations of all house types, bay windows are common. Decorative architectural detailing is also seen on most front elevations.
- Detached dwellings are common on small, relatively narrow rectangular lots.
- For houses on narrow sites, the front entry is often on the side elevation. Houses on wider sites tend to have a visible entry on the front elevation, usually with a porch.
- Roofs are predominantly clad in corrugated iron. The majority of roofs are pitched, and common roof forms include:
 - Hipped roof and a combination of hip and gabled for villas;
 - Gabled roofs for cottages and bungalows;
 - Mixed roof forms for more modern developments
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames. Brick is seen as an exterior material throughout the area, for both houses and walls. Newer houses and street walls often have a concrete or render finish.
- On-site carparking is either non-existent or is located next to or behind dwellings. On-site parking of more than one car width is rare, but cars are sometimes parked end-to-end.

Berhampore

Berhampore is located on undulating land to the south of the central city, occupying a shallow valley with Adelaide Road at the centre.

It is surrounded by the Town Belt, a major 'green' feature of the suburb that acts to physically separate it from adjacent areas. Parts of the Town Belt offer both informal and formal recreation opportunities, with the Hockey Stadium, Berhampore Golf Course and skate park illustrative of assets to the local and wider community.

The suburb was initially settled in the late 19th and early 20th century and is characterised by a relatively high proportion of detached, original housing with a high degree of architectural originality on the exterior. It also demonstrates a general consistency of building style typical of Wellington's inner suburbs, with Victorian and Edwardian villas and cottages predominating.

Berhampore has a small neighbourhood centre south of Luxford Street that offers a range of local services. The area is well served by public transport and Adelaide Road and Rintoul Streets offer convenient access to the central city as major transport routes.

The compact layout, relatively consistent style and form and defining topography combine to give it a dense urban character.

Within Berhampore there are several areas with particularly consistent features that are identified. These are:

- The western part of Chikla Street and area around Emerson Street and Morton Street.
- The central part of Wharepōuri Street.
- An area in Milton Street
- Part of Lavaud Street
- Part of the western side of Russell Street

In addition to the general character patterns, attributes that are specific to the Berhampore Character Precinct to be taken into consideration when reviewing development in this area, include:

Streetscape attributes:

- Berhampore has a strongly expressed pattern based around a street grid linking Adelaide Road, Rintoul Street and Russell Terrace. Buildings are uniformly and strongly aligned with the street edge and grid.
- Compact layout, relatively consistent form, and defining topography combine to give it a dense urban character.
- Visual consistency based on similarity in building age, type, form, and scale provides a strong sense of aesthetic coherence.
- The visual prominence of the Town Belt enhances the area.
- Several of the major streets running through the area are also important city routes with distinguishable character and activity patterns.
- Within the identified parts of the precinct, groups of sites exhibit strong consistency of size, shape and orientation, with most houses also having consistent age, style and setbacks.
- Street edges are consistently defined by low fencing, street walls or raised terraces. Most houses have shallow front yards with private gardens. These are often enclosed by low or picket fences, making houses a primary visual contributor to streets
- Garages are relatively rare. Where these do exist, they are single-width, and in some places they are unobtrusively inserted into a street wall below the level of the house.

Site level attributes:

- Dwellings are uniformly and strongly aligned to the street grid, with minimal side yards and more generous rear yards.
- Detached dwellings are common on small, relatively narrow rectangular lots.
- Setbacks are consistent along rows of houses. For cottages, houses are located closer to the front site boundary, with larger houses usually set further back with deeper front yards. Shallow front yards are frequently decorative rather than being used actively for outdoor living areas.
- Most houses are one to two storeys and have a strong street orientation with gables, bays and entries facing the street. For houses on narrow sites, the front entry is often on the side elevation. Houses on wider sites tend to have a visible entry on the front elevation, usually with a porch.
- On front elevations of all house types, bay windows are common. Decorative architectural detailing is also seen on most front elevations.
- Roofs primarily use corrugated iron material. The majority of roofs are pitched, and common roof forms include:
 - Hipped roof and a combination of hip and gabled for villas;
 - Gabled roofs for cottages and bungalows;
- Exterior walls for older houses are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames. Brick is seen as an exterior material throughout the area, primarily for front walls. Roofs are primarily corrugated iron.
- On-site parking is rare.

Aro Valley

Aro Valley is largely characterised by a relatively high density of detached housing dating from the 19th and early 20th centuries. It demonstrates consistency of building style with a predominance of Victorian and/or Edwardian villas and cottages. The compact layout, relatively consistent form of housing and steep, winding topography of the suburb combine to give the area a strong sense of containment and a dense urban character.

The area is strongly defined by its topography, with development built within a valley that is surrounded by steeply vegetated upper slopes. The area projects a strong sense of place due to its geographical separation, the enclosure of the valley walls and the relative consistency and density of development within. However, Aro Valley is easily accessible to the central city.

Aro Valley is supported by a neighbourhood centre on Aro Street, a location which is also encompassed by a Heritage Area. The associated shops, along with their continuous, traditional Victorian frontages and verandahs, add to the overall identity, character and intimacy of the area as well as providing a range of local services. Aro Street also has a number of specifically scheduled heritage buildings within the precinct area.

Within the Aro Valley character precinct, several areas have particularly consistent streetscape character. These include:

- The valley floor area along Aro Street
- Flat streets running parallel to Aro Street – Essex Street and Palmer Street.
- 'Hillside' areas extending from Aro Street at Epuni Street, Ohiro Road/Maarama Crescent, Durham Street, and Devon Street.

In addition to the general character patterns, attributes that are specific to the Aro Valley Character Precinct to be taken into consideration when reviewing development in this area, include:

Streetscape attributes:

- Aro Valley has a radiating form with perpendicular side streets originating from Aro Street that lead up the valley sides. Buildings are uniformly and strongly aligned with the street edge and grid, but there are also a lot of rear sites with long access paths where buildings do not directly abut public streets. This gives the area a densely developed character.
- There are contrasts in diversity and complexity when comparing the central and lower areas of Aro Street to the areas along the adjoining streets in elevated areas.
- On the radiating side streets, many neighbouring dwellings retain a similarity of form and appearance despite the changes in topography. This contributes to a complex and intricate roofscape which is often visible from public streets and nearby open spaces.
- Buildings are of a generally consistent type and similar domestic scale of 1-2 storeys. Aesthetic coherence arises from the limited range of typical buildings and a limited palette of forms.
- Palmer Street has more affinity with the central city as it is accessed from Willis Street. It has a strongly defined street edge and mostly two-storey houses.
- Along central and lower Aro Street and immediate environs, the intensely developed and defined street edge adds further distinctiveness.
- Garages are relatively rare, although they do appear on some sites at the front of or below houses.
- Houses on Aro Street tend to have very shallow front yards while houses on radiating streets have slightly deeper setback, often with gardens. Frontages are often enclosed by low or picket fences, making houses a primary visual contributor to streets.

Site level attributes:

- Dwellings are uniformly and strongly aligned to the street grid, with minimal side yards and more generous rear yards.
 - Setbacks are consistent along rows of houses. Cottages and narrow villas are usually located closer to the front site boundary, with larger houses typically set further back with deeper front yards. Shallow front yards are frequently decorative rather than being used actively for outdoor living areas.
 - The majority of houses are one to two storeys. Basement parking for some houses on radiating streets makes them look taller than two storeys, but the design and detailing of underneath parking usually leaves the house above as the main visual feature of the site.
 - Most dwellings are detached and on small, narrow rectangular lots, although there are groups of more modern attached dwellings with a broadly sympathetic style seen within the wider Aro Valley area.
 - Houses have strong street orientation with gables, bays and entries facing the street. For houses on narrow sites, the front entry is often on the side elevation. Houses on wider sites tend to have a visible entry on the front elevation, usually with a porch.
 - On front elevations of all house types, bay windows are common. Decorative architectural detailing is also seen on most front elevations.
 - Roofs primarily use corrugated iron material. The majority of roofs are pitched, and common roof forms include:
 - Hipped roof and a combination of hip and gabled for villas;
 - Gabled roofs for cottages and bungalows;
 - Cottages with second levels sometimes have dormer windows within the roof form.
- Exterior walls are typically painted rusticated weatherboard, and windows (either casement or sash style) have wooden frames
 - On-site carparking is either non-existent or is located next to or behind dwellings. On-site parking of more than one car width is rare, but cars are sometimes parked end-to-end.

Lower Kelburn

Lower Kelburn is a small precinct of around 30 buildings, where houses are close to the northern end of the central city. The precinct was physically separated from the city in the 1970s by construction of the Wellington urban motorway on its eastern side, with links comprising a series of overbridges for pedestrians and cars. To the north is public open space comprising Anderson Park and the Bolton Street Cemetery, an area with considerable heritage value.

Unlike many other areas of the inner city that have a substantial amount of small scaled early housing, Lower Kelburn is characterised by large houses on large sites. Elevation and orientation mean the area enjoys a relatively open and sunny setting, with outlooks eastwards towards the city and between tall city buildings to harbour. The precinct also sits under the watchful gaze of the Seddon Memorial. Much of the housing dates from the 1920s and is relatively consistent in style and character, giving the area strong visual cohesion.

The relatively small size and spacious layout of this part of Kelburn along with large private houses and gardens of a relatively consistent style give it a mature, relaxed and distinguished feel. Its visibility from both the motorway and central city means it is an integral part of the visual image of the central city, as well as being a transitional area between the rest of Kelburn and the city.

Although there is not a clear neighbourhood centre, Lower Kelburn's location on the edge of the central city enables convenient, walkable access to a range of services and employment opportunities.

In addition to the general character patterns, attributes that are specific to the Lower Kelburn Character Precinct to be taken into consideration when reviewing development in this area, include:

Streetscape attributes:

- The layout of Lower Kelburn responds primarily to topography. Bolton Street is steeply sloping between The Terrace and Salamanca Road, while side streets Easdale and Kinross Streets are more gently sloping to facilitate access to sites by being oriented along the hillside.
- A predominance of 'open ended' streets and pathways throughout the precinct, particularly for pedestrians.
- Mature trees are a feature of the area, both within private sites and adding a green setting from adjacent public land. Te Ahumairangi Tinakori Hill provides a backdrop in the views along both Kinross and Easdale Streets.
- Arrangement of buildings responds to 'upper' and 'lower' conditions on Easdale and Kinross Streets, with houses on upper sides having front facades and gardens more visible and houses on down sides below the street and oriented towards the views often displaying less open elevations and more roof surface.
- Houses generally have well-established gardens between the house and street, and there are a lot of mature trees on both private sites, public areas and in views.
- There is very little kerbside parking provided and onsite parking spaces or garages are predominant. On 'uphill' sides of the street this is often provided as garages within a high street wall.

Site level attributes:

- The area contains a high proportion of pre-1930 buildings, many of which have a high degree of architectural originality on the exterior.
- Dwellings are often aligned to site edges, with diversity of setbacks.

- Most of the houses are large two-storey detached dwellings on substantial lots, and many are oriented eastwards to enjoy city and harbour views.
- On sites that are elevated above the street, garages at the street edge below houses occur frequently.
- There is some variation in architectural style, but most dwellings in the precinct were constructed from 1920-1930, many in the English domestic revival architectural style.