

13 **Central Area Rules**

Guide to Rules

The following table is intended as a guide only and does not form part of the District Plan. Refer to specified rules for detailed requirements.

P refers to Permitted Activities, C to Controlled Activities, DR to Discretionary Activities (Restricted) and DU to Discretionary Activities (Unrestricted).

Activities	Rule	P	C	DR	DU
Any activity (with some exceptions) subject to standards	13.1.1	•			
Upgrading and maintenance of roads and accessways in the Operational Port Area	{Link, 23,13.1.1A}	•			
Activities not complying with the standards specified for permitted activities	13.3.3			•	
Activities listed in 3.5.2.2 involving the use, storage and handling of hazardous goods	13.2.1		•		
Any activity involving the provision of more than 70 carparks	13.3.1			•	
Any critical facility in a hazard area	13.3.2			•	
Helicopter landing areas	13.4.1				•
Activities involving the creation of vacant land, open land or parking areas (all at ground level)	13.4.2				•
Commercial sex premises in the Courtenay Place Area	13.4.3				•
Office and retail activities in the Pipitea Precinct	13.4.4				•
The modification of existing open space and creation of new open space in the Lambton Harbour Area	13.4.5				•
Office activities in the Port Redevelopment Precinct in excess of net lettable floor office space requirement	13.4.6				•
[Any activity relating to the upgrade and maintenance of existing formed roads, paved areas within the Operational Port Area and public accessways including associated earthworks] ^{PC70}	{Link, 23,13.1.1A}	•			
Buildings	Rule	P	C	DR	DU
Certain works involving the construction, alteration of and addition to buildings or structures subject to standards	13.1.2	•			
Additions and alterations to existing building in the Queens Wharf Special Height Area, subject to standards	13.2.2		•		
Buildings for operational port activities that exceed 100m ² and are within the southern end of the Port Redevelopment Precinct	13.2.2A		•		
The construction, alteration of and addition to buildings and structures within the Port Redevelopment Precinct, subject to standards	13.2.3		•		
The construction, alteration of and addition to buildings and structures (with exceptions) subject to standards	13.3.4			•	
Minor additions and alterations to existing buildings in the Lambton Harbour Area, subject to standards	13.3.5			•	
The construction, alteration of and addition to buildings and structures exceeding a gross floor area of 30m ² in a Hazard (Fault Line) Area, subject to standards	13.3.6			•	
The erection of buildings or structures involving the provision of more than 70 vehicle parking spaces (except in the Operational Port Area).	13.3.7			•	
The construction, alteration of and addition to buildings and structures (with exceptions) that do not comply with the specified standards	13.3.8			•	
The construction, alteration of and addition to buildings and structures in the Lambton Harbour Area, that do not meet the requirements of rules 13.2.2 or 13.3.5	13.4.7				•
The construction, alteration of and addition to buildings and structures for retail or office activities in the Pipitea Precinct	13.4.8				•
The construction, alteration of and addition to buildings and structures in an identified Heritage Area, or adjacent to Old St Paul's Church, that do not meet the height standards specified in 13.6.3.1.6, or 13.6.3.1.7	13.4.9				•
The construction, alteration of and addition to buildings and structures that do not meet the height and mass conditions specified in 13.3.8.14	13.4.10				•
Buildings and structure located above the street that exceed 25 percent of the width of the road at any point.	13.4.11				•
The construction, alteration of and addition to buildings and structures for office activities within the Port Redevelopment Precinct that do not meet the standards specified in 13.2.3.9.	13.4.12				•
The construction, alteration of and addition to buildings and structures on any site subject to the H2 designation (Inner City Bypass)	13.4.13				•
Signs	Rule	P	C	DR	DU
Signs subject to standards	13.1.3	•			
Signs that do not comply with the standards specified for permitted activities	13.3.9			•	
Subdivision	Rule	P	C	DR	DU
Subdivision except for company lease, cross lease and unit title subdivision, and subdivision in the Pipitea Precinct, subject to standards	13.1.4	•			

Company lease, cross lease and unit title subdivisions, subject to standards	13.2.4		•		
Subdivision within the Pipitea Precinct and the Port Redevelopment Precinct	13.3.10			•	
Any subdivision that is not Permitted, Controlled, or Discretionary Activity (Restricted)	13.4.14				•
Heritage	Rule	P	C	DR	DU
Activities affecting heritage items and areas	21.0				
Utilities	Rule	P	C	DR	DU
Utilities	23.0				
Contaminated and potentially contaminated land	Rule	P	C	DR	DU
Investigations on any contaminated land or potentially contaminated land to determine whether the land is contaminated, and the nature and extent of that contamination	32.1.1		•		
The use, development or subdivision of any potentially contaminated land that has been confirmed as not being contaminated through investigations	32.1.2		•		
The remediation, use, development and subdivision of any contaminated or potentially contaminated land.	32.2.1			•	

[Proposed Variation 5 (Amendments to District Plan Change 48 Central Area) has not been included in this Chapter. Details of Variation 5 are available from Council Planning Officers.]^{VAR5}

[The following rules apply in the Central Area:

- Rules for Earthworks (Chapter 30), Contaminated Land (Chapter 32) and Heritage (Chapter 21) may also apply.
- The sign rules in Chapter 21D apply for all signs on sites where a listed heritage building or object is located (except for individual sites on which listed heritage buildings or objects are located that are also separate heritage areas).
- The subdivision rules in Chapter 21A apply for any subdivision of a site on which a listed heritage building or object is located.
- The subdivision rules in Chapter 21B apply for any subdivision of a site in a listed Heritage Area.]^{PC43}

13.1 Permitted Activities

Section 3.1 describes which activities, buildings, structures, signs and subdivisions are permitted in the Central Area.

ACTIVITIES

13.1.1	Any activity is a Permitted Activity provided that it complies with the standards specified in section 13.6.1 (activities, buildings and structures) and 13.6.2 (activities), except:	
13.1.1	• those activities listed in the Third Schedule to the Health Act 1956 (see Rule 13.5)	<i>Note, Appendix 12 lists the types of activities contained in the Third Schedule of the Health Act 1956 Note, that the activities listed in section 3.5.2.1 do not require a HFSP assessment and are consequently exempt from the hazardous substances provisions of the Plan.</i>
13.1.1	• the use, storage or handling of those hazardous substances, listed in section 3.5.2.2 (see Rule 13.2.1)	
13.1.1	• any activity that disturbs or alters the ground of a contaminated site (see Rule [32.2.1] ^{VAR9})	
13.1.1	• helicopter landing areas (see Rule 13.4.1)	
13.1.1	• the creation of vacant land, open land or parking areas (at ground level) that are visible from public spaces (see Rule 13.4.2), except in the Operational Port Area and the Port Redevelopment Precinct where this activity is permitted	
13.1.1	• any critical facility within a Hazard Area (excluding port activities located within the Operational Port Area which are permitted) (see Rule 13.3.2)	
13.1.1	• the development of new or the modification of existing open space in the Lambton Harbour Area (see Rule 13.4.5)	
13.1.1	• a street car race in the Lambton Harbour Area on the seaward side of the Waterloo, Customhouse and Jervis Quays and Cable Street (see Rule 13.5)	
13.1.1	• commercial sex activities within the Courtenay Place Area (as shown in Appendix 1) (see Rule 13.4.3)	
13.1.1	• within the Port Redevelopment Precinct (as shown in Appendix 2) the area of net lettable floor space occupied by office activities must not exceed 68,200 square metres (see rule 13.4.6)	
13.1.1	• office and retail activities within the Pipitea Precinct (as shown in Appendix 3) (see Rule 13.4.4)	

13.1.1	<ul style="list-style-type: none"> • electronic sound systems erected after 8 October 2007 that are associated with commercial premises and located within any public space (including streets and parks). 	<p><i>Noise generated from existing electronic sound systems must comply with noise standard 13.6.2.1.3 or seek resource consent as a non-complying activity. Proposed new noise generated from electronic sound systems will also be non-complying activities</i></p>
13.1.1A	<p>[Any activity relating to the upgrade and maintenance of existing formed roads, paved areas within the Operational Port Area and public accessways including associated earthworks, except the construction of new legal road, is a Permitted Activity.]^{PC70}</p>	<p><i>Archaeological sites associated with human activity that occurred before 1900 are protected by the Historic Places Act 1993. An archaeological authority will be required from the new Zealand Historic Places Trust to destroy damage or modify these sites.</i>^{PC70}</p>
BUILDINGS AND STRUCTURES		
13.1.2	<p>The construction, alteration of, and addition to buildings and structures provided for in this rule are Permitted Activities in all parts of the Central Area, provided they comply with the standards specified in sections 13.6.1 (activities, buildings and structures) and 13.6.3 (buildings and structures):</p>	<p><i>In the Pipitea Precinct all buildings and structures for office and retail use are Discretionary Activities (Unrestricted), except when they are associated with Operational Port Activities.</i></p>
13.1.2.1	<p>alterations or additions:</p> <ul style="list-style-type: none"> • that do not alter the external appearance of the building or structure; or • that relate to building frontages below verandah level; or • that are not visible from public spaces; or, 	<p><i>For work on listed heritage buildings and within heritage areas see Chapters 20 and 21.</i></p>
13.1.2.2	<p>any building or structure in the Operational Port Area required for operational port activities, except for buildings and structures for operational port activities that exceed 100m² in gross floor area and which are located in that part of the Operational Port Area which is located within the southern end of the Port Redevelopment Precinct; or,</p>	<p><i>13.1.2.2 applies to all of the Operational Port Area, including that portion that also forms part of the Port Redevelopment Precinct.</i></p>
13.1.2.3	<p>within the Port Redevelopment Precinct (shown in Appendix 2) alterations or additions that do not extend the existing building footprint (at ground level) by more than 10 percent; or,</p>	
13.1.2.4	<p>any building or structure with a gross floor area of less than 100m² and (collectively) covering no more than 20 percent of the site, except buildings or structures in the Hazard (Fault Line), the Lambton Harbour Area, or on a site subject to designation H2 (Inner City Bypass); or,</p>	
13.1.2.5	<p>any building or structure with a gross floor area of up to 30m² within a Hazard (Fault Line) Area; or,</p>	
13.1.2.6	<p>in the Lambton Harbour Area, and the Port Redevelopment Precinct (shown in Appendix 2), structures including waterfront furniture, play equipment, sculptures, former cargo handling equipment, cranes and similar port related equipment.</p>	

SIGNS

13.1.3 Signs are a Permitted Activity provided that they comply with the standards specified in section 13.6.4 (signs).

SUBDIVISION

13.1.4	<p>Subdivision is a Permitted Activity provided that it complies with the standards specified in 13.6.5 (subdivision) , except:</p> <ul style="list-style-type: none"> • company lease, cross lease and unit title subdivision, which is a Controlled Activity. • subdivision within the Pipitea Precinct (shown in Appendix 3) which is a Discretionary Activity (Restricted). Subdivision that occurs outside the Pipitea Precinct but which involves titles that extend into the Pipitea Precinct is a permitted activity, provided that no new allotments are created within the Pipitea Precinct. 	<p><i>Subdivision proposals must comply with the City Bylaws. Refer to Section 3.9 of the Plan about requirements to meet Council's Code of Practice for Land Development, service connections to public infrastructure, and vesting infrastructure in the Council.</i></p>
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13.2 Controlled Activities

Section 13.2 describes which activities are Controlled Activities in the Central Area. A resource consent will be required but consent cannot be refused. Conditions may be imposed relating to the matters specified in the relevant Rule. The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.

ACTIVITIES

13.2.1 Any activity listed in Section 3.5.2.2 involving the use, storage or handling of hazardous substances is a Controlled Activity in respect of:

Note, that the activities listed in section 3.5.2.1 do not require a HFSP assessment and are consequently exempt from the hazardous substances provisions of the Plan.

13.2.1.1 use, storage or handling of hazardous substances

Non-notification/ service

In respect of rule 13.2.1 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See policies 12.2.14.1 – 12.2.14.5.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

BUILDINGS AND STRUCTURES

13.2.2 Additions and alterations to existing buildings in the Queens Wharf Special Height Area (shown in Appendix 4) are a Controlled Activity in respect of:

f the proposal does not comply with the specified standards, the activity is a Discretionary Activity (Unrestricted) under Rule 13.4.7

13.2.2.1 design, external appearance and siting provided that the additions and alterations comply with the standards specified in 13.6.1 (activities, buildings and structures) and 13.6.3 (building and structures).

If the proposal does not comply with the specified standards, the activity is a Discretionary Activity (Unrestricted) under Rule 13.4.7

Non-notification/ service

In respect of rule 13.2.2 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See policies 12.2.8.1 – 12.2.8.9, 12.2.5.1 – 12.2.5.10, 12.2.6.1 – 12.2.6.19

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.2.2.A Buildings for operational port activities that exceed 100m² gross floor area and which are located in that part of the Operational Port Area which is within the southern end of the Port Redevelopment Precinct are a Controlled Activity in respect of:

If the proposal does not comply with standards for buildings and structures in 13.6.1 or 13.6.3, Rule 13.3.8 applies in addition to this rule.

13.2.2.A.1 external appearance

13.2.2.A.2 duration of consent provided that the additions and alterations comply with the standards specified in section 13.6.1 (activities, buildings and structures) and 13.6.3 (building and structures).

Non-notification/ service

In respect of rule 13.2.2.A applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See policies 12.2.4.1 and 12.2.12.1 – 12.2.12.4

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.2.3 The construction or alteration of, and addition to buildings and structures, and creation of associated open space within the Port Redevelopment Precinct (shown in Appendix 2) that are not Permitted Activities, are a Controlled Activity in respect of:

A masterplan has been prepared to guide development within the Port Redevelopment Precinct (see Appendix 2) If the proposal does not comply

with standards for buildings and structures in 13.6.1 or 13.6.3, Rule 13.3.8 applies in addition to this rule. Rule 13.1.2.2 applies to buildings and structures for operational port activities in the area of the Port Redevelopment Precinct, north of Hinemoa Street, that also forms part of the Operational Port Area. The requirements for display windows are outlined in standard 13.6.3.7

13.2.3.1	design, external appearance and siting
13.2.3.2	public space structure and public space design
	Subject to compliance with the following conditions:
13.2.3.3	The application must include details of both the proposed building work and the development of associated open space in the area surrounding the building site.
13.2.3.4	The building must not extend more than 10 percent (viewed in plan) outside the proposed building footprint (including building footprints over streets) identified in the masterplan for the Port Redevelopment Precinct (shown in Appendix 2).
13.2.3.5	The building must not exceed 27 metres in height, or such lesser height as has been shown within a specific building footprint in the masterplan.
13.2.3.6	The building must have its primary frontage within the areas shown as primary frontage on the masterplan.
13.2.3.7	At the ground floor the building must have at least 60 percent of its primary frontage area, and 60 percent of any frontage to a road, boardwalk, park, square or lane (excluding service lanes 1, 3, 4, 7 & 8), as entrance space or display windows.
13.2.3.8	For primary frontage areas, and any frontage to a road, boardwalk, park, square or lane (excluding service lanes 1, 3, 4, 7 & 8), storeys above ground floor level must have no more than 20 percent of their length as blank space. Blank space means portions of the building façade without windows, significant modulation, voids or other architectural features.
13.2.3.9	The total area of net lettable floor space occupied by office activities within the Port Redevelopment Precinct must not exceed 68,200 square metres.

This requirement applies to the full height of the buildings.

Any development proposal that does not comply with conditions 13.2.3.3-13.2.3.8 above shall be considered under Rule 13.3.4 Any development proposal that does not comply with condition 13.2.3.9 will be considered under Rule 13.4.12

Non-notification/ service

In respect of rule 13.2.3 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.4.1, 12.2.5.1 – 12.2.5.10, 12.2.6.1 – 12.2.6.19.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

SUBDIVISION

13.2.4	Company lease, cross lease and unit title subdivision is a Controlled Activity in respect of:
13.2.4.1	stormwater, sewerage and water supply
13.2.4.2	site access
13.2.4.3	the allocation of accessory units to principal units and the allocation of covenant areas to leased areas to ensure compliance with servicing rules, and to ensure practical physical access to every household unit,
	provided that:
	all activities, buildings, structures and signs comply with the standards in section 13.6 relating to vehicle parking, servicing and site access; buildings and structures; and signs. The requirement to meet these standards may be waived if resource consent has been sought and granted for those aspects that do not comply, or the building has existing use rights under section 10 of the Resource Management Act, and

any subdivision within the Ghuznee Street off-ramp area (shown in Appendix 13) complies with the subdivision standard 13.6.5.1.10.

Non-notification/ service

In respect of rule 13.2.4 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.11.1.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.3 Discretionary Activities (Restricted)

Section 13.3 describes which activities are Discretionary Activities (Restricted) in the Central Area. Consent may be refused or granted subject to conditions. Grounds for refusal and conditions will be restricted to the matters specified in the relevant Rule. The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.

Any activity under Rule 13.3.1 or 13.3.2 that does not meet one or more of the standards specified in 13.6.1 (activities, buildings and structures) and 13.6.2 (activities) is also subject to Rule 13.3.3.

Any building or structure under Rule 13.3.4, 13.3.5, 13.3.6, or 13.3.7 that does not comply with the standards specified in 13.6.1 (Activities, Buildings and Structures) and 13.6.3 (buildings and structures) is also subject to Rule 13.3.8.

ACTIVITIES

13.3.1	Any activity involving the provision of more than 70 vehicle parking spaces per site, (except for sites within the Operational Port Area or Port Redevelopment Precinct where such parking is a Permitted Activity), is a Discretionary Activity (Restricted) in respect of:	<i>If the activity does not comply with standards for activities in 13.6.1 and 13.6.2, Rule 13.3.3 applies in addition to this Rule</i>
13.3.1.1	the movement of vehicular traffic to and from the site.	
13.3.1.2	the movement of vehicular traffic within the surrounding street network.	

Non-notification/ service

In respect of rule 13.3.1 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.15.1 – 12.2.15.8.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.3.2	Any Critical Facility within any Hazard Area (except for port activities located within the Operational Port Area which are Permitted Activities) is a Discretionary Activity (Restricted) in respect of:	<i>If the activity does not comply with standards specified in section 13.6, Rule 13.3.3 applies in addition to this Rule.</i>
13.3.2.1	the location of the facility.	

Non-notification/ service

In respect of rule 13.3.2 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.13.3 – 12.2.13.4.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.3.3	Activities which are Permitted, Controlled or Discretionary (Restricted) Activities that do not meet one or more of the standards outlined in section 13.6.1 (Activities, Buildings and Structures) and 13.6.2 (Activities), are Discretionary Activities (Restricted). Unless otherwise noted below, discretion is limited to the effects generated by the standard(s) not met:
13.3.3.1	noise (fixed plant)
13.3.3.2	noise insulation and ventilation
13.3.3.3	vehicle parking, servicing and site access
13.3.3.4	noise (except 13.6.2.1.3 which is a Non-Complying Activity)
13.3.3.5	temporary activity noise
13.3.3.6	Wellington Regional Stadium noise – special entertainment events

13.3.3.7	lighting
13.3.3.8	Wellington Regional Stadium site lighting
13.3.3.9	use, storage, handling or disposal of hazardous substances
13.3.3.10	screening of activities and storage
13.3.3.11	dust
13.3.3.12	electromagnetic radiation
13.3.3.13	street car race
13.3.3.13A	activities in the Ghuznee Street off-ramp area (shown in Appendix 13 (standard 13.6.2.9)) with the Council's discretion including the matters listed in section 2.2 of Appendix 13. subject to compliance with the following conditions:
13.3.3.14	noise emission levels under standards 13.6.2.1.1 and 13.6.2.1.2 shall not be exceeded by more than 5 decibels. This condition does not apply to temporary activity noise.
13.3.3.15	maximum lighting levels under standard 13.6.2.2 must not be exceeded by more than 20 percent.
13.3.3.16	for hazardous substances, the cumulative effects ratio as assessed under the Hazardous Facilities Screening Procedure for the site where the activity is to occur is greater than 0.1 or does not meet the standard 13.6.2.3 unless the site is located in a Hazard Area.
13.3.3.17	for hazardous substances, where the hazardous facility is located in a Hazard Area, the cumulative effects ratio as assessed under the Hazardous Facilities Screening Procedure for the site where the activity is to occur is less than or equal to 0.5 but does not meet standard 13.6.2.3.

Non-notification/ service

In respect of rule 13.3.3 applications do not need to be publicly notified and do not need to be served on affected persons in respect of:

- 13.3.3.2 (noise insulation and ventilation), and
- 13.3.3.3 (vehicle parking, servicing and site access), and
- 13.3.3.10 (screening of activities and storage).

Relevant policies for preparing resource consent applications

See 12.2.2.2 - 12.2.2.5, 12.2.6.19, 12.2.9.4-12.2.9.5, 12.2.6.16-12.2.6.17, 12.2.14.1 – 12.2.14.5, 12.2.15.1 – 12.2.15.15.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

BUILDINGS AND STRUCTURES

13.3.4	The construction or alteration of, and addition to buildings and structures in the Central Area that are not Permitted or Controlled Activities, except: <ul style="list-style-type: none"> • buildings and structures in the Lambton Harbour Area • buildings and structures within a Hazard (Fault Line) Area • buildings for office or retail activities in the Pipitea Precinct (as shown in Appendix 3) • buildings and structures on sites subject to designation H2 (Inner City Bypass) are Discretionary Activities (Restricted) in respect of:
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Building work covered by rule 13.3.4 will be assessed against the provisions of the Central Area Design Guide. Note, section 3.2.4 requires a Design Statement to accompany any application for resource consent that is to be assessed against a Design Guide. If the proposal does not comply with standards for buildings and structures in 13.6.1 or 13.6.3, Rule 13.3.8 applies in addition to this Rule. Note, existing buildings on a site contribute to the total building mass of any new development. Buildings for office or retail activities in the Pipitea Precinct are a Discretionary Activity (Unrestricted) under Rule 13.4.8 For Comprehensive Development at 360-366 Lambton Quay and 8 Willis Street, refer to Appendix 15

13.3.4.1	design, external appearance and siting
13.3.4.2	the placement of building mass

13.3.4.3	pedestrian access (for applications relating to the Wellington Regional Stadium site (Lot 1, DP 85907 and Lot 1, DP 10550))
13.3.4.4	public space structure and public space design for applications within the Port Redevelopment Precinct (as shown in Appendix 2) and Pipitea Precinct (as shown in Appendix 3).

Non-notification/ service

In respect of rule 13.3.4 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.2.1, 12.2.3.2, 12.2.5.2, 12.2.5.10, 12.2.6.1 – 12.2.6.3, 12.2.6.5, 12.2.6.10-12.2.6.12, 12.2.6.14 – 12.2.6.18, 12.2.7.1-12.2.7.3, 12.2.9.3, 12.2.4.1, 12.2.4.3.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.3.5	Minor additions and alterations to existing buildings in the Lambton Harbour Area are a Discretionary Activity (Restricted) in respect of:		
13.3.5.1	design, external appearance and siting		
13.3.5.2	height and the placement of building mass		
13.3.5.3	historic heritage		
13.3.5.3	Except that this rule does not apply to:		
	<ul style="list-style-type: none"> any addition or alteration to the parts of the existing buildings on Lot 1 DP 78982 within the Queens Wharf Special Height Area shown in Appendix 4 (which are Controlled Activities or Discretionary Activities (Unrestricted)). 		<p><i>If the proposal does not comply with standards for buildings and structures in 13.6.1 or 13.6.3, Rule 13.3.8 applies in addition to this Rule.</i></p>

Non-notification/ service

In respect of rule 13.3.5 applications do not need to be publicly notified and do not need to be served on affected persons. The Council will however require a written statement from the Waterfront Development Subcommittee, or its successor, confirming its view on the proposed development to accompany the application.

Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.8.1-12.2.8.9, 12.2.5.1 – 12.2.5.5, 12.2.6.1 – 12.2.6.5.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.3.6	The construction, alteration of, or addition to buildings and structures exceeding a gross floor area of 30m ² within a Hazard (Fault Line) Area are a Discretionary Activities (Restricted) in respect of:		
13.3.6.1	design, external appearance and siting		
13.3.6.2	the placement of building mass		
13.3.6.3	the location and type of buildings or structures.		

If the proposal does not comply with the standards for buildings and structures in 13.6.1 or 13.6.3, Rule 13.3.8 applies in addition to this Rule.

Non-notification/ service

In respect of rule 13.3.6 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.13.2, 12.2.5.1 – 12.2.5.5, 12.2.6.1 – 12.2.6.3.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.3.7	The erection of buildings or structures involving the provision of more than 70 vehicle parking spaces per site, except for sites within the Operational Port Area, is a Discretionary Activity (Restricted) in respect of:		
13.3.7.1	the movement of vehicular traffic to and from the site.		
13.3.7.2	the movement of vehicular traffic within the surrounding street network.		

If the proposal does not comply with standards for buildings or structures in 13.6.1 or 13.6.3, Rule 13.3.8 applies in addition to this Rule.

Non-notification/ service

In respect of rule 13.3.7 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.15.1-12.2.15.8

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.3.8	The construction or alteration of, and addition to buildings and structures which are Permitted, Controlled or Discretionary (Restricted) Activities that do not meet one or more of the following standards outlined in section 13.6.1 (Activities, Buildings and Structures) and 13.6.3 (Buildings and Structures), are Discretionary Activities (Restricted). Unless otherwise noted below, discretion is limited to the effects generated by the standard(s) not met:	
13.3.8.1	noise - fixed plant (standard 13.6.1.1)	
13.3.8.2	noise insulation and ventilation (standard 13.6.1.2)	
13.3.8.3	vehicle parking, servicing and site access (standard 13.6.1.3)	
13.3.8.4.A	height (standards 13.6.3.1 to 13.6.3.1.4, and 13.6.3.1.7 to 13.6.3.1.10) discretion is limited to the effect of building height on: <ul style="list-style-type: none"> • the amenity of surrounding streets, lanes, footpaths and other public spaces; and • the historic heritage value of any listed heritage item in the vicinity; and • the urban form of the city; and • the character of the surrounding neighbourhood, including the form and scale of neighbouring buildings; and • any adjacent Residential Area 	
13.3.8.4.B	height control in Heritage Areas (standard 13.6.3.1.5 for listed heritage items) discretion is limited to those matters outlined in section 21.A.2, Chapter 21 – Heritage Rules	<i>For Comprehensive Development at 360-366 Lambton Quay and 8 Willis Street, refer to Appendix 15</i>
13.3.8.4.C	height control in Heritage Areas (standard 13.6.3.1.6, where the upper or lower thresholds are not met, but the absolute maximum height is met) discretion is limited to: <ul style="list-style-type: none"> • those matters outlined in section 21.B.1, Chapter 21 – Heritage Rules, and • all those matters listed under 13.3.8.4.A 	
13.3.8.5	mass (standard 13.6.3.2) discretion is limited to the effect of building mass on: <ul style="list-style-type: none"> • the amenity of surrounding streets, lanes, footpaths and other public spaces; and • the historic heritage value of any listed heritage item in the vicinity; and • the character of the surrounding neighbourhood, including the form and scale of neighbouring buildings; and • whether the proposed building will have on-going access to daylight; and • any adjacent Residential Area 	
13.3.8.6	view protection – viewshafts (standard 13.6.3.3)	
13.3.8.7	sunlight protection (standard 13.6.3.4) (discretion is limited to the effect on sunlight access to identified public spaces)	
13.3.8.8	wind (standard 13.6.3.5)	
13.3.8.9	verandahs (standard 13.6.3.6)	
13.3.8.10	ground floor frontages and display windows (standard 13.6.3.7)	
13.3.8.11	site coverage (standard 13.6.3.8)	
13.3.8.12	coastal yards (standard 13.6.3.9)	
13.3.8.13	windows adjacent to Residential Areas (standard 13.6.3.10)	
13.3.8.13A	buildings and structures in the Ghuznee Street off-ramp area (shown in Appendix13 (standard 13.6.3.11) with the Council's discretion including the matters listed in section 2.1 of Appendix13)	
	Subject to compliance with the following conditions:	
13.3.8.14	maximum building height assessed under 13.3.8.4.A and 13.3.8.4.B must not be exceeded by more than 35 percent, and the building mass standard must not be exceeded, or; <p>maximum building height must not be exceeded by more than 15 percent, and the building mass standard must not be exceeded by more than 15 percent.</p>	<i>For the purpose of condition 13.3.8.14 the 15 percent increase in building mass shall be calculated using the total building mass for the site (see section 13.6.3.2)</i>
13.3.8.15	on the land currently occupied by the rail-ferry terminal and on the reclamation to the north the maximum building height shall be 20m (measured above ground level).	
13.3.8.16	in relation to height control adjoining Residential Areas, the angle of inclination for sunlight access must	

not exceed the standard referred to in 13.6.3.1.9 by more than 10 degrees.

Except that this rule does not apply to the following:

- buildings and structures in the Lambton Harbour Area which are Discretionary Activities (Unrestricted) under Rule 13.4.5
- buildings and structures within an identified heritage area that exceed the absolute maximum height standard specified in 13.6.3.1.6 are a Discretionary Activity (Unrestricted) under Rule 13.4.9
- buildings and structures near Old St Paul's that do not meet standards 13.6.3.1.7 and 13.6.3.1.8 are Discretionary Activity (Unrestricted) under Rule 13.4.9.

Non-notification/ service

In respect of rule 13.3.8 applications do not need to be publicly notified and do not need to be served on affected persons in respect of:

- 13.3.8.2 (noise insulation and ventilation),
- 13.3.8.3 (vehicle parking, servicing and site access),
- 13.3.8.4 (height)
- 13.3.8.5 (mass)
- 13.3.8.7 (sunlight protection),
- 13.3.8.8 (wind),
- 13.3.8.9 (verandahs),
- 13.3.8.10 (ground floor frontages and display windows), and
- 13.3.8.12 (coastal yards).

Relevant policies for preparing resource consent applications

See 12.2.2.1, 12.2.2.4-12.2.2.5, 12.2.3.1-12.2.3.2, 12.2.5.1-12.2.5.5, 12.2.5.6-12.2.5.9, 12.2.5.10, 12.2.6.2, 12.2.6.4, 12.2.6.6-12.2.6.10, 12.2.6.12-12.2.6.14, 12.2.6.20, 12.2.8.1-12.2.8.9, 12.2.12.1-12.2.12.4, 12.2.15.1-12.2.15.15.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

SIGNS

13.3.9 Signs that do not meet one or more of the standards specified in section 13.6.4.1, are a Discretionary Activities (Restricted) in respect of:

An encroachment licence must be obtained from Council to locate any sign on or in the airspace over council land, even where the sign is affixed to a building on private property. Similarly, landowner approval should be obtained to erect a sign on or in the airspace over private land.

- 13.3.9.1** moving images, text or lights
- 13.3.9.2** position
- 13.3.9.3** dimensions
- 13.3.9.4** number of signs
- 13.3.9.5** sign display of:
 - temporary signs, or
 - signs located on buildings above 18.6m above ground level, or
 - signs adjoining or opposite the Parliamentary Precinct Heritage Area.
- 13.3.9.6** duration (for temporary signs)

Non-notification/ service

In respect of rule 13.3.9 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.10.1 – 12.2.10.7

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

SUBDIVISION

13.3.10 Subdivision within the Pipitea Precinct (shown in Appendix 3) and the Port Redevelopment Precinct (shown in Appendix 2), (except as provided as a permitted activity under Rule 13.1.4), is a Discretionary Activity (Restricted) in

	respect of:
13.3.10.1	roading, access, stormwater, sewerage and water supply
13.3.10.2	public space structure.

Non-notification/ service

In respect of rule 13.3.10 applications do not need to be publicly notified and do not need to be served on affected persons.

Relevant policies for preparing resource consent applications

See 12.2.11.1.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

[Note: Rule 13.3.11 deleted by Variation 9]VAR9

13.4 Discretionary Activities (Unrestricted)

Section 13.4 describes which activities are Discretionary Activities (Unrestricted) in the Central Area. The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.

ACTIVITIES

13.4.1	Helicopter landing areas are a Discretionary Activity (Unrestricted)
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Relevant policies for preparing resource consent applications

See 12.2.2.2.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.2	The creation of vacant land, open land or parking areas (at ground level) and not associated with an activity for which consent is required under Rule 13.3.4 or 13.3.8 that are visible from public spaces is a Discretionary Activity (Unrestricted) (except in the Operational Port Area and the Port Redevelopment Precinct).
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Relevant policies for preparing resource consent applications

See 12.2.6.19.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.3	Commercial sex activities within the Courtenay Place Area (as shown in Appendix 1) are a Discretionary Activity (Unrestricted).
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Relevant policies for preparing resource consent applications

See 12.2.2.2.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application

13.4.4	Office and retail activities within the Pipitea Precinct (as shown in Appendix 3) are a Discretionary Activity (Unrestricted).	Office and retail activities are defined in Chapter 3.10.
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Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.4.2 - 12.2.4.4

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.5	The development of new, or the modification of existing open space in the Lambton Harbour Area, is a Discretionary Activity (Unrestricted).	Where an application under Rule 13.4.5 is received and is publicly notified, the Council shall notify the Waterfront Development Subcommittee.
	Except that this rule does not apply to: • the maintenance of existing open space (which is a Permitted Activity)	

Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.8.1 – 12.2.8.9

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.6	Office activities within the Port Redevelopment Precinct (as shown in Appendix 2) with a combined total area of net lettable floor space in excess 68,200 square metres are a Discretionary Activity (Unrestricted).
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Relevant policies for preparing resource consent applications See 12.2.3.2, 12.2.4.1 Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

BUILDINGS AND STRUCTURES

13.4.7 The construction of new buildings and structures, or the alteration of, and addition to existing buildings and structures in the Lambton Harbour Area which:

- do not satisfy any of the criteria for minor additions and alterations in Rule 13.3.5, or
- are within the Queens Wharf Special Height Area (as shown in Appendix 4) but do not meet the standards specified in 13.6.1 (activities, buildings and structures) and 13.6.3 (buildings and structures) are Discretionary Activities (Unrestricted).

Where an application under Rule 13.4.7 is received and is publicly notified, the Council shall notify the Waterfront Development Subcommittee.

Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.8.1-12.2.8.9

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.8 The construction or alteration of, and addition to buildings and structures, for office and retail activities, within the Pipitea Precinct (shown in Appendix 3) are Discretionary Activities (Unrestricted)

The information required to be supplied with the masterplan is detailed in Appendix 9.

Subject to compliance with the following condition:

13.4.8.1 An appropriate masterplan for the development of the Pipitea Precinct must be deposited with Council before any landuse consent can be assessed.

The extent of the area to which a specific masterplan shall apply will be determined in accordance with policy 12.2.4.2. Office and retail activities are defined in Chapter 3.10

Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.4.2, 12.2.4.4.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.9 The construction of new buildings and structures, or the alteration of, and addition to existing buildings that:

- are located in an identified Heritage Area and which exceed the absolute maximum height standards specified in 13.6.3.1.6, or
- do not meet the height control standards for sites near Old St Paul's specified in 13.6.3.1.7 and 13.6.3.1.8

are Discretionary Activities (Unrestricted).

Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.5.1, 12.2.5.3-12.2.5.5.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.10 The construction or alteration of, and addition to buildings and structures which are Discretionary Activities (Restricted) and do not meet the conditions specified in 13.3.8.14 are Discretionary Activities (Unrestricted).

subject to compliance with the following condition:

13.4.10.1 maximum building height must not be exceeded by more than 35%.

Relevant policies for preparing resource consent applications

See 12.2.5.1, 12.2.5.3-12.2.5.5.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.11 Buildings and structures, including pedestrian bridges, located above the street that exceed 25 percent of the width of the road at any point are Discretionary Activities (Unrestricted).

Relevant policies for preparing resource consent applications

See 12.2.6.18.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.12 The construction or alteration of, and addition to buildings and structures, for office activities, within the Port Redevelopment Precinct (shown in Appendix 2) that do not meet the conditions specified in 13.2.3.9 are Discretionary Activities (Unrestricted).

Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.4.1

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.4.13 The construction or alteration of, and addition to buildings and structures, on any site subject to designation H2 (Inner City Bypass) are Discretionary Activities (Unrestricted).

Relevant policies for preparing resource consent applications

See 12.2.3.2, 12.2.4.5

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

SUBDIVISION

13.4.14 Any subdivision which is not a Permitted, Controlled or Discretionary Activity (Restricted), is a Discretionary Activity (Unrestricted).

Relevant policies for preparing resource consent applications

See 12.2.11.1.

Note that this is an indicative list of relevant policies; applicants should check all policies for relevance to a particular consent application.

13.5 Non-Complying Activities

Any activity that is not Permitted, Controlled, Discretionary (Restricted) or Discretionary (Unrestricted) Activity, is a Non-Complying Activity. Resource consent applications will be assessed in terms of the relevant Central Area objectives and policies, and the relevant sections of the Resource Management Act.

The decision on whether or not a resource consent application will be notified will be made in accordance with the provisions on notification in the Act.

13.6 Central Area Standards

13.6.1 ACTIVITIES, BUILDINGS AND STRUCTURES STANDARDS (13.6.1.1) Noise (fixed plant) (13.6.1.2) Noise insulation and ventilation (13.6.1.3) Vehicle parking, servicing and site access	These standards apply to all activities, and the construction of buildings and structures in the Central Area.
(13.6.2) ACTIVITIES STANDARDS (13.6.2.1) Noise (13.6.2.2) Lighting (13.6.2.3) Use, storage or handling of hazardous substances (13.6.2.4) Screening of activities and storage (13.6.2.5) Dust (13.6.2.6) Electromagnetic radiation (13.6.2.7) Discharge of contaminants (13.6.2.8) Street car race	These standards apply to all activities in the Central Area.
(13.6.3) BUILDINGS AND STRUCTURES (13.6.3.1) Height (13.6.3.2) Mass (volume) (13.6.3.3) View protection (13.6.3.4) Sunlight Protection (13.6.3.5) Wind (13.6.3.6) Verandahs (13.6.3.7) Ground floor frontages (13.6.3.8) Site coverage (13.6.3.9) Coastal Yards (13.6.3.10) Windows	These standards apply to the construction of buildings and structures in the Central Area.
(13.6.4) SIGN STANDARDS (13.6.4.1) Signs	
(13.6.5) SUBDIVISION STANDARDS (13.6.5.1) Subdivisions	

13.6.1 ACTIVITIES, BUILDINGS AND STRUCTURES STANDARDS

13.6.1 These standards apply to all activities, and the construction of buildings and structures in the Central Area.

13.6.1.1 Noise (fixed plant)

Note, all activities have a duty to avoid unreasonable noise under section 16 of the Resource Management Act regardless of the standards set in this Plan. The best practicable option shall be adopted to ensure that the emission of noise does not exceed a reasonable level.

Note, the term Noise Emission Level is defined in Section 3.10.

13.6.1.1.1 Noise emission levels from fixed plant shall not exceed the following at or within the boundary of any land parcel, or at the outside wall of any building on any site, other than the building or site from which the noise is emitted:

At all times: 55dB L_{Aeq}(15min)
10pm to 7am: 70dB L_{AFmax}

- 13.6.1.1.2 The noise limits set in standard 13.6.1.1.1 shall not apply to fixed plant that is used solely for emergency purposes. Examples of such equipment are standby generator sets that are used to supply electricity only at times of electrical supply failure, or for plant used only during life threatening situations such as smoke fans or sprinkler pumps. This fixed plant is exempt from the noise limits provided that it:
- (i) only operates for maintenance between 8am and 5pm weekdays
 - (ii) with the exception of smoke extract fans, can comply with standard 13.6.2.1.1
 - (iii) with the exception of smoke extract fans, can comply with Appendix 5 when operated for maintenance
 - (iv) in the case of electricity generator sets can only be used on an emergency basis and is not used to generate power for the national grid.
- 13.6.1.1.3 The noise limits set in standard 13.6.1.1.1 do not apply to fixed plant located in the Operational Port Area.

13.6.1.2 Noise Insulation and Ventilation

Note: In the Central Area and Centres Areas the definition for Noise Sensitive Activity includes residential activities.

13.6.1.2.1 Noise Insulation

Any habitable room in a building used by a noise sensitive activity within the Central Area shall be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standards:

- DnT,w + Ctr > 35 dB: Courtenay Place Area (see Appendix 1)

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

- [DnT,w + Ctr > 35 dB – Inner Port Noise Affected Area

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that accord with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.^{VAR3}

- DnT,w + Ctr > 30 dB: All other areas Note: In the Central Area and Suburban Centre Areas the definition for Noise Sensitive Activity includes residential activities.

Compliance with this performance standard shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:

- accords with the schedule of typical building construction set out in Appendix 6; or
- accords with an acoustic design certificate signed by a suitably qualified acoustic engineer stating the design as proposed will achieve compliance with the above performance standard.

Ventilation

- 13.6.1.2.2 Where bedrooms with openable windows are proposed, a positive supplementary source of fresh air ducted from outside is required at the time of fit-out. For the purposes of this requirement, a bedroom is any room intended to be used for sleeping. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person.

13.6.1.3 Vehicle parking, servicing and site access (other than for the Wellington Regional Stadium site)

Vehicle parking

- 13.6.1.3.1 Activities in the Central Area are not required to provide on-site vehicle parking, but where parking is provided, it must not exceed a maximum of:
- one space per 100m² gross floor area

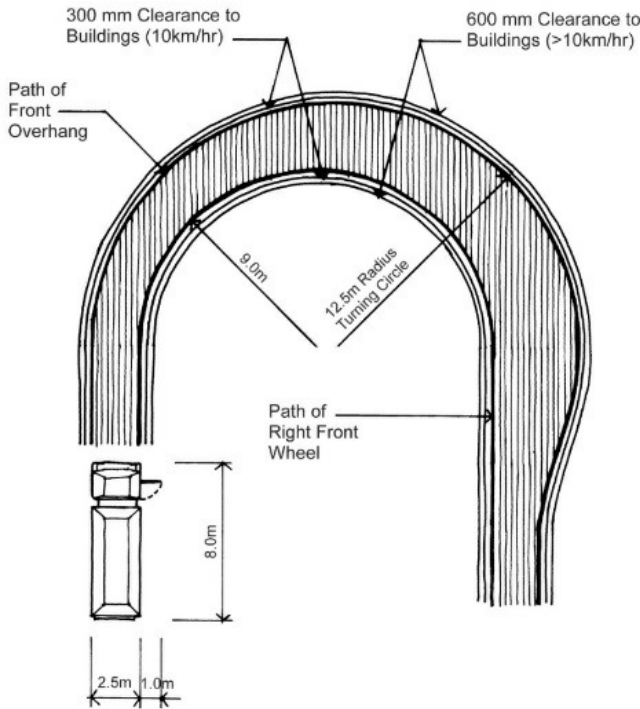
Note, for developments providing more than 70 parking spaces, Rules 13.3.1 and 13.3.8 apply. Note, section 3.2.2.16 sets out requirements for a Traffic Report for any proposals to provide more than 70 caparks

- 13.6.1.3.2 All parking shall be provided and maintained in accordance with sections 1, 2 and 5 of the joint Australian and New Zealand Standard 2890.1 2004, Parking Facilities, Part 1: Off Street Car Parking.

- 13.6.1.3.3 Open vehicle parking areas must not be situated at ground level at the front of sites to which standard 13.6.3.7.1 (display windows) applies.

Servicing

- 13.6.1.3.4 On each site in the Central Area at least one loading area must be provided.
- 13.6.1.3.5 Turning paths shall be based on the standard for a medium rigid truck as illustrated.



- 13.6.1.3.6 For loading areas located outdoors, the minimum width shall be 3 metres and the minimum length 9 metres.
- 13.6.1.3.7 For loading areas located within a building, the minimum width shall be 4 metres and the minimum length 9 metres.
- 13.6.1.3.8 Where loading areas are located within a building, a minimum height clearance of 4.6 metres is required.
- 13.6.1.3.9 For buildings serviced by lifts, all levels shall have access to a loading area by way of a lift.
- 13.6.1.3.10 The loading area shall be located no further than 15 metres from a lift and there shall be level access between them.

Site access for vehicles

- 13.6.1.3.11 Site access shall be provided and maintained in accordance with section 3 of the joint Australian and New Zealand Standard 2890.1 – 2004, Parking Facilities, Part I: Off-Street Car Parking.
- 13.6.1.3.12 No vehicle access is permitted to a site across any restricted road frontage identified on District Plan Map 34 provided that this shall not prevent the continuation or the undertaking of any Permitted Activity on a site involving the use of any lawfully established vehicle access.
- 13.6.1.3.13 There shall be a maximum of one vehicle access to any site except that sites with more than one frontage may have one access across each frontage.
- 13.6.1.3.14 Both the entry and exit of vehicles onto the carriageway of the most adjacent street shall be in a forward direction.
- 13.6.1.3.15 The width of any vehicle crossing to a site shall not exceed 6 metres.
- 13.6.1.3.16 Where vehicular access can be provided from a service lane, a right of-way registered in favour of the site or other private road, or private right-of-way, no vehicle access shall be from a street.
- 13.6.1.3.17 Subject to standard 13.6.1.3.12 no vehicular access shall be situated closer to an intersection than the following:

Arterial, principal and collector streets: 20m
Other streets: 15m

In the Port Redevelopment Precinct this standard applies only to frontage with Waterloo Quay.
- 13.6.1.3.18 No access shall be provided to a primary street on a site that also has frontage to a secondary street.

Wellington Regional Stadium site vehicle parking and access

Site access for vehicles

- 13.6.1.3.19 Only three vehicle access points may be provided, two of which shall be for emergency vehicles only.
- 13.6.1.3.20 Site layout shall enable all vehicles to enter or leave the site in a forward direction.

Vehicle parking

- 13.6.1.3.21 The stadium shall provide no more than 900 parking spaces on-site.
- 13.6.1.3.22 A minimum of 50 coach parks must be provided in association with the use of the stadium on a site or sites with access from Aotea or Waterloo Quays, and not in excess of 1000 metres from the stadium site.

13.6.2 ACTIVITIES STANDARDS

These standards apply to all activities in the Central Area

13.6.2.1 Noise

Note, all activities have a duty to avoid unreasonable noise under section 16 of the Resource Management Act regardless of the standards set in this Plan. At all times Council retains its power under the Act to ensure that the general duty under sections 16 and 17 to avoid unreasonable noise and avoid, remedy or mitigate any adverse effects of activities on the environment is met, and section 326 may be used to control excessive noise. The best practicable option shall be adopted to ensure that the emission of noise does not exceed a reasonable level.

*Note, the term Noise Emission Level is defined in Section 3.10. **For noise from construction, maintenance and demolition activities, including those associated with urgent repair of utilities to maintain continuity of service, on any site or on any road shall comply with, and be measured and assessed using the recommendations of NZS6803P:1999. The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work: NZS6803:1999 Construction Noise (except as outlined in the definition of Noise Emission Level in Section 3.10).***

- 13.6.2.1.1 [Except for noise from port related activities which is covered in 13.6.2.1.4a,]^{VAR3} noise emission levels when measured at or within the boundary of any fee simple site or at the outside wall of any building on any site, other than the site from which the noise is emitted, shall not exceed the following:
At all times: 60dBA L_{Aeq(15min)}
At all times: 85dBA L_{AFmax}
- 13.6.2.1.2 [Except for noise from port related activities which is covered in 13.6.2.1.4a,]^{VAR3} any activity occurring within the Central Area shall comply with the noise levels stated in Appendix 5 when measured from any land or premises outside the Central Area.
- 13.6.2.1.3 The Noise Emission Level in any public space (including streets and parks) generated by electronic sound systems shall not exceed 75dB L_{Aeq(15min)} when measured over any 2 minute period. In any event the measurements shall 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).
- 13.6.2.1.4 The measured level(s) under 13.6.2.1.3 shall be compared directly with the applicable noise limit without any adjustments for special audible characteristics. However, the measured level shall be adjusted for any significant background sound in the area.
- 13.6.2.1.4a [At any point on land at, or beyond, the Port Noise Control Line shown on Plan Map 55 noise from port related activities shall not exceed the following noise levels:

Time Period	Sound Level
Any 5 consecutive 24 hour periods	65dB L _{dn}
Any 24 hour period	68dB L _{dn}
10pm – 7am (all days)	60dB L _{Aeq} (9 hr)
	65dB L _{Aeq} (15 min)
	85dB L _{AFmax}

Measurements shall be made in accordance with the requirements of NZS 6801:2008 “Acoustics: Measurement of Sound” and NZS 6809:1999 “Port Noise Management and Land Use Planning”.

- 13.6.2.1.4b The port company shall undertake a noise monitoring programme to ensure that noise from port related activities comply with condition 13.6.2.1.4a at the Port Noise Control Line. This monitoring will be undertaken in accordance with the Port Noise Management Plan and the information shall be reported to Wellington City Council.
- 13.6.2.1.4c The port company shall produce and at all times operate in accordance with a Port Noise Management Plan, which shall include but is not limited to the matters set out in Appendix 14. The Port Noise Management Plan shall be developed to the

satisfaction of Wellington City Council and Greater Wellington Regional Council.]VAR3

Note, aspects of these measurement and assessment criteria for electronic sound systems are different from and take precedent over the corresponding criteria that are set out in the Definition Section of this Plan for 'Noise Emission Level'.

Temporary Activity Noise

For emergency work, nothing in the noise rules shall be used to prevent emergency work from taking place. Such work would arise from the need to protect life or limb or minimise or prevent loss or serious damage to property or minimise or prevent environmental damage.

13.6.2.1.5 For the Central Area (including the Lambton Harbour Area, but excluding the Wellington Regional Stadium site), temporary activities are not subject to the noise standards stated in standards 13.6.2.1.1 and 13.6.2.1.3. This exemption applies between the hours of:

- 9am to 9pm each day (Sunday to Thursday)
- 9am to 10pm (Friday and Saturday).

On New Years Eve temporary activities are not subject to the noise standards stated in standards 13.6.2.1.1 and 13.6.2.1.3 between the hours of 9am on 31st December to 1am the following day.

Wellington Regional Stadium Noise - Special Entertainment Events

13.6.2.1.6 The noise emission levels specified in 13.6.2.1.1, 13.6.2.1.3 and Appendix 5 shall not apply to special entertainment events provided:

13.6.2.1.7 There shall be no more than six events in each calendar year. Each event shall not exceed 11 hours in any 24 hour period.

13.6.2.1.8 Noise generating equipment used as part of a special entertainment event shall be designed, tested and operated to not exceed:

7am - 12 noon 55dB LAeq(15min)

12noon - 11pm 75dB LAeq(15min)

11pm - 7am 45dB LAeq(15min) and 75dB LAFmax

when measured over any 5 minute period at a position:

(i) within 1 metre of the physical roadside edge at the South corner of Davis Street and Hobson Street; and

(ii) at a site on the East side of, and between 20 metres and 30 metres from the North end of Frandi Street. The measurement position shall be within 0.5 metres of the physical roadside edge of Frandi Street.

The noise levels for the six special entertainment events shall be monitored for the duration of the event in accordance with NZS 6801: 2008 Acoustics - Measurement of Environmental Sound. The results of the noise monitoring shall be made available to the Council.

13.6.2.1.9 Each special entertainment event that may exceed the noise emission levels in Appendix 5 shall be publicly notified no less than 14 days prior to the event and no more than 28 days prior to the event. The notice shall inform the general public of:

- (i) the type and nature of the Special Entertainment Event
- (ii) the proposed dates
- (iii) the start and finish times of any sound testing
- (iv) the start and finish times of the Special Entertainment Event, and any possible postponement dates
- (v) that the noise limits for the Central Area may be exceeded.

The event shall be deemed to have taken place upon notification even though noise limits (General activities) may not be exceeded, or should the event be cancelled.

13.6.2.1.10 Sound testing and the tuning of equipment or practice sessions for any Special Entertainment Event, is limited to:

- (i) the day of the event, and/or up to three days prior to the event.
- (ii) between the hours of 9.00am and 5pm
- (iii) no more than three hours on any one day
- (iv) if under taken on the day of the event, testing must be completed two hours prior to the commencement of the Special Entertainment Event.

13.6.2.2 Lighting (other than for the Wellington Regional Stadium site)

13.6.2.2.1 Any activity which requires outdoor areas to be lit shall ensure that direct or indirect illumination does not exceed 8 lux at the

windows of residential buildings in any Residential Area.

13.6.2.2.2 Subject to standard 13.6.2.2.1, pedestrian routes and carparks available for public use during hours of darkness shall be lit at a minimum of 10 lux, measured in accordance with AS/NZS 1158.3.1 : 2005 and amendments.

Wellington Regional Stadium Site Lighting

13.6.2.2.3 Any activity associated with the use of the stadium shall ensure that direct or indirect illumination does not exceed 10 lux at the windows of residential buildings in any Residential Area.

13.6.2.2.4 Subject to standard 13.6.2.2.3, pedestrian routes and carparks available for public use during hours of darkness shall be lit at a minimum of 10 lux, measured in accordance with AS/NZS 1158.3.1 : 2005 and amendments.

13.6.2.3 Use, Storage or Handling of Hazardous Substances

13.6.2.3.1 For those activities which are not specifically exempted (see Section 3.5.2.2) the cumulative effects ratio calculated using the HFSP will be used to determine whether or not those other activities should be Permitted Activities according to the table below.

See Exemptions to the Hazardous Facilities Screening Procedure contained in section 3.5.2

Location	Hazard Area	Not Hazard Area	Either Area
Effects Ratio	0.002 < ER ≤0.05	0.002 < ER ≤0.1	≤0.002
Conditions applying	13.6.2.3.2 to 13.6.2.3.12	13.6.2.3.2 to 13.6.2.3.12	13.6.2.3.9, 13.6.2.3.11 and 13.6.2.3.12 only

13.6.2.3.2 Except for the storage, use or handling of Liquid Petroleum gas (LPG), any area where hazardous substances are used, stored or handled in any manner on-site shall have secondary containment (via bunding or otherwise) using materials that are resistant to the hazardous substances handled on-site. Secondary containment systems also need to comply with any relevant provisions under the Hazardous Substances and New Organisms Act 1996.

Activities that do not meet the above effects ratio criteria or do not otherwise comply with the applicable standards will be Discretionary (Restricted) Activities.

13.6.2.3.3 Except for the storage, use or handling of Liquid Petroleum Gas (LPG), any secondary containment system shall be maintained to ensure that it will perform the functions for which it was designed and contain any spill or accidental release.

13.6.2.3.4 Except for the storage, use or handling of Liquid Petroleum gas (LPG), any area(s) where hazardous substances are loaded, unloaded, packaged, mixed, manufactured or otherwise handled shall have a spill containment system that is compliant with relevant provisions under the Hazardous Substances and New Organisms Act 1996.

13.6.2.3.5 Except for the storage, use or handling of Liquid Petroleum gas (LPG), secondary containment systems shall be designed to contain any spill or accidental release of hazardous substance, and any storm water and/or fire water that has become contaminated, and prevent any contaminant from entering the sewerage or stormwater drainage system unless expressly permitted under a resource consent or trade waste permit.

13.6.2.3.6 All stormwater grates, collection structures and inspection chamber covers on the site shall be clearly marked as such.

13.6.2.3.7 Any area where vehicles, equipment or containers that are or may have been contaminated with hazardous substances are washed down shall be designed, constructed and managed to prevent the effluent from the washdown area from discharge into or onto land, entry or discharge into the sewerage or stormwater drainage system unless expressly permitted by a rule in a regional plan, trade waste permit or resource consent.

13.6.2.3.8 Underground tanks for the storage of petroleum products shall be designed, constructed, installed, maintained, operated, managed and at the end of their life removed to prevent leakage and spills. Compliance with any relevant provisions under the Hazardous Substances and New Organisms Act 1996 and the Code of Practice for the "Design, Installation and Operation of Underground Petroleum Storage Systems" (1992) is a minimum requirement.

Signage

13.6.2.3.9 All facilities must display signage to indicate the nature of the hazardous substances present (compliance with the provisions of the Hazardous Substances and New Organisms Act 1996 and the requirements of the Building Code (F8) or the Code of Practice "Signage for Premises Storing Hazardous Substances and Dangerous Goods" of the New Zealand Chemical Industry Council (Nov 2004) is a minimum requirement).

Waste Management

13.6.2.3.10 Any process waste or waste containing hazardous substances shall be stored in a manner which complies with 13.6.2.3.2 to 13.6.2.3.9 above.

The on-site disposal of hazardous substances will be controlled through Council's Waste Management Strategy, through obtaining the appropriate discharge consents from the Regional Council or trade waste permits, and through relevant controls on disposal of hazardous substances by the Hazardous Substances and

New Organisms Act 1996.

- 13.6.2.3.11 Any hazardous facility generating wastes containing hazardous substances shall dispose of these wastes to facilities which, or waste disposal contractors who, meet all the requirements of regional and district rules for discharges to the environment and also the provisions of the Hazardous Substances and New Organisms Act 1996.

Other

- 13.6.2.3.12 Council must be informed of the activity's location, the nature of the activity and when the activity commences and ceases.

In addition to the provisions of the Plan, all activities which involve the use, storage, handling or transportation of hazardous substances are regulated for their on-site and off-site effects by a range of other legislation and regulations, and associated standards and codes of practice which should be complied with. Key pieces of legislation include:

- the Hazardous Substance and New Organisms Act 1996
- legislation, rules and standards relating to the transportation of hazardous substances (Land Transport Act 1993, Land Transport Rule: Dangerous Goods 1999 and New Zealand Standard 5433:1999)
- Building Act 1991
- Health Act 1956
- Fire Service Act 1975
- Health and Safety in Employment Act 1992
- Radiation Protection Act 1965
- Agricultural Compounds and Veterinary Medicines Act 1997

13.6.2.4 Screening of activities and storage

- 13.6.2.4.1 Sites with yards which abut a Residential Area must be screened from view by a fence not less than 1.8m high.
- 13.6.2.4.2 Any exterior storage area including waste storage area (except for exterior storage areas in the Operational Port Area) must be screened so that it is not visible from any adjoining Residential Areas or public space.

13.6.2.5 Dust

- 13.6.2.5.1 Activities must not create a dust nuisance. A dust nuisance will occur if:

- there is visible evidence of suspended solids in the air beyond the site boundary; or
- there is visible evidence of suspended solids traceable from a dust source settling on the ground, building or structure on a neighbouring site, or water.

- 13.6.2.5.2 With regard to the above provisions, where sites are contiguous and are held under the same ownership then any dust nuisance shall be measured at the periphery of the land holding within the District Plan area.

13.6.2.6 Electromagnetic Radiation

Activities must be conducted to comply with the New Zealand Standard NZS 2772.1:1999 (Radio Frequency fields) and any subsequent amendment.

The Utilities chapters contain rules regarding safety from utility structure from where the highest levels of energy will be created. Council wishes to take a precautionary approach with adverse effects from other electromagnetic sources and acknowledges the provisions of section 17 of the Act regarding the duty to avoid remedy or mitigate adverse effects.

13.6.2.7 Discharge of contaminants

Note, the discharge of contaminants to land, air or water is a Regional Council responsibility and activities causing discharges may need to obtain a relevant consent from the Regional Council. However, every person has a general duty under Section 17 of the Act to avoid, remedy or mitigate the adverse effects of activities. Where adverse effects are generated the Council will use its enforcement powers as appropriate to protect the environment.

13.6.2.8 Street Car Race

- 13.6.2.8.1 There shall only be one Street Car Race event per calendar year.
- 13.6.2.8.2 Noise from any vehicle racing on the track must not exceed 100dB L_{AFmax} at a point 30 metres at right angles to the track, at a location where vehicles are at maximum power. This point will be determined by the Circuit Safety Inspector appointed by the New Zealand Motorsports Association.
- 13.6.2.8.3 The Street Car Race Event must be confined to the following times:
Friday: 1.00 pm to 8.30 pm
Saturday: 8.30 am to 5.30 pm
Sunday: 8.30 am to 6.00 pm.

13.6.2.9 Ghuznee Street off-ramp area

- 13.6.2.9.1 Activities in the Ghuznee Street off-ramp area (shown in Appendix 13) must comply with standard 1.1.4 in Appendix 13.

13.6.3 BUILDINGS AND STRUCTURES STANDARDS

These standards apply to the construction of buildings and structures in the Central Area

13.6.3.1 Height

Maximum Building Height (excluding the Wellington Regional Stadium Site, Lambton Harbour Area, and Heritage Areas)

- 13.6.3.1.1 No building or structure, (except for cranes, elevators and similar cargo or passenger handling equipment and lighting poles in the Operational Port Area, which may be higher) shall exceed the building height as shown on the Central Area height maps 32

and 32A.

Wellington Regional Stadium Site Height

13.6.3.1.2 The stadium building on Lot 1 DP 85907 and Part Lot 1 DP 10550 shall not exceed the maximum building height of 27 metres above ground level, as shown on maps 32 and 32A, except that the lighting towers associated with the stadium shall be permitted up to a maximum height of 60 metres above ground level.

Height control for sites in the Lambton Harbour Area

Note, the coastal marine area is the responsibility of Greater Wellington Regional Council. Standards for building heights for those parts of the Lambton Harbour Area within the coastal marine area are shown on the Central Area height map 32 3.5.2 for informational purposes only.

13.6.3.1.3 No building shall exceed the building height as shown on the Central Area height maps 32 and 32A.

13.6.3.1.4 Other structures including waterfront furniture, play equipment, sculptures, former cargo handling equipment, cranes and similar port related equipment are not subject to standard 13.6.3.1.3.

Height control in Heritage Areas

All new developments within heritage areas will be expected to demonstrate that they are appropriate for the area and do not detract from the heritage values of the area. To assist in the sympathetic integration of new building works into the heritage areas, building thresholds have been set that reflect the existing built form of each area.

13.6.3.1.5 Within an identified heritage area the height limit for listed heritage items shall be the existing building height (measured above ground level). Proposals to undertake works on a listed heritage item will be assessed in accordance with the provisions contained in section 21A.2, Chapter 21 - Heritage Rules.

13.6.3.1.6 For all other sites, the following lower and upper thresholds, and absolute maximum height limits (measured in metres above ground level) shall apply:

Heritage Area	Lower Threshold	Upper Threshold	Absolute Maximum Height
Courtenay Place			
For sites in the block to the south of Courtenay Place.	12 metres	18 metres	24 metres
For sites in the blocks bounded by Wakefield Street, Tory Street, Courtenay Place and Cambridge Terrace.	12 metres	18 metres	21 metres
For sites east of Kent Terrace.	12 metres	18 metres	18 metres
For 2 Courtenay Place	12 metres	None	25 metres*
* See also Rule 13.6.3.2.2 regarding building mass for 2 Courtenay Place			
Cuba Street			
For sites north of Manners Street	15 metres	25 metres	40 metres
For sites between Manners Street and Dixon Street	15 metres	21 metres	30 metres
For sites between Dixon Street & Ghuznee Street	12 metres	18 metres	27 metres
For sites between Ghuznee Street and Abel Smith Street	9 metres	18 metres	24 metres
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)	6 metres	12 metres	18metres
Properties to the south of 266 Cuba Street and 283 Cuba Street, and west of Footscray Avenue	6 metres	12 metres	12 metres
St John's Church	None	12 metres	12 metres
Civic Centre	15 metres	21 metres	27 metres
BNZ Centre			

For sites in the block bounded by Lambton Quay, Willis Street and Hunter Street	15 metres	25 metres	25 metres
For the sites at 360-366 Lambton Quay(Stewart Dawsons Corner)	Height of existing building	Height of existing building	None ¹
For all other sites	15 metres	35 metres	70 metres ²
Post Office Square			
For sites west of Jervois Quay	20 metres	40 metres	60 metres
For sites east of Jervois Quay	Refer to height standards for Lambton Harbour Area		
Stout Street			
In the block bounded by Lambton Quay, Whitmore Street, Stout Street and Ballance Street	10 metres	20 metres	20 metres
For the remainder of the area	20 metres	30 metres	50 metres
Parliamentary Precinct			
In the block bounded by Lambton Quay, Bunny Street, Stout Street and Whitmore Street.	None	15 metres	15 metres
In front (to the east) of Parliament buildings	None	None	None ³
Between Parliament buildings and Museum Street	None	15 metres	15 metres
For sites west of Museum Street	None	27 metres	27 metres

Lower & Upper Thresholds – The lower and upper ‘thresholds’ represent the predominant scale of existing buildings within each of the heritage areas. The lower threshold represents the lowest building height that is generally compatible with the existing buildings in the heritage area. The **upper threshold** represents the upper limits of existing building height within the area. Any building that is built in accordance with the thresholds will be of a scale that is appropriate for the heritage area in which it is located (see policy 12.2.5.1 for further details). Applications for resource consent for buildings and structures that meet the lower and upper thresholds will be assessed under rule 13.3.4.

Absolute Maximum Height – the absolute maximum height represents the maximum scale of building that could potentially be developed within each heritage area without significant detrimental impact on the heritage value and character of the area. Any building proposal that seeks to utilise the building height between the ‘upper threshold’ and the ‘absolute maximum height’ must be able to demonstrate that the additional building height can be appropriately treated so that it will not detract from the historic heritage values of the site or the heritage area as a whole. Applications for resource consent for buildings and structures that exceed the upper threshold, but which comply with the absolute maximum height will be assessed under rules 13.3.4 and 13.3.8.

Footnotes

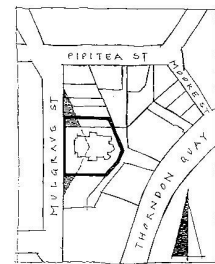
¹ The existing heritage buildings within the heritage area at 360-366 Lambton Quay are to be retained and for this reason no standards apply. However, building development over the rear of 8 Willis Street and in the airspace above 360-366 Lambton Quay and 8 Willis Street as shown in Appendix 15 to the Central Area Rules (Figure 1) is permitted to the maximum building height of 95m.

² The Central Area Urban Design Guide, Appendix 3 – Heritage Areas contains an approved building envelope for the site at the corner of Featherston and Hunter Streets (known as AMP Chambers, 187 Featherston Street). See guideline BNZ G1.6 contained in the BNZ/Head Office Heritage Area Design Guide for further details. Any development of the site that utilises the approved envelope will be subject to an urban design assessment under rule 13.3.4, but clauses 13.3.4.3 and 13.3.4.4 shall not apply.

³ No new building developments are anticipated in front of the parliament buildings. For this reason no height limits have been specified for this area.

Height Control for Sites near Old St Paul's

13.6.3.1.7 For all sites in the block bounded by Mulgrave Street, Pipitea Street, Moore Street and Thorndon Quay (see plan to right) no building or structure shall be erected above a height determined by inclined planes commencing with lines drawn 10 metres above and parallel to each of the boundaries of the Old St Paul's Church site and rising from that line at an angle to the horizontal of 1.5 vertical to 1 horizontal outwards in a direction perpendicular to the boundary. Along the northern boundary of the site the plane shall extend outwards in both a north (i.e. perpendicular to the boundary), and in a north east direction (i.e. 45 degrees off perpendicular).



BUILDING LINE RESTRICTION
 BUILDING LINE
 OLD ST PAUL'S CHURCH SITE

13.6.3.1.8 No building or part thereof shall be permitted to be erected above the present ground level between the building line restriction and Mulgrave Street as illustrated.

Height Control Adjoining Residential Areas

13.6.3.1.9 Any building or structure must comply with the building recession Rule for the Inner Residential Area at any point along a boundary adjoining the Residential Area.

- 13.6.3.1.10 Subject to the building recession plane referred to in 13.6.3.1.9, a maximum height of 3 metres is set for buildings and structures at the Residential Area boundary and extending perpendicular into the site for a distance of 5m. The 3m maximum height will be measured at the boundary and will extend into the site at that height regardless of any change in the underlying land contour.
- 13.6.3.1.11 Any building or structure within the Ghuznee Street off-ramp area (shown in Appendix 13) must comply with standards 1.1.1, 1.1.2, and 1.1.3 in Appendix 13.

13.6.3.2 Building Mass

13.6.3.2.1 No building (or buildings) shall have a mass in excess of the total building mass (volume) for the site. Total building mass (volume) is calculated using the following formula:

A. In areas where building heights are measured above ground level:

Total mass = site area x height x .75

B. In areas where building heights are measured above sea level:

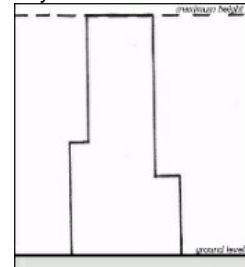
Total mass = site area x (height - assessed ground level) x .75

C. For freehold sites in strata (or portions of a site subdivided by strata):

Total mass = strata area x (upper height – lower height) x .75

D. For buildings that were constructed prior to July 1994, building mass will be calculated using the appropriate formula above, but any building mass that is located above the ‘height’ that applies to the site shall be excluded from the total mass for the site.

For illustrative purposes only



Scenario A

For the purpose of calculating total building mass (volume):

Assessed Ground Level - is as per the definition of assessed ground level in section 3.10.

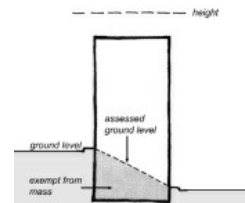
Height - means the maximum height specified for the site in standards 13.6.3.1.1 – 13.6.3.1.3.

Lower Height - for strata lots the lower height will be taken to be whichever is the higher of either the assessed ground level, or the lower reduced level (r.l.) specified for the strata lot. In situations where the lower r.l. in a single strata lot vary across the site, the building mass must be calculated separately for each strata area.

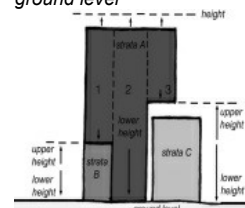
Upper Height - for strata lots the upper height will be taken to be whichever is the lesser of either the upper reduced level of the strata area, or the maximum height specified for the site in standard 13.6.3.1.1 – 13.6.3.1.3

Site Area - means the total area of the site (or sites) that forms part of the development, but does not include any portion of the site subject to a strata title. See also the definition of site.

Strata Area - means any portion of a site that is subject to a strata height limit (upper, lower or both). In situations where the height limits in a single strata lot vary across the site, the building mass must be calculated for each unique combination of lower and/or upper height levels. Each mass calculation will then be combined to arrive at the total building mass for the strata lot. In the event that the r.l. is not flat (i.e. it is not parallel to mean sea level) a mean average height for the r.l. shall be used to calculate total mass for that strata area. The mean average height will be calculated as per the assessed ground level definition. (Note: this definition does not apply to individual Unit Titles in strata).



Scenario B - ‘Assessed ground level’



Scenario C - ‘Strata titles.’
Height limits for strata lots (upper height, lower height or height) shall be used with the strata area to determine the maximum building mass for each strata lot

Building Mass (volume) in Heritage Areas

13.6.3.2.2 No building mass standards are used for identified heritage areas as building heights have been set to reflect the scale and character of the existing built form, and any new development will be expected to be designed and massed in a manner that protects the heritage values of the area. Except for 2 Courtenay Place, where the maximum building mass above 17.5 metres (measured above ground level) shall be 75% of the total building footprint. See Figure 1 below.

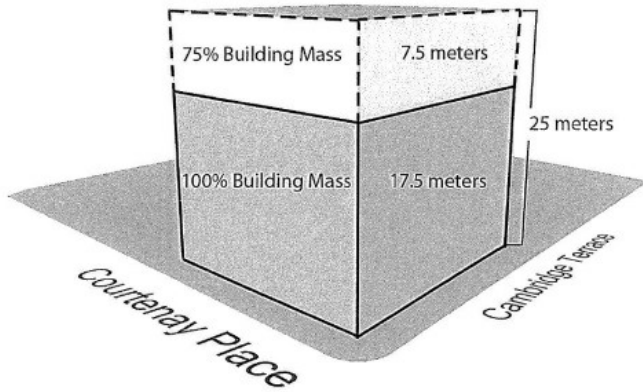


Figure 1: Building mass at 2 Courtenay Place

Building Mass (volume) in the Port Redevelopment Precinct

13.6.3.2.3 Within the Port Redevelopment Precinct the building mass standard applies only to those portions of a building that do not comply with conditions 13.2.3.4 and 13.2.3.5.

13.6.3.3 View Protection

13.6.3.3.1 No building or structure shall intrude on any viewshaft as shown in Appendix 11

Note, section 3.2.2.17 sets out information requirements for any application to intrude upon an identified viewshaft.

13.6.3.3.2 Standard 13.6.3.3.1 does not apply to any building or structure within the coastal marine area. Viewshafts 17, 18, 19 and 21 do not apply to land within the 'Operational Port Area'. Elsewhere within the 'Operational Port Area', the viewshaft standards do not apply to cranes, elevators and similar cargo or passenger handling equipment and lighting poles.

13.6.3.4 Sunlight Protection

Note, New Zealand Standard Time is one hour behind Daylight Time. Daylight Time commences at 2.00am Standard Time on the first Sunday in October each year and ceases at 2.00am Standard Time on the third Sunday in March of the following year.

13.6.3.4 All buildings and structures must be designed and located to maintain sunlight access to public spaces within the Central Area as listed below (and shown in Appendix 7).

This requirement shall not apply to:

- the first 14.4 metres of development above ground level
- any temporary structure that is erected and dismantled within a period less than 30 days in duration
- any structure located within an identified public space that is erected for the primary purpose of providing a public amenity facility

Sunlight access to the following public spaces within the Central Area are protected between the stated times:

Public Space	Time period to be calculated using New Zealand Standard Time at either of the equinoxes (i.e. 21 March or 23 September)
Pedestrian malls:	
Cuba Mall, Cuba Street	12:00 noon to 2:00pm
Manners Mall, Manners Street	1:30pm to 3:00pm
Parks and squares:	
Civic Square, Civic Centre	12 noon to 2:00pm
Midland Park, Lambton Quay	12 noon to 2:00pm
Cobblestone Park, Vivian Street	12 noon to 2:00pm
Glover Park, Ghuznee Street	12 noon to 2:00pm

Note, sunlight protection of Waitangi Park will be managed through the application of The Wellington Waterfront Framework, and the zero height limit that generally applies in

Te Aro Park, Manners/Dixon Streets	12 noon to 2:00pm
'Clock Park' Southeast corner Courtenay Place/ Taranaki Street intersection	12 noon to 2:00pm
Denton Park, Bond/Lombard Streets	12:30pm to 2:00pm
Lambton Harbour Area:	
Frank Kitts Park	10:00am to 4:00pm
Kumutoto Plaza, North Queens Wharf	12 noon to 2:00pm
Taranaki Street Wharf lagoon area	12 noon to 2:00pm
Post Office Square, Customhouse/Jervois Quays	12 noon to 1:30pm

13.6.3.5 Wind

13.6.3.5.1 The following wind standards apply to the Central Area, excluding buildings and structures for Operational Port Activities in the Operational Port Area.

13.6.3.5.2 New buildings, structures, or additions above 18.6 metres in height will be designed to comply with the following standards:

(a) SAFETY: The safety criteria shall apply to all public space. The maximum gust speed shall not exceed 20 m/s. If the speed exceeds 20 m/s with the proposed development, it must be reduced to 20 m/s or below.

(b) CUMULATIVE EFFECT: The cumulative criteria shall apply to all public space. Any proposed development must meet the requirements for both of the following wind strengths, at each measurement location.

Wind strength	Change in annual days of occurrence with the development at all measurement points	Requirements on developer
Strong (mean hourly wind speed = 3.5 m/s)	If days that 3.5 m/s is equalled or exceeded increase by more than 20 days/year (i.e. 5.5% of the year)	Reduce change in days to a maximum of 20 days.
Moderate (mean hourly wind speed = 2.5 m/s)	If days that 2.5m/s is equalled or exceeded increase by more than 20 days/year (i.e. 5.5% of the year)	Reduce change in days to a maximum of 20 days.

(c) Under the Cumulative Effect Criterion, the overall impact of a building on the wind conditions must be neutral or beneficial.

(d) COMFORT: The comfort criteria only applies to the public spaces listed in standard 13.6.3.4

Comfort wind strength	Annual days of occurrence with the development	Requirements on developer
Mean hourly wind speed = 2.5 m/s	If days that 2.5 m/s is equalled or exceeded increase above 73 days/year (i.e. 20% of the year).	If existing building exceeds 73 days, then reduce number of days for proposed building to existing levels. If existing building is below 73 days then reduce number of days for proposed building to below 73 days.

13.6.3.5.3 To show that a development complies with these standards a wind report must be supplied that meet the requirements outlined in Appendix 8 (see also section 3.2.2.15 of the Information Requirements).

For information purposes, the effects of wind speeds, which correspond to those used in, the safety criteria, are

20 metres/second gust - Completely unacceptable for walking.

the comfort or cumulative criteria, are

3.5 metres/second mean - Corresponds to threshold of danger level.

2.5 metres/second mean - Generally the limit for comfort when sitting for lengthy periods in an open space.

13.6.3.6 Verandahs

13.6.3.6.1 Verandahs must be constructed along any building frontage facing a street, pedestrian mall, pedestrian walkway, or other public space identified in District Plan Map 49E, unless that building is a listed heritage building that is identified as being exempt on District Plan Map 49E.

Alterations to a building that are within the scope of existing uses under the Act are not required to construct verandahs as required by 13.6.3.6.1

13.6.3.6.2 For frontages not identified on District Plan Map 49E, verandahs may be constructed on any building frontage facing a public space within the Central Area provided that:

- the building is not a heritage building listed in Chapter 21, or
- the adjoining public space extends 12 metres or more perpendicular from the building frontage.

- 13.6.3.6.3 Any verandah must:
- provide a minimum clearance of 2.5 metres directly above the footpath or formed ground surface
 - be no more than 4 metres (measured at the base of the verandah fascia) directly above the footpath or formed ground surface
 - provide a minimum horizontal set back of 450mm from any point along the kerbing extending back to the site boundary
 - extend no more than 3 metres in width from the front of the building

Colonnades may be used to provide pedestrian protection in place of verandahs. See policy 12.2.6.8 for further details as to when colonnades are appropriate.

- 13.6.3.6.4 A verandah required by standard 13.6.3.6.1 must:
- extend for the full length of the building
 - extend 3 metres outwards from the front of the building (minus any requirement for a 450mm horizontal set back from the kerbing)
 - provide continuous shelter with any adjoining verandah or pedestrian shelter

- 13.6.3.6.5 Within the Port Redevelopment Precinct, colonnades may be used as a means of providing pedestrian shelter in lieu of verandahs, along the Waterloo Quay frontage.

13.6.3.7 Ground Floor Frontages and Display Windows

Display Windows

- 13.6.3.7.1 Display windows must be constructed at ground floor level along a minimum of 60% of the total width of the building facing onto any frontage identified in District Plan Map 49E, except any heritage building listed in Chapter 21.

Alterations to a building that are within the scope of existing uses under the Act are not required to construct display windows as required by 13.6.3.7.1

'Active' building edges

- 13.6.3.7.2 Any display window within the Central Area (including doors with windows) must not be blocked off from view from the adjacent public space by the use of opaque roller shutter doors, opaque screens or similar structures. Transparent or semi-transparent security grilles are permitted.

- 13.6.3.7.3 Any addition to, alteration or modification of a building or structure where the works are confined to the area below verandah level must not create a featureless façade of more than 4 metres wide on any wall that faces a public space, and extends from a height of 1m above ground level up to a maximum height of 2.5m. A featureless façade will be considered to be one that lacks windows, doors, columns, recesses, stairs, niches or other architectural detailing.

This standard does not apply to new buildings/ structures, or to modifications extending above verandah level on existing buildings/ structures.

13.6.3.8 Site Coverage

- 13.6.3.8.1 Site coverage in the Lambton Harbour Area:

The maximum coverage for building development within the total Lambton Harbour area is 35%.

- 13.6.3.8.2 Rail-Ferry Terminal and the adjacent Kaiwharawhara Reclamation:

The maximum coverage for building development on the land currently occupied by the rail-ferry terminal and on the reclamation to the north is 35%. For the purpose of this standard:

- coverage for the rail-ferry terminal area and the reclamation area shall be calculated separately
- the rail-ferry terminal area and reclamation area together comprise the area at Kaiwharawhara shown on District Plan Map 32 as having a permitted height of 18.6m, and with the dividing boundary to be taken as the Kaiwharawhara Stream.

13.6.3.9 Coastal Yards

Except in the Operational Port Area and Port Redevelopment Precinct, any development on land adjoining the coast must maintain a minimum yard width of 6 metres measured from the line of mean high water springs.

13.6.3.10 Windows

All windows in walls of buildings located within 5 metres of and facing a Residential Area boundary shall have privacy glazing to protect the privacy of adjoining residentially zoned properties.

13.6.4 SIGNS STANDARDS

13.6.4.1 Signs

Note signs located in any listed heritage area or on a site with a listed heritage building are subject to the Heritage Rules in Chapter 21.

- 13.6.4.1.1 Any sign that is illuminated must not flash, or must not contain moving images, moving text or moving lights if that sign is:
- visible from a vehicle on the legal road within 100m of an intersection

- visible from and located within 50m of a Residential Area
- located on a building above 18.6m above ground level
- located on a site frontage (including on any building) that is adjoining or opposite (on the other side of the legal road) from the Parliamentary Precinct Heritage Area (as shown in Appendix 15, of Chapter 21)

This standard does not apply to temporary signs provided for under standard 13.6.4.1.8.

- 13.6.4.1.2 Any sign located on a building:
- that is affixed to the underneath of a verandah must provide at least 2.5 metres clearance directly above the footpath or ground level
 - must be displayed only on plain wall surfaces
 - must not obscure windows or architectural features
 - must not project above the parapet level, or the highest part of that part of the building to which the sign is attached (including above the verandah). Where the sign is attached to a part of the building higher than the parapet level, the lower of the two levels shall be the maximum. This part of the standard does not apply to temporary signs.
- Note, Verandah Level is a term defined in Section 3.10*
- 13.6.4.1.3 In addition to 13.6.4.1.1 - 13.6.4.1.2, for any sign located on a building on or below 18.6m above ground level:
- the maximum area of any one sign is 20m²
 - the sign may project up to a maximum of 1.5 metres from the face of the building on which the sign is located.
- 13.6.4.1.4 In addition to 13.6.4.1.1 - 13.6.4.1.2, for any sign located on a building above 18.6m above ground level (including signs that extend above 18.6m from a lower level):
- there may be no more than four signs with a maximum of one sign on each elevation
 - the total maximum area of signage on each frontage is 15m²
 - the sign must bear only the name and/or logo of the building owner or occupier, or the building on which the sign is located.
- 13.6.4.1.5 For any free-standing sign or any sign located on a structure:
- the maximum area is 10m²
 - the maximum height is 8 metres
 - only one sign is permitted on any site frontage
 - must comply with standards 13.6.3.1.9 and 13.6.3.1.10 (height control adjoining residential areas)
- The limit on the number of signs shall not apply to signs denoting only the name of any premises, or signs for the purpose of directing pedestrian or vehicular traffic.
- 13.6.4.1.6 For any sign located within the Wellington Regional Stadium site (Lot 1, DP 85907 & Lot 1, DP 10550) the following standards shall apply:
- The maximum area of any one sign attached to the stadium building shall be 40 sq.m
 - There may be no more than eight signs attached to the stadium building
 - The sign must bear only the name and/or logo of the building owner/sponsor/customer, or relate to the stadium occupier(s) and/or stadium activities
 - Any signs located on the stadium must be flush with the building surface, and not project out from the wall or above the roof of the stadium
 - There is not limitation on signs painted on the stadium roof, or on signs within the internal perimeter of the stadium building.
- 13.6.4.1.7 For any sign located in the following areas:
- Cuba Street Heritage Area
 - St John's Church Heritage Area
 - Civic Centre Heritage Area
 - BNZ/Head Office Heritage Area
 - Post Office Square Heritage Area
 - Stout Street Heritage Area
 - Parliamentary Precinct Heritage Area
 - Te Aro Corridor Area.
- the information that may be displayed on the sign is limited to the building name, the name/logo of the business, owner or occupier of the building (or site) on which the sign is located, and/or the product or service available on site.
- For any sign located on a site frontage (including on any building) that is adjoining or opposite (on the other side of the legal road) from the Parliamentary Precinct Heritage Area (as shown in Appendix 15, Chapter 21) 13.6.3.1.10 (height control adjoining residential):
- the sign must bear only the name and/or logo of the building/site or the owner or occupier of the building/site on which the sign is located
- 13.6.4.1.8 Any temporary sign that is established for the purpose of advertising a community event:
- must not be erected for more than 28 consecutive days before, and must be fully removed (including any associated structures) within 7 days of the completion of the event for which the sign was erected
 - may exceed the standards in 13.6.4.1.3 and 13.6.4.1.5 specifying the maximum area or maximum number of signs permitted, provided that all other sign standards are met
 - illuminated signs may flash and may contain moving text.
- Note, the term Temporary Sign is defined in Section 3.10 Any sign that complies with relevant sign standards in 13.6.4.1 is also permitted on a temporary basis.*

For the purpose of this standard, a community event includes an event that promotes

Wellington City or public activities within a local community, and that event is non-repetitive and temporary in nature. This standard excludes advertising for primarily commercial purposes.

13.6.5 SUBDIVISION STANDARDS

13.6.5.1 Subdivision

- 13.6.5.1.1 Every building or structure adjoining a new boundary must comply fully with the standards for buildings and structures specified in 13.6.1 and 13.6.3 or otherwise be lawfully established.
- Subdivision within a heritage area or on a site associated with a heritage item is controlled by the provisions of the Heritage Chapter (chapters 20 and 21).*
- 13.6.5.1.2 Every building or structure within a proposed allotment must comply with the maximum building mass (volume) standards specified in 13.6.3.2. Applications must provide calculations of the total building volume contained on each allotment in the proposed subdivision.
- 13.6.5.1.3 Every allotment must have services in compliance with City Bylaws or if applicable the Council's Code of Practice for Land Development.
- 13.6.5.1.4 The allotment must have practical, physical and legal access to a legal road.
- 13.6.5.1.5 Every allotment must have site access and on-site servicing constructed in accordance with the vehicle parking, servicing and site access standards in 13.6.1.3.
- 13.6.5.1.6 All earthworks needed to complete the subdivision are undertaken.
- 13.6.5.1.7 No part of any allotment being subdivided may be within 20 metres of the line of mean high water springs of the sea. This standard shall not apply in the Operational Port Area, provided the land is utilised for operational port purposes.
- 13.6.5.1.8 Adequate information must be provided to allow Council to assess compliance with standards 13.6.5.1.1 to 13.6.5.1.7 listed above, including:
- a written certificate, stating that all existing services have been located so that they are all contained entirely within the boundaries of the site being serviced or within such right of way or easement relating to the site, and are in accordance with the City Bylaws and if applicable the Council's Code of Practice for Land Development. This certificate must be signed by a Licensed Cadastral Surveyor or other suitably qualified person
 - every request for a Certificate of Compliance must be accompanied by current copies of titles for all affected properties, accurately drawn plans at a recognised scale (i.e. 1:00, 1:200 or 1:500) which clearly show that the application fully complies with all the subdivision standards and a report to explain the proposal which details how the requirements have been met. The accuracy of the data supplied must be certified by a registered surveyor or other suitably qualified person
 - a certificate signed by a Licensed Cadastral Surveyor or other suitably qualified person that the land is not likely to be subject to material damage by erosion, subsidence, slippage or inundation from any source. This requirement applies only to the subdivision of vacant lots, or to any subdivision that results in the creation of a vacant lot(s).
- 13.6.5.1.9 Any proposed unit intended for the provision of signage must comply fully with the standard for signage specified in 13.6.4.
- 13.6.5.10 Any subdivision within the Ghuznee Street off-ramp area (shown in Appendix 13) must comply with Standard 1.2.1 in Appendix 13.