

3. SPECIFIC ISSUES

The District Plan also contains chapters relating to specific district-wide issues. These apply to all parts of the plan and need to be considered in conjunction with zone-based rules. The issue-specific chapters cover:

- Heritage
- Earthworks
- Contaminated land
- Utilities and designations
- Renewable energy

This section of the guide introduces each issue and outlines how they are managed under the District Plan.

3.1. HERITAGE

This section deals with important aspects of Wellington's natural and cultural environment that have been inherited from the past. This includes Māori sacred and historical sites, buildings and sites dating from European colonial times, and some natural elements including gardens and trees. The Council strongly supports the protection of heritage values in the city, and the District Plan is an important protection mechanism.

The plan lists buildings, areas, objects (eg statues), sites of importance to Māori and notable trees that have heritage value, and seeks to safeguard them. Any proposed development that involves destroying or significantly altering a listed item requires resource consent. The Council also uses other methods to maintain the city's heritage values including financial and non-financial incentives.

3.2. EARTHWORKS

Earthworks are necessary for a wide range of developments. However, they also have the potential to modify landscapes, disturb archaeological sites, cause ecological damage, destabilise land, or affect water quality. As a result, objectives, policies and rules have been developed to sustainably manage earthworks. These concentrate on the type of earthworks that are environmentally acceptable and how to avoid, remedy or mitigate any adverse effects. Rules for earthworks vary depending on zoning of land, but are consolidated into a separate section of the plan for easier reading.

3.3. CONTAMINATED LAND

Wellington City Council uses Wellington Regional Council's Selected Land Use Register and the Ministry for the Environment's hazardous activities and industries list (HAIL) to identify contaminated land and to gather and record information. HAIL compiles activities and industries that are considered likely to cause land contamination as a result of the use, storage or disposal of hazardous substances and provides a guide for identifying potentially contaminated land.

Contaminated land needs to be managed so that it does not pose an unacceptable risk to current or future owners, occupiers or users. The objectives, policies and rules contained in the contaminated land chapters apply across all zones and cover all applications relating to the remediation, use, development and subdivision of existing and potentially contaminated land.