

## **Objectives and Policies Assessment: Application Two (SR490717)**

### **Centres Area Objectives and Policies**

Objective/Policy	Comment:
<p><b>Objective 6.2.1:</b>  <b>To provide a hierarchy of accessible and appropriately serviced Centres throughout the City that are capable of providing goods, services and facilities to meet the day to day needs of local communities, residents and businesses, and of accommodating anticipated population growth and associated development whilst maintaining Wellington's compact urban form.</b></p>	<p>The proposed development is neutral in relation to this objective and policies 6.2.1.1 and 6.2.1.2.</p>
<p>Policy 6.2.1.1: Maintain an efficient and sustainable network distribution of centres, as identified below:            &lt;table removed&gt;</p>	
<p>Policy 6.2.1.2: Allow for the outward expansion of existing Centres when they are required to accommodate growth and where they:</p> <ul style="list-style-type: none"> <li>• are compatible with adjoining landuses; and</li> <li>• improve access to goods and services, reduce congestion on the road networks; and</li> <li>• are accessible by a variety of transport modes including public transport, walking and cycling; and</li> <li>• do not generate more than minor adverse effects on the roading network and the hierarchy of roads (Maps 33 and 34) from potential trip patterns, travel demand or vehicle use; and</li> <li>• make the best use of existing infrastructure.</li> </ul>	
<p>Policy 6.2.1.3: Maintain and enhance the viability and vibrancy of Regionally Significant Centres in the Wellington region.</p>	<p>The proposed development will result in the intensification of the Mount Cook Town Centre, and result in the establishment of a new visitor accommodation and hospitality venue. Accordingly, the proposal is consistent with policies 6.2.1.3 – 6.2.1.4</p>
<p>Policy 6.2.1.4: Promote the intensification of activities and buildings in and around Centres.</p>	
<p>6.2.1.4: Promote the intensification of activities and buildings in and around Centres.</p>	
<p>Policy 6.2.1.5: Provide for the comprehensive development and redevelopment of key Centres through a concept, master or structure plan process, as included in Appendix 1.</p>	<p>This policy is not relevant as this site is not in the Churton Park District Centre.</p>
<p><b>Objective 6.2.2: To facilitate vibrant and viable Centres through enabling a wide range of appropriate activities to occur to meet the economic and social needs of the community, whilst avoiding, remedying or mitigating adverse effects.</b></p>	<p>The proposed development will result in a new visitor accommodation and hospitality venue in the Mount Cook Centre, which the District Plan provides for, and encourages. Accordingly, the proposal is consistent with this objective and policy.</p>

<p>Policy 6.2.2.1: Enable and facilitate a wide mix of activities within Centres provided that character and amenity standards are maintained and adverse effects are satisfactorily avoided, remedied or mitigated.</p>	
<p>Policy 6.2.2.2: Manage the location and scale of integrated retail developments exceeding 20,000m<sup>2</sup> gross floor area, to ensure they will not result in significant cumulative adverse impacts on:</p> <ul style="list-style-type: none"> <li>• the viability and vitality of the Golden Mile; and</li> <li>• the range of services available to visitors and any resulting loss of economic activity to Wellington; and</li> <li>• the sustainability of the transport network; and</li> <li>• the roading network and the hierarchy of roads (see <a href="#">Map 33</a>) from trip patterns, travel demand or vehicle use; and</li> <li>• the efficient use of existing infrastructure.</li> </ul>	<p>The proposal is not for a retail development of this scale, and accordingly this policy is not applicable to this proposal.</p>
<p>Policy 6.2.2.3 Provide for temporary activities that contribute to the vitality and viability of a Centre whilst controlling any adverse effects in a manner that acknowledges their infrequent nature and limited duration.</p>	<p>The proposal is not for a temporary activity and accordingly this policy is not applicable to this proposal.</p>
<p>Policy 6.2.2.4: Control the adverse effects of noise within all Centres.</p>	<p>The proposed development will not generate adverse effects that have the potential to adversely affect surrounding sensitive land-uses. The application states that the proposal will comply with the noise provisions of the Centres Area. Accordingly, I am satisfied that the proposal is consistent with these policies.</p>
<p>Policy 6.2.2.5: Ensure that appropriate on-site measures are taken to protect noise sensitive activities within Centres from intrusive noise effects of other permitted or existing activities.</p>	
<p>Policy 6.2.2.6: Ensure that residential activities do not constrain the activities of established and permitted activities through reverse sensitivity to noise.</p>	
<p>Policy 6.2.2.8: Ensure that activities creating effects of lighting, dust and the discharge of any contaminants are managed to avoid, remedy or mitigate adverse effects on other activities within Centres or in nearby Residential or Open Space Areas.</p>	<p>The proposal will not result in any activity that will generate adverse effects of lighting, dust and contaminants, or result in any activity under the Third Schedule of the Health Act. Accordingly, I am satisfied that the proposal is consistent with these policies.</p>
<p>Policy 6.2.2.9: Avoid adverse effects from activities listed under the Third Schedule of the Health Act.</p>	
<p>Objective 6.2.3: To ensure that activities and developments maintain and enhance the safety and amenity values of Centres and any adjoining or nearby Residential or Open Space Areas, and actively encourage characteristics, features and areas of Centres that contribute positively to the City's distinctive physical character and sense of place.</p>	<p>The proposed development will result in an activity and generates additional movement of people, and contribute to the vibrancy of the area. However, there are a number of effects, as outlined in the effects assessment, that may potentially impact on the amenity values of the Centres Area, and potentially nearby Residential Areas. Accordingly, I</p>

	am unable to conclude the level of consistency (or lack of) with this policy.
<p>Policy 6.2.3.1: Ensure that buildings, structures and spaces are designed to:</p> <ul style="list-style-type: none"> <li>• acknowledge, respect and reinforce the form and scale of the surrounding environment in which they are located; and</li> <li>• respect the context, setting and streetscape values of adjacent listed heritage items and Heritage Areas; and</li> <li>• promote a strong sense of place and identity within Centres; and</li> <li>• establish positive visual effects; and</li> <li>• provide good quality living and working environments; and</li> <li>• integrate environmental sustainability principles; and</li> <li>• provide conditions of safety and accessibility, including for people with restricted mobility.</li> </ul>	The assessment of effects addresses urban design and heritage effects, which cover the matters that this policy seeks to achieve. For the reasons outlined in this assessment, the proposal is not considered to be contrary to this policy, particularly in relation to the form and scale of the surrounding environment, and in relation the subject listed heritage building.
<p>Policy 6.2.3.2: Encourage developments to create an attractive, comfortable and legible street environment including aspects such as shelter/verandahs, lighting, street furniture and landscaping.</p>	The proposed development will retain the existing street edge, and is therefore considered to be consistent with these policies.
<p>Policy 6.2.3.3: Maintain or enhance the street edge along identified primary and secondary street frontages.</p>	
<p>Policy 6.2.3.4: Maintain or enhance the streetscape by controlling the appearance of and/or limiting the creation of vacant land, or open land and ground level parking areas on identified primary and secondary streets frontages.</p>	The proposal will not result in the creation of vacant land, and is therefore considered consistent with this policy.
<p>Policy 6.2.3.5: Maintain or enhance the streetscape by controlling the siting and design of structures on or over roads.</p>	The proposal will not result in structures over legal road, and is therefore considered consistent with this policy.
<p>Policy 6.2.3.6: Enable residential development in all Centres, where it:</p> <ul style="list-style-type: none"> <li>• utilises upper floors of buildings; and</li> <li>• maintains an active ground-floor on any primary street frontages, (except for in Neighbourhood Centres other than the area zoned Neighbourhood Centre between 68-82 Aro Street); and</li> <li>• provides a secure and pleasant environment for the occupiers; and</li> <li>• in the Mt Cook Centre is located above the second floor (measured from street level) on streets with frontage to Adelaide Road or John Street and located above ground floor (measured above street level) on all other primary and secondary street frontages.</li> </ul>	The proposal is not for a residential activity noting a hotel does not fall within this definition. Accordingly these policies are not relevant.

Policy 6.2.3.7: Enhance the quality and amenity of buildings incorporating a residential component by guiding their design to ensure current and future occupants have an adequate standard of amenity and access to daylight and an awareness of the outside environment.	
Policy 6.2.3.8: Ensure an appropriate transition between activities and buildings within Centres and adjoining Residential and Open Space Areas.	The subject site is not located on the edge of the Centres Area, and is not considered to be in a transitional zone with any residential area.
Policy 6.2.3.9: Manage the height, bulk and location of buildings and developments so that they avoid, remedy or mitigate the adverse effects of shading, loss of daylight, privacy, scale and dominance and any other adverse effects on amenity values within Centres and on adjoining Residential and Open Space Areas.	The proposed development has the potential to generate adverse shading effects on surrounding residential properties. As outlined in the effects assessment, further information provided by the applicant would assist with ascertaining the level of effect on these properties, and therefore the level of consistency with this policy.
Policy 6.2.3.10: Ensure that new buildings higher than three storeys are designed to avoid, remedy or mitigate any wind problems that they create and where existing wind conditions are dangerous, ensure new development improves the wind environment as far as reasonably practical.	As outlined in the effects assessment, there is the potential for the proposal to generate localised wind effects, possibly in certain areas to a level that would exceed the safety criterion. Further information provided by the applicant would assist with ascertaining the level of effect on these properties, and therefore the consistency with this policy as this was requested but not provided.
Policy 6.2.3.11: Ensure that the cumulative effect of new buildings and building additions or alterations higher than three storeys do not progressively degrade the pedestrian wind environment.	
Policy 6.2.3.12: Encourage the use of wind mitigation measures for buildings higher than three storeys during the early stages of building design and ensure that such measures are contained within the development site.	
Policy 6.2.3.13: Ensure that all spaces accessed by the public are safe and are designed to minimise the opportunities for crime.	The proposal will not generate any publicly accessible spaces that have the potential to result in crime effects.
<b>Objective 6.2.4: To promote energy efficiency and environmental sustainability in new building design.</b>	The application documents do not specify whether the proposal includes energy efficiency measures, as sought by this objective and associated policies.
Policy 6.2.4.1: Promote a sustainable built environment in Centres, involving the efficient end use of energy and other natural and physical resources and the use of renewable energy, especially in the design and use of new buildings and structures.	However, I note that by virtue of this being a new building, it will comply with all modern building standards, which include standards around insulation. Accordingly, I consider this proposal is aligned with this objective and policies.
Policy 6.2.4.2: Ensure all new buildings provide appropriate levels of natural light to occupied spaces within the building.	
<b>Objective 6.2.5:</b>	

<p><b>To maintain an efficient and sustainable transport network to enable the provision of convenient and safe access for people and goods to and within Centres.</b></p>	<p>The proposed development has been reviewed by Councils RMA Transport Engineer, Anbuselvan Pungiah, who has considered the traffic related impacts in his assessment. For the reasons outlined by Mr Pungiah, I am satisfied that the proposal is consistent with this objective and associated policies.</p>
<p>Policy 6.2.5.1: To maintain an efficient and sustainable transport network to enable the provision of convenient and safe access for people and goods to and within Centres.</p>	
<p>Policy 6.2.5.2: Support the uptake of new vehicle technologies by enabling supporting infrastructure in order to reduce reliance on fossil fuels.</p>	
<p>Policy 6.2.5.3: Ensure that activities and developments that have the potential to generate significant levels of traffic incorporate design features and/or contribute to other activities so that traffic generation is minimised, and the use of public transport and active modes actively facilitated and encouraged.</p>	
<p>Policy 6.2.5.4: Ensure that the location and design of activities and developments that generate significant levels of traffic or provide high levels of on-site parking are accessible by multiple transport modes and do not result in:</p> <ul style="list-style-type: none"> <li>• a significant increase in traffic that would be incompatible with the capacity of adjoining roads and their function in the road hierarchy, or would lead to unacceptable congestion; or</li> <li>• the creation of an unacceptable road safety risk.</li> </ul>	
<p>Policy 6.2.5.5: Support and maintain the roading hierarchy, as identified on Map 33</p>	
<p>Policy 6.2.5.6: Encourage buildings and spaces to have a high level of accessibility, particularly for people with restricted mobility.</p>	
<p>Policy 6.2.5.7: Maintain and enhance existing pedestrian accessways and thoroughfares, and where opportunities arise, create new thoroughfares and enhance pedestrian accessibility including in the following locations:</p> <ul style="list-style-type: none"> <li>• Between Johnsonville Road and Moorefield Road, through the site known as 'The Triangle', and providing access between the town centre and the Johnsonville railway station. Any such access that passes across a privately owned and operated integrated retail development shall only be available to the public during the hours that the integrated retail development is open to the public.</li> </ul>	
<p>Policy 6.2.5.8: Require the provision of appropriate servicing and site access for activities in Centres.</p>	
<p><b>Objective 6.2.6:</b>  <b>To achieve signage that is well integrated with and sensitive to the receiving environment and that maintains public safety.</b></p>	<p>The impact of the proposed sign has been considered in the effects assessment, which has drawn on the expertise of Mr Pungiah in relation to traffic, Ms Stevens in relation to heritage, and Ms Duffell in relation to urban design. Based on the advice of these experts, I am satisfied that the</p>
<p>Policy 6.2.6.1: Manage the design of signs (and their associated structures and fixings) to enhance the quality of signage within Centres.</p>	

<p>Policy 6.2.6.2: Manage the scale, intensity and placement of signs to:</p> <ul style="list-style-type: none"> <li>• maintain and enhance the visual amenity of the host building or site; and</li> <li>• reduce visual clutter and viewer confusion; and</li> <li>• ensure public safety, including road safety.</li> </ul>	<p>proposed signage is consistent with this objective and associated policies.</p>
<p>Policy 6.2.6.3: Ensure signs in Centres do not adversely affect the architectural integrity of the building on which the sign is located.</p>	
<p>Policy 6.2.6.4: Ensure that signs contribute positively to the visual amenity of the building neighbourhood and cityscape.</p>	
<p>Policy 6.2.6.5: Control the number and size of signs within Heritage Areas.</p>	
<p>Policy 6.2.6.6: Ensure that signs in Centres do not adversely affect the amenity of nearby Residential Areas.</p>	
<p><b>Objective 6.2.7:</b>  <b>To ensure that the adverse effects of new subdivisions are avoided, remedied or mitigated.</b></p>	<p>The proposal will not result in any new subdivision.</p>
<p>Policy 6.2.7.1: Ensure the sound design, development and appropriate servicing of all subdivisions.</p>	
<p><b>Objective 6.2.8:</b>  <b>To avoid or mitigate the adverse effects of natural and technological hazards on people, property and the environment.</b></p>	<p>The proposed development will result in the strengthening of an existing earthquake prone building, which will have the positive effect of mitigating a potential hazard to the community along a key transport route. Accordingly, I am satisfied that the proposal is consistent with this objective and associated policies.</p>
<p>Policy 6.2.8.1: Identify those hazards that pose a significant threat to Wellington, to ensure that areas of significant potential hazard are not occupied or developed for vulnerable uses or activities.</p>	
<p>Policy 6.2.8.2: In relation to the Wellington fault, discourage the location of new structures and buildings within the 'Hazard (Fault Line) Area'.</p>	
<p>Policy 6.2.8.3: Ensure that the adverse effects of hazards on critical facilities and lifelines are avoided, remedied or mitigated.</p>	
<p>Policy 6.2.8.4: Ensure that the adverse effects on the natural environment arising from a hazard event are avoided, remedied or mitigated.</p>	
<p>Policy 6.2.8.5: Ensure that buildings and structures do not exacerbate natural hazards, particularly flood events.</p>	
<p><b>Objective 6.2.9:</b>  <b>To prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances, including waste disposal.</b></p>	<p>The proposed development is not considered to generate any adverse effects in relation to the storage, use and transport of hazardous substances.</p>
<p>Policy 6.2.9.1: Ensure the environment is safeguarded by managing the storage, use, handling and disposal of hazardous substances.</p>	
<p>Policy 6.2.9.2: Reduce the potential adverse effects of transporting hazardous substances.</p>	
<p>Policy 6.2.9.3: Control the use of land for end point disposal of waste to ensure the environmentally safe disposal of solid and hazardous waste.</p>	

Policy 6.2.9.4: To require hazardous facilities to be located away from Hazard Areas.	
Policy 6.2.9.5: In assessing an application for a resource consent relating to hazardous substances, the following matters will be considered:	
<b>Objective 6.2.10: To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori.</b>	The proposed development is not considered to relate in any adverse impacts in relation this objective and associated policies.
Policy 6.2.10.1: Identify, define and protect sites and precincts of significance to tangata whenua and other Maori using methods acceptable to tangata whenua and other Maori.	
Policy 6.2.10.2: Enable a wide range of activities that fulfil the needs and wishes of tangata whenua and other Maori, provided that the physical and environmental conditions specified in the Plan are met.	
Policy 6.2.10.3: In considering resource consents, Council will take into account the principles of Te Tiriti o Waitangi/the Treaty of Waitangi.	

### **Heritage Objectives and Policies**

<b>Objective/Policy</b>	<b>Comment:</b>
<b>Objective 20.2.1: To recognise the City's historic heritage and protect it from inappropriate subdivision use and development</b>	A comprehensive assessment against this objective and associated policies has been provided by Council's consultant heritage advisor, Chessa Stevens, in her assessment.
Policy 20.2.1.1: Identify, record and list the city's significant historic heritage.	
Policy 20.2.1.2: To discourage demolition, partial demolition and relocation of listed buildings and objects while: <ul style="list-style-type: none"> <li>• acknowledging that the demolition or relocation of some parts of buildings and objects may be appropriate to provide for modifications that will result in no more than an insignificant loss of heritage values; and</li> <li>• giving consideration to total demolition or relocation only where the Council is convinced that there is no reasonable alternative to total demolition or relocation.</li> </ul>	
Policy 20.2.1.3: Promote the conservation and sustainable use of listed buildings and objects while ensuring that any modification avoids, remedies or mitigates, effects on heritage values of the listed buildings or objects and where relevant: <ul style="list-style-type: none"> <li>• ensures that modifications to the main elevations are minimised, or if possible are unaltered;</li> <li>• any modifications respect the scale of the building or object; and</li> <li>• any modifications maintain the relationship of the building or object with its setting.</li> </ul>	

Policy 20.2.1.4: Protect the heritage values of listed buildings and objects by ensuring that the effects of subdivision and development on the same site as any listed building or object are avoided, remedied and mitigated.	
Policy 20.2.1.5: Identify heritage areas to cover groups of buildings, structures, spaces and other features, which collectively have significant historic heritage value.	
Policy 20.2.1.6: Protect buildings, structures, spaces and other features integral to the significance of a heritage area and allow demolition, destruction or relocation, where there are no significant effects on heritage values.	
Policy 20.2.1.7: Ensure additions and alterations to existing buildings, any new buildings or subdivision within a heritage area avoid, remedy or mitigate the adverse effects on the heritage values of the heritage area.	
Policy 20.2.1.8: Maintain and enhance the heritage values, qualities and character of listed heritage areas.	
Policy 20.2.1.9: Ensure that signs on listed heritage buildings or objects (or sites on which they are located) or within Heritage Areas do not adversely affect heritage values and qualities and avoid unnecessary or inappropriate signage.	
Policy 20.2.1.10: Protect listed trees from destruction and loss, and control the effects of trimming and changes to ground levels or other activities within the dripline of trees, to only allow these activities when they maintain or enhance the heritage values recognised in the listing of trees in section 20.1.3.	
Policy 20.2.1.11: Avoid, remedy or mitigate the adverse effects of development on the archaeological values of any site.	
<b>Objective 20.2.2: To facilitate and enable the exercise of tino rangatiratanga and kaitiakitanga by Wellington's tangata whenua and other Maori.</b>	The proposed development is not located on any site, or precincts of significance to tangata whenua. Accordingly I am satisfied that the proposal is consistent with this objective and associated policies.
Policy 20.2.2.1: Identify, define and protect sites and precincts of significance to tangata whenua and other Maori using methods acceptable to tangata whenua and other Maori.	
Policy 20.2.2.2: Require that the tangata whenua be consulted where a resource consent is required for an activity within a Maori precinct.	
Policy 20.2.2.3: Facilitate the development of appropriate design guidelines that ensure that tangata whenua involvement in the Maori precincts is reflected in new development.	



## Earthworks Objectives and Policies:

Objective/Policy	Comment:
<p><b>Objective 29.2.1</b>  <b>To provide for the use, development and protection of land and physical resources while avoiding, remedying or mitigating any adverse effects of earthworks and associated structures on the environment.</b></p>	<p>The assessment of earthworks effects in relation to this proposal, address the matters covered by this objective and associated policies.</p>
<p>Policy 29.2.1.1: Ensure that the design and assessment of earthworks and associated structures is coordinated with future land development and subdivision.</p>	<p>For the reasons outlined in the effects assessment, I am satisfied that the proposal is consistent with this objective and relevant associated policies.</p>
<p>Policy 29.2.1.2: Provide for minor earthworks to allow the use and development of land where the risk of instability is minimal.</p>	
<p>Policy 29.2.1.3: Ensure that earthworks are designed to minimise the risk of instability.</p>	
<p>Policy 29.2.1.4: Require earthworks to be designed and managed to minimise erosion, and the movement of dust and sediment beyond the area of the work, particularly to streams, rivers, wetlands and the coastal marine area.</p>	
<p>Policy 29.2.1.5: Ensure that earthworks and associated structures do not exacerbate flood events in Flood Hazard Areas.</p>	
<p>Policy 29.2.1.6: Ensure earthworks and associated structure are designed and managed in a way that protects and enhances the character and amenity of streams and wetlands through measures such as:</p> <ul style="list-style-type: none"> <li>• minimising changes to the flow of water in streams or wetlands;</li> <li>• encouraging appropriate riparian management to ensure that rivers and wetlands stay healthy</li> </ul>	
<p>Policy 29.2.1.7: Ensure that earthworks and associated structures are designed and landscaped (where appropriate) to reflect natural landforms and to reduce and soften their visual impact having regard to the character and visual amenity of the local area.</p>	
<p>Policy 29.2.1.8: Manage earthworks in Open Space and Conservation Site Areas in accordance with the different purpose and use that these recreation and conservation areas have for the City.</p>	
<p>Policy 29.2.1.9: Control earthworks in the Urban Coastal Edge, areas within the Ridgelines and Hilltops Overlay, Open Space B Areas Conservation Sites, Heritage Areas and on sites containing listed Heritage Items to protect the character, visual amenity or heritage value these areas provide to their immediate surrounds and the City.</p>	
<p>Policy 29.2.1.10: Ensure the design of structures used to retain or stabilise landslips, reflect the character and visual amenity of the local area.</p>	

Policy 29.2.1.11: Ensure the transport of earth or construction fill material, to and from a site, is undertaken in a way that is safe and minimises adverse effects on surrounding amenity and the roading network

Policy 29.2.1.12: Protect koiwi (human remains), taonga, Maori and Non-Maori material and archaeological sites dated from before 1900, by advising applicants of their obligations under legislation and using enforcement powers where necessary.