

Parts of this chapter have been notified using either a Part One Schedule 1 process ([P1 Sch1](#)), or as part of an Intensification Planning Instrument using the Intensification Streamlined Planning Process ([ISPP](#)). Please see notations.

He Rohe Tāhuna

Waterfront Zone

WFZ	Waterfront Zone
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P1 Sch1 Introduction

The Waterfront Zone provides an interface between the city centre and Te Whanganui a Tara. It contains one of the city's primary promenades along with two major parks: Frank Kitts Park and Waitangi Park. It caters to a variety of cultural, recreation and entertainment activities and includes buildings such as Te Papa, Te Wharewaka o Pōneke and the Events Centre along with residential apartment living.

The land now covered by the Waterfront Zone was created through reclamation, structures and encroachments into the harbour that are seaward of the original natural shoreline from the late 1800s to 1970. Its original purpose was to facilitate travel, trade, and general industry and commerce. The Zone has a number of remaining heritage buildings and other structures from this era that influence its character today.

Development since the 1980s on the land covered by the Waterfront Zone has transformed the area into a space for recreation, events, arts and culture, business, residences, and active transport including walking and cycling. This evolution of the waterfront is in line with the vision of the Wellington Waterfront Framework (2001), which is still relevant and important today:

Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations.

The Council uses the Wellington Waterfront Framework to help manage the waterfront in its role as property owner and manager of the land and public assets. The Framework has also helped inform the Waterfront Zone content in this District Plan.

Mana whenua, particularly Te Āti Awa, have an important connection with Te Whanganui a Tara and the Whairepo Lagoon. Both Taranaki Whānui and Ngāti Toa's Claims Settlement Acts identify the Wellington Harbour as a statutory area. Wellington City Council must have regard to these statutory acknowledgments. The Natural Resources Plan for the Wellington Region (Schedule C4 Map 6) identifies a coastal site adjoining the Waterfront Zone with significant mana whenua values linked to the historic Te Aro Pā. The Waterfront Zone recognises the landward side of this site as also having particular significance to mana whenua, anchored by Te Wharewaka o Pōneke, through a method enabling greater mana whenua involvement in resource consents and plan changes affecting this area.

Management of the Waterfront area needs to be integrated across mean high water springs and actively engage mana whenua and other agencies with management responsibilities.

When constructing new and redeveloped buildings and public spaces, the Waterfront Zone requires public involvement and weighs the public interest very highly as the Zone is

predominantly a public area. Applications for significant new development in the Waterfront Zone are publicly notified, as specified in the relevant rules' notification status.

Eventually, the Waterfront Zone is anticipated to be extended further north to the ramp that connects to the Fran Wilde Walkway (the walkway to the Wellington Regional Stadium). This extension would replace the Inner Harbour Port Precinct. This is currently CentrePort land that was previously partly redeveloped into office buildings and is currently zoned Port Zone. Any Zone extension will be done through a plan change. The plan change process would include a companion master plan to guide the comprehensive redevelopment.

Activities that cross the mean high water springs boundary will be managed by having regard to the Proposed Natural Resources Plan for the Wellington Region and in conjunction with the Greater Wellington Regional Council.

The Waterfront has three areas where specific controls apply. These areas of specific controls are identified in the Planning Maps. They are:

1. Areas of change. These are areas identified for redevelopment into buildings and/or public spaces.
2. Public open spaces. These are public spaces specifically mapped within the Waterfront Zone to be retained for public activities with minimal buildings.
3. Queens Wharf buildings. These areas have specific height standards and external alternation and addition rules.

These three specific controls are mentioned in some Waterfront Zone objectives and policies, and are labelled to the left of the relevant rules for building and structure activities. The label "Entire Zone" to the left of a rule or standard means the rule or standard applies to areas both with and without specific controls, unless otherwise specified.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives

ISPP	WFZ-O1	<p>Purpose</p> <p>Activities and development in the Waterfront Zone contribute to Wellington's identity and sense of place, with public spaces, buildings and other structures that reflect the unique and special components and elements that make up <u>location and character of</u> the waterfront.</p>
ISPP	WFZ-O2	<p>Ahi Kā</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations and landowner and development interests are recognised in planning and developing the Waterfront Zone.</p>
ISPP	WFZ-O3	<p>Protection of public open spaces</p> <p>The Waterfront's public open spaces mapped as specific controls are protected and maintained for temporary activities and recreation activity.</p>

ISPP	WFZ-O4	<p>Areas of change</p> <p>Areas of change are redeveloped over time into high-quality public spaces and buildings.</p>
P1 Sch1	WFZ-O5	<p>Active transport and micro-mobility connectivity Connections to Te Whanganui a Tara, public transport and the City Centre</p> <p>Active transport and micro-mobility connectivity are, is <u>within the Waterfront Zone, and</u> between the edge of Te Whanganui a Tara, public transport and the City Centre are, is maintained or enhanced.</p>
P1 Sch1	WFZ-O6	<p>Vibrant and diverse mix of activities</p> <p>The Waterfront Zone has a diverse and vibrant mix of activities that collectively provide and encourage public interest, use and enjoyment of the Zone during the day and night.</p>
ISPP	WFZ-O7	<p>Managing adverse effects</p> <p>Adverse effects of activities and development in the Waterfront Zone are managed effectively both:</p> <ol style="list-style-type: none"> 1. Within the zone, including on its role, and <u>function and connectivity</u>; and 2. At interfaces with: <ol style="list-style-type: none"> a. Heritage buildings, heritage structures and heritage areas; b. Scheduled sites and areas of significance to Māori; c. Mapped p <u>Public open space specific controls</u>; d. Identified pedestrian streets; e. Residential zoned areas; f. Open space zoned areas; and g. The coastal marine area.
Policies		
P1 Sch1	WFZ-P1	<p>Enabled activities</p> <p>Enable a range and diversity of activities that support the role and function of the Waterfront Zone and enhance the Zone's vitality, vibrancy and amenity during the day and night, including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Community facilities; 3. Recreation activities; 4. Emergency service facilities; 5. Marae activities; 6. Public transport activities <u>on Waterloo Quay, Customhouse Quay, Jervois Quay, Cable Street, Oriental Parade and in the Post Office Square Heritage Area</u>; 7. Visitor accommodation; and 8. Residential activities above ground floor.
P1 Sch1	WFZ-P2	<p>Managed activities</p>

		<p>Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including:</p> <ol style="list-style-type: none"> 1. Industrial activities; 2. Construction of apartments and visitor accommodation; 3. New and expanded buildings; 4. New and modified public space; and 5. Demolition of buildings that results in the creation of unutilised vacant land <u>Public transport activities seaward of Waterloo Quay, Customhouse Quay, Jervois Quay, Cable Street, Oriental Parade and the Post Office Square Heritage Area.</u>
P1 Sch1	WFZ-P3	<p>Incompatible activities</p> <p>Avoid activities that are incompatible with the role and functions of the Waterfront Zone.</p> <p>These incompatible activities include:</p> <ol style="list-style-type: none"> 1. Heavy industrial activities; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential activities; 4. Significant buildings in mapped public open space; and 5. Surface-level carparks, other than car parks for people with mobility issues, for service vehicles, and pick-up/drop-off parking
P1 Sch1	WFZ-P4	<p>Access, connections and public space</p> <p>Require that the use, development, and operation of the Waterfront Zone:</p> <ol style="list-style-type: none"> 1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks; 2. Promotes and enhances existing and planned pedestrian and cycle access and connections between to the City Centre Zone; 3. Provides well-designed, <u>connected</u> and safe public space and pedestrian, cycle and micro-mobility access; 4. Provides equitable access to and along the edge of the coastal marine area and structures within it; and 5. Provides a safe environment for people that promotes a sense of security and allows informal surveillance.
ISPP	WFZ-P5	<p>Sense of place</p> <p>Require development of public spaces, buildings and other structures to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone including, where relevant:</p> <ol style="list-style-type: none"> 1. A balance of buildings and open space with no more than 35% <u>total</u> building site-coverage over the whole Waterfront Zone to form a sense of openness and transition between the dense city centre environment and the expansiveness of Te Whanganui a Tara; 2. Design relating to the maritime location and activities; 3. Rich Māori and tuiwi/non-Māori history; 4. Sunlight to parks, plazas and other open spaces where people regularly congregate; 5. Visual connections to the City and Te Whanganui a Tara; and

		6. Accessibility for people of all ages and mobility levels.
ISPP	WFZ-P6	<p>Development of buildings</p> <p>Require new and altered buildings to be of a high quality, including:</p> <ol style="list-style-type: none"> 1. Building forms and facades, especially those that are visually prominent; 2. Bulk, scale and heights that are complementary to and of a scale appropriate to the existing nearby buildings in the Waterfront Zone; 3. Heights that are consistent with the low-rise nature of buildings in this zone; 4. Active building frontages and publicly-accessible areas on the ground floors of buildings, except for storage and/or service areas; 5. Storage and/or service areas screened from public view; 6. Sustainable, resilient building design that is adaptable to changes in use over time; 7. Buildings that respond to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; and 8. Design that responds positively to identified historic heritage structures, buildings and areas, including those seaward of mean high water springs and identified in the Regional Natural Resources Plan, that are adjacent to the new or altered building; and 9. <u>Fulfilling the intent of the Centres and Mixed Use Design Guide.</u>
ISPP	WFZ-P7	<p>Protection of public open space</p> <p>Protect the Waterfront Zone's mapped public open spaces by avoiding new permanent buildings above-ground on public open space except where they improve the space for public use and enjoyment and do not dominate or cumulatively diminish the public open space.</p>
ISPP	WFZ-P8	<p>Areas of change</p> <p>Enable re-development of Areas of Change from car parking to high quality buildings and/or public spaces.</p>
ISPP	WFZ-P9	<p>Sustainable long term use</p> <p>Encourage new development and redevelopment in the Waterfront Zone to be sustainable, resilient and adaptable to change in use over time, including enabling sufficient flexibility for ground floor space to be used and converted for a range of activities and responding to future coastal hazards.</p>
P1 Sch1	WFZ-P10	<p>Ahi kā</p> <p>Recognise and provide for the cultural associations and development interests of Ngāti Toa Rangatira and Taranaki Whānui ki te Upoko o te Ika in the Waterfront Zone by:</p> <ol style="list-style-type: none"> 1. Managing new development adjoining sites and areas of significance to Māori; and 2. Collaborating on the design and incorporation of Māori cultural elements into public open space within the zone.

Methods					
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P1 Sch1

WFZ-R6	Public transport activities
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	<p>1. Activity status: Permitted</p> <p><u>Where:</u></p> <p style="padding-left: 40px;">a. <u>The activity is located in one or more of:</u></p> <ul style="list-style-type: none"> i. <u>Waterloo Quay</u> ii. <u>Customhouse Quay</u> iii. <u>Jervois Quay</u> iv. <u>Cable Street</u> v. <u>Oriental Parade</u> vi. <u>Post Office Square Heritage Area.</u>
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	<p>2. <u>Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p style="padding-left: 40px;">- a. <u>Compliance with the requirements of WFZ-R6.1 is not achieved.</u></p>
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P1 Sch1

WFZ-R7	Visitor accommodation
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	1. Activity status: Permitted
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P1 Sch1

WFZ-R8	Residential activities
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	<p>1. Activity status: Permitted</p> <p>Where:</p> <p style="padding-left: 40px;">a. The activity is located above ground floor level.</p> <p>Cross-reference – also refer to NOISE-R5 and NOISE-S4 for noise-sensitive controls near the Port Zone.</p>
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	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with any of the requirements of WFZ-R8.1.a cannot be <u>is not</u> achieved</p>
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P1 Sch1

WFZ-R9	Industrial activities
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	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. The activity is not a heavy industrial activity.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent to which the activity contributes to or detracts from the surrounding activities and public enjoyment; 2. The design of the activity relating to the maritime location and adjacent public open space; and 3. Effects on the safety and amenity of the area, particularly in relation to noise, vehicle movements, dust, odour, fumes and hazardous substances. <p>Notification status: An application for resource consent made in respect of WFZ-R9.1 is precluded from being publicly notified.</p>
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		<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R9.1 cannot be <u>is not</u> achieved</p> <p>Notification status: An application for resource consent made in respect of WFZ-R9.2 must be publicly notified.</p>
P1 Sch1	WFZ-R10	Car parking activities
		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is providing:</p> <ul style="list-style-type: none"> i. Car parking for people with mobility issues, or ii. Pick-up/drop-off parking of 10 minutes or less, or iii. For service vehicles; or <p>b. The activity is located within a building below ground floor or under public open space; <u>or</u></p> <p>c. <u>The activity involves the provision of carparks on a road.</u></p>
		<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R10.1 cannot be <u>is not</u> achieved</p>
P1 Sch1	WFZ-R11	All other land use activities
	Entire zone	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity</p>
Rules: Building and structure activities		
ISPP	WFZ-R12	Maintenance and repair of buildings, structures and public open space
	Entire Zone	1. Activity status: Permitted
ISPP	WFZ-R13	Demolition or removal of buildings and structures
	Entire Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The demolition or removal of a building:</p> <ul style="list-style-type: none"> i. Is required to avoid an imminent threat to life and/or property; or ii. Enables the creation of public space or for private outdoor living space; or iii. Is required for the purposes of constructing a new building or adding to or altering an existing building that <u>is a permitted</u>

ISPP

		<p><u>activity under WFZ-R14 or WFZ-R15, or that</u> has an approved resource consent or resource consent is being sought concurrently under WFZ-R14 or WFZ-R15; or</p> <p>b. The demolition or removal involves a structure, excluding any building.</p>
Entire Zone		<p>4. <u>2.</u> Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R13.1 cannot be <u>is not</u> achieved</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p> <p>Notification status: An application for resource consent made in respect of WFZ-R13.1 is precluded from being either publicly or limited notified.</p>
	WFZ-R14	Alterations or additions to buildings and structures
Public Open Space		<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The building or structure is:</p> <ul style="list-style-type: none"> i. Waterfront furniture; or ii. Play equipment; or iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment <p>Or</p> <p>b. The alterations or additions result in the building or structure being:</p> <ul style="list-style-type: none"> a. Less than 30 m² in site coverage; and b. Less than 4 metres high; and c. The aggregate area of all buildings in the contiguous public open space does not exceed 200 m² per hectare.
Public Open Space		<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R14.1 cannot be <u>is not</u> achieved</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p>
Queens Wharf Buildings		<p>3. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The alterations or additions do not exceed the existing site coverage of the existing building; and b. Compliance with the requirements of WFZ-S1 – WFZ-S6 are achieved. <p>Matters of control are:</p> <ul style="list-style-type: none"> 1. Building design; 2. External appearance of the building; and 3. Siting of the building.

		Notification status: An application for resource consent made in respect of WFZ-R14.3 is precluded from being either publicly or limited notified.
	Queens Wharf Buildings	<p>4. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R14.3 cannot be <u>is not</u> achieved</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p> <p>Notification status: An application for resource consent made in respect of Rule WFZ-R14.4 must be publicly notified.</p>
	Entire Zone, except Public Open Space, Queens Wharf Buildings	<p>5. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The alterations or additions do not extend the footprint of the existing building by more than 5% of the footprint at 18 July 2022; and</p> <p>b. Compliance with the requirements of WFZ-S1 – WFZ-S6 are achieved.</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. Screening of activities and storage; 2. Dust; 3. Lighting; 4. Design; 5. External appearance; <u>and</u> 6. Height and the placement of building mass; <u>and</u> 7. <u>The Centres and Mixed Use Design Guide.</u> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p>
	Entire Zone except Public Open Space, Queens Wharf Buildings	<p>6. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R14.5 cannot be <u>is not</u> achieved</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p> <p>Notification status: An application for resource consent made in respect of Rule WFZ-R14.6 <u>where WFZ-R14.5(a) or WFZ-S1 has not been complied with</u> must be publicly notified.</p>
	WFZ-R15	Construction of new buildings and structures
ISPP	Public Open Space	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The building or structure is:</p> <ol style="list-style-type: none"> i. Outdoor furniture; or ii. Play equipment; or

	<ul style="list-style-type: none"> iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment <p style="text-align: center;">Or</p> <ul style="list-style-type: none"> b. The new building or structure: <ul style="list-style-type: none"> i. Has a site coverage of less than 30 m²; and ii. Is less than 4 metres high; and c. The aggregate area of all buildings in the contiguous public open space does not exceed 200 m² per hectare.
Public Open Space	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of WFZ-R15.1.a or b cannot be is <u>not</u> achieved <p style="color: red;">The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p> <p>Notification status: An application for resource consent made in respect of Rule WFZ-R15.2 must be publicly notified.</p>
Public Open Space	<p>3. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of WFZ-R15.1.c cannot be is <u>not</u> achieved <p>The assessment of the activity must have regard to</p> <ul style="list-style-type: none"> 1. The Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022]; and 2. Standards WFZ-S1, WFZ-S2, and WFZ-S6. <p>Notification status: An application for resource consent made in respect of Rule WFZ-R15.3 must be publicly notified.</p>
Areas of Change	<p>4. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The structure is: <ul style="list-style-type: none"> i. Outdoor furniture; or ii. Servicing transport functions; or iii. Sculptures or public art.
Entire Zone except Public Open Space, Areas of Change	<p>5. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The building or structure is: <ul style="list-style-type: none"> i. Outdoor furniture; or ii. Play equipment; or iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment <p style="text-align: center;">Or</p>

		<p>b. The new building or structure:</p> <ul style="list-style-type: none"> i. Has a site coverage of less than 30 m²; and ii. Is less than 4 metres high.
	Entire Zone except Public Open Space	<p>6. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of WFZ-R15.4 or 5 cannot be <u>is not</u> achieved <p>The assessment of the activity must</p> <ul style="list-style-type: none"> 1. Ensure that the bulk, scale and height of any new buildings achieve WFZ-P6. b and c, 2 and 3. 2. Have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022]; and 3. Have regard to standards WFZ-S1 – WFZ-S6. <p>Notification Status: An application for resource consent made in respect of WFZ-R15.6 must be publicly notified.</p>
P1 Sch1	WFZ-R16	Development of new public space, or modification of existing public open space
	Public Open Space	<p>1. Activity status: Discretionary</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p> <p>Note this rule does not apply to activities in WFZ-R12, WFZ-R15 or WFZ-R18.</p>
P1 Sch1	WFZ-R17	Conversion of buildings or parts of buildings to residential activities
	Entire Zone	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are:</p> <ul style="list-style-type: none"> 1. The extent of compliance with standards WFZ-S3 and WFZ-S4 and associated assessment criteria; 2. The Centres and Mixed Use Residential Design Guide [2022]; 3. The Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022]; 4. The availability and connection existing or planned three waters infrastructure; and 5. The safe movement of people and vehicles to and from the site and within the surrounding area. <p>Notification status: An application for resource consent made in respect of WFZ-R17 is precluded from being either publicly or limited notified.</p>
P1 Sch1	WFZ-R18	Outdoor storage areas
	Entire zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The storage area is screened by a fence or landscaping of 1.8m in height from any adjoining road or site, <u>and;</u>

		b. <u>Screening does not obscure emergency or safety signage or obstruct access to emergency panels, hydrants, shut-off valves, or other emergency response facilities.</u>
	Entire zone	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R18.1 cannot be <u>is not</u> achieved</p> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; and 2. The extent to which outdoor storage is visible to surrounding areas, including any effects on the distinctive form, quality and amenity of the Waterfront Zone. <p>Notification status: An application for resource consent made in respect of rule WFZ-R18.2 is precluded from being publicly and limited notified.</p>

Standards

ISPP

	WFZ-S1	Maximum building height outside of Public Open Space and Areas of Change
Entire Zone, except Queens Wharf Buildings		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The building at any point does not exceed the height of the existing building heights. <p>Note that new buildings outside of existing building footprints and Queens Wharf Buildings do not have a maximum building height. Instead, each building height must be justified through a discretionary or non-complying consent, with particular regard to Policy 6(b and c) WFZ-P6.2 and .3.</p>
Queens Wharf Buildings		<ol style="list-style-type: none"> 2. The building does not exceed 18.1 metres above New Zealand Vertical Datum 2016 (NZVD 2016).

ISPP

	WFZ-S2	Minimum Sunlight Access - Public Space
<ol style="list-style-type: none"> 1. All buildings or structures within the Waterfront Zone must be designed and located to maintain sunlight access to any area mapped with the specific control "Minimum Sunlight Access - Public Space Requirements", during the time periods specified in Table 1 of Appendix 9; 2. For areas in Appendix 9 with a specified time period: <ol style="list-style-type: none"> a. 11:30am-1:30pm; b. 12:00pm-2:00pm; and c. 1:30-3:00pm; and <p>S<u>s</u>unlight access must be maintained in the entire area during this period.</p> 3. For areas in Appendix 9 with a specified time period: 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent of increased shadowing and any associated adverse amenity effects on the sunlight access area. 	

<p>a. 10:00am-3:00pm; and b. 10:00am-4:00pm; and Ssunlight access must be maintained in a minimum of 70% of the area during this period.</p> <p>This standard does not apply to:</p> <p>a. Any temporary structure erected and dismantled in less than 30 days. b. Any public amenity facility erected within an identified public space.</p>	
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ISPP

WFZ-S3	Outlook space (per residential unit)
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<ol style="list-style-type: none"> 1. An outlook space must be provided for each residential unit as specified in this standard; 2. All habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width; 3. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies; 4. Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space; 5. Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building; 6. Outlook spaces may be under or over a balcony; 7. Outlook spaces required from different rooms within the same building may overlap; and 8. Outlook spaces must: <ol style="list-style-type: none"> a. be clear and unobstructed by buildings; and b. not extend over an outlook space or outdoor living space required by another dwellingresidential unit. 	<p>Assessment criteria where the standard is infringed:</p> <p>4. The extent of increased shadowing and any associated adverse amenity effects on the sunlight access area</p> <p><u>1. The extent to which:</u></p> <ol style="list-style-type: none"> a. <u>Acceptable levels of natural light are provided to habitable rooms;</u> b. <u>The design of the proposed unit provides a healthy living environment; and</u> c. <u>The extent of dominance and privacy related effects on adjoining sites.</u>
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ISPP

WFZ-S4	Minimum residential unit size
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<ol style="list-style-type: none"> 1. Residential units, including any dual key unit, must meet the following minimum sizes: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%; text-align: left;">Residential Unit Type</th> <th style="text-align: left;">Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity; and b. Other on-site factors compensate for a reduction in unit sizes.
Residential Unit Type	Minimum Net Floor Area								
a. Studio unit	35m ²								
b. 1 bedroom unit	40m ²								
c. 2+ bedroom unit	55m ²								

ISPP

	WFZ-S5	Building separation distance
	<p>1. Any new residential building or addition to an existing residential building must provide an 8 m separation distance between buildings located on the same site.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site.</p>

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	WFZ-S6	Waterfront Zone site total building coverage
	<p>1. All development must result in the sum of all buildings in the Waterfront Zone having a site total building coverage of less than 35% of the whole Waterfront Zone.</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. The extent to which an exceedance is temporary, or is not perceived as a dominant above-ground building (for example, a low-level building with easily accessible public space on top).</p>

District Plan Maps



Figure 1: New Waterfront Public Open Space specific control north of Bell Gully building

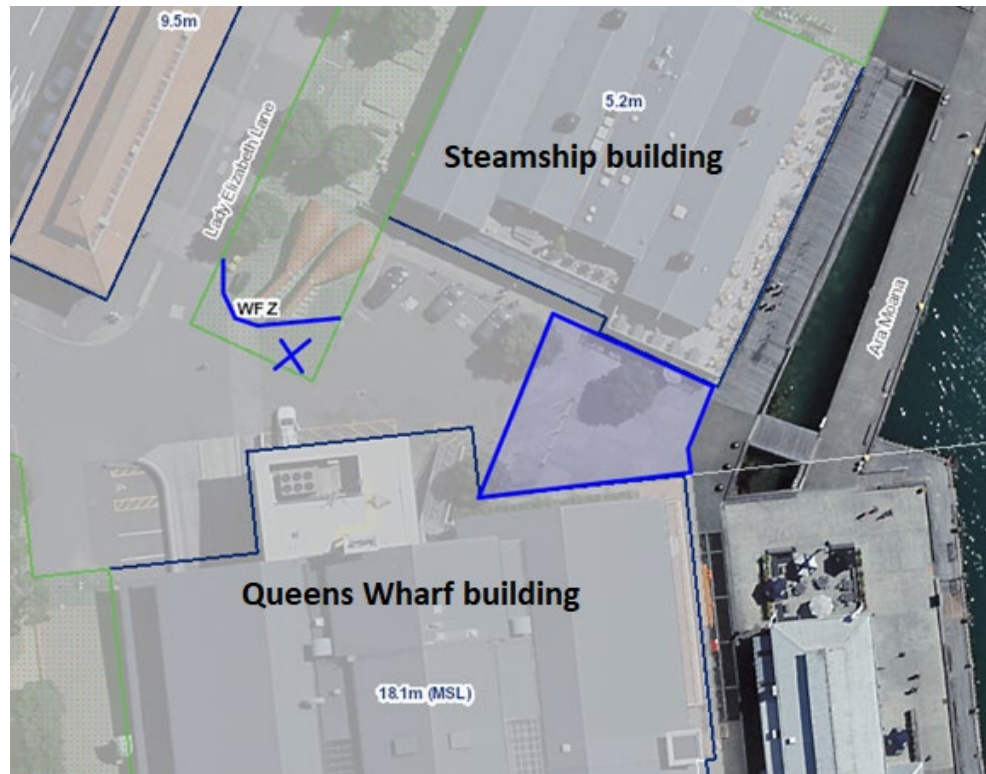
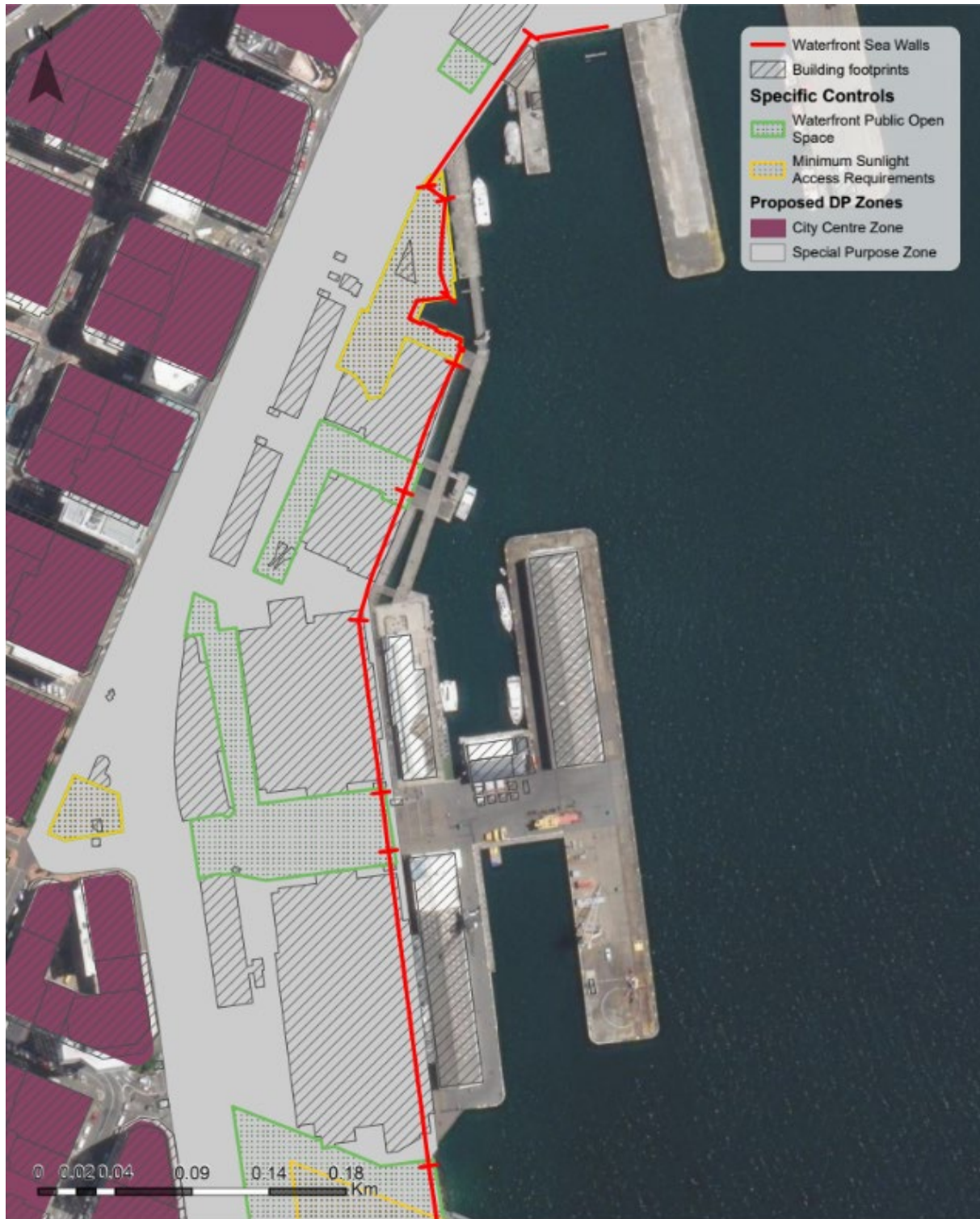


Figure 2: Amended delineation and new area of Waterfront Public Open Space specific control around the Steamship building. X = Area to remove the Public Open Space.

Recommend aligning Plan map layers with sea walls in the Waterfront Zone

Maps 1-3 show how the Plan's spatial layers' seaward boundaries within the Waterfront Zone are better aligned with the survey map of the precast concrete and rock revetment walls along the red line that indicates mean high water springs.



Location of Waterfront Sea Walls - Map 1

This maps shows the location of the sea walls along the Wellington Waterfront. It includes the Proposed District Plan Zones and Specific Controls, and building footprints.

Basemap credits: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METI/ NASA, USGS, LINZ

Date: 31/05/2023
Contact: District.Plan@wcc.govt.nz

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Location of Waterfront Sea Walls - Map 2

This maps shows the location of the sea walls along the Wellington Waterfront. It includes the Proposed District Plan Zones and Specific Controls, and building footprints.

Basemap credits: Esri Community Maps Contributors, LINZ, Stats NZ, Esri, HERE, Garmin, Foursquare, METV, NASA, USGS, LINZ

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Location of Waterfront Sea Walls - Map 3

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