

Proposed District Plan

Recommendations of the Proposed District Plan Independent Hearings Panel (IHP)

Absolutely Positively
Wellington City Council

Me Heke Ki Pōneke

Briefing for Elected Representatives

Hearing Stream 7

8 April 2025

Hearing Stream 7 Topics

Rural Zone	Open Space Zones	Special Purpose Zones	District Wide Matters
General Rural Zone Rural Design Guide	Open Space Zone Natural Open Space Zone Sport and Recreation Zone Wellington Town Belt Zone	Tertiary Education Zone Hospital Zone	Light Signs Signs Design Guide Temporary Activities

[Hearing stream 7 - Plans, policies and bylaws - Wellington City Council](#)

General Rural Zone & Design Guide



Purpose of the General Rural Zone

- Predominately provides for rural farming activities.
- Extent of these activities is limited due to low soil fertility and steep topography.
- Contains many lifestyle blocks and areas of low-density residential development such as the Makara Beach Community.
- Contains important landscape values and areas of indigenous vegetation.
- Important for recreational values such as cycling, mountain biking, tramping, horse-riding and other outdoor activities.

Overview of submissions and key matters considered

General Rural Zone Chapter

- 168 submission points
- 54 further submission points

Rural Design Guide

- 11 submission points

Key matters considered

- Rezoning of 200 Parkvale Road, Karori.
- Suitability of the Objectives, Policies, and Rules
- Provisions for quarrying.
- Reverse sensitivity potential for wind farms
- Retention and/or amendment of the Rural Design Guide

Key changes recommended by the panel

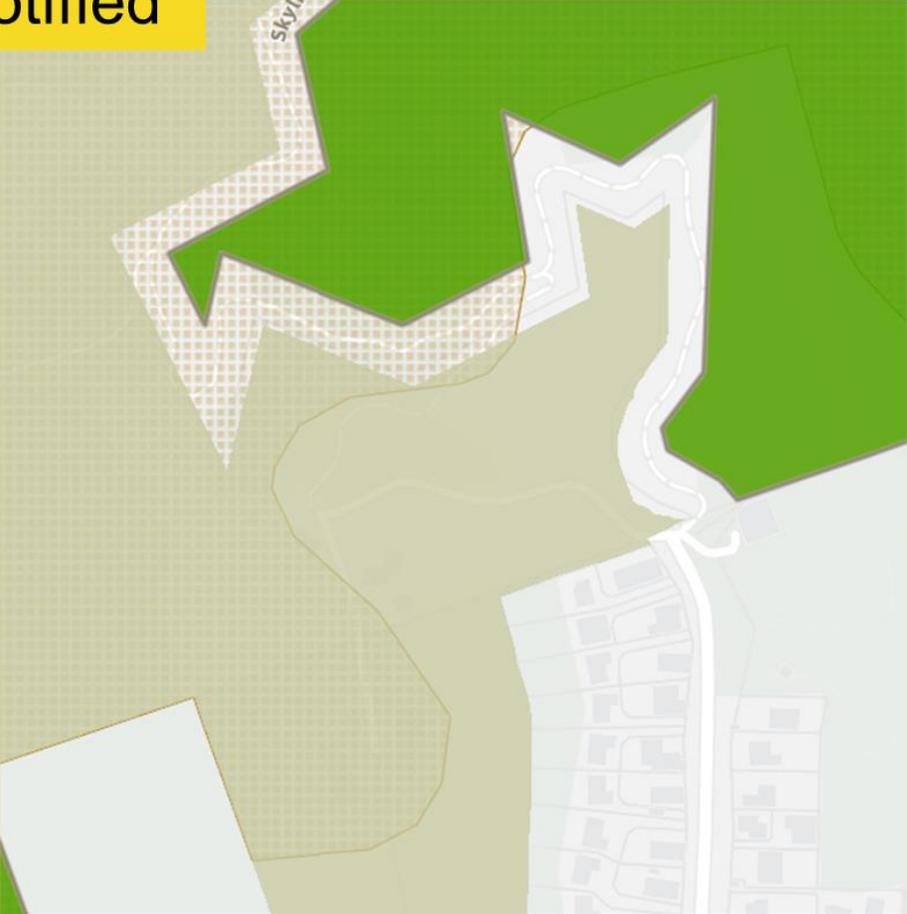
200 Parkvale Road, Karori

- Panel agreed with the recommended rezoning to residential.
- Residential upper boundary located to the 240 meters above sea level (msl) lower than 260 msl sought.
- Change to ridgeline and hilltop overlay to be located at 260 msl.
- Structures above the 260 msl would be 'overly prominent from a number of parts of Karori'.

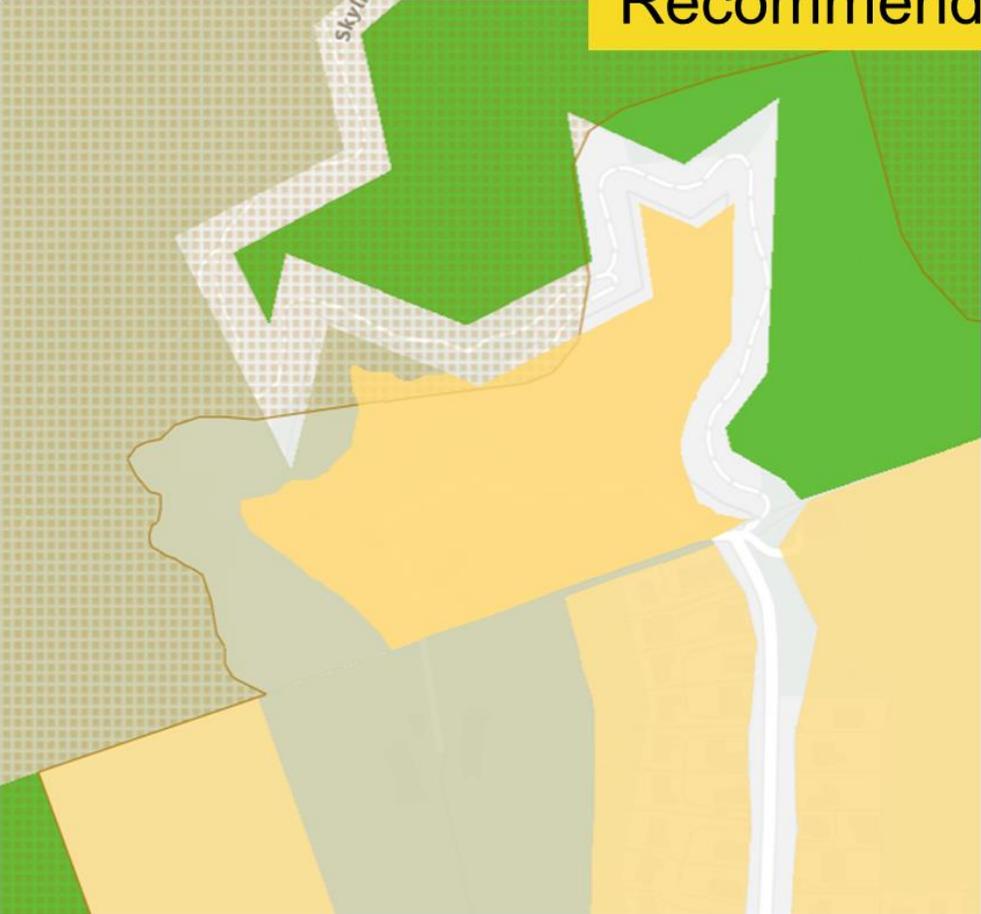


200 Parkvale Road, Karori

Notified



Recommended



Key changes recommended by the panel

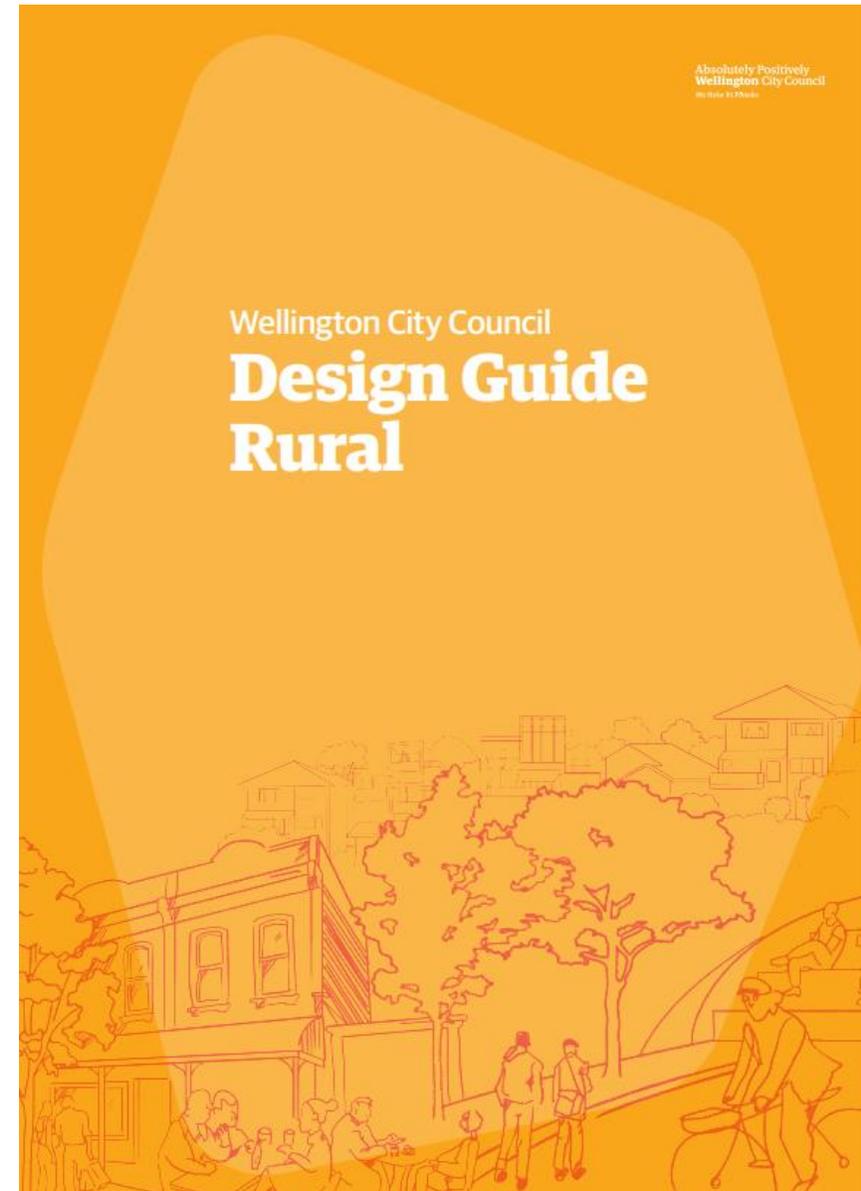
Wind farms noise buffers

- New 40dBa contour added to the planning maps.
- Purpose is to manage potential for reverse sensitivity effects of existing wind turbine noise.
- New setback standards would apply – no new buildings within the 40dBA Contour.
- Consideration of direction in the Renewable Electricity Generation Chapter.



Rural Design Guide

- Retain with Amendments to align the formatting and style with Design Guides approved during Tranche 1.



Open Space Zones

Open Space Zone (OSZ)

Natural Open Space Zone (NOSZ)

Sport and Recreation Zone (SARZ)

Wellington Town Belt Zone (WTBZ)



Purpose of the zones

Natural Open Space Zone

Recognises and provides for open spaces that contain high natural, ecological, landscape and historic heritage values.

Open Space Zone

Caters for both passive and active recreational activities, with limited associated facilities, buildings and structures.

Sport and Active Recreation Zone

Applies to open spaces that are predominately used for organised sport and recreation activities, that have a regional as well as local community focus.

Wellington Town Belt Zone

Provides for the use and management of the Wellington Town Belt, in alignment with the Wellington Town Belt Act 2016 (WTBA).

Overview of submissions and key matters considered

- 361 submission points including further submission points.

Key matters considered

- Zoning of 1 Upland Rd, Kelburn.
- Objectives, policies, rules and standards of the WTBZ.
- Management of over-height buildings and structures surrounding Airways Corporation navigation equipment.

Key changes recommended by the IHP

Zoning of 1 Upland Rd

- Owned by Council, reserve status under the Reserves Act 1977. Ground lease to at least 2044.
- 2000 ODP - residential zoning.
- 2022 PDP - entire site proposed Open Space Zone.
- Leaseholder submission sought change of leased area of 1 Upland to a zone that better reflects existing on-going use.



Key changes recommended by the IHP

Zoning of 1 Upland Rd

- Submitter provided evidence to support a Neighbourhood Centre Zone
- IHP agreed, and recommended a 22m height limit consistent with the adjacent residential zone
- Any further development requires approval from Council as landowner in addition to resource consent



Key changes recommended by the IHP

Wellington Town Belt Zone

- Wellington Civic Trust submitted on a number of provisions in the WTBZ essentially seeking greater recognition and protection of existing values of the town belt.
- The IHP agreed that minor amendments to the chapter were appropriate



Key changes recommended by the IHP

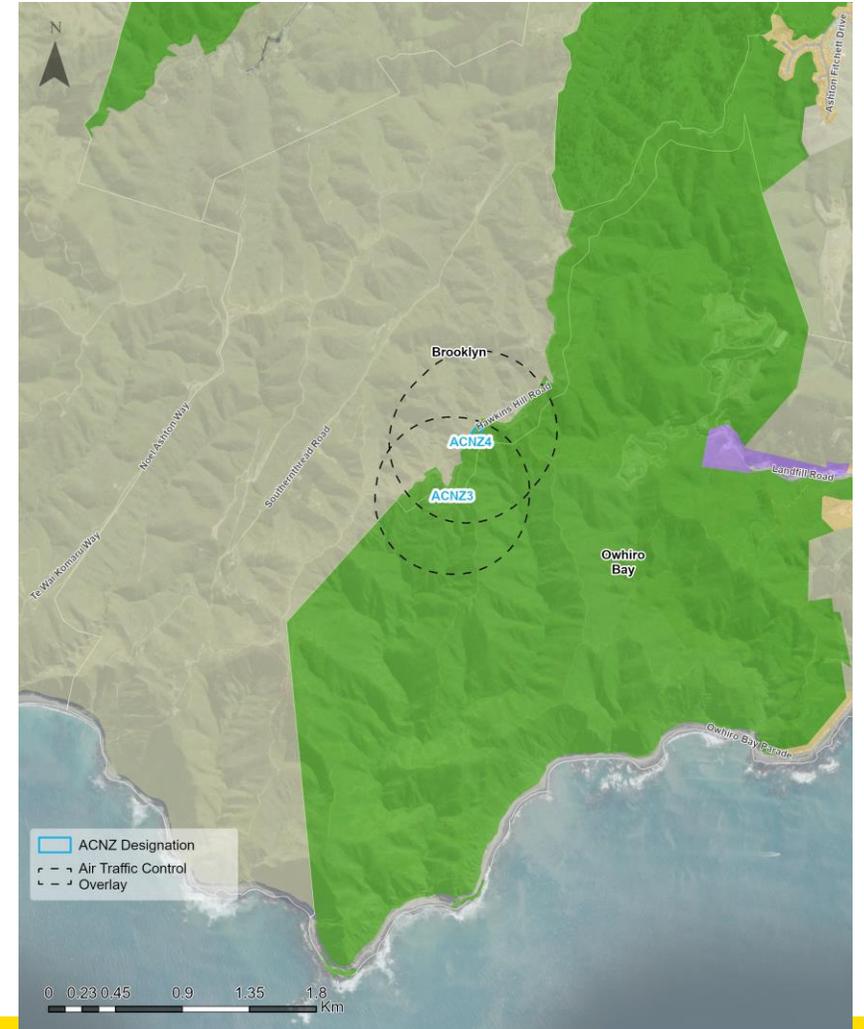
New 'Air traffic control overlay'

Airways Corporation sought buffers around their existing navigation equipment on Hawkins Hill to ensure new building or structures do not compromise their operational capability.

IHP agreed with:

- mapped overlays 500m radius around the existing designated areas, and
- amendments to NOSZ and GRUZ to ensure any over-height buildings and structures consider impacts on the navigation equipment

Also applies to the General Rural Zone.



Air Traffic Control Overlay

Date: 18/03/2025
Credit: City Insights GIS Team

Special Purpose Hospital Zone

Applies to:

- Wellington Regional Hospital | Ngā Puna Wai Ora
 - Wakefield Hospital
 - Southern Cross Hospital
 - Bowen Hospital
- Chapter contains bespoke provisions for these hospitals
 - 7 submissions received
 - Panel recommended only minor amendments to notified provisions

Special Purpose Tertiary Education Zone

Chapter contains bespoke provisions for the universities, recognising their strategic importance to the City and are major employment, research, technological, commercial and social hubs



Victoria University - Kelburn Campus

Includes Kelburn campus, Gordon Wilson Flats (320 The Terrace), McLean Flats (320A The Terrace)

Key changes recommended by the IHP

- Rezone 320A The Terrace (MacLean Flats) to TEDZ.
- Increase height to 34 m height within 20 m where further than 20m from boundaries.
- Apply a 21 m height to remainder of these sites.



> KEY

	Height Control Area 1 (25.5m)
	Height Control Area 2 (34.0m)
	Height Control Area 3 (50.5m)
	Height Control Area 4 (21.0m)

District Wide Matters

Signs (SIGN)

- Signs Design Guide

Light (LIGHT)

Temporary Activities (TEMP)

- Appendix 6: Permitted Noise Standards for Temporary Activities
- Appendix 7: Temporary Activities Event Management Plan



Signs & Signs Design Guide



Purpose of the Signs Chapter

- To manage the potential for adverse environmental effects that can result from the erection and placement of signs across the city.
- The chapter addresses digital signs, freestanding signs, illuminated signs, official signs, third-party signs, and on-site signs.
- Electoral signs are exempt from the signs rules and are managed under the Electoral Act 1993, the Local Electoral Act 2001, and the Council's Election Hoarding Guideline.



Overview of submissions and key matters considered

Signs Chapter - 328 submission points

Signs Design Guide -19 Submission points

Key matters considered

- Activity status for digital signs
- Treatment of digital signs vs. static signs.
- Size and height of signs permitted under the provisions.
- Treatment of signs which are oriented to be read from the State Highway.
- Retention and/or amendment of the Signs Design Guide.



Key changes recommended by the IHP

Digital Signs

- Deletion of control on specific content to be displayed and maximum character limit.
- Digital Signs shall not be oriented to be read from a State Highway Network, including on-ramps/off-ramps.
- Reduction of dwell time from 15 seconds to 8 seconds in speed zones less than or equal to 80km/h.
- Reduction of dwell time from 35 to 30 seconds in speed zones greater than 80km/h
- Transition time increased from 0.1 seconds to 0.5.



Key changes recommended by the IHP

Airport Signage

- Removal of standards which duplicate the controls within the Airport Designation.
- Increase in the size of a sign in the Terminal Specific Control Area to 20m² and restriction on the height of 9m.
- Provisions which control where signage can be located, with particular controls on locating signage adjacent to residential areas.
- Amendments to the Assessment Criteria – removal of unnecessary criteria.



Key changes recommended by the IHP

Additional recommendations

- Specific controls for signs oriented to be read from the State Highway Network:
 - Maximum area and total area of signs – 5m²
 - Specific controls for signs on on-ramps/off-ramps in line with signs on the State Highway Network.

Signs Design Guide

- Retain with Amendments to align the formatting and style with Design Guides approved during Tranche 1.



Temporary Activities



What are temporary activities?

Temporary Activities are short-term activities and events such as concerts, markets, events at specific venues (Basin, Wellington Regional Stadium) and temporary military training activities.



Temporary Activities

Issues responded to by the notified chapter

- The 2000 District Plan lacked clarity.
- Effects from large temporary activities are not properly managed.
- Specific activities need tailored regulation.
- The National Planning Standards 2019 require a consolidated chapter for Temporary Activities



Submission overview and key matters considered

63 submission points

Key matters considered

- Tailored solutions for emergency services training; and
- Revising standards for military training activities; and
- Short-term filming activities.



Key changes recommendations by the IHP

- Tailored rules for events at the Basin, Wellington Regional Stadium and Council firework events.
- Specific rule for temporary buildings and structures.
- Addition of standards to manage the main adverse effects – hours of operation, noise, and duration of events.
- Refined standards for Temporary Military Training Activities



Light chapter

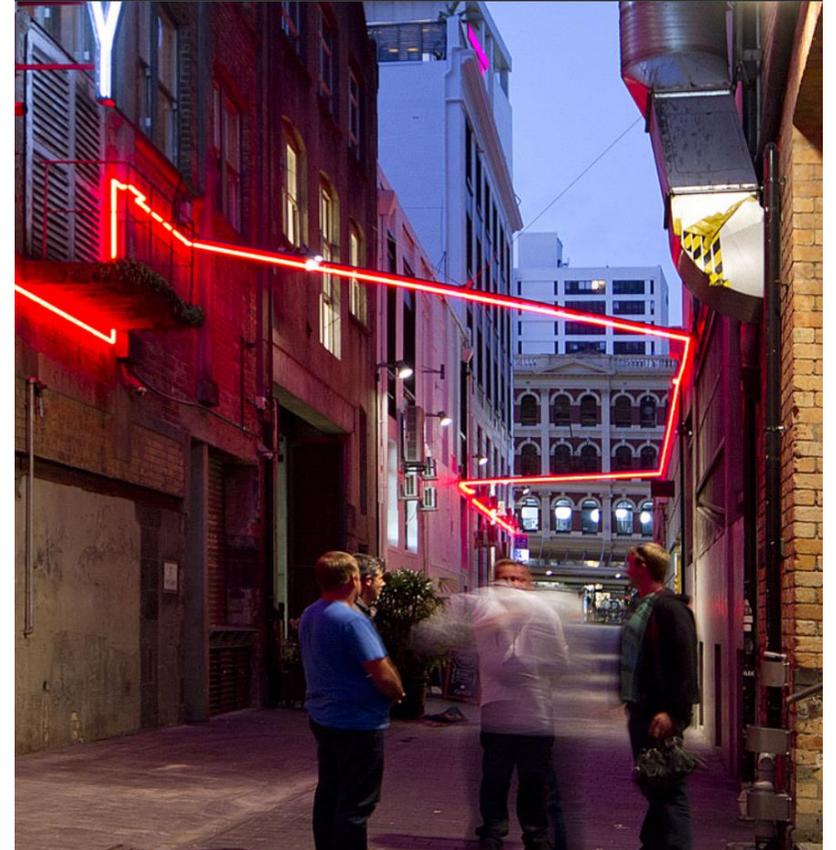


Why do we have a light chapter

Issues responded to by the notified chapter

The 2000 District Plan provisions:

- did not align with the best practise New Zealand standards.
- did not protect the coastal and marine flora and fauna from lighting.
- were hard to use because they are spread across multiple chapters and not consolidated like the national planning standards.



Overview of submissions and key matters considered

85 submission points.

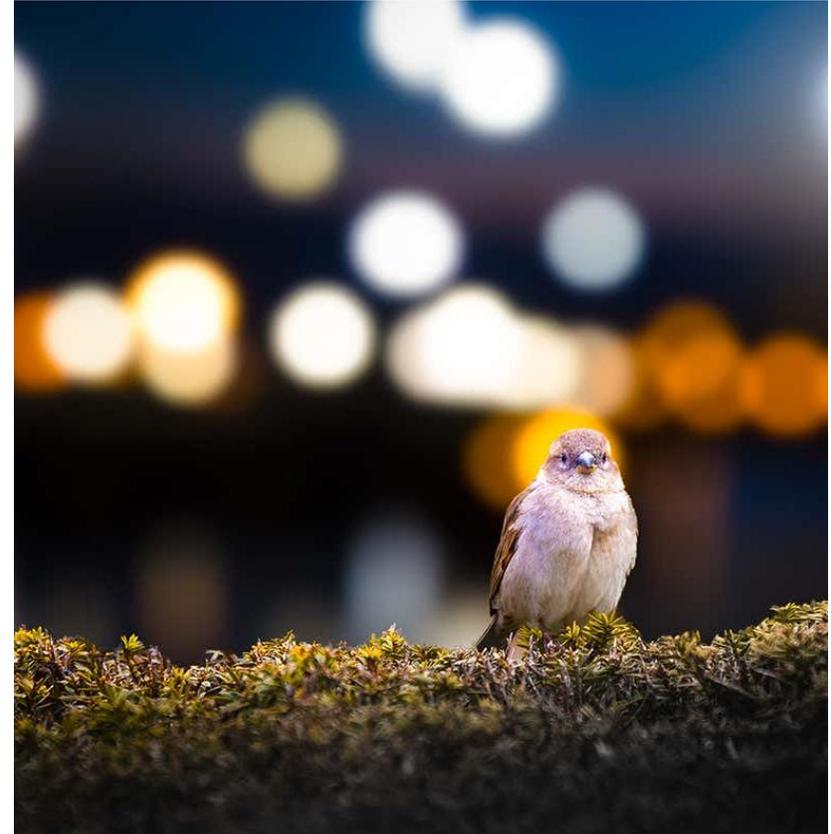
Key matters considered

- Aircraft safety.
- Light and significant natural areas.
- Lighting standards.



Key changes recommended by the Independent Hearings Panel

- Updating standards to align with best practice standards.
- New rule to specifically address lighting effects on coastal and marine flora and fauna, by giving consent planners discretion to consider effects on birds and alternative design methods.
- New guidance on lighting in the Coastal Environment.



Next Briefing

Tuesday 15.04.2025

Hearing Stream 8 - Natural and Coastal Environment

- Outstanding Natural Features and Landscapes
- Ridgelines and Hilltops
- Special Amenity Landscapes
- Coastal Environment
- Public Access
- Natural Character



Ngā mihi

Thank you