

This entire chapter has been notified as part of an Intensification Planning Instrument, using the Intensification Streamlined Planning Process (ISPP) in accordance with Section 80E of the RMA.

SCHED5 – Te Hōtaka o Ngā Rāhui

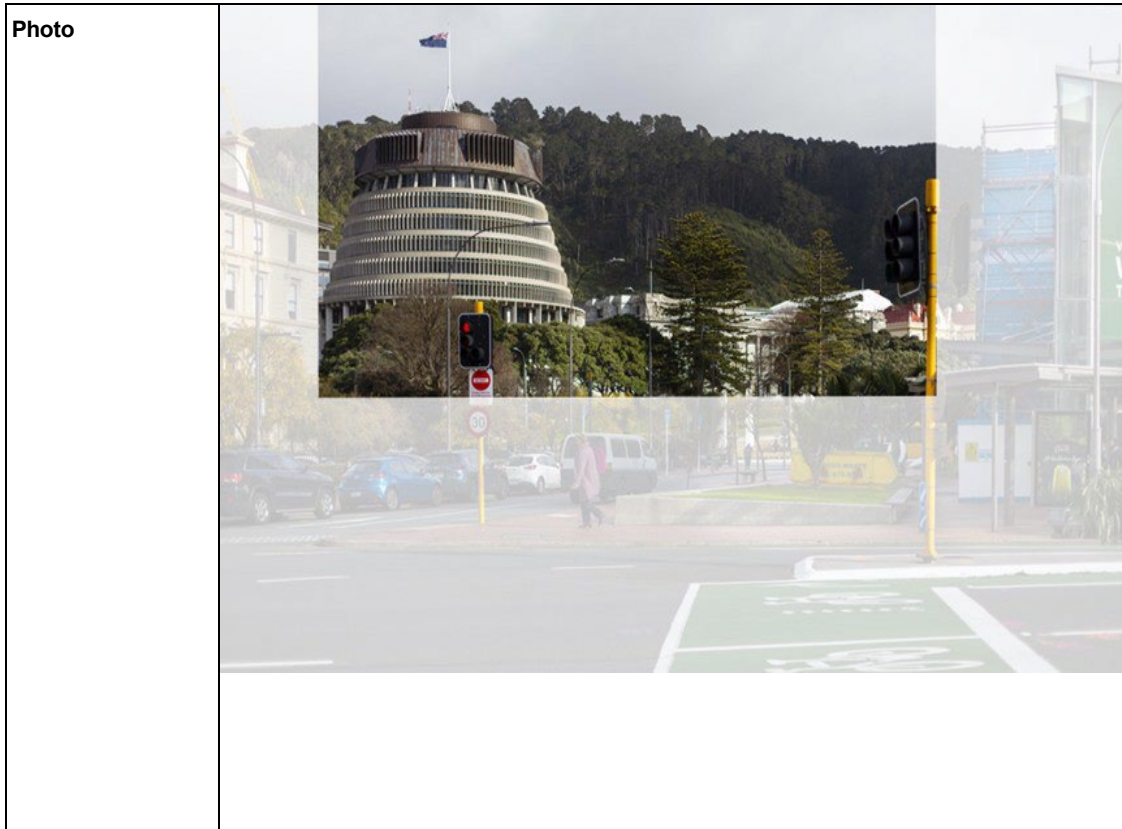
Tirohanga

SCHED5 – Viewshafts

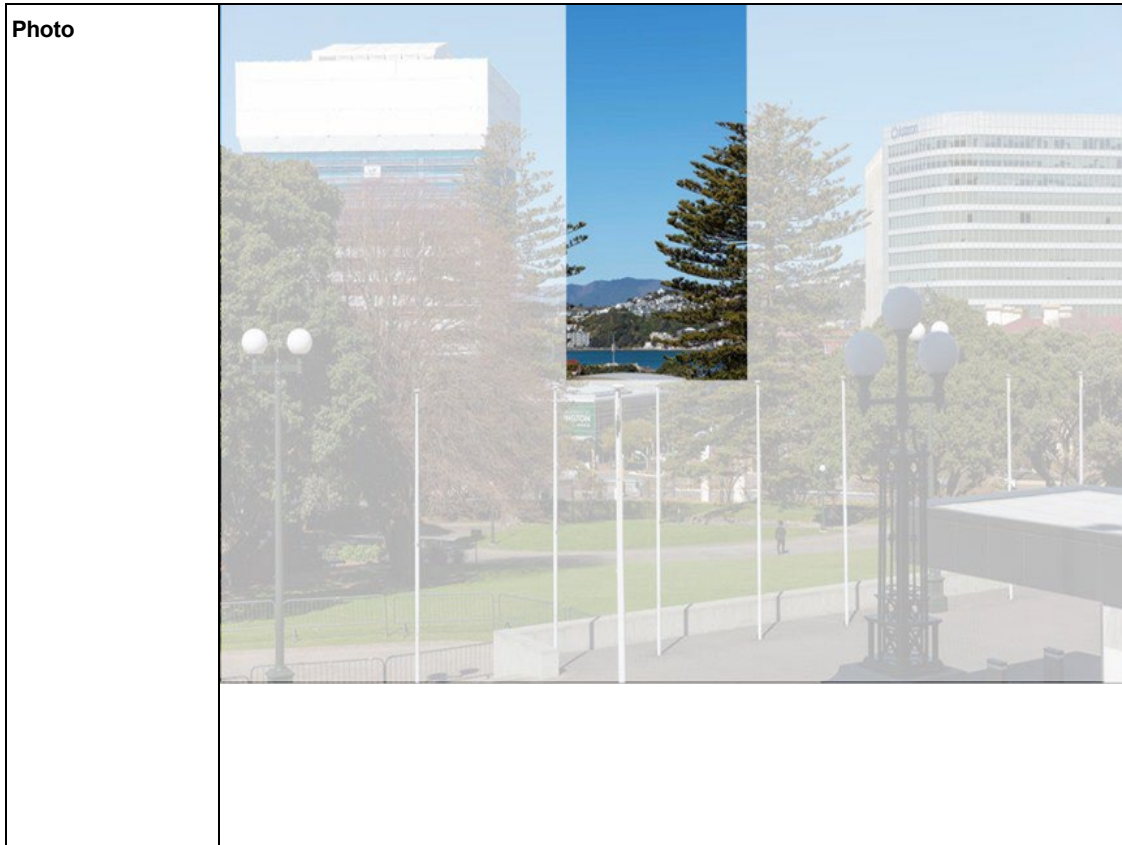
Viewshafts

Note: In order to accurately survey sites with regards to viewshafts identified in Schedule 5, surveyors will need to look at the base, left margin and right margin descriptions.


VS1 The Beehive	
Description	<p>A view of the Beehive <u>against the backdrop of Te Ahumairangi Hill</u> from a major thoroughfare for commuters. This is one of two significant viewshafts (the other being VS4) which, when combined, promote the image of Wellington as a capital city in views from key points within the northern end of the City Centre Zone</p> <p>The Beehive and Parliament Buildings are two of the emblems of New Zealand’s capital and key landmarks in the Wellington townscape. VS1, located on a major pedestrian route for commuters leaving the Wellington Rail Station, enhances wayfinding and contributes to Wellington’s sense of place</p>
Type of view	Contained
Significance	<u>Iconic and Landmark Category 1</u>
Focal elements	The Beehive, Parliament Buildings, south-east façade of General Assembly Library
Context elements	Te Ahumairangi Hill/ Ahumairangi Ridge (Tinakori Hill)
Location	<p>Footpath at north-east corner of intersection of Bunny Street and Featherston Street</p> <p>Height of ground: 3.0m</p> <p>Eye level: +1.5m</p> <p>Viewpoint: 4.5m above mean sea level</p>
Left margin	Northern corner of Government Buildings 1876 (VUW Faculty of Law) at 55 Lambton Quay (Sec 1 SO 37161)
Right margin	Southern corner of 2 Molesworth Street, intersection of Molesworth Street and Lambton Quay (Sec 1 SO 35741, SECS 1 2 SO 35741 - HIGH COURT)
Base	10m ground level on the south-east side of the Beehive



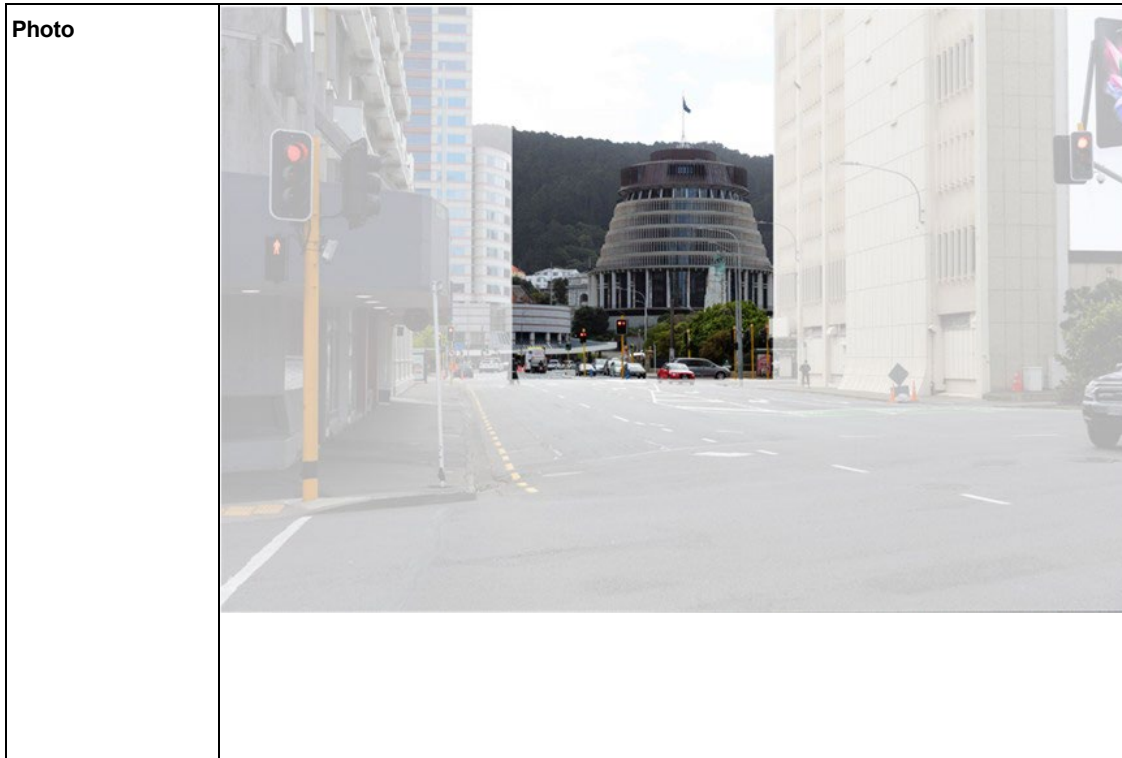
VS2 Oriental Bay from Parliament Steps	
Description	<p>A view of Oriental Bay from the top of the steps to the old Parliament Building. This is a very important location as it is one where tourists often have their photograph taken, and where petitions are received, and demonstrations are held. The viewpoint provides an elevated view across the harbour to Oriental Bay and Roseneath and promotes the relationship between two of Wellington’s key townscape features – Parliament Buildings and Grounds and the harbour.</p> <p>VS2 is one of 15 viewshafts that enhance the visual connection between the city, the harbour and their wider setting.</p>
Type of view	Vista
Significance	Local Category 1
Focal elements	The inner harbour
Context elements	Oriental Bay, Mount Victoria ridgeline/Te Ranga a Hiwi Precinct
Location	Top of steps between two middle pillars, old Parliament Building Height of ground: 14.5m Eye level: +1.5m Viewpoint 16.0m (above mean sea level)
Left margin	Southern corner of Railway Station entrance, at property boundary of 2 Bunny Street (south-east corner of Lot 1 DP 548049)
Right margin	North-east corner of Shed 21, 28 Waterloo Quay (northernmost corner of Lot 101 DP 65083)
Base	7.6m above mean sea level at the boundary of mean high seawater springs



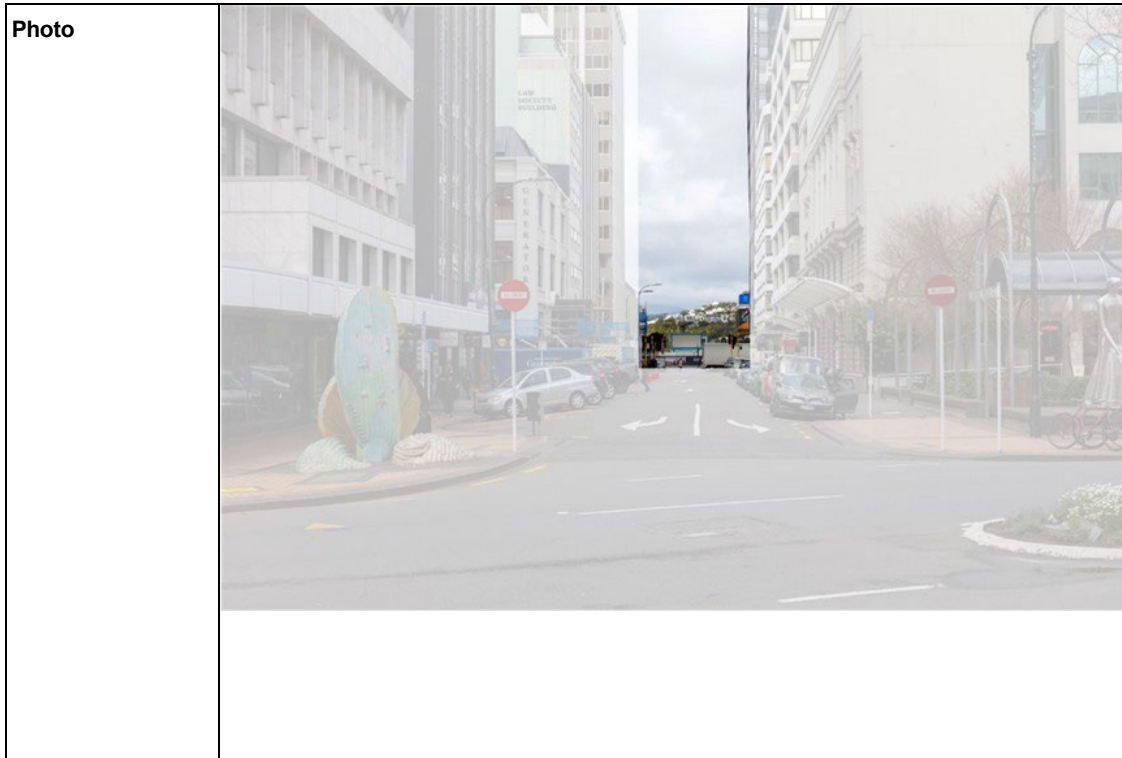
VS3 North Queens Wharf and Inner Town Belt – Whitmore Street	
Description	<p>A view of the North Kumutoto Precinct and the Inner Town Belt down Whitmore Street at the intersection of Bowen Street and Lambton Quay.</p> <p>VS3 is one of eight viewshafts offering views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for those moving along the Golden Mile - one of the most widely used pedestrian routes within the city. Collectively these viewshafts enhance the historical connection between the original shoreline and the harbour. They also promote visual and physical connections between the CBD and the waterfront which, in turn, contributes to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	<u>Local Category 2</u>
Focal elements	The inner harbour, Oriental Bay
Context elements	North Kumutoto Precinct, Inner Town Belt/Te Ranga a Hiwi Precinct
Location	<p>The footpath on the north-west corner of the intersection of Bowen Street and Lambton Quay</p> <p>Height of ground: 2.4m</p> <p>Eye level: +1.5m</p> <p>Viewpoint: 3.9m above mean sea level</p>
Left margin	South-west corner of 70 Featherston Street (SEC 1 SO 26720 SEC 1 SO 17350 - 4.3 M2COMMERCIAL BUILDING & BASEMENT ON ROAD RESERVE)
Right margin	The south-east corner of Whitmore Street/ Customhouse Quay, 1 Whitmore Street (LOT 1 DP 56486, LOT 1 DP 64672 SEC 2 & PT SECS 1, 3 & 4 BLK II THORNDON RECLAMATION (DEFINED ON DP 360) LOT 1 DP 56486 - 25 M2 SUBSOIL FOUNDATIONS ON ROAD RESERVE)

Base	Ground level at 2.4m
Photo	

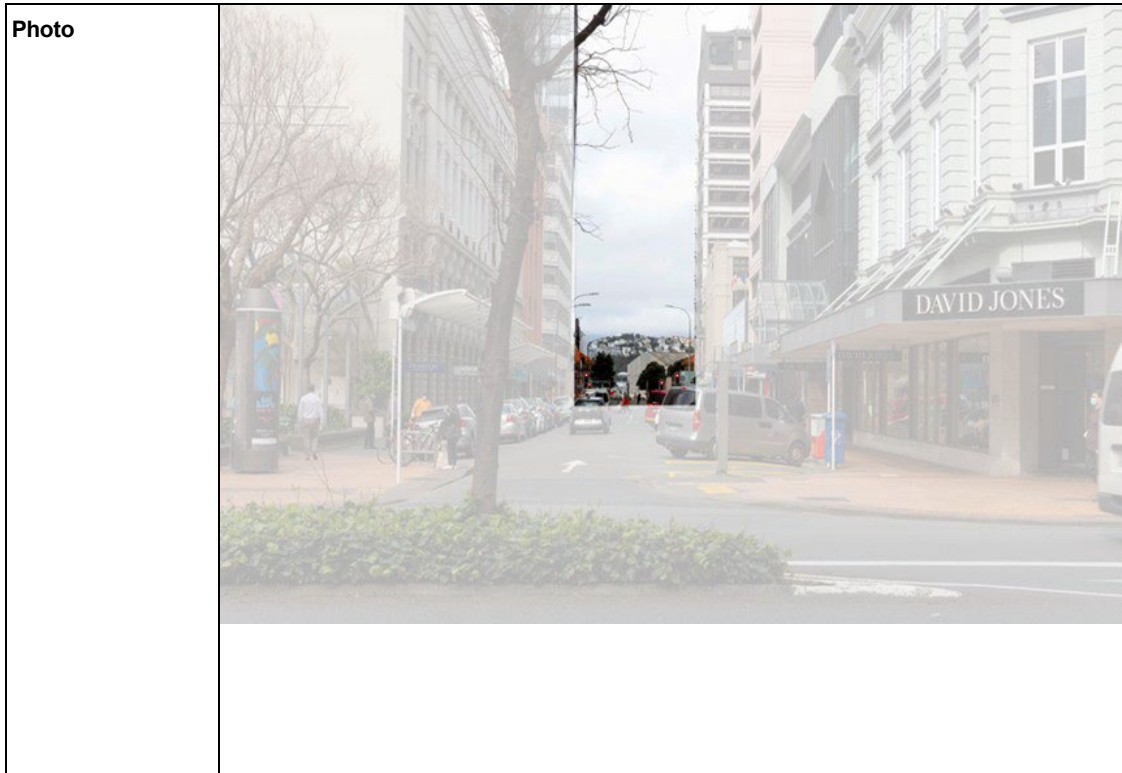
VS4 The Beehive and The Cenotaph – Whitmore Street	
Description	VS4 is one of two viewshafts (the other being VS1) focused on the Beehive from the south and east as set against the backdrop of Te Ahumairangi Hill. Along with the Beehive this viewshaft includes the Cenotaph as an additional focal element. Both of these viewshafts are individually and collectively significant and promote the image of Wellington as NZ’s ‘seat of government’ and capital city in views from key points. Additionally, as the Beehive and Cenotaph are important physical reminders of Wellington’s rich history the views to and from them, as provided by VS4, contribute to the city’s sense of place.
Type of view	Contained
Significance	Iconic and Landmark Category 1
Focal elements	The Beehive and The Cenotaph
Context elements	Te Ahumairangi Hill (Tinakori Hill), Thorndon Residential Area
Location	The footpath on the southern corner of the intersection of Whitmore Street and Featherston Street Height of ground: 2.1m Eye level: +1.5m Viewpoint: 3.6m above mean sea level
Left margin	Eastern most extent of the tower at 1 Bowen Street (LOT 1 DP 68935)
Right margin	Western corner of 70 Featherston Street (SEC 1 SO 26720 SEC 1 SO 17350 - 4.3 M2COMMERCIAL BUILDING & BASEMENT ON ROAD RESERVE)
Base	Ground level at 2.4m above mean sea level



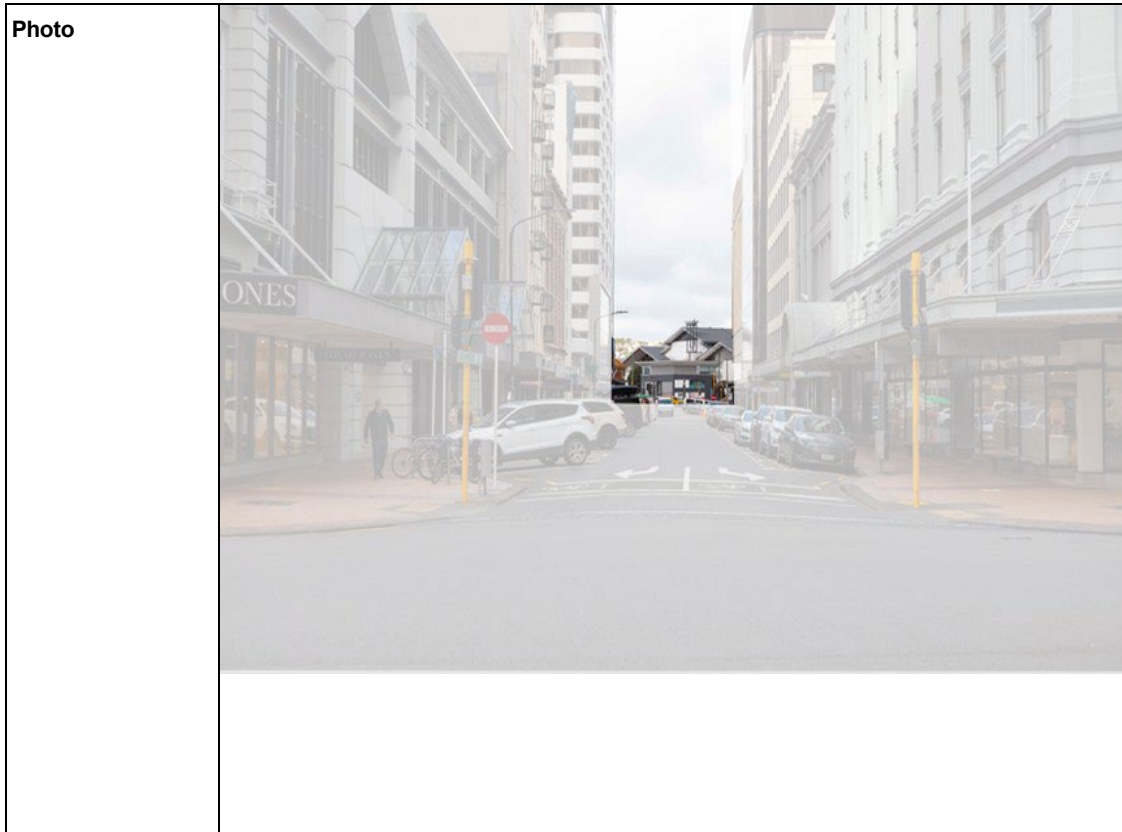
VS5 Waring Taylor Street	
Description	<p>VS5 is one of eight viewshafts offering views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and is sequential to VS3 as you move south along Lambton Quay. It is also located in the vicinity of one of Wellington’s most widely used inner-city parks (Midland Park).</p> <p>The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for those moving along the Golden Mile - one of the most widely used pedestrian routes within the city – and enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the city centre and the waterfront which, in turn, contributes to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	Local Category 2
Focal elements	Inner Harbour, Inner Town Belt/Te Ranga a Hiwi Precinct
Context elements	North Kumutoto Precinct, Roseneath
Location	Western side of Lambton Quay, in line with the middle of Waring Taylor Street Height of ground: 2.6m Eye level: +1.5m Viewpoint: 4.1m above mean sea level
Left margin	The north-west corner of the tower on 20 Customhouse Quay (LOTS 3 DEEDS 431)
Right margin	The south-east most extent of the tower on 4 Waring Taylor Street (PT LOT 5 DP 1130)
Base	Ground level at 2.4m above mean sea level



VS6 Johnston Street	
Description	<p>VS6 is one of eight viewshafts offering views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and is sequential to VS5 as you move south along Lambton Quay. It is also located in the vicinity of the one of Wellington’s most widely used inner-city parks (Midland Park).</p> <p>The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for those moving along Lambton Quay - one of the most widely used pedestrian routes within the city – and enhance the historical connection between the original shoreline (that once ran along Lambton Quay) and the harbour. They also promote the visual and physical connection between the city centre and the waterfront which, in turn, contributes to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	<u>Local Category 2</u>
Focal elements	Roseneath and its built-up ridgeline, Inner Town Belt/Te Ranga a Hiwi Precinct
Context elements	North Kumutoto Precinct
Location	<p>The western side of Lambton Quay in line with the middle of Johnston Street</p> <p>Height of ground: 2.5m</p> <p>Eye level: +1.5m</p> <p>Viewpoint: 4.0m above mean sea level</p>
Left margin	Northern edge of Johnston Street intersecting 20 Customhouse Quay (Lot 1 DEEDS 431)
Right margin	Southern edge of Johnston Street intersecting 36 Customhouse Quay (Lot 6 DP 10768)
Base	Ground level 1.9m at Customhouse Quay (2m at water’s edge)

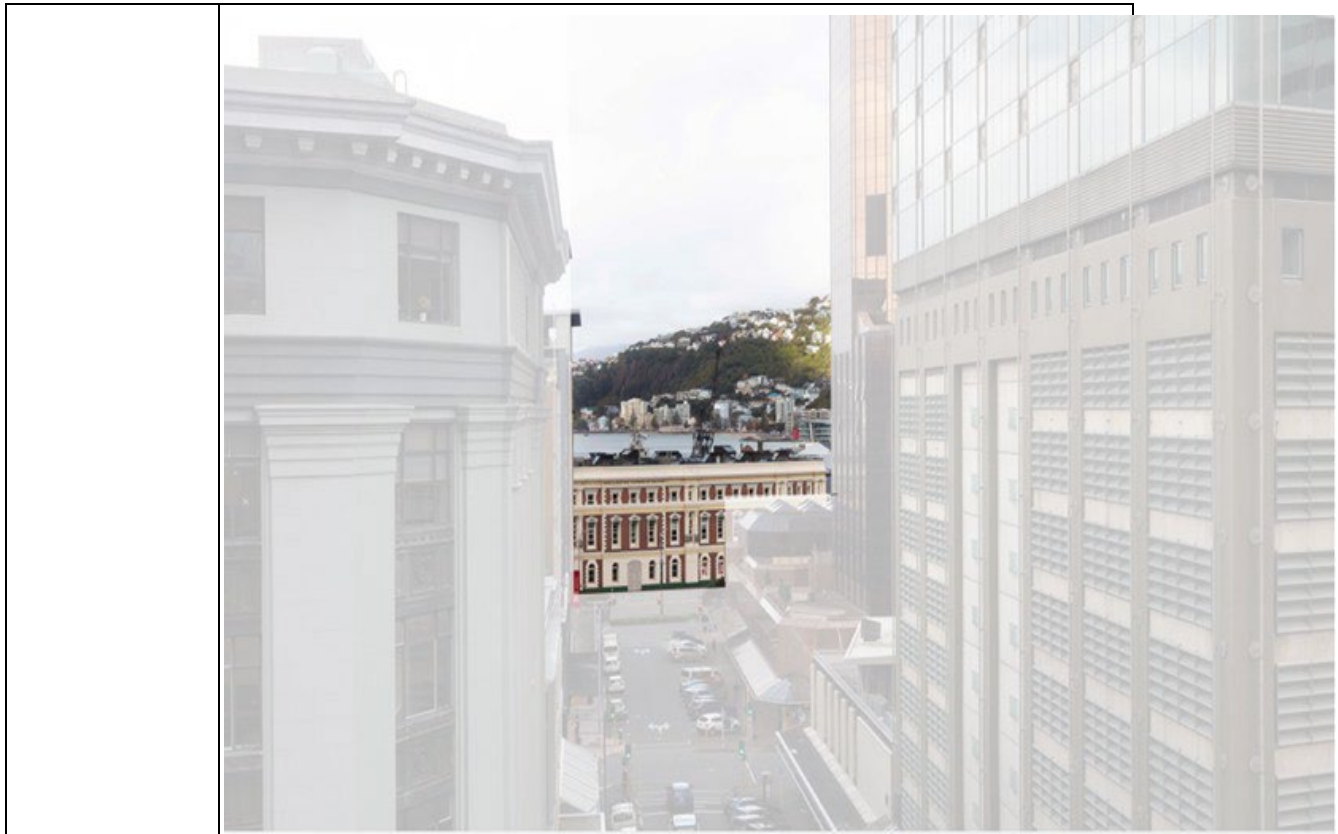


VS7 Brandon Street	
Description	VS7 is one of eight viewshafts offering views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and is sequential to VS6 as you move south along Lambton Quay. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for those moving along the Golden Mile - one of the most widely used pedestrian routes within the city – and enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the city centre and the waterfront which, in turn, contributes to wayfinding and an enhanced sense of place.
Type of view	Contained
Significance	Local Category 2
Focal elements	Queens Wharf building (3 Queens Wharf)
Context elements	Built-up ridgeline of Roseneath
Location	Western footpath on Lambton Quay in line with centre of Brandon Street Height of ground: 2.6m Eye level: 1.5m Viewpoint: 4.1m above mean sea level
Left margin	Southern side of former Deloitte House, 10 Brandon Street (Lots 3, 4, 7, 9 DP10768 Lot 2 51595)
Right margin	Northern side of Chartered Accountants House, 50 Customhouse Quay (Lot 1 DP 10633)
Base	Ground level 2m at Customhouse Quay

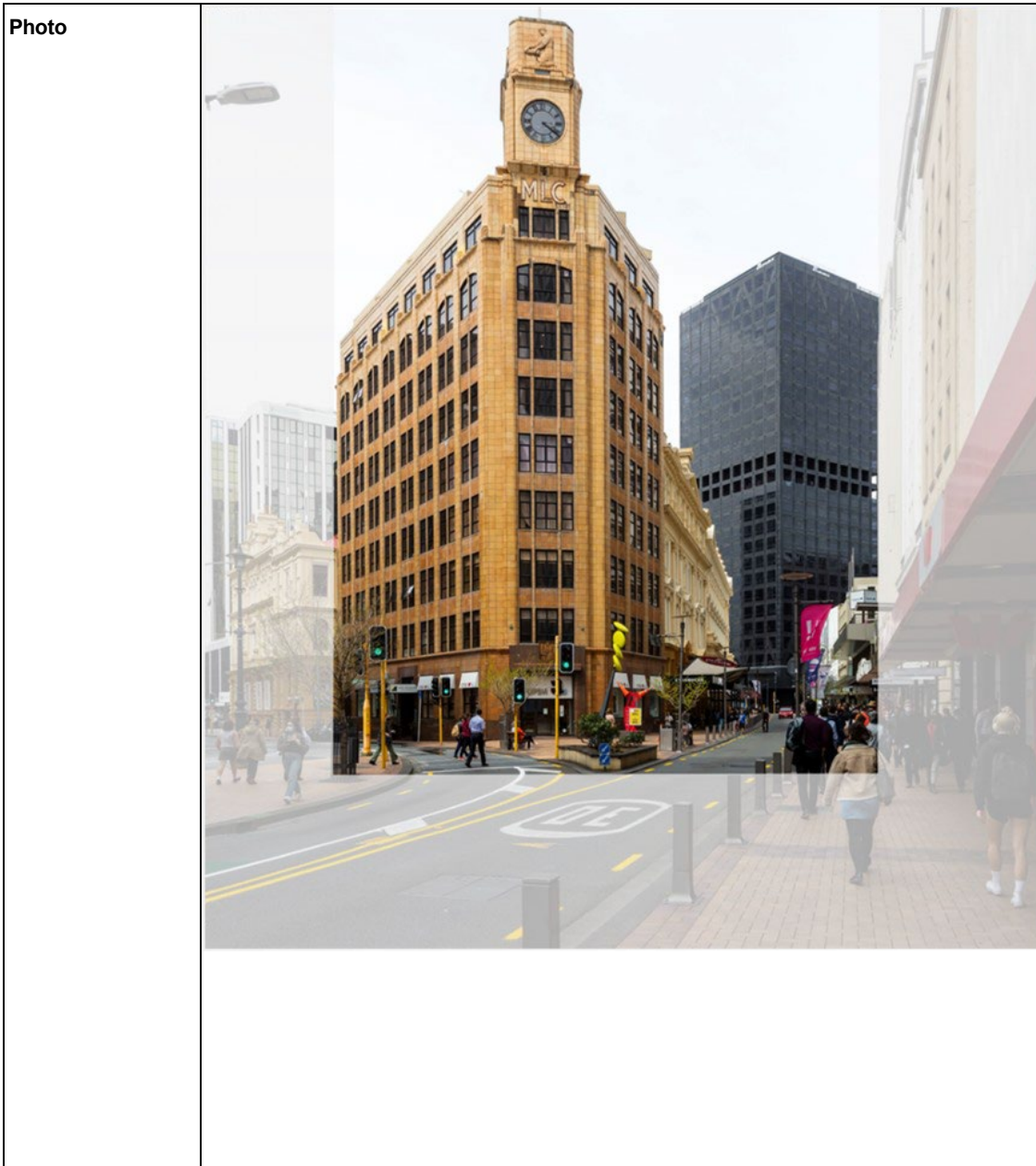


VS8 Panama Street	
Description	<p>VS8 is one of eight viewshafts offering views to the harbour and its wider setting. It is sequential to VS7 as you move south along the Golden Mile with the view along Panama Street obtained from an elevated viewpoint on The Terrace. Its elevated position and alignment along a thoroughfare between Lambton Quay and The Terrace offers a publicly accessible view of the harbour to be enjoyed from a different angle/perspective.</p> <p>Collectively these viewshafts are important as they enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the city centre and the waterfront which, in turn, contributes to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	Local Category 2
Focal elements	Old Harbour Board Office Building, Inner Harbour, Oriental Bay
Context elements	Roseneath, Inner Town Belt and Te Ranga a Hiwi Precinct
Location	<p>The viewing platform accessible at 125 The Terrace Height of ground: 26.5m Eye level: +1.5m Viewpoint: 28.0m above mean sea level</p>
Left margin	Southern edge of Chartered Accountants House, 50 Customhouse Quay (Lot 1 DP 10633)
Right margin	<p>North-east corner of the Intercontinental Hotel, following the outline of the hotel tower and the lower podium, 163 Featherston Street (Lot 1 DP 91187)</p> <p>Note: The right margin of this viewshaft is not a single vertical line as it follows the stepped building profile created by the hotel tower and lower podium.</p>


Elasto	Ground level 2.2m at Jervois Quay adjacent to former Harbour Board Offices and stepped to 12m over <u>following the height of</u> the Intercontinental Hotel podium
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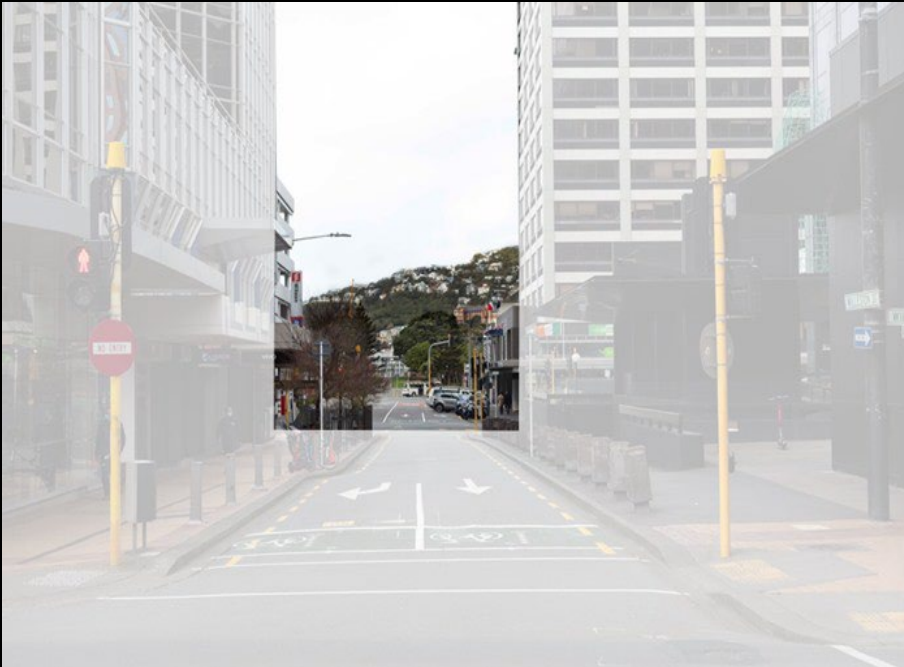
VS9 Lambton Quay/Grey Street	
Description	Although located on Lambton Quay, VS9 is not one of the eight viewshafts offering views from the Golden Mile to the harbour and its wider setting. Instead, it offers a 'townscape' view that principally focusses on two widely recognisable city centre buildings (the MLC Building and Aon Centre - the latter formerly known as the BNZ Tower and then State Insurance Building). Although the two buildings present distinctly different form and architectural character/features, they are both well-known city landmarks. Consequently, the viewshaft acknowledges and promotes the townscape significance of these buildings and the contribution they make to the sense of place in this locality.
Type of view	Contained
Significance	Iconic and Landmark Category 2
Focal elements	MLC Building, AON Centre
Context elements	Stewart Dawson's Corner, oblique view of Old BNZ Centre (Old Bank Arcade)
Location	The footpath outside 318 Lambton Quay approximately 22 meters before Lambton Quay separates into Hunter Street Height of ground: 3.0m Eye level: +1.5m Viewpoint: 4.5m above mean sea level
Left margin	North-east corner <u>Interface</u> of the <u>North-east corner of MLC building and north-west corner of</u> Old BNZ Centre (Old Bank Arcade) at 233-237 Lambton Quay (Lot 1 DP 85253)
Right margin	South-east corner of 332 Lambton Quay (Lot 2 DP 20963)
Base	Ground level at 3.0m above mean sea level



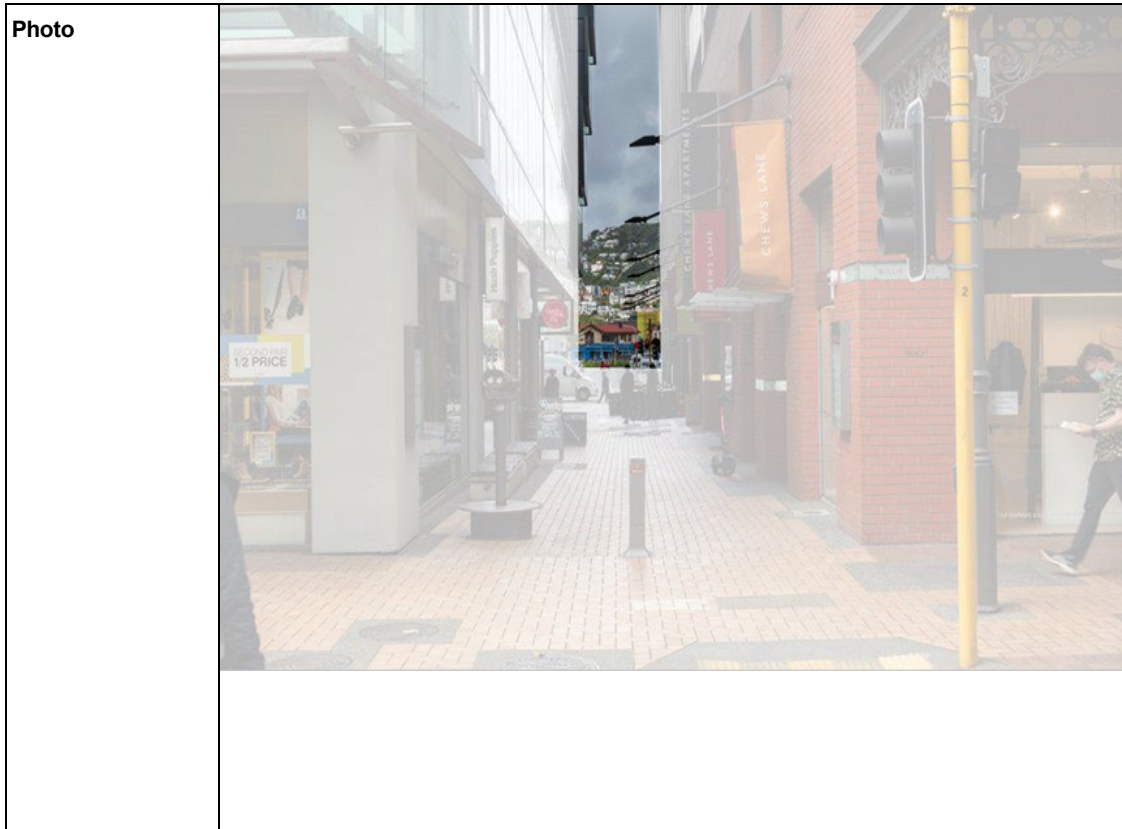
VS10 Hunter Street	
Description	VS10 is one of eight viewshafts offering views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and is sequential to VS8Z as you move south along Lambton Quay. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for those moving along the Golden Mile - one of the most widely used pedestrian routes within the city – and enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the city centre and the waterfront which, in turn, contributes to wayfinding and an enhanced sense of place.
Type of view	Contained
Significance	Local Category 2
Focal elements	Oriental Bay and Te Ranga a Hiwi Precinct
Context elements	Frank Kitts Park, Inner Harbour, Mount Victoria Ridgeline
Location	Located along the Golden Mile between two entrances to the Westpac Bank 318-324

	Lambton Quay, (Lot 1 DP 32604) Height of ground: 2.6m Eye level: +1.5m Viewpoint: 4.1m above mean sea level
Left margin	Harbour Tower, 2 Hunter Street (Lot 1 DP 59894)
Right margin	Ricoh House, 1 Victoria Street (Lot 1 DP 54061)
Base	Ground level 2.2m at Jervois Quay
Photo	

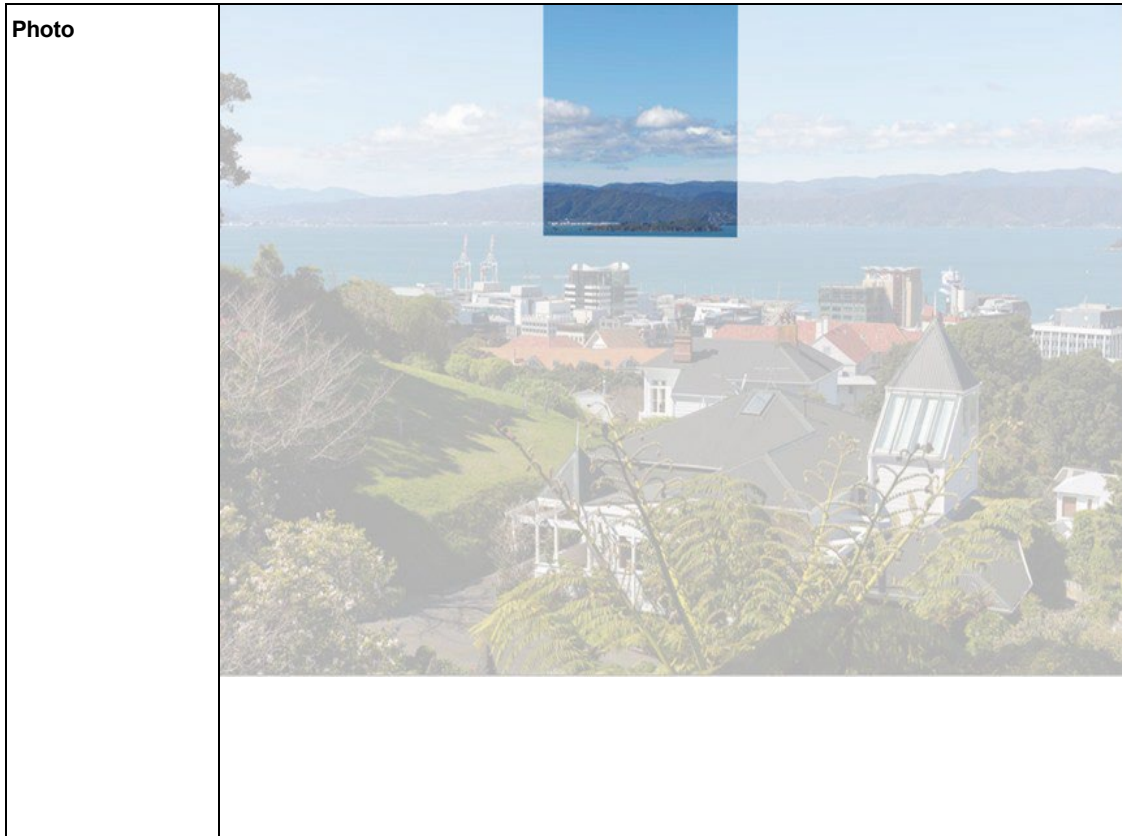
VS11 Willeston Street	
Description	VS11 is one of eight viewshafts offering views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and is sequential to VS10 as you move south along the Golden Mile. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for people moving along the Golden Mile - one of the most widely used pedestrian routes within the city – and enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the city centre and the waterfront which, in turn, contributes to wayfinding and an enhanced sense of place.
Type of view	Contained
Significance	Local Category 1
Focal elements	St Gerard’s, Frank Kitts Park
Context elements	Oriental Bay, Roseneath and Te Ranga a Hiwi Precinct
Location	Centreline of Willeston Street at the intersection between Willeston Street and Willis Street (Stewart Dawson’s corner) Height of ground: 3.2m Eye level: +1.5m Viewpoint: 4.7m above mean sea level
Left margin	Southern corner of 22 Willeston Street (Lot 1 DP 328873)

Right margin	Northeastern corner of 5 Willeston Street, (Lot 6 DP 10811)
Base	Ground level at 1.8m Jervois Quay
Photo	

VS12 Chews Lane/Harris Street	
Description	VS12 continues the series of eight viewshafts offering views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and is sequential to VS11. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for those moving along Lambton Quay and Willis Street - both of which are widely used pedestrian routes within the city - and enhance the historical connections between the original shoreline and the harbour. They also promote physical and visual connections between the city centre and the waterfront which, in turn, contributes to wayfinding and an enhanced sense of place.
Type of view	Contained
Significance	Local Category 1
Focal elements	Star Boating Club, St Gerard's Monastery, Mt Victoria
Context elements	Taranaki Street Wharf area and lagoon, Oriental Bay, Te Ranga a Hiwi Precinct
Location	The mid-point of Chews Lane where the lane meets Willis Street Height of ground: 2.8m Eye level: +1.5m Viewpoint: 4.3m above mean sea level
Left margin	South-east corner of Datacom House (south tower), 68-86 Jervois Quay (Lots 8-10, 12-15 DP 10811)
Right margin	Colonial Carrying Company Building, 56 Victoria Street (Lot 1 DP 365302)
Base	Ground level 2.2m at Jervois Quay



VS13 Cable Car Station to Matiu Somes Island and Mokopuna Island	
Description	<p>VS13, along with VS14 and VS15, is one of three elevated viewshafts offering 'vista' views across the harbour from the west. Originating from the same viewpoint (the Cable Car Station viewing platform), these viewshafts provide sequential views of the city's compact urban form and wider harbour landscape setting moving in a north to south direction and complement the 'ground level' viewshafts along the Golden Mile offering views to the harbour.</p> <p>By allowing wide angle expansive views of Wellington's memorable landscape these viewshafts enable the city's natural and urban context and sense of place to be experienced and enjoyed, and collectively combine to provide a single 'panoramic' view of the city (refer Viewshaft 18).</p>
Type of view	Vista
Significance	Iconic and Landmark Category 1
Focal elements	Matiu Somes Island and Mokopuna Island
Context elements	Distant hills (Remutaka and Orongorongo Ranges)
Location	<p>Viewing platform to the north of the Cable Car station, popular because of its accessibility from Wellington's business district via the Cable Car and its panoramic views</p> <p>Height of ground: 120.7m Eye level: 1.5m Viewpoint: 122.2m above mean sea level</p>
Left margin	<p>Rocks to the north of Mokopuna Island</p> <p>Line of sight: east corner of Balance and Featherston Streets intersection</p> <p>Height above sea level = 108m</p>
Right margin	Rocks to the south of Matiu Somes Island
Base	Water in the foreground, approximately 2.6km south-west of Somes Island



VS14 Cable Car Station to Point Jerningham and Point Halswell	
Description	<p>VS14, along with VS13 and VS15, is one of three elevated viewshafts offering views across the harbour from the west. Originating from the same viewpoint (the Cable Car Station viewing platform), these viewshafts provide sequential views of the city's compact urban form and wider harbour and landscape setting moving in a north to south direction and complement the 'ground level' viewshafts along the Golden Mile offering views to the harbour.</p> <p>By allowing wide angle expansive views of the Wellington's memorable landscape, these viewshafts enable the city's natural and urban context and sense of sense of place to be experienced and enjoyed, and collectively combine to provide a single 'panoramic' view of the city (refer Viewshaft 18).</p>
Type of view	Vista
Significance	Iconic and Landmark Category 1
Focal elements	Point Jerningham and Point Halswell
Context elements	Roseneath, the harbour, and distant hills (Remutaka and Orongorongo Ranges)
Location	Viewing platform to the north of the Cable Car station, popular because of its accessibility from Wellington's business district via the Cable Car and its panoramic views. Height of ground: 120.7m Eye level: 1.5m Viewpoint: 122.2m above mean sea level
Left margin	Point Jerningham lighthouse
Right margin	Northern edge of the Gateways Apartments, Point Jerningham, 19 Maida Vale Road (Lot 55 DP 475, Lot 54 DP 475, PT Lot 3 DP 1030, PT Lot 2 DP 1030, PT Lot 1 DP 1030, Lot 1 DP 75462)
Base	Water in the foreground, approximately 400m west of the Point Jerningham shoreline



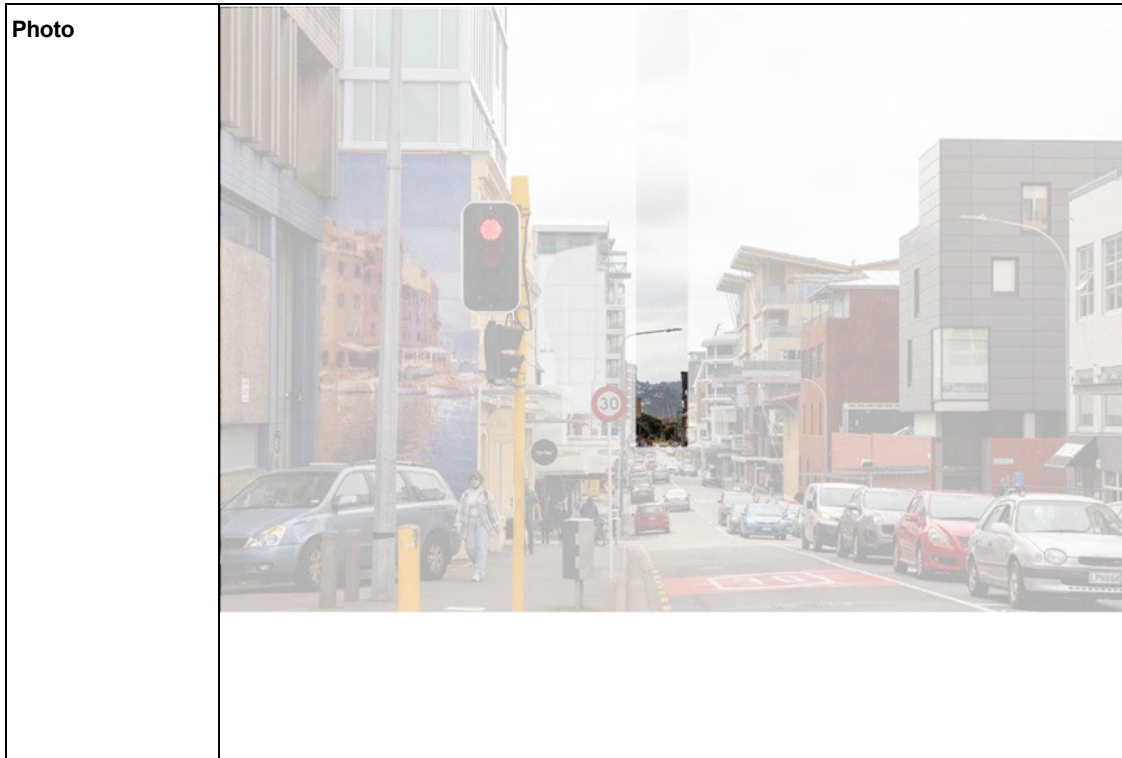
VS15 Cable Car Station to St Gerard’s Monastery	
Description	<p>VS15, along with VS13 and VS14, is one of three elevated viewshafts offering views across the harbour from the west. Originating from the same viewpoint (the Cable Car Station viewing platform), these viewshafts provide sequential views of the city’s compact urban form and wider harbour and landscape setting moving in a north to south direction, and complement the ‘ground level’ viewshafts along the Golden Mile offering views to the harbour.</p> <p>By allowing wide angle expansive views of the Wellington’s memorable landscape, these viewshafts enable the city’s natural and urban context and sense of sense of place to be experienced and enjoyed, and collectively combine to provide a single ‘panoramic’ view of the city (refer Viewshaft 18).</p>
Type of view	Vista
Significance	Iconic and Landmark Category 1
Focal elements	St Gerard’s Monastery
Context elements	Oriental Bay, Roseneath and distant hills (Oronogorongo Ranges)
Location	<p>Viewing platform to the north of the Cable Car station, popular because of its accessibility from Wellington’s business district via the Cable Car and its panoramic views.</p> <p>Height of ground: 120.7m Eye level: 1.5m Viewpoint: 122.2m above mean sea level</p>
Left margin	Northern edge of Jellicoe Towers, 189 The Terrace (Lot 2 DP 5264)
Right margin	South-west corner of the Harbour View Flats, 2 Oriental Terrace, Pt Lot 29 DP 123
Base	Top of the 38m Dorchester Apartments, 144 Oriental Parade (Lot 1 DP 43005)



VS16 Taranaki Street	
Description	VS16 plays an important role in establishing the visual relationship between this important arterial pedestrian and vehicle connection to the port, and inner harbour and the more distant hills of the City.
Type of view	Contained
Significance	Local Category 2
Focal elements	Port and inner harbour
Context elements	Wharf sheds and gates, and distant hills
Location	Kerbside, outside Te Aro Hall, approximately 10m north of the southern boundary of 152 Taranaki Street (Lot All DP 13452) between Wigan/Vivian Street Height of ground: 10.0m Eye level: 1.5m Viewpoint: 11.5m above mean sea level
Left margin	Western side of Taranaki Street, northern corner of the intersection with Jervois Quay
Right margin	Eastern side of Taranaki Street, northern corner of the intersection with Cable Street
Base	Ground level 2.6m at Cable Street



VS17 Tory Street	
Description	VS17 aligns with an important pedestrian route and plays an important role in establishing a visual relationship between the Te Aro Basin and the waterfront/inner harbour and the more distant western hills of the City.
Type of view	Contained
Significance	Local Category 2
Focal elements	Western escarpment, Te Papa grounds, Pohutukawa trees
Context elements	Te Papa, Te Papa grounds, Pohutukawa trees
Location	South/western kerbside, intersection of Tory and Vivian Streets Height of ground: 10.5m Eye level: 1.5m Viewpoint: 12.0m above mean sea level
Left margin	Western side of Tory Street, northern corner of the intersection with Courtenay Place
Right margin	Eastern side of Tory Street, northern corner of the intersection with Courtenay Place
Base	Ground level 2.6m at Cable Street



VS18 Cable Car Panoramic View	
Description	VS18 recognises the expansive views offered from the Cable Car station across Wellington Harbour, including contributory short- and long-range natural and built elements. It is a popular viewpoint because of its accessibility from the City Centre via the Cable Car and its panoramic views.
Type of view	Panoramic
Significance	<u>Iconic and Landmark Category 1</u>
Focal elements	<u>St Gerard's Monastery</u> , Point Jerningham and Point Halswell, Matiu Somes Island and distant hills
Continuum elements	Distant hills (Remutaka and Orongorongo Ranges), Eastbourne harbour edge, Mt Victoria, and the Town Belt and <u>Oriental Bay</u>
Location	Televiwer, to the <u>Viewing platform to the</u> north of the Cable Car station, <u>popular because of its accessibility from Wellington's business district via the Cable Car and its panoramic views</u> Height of ground: 120.7m Eye level: 1.5m Viewpoint: 122.2m above mean sea level

Photo

