

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.

Ngā Rāhui Tirohanga

Viewshafts

VIEW	Viewshafts
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Introduction

The purpose of the Viewshafts Overlay ([viewshafts](#)) is to identify and maintain significant views within Wellington City that contribute to its sense of place and identity. ~~To achieve this purpose the Viewshaft Overlay identifies a number of viewshafts that identify where built development is restricted to ensure that the views (i.e. 'focal' elements at the end of the viewshaft and 'context' elements that surround the focal elements) are not compromised by future development.~~

All ~~of~~ the views covered by the ~~mapped extent of the Viewshaft Overlay~~ [viewshafts](#) are identified in [Schedule 5](#). ~~These views~~ have ~~local city-wide public~~ significance ~~as they promote the relationship of the city to its landscape setting, providing provide~~ a means of orientating oneself in the City and ~~provide~~ visual relief from the ~~monotony of~~ continuous built form. Many ~~elements protected by~~ [viewshafts](#) are also recognised regionally, nationally or internationally. They are unique to Wellington and offer significant visual amenity to residents and visitors alike.

~~There are~~ 18 ~~identified~~ [viewshafts](#) ~~identified that~~ traverse the ~~following zones~~ [City Centre and Waterfront Zones](#):

- [City Centre Zone](#)
- [Special Purpose Waterfront Zone](#)
- [High Density Residential Zone](#)
- [Medium Density Residential Zone](#)
- [Special Purpose Wellington Town Belt Zone](#)
- [Special Purpose Tertiary Education Zone](#)
- [Open Space Zone](#).

~~These~~ [The](#) views ~~that these viewshafts protect~~ are experienced from a range of positions, some of which may be in a different zone to their intended focal point.

~~While all the identified viewshafts are important and in need of protection, their relative public significance could vary, depending on the significance of their viewpoint location, the extent or character of the view, and/or the meaning and significance of their focal element (i.e. local, city wide, national and/or international). On that basis two categories of viewshafts have been identified:~~

1. [Category 1 viewshafts, which have an enhanced public significance \(protecting iconic and landmark views\); and](#)
2. [Category 2 viewshafts, which have public significance.](#)

There are three main types of viewshafts identified in the District Plan:

1. Viewshafts protecting views from the City Centre towards of the harbour, hills, landmarks, and wider setting;
2. Viewshafts protecting wide-angle elevated views across the harbour from the Cable Car station viewing platform; and
3. Viewshafts protecting views of landmark buildings and places within the City Centre.

These viewshafts protect three forms of views are spatially characterised as either ('contained' views, and 'vista' views and or 'panoramic' views).

Contained viewshafts are typically those experienced along a street that is vertically framed by buildings (existing or future enabled/permited) located along their edge, terminating at an identified focal point. They are important because they:

- 1. Recognise the unique relationship between topography and built form;
- 2. Reinforce the historical connection between the original shoreline and the harbour; and
- 3. Promote the visual connection between the City Centre and the inner harbour and, in doing so, contribute to wayfinding and an enhanced sense of place by providing continuous views to the inner harbour from the Golden Mile.

Vista viewshafts are more expansive than the contained viewshafts. They are typically experienced viewed from elevated positions or from areas that allow a wider viewing angle, and complement the contained viewshafts experienced at street level. Their key features include:

- 1. Establishing the relationship of the City Centre with its wider landscape and harbour setting; and
- 2. Reinforcing the City Centre's identity and sense of place.

Panoramic views are expansive, wide-angled distant views providing a complete view of an area. Viewshafts associated with panoramic views are open.

Some viewshafts (whether contained or vista views) have been identified due to their focus on important landmark buildings or iconic places within the City. These viewshafts are significant as they provide an understanding of the City Centre environment, promote its history and assist wayfinding.

The Viewshafts Overlay Viewshafts seeks to protect these identified viewshafts to ensure that they are not compromised by future development. Views, including the identified associated focal and context elements, that are the subject of this Viewshaft Overlay viewshafts are identified in Schedule 5 and the Viewshaft Overlay.

The rules in this chapter apply to sites across multiple zones where the Viewshaft Overlay viewshafts apply, as identified in Schedule 5 and on the District Plan maps (through the Viewshaft Overlay). The purpose of the rule framework is to regulate development that intrudes on the specific parameters of each viewshaft as set out in Schedule 5, but not to prevent changes to the views' (focal and context elements) themselves. Any such development will be subject to the provisions of the relevant zone based chapter.

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide matters chapters and Part 3: Area-Specific chapters also contain provisions that may be relevant, for activities in underlying Zone chapters, including:

- **City Centre Zone** — the City Centre Zone contains objectives, policies, rules and standards to manage the location, bulk and scale of new buildings and structures, or additions and alterations to existing buildings and structures.
- **Waterfront Zone** — the Waterfront Zone contains objectives, policies, rules and standards to manage the location, bulk and scale of new buildings and structures, or additions and alterations to existing buildings and structures. A zero height limit applies in the Waterfront Zone.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, 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

VIEW-O1	<p>Purpose</p> <p><u>Views that have been identified as having city-wide public significance, townscape value, or are representative of the City's identity at a national or international scale are recognised and maintained.</u></p> <p><u>Views that contribute to the City's identity and sense of place, and that support an understanding of the City's topography and urban form, are recognised and maintained.</u></p>
VIEW-O2	<p><u>Category 1 (Iconic and landmark views)</u></p> <p><u>Category 1 Viewshafts from public places to key City landmarks</u> are recognised and <u>given an enhanced protection maintained</u> due to their regional, national and/or international significance.</p>

Policies

VIEW-P1	<p>Identification of important viewshafts</p> <p>Identify and maintain important viewshafts to the harbour, hills and iconic and landmark features from public places within and around the City Centre.</p>
VIEW-P2	<p>Maintaining identified viewshafts</p> <p>Maintain viewshafts that reinforce the City's identity and sense of place by restricting development that could affect these viewshafts, having regard to:</p> <ol style="list-style-type: none"> 1. Whether the development will positively frame the viewshaft horizontally or vertically; 2. The extent to which the relationship between context and focal elements will be maintained; 3. Whether the development will <u>disrupt intrude on</u> the viewshaft, vertically or horizontally, and <u>the extent of this intrusion on identified context and focal elements whether this is of a minor nature</u>; 4. Whether the development will encroach on one or more of on the view's focal elements and whether this is of a minor nature; and 4. 5. The extent to which the development will remove existing intrusions or increase the quality of the viewshaft, particularly in relation to focal elements.
VIEW-P3	<p>Avoiding intrusions into on <u>Category 1 (iconic and landmark viewshafts)</u></p> <p>Avoid intrusions on into identified <u>Category 1 (iconic and landmark viewshafts)</u>, unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The development will result in the removal of an existing <u>viewshaft</u> intrusion or increase the quality of the view <u>experienced</u>; or 2. The <u>viewshaft</u> intrusion is of a minor nature and will not detract from the overall appreciation of the view; or 3. In the case of verandahs, the <u>viewshaft</u> intrusion will either be screened by another verandah or building element in the foreground or be contained within the outline of a building (that is not a context or focal element) in the background.

Rules: Building and structure activities

VIEW-R1	<p>Verandahs within viewshafts</p>
<p><u>City Centre Zone</u></p>	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p>

	<p>a. Compliance with Standard CCZ-S78 is achieved; and</p> <p>b. The verandah does not intrude on into Viewshaft 1 or Viewshaft 4.</p>
<u>City Centre Zone</u>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of VIEW-R1.1 cannot be achieved</p> <p>Matters of discretion are:</p> <p>1. The matters in VIEW-P2 and VIEW-P3.</p> <p>Notification status: An application for resource consent under Rule VIEW-R1.2 is precluded from being either publicly or limited notified.</p>
VIEW-R2	Construction of new buildings and structures, and alterations and additions to existing buildings, within <u>the extent of the a Viewshaft Overlay</u>
<u>Medium Density Residential Zone</u>	<p>1. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with any of the following standards is achieved:</u></p> <p>i. <u>MRZ-S1; and</u></p> <p>ii. <u>MRZ-S2, excluding properties within the Viewshaft Overlay for Viewshaft 13, Viewshaft 14 and Viewshaft 15 in Kelburn.</u></p>
<u>High Density Residential Zone</u>	<p>2. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with any of the following standards is achieved:</u></p> <p>i. <u>HRZ-S1; and</u></p> <p>ii. <u>HRZ-S2, excluding properties within the Viewshaft Overlay for Viewshaft 13, Viewshaft 14 and Viewshaft 15 in Kelburn.</u></p>
<u>All Other Zones</u>	<p>1- 3. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance cannot be achieved with VIEW-S1 <u>Category 2 Viewshaft Protection</u>.</p> <p>Matters of discretion are:</p> <p>1. The matters in VIEW-P2.</p>
<u>Medium Density Residential Zone</u> <u>High Density Residential Zone</u>	<p>4. <u>Activity Status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with any of the requirements of VIEW-R2.1 and VIEW-R2.2 cannot be achieved; and</u></p> <p>b. <u>Development intrudes into any of the following nonidentified iconic and landmark Category 2 viewshafts identified in Schedule 5:</u></p> <p>i. <u>Viewshaft 3 (North Queens Wharf and Inner Town Belt – Whitmore Street);</u></p> <p>ii. <u>Viewshaft 5 (Waring Taylor Street);</u></p> <p>iii. <u>Viewshaft 6 (Johnston Street);</u></p> <p>iv. <u>Viewshaft 7 (Brandon Street);</u></p> <p>v. <u>Viewshaft 8 (Panama Street);</u></p> <p>vi. <u>Viewshaft 9 (Lambton Quay/Grey Street);</u></p> <p>vii. <u>Viewshaft 10 (Hunter Street);</u></p> <p>viii. <u>Viewshaft 11 (Willeston Street);</u></p> <p>ix. <u>Viewshaft 12 (Chews Lane/Harris Street);</u></p> <p>x. <u>Viewshaft 16 (Taranaki Street); and</u></p>

	<p>xi. Viewshaft 17 (Tory Street).</p> <p><u>Matters of discretion are:</u></p> <p>1. <u>The matters in VIEW-P1 and VIEW-P2.</u></p>
<p><u>Medium Density Residential Zone</u></p> <p><u>High Density Residential Zone</u></p>	<p><u>5. Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Compliance with any of the requirements of VIEW-R2.1 and VIEW-R2.2 cannot be achieved; and</u></p> <p>b. <u>Development intrudes into any of the following Category 1 (iconic and landmark viewshafts) identified in Schedule 5:</u></p> <p>i. <u>Viewshaft 1 (The Beehive and Parliament Buildings);</u></p> <p>ii. <u>Viewshaft 2 (The Inner Harbour/Mt Victoria Ridgeline from Parliament Steps);</u></p> <p>iii. <u>Viewshaft 4 (Whitmore Street);</u></p> <p>iv. <u>Viewshaft 11 (Willeston Street);</u></p> <p>v. <u>Viewshaft 12 (Chews Lane/Harris Street);</u></p> <p>vi. <u>Viewshaft 13 (Viewing platform to the north of the Cable Car Station, focusing on Maiti Somes Island and Mokopuna Island);</u></p> <p>i. <u>Viewshaft 14 (Viewing platform to the north of the Cable Car station focusing on Point Jerningham and Point Halswell);</u></p> <p>ii. <u>Viewshaft 15 (Viewing platform to the north of the Cable Car station focusing on St Gerard's Monastery); and</u></p> <p>iii. <u>Viewshaft 18 (The Panoramic view from the Cable Car).</u></p>
<u>All Other Zones</u>	<p>2- 6. <u>6. Activity status: Discretionary</u></p> <p><u>Where:</u></p> <p>a. <u>Development intrudes into any of the following Category 1 (iconic and landmark viewshafts) identified in Schedule 5:</u></p> <p>i. <u>Viewshaft 1 (The Beehive and Parliament Buildings);</u></p> <p>ii. <u>Viewshaft 2 (The Inner Harbour/Mt Victoria Ridgeline from Parliament Steps);</u></p> <p>iii. <u>Viewshaft 4 (Whitmore Street);</u></p> <p>iv. <u>Viewshaft 11 (Willeston Street);</u></p> <p>v. <u>Viewshaft 12 (Chews Lane/Harris Street);</u></p> <p>vi. <u>Viewshaft 13 (Viewing platform to the north of the Cable Car Station, focusing on Maiti Somes Island and Mokopuna Island);</u></p> <p>vii. <u>Viewshaft 14 (Viewing platform to the north of the Cable Car station focusing on Point Jerningham and Point Halswell);</u></p> <p>viii. <u>Viewshaft 15 (Viewing platform to the north of the Cable Car station focusing on St Gerard's Monastery); and</u></p> <p>ix. <u>Viewshaft 18 (The Panoramic view from the Cable Car).</u></p>
Standards	
VIEW-S1	<u>Category 2 Viewshaft Protection</u>
<p>1. No building or structure shall intrude on any of the following Category 2 viewshafts identified in Schedule 5:</p> <p>a. Viewshaft 3 (North Queens Wharf and Inner Town Belt – Whitmore Street);</p> <p>b. Viewshaft 5 (Waring Taylor Street);</p> <p>c. Viewshaft 6 (Johnston Street);</p> <p>d. Viewshaft 7 (Brandon Street);</p> <p>e. Viewshaft 8 (Panama Street);</p> <p>f. Viewshaft 9 (Lambton Quay/Grey Street);</p> <p>g. Viewshaft 10 (Hunter Street);</p> <p>h. Viewshaft 11 (Willeston Street);</p> <p>i. Viewshaft 12 (Chews Lane/Harris Street);</p>	<p>Assessment criteria where the standard is infringed:</p> <p>1. Extent of intrusion;</p> <p>2. Verandah dimension;</p> <p>3. Scale;</p> <p>4. Location; and</p> <p>5. Design.</p>

<p>j. Viewshaft 16 (Taranaki Street); and k. Viewshaft 17 (Tory Street).</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Verandahs that comply with CCZ-S&Z and do not intrude into Viewshaft S1 or Viewshaft S4; b. Any building or structure within the coastal marine area; c. Land within the 'Commercial Port' area of the Port Zone; and d. Cranes, elevators and similar cargo or passenger handling equipment and lighting poles. <p>Note: Vegetation intruding into a viewshaft will be disregarded when assessing applications, particularly where pruning or the deciduous nature of the vegetation can act to restore the quality of the viewshaft.</p>	
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Definitions:

<u>CATEGORY 1 VIEWSHAFT</u>	<u>Viewshafts with an enhanced public significance (protecting/ iconic and landmark views).</u>
<u>CATEGORY 2 VIEWSHAFT</u>	<u>Viewshafts with public significance.</u>
<u>CONTEXT ELEMENTS</u>	<u>means, in relation to a Viewshaft, the components that surround focal elements and provide the setting for those elements. They provide the overall context for the view.</u>
<u>CONTINUUM ELEMENTS</u>	<u>means those components that traverse views (usually horizontally) and break up the view into discrete segments such as but not limited to horizons, water lines, edges to housing area, and ridgelines.</u>
<u>FOCAL ELEMENT</u>	<u>means, in relation to a viewshaft, one of a number of components that are the primary purpose for the view. Focal elements are the outstanding element that a view focuses on.</u>
<u>ICONIC AND LANDMARK VIEWS</u>	Views that have been identified as having <u>enhanced</u> public significance, townscape value, or are representative of the City's identity at a national or international scale.
<u>PANORAMIC VIEW</u>	<u>An expansive wide-angled distant view providing a complete view of an area. Viewshafts associated with panoramic views are open (i.e. they are not defined by a base or margins).</u>
<u>TERMINATION POINT</u>	<u>The end of the mapped extent of any viewshaft as depicted in the Viewshaft Overlay.</u>
<u>VIEW</u>	<u>Means the focal and context elements protected by a Viewshaft included in Schedule 5.</u>

VIEWSHAFT	<p>means a view <u>down an identified viewing corridor (shaft)</u> from a fixed point that is publicly accessible <u>to identified focal elements and context elements</u>. <u>Viewshafts are defined by vertical margins and a base which demarcate the extent of the protected view</u>. There are three types of viewshafts <u>that viewshafts protect</u>:</p> <ol style="list-style-type: none"> a. Contained views <u>that</u> run along street corridors and are vertically framed on either side by <u>physical margins</u> - a building or other structure (existing or <u>future enabled permitted</u>); b. Vista views are <u>distant views seen obtained</u> from elevated viewpoints or from areas that allow a wider viewing angle than contained views; <u>and-</u> c. Panoramic <u>views are expansive wide-angled distant views providing a complete view of an area</u>.
VIEWSHAFT OVERLAY	<p><u>The mapped extent of the viewshafts in the ePlan included in Schedule 5, which are associated with the Viewshaft Chapter provisions.</u></p>