

## **Appendix A: Wellington Town Belt Zone – Tracked Changes**

Red underline and ~~strikeout~~: Show additions and deletions to the notified Wellington Town Belt Zone Chapter, as recommended in the section 42A Report dated 20 February 2024.

This entire chapter has been notified using the RMA Part One, Schedule 1 process ([P1 Sch1](#)).

# Wellington Town Belt Zone

## WTBZ Wellington Town Belt Zone

### Introduction

The Wellington Town Belt is an elongated U-shaped green open space that covers the hills immediately surrounding the central city and inner city suburbs. Because of its proximity to the inner city and central city area, the Wellington Town Belt is readily accessible and provides important connections between inner city suburbs. It also has rich historical and cultural links with Wellington citizens and mana whenua, and plays an important role in bringing nature back into the City.

The Wellington Town Belt was first set aside by the Wellington City founders in 1840. It was subsequently conveyed to the Mayor, Councillors, and citizens of the City of Wellington on 20 March 1873 under the Town Belt Deed to be forever used as a '*public recreation ground for the inhabitants of the City of Wellington.*'

Since May 2016 the Wellington Town Belt has been the subject of the Wellington Town Belt Act 2016 (WTBA). The guiding principles set out in section 4 of the WTBA inform the objectives and policies which guide the development, management, protection and operation and public use of the land.

Today, the Wellington Town Belt comprises a variety of parks and open spaces that are publicly owned and administered under the terms of the WTBA and the Wellington Town Belt Management Plan. They range from the more natural undeveloped skylines and vegetated slopes which provide an unbuilt visual backdrop to the City and provide for informal recreation, through to existing developed sport and recreation facilities. Together these areas provide both residents and visitors with a wide range of recreational opportunities, from informal recreation activities (such as jogging, walking, mountain biking, birdwatching and dog walking), through to organised sports and recreation activities (such as football, netball, rugby, hockey, tennis, cycling, softball and cricket) in the zone.

Wakefield Park, Hataitai Park, Newtown Park, Kelburn Park and the Renouf Tennis Centre are existing developed sport and recreation facilities within the Wellington Town Belt.

**Note:** All activities and uses located on the Wellington Town Belt must obtain permission (e.g., lease or licence) from Wellington City Council as the trustee of the Wellington Town Belt. This permission is required in addition to any resource consents required per the District Plan or a National Environmental Standard and/or any other approvals or consents required at law.

### 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

WTBZ-O1	Purpose
	<p>The Wellington Town Belt is used by and accessible to the public as a public recreation ground in such a way that maintains and, where possible, enhances the predominant values of the zone, which include:</p> <ol style="list-style-type: none"> <li data-bbox="363 1921 1198 1957">1. Large areas of public open space with a high degree of accessibility;</li> </ol>

	<p>2. A low extent and scale of built development and paving that is ancillary to public access to and use of the Wellington Town Belt for informal recreation activities, organised sport and recreation activities, and conservation activities; <del>and</del></p> <p>3. A patchwork of vegetation of varying types, with the proportion of native vegetation increasing through continued planting and regeneration; <del>and</del></p> <p>4. <u>Historic and cultural heritage values, including the presence of Sites and Areas of Significance to Māori, notable trees, and heritage structures.</u></p>
<b>WTBZ-O2</b>	<p><b>Managing effects</b></p> <p>Adverse effects of activities and development undertaken in the Wellington Town Belt Zone are managed effectively <u>within the zone and</u> at the zone interface and surrounding area.</p>
<b>WTBZ-O3</b>	<p><b>Mana whenua</b></p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their cultural associations with and role in exercising kaitiakitanga over the Wellington Town Belt is recognised and facilitated.</p>
<b>Policies</b>	
<b>WTBZ-P1</b>	<p><b>Enabled activities</b></p> <p>Enable activities in the Wellington Town Belt that are compatible with its use as a public recreation ground.</p>
<b>WTBZ-P2</b>	<p><b>Managed activities</b></p> <p>Only allow other activities to establish in the Wellington Town Belt Zone where it can be demonstrated that they are compatible with the purpose and values of the zone, having particular regard to whether:</p> <ol style="list-style-type: none"> <li>1. The activity is consistent with the Wellington Town Belt Act 2016;</li> <li>2. The activity is consistent with the relevant Town Belt Management Plan;</li> <li>3. The activity is compatible with and does not constrain the use of the Wellington Town Belt as a public recreation ground; and</li> <li>4. Any adverse residential amenity effects will be minimised.</li> </ol>
<b>WTBZ-P3</b>	<p><b>Mana whenua</b></p> <p>Provide for the use and management of the Wellington Town Belt in partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.</p>
<b>Rules: Land use activities</b>	
<b>WTBZ-R1</b>	<b>Informal recreation activities</b>
	1. Activity status: <b>Permitted</b>
<b>WTBZ-R2</b>	<b>Organised sport and recreation activities</b>
	1. Activity status: <b>Permitted</b>
<b>WTBZ-R3</b>	<b>Conservation activities</b>
	1. Activity status: <b>Permitted</b>
<b>WTBZ-R4</b>	<b>Customary activities</b>
	1. Activity status: <b>Permitted</b>
<b>WTBZ-R5</b>	<b>Parks maintenance and repair</b>

1. Activity status: <b>Permitted</b>							
<b>WTBZ-R6</b>	<b>Construction of, and alteration and additions to footpaths and tracks</b>						
1. Activity status: <b>Permitted</b>							
<b>WTBZ-R7</b>	<b>Construction of, and alteration and additions to car parking areas and vehicle access</b>						
1. Activity status: <b>Permitted</b>							
<b>WTBZ-R8</b>	<b>Any other activity not otherwise provided for as a permitted activity, restricted discretionary activity or discretionary activity</b>						
All zones	1. Activity status: <b>Discretionary</b>						
<b>Rules: Building and structure activities</b>							
<b>WTBZ-R9</b>	<b>Demolition or removal of buildings and structures</b>						
1. Activity status: <b>Permitted</b>							
<b>WTBZ-R10</b>	<b>Maintenance and repair of buildings and structures</b>						
1. Activity status: <b>Permitted</b>							
<b>WTBZ-R11</b>	<b>Construction of, and alterations and additions to buildings and structures</b>						
<p>1. Activity status: <b>Restricted Discretionary</b></p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> <li>i. WTBZ-S1;</li> <li>ii. WTBZ-S2;</li> <li>iii. WTBZ-S3; and</li> <li>iv. WTBZ-S4.</li> </ol> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> <li>1. The assessment criteria of the infringed standard; and</li> <li>2. The matters in WTBZ-P2.</li> </ol>							
<p>2. Activity status: <b>Discretionary</b></p> <p>Where:</p> <p>a. Compliance with any of the requirements of WTBZ-R11.1 cannot be achieved.</p>							
<b>Standards</b>							
<b>WTBZ-S1</b>	<b>Maximum height of buildings and structures</b>						
<p>1. Buildings and structures must not exceed the following maximum height limits above ground level:</p> <table border="1"> <thead> <tr> <th>Structure</th> <th>Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Poles for lighting or surveillance</td> <td>18m</td> </tr> <tr> <td>b. All other buildings and structures</td> <td>8m</td> </tr> </tbody> </table>		Structure	Maximum height limit above ground level	a. Poles for lighting or surveillance	18m	b. All other buildings and structures	8m
Structure	Maximum height limit above ground level						
a. Poles for lighting or surveillance	18m						
b. All other buildings and structures	8m						
<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space;</li> <li>2. Dominance, privacy and shading effects on adjoining sites;</li> <li>3. Visual amenity effects;</li> <li>4. The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening;</li> </ol>							

		<ol style="list-style-type: none"> <li>5. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and</li> <li>6. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>
<b>WTBZ-S2</b>	<b>Height in relation to boundary</b>	
<ol style="list-style-type: none"> <li>1. All parts of a building shall be contained within a 45 degree plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries that abut a Residential Zone.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Dominance, privacy and shading effects on adjoining sites;</li> <li>2. The extent to which adverse effects of the additional height in relation to boundary can be mitigated by the natural or physical features of the site, landscaping or screening;</li> <li>3. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; and</li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>	
<b>WTBZ-S3</b>	<b>Maximum gross floor area</b>	
<ol style="list-style-type: none"> <li>1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m<sup>2</sup>.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Dominance, privacy and shading effects on adjoining sites;</li> <li>2. The extent to which adverse effects of the additional floor area can be mitigated by the natural or physical features of the site, landscaping or screening; and</li> <li>3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site.</li> </ol>	
<b>WTBZ-S4</b>	<b>Maximum building coverage</b>	
<ol style="list-style-type: none"> <li>1. Maximum building coverage is 5%.</li> </ol>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> <li>1. Dominance, privacy and shading effects on adjoining sites;</li> <li>2. The extent to which adverse effects of the additional building coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening;</li> <li>3. The extent to which the additional building coverage is necessary to provide for functional needs or operational needs of the activities on the site; and</li> <li>4. Whether topographical or other site constraints make compliance with the standard impractical.</li> </ol>	