

Proposed Wellington City District Plan

Consolidated Officer Chapter

Recommendations

ISPP Wrap up hearing stream topics

Chapters included:

- Definitions
- Definitions nesting
- Centres and Mixed Use Design Guide
- Residential Design Guide
- Heritage Design Guide

Ngā Tautuhinga

Definitions

HS1-Rec117: That nested tables be developed and included in the plan for definitions

HS1-Rec118: That a note is included at the top of the definitions chapter identifying that greyed out definitions are those from the national planning standards.

| Term | Definition |
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| <u>1% ANNUAL EXCEEDANCE PROBABILITY FLOOD</u> | Means the modelled 1% Annual Exceedance Probability flood level that informs the Wellington City Council District Plan Flood Hazard Overlays which incorporates climate change predictions and dynamic freeboard. |
| ABRASIVE BLASTING | means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel. |
| ACCESS | means an area of land over which vehicle, pedestrian and/or cycling access is obtained to legal road. It includes: <ol style="list-style-type: none"> an access strip; an access allotment; and a right-of-way |
| ACCESS ALLOTMENT | means any separate allotment used primarily for access to a lot or lots having no legal frontage but excludes any area of land that is wider than 5 metres and not subject to a right of way, any other form of easement, or restrictive covenant that would prevent the construction of buildings. |
| ACCESS <u>ALLOTMENT</u> | means any separate lot used primarily for access to a lot or to lots having no legal frontage. However, if that area of land is: <ol style="list-style-type: none"> 5m or more wide, and not legally encumbered to prevent the construction of buildings, it is excluded from the definition of access lot. |
| ACCESS STRIP | means an access leg or an area of land defined by a legal instrument, providing or intended to provide access to a site or sites, or within the above meaning, an area of land is an access strip if: <ol style="list-style-type: none"> it is less than 5m wide, or it is 5m or more in width and is encumbered by a legal instrument, such as a right-of-way, that prevents the construction of buildings. |
| ACCESSORY BUILDING | means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit. |
| ACTIVE FRONTAGE | means a building façade at ground level that includes windows and preferably an entrance to encourage commercial and community activities and allow passive surveillance of the street, carpark or area of public space. |
| ADDITIONAL INFRASTRUCTURE | means: |

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| | <ul style="list-style-type: none"> a. public open space; b. community infrastructure as defined in section 197 of the Local Government Act 2002; c. land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities; d. social infrastructure, such as schools and healthcare facilities; e. a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001); f. a network operated for the purpose of transmitting or distributing electricity or gas. |
| ADDITIONS | means modifications to a building or object that have the effect of increasing the gross floor area, footprint, mass or height of the building or object and includes the creation of new floor levels. |
| <u>AGRICULTURAL AVIATION ACTIVITY</u> | <u>means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for primary production activities; conservation activities for biosecurity, or biodiversity purposes (including stock management); and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTAs). Aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAVs).</u> |
| <u>AIR NOISE BOUNDARY</u> | <u>means a boundary line shown on district plan maps the location of which is based on the predicted day / night sound level of 65dB Ldn from future aircraft operations at Wellington Airport. The outer extent of the Air Noise Boundary corresponds with the outer extent of the Inner Noise Overlay.</u> |
| AIR NOISE OVERLAY | <p>means an area defined by planning maps to show land subject to development restrictions due to potential noise effects from Wellington International Airport. The Air Noise Overlay comprises:</p> <ul style="list-style-type: none"> a. Inner Air Noise Overlay – being properties lying between the Airport and a modelled 65 dBA contour, fitted to property boundaries. b. Outer Air Noise Overlay – being properties lying between the 65 dBA contour and a modelled 60 dBA contour, fitted to property boundaries. c. Air Noise Boundary – being a line shown on district plan maps used for controlling the emission of noise from aircraft operations at Wellington International Airport measured using rolling 90 day average 24 hour night weighted sound exposure in accordance with NZS 6805:1992 Airport noise management and land use planning. <p>The location of the Air Noise Boundary is based on the modelled Ldn 65 dBA contour and therefore corresponds to the outer extent of the Inner Air Noise Overlay.</p> <p>Note: The Air Noise Overlay is applied to all parts of a property, regardless of whether the modelled contour affects less than the entire property.</p> |
| AIRPORT PURPOSES | means the transport of people and cargo by aircraft and any ancillary activity or service that provides essential support to that function. Where a designation of the airport requiring authority exists, it additionally means the activities of the requiring authority described in the Purpose Statement or conditions of that designation. |
| AIRPORT RELATED ACTIVITIES | means third party ancillary activities or services that provide support to the airport. This includes: <ul style="list-style-type: none"> a. land transport activities; b. buildings and structures; c. servicing and infrastructure; d. police stations, fire stations, and medical facilities; e. education facilities provided they serve an aviation related purpose; |

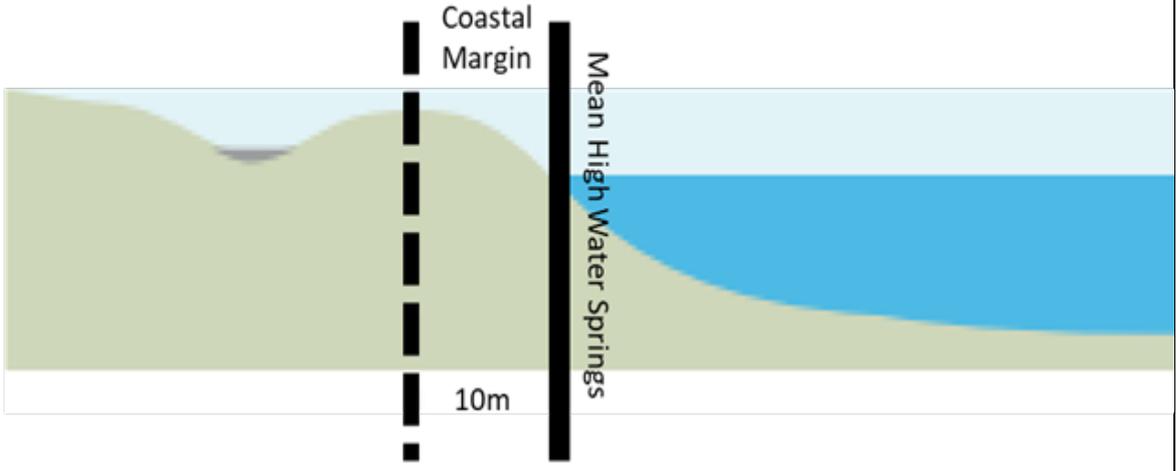
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| | <p>f. retail and commercial services and industry associated with the needs of Airport passengers, visitors and employees and/or aircraft movements and Airport businesses; and</p> <p>g. administrative offices, provided they are ancillary to an airport or airport related activity.</p> |
| ALLOTMENT | <p>has the same meaning as in section 218 of the RMA (as set out in the box below)</p> <p>2. In this Act, the term allotment means—</p> <p>a. any parcel of land under the Land Transfer Act 2017 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not—</p> <p>i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or</p> <p>ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or</p> <p>b. any parcel of land or building or part of a building that is shown or identified separately—</p> <p>i. on a survey plan; or</p> <p>ii. on a licence within the meaning of subpart 6 of Part 3 of the Land Transfer Act 2017; or</p> <p>c. any unit on a unit plan; or</p> <p>d. any parcel of land not subject to the Land Transfer Act 2017.</p> <p>3. For the purposes of subsection (2), an allotment that is—</p> <p>a. subject to the Land Transfer Act 2017 and is comprised in 1 record of title or for which 1 record of title could be issued under that Act; or</p> <p>b. not subject to that Act and was acquired by its owner under 1 instrument of conveyance— shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the allotment into such parts has been allowed by a subdivision consent granted under this Act or by a subdivisional approval under any former enactment relating to the subdivision of land.</p> <p>4. For the purposes of subsection (2), the balance of any land from which any allotment is being or has been subdivided is deemed to be an allotment.</p> |
| ALTERATION | <p>means modifications to a building or object that do not have the effect of increasing the gross floor area, footprint, mass or height of the building or object. Excludes:</p> <p>a. maintenance and repair.</p> |
| AMENITY VALUES | <p>has the same meaning as in section 2 of the RMA (as set out in the box below) means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</p> |
| ANCILLARY ACTIVITY | <p>means an activity that supports and is subsidiary to a primary activity.</p> |
| ANCILLARY TRANSPORT NETWORK INFRASTRUCTURE | <p>means infrastructure located within the road reserve or railway corridor that supports the transport network and includes:</p> <p>a. traffic control signals, signs and devices;</p> <p>b. light poles;</p> <p>c. post boxes;</p> <p>d. landscaped gardens, artwork and sculptures;</p> <p>e. public transport stops and shelters;</p> |

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| | <ul style="list-style-type: none"> f. train stations; g. public toilets; and h. road or rail furniture. |
| ANNUAL AVERAGE DAILY TRAFFIC MOVEMENT | means the total yearly traffic movements in both directions divided by the number of days in the year, expressed as vehicles per day. |
| AQUIFER | means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water. |
| ARCHAEOLOGICAL FEATURES | means any physical evidence of human activity associated with an archaeological site located either below or above ground. Can include structures (portable and non-portable), modified ground (such as trenches, middens, depressions) and artifacts. |
| ARCHAEOLOGICAL SITE | <p>Has the same meaning as given in the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) (as set out below):</p> <p>means, subject to section 42(3) of the HNZPT Act,—</p> <ul style="list-style-type: none"> a. any place in New Zealand, including any building or structure (or part of a building or structure), that— <ul style="list-style-type: none"> i. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and ii. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and b. includes a site for which a declaration is made under section 43(1) of the HNZPT Act. |
| ARCHAEOLOGICAL SITE RECONSTRUCTION | Returning a scheduled archaeological site to a known earlier state by the reconstruction of missing features through the addition of fabric not presently on the site. |
| ARCHAEOLOGICAL SITE RESTORATION | Returning a scheduled archaeological site to a known earlier state by the reassembly and reinstatement of surviving but dislodged fabric or by the removal of detractive elements. |
| ARCHAEOLOGICAL SITE STABILISATION | means to stabilise a scheduled archaeological site to ensure its long-term survival. Stabilisation can include: civil engineering applications (such as retaining walls, rip-rapped slopes, and drainage), applying geotextile, burial of the site, and vegetation management. |
| ARCHITECTURAL FEATURE | <p><i>for the purposes of the Mt Victoria North Townscape Precinct and the Character Precincts</i></p> <p>means any feature on a building's façade/exterior, either integral or applied, which helps to 'subdivide' the façade and provides visual interest and a sense of relief and façade detail. Includes windows, bays, balconies, columns, pilasters, cornices, parapets and corners, pediments, verandahs, string courses, balustrades, arches, and projections or recesses (linear, vertical or horizontal), corbels, gargoyles, decorative detail, exposed structure, and other existing identification signage.</p> |
| ARTS, CULTURE AND ENTERTAINMENT ACTIVITIES | <p>means the use of land and buildings for the primary purpose of artistic, cultural, entertainment, exhibition or conference activities, including:</p> <ul style="list-style-type: none"> a. museums; b. theatres; c. public art galleries and public art; d. cinemas; e. concert venues; f. conference facilities; and g. ancillary office facilities, ticket sales, retail, and restaurants. |

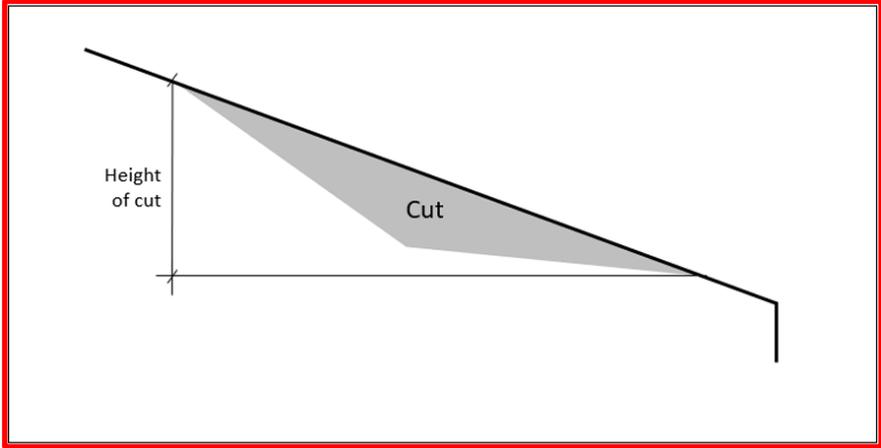
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| ASSISTED HOUSING | Residential units managed by a government, local government, iwi authority, community housing provider or other similar organisation, and occupied by people or households at below-market rates that are affordable for up to median income households as measured by the Wellington Housing Affordability Model. Examples of assisted housing may include long-term leases, rent-to-buy, long-term affordable rentals, subsidised co-housing, and social housing under the Public and Community Housing Management Act 1992. |
| BED | has the same meaning as in section 2 of the RMA (as set out in the box below) means— <ul style="list-style-type: none"> a. in relation to any river— <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and b. in relation to any lake, except a lake controlled by artificial means,— <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea. |
| BEST PRACTICABLE OPTION | has the same meaning as in section 2 of the RMA (as set out in the box below) in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to— <ul style="list-style-type: none"> a. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and b. the financial implications, and the effects on the environment, of that option when compared with other options; and c. the current state of technical knowledge and the likelihood that the option can be successfully applied. |
| BIODIVERSITY COMPENSATION | means a measurable positive environmental outcome resulting from actions in accordance with the principles of APP3 – Biodiversity Compensation that are designed to redress the residual adverse effects on indigenous biodiversity arising from activities after appropriate avoidance, minimisation, remediation and biodiversity offsetting measures have been applied. The goal of biodiversity compensation is to achieve an outcome for indigenous biodiversity values that is disproportionately positive relative to the values lost. |
| BIODIVERSITY OFFSETTING | means a measurable positive environmental outcome resulting from actions in accordance with the principles of APP2 – Biodiversity Offsetting designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values. |
| BOARDING HOUSE | means as defined in Section 66B of the Residential Tenancies Act 1986. |

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| BORE | means any hole drilled or constructed in the ground that is used to: <ul style="list-style-type: none"> a. investigate or monitor conditions below the ground surface; or b. abstract gaseous or liquid substances from the ground; or c. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits. |
| BOUNDARY ADJUSTMENT | means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments. |
| BUILDING | means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> a. partially or fully roofed; and b. is fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power. |
| BUILDING COVERAGE | means the percentage of the net site area covered by the building footprint. |
| BUILDING FOOTPRINT | means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground. |
| BUILDING IMPROVEMENT CENTRE | means any premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings and includes builders supply and plumbing supply centres, furniture and furnishings, and home and building display centres. |
| BUILT HERITAGE | Heritage buildings identified in SCHED1– Heritage Buildings, Heritage Structures, identified in SCHED2 - Heritage Structures, and contributing buildings and structures within Heritage Areas, identified in SCHED3- Heritage Areas. Excludes identified non-heritage buildings and structures. |
| CABINET | means a three-dimensional structure that houses radio and telecommunication equipment, traffic operations and monitoring equipment, gas distribution enclosures and electrical equipment associated with the operation of infrastructure, which includes single transformers and associated switching gear distributing electricity at a voltage up to and including 110KV. For telecommunication equipment only, has the meaning defined in Section 4 of the NES for Telecommunication Facilities means a casing around equipment that is necessary to operate a telecommunication network, but not any of the following: <ul style="list-style-type: none"> a. a casing around an antenna, a small cell unit, ancillary equipment, or any part of a telecommunication line; b. a casing that is wholly underground; c. a casing that is inside a building; d. a building. |
| CAR SHARING | means a membership program intended to offer an alternative to car ownership under which persons or entities that become members are permitted to use vehicles from a fleet on an hourly basis. |
| <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> |
| CHARACTER | <i>for the purposes of Character Precincts</i> means a concentration of common, consistent natural and physical features and characteristics that collectively combine to establish the local |

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| | <p>distinctiveness and identity of an area, and that contribute to a unique 'sense of place' when viewed by the public at large from the street or other public spaces. These contributory features and characteristics are typically comprised of a combination of the following attributes:</p> <ol style="list-style-type: none"> a. Streetscape level development form contributed to by topography, street pattern, public open space, street trees, land use, lot size and dimension, garage type and location, and the presence (or otherwise) of retaining walls; and b. Site specific built form contributed to by building age, architectural style, primary building type and materials, building siting and boundary setbacks, building height and shape, and site coverage. |
| CHILDCARE SERVICE | <p>means the care or education of children and includes:</p> <ol style="list-style-type: none"> a. creches; b. early childhood centres; c. day care centres; d. kindergartens; e. Kohanga Reo; f. playgroups; g. day nurseries; and h. home based childcare and education activities. |
| <u>CIVIC ACTIVITIES</u> | <p><u>Means activities or services provided by, or on behalf of, Wellington City Council or a council-controlled organisation to promote the social, economic, environmental and cultural well-being of Wellington's communities.</u></p> |
| CLEANFILL AREA | <p>means an area used exclusively for the disposal of cleanfill material.</p> |
| CLEANFILL MATERIAL | <p>means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of:</p> <ol style="list-style-type: none"> a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes. |
| COASTAL ENVIRONMENT | <p>means the area of the coast which is identified on the planning maps.</p> |
| COASTAL HAZARD OVERLAYS | <p>means the combined mapped extent within the District Plan of the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area, following coastal hazards:</p> <ol style="list-style-type: none"> a. <u>Tsunami including sea level rise; and</u> b. <u>Coastal inundation including sea level rise.</u> |

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| <p>COASTAL MARGIN</p> | <p>means all land within a horizontal distance of 10 metres landward from the coastal marine area.</p> <p>Landward Extent of the Coastal Environment Coastal Marine Area</p>  <p>The diagram illustrates the Coastal Margin and Coastal Marine Area. A vertical dashed line marks the Coastal Margin, which is 10m landward from the Mean High Water Springs. The area to the right of the dashed line is the Coastal Marine Area.</p> |
| <p>COASTAL NATURAL CHARACTER AREA</p> | <p>means an area of very high or high coastal natural character identified in SCHED12 - High Coastal Natural Character Areas.</p> |
| <p>COASTAL WATER</p> | <p>has the same meaning as in section 2 of the RMA (as set out in the box below) means seawater within the outer limits of the territorial sea and includes— a. seawater with a substantial fresh water component; and b. seawater in estuaries, fiords, inlets, harbours, or embayments.</p> |
| <p>COMMERCIAL ACTIVITY</p> | <p>means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).</p> |
| <p>COMMERCIAL PORT</p> | <p>means the area of land to the north and east of Waterloo and Aotea Quays, within Wellington Harbour (Port Nicholson) and adjacent land used, intended or designed to be wholly for Operational Port Activities.</p> |
| <p>COMMUNITY CORRECTIONS ACTIVITY</p> | <p>means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.</p> |
| <p>COMMUNITY FACILITY</p> | <p>means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.</p> |
| <p>COMMUNITY GARDEN</p> | <p>means land used as a garden operated by a group or collective for the purpose of growing plants, vegetables or fruit on a not for profit basis and excludes any retail activity.</p> |
| <p>COMMUNITY SCALE NATURAL HAZARD MITIGATION STRUCTURES</p> | <p>means natural hazard mitigation works that serve multiple properties and are constructed and administered by the Crown, the Greater Wellington Regional Council, Wellington City Council, or their nominated contractor or agent.</p> |
| <p>COMMUNITY SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY</p> | <p>means systems or equipment that generate electricity from renewable sources for the purpose of supplying electricity to a group of individuals, an immediate community, or exporting back into the distribution network.</p> |

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| COMPREHENSIVE DEVELOPMENT | means any development of a contiguous area of land that: <ul style="list-style-type: none"> a. is planned, designed and consented in an integrated manner; and b. contains a mix of activities and building type; and c. is constructed in one or more stages. |
| CONFERENCE FACILITIES | means the use of land and buildings for the purposes of holding organised conferences, seminars and meetings, or as a venue that is hired for weddings or other functions. |
| CONSERVATION ACTIVITIES | means the use of land for activities undertaken for the purposes of maintaining, protecting and/or enhancing the natural and/or ecological values of a natural resource. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource, including: <ul style="list-style-type: none"> a. species protection and conservation management work, including restoration and revegetation; b. pest and weed control; and c. educational activities. |
| <u>CONSTRUCTED WETLAND</u> | <u>means an artificial wetland that can be designed for flood control in addition to be used for natural processes involving wetland vegetation, soils, and their associated microbial assemblages to treat domestic wastewater, industrial wastewater, greywater or stormwater runoff, to improve water quality.</u> |
| CONSTRUCTION ACTIVITY | means undertaking or carrying out any of the following building works: <ul style="list-style-type: none"> a. erection of new buildings and structures; b. additions and alterations to existing buildings and structures; c. total or partial demolition or removal of an existing building or structure; d. relocation of a building. |
| CONTAMINANT | has the same meaning as in section 2 of the RMA (as set out in the box below) <p>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <ul style="list-style-type: none"> a. when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or b. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged. |
| CONTAMINATED LAND | has the same meaning as in section 2 of the RMA (as set out in the box below) <p>means land that has a hazardous substance in or on it that—</p> <ul style="list-style-type: none"> a. has significant adverse effects on the environment; or b. is reasonably likely to have significant adverse effects on the environment. |
| <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> |

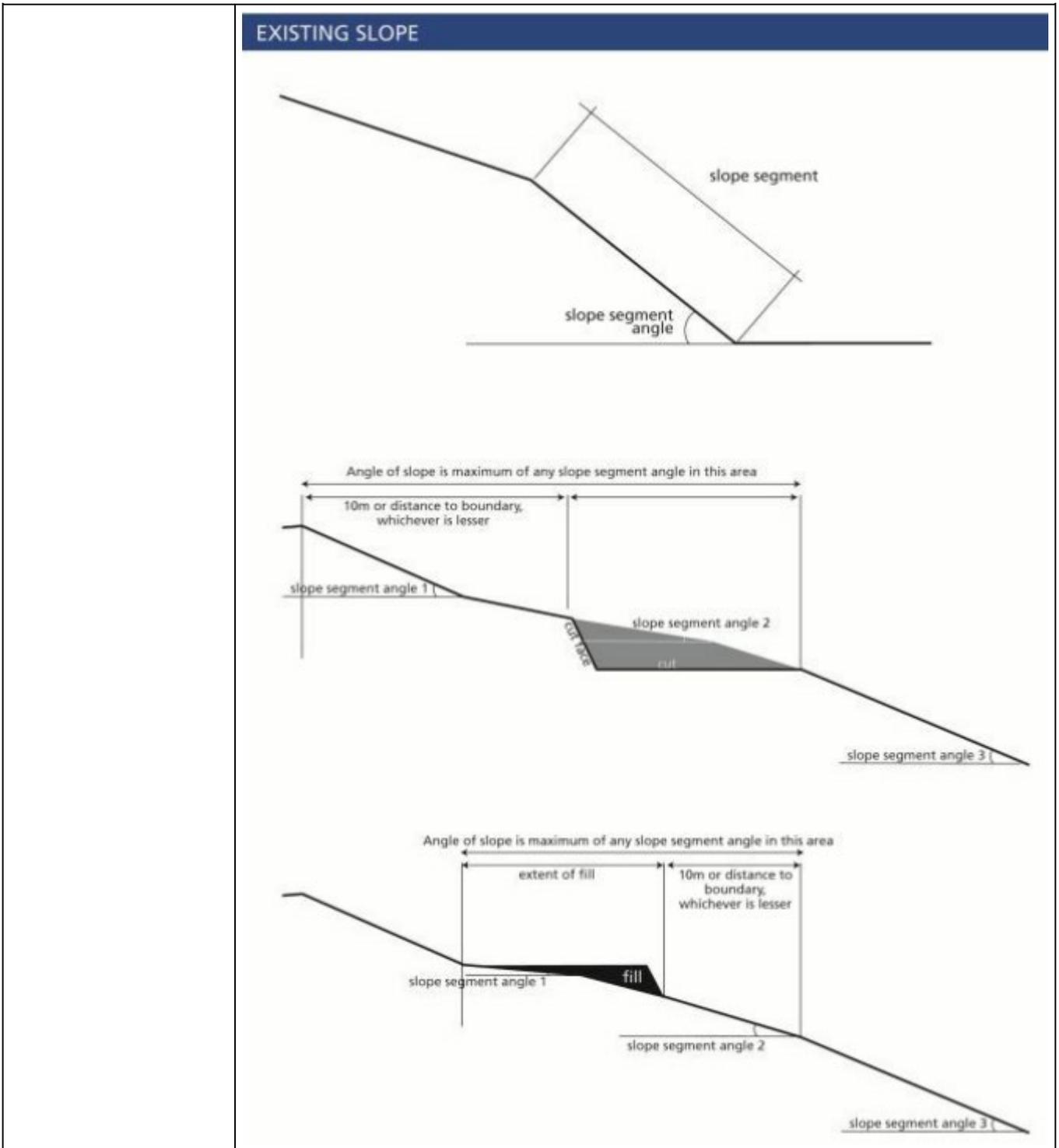
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| CONTRIBUTING BUILDINGS AND STRUCTURES | means buildings and structures that contribute to the heritage values of a heritage area and have not otherwise been identified as a heritage building, heritage structure or non-heritage building or structure. |
| CULTIVATION | means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) for the purpose of sowing, growing or harvesting of pasture or crops. |
| CUSTODIAL CORRECTIONS FACILITY | means a facility where people are detained in the justice system. It includes a prison, detention centre, youth detention centre and secure unit. |
| CUSTOMARY ACTIVITY | means the use of land and/or buildings for traditional Maori activities and includes making and/or creating customary goods, textiles and art, medicinal gathering, waka ama, management and activities that recognise and provide for the special relationship between tangata whenua and places of customary importance. |
| CUSTOMARY HARVESTING (HAUHAKE) | means harvesting is of indigenous vegetation by mana whenua in accordance with tikanga for traditional uses. These include: <ul style="list-style-type: none"> a. Kōhi Kai (food gathering) b. Whakairo (carving) c. Rāanga (weaving) d. Rongoā (traditional medicine) |
| CUSTOMER CONNECTION | means a line that connects a telecommunications or electricity distribution network or a pipe that connects a gas distribution network to a site, including any connection to a building within that site, for the purpose of enable a network utility operator to provide telecommunications, electrical or gas services to a customer. |
| CUT HEIGHT | <p>means the maximum height of the cut at the completion of earthworks, measured vertically from the highest point at the top of the cut to the bottom of the cut.</p>  |
| CYCLE | means a transportation device that has at least two wheels and that is designed primarily to be propelled by the muscular energy of the rider. It includes electric cycles. |
| DEMOLITION | <i>for the purposes of Character Precincts</i> means the removal, destruction, or taking down of the primary form of any building, or additions and alterations (including partial demolition) that are so substantial that the primary form of the building is rendered illegible; or the removal, destruction, or taking down of architectural features or elements on the primary elevation(s) of any building. |

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| | It does not include any work that is permitted <u>such</u> as repair or maintenance. |
| DENSITY STANDARD | means a standard setting out requirements relating to building height, height in relation to boundary, building setbacks, building coverage, outdoor living space, outlook space, windows to streets, or landscaped area for the construction of a building. |
| DESIGN SPEED | means a speed 10kph higher than the speed that will be posted for the road. Design speed is not operating speed or target speed. |
| DEVELOPMENT CAPACITY | means the capacity of land to be developed for housing or for business use, based on: <ul style="list-style-type: none"> a. the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and b. the provision of adequate development infrastructure to support the development of land for housing or business use. |
| DEVELOPMENT INFRASTRUCTURE | means the following, to the extent they are controlled by a local authority or council controlled organisation (as defined in section 6 of the Local Government Act 2002): <ul style="list-style-type: none"> a. network infrastructure for water supply, wastewater, or stormwater b. land transport (as defined in section 5 of the Land Transport Management Act 2003. |
| DIGITAL SIGN | means a sign which displays electronic graphics and text using electronic screens. Digital Signs can include both moving and static signage. |
| DISCHARGE | has the same meaning as in section 2 of the RMA (as set out in the box below) includes emit, deposit, and allow to escape. |
| DRAIN | means any artificial watercourse designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes. |
| DRINKING WATER | means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene. |
| DRIVE-THROUGH ACTIVITY | means any activity with a substantial focus on drive-through transactions, including service stations and drive-in or drive-through retail and services outlets and restaurants |
| DRIVE-THROUGH RESTAURANT | means any land or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area. |
| DRY ABRASIVE BLASTING | means abrasive blasting using materials to which no water has been added. |
| DUST | means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood. |
| DUST NUISANCE | means the generation of dust resulting in visible evidence of suspended solid: <ul style="list-style-type: none"> a. in the air beyond the site the dust is generated from; or b. traceable from a dust source settling on the ground, building or structure on a neighbouring site, or water. |

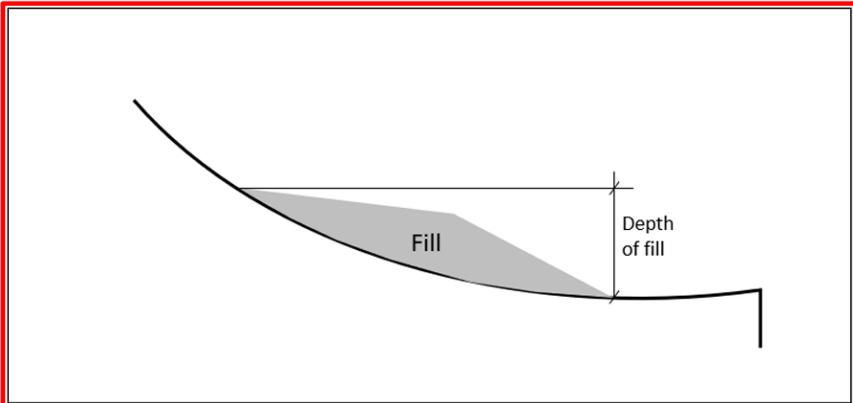
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| EARTHWORKS | means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts. |
| ECO-SOURCED LOCAL INDIGENOUS VEGETATION | means the seeds (or other propagation materials) that are sourced from within the region and are species that would occur here naturally and from the same ecological district including those recommended in the Wellington Regional Native Plant Guide (Revised edition 2010) by Greater Wellington Regional Council. |
| EDUCATION FACILITY | (for the purposes of the Residential Zone chapters) means land and buildings used for teaching or training by schools, or tertiary education services, including any ancillary activities. |
| EDUCATIONAL FACILITY | means land or buildings used for teaching or training by child care services, schools, or tertiary education services, including any ancillary activities. |
| EFFECT | has the same meaning as in section 3 of the RMA (as set out in the box below) includes— <ul style="list-style-type: none"> a. any positive or adverse effect; and b. any temporary or permanent effect; and c. any past, present, or future effect; and d. any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes— <ul style="list-style-type: none"> e. any potential effect of high probability; and f. any potential effect of low probability which has a high potential impact. |
| EMERGENCY SERVICE FACILITIES | means land and buildings used by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime. Includes: <ul style="list-style-type: none"> a. police, fire and ambulance stations; b. surf lifesaving activities; c. administration related to emergency services; d. vehicle and equipment storage and maintenance; e. personnel training; and f. any ancillary activities. Excludes: <ul style="list-style-type: none"> a. healthcare activities; b. hospitals; and c. private security companies. |
| ENVIRONMENT | has the same meaning as in section 2 of the RMA (as set out in the box below) includes— <ul style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters. |

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| ESPLANADE RESERVE | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a reserve within the meaning of the Reserves Act 1977—</p> <p>a. which is either—</p> <p>i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or</p> <p>ii. a reserve vested in the Crown or a regional council under section 237D; and</p> <p>b. which is vested in the territorial authority, regional council, or the Crown for a purpose or purposes set out in section 229.</p> |
| ESPLANADE STRIP | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.</p> |
| EVANS BAY MARINE RECREATION AREA | <p>Means the land at 447 Evans Bay Parade, Hataitai, legally described as Lot 11 DP 88742.</p> |

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| EXISTING SLOPE ANGLE | <p>means the maximum slope segment angle of all slope segments.</p> <p>For a Cut – slope segments are measured (on a horizontal plane);</p> <ul style="list-style-type: none">– within the extent of the cut; and– uphill of the cut, the distance to the boundary or 10m whichever is the lesser. <p>For a Fill – slope segments are measured (on a horizontal plane);</p> <ul style="list-style-type: none">– within the extent of the fill; and– downhill of the fill, the distance to the boundary or 10m whichever is the lesser. <p>A slope segment is a segment of sloping ground that falls generally at the same angle to the horizontal (slope segment angle) <u>sustained over a distance of at least 3m, measured horizontally.</u></p> |
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| FABRIC | all the physical material of a building or structure. |
| FEATURELESS FAÇADE | means a building façade that lacks windows, doors, columns, recesses, stairs, niches, public access or other architectural detailing. |
| FERTILISER | <p>means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following:</p> <ul style="list-style-type: none"> a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or |

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| | <p>b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or</p> <p>c. fertiliser additives to facilitate the uptake and use of nutrients; or</p> <p>d. non-nutrient attributes of the materials used in fertiliser.</p> <p>It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.</p> |
| <p>FILL DEPTH</p> | <p>means the maximum depth of the fill at the completion of the earthworks, measured vertically from the highest point on the top of the fill to the bottom of the fill placement.</p>  |
| <p>FIRST FLUSH</p> | <p>means the initial surface runoff from a storm event. Initial runoff from highly impervious areas typically has high concentrations of pollutants compared to the remainder of the storm.</p> |
| <p>FIXED PLANT</p> | <p>means plant that is permanently or temporarily located and operated at any location and includes mechanical and building services equipment such as equipment that is:</p> <ul style="list-style-type: none"> a. required for ventilating, extracting, heating, cooling, conditioning, and exhaust either of buildings or commercial activities; b. associated with boilers or plant equipment, furnaces, incinerators or refuse equipment; c. electrical equipment, plumbing (including pumps), lift or escalator equipment; or d. similar plant, equipment, items, rooms or services. |
| <p>FOCAL ELEMENT</p> | <p>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.</p> |
| <p>FREESTANDING SIGN</p> | <p>means a sign which is not affixed to an existing building or structure and is self-supported.</p> |
| <p>FRESHWATER</p> | <p>has the same meaning as fresh water in section 2 of the RMA (as set out in the box below)</p> <p>means all water except coastal water and geothermal water.</p> |
| <p>FRONT YARD</p> | <p>where a site has frontage to a road, the area of land between the front boundary of the site and a line parallel to that boundary, extending the full width of the site. Where the site has two frontages to a road, each frontage is considered a front yard.</p> |
| <p>FUNCTIONAL NEED</p> | <p>means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.</p> |

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| <u>GOVERNMENT ACTIVITIES</u> | <p>Means activities undertaken by an organization that is part of the state sector, including:</p> <ul style="list-style-type: none"> a. <u>The public service;</u> b. <u>Other departments in the executive branch of government that are not part of the public service (such as the New Zealand Police, the New Zealand Defence Force, and the Parliamentary Counsel Office);</u> c. <u>Statutory entities, which comprise Crown agents, autonomous Crown entities, and independent Crown entities;</u> d. <u>Crown entity companies and subsidiaries; and</u> e. <u>The Reserve Bank of New Zealand.</u> |
| GREEN INFRASTRUCTURE | <p>means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to:</p> <ul style="list-style-type: none"> a. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and b. provide services to people and communities, such as stormwater or flood management or climate change adaptation. |
| GREYWATER | <p>means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.</p> |
| GROSS FLOOR AREA | <p>means the sum of the total area of all floors of a building or buildings (including any void area in each of those floors, such as service shafts, liftwells or stairwells), measured:</p> <ul style="list-style-type: none"> a. where there are exterior walls, from the exterior faces of those exterior walls b. where there are walls separating two buildings, from the centre lines of the walls separating the two buildings c. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, from the edge of the floor. |
| GROUND LEVEL | <p>means:</p> <ul style="list-style-type: none"> a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created); b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground; c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary. |
| GROUNDWATER | <p>means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.</p> |
| HABITABLE ROOM | <p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p> |
| HABITABLE ROOM | <p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p> |
| <u>HARD ENGINEERING NATURAL HAZARD MITIGATION WORKS</u> | <p><u>means engineering works that are designed to prevent erosion of land and use structural materials such as concrete, steel, timber or rock armour to provide a hard, inflexible edge at the land-water interface along rivers,</u></p> |

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| | <u>shorelines or lake edges. Hard engineering techniques include groynes, seawalls, revetments or bulkheads</u> |
| HAZARD SENSITIVE ACTIVITIES | means the following land use activities: <ul style="list-style-type: none"> a. Childcare Services b. Community Facility c. Educational Facility d. Emergency Service Facilities e. Hazardous Facilities and Major Hazardous Facilities f. Healthcare Activity g. Hospital h. Marae i. Multi-unit housing j. Places of Worship k. Residential Units and Minor Residential Units (including those associated with Pakakainga) l. Retirement Village m. Visitor Accommodation |
| HAZARDOUS SUBSTANCE | has the same meaning as in section 2 of the RMA (as set out in the box below) <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ul style="list-style-type: none"> a. with 1 or more of the following intrinsic properties: <ul style="list-style-type: none"> i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a). |
| HEALTH CARE FACILITY | means land and buildings used for providing physical or mental health or welfare services, including medical practitioners, dentists and dental technicians, opticians, physiotherapists, medical social workers and counsellors, midwives, paramedical practitioners, alternative therapists, providers of health and wellbeing services; diagnostic laboratories, and accessory offices, but excluding hospitals <u>and retirement villages.</u> |
| HEAVY INDUSTRIAL ACTIVITY | means an Industrial Activity that generates: offensive and objectionable noise, dust or odour, significant volumes of heavy vehicle movements, or elevated risks to people's health and safety. Heavy Industrial Activities include quarries, abattoirs, refineries, the storage, transfer, treatment, or disposal of waste materials or significant volumes of hazardous substances, other waste management processes or composting of organic materials. |
| HEAVY VEHICLE | means a motor vehicle that has a gross vehicle mass exceeding 3,500kg. |
| HEIGHT | means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. |
| HEIGHT IN RELATION TO BOUNDARY | means the height of a structure, building or feature, relative to its distance from either the boundary of a: <ul style="list-style-type: none"> a. site; or |

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| | b. another specified reference point. |
| HELICOPTER NOISE EFFECTS ADVISORY OVERLAY | means an area defined by the planning maps, based on a distance of 500m from each of the two landing pads at Wellington Regional Hospital (Newtown). The advisory overlay serves to alert the potential for noise disturbance arising from the permitted regular use of helicopters as air ambulances or in emergencies. |
| HERITAGE AREA | a defined area, identified in SCHED3 - Heritage Areas |
| HERITAGE BUILDING | a building <u>or protected parts of a building</u> identified in SCHED1 - Heritage Buildings. |
| HERITAGE STRUCTURE | a structure, identified in SCHED2 - Heritage Structures. |
| HIGH COASTAL HAZARD AREA | means the mapped extent within the District Plan for the following coastal hazards: <ul style="list-style-type: none"> a. Current sea level inundation; b. Coastal erosion from existing sea level; or c. Tsunami – 1:100 year inundation scenario <u>with 1m of Sea Level Rise</u>. |
| HIGH NOISE AREA | means land and habitable rooms of buildings located within: <ul style="list-style-type: none"> a. <u>40m of a State Highway designation;</u> b. <u>40m of a Railway designation;</u> c. <u>Courtenay Place Noise Area;</u> d. <u>General Industrial Zone;</u> e. <u>Inner Air Noise Overlay.</u> <u>With respect to railway and state highway designations, distance to the nearest habitable room of a building is measured to the closest point of the designation.</u> |
| HISTORIC HERITAGE | has the same meaning as in section 2 of the RMA (as set out in the box below) <ul style="list-style-type: none"> a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: <ul style="list-style-type: none"> i. archaeological; ii. architectural; iii. cultural; iv. historic; v. scientific; vi. technological; and b. includes— <ul style="list-style-type: none"> i. historic sites, structures, places, and areas; and ii. archaeological sites; and iii. sites of significance to Māori, including wāhi tapu; and iv. surroundings associated with the natural and physical resources. |
| HOME BUSINESS | means a commercial activity that is: <ul style="list-style-type: none"> a. undertaken or operated by at least one resident of the site; and b. incidental to the use of the site for a residential activity. |
| HOSPITAL ACTIVITIES | means the use of land and/or buildings for the primary purpose of providing medical, surgical, mental health, oral health, maternity, geriatric and convalescent or hospice services to the community. This includes: <ul style="list-style-type: none"> a. medical and psychiatric assessment, diagnosis, treatment, rehabilitation and in-patient care services, including operating theatres; b. dispensaries; |

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| | <ul style="list-style-type: none"> c. outpatient departments and clinics; d. medical research and testing facilities, including diagnostic laboratories; e. medical training and education; f. healthcare consulting services; g. emergency service facilities; h. helicopter facilities, including helicopter take-off, landing and associated service facilities; i. first aid and other health-related training facilities; j. rehabilitation facilities, including gymnasiums and pools; k. palliative facilities; l. hospice facilities; m. marae activities and facilities; n. residential care services and facilities; o. temporary living accommodation e.g. for families and carers of patients; p. residential accommodation for staff; q. secure facilities; r. mortuaries; s. spiritual facilities and t. any ancillary activity necessary for the functional needs and operational needs of the Hospital sites which includes: <ul style="list-style-type: none"> i. office; ii. commercial activity; iii. catering; iv. staff facilities; v. operation and maintenance support services including laundries, kitchens, cafeterias, refreshment facilities, generators, substation, storage facilities and workshops; vi. retail; vii. childcare; viii. business services; ix. educational activities and facilities; x. small-scale community activity; xi. conference facility; xii. small-scale ancillary sport and recreation activities and facilities; and xiii. car parking for staff, patients and visitors. |
| HYDRAULIC NEUTRALITY | means managing stormwater runoff from subdivision, use and development through either on-site disposal or storage, so that peak stormwater flows and volumes are released from the site at a rate that does not exceed the modelled peak flows and volumes from the site in an undeveloped state. |
| ICONIC AND LANDMARK VIEWS | 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. |
| ILLUMINATED SIGN | means any sign which is internally or externally illuminated except for Digital Signs. |
| INDIGENOUS VEGETATION | means vegetation or plant species, including trees, which are native to Wellington district. Indigenous Vegetation does not include "indigenous vegetation" as defined in and regulated by the NESPF. |
| INDUSTRIAL ACTIVITY | means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. |

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| INDUSTRIAL WASTE AND TRADE WASTE | means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater. |
| INFORMAL RECREATION ACTIVITIES | means a pastime, leisure, sport or exercise activity that occurs on an ad-hoc basis or irregularly and contributes to a person's enjoyment and/or relaxation. It excludes: <ul style="list-style-type: none"> a. regular organised sport and recreation; and b. the use of motorised vehicles. |
| INFRASTRUCTURE | has the same meaning as in section 2 of the RMA. |
| INTEGRATED RETAIL ACTIVITIES | means an individual retail development, or a collection of any two or more retail activities that are developed and operate as a coherent entity (whether or not the activities are located on separate legal titles), and share one or more of the following: <ul style="list-style-type: none"> a. servicing and/or loading facilities; b. vehicle and/or pedestrian access; c. car parking; d. public spaces and/or facilities. This definition includes shopping malls and large-format retail parks, but does not include trade supply retail, wholesale retail, yard-based retail or building improvement centres. |
| INTEGRATED TRANSPORT ASSESSMENT | means an analysis to determine the impacts of a development on the transport network for all modes of travel and effects on safety, effectiveness, access and the capacity of the transport network. |
| INTENSIVE INDOOR PRIMARY PRODUCTION | means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry. |
| INTERSECTION | has the meaning set out in 1.6 Interpretation, Part 1 (Preliminary Provisions) of the Land Transport (Road User) Rule 2004: <ul style="list-style-type: none"> a. in relation to 2 or more intersecting or meeting roadways, means that area contained within the prolongation or connection of the lateral boundary lines of each roadway; but b. if 2 roadways are separated only by a traffic island or by a median less than 10m wide, the roadways must be regarded as 1 roadway. |
| K VALUE | means, for roads, the horizontal distance required to achieve a 1% change in the slope of the vertical curve. The K Value expresses the abruptness of the road gradient change in a single value. |
| KEEPING OF GOATS | means the keeping of 10 or more goats on a single site. |
| LA90 | has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound. |
| LAEQ | has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound. |
| LAF(MAX) | has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound. |
| LAKE | has the same meaning as in section 2 of the RMA (as set out in the box below) means a body of fresh water which is entirely or nearly surrounded by land. |
| LAND | has the same meaning as in section 2 of the RMA (as set out in the box below) |

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| | <p>a. includes land covered by water and the airspace above land; and</p> <p>b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and</p> <p>c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.</p> |
| LAND DISTURBANCE | means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock) that does not permanently alter the profile, contour or height of the land. |
| LANDFILL | means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas. |
| LANDMARK | means a building, structure or place that: <ul style="list-style-type: none"> a. can be seen clearly from a distance; and b. is of visual significance; or c. has historical or cultural significance. |
| LARGE FORMAT RETAIL | means any individual retail activity exceeding 450m ² gross floor area. |
| LARGE SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY | means the land, buildings, substations, wind turbines, structures, underground cabling earthworks, access tracks and roads, paved areas, internal transmission and fibre networks, ancillary facilities and site rehabilitation works associated with the generation of electricity from a renewable energy source and the operation of the renewable electricity generation activity greater for the purpose of exporting electricity directly into the distribution or transmission network. It does not include: <ul style="list-style-type: none"> a. Small Scale Renewable Electricity Generation Activities; or b. Community Scale Renewable Electricity Generation Activities. |
| LDN | has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound. |
| LESS HAZARD SENSITIVE ACTIVITIES | means the following land use activities: <ul style="list-style-type: none"> a. Accessory buildings used for non-habitable purposes b. Buildings associated with marina operations (above MHWS) c. Maritime emergency facilities d. Informal recreation activities and organised sport and recreation activities within the Sport and Active Recreation Zone, including those for maritime purposes in the Evans Bay Marine Recreation Area e. Parks Facilities f. Parks Furniture g. Quarrying activities |
| LIGHT VEHICLE | means a motor vehicle that has a gross vehicle mass of 3,500kg or less. |
| LOW COASTAL HAZARD AREA | means the mapped extent within the District Plan for the following coastal hazards: Tsunami – 1:1000 year inundation scenario with 1m of Sea Level Rise . |
| LPEAK | has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound. |
| MAINTENANCE AND REPAIR | means <ul style="list-style-type: none"> a. To make good decayed or damaged fabric to keep a building or structure in a sound or weatherproof condition or to prevent deterioration of fabric using materials the same as the original or most significant fabric, or the closest equivalent of a similar design or form; and |

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| | <p>b. regular and on-going protective care of a building or structure to prevent deterioration.</p> <p>(For the purposes of the HH-Historic heritage chapter) In addition to the above, maintenance and repair of built heritage must not result in any of the following:</p> <p>a. Demolition <u>of any façade, exterior wall or roof;</u> b. Noticeable Cchanges to the existing surface treatment of fabric; a. Painting of any previously unpainted surface; b. Rendering of any previously unrendered surface; c. Changes to the design, texture, or form of the fabric, <u>including;</u> i. Painting of any previously unpainted surface; ii. <u>Rendering of any previously unrendered surface;</u> a. Use of materials other than those the same as the original or most significant fabric, or the closest equivalent. d. The affixing of <u>putlog or similar form of scaffolding directly to a building or structure to unless the work is reasonably required for health and safety;</u> e. The <u>permanent</u> damage of fabric from the use of abrasive or high-pressure cleaning methods, such as sand or water-blasting; f. The modification, removal or replacement of windows (all joinery, including frames, sashes, sills, casements, mullions, glazing bars), except; i. modifications as necessary to replace an existing clear single glazed window pane with a clear double glazed pane.</p> <p>(For the purposes of the INF Infrastructure chapters and the REG Renewable electricity generation chapter) means any work or activity necessary to continue the operation or functioning of existing infrastructure. It does not include upgrading, but does include replacement of an existing structure with a new structure of identical dimensions.</p> <p>(For the purposes of the Sites and Areas of Significance to Maori chapter) means in relation to a site or area listed in SCHED7 - Sites and Areas of Significance to Māori the regular and ongoing protective care of a site or area to prevent deterioration and retain its values.</p> |
| MAJOR HAZARD FACILITY | has the same meaning as the Health and Safety at Work (Major Hazard Facilities) Regulations 2016 - means a facility that WorkSafe has designated as a lower tier major hazard facility or an upper tier major hazard facility under regulation 19 or 20. |
| MARAE ACTIVITY | means the use of land and buildings by Māori and the wider community as a focal point for social, cultural, health and wellbeing and economic activity, including: <p>a. marae ātea (sacred courtyard); b. wharenuī/wharehui (main building or meeting house); c. wharemoē (sleeping house); d. kāuta (kitchen, cookhouse, cooking shed); e. wharekai (dining hall); f. māra kai (food garden): ancillary dwellings (including kaumatua housing); g. whare oranga (healthcare centre); h. kōhanga reo (care centre); i. wānanga (education facility); j. papa tākaro (organised sport and recreation); k. overnight accommodation of visitors; and l. events and gatherings.</p> |

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| MARINA FACILITIES | means land-based activities, land, buildings and other structures related to the ongoing operation, maintenance, use and development of a marina or maritime sport and recreation activities, including: <ul style="list-style-type: none"> a. storage facilities; b. vehicle and vessel parking, loading and manoeuvring areas; c. ablution blocks, toilets and cooking facilities; d. boat ramps; e. connections to jetties, gangways, moorings, berths, pontoons; f. land, buildings and structures for the servicing, repair, maintenance and refuelling of vessels, including any commercial activity for these purposes; and g. ancillary office and administrative facilities. |
| MARITIME | means thematically or operationally related to the sea, especially sea-borne transport, commerce and naval activities. |
| MEDIUM COASTAL HAZARD AREA | means the mapped extent within the District Plan for the following coastal hazards: <ul style="list-style-type: none"> a. Sea Level Rise Coastal inundation with 1.43m of Sea Level Rise; or b. Tsunami – 1:500 year inundation scenario <u>with 1m of Sea Level Rise</u>. |
| MICROMOBILITY DEVICE | means a small, lightweight, transportation device that can occupy space alongside cycles, operates at speeds typically below 30 km/h and is driven by the user personally. Micromobility devices include: <ul style="list-style-type: none"> a. Scooters; b. Electric scooters; c. Skateboards; d. Electric skateboards. Micromobility devices exclude: <ul style="list-style-type: none"> e. Light vehicles; f. Heavy vehicles; g. Devices with internal combustion engines; h. Devices with top speeds above 45 km/h; i. Devices heavier than 200kg; j. Cycles; k. Electric cycles. |
| <u>MINIMISE</u> | <u>Means for the purposes of the natural hazard and coastal hazard overlays means to reduce as low as reasonably practicable. means to reduce to the smallest amount reasonably practicable.</u> <u>Minimised, minimising and minimisation have the corresponding meaning</u> |
| MINIMUM DENSITY | means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for: <ul style="list-style-type: none"> a. residential activities, including all open space and on-site parking associated with residential development; The area (ha) excludes land that is: <ul style="list-style-type: none"> b. public road corridors c. public open space areas |
| MINOR RESIDENTIAL UNIT | means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site. |
| <u>MODERATE NOISE AREA</u> | <u>means land and habitable rooms of buildings located within:</u> <ul style="list-style-type: none"> a. <u>The area between 40m and 100m of a State Highway designation with a posted speed limit or maximum variable speed limit greater than >70 km/hour;</u> b. <u>The area between 40m and 100m of a Railway designation;</u> |

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| | <p>c. <u>City Centre Zone;</u> d. <u>Mixed Use Zone;</u> e. <u>Commercial zone;</u> f. <u>Neighbourhood Centre Zone;</u> g. <u>Local Centre Zone;</u> h. <u>Metropolitan Centre Zone;</u> i. <u>Waterfront Zone;</u> j. <u>Outer Port Noise Overlay;</u> k. <u>Outer Air Noise Overlay.</u></p> <p><u>With respect to railway and state highway designations, distance to the nearest habitable room of a building is measured to the closest point of the designation.</u></p> |
| MULTI-UNIT HOUSING | means any development that will result in four or more residential units on a site, excluding <u>retirement villages and</u> residential development within the Oriental Bay Precinct Area. |
| NATIONAL GRID | has the same meaning as defined in the National Policy Statement on Electricity Transmission 2008 means the assets used or owned by Transpower NZ Limited. |

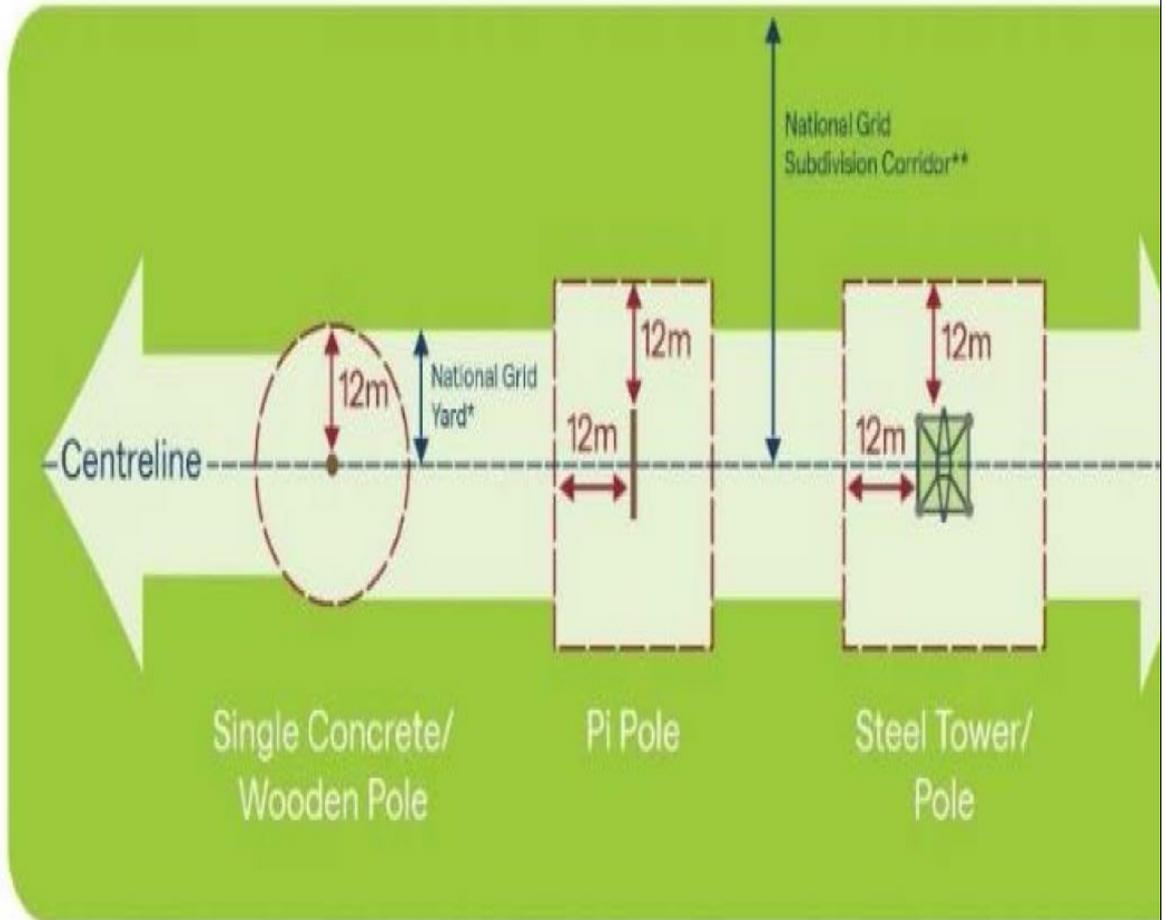
NATIONAL GRID SUBDIVISION CORRIDOR

National Grid Subdivision Corridor means, as depicted in Diagram 1, the area measured either side of the centre line of any above ground National Grid transmission lines as follows:

- a. 14m of a 110kV transmission line on single poles;
- b. 16m of a 110kV transmission line on pi poles;
- c. 32m of a transmission line up to and including 110kV, on towers;
- d. 37m of a 220kV transmission line;
- e. 39m of a 350kV National Grid transmission lines on towers.

The measurement at setback distances from National Grid transmission lines shall be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.

Note: the National Grid Corridor does not apply to underground cables or any transmission lines (or sections of line) that are designated.



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| <p>NATIONAL GRID YARD</p> | <p>means, as depicted in Diagram 1:</p> <ul style="list-style-type: none"> a. the area located within 12m of either side of the centreline of an above ground 110kV electricity transmission line on single poles; b. the area located within 12m either side of the centreline of an above ground transmission line on pi-poles or towers that is up to 110kV or greater; c. the area located within 12m in any direction from the outer visible edge of an electricity transmission pole or tower foundation, associated with a line which is up to 110kV or greater. <p>The measurement of setback distances from National Grid transmission lines must be undertaken from the centre line of the National Grid transmission line and the outer edge of any support structure. The centre line at any point is a straight line between the centre points of the two support structures at each end of the span.</p> <p>Note: the National Grid Yard does not apply to underground cables or any transmission lines (or sections of line) that are designated.</p> |
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| <p>NATURAL AND PHYSICAL RESOURCES</p> | <p>has the same meaning as in section 2 of the RMA (as set out in the box below) Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</p> |
| <p>NATURAL HAZARD</p> | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p> |

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| NATURAL HAZARD MITIGATION WORKS | means structures and associated engineering works to prevent or control the impacts of natural hazards and includes both soft engineering natural hazard mitigation and hard engineering natural hazard mitigation. Retaining walls not required for a hazard mitigation purpose are excluded from this definition. Raised building floor levels and raised land which are required to be raised to meet the requirements of a hazards assessment certificate are excluded from this definition. |
| NATURAL HAZARD OVERLAYS | means the combined mapped extent within the District Plan of the following natural hazards: <ul style="list-style-type: none"> a. Flood Hazards b. Liquefaction Hazards c. Fault Hazards |
| <u>NATURAL INLAND WETLAND</u> | <p>means a wetland (as defined in the Act) that is not:</p> <ul style="list-style-type: none"> (a) <u>in the coastal marine area; or</u> (b) <u>a deliberately constructed wetland, other than a wetland constructed to offset impacts on, or to restore, an existing or former natural inland wetland; or</u> (c) <u>a wetland that has developed in or around a deliberately constructed water body, since the construction of the water body;</u> <u>or</u> (d) <u>a geothermal wetland; or</u> (e) <u>a wetland that:</u> <ul style="list-style-type: none"> (i) <u>is within an area of pasture used for grazing; and</u> (ii) <u>has vegetation cover comprising more than 50% exotic pasture species (as identified in the National List of Exotic Pasture Species using the Pasture Exclusion Assessment Methodology (see clause 1.8)); unless</u> <p><u>the wetland is a location of a habitat of a threatened species identified under clause 3.8 of this National Policy Statement, in which case the exclusion in (e) does not apply</u></p> |
| NET FLOOR AREA | means the sum of any gross floor area; and <ul style="list-style-type: none"> a. includes: <ul style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but b. excludes: <ul style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures. |
| NET SITE AREA | means the total area of the site, but excludes: <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981. |
| NETWORK UTILITY OPERATOR | has the same meaning as in s166 of the RMA (as set out in the box below) means a person who— |

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| | <p>a. undertakes or proposes to undertake the distribution or transmission by pipeline of natural or manufactured gas, petroleum, biofuel, or geothermal energy; or</p> <p>b. operates or proposes to operate a network for the purpose of—</p> <ol style="list-style-type: none"> i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989; or <p>c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or</p> <p>d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</p> <p>e. undertakes or proposes to undertake a drainage or sewerage system; or</p> <p>f. constructs, operates, or proposes to construct or operate, a road or railway line; or</p> <p>g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</p> <p>h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990;</p> <ol style="list-style-type: none"> i. (ha) is a responsible SPV that is constructing or proposing to construct eligible infrastructure; or j. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,— <p>and the words network utility operation have a corresponding meaning.</p> |
| NOISE | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes vibration.</p> |
| NOISE RATING LEVEL | means a derived noise level used for comparison with a noise limit. |
| NOISE SENSITIVE ACTIVITY | <p>means any lawfully established:</p> <ol style="list-style-type: none"> a. residential activity, including activity in visitor accommodation-or retirement accommodation; b. educational activity; c. health care activity <u>or hospital activity</u>; d. congregation within any place of worship; and e. activity at a marae. |
| NON-AIRPORT ACTIVITY | means an activity within the Airport Zone which is not for "Airport Purposes" or an "Airport Related Activity". |
| NON-CUSTODIAL REHABILITATION ACTIVITY | means the use of land and buildings for non-custodial rehabilitative and reintegration activities and programmes undertaken by, or on behalf of, Ara Poutama Aotearoa, the Department of Corrections. |
| NON-HERITAGE BUILDINGS OR STRUCTURES | means buildings and structures within a heritage area and identified in SCHED3 as non-heritage. |
| <u>NON-SCHEDULED BUILDINGS OR STRUCTURES</u> | <p><u>means buildings and structures located on the same site as a heritage building or heritage structure, but have no historic heritage value.</u></p> <p><u>Non-scheduled buildings and structures are identified as exclusions in the 'protections required' column of SCHED1 and excluded from the application of historic heritage rules, except for HH-R2 and HH-R9.</u></p> |
| NOTABLE TREES | means a tree or group of trees identified in SCHED6 – Schedule of Notable Trees. |

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| NOTIONAL BOUNDARY | means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building. |
| OBSTACLE LIMITATION SURFACE | means airspace defined around an aerodrome that enables operations at the aerodrome to be conducted safely and that prevents the aerodrome from becoming unusable by the growth of obstacles around the aerodrome. Extending out from all edges of the runway, the OLS includes contiguous transitional, horizontal, conical, and approach / take off surfaces. |
| OFFICIAL SIGN | means all signs required or provided for under any statute or regulation or are otherwise related to aspects of public safety. Official signs include: <ul style="list-style-type: none"> a. traffic / pedestrian / cycling signs; b. railway signs; c. airport signs; d. port signs; and e. signs for the purpose of health and safety. |
| OFFICIAL SIGN | means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety. |
| ONGOING ORIGINAL USE | means the use keeping a building or object in the same use it was originally constructed for. |
| ON-SITE SIGNS | means any sign which is related to the activity occurring within a site on which the sign is located. |
| OPEN SPACE AND RECREATION ZONE | means the following zones; <ol style="list-style-type: none"> 1. Natural Open Space Zone; 2. Open Space Zone; 3. Sport and Active Recreation Zone; and 4. Special Purpose Wellington Town Belt Zone. |
| OPEN SPACE COMMUNITY ACTIVITY | means land and buildings used for the meeting of people on a not-for-profit basis, and includes libraries, clubrooms and premises with a club licence and other similar establishments. |
| OPERATING SPEED | means the speed at or below which 85% of cars are observed to travel under free-flowing conditions past a nominated point. Operating speed is not <i>design speed</i> or <i>target speed</i> |
| OPERATIONAL NEED | means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints. |
| OPERATIONAL PORT ACTIVITIES | The use of land and/or buildings for: <ul style="list-style-type: none"> a. navigation, mooring, berthing, departure, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels; b. the embarking, disembarking, and transit of passengers; c. loading, unloading and processing of freight and cargo including containers and logs; d. transitional storage activities; e. associated marshalling, parking, and manoeuvring of vehicles and trains; f. associated rail activities; g. ancillary distribution activities including dry bulk warehousing and bulk liquids storage and transfer, including fuel and ancillary pipeline networks; and h. any ancillary activity necessary for the functional needs and operational needs of port operations, or supporting the operation, maintenance and security of facilities and services, which includes: |

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| | <ul style="list-style-type: none"> i. ancillary operation and maintenance support services including freight and vehicle depots, storage facilities and workshops; ii. energy generation, storage and maintenance for port operations; iii. ancillary office; and iv. car parking for staff and visitors. |
| ORGANISED SPORT AND RECREATION ACTIVITIES | means the use of land and/or buildings for organised sport, recreation activities, tournaments and sports education and club e.g. parks, playgrounds, sportsgrounds, swimming pools, stadia, sailing and boating clubs and multi-sports facilities. It includes ancillary administrative activities to sport and recreation activities. |
| OUTDOOR LIVING SPACE | means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated. |
| OUTSTANDING NATURAL FEATURES AND LANDSCAPES | means an area of outstanding natural features and landscapes identified in SCHED10 – Outstanding Natural Features and Landscapes. |
| PARKING ACTIVITIES | means the parking of motor vehicles, including all manoeuvring areas, excluding parking on legal road. |
| PARKS MAINTENANCE AND REPAIR | <p>Means:</p> <ul style="list-style-type: none"> a. To make good decayed or damaged fabric to keep a building, structure or existing drainage channel in a sound or weatherproof condition or to prevent deterioration of fabric; and b. regular and on-going protective care of a building, structure or existing drainage channel to prevent deterioration. <p>It also includes:</p> <ul style="list-style-type: none"> a. re-topsoiling and reseeding; b. pest and weed control; and c. grass mowing. |
| <u>PARLIAMENTARY ACTIVITIES</u> | <p><u>Means activities related or ancillary to, the business or functioning of Parliament, including:</u></p> <ul style="list-style-type: none"> a. <u>Offices of Parliament;</u> b. <u>Administrative and support services to the House of Representatives and members of Parliament;</u> c. <u>Management of the Crown's buildings within the parliamentary area; and</u> d. <u>Parliament tours, education and information services to the public.</u> |
| PARTIAL DEMOLITION | alterations to demolish, destroy or remove part of any building or structure. |
| PASSENGER PORT FACILITIES | <p>Land and buildings used for the purpose of providing for the transfer of freight and passengers to and/or from ferry or cruise services in an integrated manner, including:</p> <ul style="list-style-type: none"> a. ferry terminals; b. ticketing and visitor information boxes; c. devices and facilities to enable the movement, circulation and security of passengers; d. passenger waiting areas and driver rest facilities; e. areas for bus parking, cycle parking, and drop-off and pick-up points; f. areas for rail and vehicular ferry operations; and g. areas for any ancillary activity supporting the operation, maintenance and security of facilities and services, which includes: <ul style="list-style-type: none"> i. operation and maintenance support services including freight and vehicle depots, storage facilities and workshops; ii. office; iii. retail and commercial activity; |

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| | <ul style="list-style-type: none"> iv. cafeterias, refreshment facilities and food and beverage outlets; v. business services; and vi. car parking for staff and visitors. |
| PEAK PARTICLE VELOCITY | means, to the extent used for the assessment of the risk of structural damage to a fixed structure, the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position. |
| PEDESTRIAN | means a person walking rather than travelling in a vehicle, including a person with impaired mobility who relies on mobility assistance including a wheelchair. |
| PERMEABLE SURFACE | means a surface which allows for the soakage of water into the ground, including: <ul style="list-style-type: none"> a. areas grassed or planted in trees or shrubs, gardens and other vegetated areas; b. porous or permeable paving; and c. decks which allow water to drain through to a permeable surface. |
| PERMITTED ACTIVITY | Permitted activities are allowed 'as of right' subject to complying with any conditions set out in the plan. A permitted activity is the only category that does not require you to apply for resource consent. |
| PEST | means any species of flora or fauna that is: <ul style="list-style-type: none"> a. A pest or unwanted organism as defined in the Biosecurity Act 1993; b. Listed in the Greater Wellington Regional Pest Management Plan 2019-2039; or c. Listed in Howell, C (2008) Consolidated List of Environmental Weeds in New Zealand, Science & Technical Publishing, New Zealand Department of Conservation. |
| PLANNED SUBDIVISION, USE AND DEVELOPMENT | means subdivision, use and development set out in an approved Greater Wellington Regional Council or Wellington City Council spatial plan. |
| PORT | The Special Purpose Port Zone. |
| PORT NOISE OVERLAY | means an area defined by planning maps to show land subject to development restrictions due to potential noise effects from port activities. It comprises: <ul style="list-style-type: none"> a. Inner Port Noise Overlay – being all land zoned Special Purpose Port Zone. b. Outer Port Noise Overlay – being land west of Hutt Road that is identified on the planning maps as Outer Port Noise Overlay. c. Port Noise Control Line – being a line shown on district plan maps used for controlling the emission of noise from port related activities. Compliance with permitted port noise limits set out Table 24 Appendix 4 of the noise chapter is to be assessed at or beyond this line, when measured in accordance with the requirements of NZS 6801:2008 <i>Measurement of environmental sound</i> and NZS6809:1999 <i>Port Noise Management and Land Use Planning</i>. |
| POTENTIALLY HAZARD SENSITIVE ACTIVITIES | means the following land use activities: <ul style="list-style-type: none"> a. Buildings associated with primary production (excluding Residential Units, Minor Residential Units, Residential Activities, or buildings identified as Less Hazard Sensitive Activities <u>or Quarrying Activities</u>) b. Commercial Activity c. Commercial Service Activity d. Community Corrections Activity. e. Entertainment Facility f. Food and Beverage Activity g. Industrial Activities h. Integrated Retail Activity |

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| | <ul style="list-style-type: none"> i. Large Format Retail Activity j. Major Sports Facility k. Offices l. Retail Activities m. Rural Industrial Activities |
| PRE-1930 BUILDING | means a residential dwelling that was either constructed, or approved for construction, prior to 1 January 1930. |
| PRIMARY ELEVATION | <p>Means the elevation(s) of a building that contribute to the architectural character of the streetscape and neighbourhood. The primary elevation is the dwelling's most prominent and detailed elevation. Unless otherwise noted below, the primary elevation is the elevation that fronts to the street (or other formed public access). In the case of corner sites all elevations that front a street will be considered as primary elevations.</p> <p>The primary elevation consists of all those features that contribute to the form and style of the building, including but not limited to: materials, detailing, window/wall ratios, architectural features and elements such as bay windows, verandahs, porches, turrets or steps.</p> |
| PRIMARY FORM | means the simple form that is central to, and the basis of, the dwelling, including its roof. It is typically the largest identifiable form or combination of relatively equal sized geometrically simple and box-like forms. |
| PRIMARY PRODUCTION | <p>means:</p> <ul style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but d. excludes further processing of those commodities into a different product. |
| PROTECTED CUSTOMARY RIGHTS | <p>means rights to activities and uses that are conducted according to tikanga – for example, launching waka or gathering stones for hāngi.</p> <p>The activity or use must have a physical component involving a natural or physical resource – the right cannot be based on a spiritual connection on its own. In general these protected customary rights do not include fishing and commercial aquaculture.</p> <p>To show that it has customary rights that should be protected, a Māori group must show that the particular uses and activities have existed continuously since 1840. Te Takutai Moana Act (2011)</p> |
| PUBLIC ACCESSWAY | an area of land, set aside as a passageway for pedestrian access between a road, service lane, reserve, railway station or public place; and another road, service lane, reserve, railway station or public place. |
| PUBLIC SPACE | means those places in public or private ownership which are available for public access (physical or visual) or leisure and that are characterised by their public patterns of use. Public spaces include, but not limited to, streets, accessways, squares, plazas, urban parks, open space and all open or covered spaces within buildings or structures that are generally available for use by the public, notwithstanding that access may be denied at certain times. |
| PUBLIC TRANSPORT ACTIVITY | <p>Means the use of buildings and/or land for the purpose of providing for passenger transfer and access to, and storage/servicing of, public transport services, including:</p> <ul style="list-style-type: none"> a. train stations; |

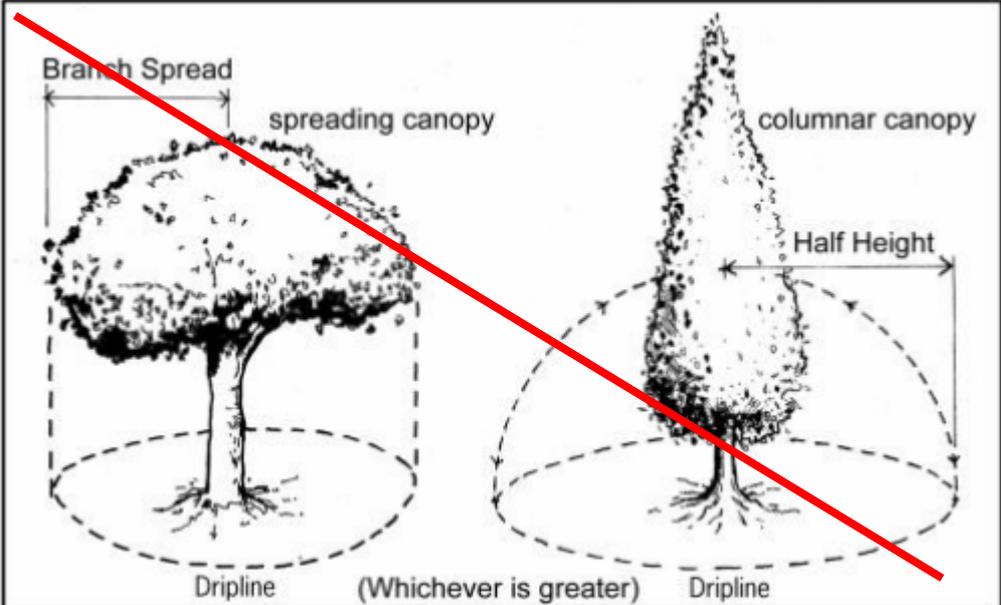
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| | <ul style="list-style-type: none"> b. bus stations/exchanges; c. rapid transit stops; d. ferry terminals; and e. ancillary ticketing and passenger facilities, charging/fuelling stations, storage and maintenance depots, offices and retail. |
| <u>QUALIFYING MATTER</u> | <p><u>Has the same meaning as in section 2 of the RMA: means a matter referred to in section 77I or 77O</u>End of inserted text <u>The matters referred to in section 77I and 77O are listed below:</u></p> <ul style="list-style-type: none"> a. <u>a matter of national importance that decision makers are required to recognise and provide for under section 6:</u> b. <u>a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010;</u> c. <u>a matter required to give effect to Te Ture Whaimana o Te Awa o Waikato—the Vision and Strategy for the Waikato River;</u> d. <u>a matter required to give effect to the Hauraki Gulf Marine Park Act 2000 or the Waitakere Ranges Heritage Area Act 2008;</u> e. <u>a matter required for the purpose of ensuring the safe or efficient operation of nationally significant infrastructure;</u> f. <u>open space provided for public use, but only in relation to land that is open space</u> g. <u>the need to give effect to a designation or heritage order, but only in relation to land that is subject to the designation or heritage order;</u> h. <u>a matter necessary to implement, or to ensure consistency with, iwi participation legislation;</u> i. <u>the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand;</u> j. <u>any other matter that makes higher density development as provided for by policy 3, as the case requires, inappropriate in an area, but only if section 77R is satisfied/any other matter that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.</u> |
| QUALITATIVE WIND ASSESSMENT | an assessment of pedestrian level wind conditions that is based on expert opinion, and where available, the results of previous quantitative wind studies near the development site. A qualitative wind assessment must comply with the relevant reporting requirements given in Appendix 8 WIND-A1. |
| QUANTITATIVE WIND STUDY | an assessment of pedestrian level wind conditions that is based on the results of wind tunnel testing, or a suitable equivalent (e.g. computational fluid dynamics software calibrated against measured data). A quantitative study must comply with the relevant test requirements given in Appendix 8 WIND-A1. |
| QUARRY | means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities. |
| QUARRYING ACTIVITIES | means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and |

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| | accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry. |
| R VALUE | means, for roads, the radius of a horizontal curve. |
| RADIOCOMMUNICATION | has the same meaning as in section 2(1) of the Radiocommunications Act 1989, as follows: 'Means any transmission or reception of signs, signals, writing, images, sounds or intelligence of any nature by radio waves'. |
| RAFT | has the same meaning as in section 2 of the RMA (as set out in the box below) means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities. |
| RAIL ACTIVITIES | The use of land and buildings for the operation of a rail network, including railway signalling, railway tracks and facilities. |
| <u>RAIL VIBRATION ADVISORY OVERLAY</u> | <u>means an area of land defined by the planning maps, being a distance of 60m beyond the railway designation boundary. The advisory overlay serves to alert property owners to the potential for railway related vibration to be received in that area. No district plan controls apply in relation to vibration as a result of this overlay.</u> |
| RAILYARD AREA | means any area of land included within KiwiRail designation KRH1 and used for Rail Activities. |
| <u>RAPID TRANSIT</u> | <u>has the same meaning as 'rapid transit service' in the National Policy Statement on Urban Development 2020, as follows: 'means any existing or planned frequent, quick, reliable and high-capacity public transport service that operates on a permanent route (road or rail) that is largely separated from other traffic'. For the avoidance of doubt, rapid transit within the boundaries of Wellington City includes the Johnsonville Rail Line, the Kapiti Rail Line and the Hutt/Melling Rail Line."</u> |
| RAPID TRANSIT STOP | means a place where people can enter or exit a rapid transit service, whether existing or planned. <u>For the avoidance of doubt, rapid transit stops with walkable catchments within the boundaries of Wellington City include Wellington Railway Station, Ngauranga Railway Station, all Johnsonville Rail Line stations, and the Kapiti Rail Line's Takapu Road, Redwood, Tawa and Linden stations. The Kenepuru Rail Station is a rapid transit stop but only part of its walkable catchment is within Wellington City.</u> |
| <u>REAR YARD</u> | <u>the area of land between the rear boundary of the site and a line parallel to that boundary, extending across the full width of the site. This will typically be the boundary associated with the rear elevation of a residential unit.</u> |
| RECLAMATION | means the manmade formation of permanent dry land by the positioning of material into or onto any part of a waterbody, bed of a lake or river or the coastal marine area, and: a. includes the construction of any causeway; but b. excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those structures is to form dry land. |
| RECONSTRUCTION | means modifications to rebuild a building or structure as closely as possible to a documented earlier form, using new materials. |

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| RECREATION ACTIVITY | means any activity whose primary aim is the passive or active enjoyment of leisure, whether competitive or non-competitive, casual or organised, (but does not include the use of motor vehicles in Conservation Sites or Open Space Areas). Recreation has a corresponding meaning. |
| REGIONALLY SIGNIFICANT INFRASTRUCTURE | means regionally significant infrastructure including: <ul style="list-style-type: none"> a. pipelines for the distribution or transmission of natural or manufactured gas or petroleum; b. facilities and structures necessary for the operation of telecommunications and radiocommunications networks operated by network utility operators; c. the National Grid; d. facilities for the generation and/or transmission of electricity where it is supplied to the National Grid and/or the local distribution network; e. the local authority water supply network and water treatment plants; f. the local authority wastewater and stormwater networks, systems and wastewater treatment plants; g. the Strategic Transport Network, as identified in the operative Wellington Regional Land Transport Plan; h. Wellington City bus terminal and Wellington Railway Station terminus; i. Wellington International Airport; and j. Commercial Port Areas within Wellington Harbour and adjacent land used in association with the movement of cargo and passengers and including bulk fuel supply infrastructure, and storage tanks for bulk liquids, and associated wharflines |
| RENEWABLE ELECTRICITY GENERATION ACTIVITY | means the construction, operation, maintenance and repair, and upgrading of structures, paved areas and ancillary facilities associated with renewable electricity generation. This includes small scale, community scale and large scale renewable electricity generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the National Grid and electricity storage technologies associated with renewable electricity. |
| RENEWABLE ELECTRICITY GENERATION INVESTIGATION ACTIVITY | means structures or equipment for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities: <ul style="list-style-type: none"> a. erecting an anemometer (wind monitoring) mast; b. digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions; c. installing instruments into drill holes for monitoring groundwater levels and land movement; d. erecting survey monuments and installing instruments to monitor land movement; e. erecting telemetry stations for the transmission of instrument data; f. installing microseismic stations to measure microseismic activity and ground noise; g. erection of signs or notices giving warning of danger; and h. construction and maintenance of access tracks to any investigation and assessment sites and facilities. |
| REPAIR AND MAINTENANCE SERVICE ACTIVITIES | means the servicing, testing or repair of vehicles, machinery or appliances, including: <ul style="list-style-type: none"> a. vehicle mechanics; b. panel beating; and c. appliance and electrical goods repairs. |
| RESIDENTIAL ACTIVITY | means the use of land and building(s) for people's living accommodation. |

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| RESIDENTIAL UNIT | means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities. |
| RESIDENTIAL VISITOR ACCOMMODATION | means the use of a residential unit for temporary accommodation advertised for a tariff to paying guests that is secondary and incidental to the use of the house for a residential activity. |
| RESIDUAL RISK | means, in relation to the Hazardous Substances chapter, the level of any remaining risk of an adverse effect after other industry controls, legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work (Hazardous Substances) Regulations 2017 and any other subordinate instruments, and regional planning instruments have been complied with. |
| RESTORATION | means an alteration to return a place to a known earlier form, by reassembly and reinstatement, and/or by removal of elements that detract from its heritage value. |
| RESTORED | means the rehabilitation of sites, habitats or ecosystems to support indigenous flora and fauna, ecosystem functions and natural processes that would naturally occur in the ecosystem and locality. |
| RETAIL ACTIVITY | an activity displaying or offering services or goods for the sale or hire to the trade or public and includes, but is not limited to: integrated retail developments, trade supply retail, yard based retail, supermarkets, service retail, and ancillary retail. |
| RETIREMENT VILLAGE | means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities. |
| REUSE | means changing the use of a building or object from that which it was originally constructed for. |
| REVERSE SENSITIVITY | means the potential for the <u>development, upgrading, operation and maintenance</u> of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by the existing activity. <u>'Development' and 'upgrading' of an existing activity in this definition are limited to where the effects are the same or similar in character, intensity, and scale to those which existed before the development or upgrade</u> |
| RIPARIAN MARGIN | means all land within a horizontal distance of 10 metres landward from the bed of a river, excluding piped rivers. |
| RIVER | has the same meaning as in section 2 of the RMA (as set out in the box below) means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal). |

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| ROAD | <p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roding Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which—</p> <ul style="list-style-type: none"> a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or e. is vested in the council as a road or street pursuant to any other enactment;— <p>and includes—</p> <ul style="list-style-type: none"> f. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988: g. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;— <p>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989 Section 2(1) of the Government Roding Powers Act 1989 motorway definition motorway—</p> <ul style="list-style-type: none"> a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level. |
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| <p>ROOT PROTECTION AREA</p> | <p>means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius half the height of the tree (whichever is greater).</p> <p><u>Means a circle taken from the centre of the trunk with a radius equal to 12 times the diameter of the trunk measured at 1.4m (DBH) above ground level.</u></p>  |
| <p>RURAL ACTIVITIES</p> | <p>means the use of land and/or buildings for agricultural, pastoral, horticultural, and forestry activities (not covered by the NES-PF); and includes:</p> <ul style="list-style-type: none"> a. the storage of products and initial processing as an ancillary activity of horticultural and agricultural products produced on the site; and b. the storage and disposal of solid and liquid animal waste. <p>Intensive indoor primary production, rural industry, quarrying and mining activities, top soil stripping and turf farming are excluded.</p> |
| <p>RURAL INDUSTRY</p> | <p>means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.</p> |
| <p>SCHEDULED ARCHAEOLOGICAL SITE</p> | <p>means an archaeological site, identified in SCHED4 - Scheduled Archaeological Sites.</p> |
| <p>SEISMIC STRENGTHENING</p> | <p>means modifications to improve the seismic performance of a building or object and make it more resistant to damage or failure during seismic activity.</p> |
| <p>SENSITIVE ACTIVITY</p> | <p>means any:</p> <ul style="list-style-type: none"> a. residential activity; b. marae/papakāinga; c. hospital; d. healthcare facility; e. educational facility; f. retirement village; g. visitor accommodation; or h. place of worship. |
| <p>SERVICE RETAIL</p> | <p>means the sale of served food and/or beverages, and/or services such as, but not limited to video and DVD hire, dry cleaners, takeaway food outlets,</p> |

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| | cafés, pubs, bars, hairdressers and beauticians and banks-, <u>but excludes drive-through restaurants.</u> |
| SERVICE STATION | means a vehicle orientated facility where the principal activity is the refuelling or recharging of vehicles and the sale of products and services associated with fuels and/or vehicles including lubricating oils, kerosene, LPG, spare parts and carwash facilities. It may include ancillary activities such as the sale of food and beverage and trailer hire. |
| SEWAGE | means human excrement and urine. |
| SHORT-MEDIUM TERM | (NPS-UD) means within the next 10 years |
| <u>SIDE YARD</u> | <u>the area of land between a side boundary of the site and a line parallel to that boundary, extending the full width of the site, but excluding those areas comprising front or rear yards.</u> |
| SIGN | means any device, character, graphic or electronic display, whether temporary or permanent, which: <ul style="list-style-type: none"> a. is for the purposes of: <ul style="list-style-type: none"> i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any structure or natural object; and c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice. |
| SIGNIFICANT NATURAL AREA | means an area of significant indigenous vegetation or significant habitat of indigenous fauna identified in SCHED8 - Significant Natural Areas. |
| SITE | means: <ul style="list-style-type: none"> a. an area of land comprised in a single record of title under the Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title under the Land Transfer Act 2017 could be issued without further consent of the Council; or d. despite paragraphs (a) to (c), in the case of land subdivided under the Unit Titles Act 1972 or the Unit Titles Act 2010 or a cross lease system is the whole of the land subject to the unit development or cross lease. |
| SITE OR AREA OF SIGNIFICANCE TO MĀORI | means a site or place the tangata whenua has, or at any time had an interest in; and the site holds cultural or spiritual significance to Māori, including wāhi tapu, as identified in SCHED7 – Sites and Areas of Significance to Māori. |
| SMALL SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY | means systems or equipment that generates electricity from renewable sources for the purpose of using electricity on a particular site (single household, business premise or network utility) with or without exporting back into the distribution network and produce less than 20kW. |
| SOFT ENGINEERING NATURAL HAZARD MITIGATION WORKS | means the use of natural materials, features and processes, including vegetation to stabilise waterway banks, and absorb wave energy and reduce coastal erosion and inundation. Soft engineering techniques include planting, beach re-nourishment, beach and bank re-profiling and the restoration of natural features such as dunes, coastal wetlands/saltmarsh and floodplains. |

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| SPATIAL PLAN | means Our City Tomorrow - A Spatial Plan for Wellington City adopted by Wellington City Council in June 2021 |
| SPECIAL AMENITY LANDSCAPES | means an area of landscapes that hold special amenity values, identified in SCHED11 – Special Amenity Landscapes. |
| SPECIAL AUDIBLE CHARACTERISTIC | has the same meaning as ‘special audible characteristic’ in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental Noise. |
| SPECIAL ENTERTAINMENT EVENT | a special entertainment event relates to activities such as music concerts and events, which are not classified as stadium activities or sporting events which occur at the Basin Reserve and Wellington Regional Stadium. |
| STABILISED | means the process of making an area of disturbed soil or <i>site of earthworks</i> resistant to erosion, achieved by paving, metaling, building over or revegetating. Where seeding or grassing is used on a surface that is not otherwise resistant to erosion, the surface is stabilised once 80% vegetative ground cover has been established over the entire area. |
| STADIUM ACTIVITY | The use of land and buildings at Wellington Regional Stadium for: <ul style="list-style-type: none"> a. sport and recreation activity and events; b. cultural, entertainment and exhibition activity and events; c. trade fairs, market days and displays; d. conferences, meetings and functions; e. sports-related education; f. any ancillary pedestrian access and connection; and g. any ancillary activity necessary for the operation of the Stadium including ancillary office and commercial activity, catering, and ticket and merchandise sales. |
| STORMWATER | means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from the surface of any structure, as a result of precipitation and includes any contaminants contained within. |
| STREETSCAPE | means the visual elements of a street, including the road, footpaths, trees, landform, open space, and interface to adjoining buildings that combine to form the street’s character. |
| STRUCTURE | has the same meaning as in section 2 of the RMA (as set out in the box below) means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft. |
| STUDENT ACCOMMODATION | Living accommodation, primarily used or designed to be used by registered students or guests of a tertiary education facilities or education facilities and which is served by one or more communal living areas, including kitchens. |
| SUBDIVISION | has the same meaning as “subdivision of land” in section 218 of the RMA (as set out in the box below) means— <ul style="list-style-type: none"> a. the division of an allotment— <ul style="list-style-type: none"> i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or |

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| | <ul style="list-style-type: none"> iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or <p>b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.</p> |
| SUPERMARKET | means a retail shop selling a wide range of foodstuffs, including fresh produce, meat, fish, dairy, alcoholic and other beverages, and packaged food for consumption off-site, as well as non-food grocery items and household goods. This definition includes discount stores, hypermarkets, department stores and warehouse club stores, where foodstuffs comprise more than 10% of the total gross floor area. |
| <u>SUPPORTED RESIDENTIAL CARE ACTIVITY</u> | means land and buildings in which residential accommodation, supervision, assistance, care and/or support is provided by another person or agency for residents, excluding retirement villages. |
| SUSTAINABLE MANAGEMENT | <p>has the same meaning as in section 5 of the RMA (as set out in the box below)</p> <p>means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p> <ul style="list-style-type: none"> a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. avoiding, remedying, or mitigating any adverse effects of activities on the environment. |
| TECHNICIAN ARBORIST | <p>means a person who:</p> <ul style="list-style-type: none"> a. by possession of a recognised arboricultural degree or diploma and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees including experience in the use of industry recognised risk-assessment methods; and c. has demonstrated competency to Level 6 New Zealand Diploma in Arboriculture standard (or to an equivalent arboricultural standard). |
| TELECOMMUNICATION | has the same meaning as given in section 5 of the Telecommunications Act 2001. |
| TEMPORARY ACTIVITIES | <p>means any short term activities that are primarily held outdoors, on public or private land and that are intended to have a limited duration and incidence. This includes non-permanent ancillary buildings and structures associated with temporary activities.</p> <p>Temporary activities include:</p> <ul style="list-style-type: none"> 1. Festivals, and exhibitions; 2. Fairs, carnivals and temporary markets; 3. Parades and ceremonies; 4. Council organised public firework displays; 5. Any short-term filming; 6. Public meetings; 7. Sporting and recreation events and associated temporary parking; <p>and</p> |

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| | 8. Site offices for construction projects. |
| TEMPORARY MILITARY TRAINING ACTIVITY | <p>means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:</p> <ol style="list-style-type: none"> a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere; c. the contribution of forces under collective security treaties, agreements, or arrangements; d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations; e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency; f. the provision of any public service. |
| TEMPORARY SIGN | <p>means any sign which is erected for a short period of time, as per standard SIGN-S10 and for the purposes of:</p> <ol style="list-style-type: none"> a. advertising a one-off temporary activity or event; or b. for the purposes of displaying information. <p>Temporary signs do not include hoardings, digital signs, flags, sandwich boards or bollards.</p> |
| <u>TERMINATION POINT</u> | <u>The end of the mapped extent of any viewshaft as depicted in the Viewshaft Overlay.</u> |
| TERRITORIAL AUTHORITY | has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below) means a city council or a district council named in Part 2 of Schedule 2. |
| TERTIARY EDUCATION FACILITY | <p>means land or buildings used for tertiary education and research activities</p> <p>Includes:</p> <ol style="list-style-type: none"> a. classrooms, lecture theatres and other facilities dedicated to learning; b. staff and student facilities, including student and staff support services, student union offices, student and staff clubs and organisations; c. research and innovation facilities; d. marae activities and facilities; e. spiritual facilities; f. laboratories; g. libraries; h. sport and recreation activities and facilities; i. student accommodation activities j. any ancillary activity necessary for the effective operation of the University sites which includes: <ol style="list-style-type: none"> i. office activities; ii. commercial activities; iii. staff facilities; iv. operation and maintenance support facilities including laundries, printing and publishing, telecommunications and broadcasting, kitchens, cafeterias, refreshment facilities, generators, substations, plant and vehicle depots, storage facilities and workshops; v. childcare services; vi. conference facilities; vii. community use of tertiary education facilities; viii. healthcare activities; |

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| | <ul style="list-style-type: none"> ix. entertainment facilities; x. light manufacturing; xi. car parking for staff, students and visitors; and xii. emergency service facilities. |
| THIRD-PARTY SIGNS | means a sign unrelated to or not associated with services, products or events available or occurring on the site on which the sign is located. |
| THREE WATERS INFRASTRUCTURE | means network infrastructure for water supply, wastewater, or stormwater, to the extent that it is controlled by Wellington City Council or Wellington Water Ltd |
| TOTAL DEMOLITION | means to completely destroy or demolish |
| TOWNSCAPE | <p>means the visual appearance of a neighbourhood when viewed from surrounding public spaces. It includes the collective image of, and relationship between, the following elements:</p> <ul style="list-style-type: none"> a. setting and landscape; b. the lay-out of streets, lanes and footpaths; c. subdivision patterns; d. buildings and structures; and e. gardens and open spaces. |
| TRADE SUPPLY RETAIL | <p>means a business engaged in sales to businesses, and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following:</p> <ul style="list-style-type: none"> a. automotive and marine supplies; b. building supplies; c. farming and agricultural supplies; d. garden and landscaping supplies; e. hire services (excluding hire of books, DVD and video); and f. office furniture, equipment and systems supplies. |
| TRANSPORT NETWORK | <p>means all public rail, public roads, public pedestrian, cycle and micromobility facilities, public transport and associated infrastructure. It includes:</p> <ul style="list-style-type: none"> a. Train stations; b. Bus stops; c. Bus shelters; and d. Park and Ride areas. |
| TREE | means a woody plant 3 metres or greater in height includes a Tree Fern, but excludes a vine with a stem diameter less than 50 mm. |
| TRENCHING | means the excavation of trenches for underground infrastructure, including three waters infrastructure, communications, electricity and gas transmission and distribution, and any other network utilities. |
| TRENCHLESS METHODS | means excavation that does not create open surface trenches. Includes air spade, hydro excavation, or drilling machine. |
| TRIMMING AND PRUNING | means the selective removal of parts of vegetation or of tree branches that do not affect roots. |
| UNCOMFORTABLE WIND CONDITIONS | means wind conditions where the mean hourly wind speed equals or exceeds 2.5 m/s for 20% of the year (1752 hours). |
| <u>UNDEVELOPED STATE</u> | <u>means the modelled grassed (pastoral or urban open space) state of the site prior to urban development.</u> |
| UPGRADING | as it applies to infrastructure, means the improvement or increase in carrying capacity, operational efficiency, security or safety of existing infrastructure, but excludes maintenance, repair and renewal. |

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| VACANT LAND | means any land which is not developed for any recreation, amenity, or building activity. |
| VEHICLE | means motor vehicle including: a. Light vehicle; and b. Heavy vehicle. It excludes: c. Cycle; and d. micromobility device. |
| VEHICLE CROSSING | means a facility for vehicle access between a road carriageway and a site boundary. It includes any culvert, bridge or kerbing. |
| VEHICLE MOVEMENT | means a single journey to or from a particular site. A return journey equals two vehicle movements. |
| <u>VIEW</u> | <u>Means the focal and context elements protected by a Viewshaft included in Schedule 5.</u> |
| VIEWSHAFT | 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 <u>two three</u> types of viewshafts <u>that viewshafts protect</u> : a. Contained views <u>that</u> run along street corridors and are vertically framed on either side by <u>physical margins - a building or other structure (existing or future enabled permitted); and</u> b. Vista views <u>that</u> 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> <u>c. Panoramic views are expansive wide-angled distant views providing a complete view of an area.</u> |
| <u>VIEWSHAFT OVERLAY</u> | <u>The mapped extent of the viewshafts in the ePlan included in Schedule 5, which are associated with the Viewshaft Chapter provisions.</u> |
| VISITOR ACCOMMODATION | means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities. |
| <u>WALKABLE CATCHMENT</u> | <u>Means, for the purpose of implementing Policy 3(c)(i-iii) of the National Policy Statement on Urban Development 2020, the areas within:</u> <u>1. 5 minutes' walk from the rapid transit stops of Raroa Rail Station, Khandallah Rail Station, Simla Crescent Rail Station, Awarua Street Rail Station, Ngaio Rail Station, Crofton Downs Rail Station and Ngauranga Rail Station;</u> <u>2. 10 minutes' walk from the rapid transit stops of Kenepuru Rail Station, Linden Rail Station, Tawa Rail Station, Redwood Rail Station, Takapu Road Rail Station, Box Hill Rail Station and the edge of the Johnsonville Metropolitan Centre Zone and Kilbirnie Metropolitan Centre Zone¹; and</u> <u>3. 15 minutes' walk from the edge of the Wellington City Centre Zone.</u> |
| WASTEWATER | means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste. |

¹ The inclusion of Kilbirnie MCZ walkable catchment is subject to whether the Panel selects HS1-Rec11 or HS1-Rec11A.

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| WATER | has the same meaning as in section 2 of the RMA (as set out in the box below) <ul style="list-style-type: none"> a. means water in all its physical forms whether flowing or not and whether over or under the ground; b. includes fresh water, coastal water, and geothermal water; c. does not include water in any form while in any pipe, tank, or cistern. |
| WATER SENSITIVE URBAN DESIGN | The integration of planning, engineering design and water management to mimic or restore natural hydrological processes in order to address the quantitative and qualitative impacts of land use and development on land, water and biodiversity, and the community's aesthetic and recreational enjoyment of waterways and the coast. Water sensitive design manages stormwater at its source as one of the tools to control runoff and water quality. The terms green infrastructure, low impact design, low impact urban design and water sensitive urban design are often used synonymously with water sensitive design. |
| WATERBODY | has the same meaning as in section 2 of the RMA (as set out in the box below) means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area. |
| WELL-FUNCTIONING URBAN ENVIRONMENT | means an urban environment that, as a minimum: <ul style="list-style-type: none"> a. has or enables a variety of homes that meet the needs, in terms of type, price, and location, of different households; and b. has or enables a variety of homes that enable Māori to express their cultural traditions and norms; and c. has or enables a variety of sites that are suitable for different business sectors in terms of location and site size; and d. has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and e. supports, and limits as much as possible adverse impacts on, the competitive operation of land and development markets; and f. supports reduction in greenhouse gas emissions; and g. are resilient to the likely current and future effects of climate change. |
| WELLINGTON AIR NOISE MANAGEMENT COMMITTEE (WANMC) | means the body primarily responsible for the NMP, being a partnership between the Airport, aircraft operators, and the local community. Wellington City Council contributes to the WANMC, including through providing updated noise exposure reports from the noise monitoring system. |
| WET ABRASIVE BLASTING | means abrasive blasting using material to which water has been added. |
| WETLAND | has the same meaning as in section 2 of the RMA (as set out in the box below) includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions. |
| WHOLESALE | means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers. |
| WIND FARM | means wind turbines (and support pylons or towers) used to generate electricity from the wind which is then conveyed to the distribution network or National Grid. It includes ancillary access roads and tracks, buildings and structures (including substations), communications equipment, electricity storage technologies, and the system of electricity conveyance required to convey the electricity to an associated substation. |
| WIND MITIGATION MEASURES | means design features and appurtenances that reduce the impact or effect of adverse wind conditions on people. Wind mitigation can be on a |

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| | building, on a site, or off-site. The use of off-site wind mitigation is undesirable and is discouraged by this Plan. |
| WIND TURBINE | means a device used for extracting kinetic energy from the wind. |
| WORKS ARBORIST | means a person who: <ul style="list-style-type: none"> a. by possession of a recognised arboricultural degree, diploma or certificate and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated competency to Level 4 New Zealand Certificate in Horticulture Services (Arboriculture) standard (or to an equivalent arboricultural standard). |
| <u>YARD</u> | <u>means: any part of a site that must be kept clear and unobstructed by buildings and structures, except as otherwise provided for by this Plan. Yards will be measured in a horizontal plane at right angles to the boundary.</u> |
| YARD BASED RETAIL | means any retail activity which supplies goods or services primarily from an open or semi-covered yard, and where the yard comprises at least 50% of the total area used for retail activities. This includes but is not limited to: <ul style="list-style-type: none"> a. garden centres b. service stations c. automotive and marine supplies d. agricultural supplies e. heavy machinery and f. plant sales. |

Appendix B to wrap up hearing part one Section 42A report [Definitions nesting tables]

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| Airport | | | |
| Non-airport activity | | | |
| Airport related activities | | | |
| Airport purposes | | | |
| Arts, Culture and Entertainment | | | |
| Arts, Culture and Entertainment Activities | | | |
| Buildings and Structures | | | |
| Structure | Building | Accessory Building | |
| Civic Activities | | | |
| Civic Activities | | | |
| Government Activities | | | |
| Parliamentary Activities | | | |
| Commercial | | | |
| Commercial Activities | Building Improvement Centre | | |
| | Retail Activity | Integrated Retail Activity | |
| | | Large Format Retail | |
| | | Service Retail | |
| | | Supermarket | |
| | | Trade Supply Retail | |
| | | Yard Based Retail | |
| | Wholesaler | | |
| | Conference Facilities | | |
| | Mobile Commercial Activities | | |
| | Home Business | | |
| Drive-through activity | Drive-through restaurant | | |
| | Service station | | |
| Community Facilities | | | |
| Community Facility | | | |
| Conservation | | | |
| Conservation Activities | | | |
| Corrections | | | |
| Community Corrections Activity | | | |
| Custodial Corrections Facility | | | |

Appendix B to wrap up hearing part one Section 42A report [Definitions nesting tables]

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| Non-custodial rehabilitation activity | | |
| Historic Heritage | | |
| Built Heritage | Heritage Building | |
| | Heritage Structure | |
| | Contributing buildings and structures | |
| Non-heritage buildings or structures | | |
| Industrial | | |
| Industrial Activity | Heavy Industrial Activity | |
| Infrastructure | | |
| Infrastructure (To be heard in hearings stream 9) | Customer Connection | |
| | Ancillary transport network infrastructure | |
| | Development infrastructure | |
| | Regionally significant infrastructure | |
| | Three waters infrastructure | |
| | National Grid | |
| | Cabinet (Radio and telecom equipment etc) | |
| Additional infrastructure | | |
| Natural Environment | | |
| Wetland | Constructed Wetland | |
| | Natural Inland Wetland | |
| Natural Hazards | | |
| Natural hazard mitigation works | Hard engineering natural hazard mitigation works | |
| | Soft engineering natural hazard mitigation works | |
| Natural Hazard Overlays | | |
| Coastal Hazard Overlays | High Coastal Hazard Area | |
| | Medium Coastal Hazard Area | |
| | Low Coastal Hazard Area | |
| Port | | |
| Port | Commercial Port | |
| Operational Port Activities | | |
| Passenger port facilities | | |
| Renewable Electricity | | |

Appendix B to wrap up hearing part one Section 42A report [Definitions nesting tables]

| | | |
|---|---|--|
| Renewable electricity generation activity | Renewable electricity generation investigation activity | |
| | Community Scale Renewable Electricity Generation Activity | |
| | Large scale renewable electricity generation activity | |
| | Small scale renewable electricity generation activity | |
| Residential | | |
| Residential Activities | Boarding Houses | |
| | Retirement Villages | |
| | Supported Residential Care Activity | |
| | Visitor Accommodation | |
| | Multi-Unit Housing | |
| | Assisted Housing | |
| | Residential Unit | |
| Minor Residential Unit | | |
| Rural | | |
| Rural Activities | | |
| Rural Industry | | |
| Intensive Indoor Primary Production | | |
| Keeping of goats | | |
| Sensitive activities | | |
| Hazard Sensitive Activities | | |
| Less hazard sensitive activities | | |
| Noise Sensitive Activity | | |
| Potentially Hazard Sensitive Activities | | |
| Sensitive Activity | | |
| Signs | | |
| Signs | Digital Sign | |
| | Freestanding sign | |
| | Illuminated sign | |
| | Official Sign (PDP) | |
| | Official Sign (RMA) | |
| On-site Sign | | |

Appendix B to wrap up hearing part one Section 42A report [Definitions nesting tables]

| | | |
|---|--|--|
| | Temporary Sign | |
| | Third-Party Signs | |
| Sport and Recreation | | |
| Recreation Activities | Informal Recreation Activity | |
| Organised sport and recreation activities | | |
| Temporary Activities | | |
| Temporary Activities | Temporary Military Training Activities | |
| | Short-term filming | |
| Transport | | |
| Vehicle | Light vehicle | |
| | Heavy vehicle | |
| Cycle | | |
| Micromobility Device | | |
| Viewshafts | | |
| Viewshaft | Category 1 Viewshaft | |
| | Category 2 Viewshaft | |
| | Panoramic view | |
| View | Context element | |
| | Focal element | |
| Continuum Elements | | |
| Iconic and Landmark views | | |
| Termination point | | |
| Miscellaneous | | |
| Abrasive Blasting | Dry Abrasive Blasting | |
| | Wet Abrasive Blasting | |

Key:

Black text – definition existed at notification of the PDP

Red text – definition recommended for addition post notification

Wellington City Council
Design Guide
Centres &
Mixed Use



Introduction

Intent

The intent of the Centres and Mixed Use Design Guide is to facilitate new development in the City's centres and mixed use areas that is well-designed and contributes to a well-functioning urban environment that is compact, attractive, thriving and inclusive.

The design outcomes and guidance points contained within this Design Guide set out how development can fulfil this intent.

Background

All new development in Wellington's centres and mixed use areas should contribute to a future of our city that honours our partnerships with mana whenua, and that is compact, inclusive and connected, greener, resilient, vibrant and prosperous. To achieve this, new development should respond appropriately to its context, respond to the natural environment, contribute to an effective public-private interface, shape a well-functioning site, and deliver high-quality buildings.

Application of this Guide

The Centres and Mixed Use Design Guide generally applies to new development that requires a resource consent in the following zones and development areas:

- Centre Zones
- Commercial Zone
- Mixed Use Zone
- Hospital Zone
- Tertiary Education Zone
- Waterfront Zone
- Kilbirnie Bus Barns Development Area
- Linconshire Farm Development Area
- Upper Stebbings and Glenside West Development Area

The District Plan provisions, including policies, rules, and matters of discretion, set out the circumstances where this Design Guide will be applicable to a resource consent application.

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal.

Structure of this Guide

This Design Guide is structured into four sections:

- Responding to context
- Responding to the natural environment in an urban context
- Effective public-private interface
- Well-functioning sites
- High quality buildings

Each section is structured around a series of related **design outcomes** followed by a series of **guidance points** that support development to achieve those outcomes.

Design outcomes are the outcomes that would be demonstrated by a well-designed, well-functioning urban environment.

Guidance points set out how development can be designed to achieve the design outcomes.

There are directive guidance points including terms such as "design", "provide", "locate", "Configure", "Create", "minimize" which are fundamental to achieving the design outcomes where it is expected that the matter is integrated into the design.

In addition, there are consideration guidance points including the word "consider". It is expected that an applicant will consider the matter and integrate this within the design where appropriate, and if not, supported by a rational reason for not doing so.

Advice notes provide advice and additional information to the guidance points.

Relationship with other Guides

The District Plan includes several other Design Guides that may also apply to the development. The applicability of these other Design Guides will depend on the activity being proposed, and whether the provisions of the District Plan provide for those Design Guides to apply to the activity.

Other requirements

This Design Guide does not address the range of other requirements that may apply to development, including those set out in the objectives, policies, rules and standards of the District Plan, other relevant RMA planning documents and regulations, relevant Council bylaws, or requirements under other Acts (such as the Building Act 2004).

How to use this Guide

Applicants should demonstrate how the proposal fulfils the intent of this Design Guide. The preparation of a **Design Statement** provides applicants with the opportunity to do this.

The Design Guides are intended to be applied in a manner that recognises the unique nature of individual proposals. Applicants need only apply those **design outcomes** and **guidance points** that are relevant to the proposal. Guidance points that are only relevant where the proposal includes a residential activity are highlighted in green throughout this Design Guide.

The Design Guides are also intended to promote design innovation. The Design Statement provides applicants with the opportunity to explain how a **design outcome** may have been addressed using an alternative approaches to those set out in the relevant **guidance points**.

Preparing a Design Statement

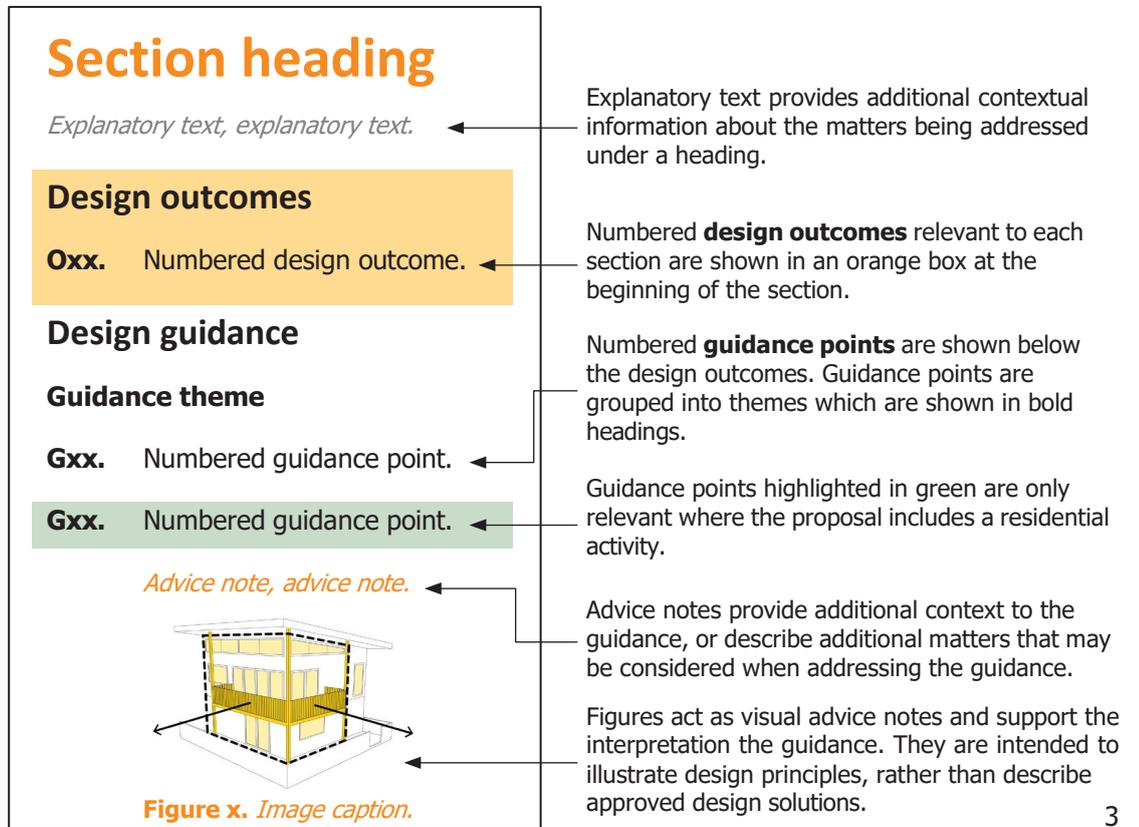
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

- A description of the site and its context
- A description of the proposal
- Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.

The Design Statement can include written and/or visual material, and should include a level of information that corresponds with the scale and significance of the proposal.

Design Guide format

This Design Guide is structured using the following formatting conventions:



Responding to context

Design outcome

- O1.** New development responds to the unique valued characteristics within the surrounding environment.

Design guidance

Responding to context

- G1.** Identify and respond to the unique valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment.

Unique valued characteristics ~~of the natural environment~~ in an urban context will vary depending on the site and the surrounding context. These characteristics may include:

- *natural features, including topography, landform, valued established vegetation, and water bodies;*
- *sunlight and wind;*
- *cultural context, including identified heritage and sites or areas of significance to Māori;*
- *neighbourhood characteristics such as streets, the movement network, and the network of open spaces;*
- *the use of neighbouring sites;*
- *existing and planned patterns of built form.*

Responding to the natural environment in an urban context

The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes. The landscape context contributes to a neighbourhood's unique sense of place and identity.

Design outcomes

- 02.** New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- 03.** Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

Design guidance

Designing with topography

A site-specific response to design that works with the land ~~helps maintain~~ supports visual amenity and an authentic sense of place.

- G2.** Integrate retaining walls into the design in a manner that enables buildings to better address and activate the street.
- G3.** Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.

Design considerations for retaining walls include:

- *designing retaining walls so that they are a cohesive part of the composition of the site, buildings, and the overall development;*
- *considering the material quality and visual articulation of retaining structures where they are visible;*
- *integrating exposed retaining walls into the landform, for example by using stepped retaining walls or incorporating planting (see Figure 1).*

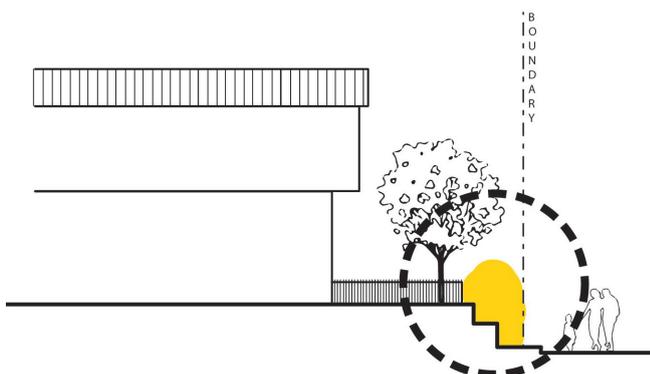


Figure 1. *Stepped retaining wall at the street edge.*

Vegetation and planting

Vegetation, including street edge landscaping, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity in outlook from residential units and along the street edge.

G4. When planning for planting as part of new development:

1. Incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings;
2. Locate planting where this would enhance the streetscape;
3. Locate planting to integrate buildings into the planned urban context;
4. Locate planting to assist with privacy within the site and on surrounding sites;
5. Select planting to contribute to local biodiversity;
6. Utilise trees to provide summer shade and allow for winter sun;
7. Integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site.

Designing with water

G5. Configure any required on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner.

Where water sensitive design, hydraulic neutrality, and water conservation methods are included in the development, it is important that these are provided for in a manner that is integrated into the overall design, so that the liveability, amenity, and functionality of the site are enhanced.

This includes considering:

- *designing stormwater management features such as constructed wetlands, detention or retention areas, swales or permeable paving to enhance visual amenity;*
- *locating these features to coordinate with movement networks and the location of open spaces on site;*
- *locating physical devices such as water tanks in areas where they will not detract from the visual amenity and functionality of open space on site.*

Effective public-private interface

Good visual and physical connections between buildings and public spaces contribute to attractive and safe streets and public space.

Design outcomes

- 04.** New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- 05.** The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- 06.** Mana whenua sites of significance are acknowledged and celebrated.

Design guidance

Street interface and frontage

- G6.** Orientate buildings to face the street.

Buildings can be oriented to face the street by:

- *locating actively occupied parts of a building, including shopfronts, food and beverage outlets, offices, and other commercial, cultural, recreational or entertainment activities so that they face or overlook the street;*
- *locating the principal entrance to the building so that it faces the street;*
- *locating active habitable rooms in residential units, such as kitchens, dining rooms or living rooms, so that they overlook the street.*

On corner sites, consider:

- *relating building frontages to the street network hierarchy by orientating primary frontages towards the primary street, and secondary frontages towards the secondary street;*
- *locating more prominent building forms on corner sites.*

- G7.** Design the ground floor of buildings where they front a street or publicly accessible open space to facilitate the extension of activities within the building into that adjacent space.

This might be done by considering:

- *windows/doors that open to the street or public open space;*
- *providing for a well-considered physical connection between the ground floor interior and the street or public open space;*
- *where appropriate, enabling activities to occupy clearly defined outdoor spaces between the street and the building (for example, terraces or other outdoor areas).*

G8. Along active frontages, where the finished floor level is higher than the adjacent street level, design the frontage to provide for the change in level in a manner that:

1. integrates the means of accommodating the level change with the design of the building, its internal layout, and the adjacent street environment; and
2. ~~does not detract from supports~~ the quality or accessibility of the adjacent pedestrian environment;
3. ~~considers the need to provide accessible entry to the building.~~

Note that this guidance point applies to situations where the ground floor is above the footpath level, or on sloping sites where there is variation between the street level and the ground floor level.

The intent of this guidance point is to facilitate the activation of street edges. In some cases, this may mean that the level change is encompassed within the building, while in other cases, an external raised threshold condition between the building and the street may be appropriate.

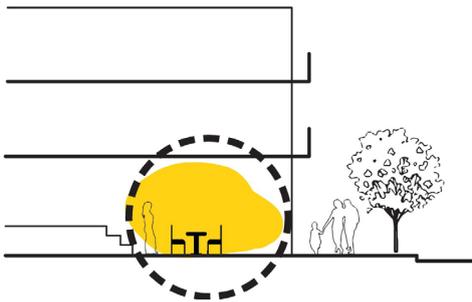


Figure 2. *Accommodating a level change within the design of the building's ground floor level.*

G9. Provide a sense of human scale at the occupiable edges of buildings.

This guidance point applies to the parts of buildings that are located next to the street, pedestrian paths on site, or other public or communal open spaces that will be used, accessed or occupied by people.

Consider methods of providing for a transition to a human scale, including:

- *as part of the design of built form, incorporating transitional built form elements with dimensions that mediate between the dimensions of the human form and a much larger building;*
- *changes in facade materiality, modulation or articulation at the occupied edges of buildings;*
- *incorporating features such as canopies along occupied edges of buildings;*
- *providing for usable outdoor spaces at the edges of buildings;*
- *incorporating landscape planting or constructed landscape elements of a human scale (such as furniture) into the occupied spaces next to buildings.*

- G10.** Design physical security measures such as bollards, gates, security grilles or roller shutter doors to be unobtrusive and aesthetically integrated parts of shop and building frontages.

Passive surveillance

- G11.** Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.

Windows, shopfronts and glazed doors at all levels of the building contribute to passive surveillance of the street.

Entrances

- G12.** Locate and design main building entrances to be visible from the street and incorporate shelter.

Visibility of entrances can be supported by:

- *orientation of the entrance towards the street or pedestrian paths;*
- *designing the entrance so that it is visually distinguishable from other parts of the building;*
- *lighting.*

Shelter will provide a transitional arrival space prior to entering the building. Forms of shelter at building entrances may include:

- *locating a canopy or verandah over the building entrance;*
- *recessing the entrance into the facade.*

- G13.** When designing entrances and communal circulation spaces within the a building that is for residential use, consider access for a range of different building users.

Relevant matters when considering access will be based on the intended use of the building and may include:

- *the width of entrances and lobbies to accommodate wheelchair movements and turning;*
- *providing for step-free entry where this is practicable;*
- *accommodating the space requirements of cultural practices (such as the moving of tūpāpaku);*
- *designing entrances so that they can accommodate large items of furniture and appliances, such as beds, couches and fridges.*

Sites of significance to mana whenua

- G14.** Adjacent to sites or areas of significance to Māori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's tangata whenua.

Well-functioning sites

Design outcomes

- 07.** New development maintains or enhances the walkability and permeability of the pedestrian network.
- 08.** New development provides for safe and convenient cycle and pedestrian movement and access.
- 09.** Vehicle access, garage doors and car parking do not dominate the streetscape.
- 010.** Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- 011.** Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

Design guidance

Connections for people

Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.

- G15.** Create pedestrian paths through larger sites where this is safe and will enhance local pedestrian connectivity.

Where several existing streets or other formed public pedestrian paths are located around a site, providing for connections between these can enhance local pedestrian connectivity.

Where there is an existing well used public path through the site, consider retaining this and integrating it into the design of the development. ~~Where existing public pedestrian paths pass through a site, integrate them into the design of new development.~~

- G16.** Design pedestrian access through and within the site to be safe, by:
 1. providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked;
 2. providing pedestrian paths that are direct and maintain clear sightlines;
 3. providing for pedestrian pathways to be well lit;
 4. where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site;
 5. minimising the creation of hiding places and entrapment spaces.

Vehicle access and parking

- G17.** Locate and design on-site car parking and loading areas so that they are not visually dominant elements at the street edge.

This can be achieved by locating on-site outdoor car parking (including any undercroft parking) and loading areas away from the street edge, preferably to the side or rear of buildings.

Where parking within buildings fronts the street, screen the parking in a manner that is integrated with the composition of the building elevation.

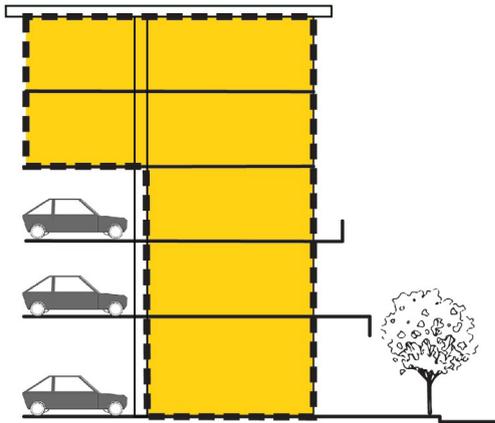


Figure 3. *Consider locating car parking at the rear of a building so that it does not dominate the street edge.*

- G18.** Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.

Ways of distinguishing pedestrian access include:

- *change in surface treatment;*
- *grade separation of pedestrian paths;*
- *physically separating pedestrian paths through soft or hard landscape elements.*

- G19.** Plant trees to break areas of open/at grade car parking into smaller groupings to provide visual relief from car-dominated spaces.

Note that the application of this guidance point is limited to circumstances where car parking areas are visible from the street.

When planning for trees within car parking areas, provide suitable planting conditions and growing medium.

G20. Locate and design vehicle access and parking areas to minimise privacy and other nuisance effects on the outdoor living spaces and habitable spaces of adjacent residential units.

Ways of minimising effects include:

- *locating parking areas away from private outdoor living spaces, living rooms and bedrooms;*
- *using planting or fences to provide visual screening;*
- *arranging parking areas so that vehicle lights do not shine into bedrooms or living areas.*

This guideline applies to development in local and neighbourhood centres but not in the City and Metropolitan Centre or Mixed Use zones.

G21. Integrate on-site loading areas (and associated circulation and manoeuvring areas) into the design of the development in a manner that mitigates potential adverse impacts on the functionality and amenity of the street.

Consider matters such as:

- *locating loading areas within the building or site, rather than at the street edge;*
- *screening open loading areas so that they are not visible from the street;*
- *designing garage doors for servicing and loading areas so that they are visually integrated with the design of the building;*
- *where practicable, locating loading areas (and vehicle access to them) away from the principal street frontage.*

Cycle parking

G22. When providing cycle parking, consider:

1. the needs of different sizes and types of bicycle, including e-bikes and cargo bikes;
2. security and access control;
3. providing adequate end of trip facilities such as changing rooms, showers and lockers.

Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes.

Communal open space and communal outdoor living space

G23. Where communal open space is provided:

1. locate and orientate the space to benefit from available sunlight;
2. provide flat open space, or where level changes are required, integrate these into the design of the open space;
3. design the space so that it is accessible to people with disabilities;
4. ensure that it is overlooked by surrounding buildings and has multiple exits;
5. incorporate trees and/or planting into the design of the space;
6. incorporate shelter and shading into the design of the space;
7. incorporate features that facilitate social interaction and also allow for private occupation.

G24. In addition to the above, where communal outdoor living space is provided for residential activities:

1. size the space so that it is proportionate to the number of residential units that it serves;
2. locate the space so that it is conveniently accessible to the residential units on site;
3. in developments with apartments where children are likely to live, incorporate opportunities for play into the space.

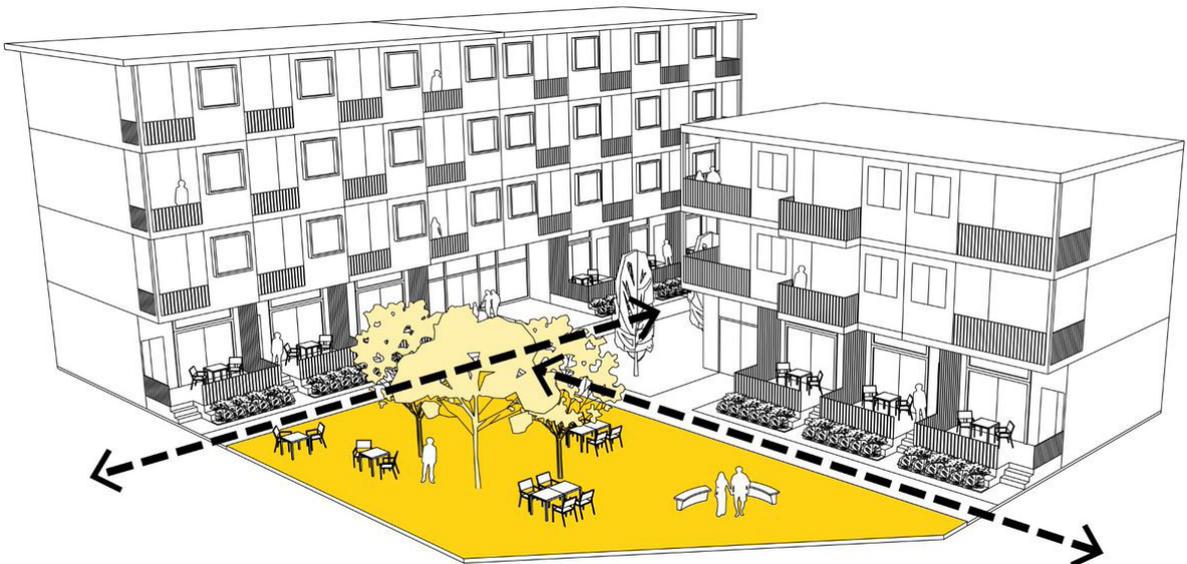


Figure 4. *Communal outdoor living space is accessible, usable and well-incorporated into the development.*

Private outdoor living space and balconies

Well-designed private outdoor living space contributes to the overall liveability of the development and the well-being of residents.

G25. Locate private outdoor living space to optimise access to available sunlight.

Optimising access to available sunlight means arranging the site and buildings so that as many units as practicable have access to the available sunlight on site. Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of the building.

The amount and location of sunlight available on site will vary depending on site constraints, such as the topography of the site and the surrounding area, the aspect of the site, and the density and location of surrounding vegetation and buildings.

G26. Where outdoor living space is provided in the form of a balcony, locate and design these to:

1. access available sunlight;
2. provide for privacy between residential units;
3. overlook streets, public open spaces, or communal outdoor living spaces; and
4. be an aesthetically integrated part of the building composition.

G27. Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them to:

1. maintain the functionality and potential to occupy the balcony;
2. to be visually unobtrusive when viewed from the street or other public or communal open spaces.

Lighting

G28. Provide appropriate lighting for safety and way-finding to building entrances, pedestrian paths, communal open spaces and communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas.

Waste storage and collection

G29. When designing waste storage areas, consider:

1. the size of space necessary to service the number, type and size of receptacles;
2. arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities;
3. locating the area so that it is conveniently accessible to the residential units that it serves;
4. locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal outdoor living spaces and private outdoor living spaces;
5. locating and/or screening the area so that it is visually unobtrusive;
6. locating and/or ventilating the area to avoid odours adversely impacting on residential units;
7. lighting, security, maintenance and wash-down requirements.

G30. Facilitate the safe and efficient collection of waste, recycling and organic waste material by:

1. designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection;
2. designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways

Service elements

G31. Integrate external service elements into the design of the site so that:

1. they are discreetly located or screened where they may be visible from a public space;
2. they do not dominate site or building entrances;
3. they do not compromise the usable area of communal or private outdoor living spaces
4. building services elements are a visually integrated of the architectural composition.

External and building service elements may include services such as:

- *transformers;*
- *heat pump/air conditioning outdoor units;*
- *water heating units;*
- *gas bottles;*
- *water tanks;*
- *rooftop plant;*
- *lift over-runs;*
- *exterior downpipes and drainage;*
- *ventilation cowls, openings or louvres;*
- *other external service elements.*

High-quality buildings

Design outcomes

- 012.** Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.
- 013.** Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.
- 014.** Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.
- 015.** Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.
- 016.** Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.
- 017.** Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.
- 018.** Buildings are designed to facilitate multiple uses and changes in use over time.

Design guidance

Design coherence and integration

- G32.** Design new buildings to respond to valued patterns within the local built environment.

Responding to valued patterns means referencing or acknowledging them as part of a design, not replicating existing architecture. It also means acknowledging the planned built environment, not just the existing built environment.

Consider, where appropriate to context, matters such as:

- *architectural composition and roof form;*
- *alignments of elevational features;*
- *proportions of built form;*
- *visual rhythm of frontage widths;*
- *floor-to-floor heights;*
- *materials, finishes and textures.*

- G33.** Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way.

Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of a building are considered as a whole, as well as separately.

As part of achieving design coherence and integration, carefully consider the ways in which elements such as canopies, verandas, balconies and building services elements are visually integrated into the overall architectural composition of the building. This includes considering the consistency of their quality with the quality of the overall building, and alignment with key datums. Where existing adjacent buildings include canopies at the street edge, consider the relationship between new canopies and existing neighbouring ones.

- G34.** Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings.

Consider matters such as:

- *the relationship between the modelling and composition of built form, materiality, material quality, and elevational alignments of new buildings or parts of buildings to those of adjacent heritage buildings;*
- *the proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings;*
- *achieving an appropriate level of contrast between new buildings and adjacent heritage buildings.*

- G35.** Design elevations to provide visual interest and display articulation of form in a way that responds to the locations and distances from which they are visible.

The more visible a building is, the more it ~~contributes to the visual appearance of~~ impacts on the streetscape and broader townscape. Consider the visibility of a building from surrounding public spaces, including at a distance. In particular, consider side and rear building elevations where development is taller than surrounding buildings.

Methods of articulation can include:

- *modulation of windows or curtain wall design;*
- *placement and frequency of openings;*
- *frequency, alignment and design of balconies;*
- *considered use of facade materials.*

G36. Integrate the top of the building as a coherent part of the overall building composition.

Consider matters such as:

- *integration of the upper storeys of a building into the overall design of the building;*
- *modulation of the roof form in a manner that relates to the overall building composition;*
- *sensitive integration of building plant, services, railings and other fixtures into the overall composition of the top of the building;*
- *contribution to the skyline of the centre.*

Give particular consideration to the visual appearance of the top of the building where it is prominent in views across the neighbourhood or city.

G37. Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition.

G38. Use physically robust, readily maintained materials and details in areas anticipated to have high wear, damage or vandalism.

Adaptability

G39. Design new buildings to facilitate adaptation to new uses in the future.

Consider matters such as:

- *floor to floor heights that facilitate a variety of different uses;*
- *structural layouts that facilitate flexible arrangement of the interior;*
- *vertical transportation (such as goods lifts) that facilitates changes in use to different parts of a building;*
- *building services arrangements that can adapt to future changes in use.*

Adaptive reuse

G40. Consider the adaptive reuse of existing buildings.

Retaining existing buildings in a sustainable long-term use, whether through the retention of its original use or by the adaptation for a new use, can be a sustainable option.

Adaptive reuse of existing buildings should only be considered where the existing building is of sufficient design value and scale to be retained, and where it can be well integrated with the development intentions for the site.

Compatibility of uses

G41. Where mixed-use development includes residential activities, consider:

1. Separate or clearly defined access for residential and non-residential uses;
2. Separation of residential uses from potential sources of noise (recognising that residential activities within centres should expect to be subject to greater levels of noise);
3. Separation of residential uses from potential sources of odour;
4. Clearly defined servicing arrangements for residential and non-residential uses.

G42. Locate and design windows and landscaping to provide for reasonable internal privacy to residential units on site and neighbouring residential units.

Reasonable internal privacy can also be supported by:

- *orientation and offset of windows between residential units;*
- *the design of landscaping outside the residential unit, including the placement of planting, fencing and screens;*
- *where screens are used to provide privacy, consider the impact that this may have on the loss of sunlight or daylight;*
- *in addition to good building and landscape design, recognise the role of internal window treatments to support internal privacy.*

Accessibility

G43. Consider opportunities to incorporate accessible residential units into housing developments.

Consider future proofing of some units within development, by considering the type and width of access to the unit, sizing of spaces within the unit to facilitate future retrofit for accessibility.

Note that this guidance point does not require development to provide accessible residential units.

Residential amenity

G44. Where practicable, locate and design living areas within residential units to receive winter sunlight.

Living areas should be located and oriented to receive sunlight between the equinox and the winter solstice. To achieve this, consider matters such as:

- *planning the site so that residential units are located in the parts of the site that receive the greatest amount of winter sunlight;*
- *locating living areas so that they have a northern, western, or eastern aspect;*
- *where there is limited access to sunlight, consider other methods that can contribute to receiving sun within the unit, such as skylights.*

G45. Where practicable, avoid single-aspect south-facing residential units.

Where a development includes single aspect units, seek to locate these on the north, west or east sides of the building.

Where a development includes single-aspect south-facing residential units, consider:

- *reducing the depth of the unit so that spaces within the unit have greater access to natural light;*
- *increasing window size and arrangement to optimise daylight and outlook;*
- *providing communal indoor or outdoor spaces as part of the development in an area that has access to sunlight.*

G46. For apartment developments, consider providing opportunities to support communal internal amenity and facilitate social interaction and cultural practices.

Consider matters such as:

- *providing functional internal communal facilities, such as communal laundry or drying facilities;*
- *providing multi-purpose communal space for social gatherings;*
- *designing communal circulation areas such as entrances and lobbies to provide opportunities to facilitate social interaction;*
- *where relevant to the development, designing spaces to facilitate cultural practices and ceremonies (such as home-based funerals or tangihanga).*

G47. Consider the need to provide an appropriate level of interior storage for each residential unit, based on its anticipated occupancy.

Wellington City Council

Design Guide Residential



Introduction

Intent

The intent of the Residential Design Guide is to facilitate new residential development that is well-designed and contributes to a well-functioning urban environment that is compact, attractive, thriving and inclusive.

The design outcomes and guidance points contained within this Design Guide set out how development can fulfil this intent.

Background

All new residential development in Wellington should contribute to a future of our city that honours our partnerships with mana whenua, and that is compact, inclusive and connected, greener, resilient, vibrant and prosperous. To achieve this, all new residential development in Wellington should respond appropriately to its context, respond to the natural environment, contribute to an effective public-private interface, shape a well-functioning site, and deliver high-quality buildings.

Application of this Guide

The District Plan provisions, including policies, rules, and matters of discretion, set out the circumstances where Residential Design Guide will be applicable to a resource consent application.

In general, this Design Guide is applicable to residential development in the following zones and development areas:

- Medium Density Residential Zone
- High Density Residential Zone
- Kilbirnie Bus Barns Development Area
- Linconshire Farm Development Area
- Upper Stebbings & Glenside West Development Area

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal.

Structure of this Guide

This Design Guide is structured in five sections:

- Responding to context
- Responding to the natural environment in an urban context
- Effective public-private interface
- Well-functioning sites
- High quality buildings

Each section is structured around a series of related **design outcomes** followed by a series of **guidance points** that support development to achieve those outcomes.

Design outcomes are the outcomes that would be demonstrated by a well-designed, well-functioning urban environment.

Guidance points provide guidance on how development can be designed to achieve the design outcomes.

There are directive guidance points including terms such as "design", "provide", "locate", "Configure", "Create", "minimize" which are fundamental to achieving the design outcomes where it is expected that the matter is integrated into the design.

In addition, there are consideration guidance points including the word "consider". It is expected that an applicant will consider the matter and integrate this within the design where appropriate, and if not, supported by a rational reason for not doing so.

Advice notes provide advice and additional information to the guidance points.

Relationship with other Guides

The District Plan includes several other Design Guides that may also apply to new development. The applicability of these other Design Guides will depend on the activity being proposed, and whether the provisions of the District Plan provide for those Design Guides to apply to the activity.

Other requirements

This Design Guide does not address the range of other requirements that may apply to development, including those set out in the objectives, policies, rules and standards of the District Plan, other relevant RMA planning documents and regulations, relevant Council bylaws, or requirements under other Acts (such as the Building Act 2004).

How to use this Guide

Applicants should demonstrate how the proposal fulfils the intent of this Design Guide. The preparation of a **Design Statement** provides applicants with the opportunity to do this.

The Design Guides are intended to be applied in a manner that recognises the unique nature of individual proposals. Applicants need only apply those **design outcomes** and **guidance points** that are relevant to the proposal.

The Design Guides are also intended to promote design innovation. The Design Statement provides applicants with the opportunity to explain how a **design outcome** may have been addressed using an alternative approaches to those set out in the relevant **guidance points**.

Preparing a Design Statement

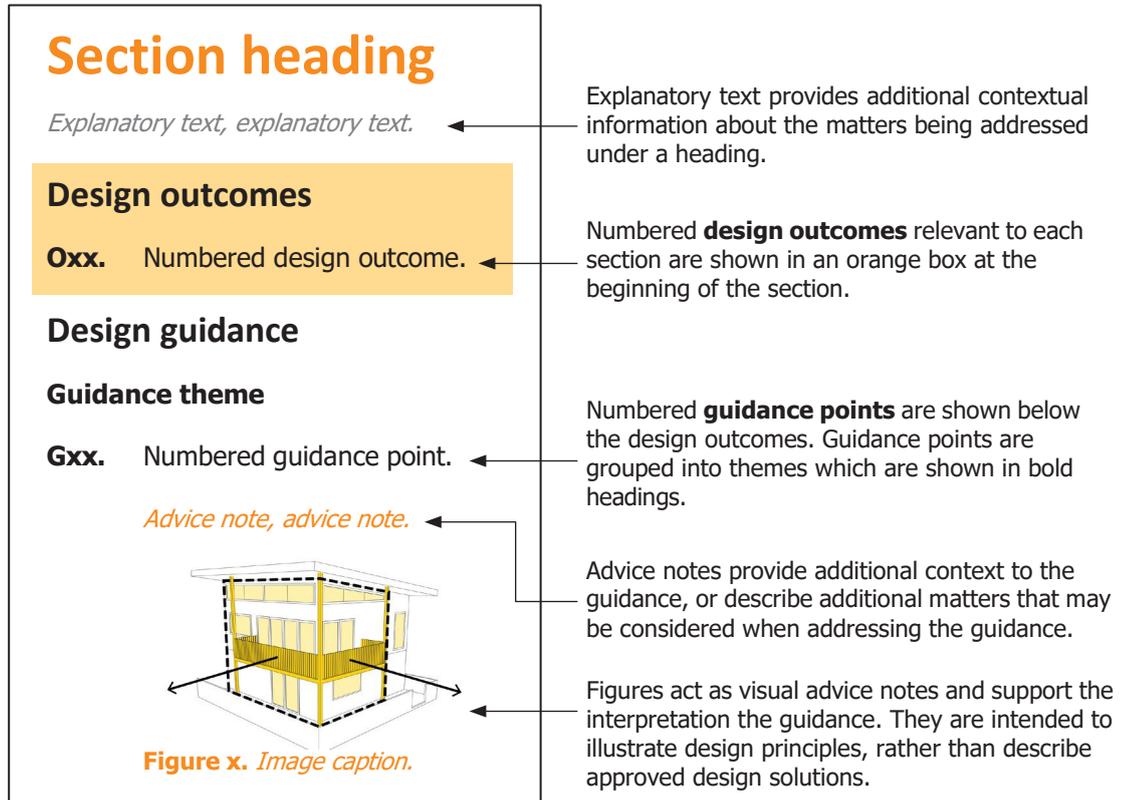
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

- A description of the site and its context
- A description of the proposal
- Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.

The Design Statement can include written and/or visual material, and should include a level of information that corresponds with the scale and significance of the proposal.

Design Guide format

This Design Guide is structured using the following formatting conventions:



Responding to context

Design outcome

- O1.** New development responds to the unique valued characteristics within the surrounding environment.

Design guidance

Responding to context

- G1.** Identify and respond to the unique valued characteristics of the natural, built, and cultural environment within the site and the surrounding environment.

Unique valued characteristics ~~of the natural environment~~ in an urban context will vary depending on the site and the surrounding context. These characteristics may include:

- *natural features, including topography, landform, valued established vegetation, and water bodies;*
- *sunlight and wind;*
- *cultural context, including identified heritage and sites or areas of significance to Māori;*
- *neighbourhood characteristics such as streets, the movement network, and the network of open spaces;*
- *the use of neighbouring sites;*
- *existing and planned patterns of built form.*

Responding to the natural environment in an urban context

The site's natural form, the history of its development, key environmental attributes and any significant cultural values associated with it play a significant role in successful design outcomes. The landscape context contributes to a neighbourhood's unique sense of place and identity.

Design outcomes

- 02.** New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- 03.** Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

Design guidance

Designing with topography

A site-specific response to design that works with the land ~~helps maintain~~ supports visual amenity and an authentic sense of place.

- G2.** Design new development to integrate with the existing landform and minimise the need for large, highly visible retaining walls.
- G3.** Where retaining walls or exposed building foundation structures are necessary, provide a design response that takes into account their visibility and composition.

Design considerations for retaining walls include:

- *designing retaining walls so that they are a cohesive part of the composition of the site, buildings, and the overall development;*
- *considering the material quality and visual articulation of retaining structures where they are visible;*
- *integrating exposed retaining walls into the landform, for example by using stepped retaining walls or incorporating planting (see Figure 1).*

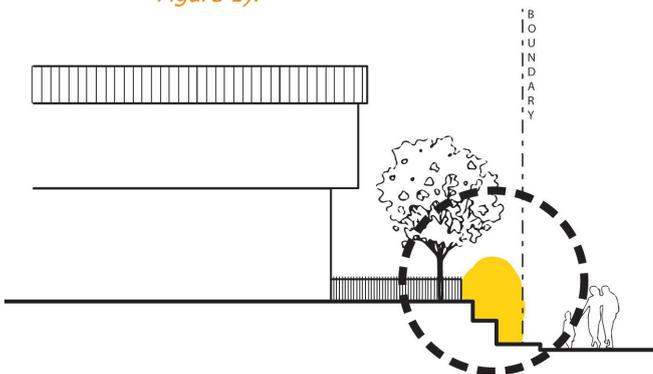


Figure 1. *Stepped retaining wall at the street edge.*

Vegetation and planting

Vegetation, including front yard planting, contributes to the overall greening of our city, ensuring we are resilient into the future, and it offers important visual amenity in outlook from residential units and along the street edge

- G4.** When planning for planting as part of new development:
1. incorporate species that are appropriate to their location and of a suitable mature scale in relation to the scale of surrounding buildings;
 2. locate planting where this would enhance the streetscape;
 3. locate planting to integrate buildings into the planned urban context;
 4. locate planting to assist with privacy within the site and on surrounding sites;
 5. select planting to contribute to local biodiversity;
 6. utilise trees to provide summer shade and allow for winter sun;
 7. integrate existing established trees into the planning for planting, where they are of good quality, will contribute to achieving positive amenity outcomes, and are consistent with the development outcome for the site.

Designing with water

- G5.** Configure any required on-site water sensitive design methods, methods for achieving hydraulic neutrality, and water conservation methods into the overall design in an integrated manner.

Where water sensitive design, hydraulic neutrality, and water conservation methods are included in the development, it is important that these are provided for in a manner that is integrated into the overall design, so that the liveability, amenity, and functionality of the site are enhanced.

This includes considering:

- *designing stormwater management features such as constructed wetlands, detention or retention areas, swales or permeable paving to enhance visual amenity;*
- *locating these features to coordinate with movement networks and the location of communal or private outdoor living space on site;*
- *locating physical devices such as water tanks in areas where they will not detract from the visual amenity and functionality of outdoor space on site.*

Effective public-private interface

Good visual and physical connections between buildings and public spaces contribute to attractive and safe streets and public space.

Design outcomes

- 04.** New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- 05.** The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- 06.** Mana whenua sites of significance are acknowledged and celebrated.

Design guidance

Ground floor interface and frontage

- G6.** Orientate residential units to face the street.

Residential units can be oriented to face the street by:

- *locating the principal entrance to the unit or units closest to the street so that ~~it faces~~ they face the street;*
- *locating active habitable rooms such as kitchens, dining rooms or living rooms so that they overlook the street.*

On corner sites, consider:

- *relating building frontages to the street network hierarchy by orientating primary frontages towards the primary street, and secondary frontages towards the secondary street;*
- *locating more prominent building forms on corner sites.*

- G7.** Provide a sense of human scale at the occupiable edges of buildings.

This guidance point applies to the parts of buildings that are located next to the street, pedestrian paths on site, or other public or communal open spaces that will be used, accessed or occupied by people.

Consider methods of providing for a transition to a human scale, including:

- *as part of the design of built form, incorporating transitional built form elements with dimensions that mediate between the dimensions of the human form and a much larger building;*
- *changes in facade materiality, modulation or articulation at the occupied edges of buildings;*
- *incorporating features such as canopies along occupied edges of buildings;*
- *providing for usable outdoor spaces at the edges of buildings;*
- *incorporating landscape planting or constructed landscape elements of a human scale (such as furniture) into the occupied*

spaces next to buildings.

- G8.** Where ground floor residential units front the street, provide individual pedestrian entrances from the street to each unit.

There may be circumstances where it is not appropriate to provide individual entrances such as to ground floor units in apartment buildings.

Passive surveillance

- G9.** Provide for passive surveillance through visual connections between the building interior and adjacent public spaces.

Active habitable rooms include kitchens, living rooms or dining rooms. Designing circulation spaces, such as hallways or stairways, so that they overlook the street can also provide a sense of passive surveillance.

Entrances

- G10.** Locate and design main building entrances to be visible from the street and incorporate shelter.

Visibility of entrances can be supported by:

- *orientation of the entrance towards the street or pedestrian paths;*
- *designing the entrance so that it is visually distinguishable from other parts of the building;*
- *lighting.*

Shelter will provide a transitional arrival space prior to entering the building. Forms of shelter at building entrances may include:

- *locating a canopy or verandah over the building entrance;*
- *recessing the entrance into the facade.*

- G11.** When designing entrances and communal circulation spaces within the building, consider access for a range of different building users.

Relevant matters when considering access will be based on the intended use of the building and may include:

- *the width of entrances and lobbies to accommodate wheelchair movements and turning;*
- *providing for step-free entry where this is practicable;*
- *accommodating the space requirements of cultural practices (such as the moving of tūpāpaku);*
- *designing entrances so that they can accommodate large items of furniture and appliances, such as beds, couches and fridges.*

Sites of significance to mana whenua

- G12.** Adjacent to sites or areas of significance to Māori identified in the District Plan, consider opportunities for the installation of place-based site interpretation that recognises the histories of Wellington's tangata whenua.

Well-functioning sites

Design outcomes

- 07.** New development maintains or enhances the walkability and permeability of the pedestrian network.
- 08.** New development provides for safe and convenient cycle and pedestrian movement and access.
- 09.** Vehicle access, garage doors and car parking do not dominate the streetscape.
- 010.** Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- 011.** Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

Design guidance

Connections for people

Prioritising the pedestrian experience is important in ensuring safe neighbourhoods and healthy communities.

- G13.** Create pedestrian paths through larger sites where this is safe and will enhance local pedestrian connectivity.

Where several existing streets or other formed public pedestrian paths are located around a site, providing for connections between these can enhance local pedestrian connectivity.

Where there is an existing well used public path through the site, consider retaining this and integrating it into the design of the development.

- G14.** Design pedestrian access through and within the site to be safe, by:
 1. providing for pedestrian paths, communal outdoor living spaces and communal vehicle access and parking areas to be overlooked;
 2. providing pedestrian paths that are direct and maintain clear sightlines;
 3. providing for pedestrian pathways to be well lit;
 4. where practicable, providing alternative pedestrian paths through the site and multiple exit points from communal spaces within the site;
 5. minimising the creation of hiding places and entrapment spaces.

Vehicle access and parking

- G15.** Locate and design vehicle crossings to support pedestrian safety and priority at footpaths within the street.

Consider methods to reduce the frequency of vehicle crossings, such as:

- *minimising the frequency of vehicle crossings at the street;*
- *providing vehicle access through rear access lanes;*
- *grouping parking in communal car parking areas;*
- *minimising the amount of on-site car parking in locations that have good access to public transport.*

- G16.** Minimise the concentration of garage doors at the street frontage.

Façades with doors and windows should be the defining feature of a building's street frontage. Where vehicle access from the rear is not possible, consider locating garages to the side of the building, or recessed behind the front building façade. Where a garage door comprises the majority of the width of the ground floor frontage of a multi-storey building, consider recessing the garage beneath the building line of upper levels.

Note that this guidance point does not apply to garage doors that front a rear access lane that is not intended to provide the principal pedestrian access.

- G17.** Design carports or garages to be visually compatible with, and of a similar standard to, the development as a whole.

- G18.** Locate and design on-site car parking areas so that they are not visually dominant elements at the street edge.

This can be achieved by locating on-site outdoor car parking (including any undercroft parking) away from the street edge, preferably to the side or rear of buildings.

Where on-site outdoor car parking areas are located between buildings and the street edge, use landscape elements such as planting or screening to minimise the dominance of parking areas and associated structures (such as retaining walls) and give the appearance of a front yard, rather than a parking area.

Where parking within buildings fronts the street, screen the parking in a manner that is integrated with the composition of the building elevation.

- G19.** Ensure that dedicated pedestrian paths are physically distinguished from vehicle parking and manoeuvring areas.

Ways of distinguishing pedestrian access include:

- *change in surface treatment;*
- *grade separation of pedestrian paths;*
- *physically separating pedestrian paths through soft or hard landscape elements.*

G20. Locate and design vehicle access and parking areas to minimise privacy and other nuisance effects on the outdoor living spaces and habitable spaces of adjacent residential units.

Ways of minimising effects include:

- *locating parking areas away from private outdoor living spaces, living rooms and bedrooms;*
- *using planting or fences to provide visual screening;*
- *arranging parking areas so that vehicle lights do not shine into bedrooms or living areas.*

G21. Design vehicle access ways to reduce vehicle speeds.

Lower traffic speeds can be effectively achieved through offsets in alignment of the carriageway, changes in surface texture, narrowing the carriageway or vertical traffic calming measures such as speed tables.

Cycle parking

G22. When providing cycle parking, consider:

1. the needs of different sizes and types of bicycle, including e-bikes and cargo bikes;
2. security and access control.

Wall-hung bicycle parks may be inappropriate for heavier bicycle types, such as e-bikes.

Communal outdoor living space

G23. Where communal outdoor living space is provided:

1. locate the space so that it is conveniently accessible to the residential units on site;
2. locate and orientate the space to benefit from available sunlight;
3. provide flat open space, or where level changes are required, integrate these into the design of the open space;
4. size the space so that it is proportionate to the number of residential units that it serves;
5. design the space so that it is accessible to people with disabilities;
6. ensure that it is overlooked by residential units and has multiple exits;
7. incorporate trees and/or planting into the design of the space;
8. incorporate shelter and shading into the design of the space;
9. incorporate features that facilitate social interaction and also allow for private occupation;
10. in developments with apartments where children are likely to live, incorporate opportunities for play into the space.

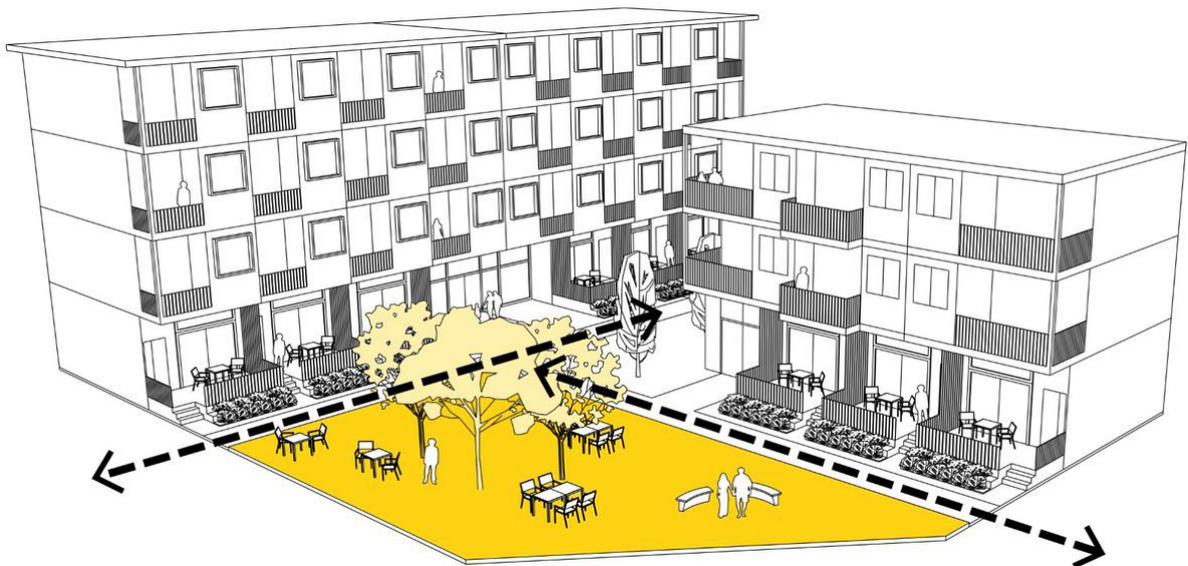


Figure 2. *Communal outdoor living space is accessible, usable and well-incorporated into the development.*

Private outdoor living space

Well designed private outdoor living space contributes to the overall liveability of the development and the well-being of residents.

- G24.** Locate private outdoor living space to optimise access to available sunlight.

Optimising access to available sunlight means arranging the site and buildings so that as many units as practicable have access to the available sunlight on site. Outdoor living space is more likely to receive sunlight where it is located on the north, west or east of the building.

The amount and location of sunlight available on site will vary depending on site constraints, such as the topography of the site and the surrounding area, the aspect of the site, and the density and location of surrounding vegetation and buildings.

- G25.** Where private outdoor living space is located in the front yard, arrange the space to balance the need for privacy with the need to provide a visual connection between the residential unit and the street.

This can be achieved by methods such as (see Figure 3):

- *screening part of the private outdoor living space from the street using planting or fencing with visual permeability;*
- *raising the front yard above the street level.*

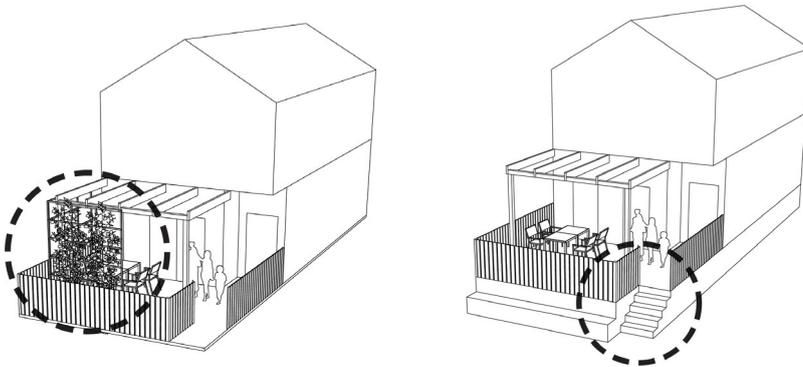


Figure 3. *Methods of providing for outdoor living space within the front yard.*

- G26.** Where site topography makes providing flat ground level private outdoor living space difficult, consider providing outdoor living space as a balcony.

Balconies

Good quality balcony spaces can substantially improve residents' quality of life and increase value and desirability of apartments to potential buyers.

- G27.** Where outdoor living space is provided in the form of a balcony, locate and design these to:
1. access available sunlight;
 2. provide for privacy between residential units;
 3. overlook streets, public open spaces, or communal outdoor living spaces; and
 4. be an aesthetically integrated part of the building composition.
- G28.** Where permanent fixtures are located on balconies (such as heat pumps and clothes lines) design and locate them to:
1. maintain the functionality and potential to occupy the balcony;
 2. to be visually unobtrusive when viewed from the street or other public or communal open spaces.

Lighting

- G29.** Provide appropriate lighting for safety and way-finding to building entrances, pedestrian paths, communal outdoor living spaces, bicycle and micromobility parking, waste storage and collection areas, service areas, on-site vehicle access routes and car parking areas.

Waste storage and collection

- G30.** When designing waste storage areas, consider:
1. the size of space necessary to service the number, type and size of receptacles;
 2. arranging the area to facilitate the separation of waste, recycling and organic material, including by people with disabilities;
 3. locating the area so that it is conveniently accessible to the residential units that it serves;
 4. locating and/or screening the area so that it does not adversely impact on the functionality and amenity of the street, public spaces, communal outdoor living spaces and private outdoor living spaces;
 5. locating and/or screening the area so that it is visually unobtrusive;
 6. locating and/or ventilating the area to avoid odours adversely impacting on residential units;
 7. lighting, security, maintenance and wash-down requirements.

G31. Facilitate the safe and efficient collection of waste, recycling and organic waste material by:

1. designing and locating areas for waste collection so that they can be conveniently accessed by those undertaking waste collection;
2. designing and locating areas for waste collection so that they do not obstruct pedestrian paths and vehicle accessways.

Service elements

G32. Integrate external service elements into the design of the site so that:

1. they are discreetly located or screened where they may be visible from a public space;
2. they do not dominate site or building entrances;
3. they do not compromise the usable area of communal or private outdoor living spaces
4. building services elements are a visually integrated of the architectural composition.

External and building service elements may include services such as:

- *transformers;*
- *heat pump/air conditioning outdoor units;*
- *water heating units;*
- *gas bottles;*
- *water tanks;*
- *rooftop plant;*
- *lift over-runs;*
- *exterior downpipes and drainage;*
- *ventilation cowls, openings or louvres;*
- *other external service elements.*

G33. Consider providing space and fixtures for open-air laundry Drying.

Where designing for accessible units, consider the needs of disabled people, such as the functionality of laundry spaces and height of fixtures. when designing these spaces.

High-quality buildings

Design outcomes

- O12.** Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.
- O13.** Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.
- O14.** Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.
- O15.** Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.
- O16.** Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.
- O17.** Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.

Design guidance

Design coherence and integration

- G34.** Design new buildings to respond to valued patterns within the local built environment.

Responding to valued patterns means referencing or acknowledging them as part of a design, not replicating existing architecture. It also means acknowledging the planned built environment, not just the existing built environment.

Consider where appropriate to context, matters such as:

- *architectural composition and roof form;*
- *alignments of elevational features;*
- *proportions of built form;*
- *visual rhythm of frontage widths;*
- *floor-to-floor heights;*
- *materials, finishes and textures.*

G35. Design and compose buildings to achieve an overall coherence that integrates all the relevant design guidance in a coordinated way.

Design coherence comes from the consistency and cohesion that are provided by a definable integrating design concept. Integration requires that the planning, formal composition, and visual qualities of a building are considered as a whole, as well as separately.

As part of achieving design coherence and integration, carefully consider the ways in which elements such as canopies, verandas, balconies and building services elements are visually integrated into the overall architectural composition of the building. This includes considering the consistency of their quality with the quality of the overall building, and alignment with key datums. Where existing adjacent buildings include canopies at the street edge, consider the relationship between new canopies and existing neighbouring ones.

G36. Design buildings to achieve a considered and complementary relationship between new buildings or parts of buildings and adjacent heritage buildings.

Consider matters such as:

- *the relationship between the modelling and composition of built form, materiality, material quality, and elevational alignments of new buildings or parts of buildings to those of adjacent heritage buildings;*
- *the proportions and arrangement of windows and openings in relation to those of adjacent heritage buildings;*
- *achieving an appropriate level of contrast between new buildings and adjacent heritage buildings.*

G37. Design housing to achieve a sense of individual address for each residential unit.

Consider the following methods:

- *using roof form and/or facade modulation to express the form of each residential unit or group of residential units;*
- *group residential units into modules that relate to patterns of development within the surrounding neighbourhood;*
- *ensuring the entrance to each unit is clearly visible from the direction of approach.*

This guidance point may not be appropriate for apartment development.

- G38.** Design elevations to provide visual interest and display articulation of form in a way that responds to the locations and distances from which they are visible.

The more visible a building is, the more it ~~contributes to the visual appearance of impacts on~~ the streetscape and broader townscape. Consider the visibility of a building from surrounding public spaces, including at a distance. In particular, consider side and rear building elevations where development is taller than surrounding buildings.

Methods of articulation can include:

- *modulation of windows or curtain wall design;*
- *placement and frequency of openings;*
- *frequency, alignment and design of balconies;*
- *considered use of facade materials.*

- G39.** Integrate the top of the building as a coherent part of the overall building composition.

Consider matters such as:

- *integration of the upper storeys of a building into the overall design of the building;*
- *modulation of the roof form in a manner that relates to the overall building composition;*
- *sensitive integration of building plant, services, railings and other fixtures into the overall composition of the top of the building;*
- *contribution to the skyline ~~of the centre.~~*

Give particular consideration to the visual appearance of the top of the building where it is prominent in views across the neighbourhood or city.

- G40.** Integrate any required measures to manage wind effects as coherent parts of the overall building form and composition.

Visual privacy

- G41.** Locate and design windows and landscaping to provide for reasonable internal privacy to residential units on site and neighbouring residential units.

Reasonable internal privacy can also be supported by:

- *orientation and offset of windows between residential units;*
- *the design of landscaping outside the residential unit, including the placement of planting, fencing and screens;*
- *where screens are used to provide privacy, consider the impact that this may have on the loss of sunlight or daylight;*
- *in addition to good building and landscape design, recognise the role of internal window treatments to support internal privacy.*

Light and sun

- G42.** Where practicable, locate and design living areas within residential units to receive winter sunlight.

Living areas should be located and oriented to receive sunlight between the equinox and the winter solstice. To achieve this, consider matters such as:

- *planning the site so that residential units are located in the parts of the site that receive the greatest amount of winter sunlight;*
- *locating living areas so that they have a northern, western, or eastern aspect;*
- *where there is limited access to sunlight, consider other methods that can contribute to receiving sun within the unit, such as skylights.*

- G43.** Where practicable, avoid single-aspect south-facing residential units.

Where a development includes single aspect units, seek to locate these on the north, west or east sides of the building.

Where a development includes single-aspect south-facing residential units, consider:

- *reducing the depth of the unit so that spaces within the unit have greater access to natural light;*
- *increasing window size and arrangement to optimise daylight and outlook;*
- *providing communal indoor or outdoor spaces as part of the development in an area that has access to sunlight*

Accessibility

- G44.** Consider opportunities to incorporate accessible residential units into housing developments.

Consider future proofing of some units within development, by considering the type and width of access to the unit, sizing of spaces within the unit to facilitate future retrofit for accessibility.

Note that this guidance point does not require development to provide accessible residential units.

Adaptive reuse

- G45.** Consider the adaptive reuse of existing buildings.

Retaining existing buildings in a sustainable long-term use, whether through the retention of its original use or by the adaptation for a new use, can be a sustainable option.

Adaptive reuse of existing buildings should only be considered where the existing building is of sufficient design value and scale to be retained, and where it can be well integrated with the development intentions for the site.

Communal internal amenity

Design that encourages neighbourly interaction, contributes to the social, cultural and mental well-being of residents and the safety of their environment.

G46. For apartment developments, consider providing opportunities to support communal internal amenity and facilitate social interaction and cultural practices

Consider matters such as:

- *providing functional internal communal facilities, such as communal laundry or drying facilities;*
- *providing multi-purpose communal space for social gatherings;*
- *designing communal circulation areas such as entrances and lobbies to provide opportunities to facilitate social interaction;*
- *where relevant to the development, designing spaces to facilitate cultural practices and ceremonies (such as home-based funerals or tangihanga).*

Internal storage

G47. Consider the need to provide an appropriate level of interior storage for each residential unit, based on its anticipated occupancy.

Wellington City Council

Design Guide Heritage



Introduction

Intent

The intent of the Heritage Design Guide is to facilitate the well-designed:

- additions or alterations to existing heritage buildings or structures;
- new development on the site of existing heritage building or structures; and
- new development within heritage areas.

The design outcomes and guidance points contained within this Design Guide set out how development can fulfil this intent.

Background

Wellington's taonga tuku ihotanga (heritage) consists of the tangible and intangible, heard and unheard, seen and unseen heritage from all of New Zealand's peoples and both Tiriti o Waitangi partners. The city is a cultural landscape, formed by layers of history inherent in and on the whenua. The city's taonga tuku ihotanga demonstrates the connection between place, people and time. This Guide works to protect and enhance our multifaceted heritage, giving life and contributing to a unique Pōneke place-identity. It recognises that new development can lead to learning opportunities for the wider public, making currently unseen heritage and histories more accessible.

Scheduled heritage places contribute to an understanding and appreciation of our history and culture. Heritage is a matter of national importance under the RMA, including:

- The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga; and
- The protection of historic heritage from inappropriate subdivision, use, and development.

Our heritage places enrich Wellington's built and natural environment, remind us of our history, and provide a connection between generations. They are central to our everyday lives, creating a sense of place, identity and wellbeing in a rapidly changing world.

Sustainable heritage management brings together economic, environmental, cultural and social objectives, to meet the needs of the present, without compromising the ability of future generations to meet their own needs.

Historic heritage

The District Plan includes schedules of archaeological sites, heritage areas, buildings and structures that are important locally, within the region, nationally and internationally. Wellington is Aotearoa New Zealand's capital city and its natural and built environments have an important role in reflecting the country's nationhood. The city, its surrounding suburbs, and rural areas have their own stories and distinct sense of place that are important to the wellbeing of its communities.

Wellington City Council's Heritage Inventory is an online tool that records the histories of each place, and provides detailed information of why an area, building or structure is scheduled in the District Plan.

Sites and areas of significance to Māori

Sites and areas of significance are places that are important culturally to Māori in the region. These include wāhi tapu (sacred sites), mahinga kai (food gathering areas), key identity markers such as maunga (mountains) and awa (rivers). Iwi and hapū hold the knowledge about why these sites are important and hold kaitiakitanga (guardianship). The District Plan includes a schedule of sites of significance, outlining where these sites are and their extents.

Further due diligence will be required by talking directly with mana whenua for any new development that is located near these sites and within Statutory Acknowledgement Areas identified in the Sites of Significance to Mana Whenua chapter.

Application of this Guide

The Heritage Design Guide generally applies to:

- additions or alterations to existing heritage buildings and structures;
- new development on the site of an existing heritage building or structure;
- new development within heritage areas.

The provisions of the District Plan's Historic Heritage chapter set out the circumstances where this Design Guide will be applicable to a resource consent application.

Where provided for by the provisions of the District Plan, the Council will use this Design Guide as part of its assessment of a development proposal.

Structure of this Guide

This Design Guide is structured into four sections:

1. Responding to the natural environment in an urban context
2. Effective public-private interface
3. Well-functioning sites
4. High-quality buildings

Each section is structured around a series of related **design outcomes** followed by a series of **guidance points** that support development to achieve those outcomes.

Design outcomes are the outcomes that would be demonstrated by a well-designed, well-functioning urban environment.

Guidance points set out how development can be designed to achieve the design outcomes.

Relationship with other Guides

The District Plan includes several other Design Guides that may also apply to the development. The applicability of these other Design Guides will depend on the activity being proposed, and whether the provisions of the District Plan provide for those Design Guides to apply to the activity.

[The Centres and mixed use design guide provides guidance how to design new development adjacent to heritage places.](#)

Other requirements

This Design Guide does not address the range of other requirements that may apply to development, including those set out in the objectives, policies, rules and standards of the District Plan, other relevant RMA planning documents and regulations, relevant Council bylaws, or requirements under other Acts (such as the Building Act 2004).

How to use this Guide

Applicants should demonstrate how the proposal fulfils the intent of this Design Guide. The preparation of a **Design Statement** provides applicants with the opportunity to do this.

The Design Guides are intended to be applied in a manner that recognises the unique nature of individual proposals. Applicants need only apply those **design outcomes** and **guidance points** that are relevant to the proposal. Guidance points that are only relevant where the proposal includes a residential activity are highlighted in green throughout this Design Guide.

The Design Guides are also intended to promote design innovation. The Design Statement provides applicants with the opportunity to explain how a **design outcome** may have been addressed using an alternative approaches to those set out in the relevant **guidance points**.

Preparing a Design Statement

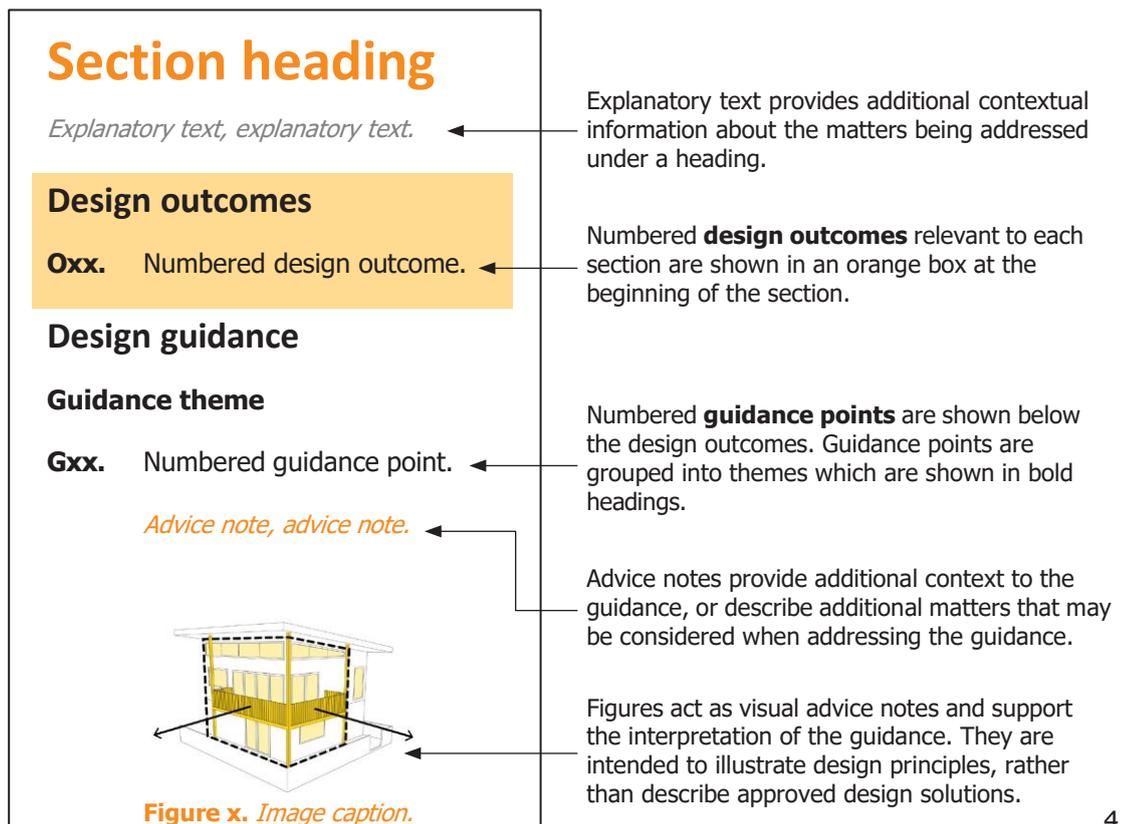
To assist with the efficient assessment of a proposal, applicants should include a **Design Statement** as part of their resource consent application. A Design Statement should include:

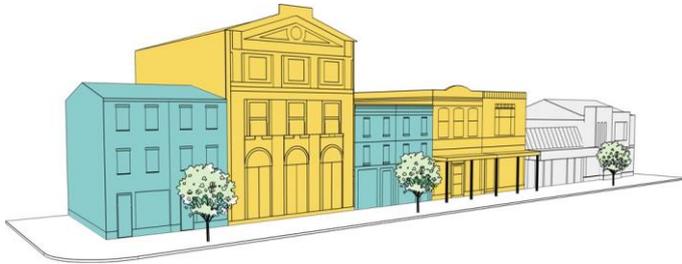
- A description of the site and its context
- A description of the proposal
- Description of which **design outcomes** and **guidance points** within the Design Guide are relevant to the proposal
- Explanation of how the proposal addresses each of the relevant **design outcomes** and **guidance points**
- Where relevant, explanation of any alternative approaches used to address a **design outcome**.

The Design Statement can include written and/or visual material, and should include a level of information that corresponds with the scale and significance of the proposal.

Design Guide format

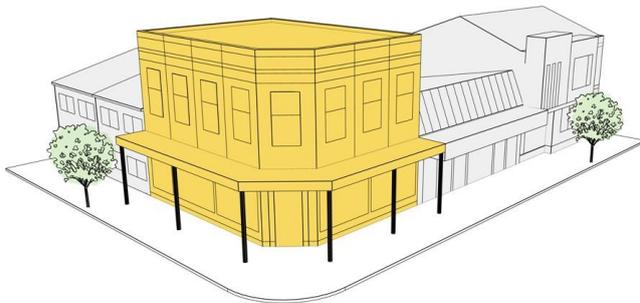
This Design Guide is structured using the following formatting conventions:





Heritage area

A heritage area is a concentration and continuity of sites, buildings and structures with similar heritage values that has been identified in Heritage Schedules. Heritage areas can include individually scheduled 'heritage buildings' and 'heritage structures', 'contributing buildings' or 'contributing structures', and 'non-heritage buildings' or 'non-heritage structures'.



Heritage buildings or structures

An individually scheduled 'heritage building' or 'heritage structure' is a building or structure (such as a wall, statue or gate) that is included in Heritage Schedules. The exterior of most buildings are protected in their entirety, though some have only specifically scheduled features protected. A smaller number also have their interiors protected.

Key



Individually scheduled heritage buildings or structures

Heritage buildings or structures are included in Heritage Schedules.



Contributing buildings or structures

Heritage areas include 'contributing buildings' or 'contributing structures' that add to the heritage values of the place and are subject to the heritage area provisions. Contributing items are buildings and structures located within a heritage area that are not identified as individually scheduled or non-heritage.



Non-heritage buildings or structures

Buildings or structures that do not contribute to the heritage values of a heritage area are identified as 'non-heritage buildings' or 'non-heritage structures' in Heritage Schedules.

Responding to the natural environment in an urban context

Design outcomes

- 01.** New development acknowledges the natural environment as part of creating a sustainable and resilient built environment that responds to the topography, vegetation and ecosystems of the site and its surroundings, within the context of the planned urban environment.
- 02.** Methods to maintain or enhance the mauri (the health and wellbeing) of waiora (water), where required, are integrated into the overall design of the development in a manner that provides for the amenity of the living environment.

Design guidance

Land

Enhancing Wellington's cultural landscape requires a focus on sustaining our environment and making our existing heritage more resilient. Recognising sites and areas of significance to Māori, archaeological sites, heritage areas, buildings and structures will require careful consideration of the natural environment.

For tangata whenua, natural features such as maunga (mountains), awa (rivers) and moana (seas) are the source of identity and locate turangawaewae. In addition, much Māori heritage including pā sites, mahinga kai and wāhi tapu are now no longer evident or acknowledged in our landscapes. New development offers an opportunity to make these tangata whenua histories more evident and teach current and future generations about these histories.



Figure 1. *Waitangi Park is an urban park and wetland that conserves and improves the water quality of the Waitangi Stream as it enters Te Whanganui-a-Tara. Cultural narratives and site histories are part of the design which includes a waharoa and pou by local artists including Te Waka Pou by Ra Vincent marking a waka landing site. Other interpretive elements include the graving dock and the pōwhiri mound. (Source: WCC Website)*

- G1.** Ensure new development celebrates and maintains the natural heritage of importance to mana whenua including those scheduled in the Sites and Areas of Significance to Māori.



Figure 2. *This pou whenua is part of Te Ara I Ngā Tupuna (Trail of our Ancestors) and is a marker for Waitangi Lagoon which is a Site or Area of Significance to Māori. It is within the Courtenay Place Heritage Area, an overlay that recognises further heritage values. (Photo: Wellington City Council, 2021)*

- G2.** Consider natural landscapes that contribute to the values of archaeological sites and heritage areas, buildings and structures.



Figure 3. *The Evans' Bay Patent Slip Heritage Area includes the slipway and equipment associated with early shipbuilding and repair. These have been conserved and the area is used as a public open space. (Photo: Wellington City Council, 2018)*

Water

Wai or water is an important part of Aotearoa's sense of place identity. In Wellington, Te Whanganui-a-Tara, the Great Harbour of the ancestor Tara is important for tangata whenua, pākehā and tauwiwi alike. Sites, areas, buildings and structures that relate to wai all serve to reinforce this sense of place.



Figure 4. *Kumutoto Stream 2014 - Artist Kedron Parker's sound installation of bubbling water and native birdlife enables pedestrians to imagine the experience of walking along the now underground and piped Kumutoto Stream as it flows to Wellington Harbour. (Photo: Wellington City Council Website)*

- G3.** Ensure new development celebrates and maintains the significance of wai for Sites and Areas of Significance to Māori.



Figure 5. *Walk the Line 2015 - Artist Joe Sheehan's installation Walk the Line marks the pathway of the Wai Piro Stream near the Cenotaph Memorial with 231 pounamu/jade discs embedded into the ground, accompanied by a soundscape of the stream headwaters, recorded around e Ahumairangi Mt Tinakori. (Courtesy Wellington Sculpture Trust)*

G4. Consider the connection between heritage buildings, heritage structures and heritage areas with water, where water has been identified as contributing to the values of the place.

~~**G5.** Ensure that works to maintain or repair heritage places do not contribute to the contamination of waterways.~~



~~**Figure 6.** *The Point Halswell Lighthouse is located at the north end of Te Motu Kairangi / the Miramar Peninsula and was built to ensure safe passage for ships navigating Wellington Harbour. It is an example of a heritage structure that has a significant connection with the sea. (Photo: Wellington City Council, 2018)*~~



Figure 7. *Albatross, 1986. Artist Tanya Ashken's abstract sculpture at Wharepo Lagoon evokes birds, cliffs, rocks and the ocean journeys of migration undertaken by all who came to this land. Poet Hone Tuwhare wrote and dedicated his poem "Toroa - The Albatross" in honour of the work. (Courtesy Wellington Sculpture Trust)*



Figure 8. *The Karori Reservoir Tower houses the valves that were originally used to control water levels in the Karori Dam. It is now part of the Zealandia Wildlife Sanctuary, and part of the story of water supply infrastructure in Wellington. (Photo: Wellington City Council, 2015)*

Effective public-private interface

Wellington's historic heritage contributes to a strong sense of place and identity. Historic heritage provides continuity between the past and the present that will continue into the future. The setting, surroundings and context of heritage places can also contribute to an appreciation and understanding of character, history and development.

Design outcomes

- 03.** New development is configured and designed to contribute positively to the visual quality, spatial definition, amenity, and safety of adjacent streets and the public realm.
- 04.** The layout of new development (including blocks, streets and open space) integrates with the surrounding neighbourhood.
- 05.** New development respects and responds to nearby scheduled sites and areas of significance to Māori, heritage areas, buildings, structures and trees.

Design guidance

Urban structure

The setting of Sites and Areas of Significance to Māori, scheduled archaeological sites, areas, buildings, and structures are often an essential part of their significance and character. Inappropriate development may isolate a scheduled heritage place from its surrounds and thereby adversely affect the heritage values for which the item was listed. Any new development, which by its form, design or location might adversely impact on the setting of a listed heritage item will require careful consideration in terms of any area-based rules that might apply.



Figure 9. *This installation on the Oruaiti Reserve is aligned with peaks in the Orongorongo mountains. Stars at the base of the pouwhenua refer to the Matariki star cluster and the installation recognises Rangitatau Pā and Te Whetu Kairangi point nearby. (Photo: Wellington City Council Website)*

G6. G5 When designing new developments, carefully consider viewshafts to maunga, awa and other parts of the whenua that are important to mana whenua.



Figure 10. *Tangi te keo / Mt Victoria - The restless taniwha Ngake and Whātaïtai lived in Wellington harbour when it was an enclosed lake. Ngake smashed through the encircling land to escape to Raukawa moana (Cook Strait). Whātaïtai followed, but became beached in the receding tide, his body forming the isthmus between Motu Kairanga and the western harbour. Whātaïtai's spirit, Tangi te keo, flew to the top of Mātairangi Mount Victoria in mourning. (Photo: Wellington City Council Website)*

G7. G6 New development on the sites of heritage buildings, heritage structures and within heritage areas should consider the setting of the site, area, building or structure. Defining and valued patterns can be determined by analysing the setting for the development, and by referring to the Wellington Heritage Inventory report for the heritage area.



Figure 11. *The former Daisy Hill Farm House is associated with the Bould family who established a sheep farm in Johnsonville in the 1850s. The newer neighbouring houses are of a similar size, set on similar sized sites, and with a similar set-back from the road. This helps the former farmhouse to fit into its newer suburban surroundings. (Photo: Wellington City Council, 2015)*

G8. G7—Carefully consider the compositional relationship between new developments and heritage buildings, and between new developments and the defining or valued pattern of heritage areas. Carefully consider:

1. The siting and alignment of new buildings.
2. The alignment of front façades on new buildings.
3. The alignment of key horizontal elevational elements of new buildings or additions to existing buildings - including roofs, cornices, parapets, verandahs and floor lines.

G9. G8 Consideration should also be given to consistent:

1. Proportions of forms and openings;
2. Visual rhythm of frontage widths or openings;
3. Levels of complexity of form and material, including the amount of shadow-casting three-dimensional detail;
4. Colour; and
5. Materials and constructional quality.

G10 G9. Contrast is discouraged where it:

1. creates a focus for attention on the new development; and
2. reduces the appreciation of architectural or landmark values; or
3. degrades townscape values of a collective group of buildings, or the townscape values of the heritage site, area, building or structure.

Also consideration can be given to the alignment of floor levels and window heads and sills.



Figure 12. *This well-considered redevelopment of an empty corner site has enhanced the Cuba Street Heritage Area. The heights of the parapet and verandah are consistent with the neighbouring heritage building. The ground floor shopfronts include traditional elements including recessed doors and shopfront display windows with tiled upstands. (Photo: Wellington City Council, 2020)*

G11 G10. Consider the dimensional relationship between new developments and heritage buildings, and between new developments and the defining or valued pattern of heritage areas, including:

1. Overall building heights.
2. Proportions and heights of secondary forms on a larger building with the primary forms on the smaller.
3. Widths of frontage modules.
4. Overall building widths.



Figure 13. *New housing developments behind the Island Bay Shopping Centre Heritage Area have generally been designed so that they do not dominate the streetscape. This has been achieved by maintaining the existing buildings in the heritage area, and constructing buildings on rear sections that are of an appropriate height and bulk. (Photo: Wellington City Council, 2017)*

G12 G11. When new development is significantly higher than heritage buildings and areas, moderate the height of the new building at the street edge to achieve a scale transition.

G13 G12. Consider the values of roofscapes, rooflines and skylines when viewed from public places.

The following diagrams demonstrate ways to manage scale transitions within heritage areas, for new buildings on the site of a heritage building, and for additions to existing buildings on a site on which a heritage building or structure is located.

Setbacks and form modulation should also be considered when the heritage building is adjacent or, close to, but not immediately adjoining the common boundary.

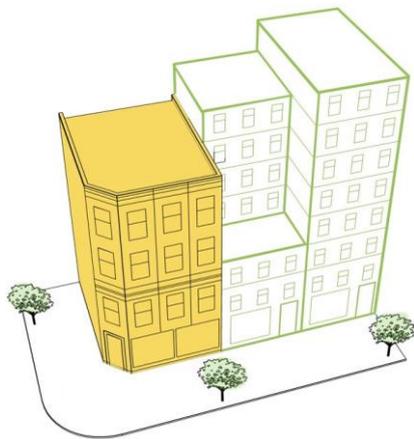


Figure 14. *Where a new development adjoins a heritage building or contributing building that is four storeys or less, its height should not be more than one storey above the heritage building, over an area extending approximately 5-8 metres along and back from the street frontage at the common boundary with the heritage building.*

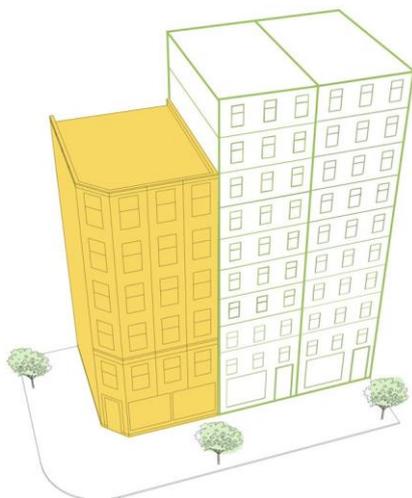


Figure 15. *Where the heritage building is six storeys high, new development should be restricted to no more than two storeys higher at the boundary in order to avoid visual dominance and achieve a scale transition. Where a heritage building is proportionally higher or lower than these references, the extent of increased height relative to the heritage building increases or decreases respectively.*

Fronting the street

G14 G13. New buildings in heritage areas should not reproduce or replicate the appearance of existing façades.

G15. G14 Retaining and restoring significant heritage shopfronts on heritage buildings and in heritage areas is encouraged.



Figure 16. *This new building is sympathetic to the setting within the John Street Intersection (Newtown) Shopping Centre Heritage Area without reproducing the design of the existing façades of the adjacent contributing buildings. (Photo: Wellington City Council, 2015)*

G16 G15- ~~The restoration or reconstruction of~~ ~~Restore or reconstruct~~ shopfronts is encouraged where there is evidence of original form, detailing and materials. Further non-statutory guidance is available in "Heritage shop fronts: A guide to maintaining and enhancing Wellington's historic shops"

G17. G16 Verandahs should only be added to heritage buildings where there is sufficient evidence to reconstruct an original, early or significant verandah or display window. The construction of new verandahs and display windows in locations where there is no historic precedent is discouraged.



Figure 17. *This shopfront in the Newtown Heritage Area has been restored by careful work to uncover and make good the original shopfront. Paint was removed from the original tiles, a bulkhead was removed from the interior, and a replica window was constructed to the same dimensions and profiles. The shopfront restoration and structural strengthening have enhanced the heritage values of the Newtown Shopping Centre Heritage Area. (Photo: Wellington City Council, 2017)*

G18- G17 Consider retaining existing historic signs on heritage buildings and in heritage areas .



Figure 18. *The redevelopment of 94-102 Cuba Street included the careful restoration and conservation of the original tiled C.S. Smith Ltd signs. (Photos: Wellington City Council, 2020)*

G19. G18 Seek to place signage in traditional locations such as:

1. On or below the parapet.
2. Within the extent of the verandah fascia and not to extend above or below the line of the fascia.
3. Under verandahs where there is minimum clearance to the footpath and from the kerb. Under-verandah signs should align with the entrance door of the relevant business or tenancy.
4. On the blank side or "party" walls of a building.



Figure 19. *This diagram shows traditional locations for signs. Signs that indicate the building name, the owner or occupier of the site, and the products and services available on the site are generally more appropriate for heritage buildings, heritage structures and in heritage areas than third party signage.*

G20. G19 Locate new signs on heritage buildings and in heritage areas below parapet level and below the highest parts of the building.

G21. G20 Use traditional signage techniques and follow historic precedents for signs on heritage buildings, heritage structures and in heritage areas.

G22. G21 Illuminated and digital signs should be carefully considered. If signs are to be lit, it is recommended that they are illuminated by external lighting.

G23. G22 Consider the implementation of a signage policy for the building that is written by the building owner with requirements for their tenants. A signage policy may include:

1. A wayfinding strategy to highlight the connections between spaces across the site.
2. Requirements to group names onto a single sign, rather than installing separate signs for each individual tenant.
3. Limitations on the number of signs per tenant.
4. Restrictions on the location, materials, graphics, colours and dimensions of tenant signs.
5. Requirements for all lightboxes suspended under the verandah to be of a standard design and standard levels of illumination.
6. Agreed locations, design and dimensions for tenant signs.

G24 G23 Plaques outlining place-based histories should celebrate and/or acknowledge the histories of both Te Tiriti o Waitangi partners.



Figure 20. *Three Rocks, Pukeahu - Three rocks are placed at Pukeahu with carved symbolic figures representing ancient markings, navigational pathways and strength with three whakataukī embedded into the walls of Nga Tapuwae o te Kahui Maunga Gardens at Pukeahu.*

The three whakataukī read: Maungarongo ki runga I te whenua / te hokowhita a tu / ake ake kia kaha e! (Photos: Wellington City Council, 2021)



Figure 21. *Hinerangi sculpture facing away from Pukeahu Memorial Park towards the Unknown Warrior.*

Hinerangi symbolises keeping the home fires burning and is always here, looking after Pukeahu to ensure the mana whenua connection to place is always renewed. (Adapted from Morrie Love) (Photos: Wellington City Council, 2021)

G25 G24. Consider the use of creative hoardings to reduce the visual impact of construction sites.



Figure 22. *And only sea 2019. Collaborating with designer Andre Te Hira, artists Mata Aho Collective acknowledge and celebrate the civic, academic and literary work of J C Sturm through a contemporary rendition of her poem And only sea, 1996, referencing the history of the central library site and the ongoing changes since land reclamation. (Photo: Wellington City Council Website)*

Well-functioning sites

Design outcomes

- 06.** New development maintains or enhances the walkability and permeability of the pedestrian network.
- 07.** New development provides for safe and convenient cycle and pedestrian movement and access.
- 08.** Vehicle access, garage doors and car parking do not dominate the streetscape.
- 09.** Open spaces are designed and located to provide amenity and be accessible, safe and easily maintained.
- 010.** Servicing is provided for in a manner that integrates with the site and minimises adverse effects on the surrounding streetscape and neighbours.

Design guidance

The site

G26 G25 New development should seek to enhance the quality of the settings of heritage buildings and heritage structures, including those in heritage areas.



Figure 23. *Antrim House is a fine example of a substantial Edwardian Italianate House in Wellington's inner city. It is now surrounded by high-rise buildings but has retained its garden setting and significant out-buildings. The setting for Antrim House is an integral part of its heritage values. (Photos: Wellington City Council, 2015)*



Figure 24. *Antrim House is a fine example of a substantial Edwardian Italianate House in Wellington's inner city. It is now surrounded by high-rise buildings but has retained its garden setting and significant out-buildings. The setting for Antrim House is an integral part of its heritage values. (Photos: Wellington City Council, 2015)*

Open spaces

G27 G26. Acknowledge and maintain open spaces that are important to mana whenua, particularly those co-located with or alongside sites of significance.

G28 G27. Consider the contribution of open spaces to the values of heritage areas.



Figure 25. *Te Aro Park 1984 - Originally the site of Te Aro Pā settled by Te Atiawa, artist Shona Rapira Davies was commissioned to design the park as a public artwork and park, with handmade ceramic tiles that imprinted with plants and that depict atua, tūpuna, and important places and concepts for Māori, encompassed within an indigenous symbolic and water-centric tauihu waka design. (Photo: Wellington City Council Website)*



Figure 26. *The Parliamentary Precinct Heritage Area is one of the most important historic precincts in Aotearoa New Zealand. The high proportion of open space to built area and the relatively low scale of the buildings imparts a special character to the precinct, reinforced by the mature trees and plantings. The open spaces are often used for formal and ceremonial purposes. (Photo: Wellington City Council, 2016)*



Figure 27. *Pou Whenua 2004 - The Wellington Tenth's Trust gifted twin Pou Whenua or tribal boundary markers which were designed by Te Atiawa artist Ra Vincent. These mark the Wai-titi Landing, a waka landing beach used by Te Atiawa and other Taranaki Tribes and Taranaki Whānui in pre-European times. The Pou Whenua depict figures that symbolise the people of the land, and kowhai that represents the wairua, the spirit of the land. (Photo: Wellington City Council, 2021)*

Placing the building

G29 G28. The retention of heritage buildings, heritage structures, and contributing buildings in heritage areas and/or in their existing or original locations is encouraged.

G30 29. Where relocation of buildings or structures is appropriate to ensure their retention, or has previously occurred, the item should also be maintained, repaired and returned into a sustainable ongoing use.



Figure 28. *30 Arthur Street was relocated to allow for the construction of Karo Drive. It has been restored, strengthened and returned to a sustainable long-term use. (Photo: Wellington City Council, 2015)*



Figure 29. *The Former Home of Compassion Crèche was relocated to allow for the construction of the Arras Tunnel. It is now in use as the Queen Elizabeth II Pukeahu Education Centre. (Photo: Wellington City Council, 2019)*

High-quality buildings

Design outcomes

- O11.** Buildings are coherently designed, and achieve the relevant design outcomes in an integrated manner.
- O12.** Buildings are well designed, safe and provide good amenity for inhabitants and utilise materials and details that will age well over time.
- O13.** Parts of buildings that rise conspicuously above those around them demonstrate visual interest and architectural coherence when viewed from the surrounding urban environment.
- O14.** Development contributes to an urban environment that can be accessed, used and enjoyed by a range of people, regardless of any disability or stage in life.
- O15.** Buildings are designed to support energy efficiency and reduction in building-related carbon emissions.
- O16.** Internal environments provide healthy, comfortable, convenient, functional and attractive places for their occupants.
- O17.** Buildings are designed to facilitate multiple uses and changes in use over time.

Design guidance

Sustainability

Existing buildings contain embodied energy. Retaining existing buildings in a sustainable long-term use, whether through the retention of their original use or by adaptation for a new use, can be a sustainable option.

For a building to stay in use in the long term, some change is often necessary. This reflects changes over time in how we use our buildings and what we expect of them. Change needs to be considered carefully, including effects on heritage fabric and values.



Figure 30. *Toenga o Te Aro / Te Aro Pā archaeological site - Discovered in 2005 through demolition for site redevelopment, these three punga structures and associated archaeological features are the only known remains of Te Aro Pā, one of the largest pa in the Wellington region, covering around 5 acres at the time of European colonisation. This outstanding, rare archaeological site has been preserved in situ, with images and interpretation for the public. (Photo: Wellington City Council, 2015)*

G31 G30- Consider effects on heritage fabric by:

1. undertaking conservation with consultation, engagement and in partnership with mana whenua.
2. understanding the heritage values of the place through research, investigation, recording and documentation.
3. planning and carrying out maintenance and repair in accordance with recognised conservation principles and methods.
4. retaining fabric which contributes to the significance, character or appearance of heritage sites, areas, buildings and structures.
5. The preparation and implementation of a Conservation Plan as the guiding document for the conservation, care and management of scheduled historic heritage is encouraged. For more information on conservation plans, refer to James Semple Kerr's The Conservation Plan, 7th Edition.



Figure 31. *168 Cuba Street is an example of a building that has been strengthened, adapted and maintained in a sustainable long-term use with sensitive design that respects its heritage values, and retains its heritage fabric. (Photo: Wellington City Council, 2018)*

G32: G31 Facilitate the adaptive reuse of buildings by providing for modifications that maintain heritage values.

G33: G32 Consider the retention of existing lightwells and atria at heritage buildings and in heritage areas.

Retaining lightwells keeps heritage fabric and allows for access to natural ventilation and daylight.



Figure 32. *The restoration work undertaken at 54 Cuba Street has protected the heritage values of the Cuba Street Heritage Area, while adapting two buildings for sustainable long-term use. (Photos: Wellington City Council, 2019)*

G34: G33 Install solar panels and other items that are fixed to the roof so that they align with the profile of the roof.

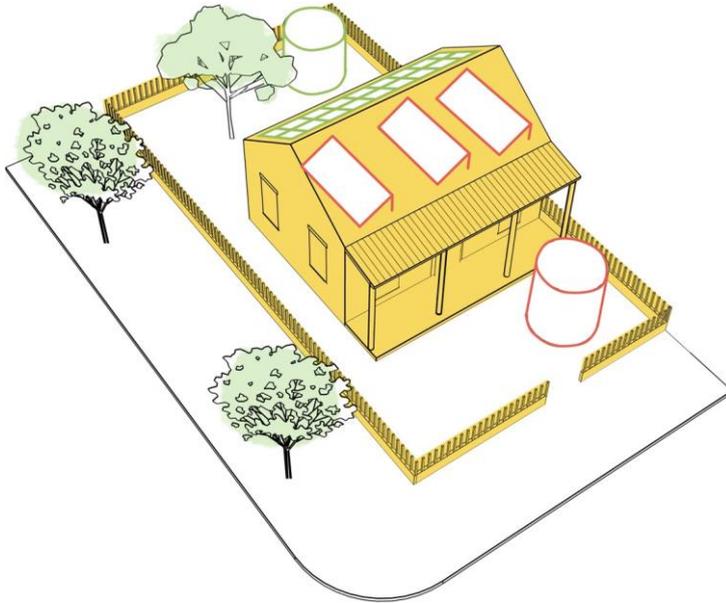


Figure 33. *Ancillary fixtures that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water systems or water storage tanks are encouraged where heritage values will be protected and maintained.*

G35: G34 Design, site and install ancillary fixtures and utilities in ways that achieves the following for heritage buildings and contributing buildings in heritage areas:

1. Maintain weathertightness, including by:
 - a. Minimising penetrations through or damage to elements that contribute to the watertightness of a building or structure.
 - b. Ensuring that all penetrations are well sealed.
 - c. Restricting the use of horizontal conduit to locations that are sheltered from the weather.
2. Minimise physical impacts by:
 - a. Selecting locations where there are low heritage values, or no heritage fabric.
 - b. Minimising the size and number of new penetrations through heritage fabric.
 - c. Installing new penetrations through mortar joints, rather than through brick or stone.
 - d. Ensuring that the work is reversible and that all elements can be removed without further damage to heritage fabric.

3. Minimise visual impacts by:

- a. Locating ancillary fixtures and utilities where they cannot be seen when viewed from public spaces, and do not impact the main entrance or street façade unless there is no feasible alternative.
- b. Removing obsolete fixtures and utilities where these do not contribute to the heritage values of the place.
- c. Installing new fixtures and utilities including conduit, wiring or pipework in underground locations or within the building or structure unless there is no feasible alternative.
- d. Locating all other fixtures and utilities including conduit, wiring or pipework so that it does not obscure architectural features including windows, doors and ornamentation unless there is no feasible alternative.
- e. Minimising the visibility of fixtures and utilities including conduit, wiring or pipework by the use of colour, and locating these items in shaded areas or in areas of low relief.

Built form

G36 G35. Where development is taking place near a site of significance for mana whenua where heritage is unseen, new development should reference this heritage through its built form.



Figure 34. *Te Raukura Te Wharewaka o Pōneke. Te Raukura was opened on Waitangi Day 6 February 2011. It is of special significance to descendants from Te Ātiawa/Taranaki Iwi katoa and re-establishes a physical Māori presence on the waterfront. (Photo: Wellington City Council)*

G37- G36 Façadism is discouraged for heritage buildings and within heritage areas where the development leads to the loss of heritage values and the removal of heritage fabric. For adaptive reuse of heritage buildings, it is important that the original built form, internal depth and layout is understood and reflected in the new design.

There are some aesthetic and historical reasons for preserving building façades. For example, as a response to the loss of substantial parts of a building following a fire or natural disaster. For more information on partial demolition and façade retention refer to HNZPT Sustainable Management of Historic Heritage Guidance: Information Sheet 14 – Partial Demolition of Historic Buildings.



Figure 35. *Façadism (or façade retention) is the preservation of the exterior face/faces of a building without the three-dimensional built form providing for its structural support and understanding of its function.*

This example shows the Hamilton Chambers Building on Lambton Quay which was removed from the New Zealand Heritage List/Rārangī Kōrero in c.2020.

HNZPT consider that Hamilton Chambers has suffered an irreversible loss of integrity and significance with the demolition of all but its façade and the subsequent unsympathetic incorporation of that façade into the new structure on site. (Photo: Wellington City Council, 2017)

Resilience

The information below is in addition to earthquake strengthening solutions permitted in the District Plan. This information and advocacy includes best practice design approaches.



Figure 36. Artists Ralph Hotere and Mary Macfarlane's sculpture *Ruaumoko* - named for the Māori god of earthquakes and volcanoes – violently strews remnants salvaged from the demolition of the old State Insurance Building across the streetscape, melding Māori narratives with Wellington's ever-present geological forces. (Photo: Wellington City Council, 2014)

Install seismic strengthening in ways that protect and maintain the values of heritage buildings and contributing buildings within heritage areas.

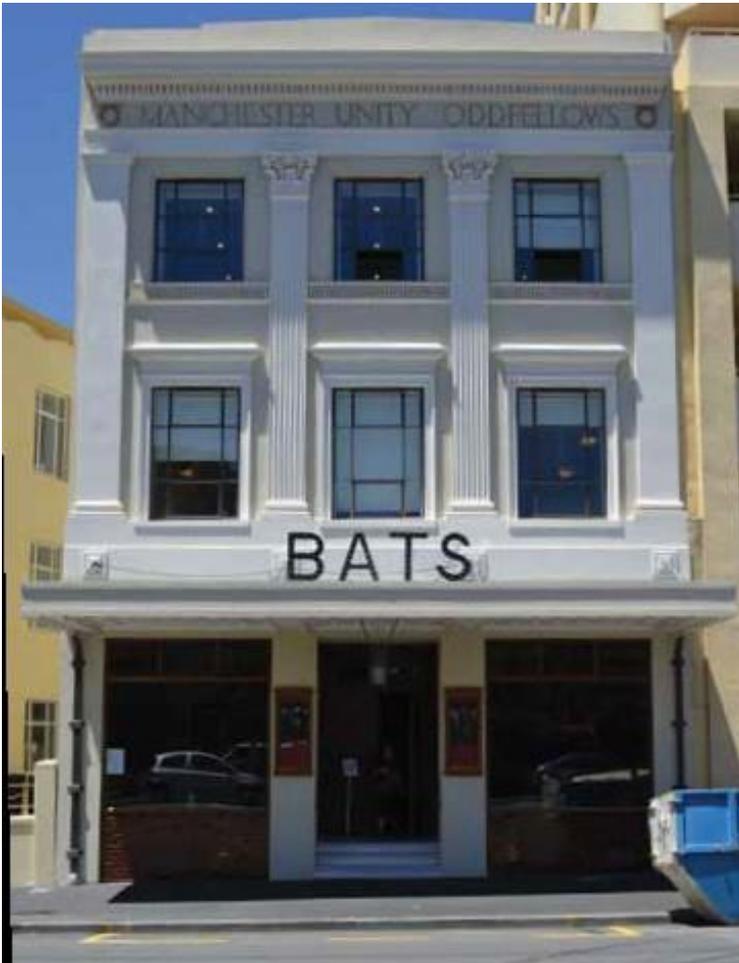


Figure 37. *Bats Theatre at 1 Kent Terrace was strengthened in 2012 with new internal reinforced concrete columns and shear walls. There are new internal columns at the front elevation that continue from ground to roof level and support the parapet and façade. These have been designed so that they do not alter the street façade of the building.*

The structural strengthening and refurbishment have conserved the heritage values of the building. They have also ensured that the building remains in use as a venue for theatre and the performing arts. (Photo: Wellington City Council, 2014)



Figure 38. *The former Cadbury's Building at 60 Ghuznee Street, Wellington was strengthened in 2017. There are new internal reinforced concrete columns, steel cross bracing, and concealed stainless steel in the decorative columns on ground and third floors. The parapet has been restrained by a steel frame that is fixed back to the existing structure.*

The strengthening works respect the street-facing façade of this distinctive Edwardian warehouse. The structural engineers have taken care to avoid any alterations that would change the appearance of the building's exterior. (Photo: Wellington City Council, 2015)

Consider using concealed fixings that will not be visible on the exterior of the building.

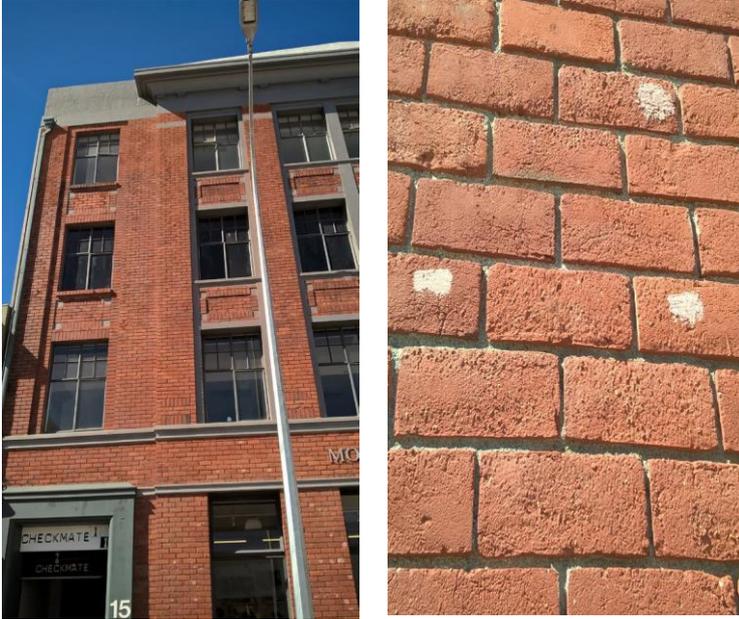


Figure 39. *The façade at 15 Tory Street has been secured with concealed fixings. The holes have been filled, and coloured to match the existing brickwork. (Photos: Wellington City Council, 2018)*

If exterior fixings such as pattress plates are required, consider:

- *Keeping any existing or original pattress plates and using similar or traditional style plates.*
- *Using as few plates or bolted connections as possible to achieve the required structural outcome.*
- *Creating a regular pattern and alignment with the new bolted connections.*
- *Using circular washers as these are easier to align than square washers.*
- *The colour of the new connections. Traditional plates on plain brickwork are generally painted black. Modern bolted connections and washers on rendered or painted surfaces can be painted to match.*
- *Minimising penetrations through elements that contribute to the watertightness of a building.*

If exterior structural elements such as walings are required, consider:

- *Minimising the loss of heritage fabric.*
- *Locating structural elements so that they do not obscure architectural features including windows, doors and ornamentation.*
- *Ways to minimise the visibility of the new structure including location and colour.*



Figure 40. *The Karori Cemetery Chapel was strengthened in 2016 in a sensitive scheme that preserves both the original use and structure.*

This photograph shows the gable end secured with new traditional pattress plates. (Photo: Wellington City Council, 2014)



Figure 41. *The Thistle Hall on Cuba Street is a good example of sympathetic works to strengthen a heritage building.*

The northern elevation to Karo Drive shows the original pattress plates, as well as new and existing steel channels (wailers/waling) that are just visible below first floor level, at the first-floor ceiling level and at parapet level. These have been painted to match the render and have been designed to complement the original string course and pilasters. The parapets have been secured with a steel frame, and the roof and ceiling structure substantially reinforced.

A wailer or waling is a horizontal member fixed to a wall to provide transverse (to wall) load support for the wall. (Photos: Wellington City Council, 2015)

G38- G37 Where structural strengthening to secure parapets is required, consider systems that:

1. will not be visible from public spaces.
2. do not obstruct gutters and rainwater systems.
3. minimise penetrations through elements that contribute to the watertightness of a building.



Figure 42. *New structural elements to secure the existing parapet and chimney at the former Cadbury Building has been installed so that it is not visible from Ghuznee Street. (Photo: Wellington City Council, 2018)*

Systems to secure and retain existing chimneys are encouraged.

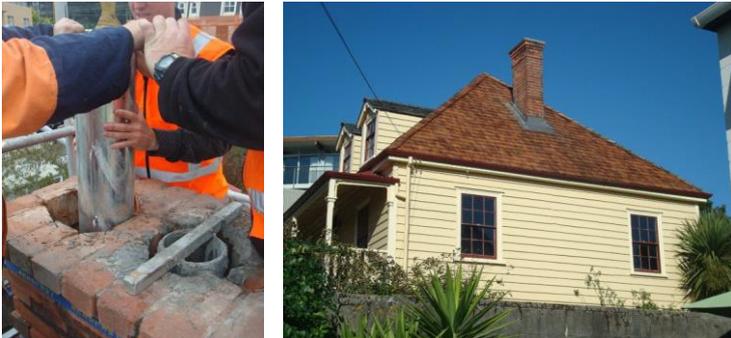


Figure 43. *The chimney at the Nairn Street Cottage has been secured back to the existing roof structure. This is a good heritage outcome that retains the existing chimney without loss of heritage values or fabric. The image shows the installation of the new structural chimney liner, and the image to the right shows the completed works. Hawkins Construction NI Limited & Carlos Gonzales, WCC Architectural Services. (Photo: Carlos Gonzales, 2013)*

Consider the use of temporary solutions where:

- *A building is damaged.*
- *The temporary works would reduce a risk to public safety.*
- *The temporary works would allow reasonable time for the design or construction of comprehensive or permanent strengthening.*
- *The works are reversible and any damage to heritage fabric is minimised and can be repaired.*
- *The works do not affect the security, structural integrity or weathertightness of the building.*
- *The works are designed by a suitably qualified structural engineer.*
- *The works are constructed from durable materials and subject to regular maintenance and testing regimes; and*
- *The works are subject to regular review and inspection by the design engineer.*

Note: Temporary works, generally, will not be sufficient to strengthen a building so that it is no longer considered to be earthquake-prone.



Figure 44. *Temporary works at the Cathedral of the Sacred Heart on Hill Street. (Photo: Team Architects 2018)*

G39- G38 Where structural strengthening is required that may be visible from the exterior of the building, consider the use of structural systems that:

1. Do not obscure shop display windows
2. Do not restrict access to daylight or ventilation
3. Are not located immediately behind window and door openings, particularly for elements such as shear walls.
4. Allow access for cleaning, maintenance and repair of heritage fabric.

G40 G39 The installation of exoskeletons, external columns, and external bracing elements is discouraged, particularly where these would:

1. Be highly visible from public places.
2. Obscure or remove the main determinants of architectural style.
3. Be visually dominant in relation to the scale, form, proportions or materials of the existing building or structure.
4. Restrict access for cleaning, maintenance and repair of heritage fabric.
5. Compromise the watertightness of a building.



Figure 45. *The new concrete moment-resisting frames installed at 216 Cuba Street ensure that the shop display window is not obscured. (Photos: Wellington City Council)*

Accessibility

Wellington's heritage should be able to be enjoyed by anybody irrespective of physical ability. Heritage sites, buildings and structures should enable the objectives of Universal Design.



Figure 46. *Before - The refurbishment of the Basin Reserve Museum Stand included the removal of modern doors that were in poor condition. (Photo: Roger Shard, 2017)*



Figure 47. *After - The non-heritage doors were replaced with new timber joinery to match the original drawings from 1924. The door leaves have been adjusted to meet requirements for accessibility. A second ramp has been added to make the entrance symmetrical, and the handrails updated. (Photos: Wellington City Council, 2020)*

External appearance

G41: G40 Restoration and reconstruction of missing elements on heritage buildings and in heritage areas is encouraged, where there is evidence of original form, detailing or materials.

G42: G41 The installation of replica chimneys where original or significant chimneys have been removed is encouraged.



Figure 48. *The former Supreme Court Building has been conserved and the pediment on the north elevation was reconstructed in 2009. (Photo: Wellington City Council, 2015)*



Figure 49. *Parts of the chimneys at 200 Willis Street were removed in the early 20th century. The remaining unreinforced masonry above roof level was removed in c.2018, and the chimneys were reinstated in as lightweight replicas. The image to the left shows the building in previous years, the image to the right shows the completed works. (Photos: Wellington City Council (left 2015) (right 2021))*

Interiors

G43 G42 Consider opportunities to engage with mana whenua when designing interior spaces of significant developments on or near sites of significance to Māori.



Figure 50. *He Tohu - The design and architecture of the exhibition He Tohu at Alexander Turnbull Library shows a te ao Māori relationship with kawanatanga and Aotearoa New Zealand's three most important constitutional documents: 1835 He Whakaputanga o te Rangatiratanga o Nu Tireni (Declaration of Independence of the United Tribes of New Zealand), 1840 Te Tiriti o Waitangi (Treaty of Waitangi) and 1893 Women's Suffrage Petition (Te Petihana Whakamana Pōti Wahine). (Photo credit: Mark Beatty, National Library of New Zealand.)*