

APPENDIX 3

PROPOSED DISTRICT PLAN VARIATION 4 AMENDMENTS TO PROPOSED DISTRICT PLAN CHANGE 43 (HERITAGE PROVISIONS)

EXPLANATION OF THE LINKAGES BETWEEN THE HERITAGE AREA PROVISIONS IN THE CENTRAL AREA REVIEW AND VARIATION 4

- Plan Change 43 notified on 1 May 2006 introduced more stringent rules for the control of development affecting heritage items including heritage areas.
- Plan Change 48 (Central Area Review) proposes new heritage areas for central Wellington and planning controls for new development within these areas.
- In the Central Area the new heritage areas will be managed through a combination of Heritage and Central Area provisions.
- The Heritage provisions will do two key things:
 1. They identify the listed heritage areas and the buildings and structures within the areas to be protected
 2. The rules will control the demolition or relocation of buildings or structures essential to the heritage value of the area
- The Central Area provisions applying to heritage areas will do two key things:
 1. They establish the special building height limits that will apply
 2. The rules will ensure, through the application of design guides and other planning controls, that new or replacement buildings compliment the heritage area
- Variation 4 that makes minor changes to the heritage area provisions under Plan Change 43 is simply to bring the wording of this plan change into line with the wording used for heritage areas under Plan Change 48. The term ‘non-heritage buildings’ is to be used instead of ‘non – contributing buildings’

