

WELLINGTON CITY DISTRICT PLAN

PROPOSED, DISTRICT PLAN CHANGE 48 – CENTRAL AREA REVIEW AND ASSOCIATED CHANGES.

ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN

Detailed below are the alterations to the Wellington City District Plan to incorporate changes to the District Plan General Provisions (Chapter 3), Definitions (Chapter 3), Residential Policies (Chapter 4), Residential Rules (Chapter 5) and Institutional Precinct Rules (Chapter 9).

To assist the understanding of the new provisions an annotated copy of the Residential Objectives and Policies (Chapter 4), Residential Rules (Chapter 5) and Institutional Precinct Rules (Chapter 9) are attached as Appendix One.

A. ALTERATIONS TO VOLUME ONE, DISTRICT PLAN GENERAL PROVISIONS

Chapter 3, "District Plan General Provisions". Insert new provisions by making the following **amendments**:

1. After the first bullet point in section 3.2.2.7.2, **add** the following two new bullet points:
 - details of assessed ground levels for the purposes of calculating maximum building mass for the site. The plan must show those corners that were used to calculate the assessed ground level. Where assessed ground levels have been determined from corners that have been fixed by survey, the accuracy of this information must be certified by a licensed surveyor.
 - calculations demonstrating compliance with the maximum building volume standard for the site.
2. After section 3.2.2.13, **add** four new sections (3.2.2.14 and 3.2.2.14A, 3.2.2.15 and 3.2.2.16), as follows:
 - 3.2.2.14 **A wind tunnel test report** must be supplied to show compliance with the wind standards in rule 13.6.3.5.2 (unless 3.2.2.14A below applies).

The wind tunnel test study must examine the effects of the proposed building upon all areas open to the public, including roads, parks, malls, plazas, public carparks, the immediate forecourt area and entranceways to the proposed building/s. The proposed development must be tested against the existing situation except where the site is currently cleared. If the site is cleared, the proposal must be tested against the building which previously existed.

Details of the test requirements, and the form and content of a wind tunnel test report is outlined in Appendix 8 of Chapter 13.
 - 3.2.2.14A **A wind assessment report**, which is based on the expert opinion of a qualified wind specialist, may be provided instead of a wind tunnel test report at the discretion of Council officers.

The form and content of a wind assessment report is outlined in Appendix 8 of Chapter 13. The report must conclude that the development is highly likely to comply with standard 13.6.3.5.2 before it will be accepted under standard 13.6.3.5.3.

Examples of situations where a wind assessment report may be provided instead of a wind tunnel test report include:

- Where the proposed building or addition is consistent with other building heights in the neighbourhood, is only a small change in scale compared to the existing building and incorporates wind mitigation measures such as verandahs, setbacks and breezeways;
- Where the proposed work is for a minor rooftop addition (eg. lift or ventilation room) which is setback from all sides of the building;
- Where the proposal involves a structure that will not impede wind flows, eg. aerials, masts.

3.2.2.15 **A Traffic Report** must be provided for any proposal to provide more than 70 carparks. The Traffic Report must address:

- details of the parking to be provided on the site, and its use (whether it is intended for staff or customers)
- site access
- provision for servicing
- internal traffic circulation to the extent that it is relevant to the movement of vehicular traffic to and from the site
- what effect the extra traffic will have on the surrounding street network
- transportation impact assessments.
- in the Pipitea Precinct the effect that the extra traffic will have on the roading network, and in particular, Thorndon, Waterloo and Aotea Quays, and the motorway.

13.2.2.16 **Where a development intrudes upon an identified viewshaft**, line drawings of the development in relation to the viewshaft must be supplied to demonstrate the level of compliance with the relevant viewshaft standard. The drawings must be of a scale that allows the accurate assessment of the visual effects and must be accompanied by a certificate from a registered land surveyor or person with an appropriate level of professional expertise.

3. After the third bullet point in section 3.2.3.7, **add** the following two new bullet points:

- details of assessed ground levels for the purposes of calculating maximum building mass for the site. The plan must show those corners that were used to calculate the assessed ground level. Where assessed ground levels have been determined from corners that have been fixed by survey, the accuracy of this information must be certified by a licensed surveyor.
- calculations demonstrating compliance with the maximum building volume standard for the site.

B. ALTERATIONS TO VOLUME ONE, DEFINITIONS

Chapter 3, "Definitions". Insert new provisions by making the following **amendments**:

4. **Add** the following definition after the definition for 'Building':

BUILDING MASS (VOLUME): means the total mass of building that may be erected on a site in the Central Area. Mass is measured (in cubic metres) from the exterior faces of exterior walls. Mass includes all enclosed portions of the building that are located above the assessed ground level. Enclosed portions means any part of the building that can be closed off from the outside environment, but does not include:

- open decks or recessed balconies, or

- space not more than 500mm deep between the inner and outer glazing of a double-skin façade, or
- roof top architectural features (excluding the volume of plant and functional plant spaces, or other occupied space), or
- architectural features, including structure, that protrude past the glass line of the facade.

When calculating mass for the purposes of additions and alterations to an existing building, any building mass that falls below the assessed ground level of the site shall be exempt from the mass calculation.

5. **Amend** the definition for 'Display Windows' as follows:

DISPLAY WINDOWS: means windows which permit the public to view display space or activities within a building.

6. **Add** the following definition after the definition for 'Factory Farming':

FIXED PLANT: 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:

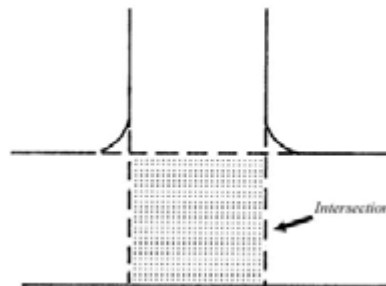
- required for ventilating, extracting, heating, cooling, conditioning, and exhaust either of buildings or commercial activities;
- associated with boilers or plant equipment, furnaces, incinerators or refuse equipment;
- electrical equipment, plumbing (including pumps), lift or escalator equipment; or
- similar plant, equipment, items, rooms or services.

7. **Add** the following definition after the definition for 'Ground Level':

GROUND LEVEL (ASSESSED) (FOR THE PURPOSES OF CALCULATING BUILDING MASS IN THE CENTRAL AREA): means the average ground level across the site, calculated by measuring the height of each corner of the site (measured in metres above mean sea level) and using these heights to calculate the mean average ground level. For corners abutting legal road or other public space the height shall be taken to be the ground level of the road or public space. In the event that it is not possible to physically measure the ground level at each corner of the site the one metre contour data held by Council shall be used to determine the approximate height of each corner.

8. **Add** the following definition after the definition for 'Indigenous Vegetation':

INTERSECTION: in relation to two or more intersecting or meeting roadways, means that area contained within the prolongation or connection of the lateral boundary lines of each roadway, as shown in the diagram, but if two roadways running parallel are separated only by a traffic island or a median less than 10 metres wide the roadways must be regarded as one roadway.



9. **Add** the following definition after the definition for ‘Mean High Water Springs (MHS)’:

MINOR ADDITIONS AND ALTERATIONS TO BUILDINGS (FOR THE PURPOSES OF THE LAMBTON HARBOUR AREA RULE 13.3.5) means:

- additions and alterations that do not add more than 10% to the height of the existing building
- additions and alterations that do not extend the footprint of the existing building by more than 5%
- additions and alterations that do not involve the total or partial demolition, destruction or removal of any listed building or listed façade or other listed element of a building.
- additions and alterations that do not result in an additional floor beyond the existing building envelope

but does not include additions and alterations to the interior of buildings.

10. **Add** the following definition after the definition for ‘Noise Sensitive Activity’:

OFFICE ACTIVITIES (FOR THE PURPOSE OF THE PIPITEA PRECINCT): means an administrative, professional, or commercial office with a total floor area of greater than 500 sq m.

11. **Add** the following definition after the definition for ‘Open Land’:

OPERATIONAL PORT ACTIVITIES (FOR THE PURPOSE OF THE PIPITEA PRECINCT): means activities associated with the handling, storage and transport of cargo, goods and passengers, the movement of freight, and the operation of the port.

12. **Add** the following definition after the definition for ‘Residential Structure’:

RETAIL ACTIVITIES (FOR THE PURPOSE OF THE PIPITEA PRECINCT): means land and/or buildings from which goods, merchandise, equipment or services are sold to the public but excludes:

- premises with a total floor area of less than 250 sq m primarily used for convenience shopping;
- showrooms
- takeaway (food) bars, restaurants, cafés or other eating places;
- service stations, motor vehicle sales and service premises,
- ferry terminals and ancillary uses.

13. **Amend** the definition of “Sign” as follows

SIGN: means any name, figure, image, character, outline, spectacle, display, delineation, announcement, poster, handbill, or an advertising device, ~~or~~ appliance, or any other things of a similar advertising nature; that is:

- intended principally to attract attention, and
- whether it is placed on or affixed to any land or building, or incorporated within the design of any building (whether by painting or otherwise), and
- which is visible from a public space.

This excludes signs within buildings and signs for the management of the legal road.

14. **Amend** the definition of “Site” as follows

SITE: means any area of land comprised wholly in one certificate of title, computer freehold register, or any allotments as defined by the Act, or any allotments linked pursuant to the provisions of section 37 of the Building Act 1991.

15. **Add** the following definition after the definition for 'Site':

SITE AREA (FOR THE PURPOSES OF CALCULATING BUILDING MASS IN CHAPTER 13): means the total area of the site (as per the definition of site).

16. **Amend** the definition of 'Temporary Activity' as follows:

TEMPORARY ACTIVITY (IN RESPECT OF ALL CHAPTERS OTHER THAN CHAPTER 23): means an activity that is of a non-repetitive, transient nature (including sporting, recreational, entertainment, cultural or similar events and outdoor gatherings) that does not exceed three days duration, and that does not involve the construction of permanent structures. The construction and removal of temporary structures associated with a temporary activity may occur up to two weeks before and two weeks after the three day period referred to above.

17. **Amend** the definition of 'Temporary Activity (in respect of Lambton Harbour Area)' as follows:

[TEMPORARY ACTIVITY (IN RESPECT OF THE LAMBTON HARBOUR AREA): means a temporary activity that is of less than one month's duration.

18. **Amend** the definition of 'Temporary Sign' as follows:

TEMPORARY SIGN: means any sign erected and removed in relation to:

- advertising a community event
- electioneering
- identifying construction sites or subdivision developments
- selling or leasing land or premises.

19. **Add** the following definition after the definition for 'Vehicle Depot':

VERANDAH LEVEL: means the height of a formed verandah, or where there is no formed verandah the vertical height of the ground floor storey (up to a maximum height of 4.2 metres).

C. ALTERATIONS TO VOLUME ONE, RESIDENTIAL POLICIES

20. **Add** the following text to the explanation to Policy 4.2.3.3, after the first paragraph of the explanation:

In addition multi-unit development on sites adjacent to the Inner City Bypass will be assessed against the provisions of the Te Aro Corridor Design Guide to ensure that they consider and respond to the unique character and high visibility of the areas beside the bypass.

D. ALTERATIONS TO VOLUME ONE, RESIDENTIAL RULES

21. **Add** the following assessment criteria and explanatory text to Rule 5.3.4, after assessment criteria 5.3.4.4:

5.3.4.5 The Te Aro Corridor Design Guide

Developments located within the Te Aro Corridor Design Guide Area, shall be considered against the content of both the Multi-Unit Design Guide and the Te Aro Corridor Design Guide. In the event of conflicting design guidance the Te Aro Corridor Design Guide shall be the predominant document.

22. **Add** the following explanatory text to Rule 5.3.4, after the first paragraph of the explanatory statement:

The development of the Inner City Bypass will create a number of highly visible sites along the edge of the bypass. Development of these sites will be assessed against the provisions of the Te Aro Corridor Design Guide to ensure that they make a positive contribution to the townscape and character of the bypass environment.

23. **Delete** the second paragraph of text (as follows) from the introductory statement under the heading 5.1 Permitted Activities:

Where Inner Residential Areas are situated within the Central Area Boundary as defined on the planning maps, the relevant Residential objectives, policies and rules will apply to those Inner Residential Areas.

E. ALTERATIONS TO VOLUME ONE, INSTITUTIONAL PRECINCT RULES

24. **Add** the following assessment criteria and explanatory text to Rule 9.2.1, after the third bullet point of assessment criteria 9.2.1.3:

• Te Aro Corridor Design Guide

Developments located on sites within both the Mt Cook Precinct and Te Aro Corridor Design Guide Area, shall be considered against the content of both design guides. In the event of conflicting design guidance the Te Aro Corridor Design Guide shall be the predominant document.

25. **Add** the following explanatory text to Rule 9.2.1, after the first paragraph of the explanatory statement:

The Te Aro Corridor Design Guide particularly seeks to ensure that buildings continue to provide a strongly defined street edge on the corner of Buckle and Taranaki Streets.

F. ALTERATIONS TO VOLUME ONE, OPEN SPACE CHAPTER RULES

26. **Delete** the second paragraph of text (as follows) from the introductory statement under the heading 17.1 Permitted Activities:

Where Open Space Areas are situated within the Central Area Boundary as defined on the planning maps, the relevant Open Space objectives, policies and rules will apply to those Open Space Areas.

G. ALTERATIONS TO VOLUME ONE, HERITAGE CHAPTER RULES

27. **Amend** the table 'Heritage List: Areas' in the Heritage Chapter (Chapter 21) to **add** the following listings:

HERITAGE LIST: AREAS			
Location	Area	Map Ref	Symbol Ref
Courtenay Place	Courtenay Place Heritage Area <i>(as shown in Appendix 14 to Chapter 21)</i>	16	24
Cuba Street	Cuba Street Heritage Area <i>(as shown in Appendix 12 to Chapter 21)</i>	16/17	25
Jervois Quay	Post Office Square Heritage Area <i>(as shown in Appendix 8 to Chapter 21)</i>	17	16
MacDonald Crescent, cnr Willis Street and Dixon Street	St John's Church Heritage Areas (including Spinks Cottage) <i>(as shown in Appendix 11 to Chapter 21)</i>	16	12
Molesworth Street	Parliamentary Precinct Heritage Area <i>(as shown in Appendix 6 to Chapter 21)</i>	17/18	14
Stout Street	Stout Street Precinct Heritage Area <i>(as shown in Appendix 7 to Chapter 21)</i>	17	26
Taranaki Street, cnr York Street	Wesley Church Heritage Area <i>(as shown in Appendix 13 to Chapter 21)</i>	16	27
Wakefield Street	Civic Centre Heritage Area <i>(as shown in Appendix 10 to Chapter 21)</i>	16/17	28
Willis Street, cnr Lambton Quay	BNZ / Head Office Heritage Area <i>(as shown in Appendix 9 to Chapter 21)</i>	17	29

28. **Amend** the table 'Heritage List: Areas' in the Heritage Chapter (Chapter 21) to **delete** the following listings:

HERITAGE LIST: AREAS			
Location	Area	Map Ref	Symbol Ref
Molesworth Street	Parliament Grounds	17/18	14

29. **Insert** the following appendices into Chapter 21, after 'Appendix 5 – Futuna Chapel, Karori':

- Appendix 6. Parliamentary Precinct Heritage Area
- Appendix 7. Stout Street Precinct Heritage Area
- Appendix 8. Post Office Square Heritage Area
- Appendix 9. BNZ/Head Office Heritage Area
- Appendix 10. Civic Centre Heritage Area
- Appendix 11. St. John's Church Heritage Area
- Appendix 12. Cuba Street Heritage Area
- Appendix 13. Wesley Church Heritage Area
- Appendix 14. Courtenay Place Heritage Area

Copies of appendices follow:

Appendix 6. Parliamentary Precinct Heritage Area

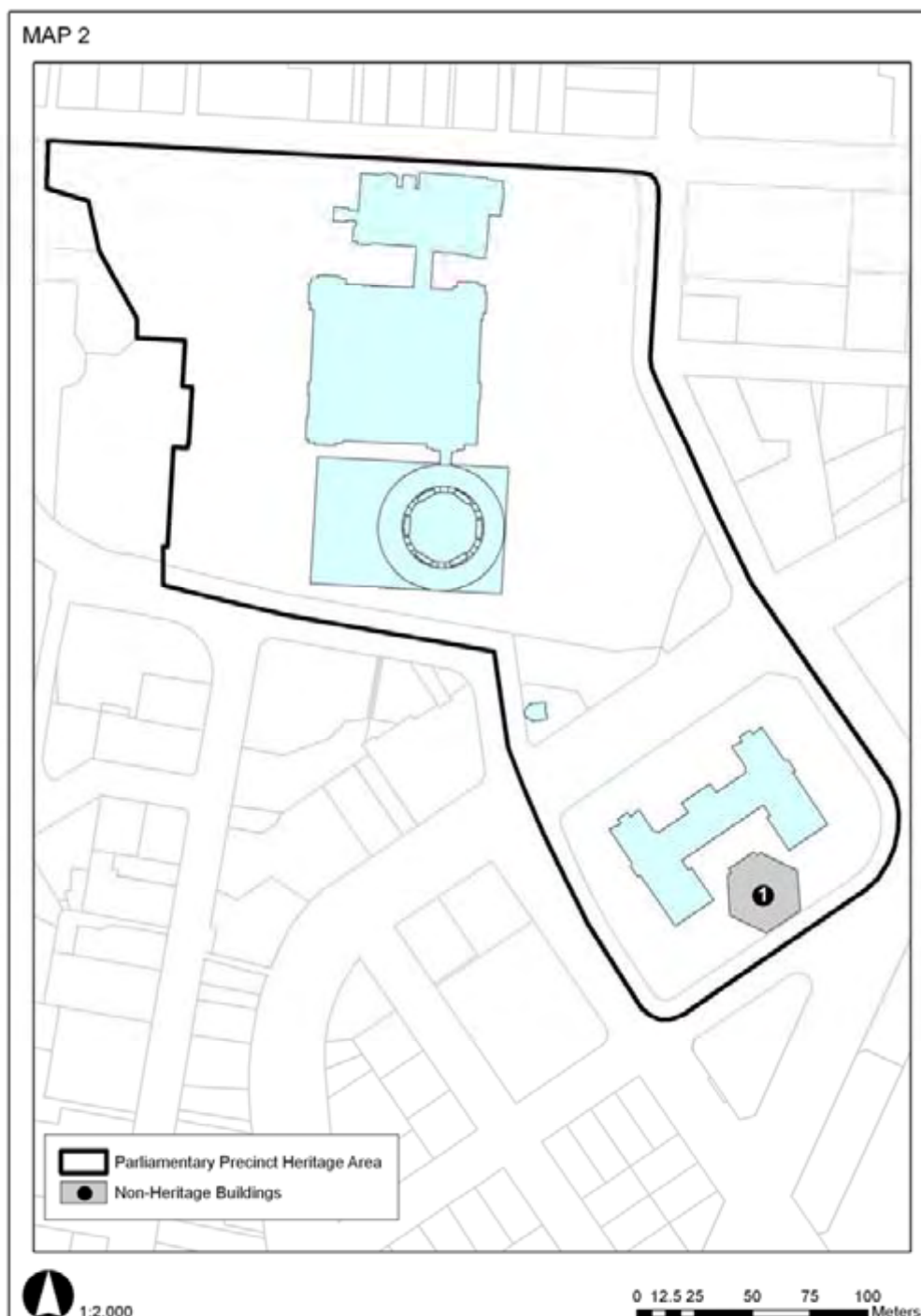
For further information on the Parliamentary Precinct Heritage Area, refer to Appendix 3 of the Central Area Design Guide.



Table 1. Parliamentary Precinct Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
Lecture theatre	1



Appendix 7. Stout Street Precinct Heritage Area

For further information on the Stout Street Heritage Area, refer to Appendix 3 of the Central Area Design Guide.



Table 1. Stout Street Non-Heritage Buildings

The following buildings or sites are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
Justice Park (incl. remnants of demolished buildings and Oscar Wilde plaque)	1
Supreme Court annexe, Whitmore Street	2
Façade, Courts Building, cnr, Stout and Whitmore Sts	3
Stout St Parking Centre, Stout Street	4



Appendix 8. Post Office Square Heritage Area

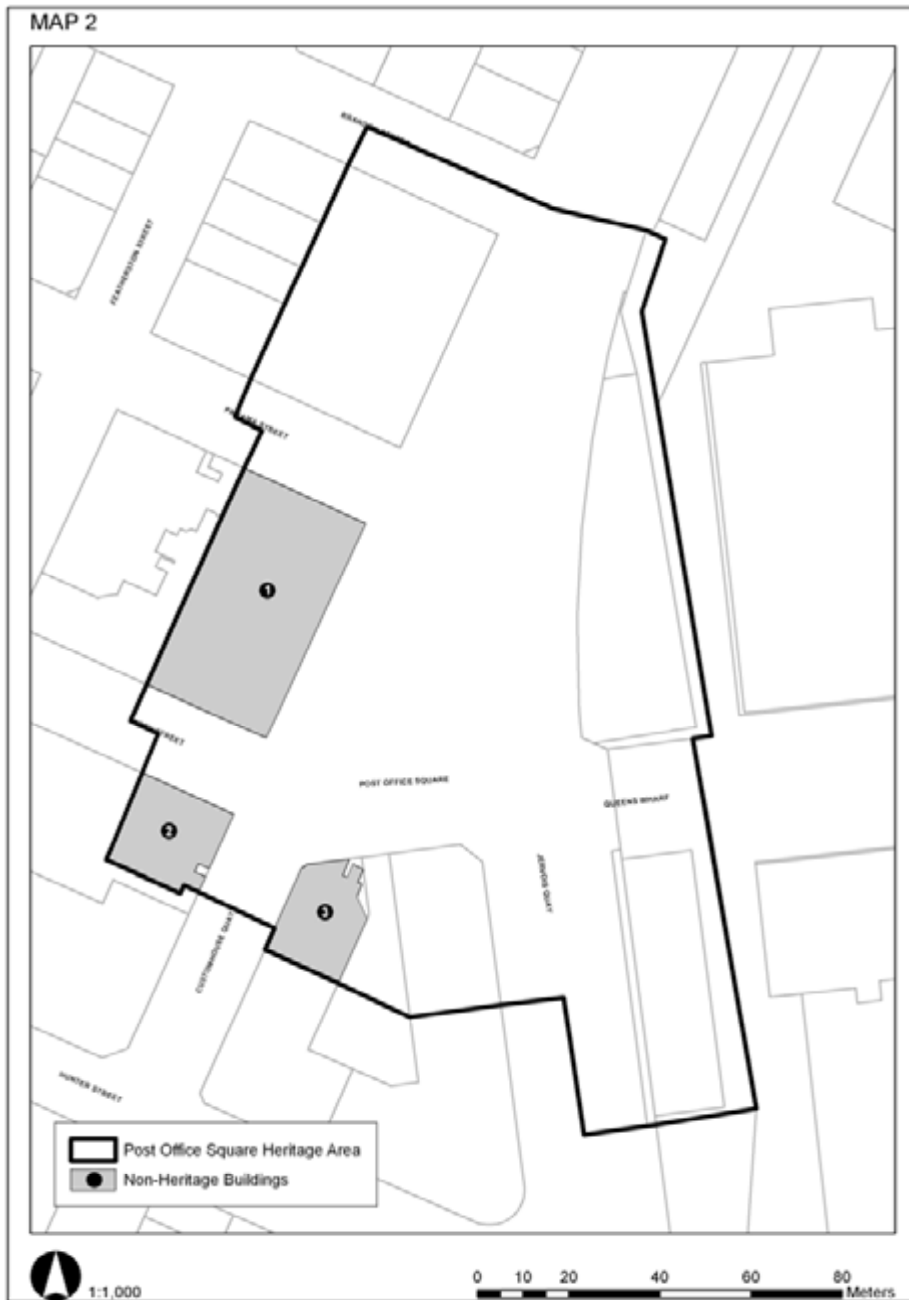
For further information on the Post Office Square Heritage Area, refer to Appendix 3 of the Central Area Design Guide.



Table 1. Post Office Square Non-Heritage Buildings

The following buildings or sites are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
Intercontinental Hotel, 2 Grey Street	1
Chapman Tripp Building, 1-13 Grey Street	2
Todd Corporation Building, 95 Customhouse Quay	3



Appendix 9. BNZ / Head Office Heritage Area

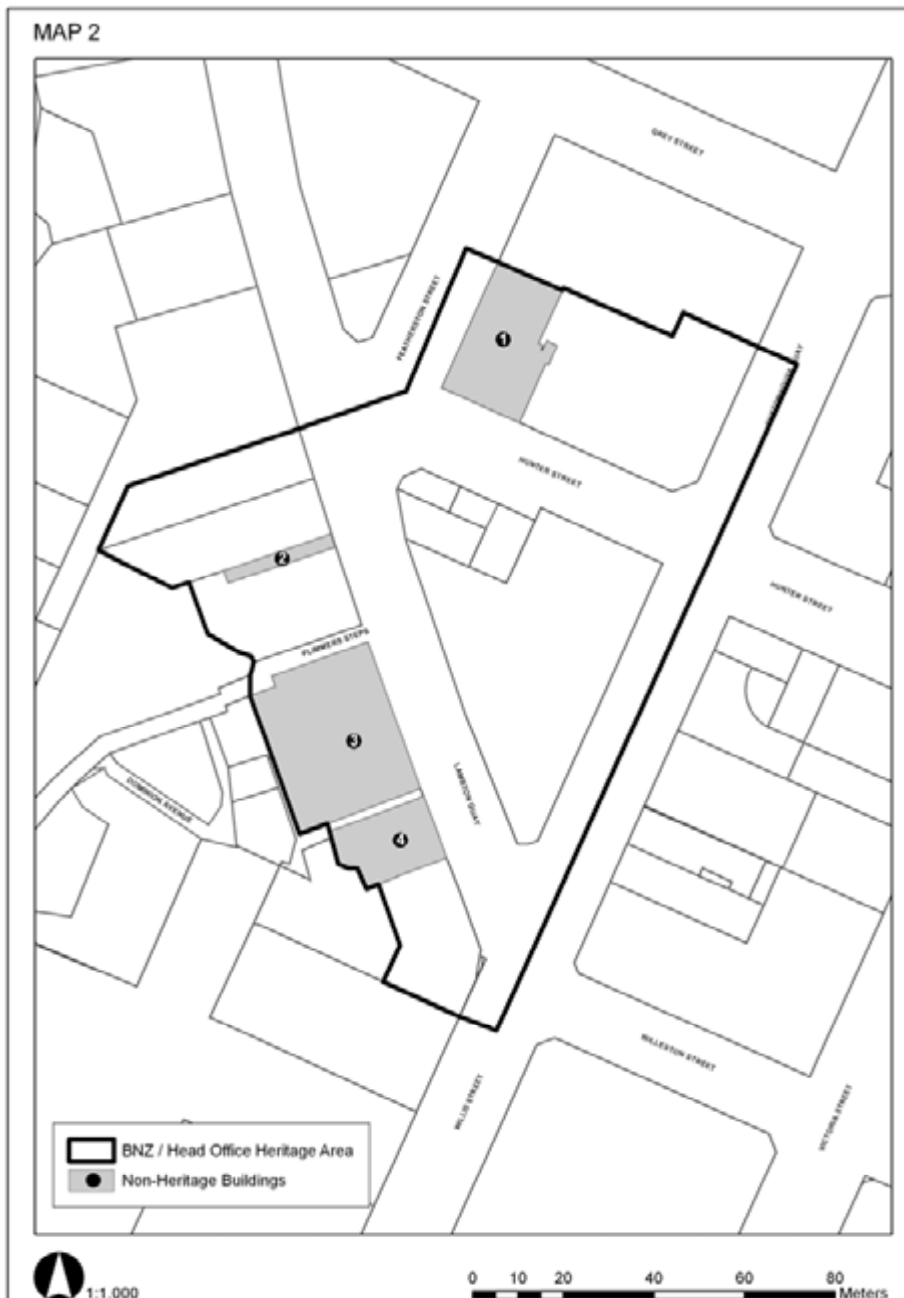
For further information on the BNZ / Head Office Heritage Area, refer to Appendix 3 of the Central Area Design Guide.



Table 1. BNZ / Head Office Non-Heritage Buildings

The Following buildings or sites are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
AMP Building, 187 Featherston St	1
Retail space (alongside Prudential Building)	2
AA Centre, 342-352 Lambton Quay	3
Real Estate Institute House, 354-356 Lambton	4



Appendix 10. Civic Centre Heritage Area

For further information on the Civic Centre Heritage Area, refer to Appendix 3 of the Central Area Design Guide



Table 1. Civic Centre Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
Wellington Library, 57-71 Victoria St	1
Administration building (new), and portico	2
Ilott Green (foundations of building)	3
Approaches to bridge (and associated buildings & structures)	4



Appendix 11. St. John's Church Heritage Area

For more information on St. John's Church Heritage Area, refer to Appendix 3 of the Central Area Design Guide.



Table 1. St. John’s Church Non-Heritage Buildings

The following buildings or sites are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
Child care centre, northwest corner of Area	1
Troup House	2
Conference Centre (Hall)	3



Appendix 12. Cuba Street Heritage Area

For further information on the Cuba Street Heritage Area, refer to Appendix 3 of the Central Area Design Guide



Table 1. Cuba Street Non-Heritage Buildings

The following buildings or sites are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
Building (apartments), 128 Wakefield St (Felix)	1
Building, 32 Cuba St	2
Regent Theatre (address @ 73-75 Manners St), (Downtown Local)	3
Building, 66-72 Cuba St (cnr. Manners St and Cuba St) (Banks Shoes)	4
Building, 74-76 Cuba St (Trade Aid)	5
Building, 80 Cuba Str (cnr. Dixon St and Cuba St) (Glassons)	6
The Oaks, 81 Cuba St	7
Building, 83-89 Cuba St (corner Cuba and Dixon Streets)	8
Building, 97-99 Cuba St (\$2 Dollar Shop)	9
Left Bank	10
Building, 120-122 Cuba St (Hallensteins)	11
Building, 124 Cuba St (Tattoo City)	12
Bristol Court (Tulsi Restaurant etc.), 135-139 Cuba St	13
Fmr Ware Press Building, 56a Ghuznee St	14
H.M.R. Building, 136-138 Cuba St	15
Building, 140 Cuba St (Monty's)	16
Building, 142-146 Cuba St (including attached substation)	17
Building, 2-6 Garrett St	18
Building, 148-152 Cuba St (TAB)	19
Building, 169 Cuba St (Aunty Mena's)	20
Building, 185 Cuba St (Slowboat Records)	21
House and substation, 159-161 Vivian Street	22
Booth House, 202 Cuba St	23
218-230 Cuba Street, Assorted Buildings (Including Wellington Trawlers) & Open Space	24
Ellmers Mower Centre, 239 Cuba St	25
Building (Presbyterian Support), 247 Cuba St	26
Dry Cleaners, 236 Cuba St	27
Building, 257-259 Cuba St (including adjacent vacant lot)	28
Real Groovy, 244-250 Cuba St	29
Building (Orthotic Centre, Firestone Direct etc.), 264 Cuba St	30
Building, 45 Abel Smith St (including adjacent vacant lot)	31
Cuba Court, 267-273 Cuba St	32
Terralink International House, 275-283 Cuba St	33
Vacant lot, 54 Webb St	34

MAP 2



Appendix 13. Wesley Church Heritage Area

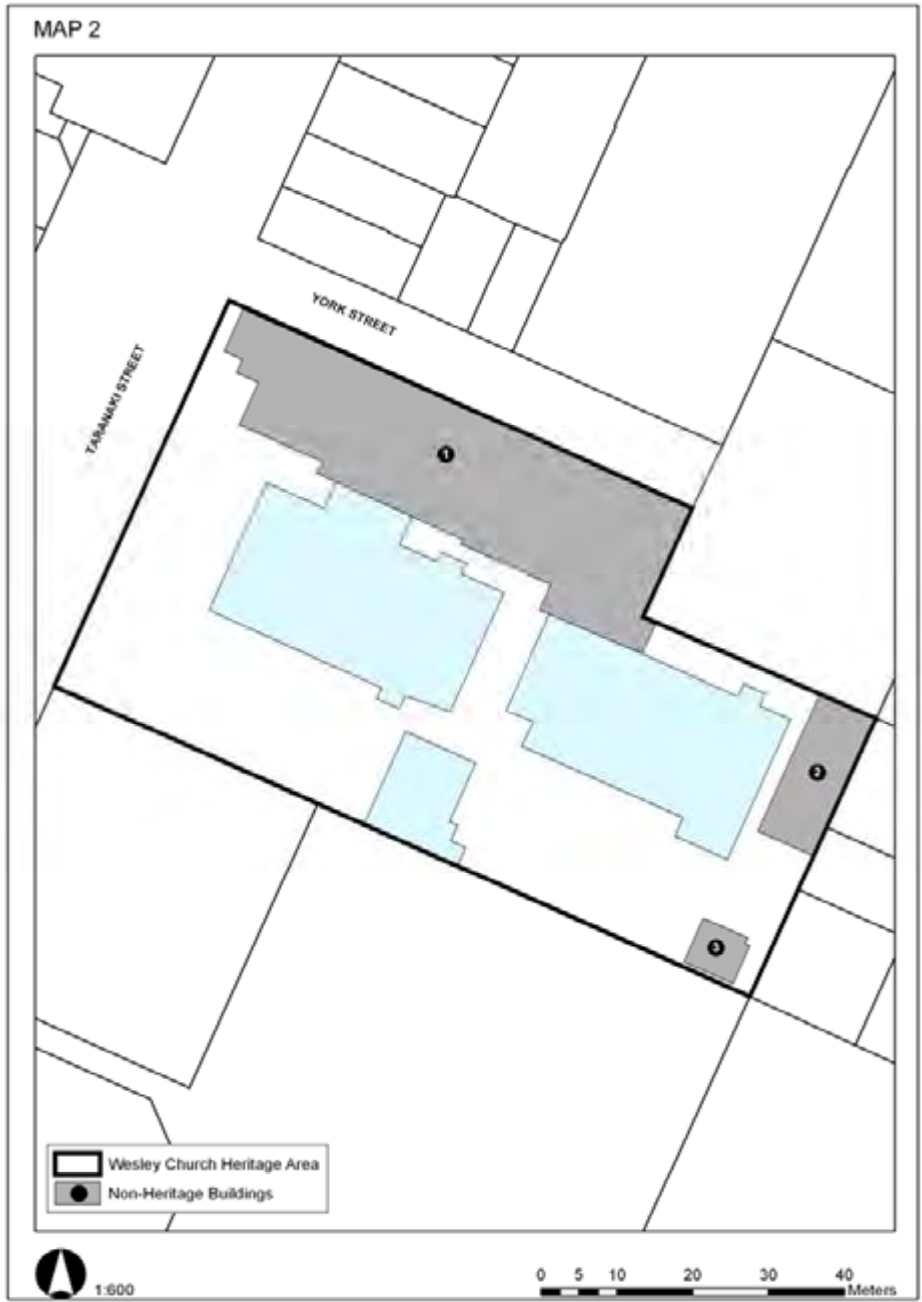
For further information on the Wesley Church Heritage Area, refer to Appendix 3 of the Central Area Design Guide.



Table 1. Wesley Church Non-Heritage Buildings

The following buildings or sites are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
Wesley Centre (including Hall 2, Epworth Bookshop and glazed canopy between Church and Centre)	1
Concrete Building, rear of Wesley Church Hall	2
Building, Southwest Corner of Area	3



Appendix 14. Courtenay Place Heritage Area

For further information on the Courtenay Place Heritage Area, refer to Appendix 3 of the Central Area Design Guide.



Table 1. Courtenay Place Non-Heritage Buildings

The following buildings or structures are identified as non-heritage buildings for the purpose of Rule 21B.3.1.

Name of building / feature	Number (Refer to Map 2)
Tory Continental, 1 Tory Street	1
Commonsense Organics, 260 Wakefield Street	2
Paris Bar, 262 Wakefield Street	3
Building (Just Paterson et al), 9-11 Tory Street	4
Building, (Sports Café), 52-58 Courtenay Place	5
Building, 23 Courtenay Place	6
Building, 17-21 Courtenay Place	7
Building, 5-9 Courtenay Place	8
Zico Café, 8 Courtenay Place	9
YHA Building, 1-5 Cambridge Terrace	10
Building, 5 Kent Terrace	11
L.G. Electronics (Wellington Motorcycles), 13 Kent Terrace	12

MAP 2



H. ALTERATIONS TO VOLUME TWO, DESIGN GUIDES

30. Delete the following design guides from Volume II

- Central Area Design Guide
- Te Ara Haukawakawa Design Guide
- Stadium Design Guide
- Courtenay Character Area Design Guide
- Cuba Character Area Design Guide
- Civic Centre Character Area Design Guide

31. Insert the following design guides into Volume II

- Central Area Urban Design Guide
 - Appendix 1 – Pipitea Precinct
 - Appendix 2 – Te Aro Corridor
 - Appendix 3 – Heritage Areas
- Sign Design Guide

Appendix 1.

Annotated versions of Residential and Institutional Precinct Policies and Rules (where underlined text represents proposed new text, and struck out text is proposed to be deleted).

Inner Residential Area

Policy 4.2.3.3

4.2.3.3 Control the potential adverse effects of multi-unit residential development.

METHODS

- Rules
- National standard access design criteria
- Advocacy
- Design Guide (Multi-Unit Housing)

To allow effective use of land in the developed parts of the city, the Plan provides for multi-unit residential developments. Multi-unit housing can significantly alter neighbourhood amenities, particularly where smaller sites are amalgamated and established development patterns are changed. Council seeks to promote excellence in the design of multi-unit residential developments. To ensure that all multi-unit developments are designed to be compatible with existing residential development and to maintain local amenities, proposals will be assessed against the appropriate Design Guide. The Design Guide identifies various design principles to be followed but does not seek to impose aesthetic control. The benefits of achieving high standards of development and more efficiency in the city are expected to be greater than the costs of promoting good development in this way.

In addition multi-unit development on sites adjacent to the Inner City Bypass will be assessed against the provisions of the Te Aro Corridor Design Guide to ensure that they consider and respond to the unique character and high visibility of the areas beside the bypass.

The accessibility of multi-unit dwellings is an important design issue, as it affects the amenity values and the sustainability of the resource over the long term. Council will promote the accessibility of multi-unit development to ensure that a high proportion of new dwelling units are designed to be accessible and usable by older people and all others with mobility restrictions.

The environmental result will be new multi-unit residential developments with better design standards.

Rule 5.3.4

5.3.4 Except:

- **in the area shown in Appendix 9 (Thorndon and Mt Victoria)**
- **in the Thorndon and Mt Victoria North Character Areas;**
- **in a Hazard (Faultline) Area**
- **inside the airnoise boundary depicted on Map 35**

the construction, alteration of, and addition to residential buildings, including accessory buildings, where the result will be three or more household units on any site is a Discretionary Activity (Restricted) in

<p>respect of:</p> <p>5.3.4.1 design, external appearance and siting</p> <p>5.3.4.2 site landscaping</p> <p>5.3.4.3 parking and site access.</p>
<p><i>Non-notification</i></p> <p>The written approval of affected persons will not be necessary in respect of items 5.3.4.1 to 5.3.4.3 and applications need not be notified.</p> <p><i>Standards and Terms</i></p> <p>The activity must comply with the relevant conditions specified for activities in rules 5.1.1 and 5.1.3. If the activity exceeds the conditions for a Permitted Activity in Rules 5.1.1 and 5.1.3 (except 5.1.3.1) then Rules 5.3.1 and 5.3.3 shall apply.</p> <p><i>Assessment Criteria</i></p> <p>In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:</p> <p>5.3.4.4 The Design Guide for Multi-unit Development.</p> <p>5.3.4.5 <u>The Te Aro Corridor Design Guide</u></p> <p><u>Developments located within the Te Aro Corridor Design Guide Area, shall be considered against the content of both the Multi-Unit Design Guide and the Te Aro Corridor Design Guide. In the event of conflicting design guidance the Te Aro Corridor Design Guide shall be the predominant document.</u></p> <p><i>Although multi-unit residential development provides desirable variety and diversity of accommodation, it can detract from the visual character or amenities of residential neighbourhoods. The Design Guide for multi-unit development provides the criteria for assessment. The general intention of the Guide is not to impose specific design solutions but to identify design principles that will promote better development and enhance existing suburban environments.</i></p> <p><u>The development of the Inner City Bypass will create a number of highly visible sites along the edge of the bypass. Development of these sites will be assessed against the provisions of the Te Aro Corridor Design Guide to ensure that they make a positive contribution to the townscape and character of the bypass environment.</u></p> <p><i>Within the Oriental Bay Height Area (shown in Appendix 4) there is no limit on the number of household units within a residential building. Multi-unit development is excluded from sites within a Hazard (Fault Line) Area to avoid more intensive development in these hazard areas.</i></p>

Annotated version of Institutional Precinct

Rule 9.2.1

<p>9.2.1 The construction, or alteration of, and addition to buildings and structures except:</p> <ul style="list-style-type: none"> - alterations and additions that do not alter the external appearance of the buildings or that are not visible from public spaces - any building with a gross floor area of less than 100m²
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are Controlled Activities in respect of:

9.2.1.1 design, external appearance, siting and verandahs

9.2.1.2 vehicle parking and site access.

Non-notification

The written approval of affected persons will not be necessary in respect of items 9.2.1.1 and 9.2.1.2 and applications need not be notified.

Standards and Terms

All parking must be provided and maintained in accordance with the standards set out in Appendix 2.

New vehicular access from roads to which the Precinct has frontage must be provided and maintained in accordance with the standards set out in Appendix 3.

No vehicular access, as shown on Appendix 3.1, shall be situated closer to an intersection than the following:

Arterial and principal streets 20m

Collector streets 15m

Other streets 10m.

Site layout must enable all vehicles to enter or leave the site in a forward direction.

Assessment Criteria

In determining the conditions to be imposed, if any, Council will have regard to the following criteria:

9.2.1.3 Design, external appearance, siting and verandahs

The extent to which the proposal meets the provisions of the relevant Design Guide for the area. These Guides are:

- Victoria University Design Guide
- Wellington Hospital Design Guide
- Mount Cook Precinct Design Guide.
- Te Aro Corridor Design Guide

Developments located on sites within both the Mt Cook Precinct and Te Aro Corridor Design Guide Area, shall be considered against the content of both design guides. In the event of conflicting design guidance the Te Aro Corridor Design Guide shall be the predominant document.

The Design Guides were prepared following a detailed urban design analysis of the Precincts and their surrounding areas. They do not aim to control the design details of building or site layout, but to establish the broad parameters within which new building development can be undertaken. They aim particularly to encourage an appropriate relationship between Precinct development and housing in surrounding Residential Areas.

The Te Aro Corridor Design Guide particularly seeks to ensure that buildings continue to provide a strongly defined street edge on the corner of Buckle and Taranaki Streets.

I. ALTERATIONS TO VOLUME THREE, WELLINGTON CITY DISTRICT PLAN MAPS

32. **Amend** District Plan Map 12 with the details contained in Proposed Map 12. Note that the District Plan Map layers relating to Heritage Sea Walls, Heritage Objects, Heritage Buildings, Heritage Trees, Hazard (Fault Line) Area, Hazard (Ground Shaking) Area have been removed from Map 12 for the purposes of notifying the Plan Change and because they are not within the scope of this Plan Change. These layers will be reinstated to the maps when Plan Change 48 is made operative.
33. **Amend** District Plan Map 15 with the details contained in Proposed Map 15. Note that the District Plan Map layers relating to Heritage Sea Walls, Heritage Objects, Heritage Buildings, Heritage Trees, Hazard (Fault Line) Area, Hazard (Ground Shaking) Area have been removed from Map 15 for the purposes of notifying the Plan Change and because they are not within the scope of this Plan Change. These layers will be reinstated to the maps when Plan Change 48 is made operative.
34. **Amend** District Plan Map 16 with the details contained in Proposed Map 16. Note that the District Plan Map layers relating to Heritage Sea Walls, Heritage Objects, Heritage Buildings, Heritage Trees, Hazard (Fault Line) Area, Hazard (Ground Shaking) Area have been removed from Map 16 for the purposes of notifying the Plan Change and because they are not within the scope of this Plan Change. These layers will be reinstated to the maps when Plan Change 48 is made operative.
35. **Amend** District Plan Map 17 with the details contained in Proposed Map 17. Note that the District Plan Map layers relating to Heritage Sea Walls, Heritage Objects, Heritage Buildings, Heritage Trees, Hazard (Fault Line) Area, Hazard (Ground Shaking) Area have been removed from Map 17 for the purposes of notifying the Plan Change and because they are not within the scope of this Plan Change. These layers will be reinstated to the maps when Plan Change 48 is made operative.
36. **Amend** District Plan Map 18 with the details contained in Proposed Map 18. Note that the District Plan Map layers relating to Heritage Sea Walls, Heritage Objects, Heritage Buildings, Heritage Trees, Hazard (Fault Line) Area, Hazard (Ground Shaking) Area have been removed from Map 18 for the purposes of notifying the Plan Change and because they are not within the scope of this Plan Change. These layers will be reinstated to the maps when Plan Change 48 is made operative.
37. **Replace** District Plan Map 32 with District Plan Map 32.
38. **Insert** the following maps into Volume III:
 - Map 32a
 - Map 49a
39. **Replace** District Plan Map 33 with District Plan Map 33
40. **Replace** District Plan Map 34 with District Plan Map 34
41. **Delete** the 'Central Area Boundary' from Maps 12, 15, 16, 17 and 18.