

2. ZONES

2.1. OVERVIEW OF THIS GUIDE

Wellington is split into various zones, based on historic uses and objectives for what is acceptable in each area. The zones are:

- Residential Areas
- Centres
- Business Areas
- Institutional Precincts
- Airport and Golf Course Recreation Precinct
- Central Area
- Rural Areas
- Open Space Areas and Conservation Sites

This section of the guide introduces each zone and provides a basic outline of how they are managed under the District Plan.

2.2. CENTRAL AREA

The Central Area comprises not only the commercial and business heart of Wellington City, but it is also the heart of the wider region. In addition to business activities, the Central Area hosts a wide range of political, recreational, cultural and entertainment activities of national and local significance. The buildings of the Central Area reflect these activities, the presence of a busy port, and the topography of the harbour and hills.

Key goals for the Central Area include protecting the quality of the buildings and the environment, as well as promoting intensified commercial and residential uses. Within the Central Area, the District Plan places minimal direct controls over what land can be used for. Most activities can take place anywhere within the Central Area, provided they meet performance standards that ensure the quality of the city's environment is maintained.

The plan's design guides describe the urban design goals that would enhance the attractiveness of the area and provide

guidance on achieving those goals. In addition, specific rules deal with the siting, design and appearance of new buildings. Other provisions protect important public views, ensure sunlight reaches public spaces, and control excessive wind around buildings.

2.3. BUSINESS AREAS

Business Areas, spread throughout the city, provide focal points for business activity outside the Central Area and make a substantial contribution to the City's economy by generating jobs and economic development.

Between 1995 and 2009, there was a trend for residential and retail activities to move into areas previously dominated by commercial and industrial uses. This provided a greater mix in some areas, but a downside has been the increased difficulty for small to medium-sized industrial activities and businesses to find land and premises within the city boundaries.

Consequently, the plan's approach for managing Business Areas is to be enabling and provide flexibility for the appropriate land uses. Two Business Area sub-zones are identified, each with a different focus:

- Business 1 Areas contain a range of uses, including employment activities, light industrial, commercial and business services, recreational, residential and entertainment uses, and local community services. In some cases retail activities are also appropriate.
- Business 2 Areas are based around industrial activities, such as warehousing, manufacturing and commercial services. Because of the industrial nature of the activities in these areas, there is a lower benchmark for appearance and design compared with other areas in the city.