

# Plan Change Document

---

## Wellington City District Plan

Proposed District Plan Change 80

General Minor Amendments to District Plan Text and Maps VII

---

### ALTERATIONS TO THE WELLINGTON CITY DISTRICT PLAN

Detailed below are changes relating to:

To assist the understanding of the amendments, proposed amendments to District Plan maps are included as appendices to this document.

The proposed new provisions (as notified) are shown as underlined, and deleted provisions are shown as struck through.

Key to Changes	
Abcdefghijklmnop	Existing unaltered text
<u>Abcdefghijklmnop</u>	Text recommended to be added
<del>Abcdefghijklmnop</del>	Text recommended to be deleted

### A. ALTERATIONS TO VOLUME 1 - TEXT

#### 1. Amend Chapter 3, Section 3.2 information to be Submitted with an Application for a Resource Consent

3.2.3.6 **Site plans.** Site plans must be supplied. They must be drawn to an appropriate stated metric scale to show sufficient detail of the proposal to enable Council to determine its effects [(eg. 1:200, 1:500)]<sup>PCS6</sup>. If the plans are larger than A3 size copies reduced to A3 must also be provided. The site plans must show:

- a north point accurately orientated
- a unique plan number and title describing the proposal and the site
- ~~Wellington City Council record sheet numbers~~
- ...

## 2. Amend Chapter 3.10 Definition of Noise Emission Level

[**NOISE EMISSION LEVEL**: means the noise level measured and assessed in accordance with NZS 6801: 2008 “Acoustics - Measurement of Environmental Sound” and NZS 6802: 2008 “Acoustics - Environmental Noise”, where this Plan or conditions of consent refer to the  $L_{Aeq(15min)}$  descriptor and in accordance with NZS 6801: 2008 "Acoustics – Measurement of Environmental Sound" and NZS 6802: 2008 "Acoustics – Environmental Sound" where this Plan or conditions of consent refer to the  $L_{(10)}$  descriptor, except as expressly provided for in this Plan.

In addition:

- The assessment of cumulative effect of activities (with the exception of road traffic noise) shall be determined. Measurement of noise shall be made in such a way that as far as reasonably practical, the contribution of individual activities creating the noise shall be identified.
- The .....

*Noise from high energy impulsive sounds are not adequately controlled using the current New Zealand Standards. Activities that emit noise with such characteristics are generally likely to cause greater annoyance than assessment using Rules within this Plan would indicate. The impact of such activities would be assessed by reference to Section 16(1) of the Resource Management Act.*

- Noise from construction, maintenance and demolition activities, including those associated with the urgent repair of utilities to maintain continuity of service, on any site or on any road shall comply with, and be measured and assessed using, the recommendations of ~~NZS6803P:1984~~ NZS6803:1999 Construction Noise except:
  - Work on public highways, railways and the Airport;
  - Work on domestic roads where construction work will cause traffic congestion;
  - In the Central Area where construction work will endanger the safety of pedestrians and the footpath cannot be closed during the day;
  - In the Central Area where the best practicable option to reduce noise to a reasonable level requires construction work to be undertaken outside normal working hours;Nothing in the noise rules shall be used to prevent emergency work from taking place. Such work would arise from the need to protect life or limb or minimise or prevent loss or serious damage to property or minimise or prevent environmental damage.
- Where in noise rules...

## 3. Amend Chapter 4 Residential Policies, Explanation to Policy 4.2.7.3

...

Because non-residential activities can impact adversely on the amenities of Residential Areas, control over these has been maintained in the District Plan. Council aims to ensure that any non-residential activity is of a scale and character that is in keeping with its surroundings as this is important to protect residential amenities. The rules will enable the full effects of a proposal to be evaluated and where necessary, protective measures to be sought. For non-residential activities in Inner Residential Areas adjoining the Central Area consideration should also be given to Policy 12.2.1.2.

.....

4. Amend Residential Rule 5.3.3 Early Childhood Centres – car parking provision

<b>5.3.3</b>	<b>Early childhood education centres catering for up to 30 children (including the construction, alterations of or addition to buildings associated with early childhood education centres), are Discretionary Activities (Restricted) in respect of:</b>	<i>If the proposal does not comply with the standards for buildings and structures in section 5.6.2 then Rule 5.3.4 applies in addition to this rule.</i>
<b>5.3.3.1</b>	<b>site layout and landscaping</b>	
<b>5.3.3.2</b>	<b>townscape character</b>	
<b>5.3.3.3</b>	<b>vehicle parking</b>	
<b>5.3.3.4</b>	<b>site access</b>	
<b>5.3.3.5</b>	<b>noise insulation (for sites within the Airport Air Noise Boundary shown on Map 35 or the Port Noise Affected Area shown on Map 55)</b>	
<b>5.3.3.6</b>	<b>noise mitigation measures</b>	

**provided that the early childhood centre complies with the standards specified in 5.6.1.1 (noise), 5.6.1.2 (fixed plant noise), 5.6.1.3 (vehicle parking) and 5.6.1.4 (site access). Any construction, alteration of, or addition to buildings or structures must comply with the standards in 5.6.2 (buildings and structures)**

5. Amend Chapter 5 Residential Rule 5.3.4 Residential Buildings and Structures – Non-notification clause

Non-notification

In respect of items 5.3.4.6 (accessory building height), 5.3.4.9 (hazard (fault line), 5.3.4.12 (noise insulation – airport), and 5.3.4.13 (noise insulation – port noise) applications will not be publicly notified (unless special circumstances exist) or limited notified.

~~In respect of item 5.3.4.2 (yards) applications will not be publicly notified (unless special circumstances exist) or limited notified, except that Greater Wellington Regional Council will be considered to be an affected party to any application that breaches standard 5.6.2.2.10.~~

In respect of item 5.3.4.2 (yards) Greater Wellington Regional Council will be considered to be an affected party to any application that breaches standard 5.6.2.2.11 in relation to Porirua Stream and tributaries.

In respect of rule ...

**6. Amend Chapter 5 Residential Rule 5.3.7 – Existing Multi Unit developments**

**Multi-unit Developments**

- 5.3.7** The construction, alteration of, and addition to residential buildings, accessory buildings and residential structures, where the result will be a multi-unit development; OR the addition or alteration to an existing multi-unit development: are a Discretionary Activity (Restricted) in respect of:
- 5.3.7.1** design (including building bulk, height, and scale), external appearance, and siting (including landscaping, parking areas, vehicle manoeuvring and site access)
- 5.3.7.2** provision of parking and site access
- 5.3.7.3** the efficient use of land on any site within an Area of Change
- 5.3.7.4** traffic effects
- 5.3.7.5** the visual character of the coastal escarpment on any site in the Residential Coastal Edge

**7. Amend Chapter 5 Residential Vehicle Access Standards 5.6.1.4**

**5.6.1.4 Site Access**

~~5.6.1.4.1 No vehicle access is permitted to a site across any restricted road frontage identified on District Plan Maps 43 to 45.~~

There shall be a maximum of one vehicular access to a site except:

- No vehicle access is permitted to a site across any restricted road frontage identified on District Plan Maps 43 to 45
- A site with more than one road frontage may have one access per frontage (unless the second frontage is to a State Highway, or a restricted road frontage on Maps 43-45)

5.6.1.4.2 Site access for vehicles must be formalised by a legal right of way instrument where not directly provided from a public road, and must be provided and maintained in accordance with section 3 of the joint Australian and New Zealand Standard 2890.1 – 2004, Parking Facilities, Part I: Off-Street Car Parking.

~~5.6.1.4.3 There shall be a maximum of one vehicular access to a site, except that a site with more than one road frontage may have one access per frontage (unless the second frontage is to a State Highway).~~

5.6.1.4.4 The maximum width of any vehicular access is:

- 3.7 metres in the Inner Residential Area and within the Residential Coastal Edge
- in Medium Density Residential Areas 3.7 metres for sites containing up to 6 units, and 6.0 metres for sites containing 7 or more units.
- 6.0 metres in the Outer Residential Area (excluding the Residential Coastal Edge)

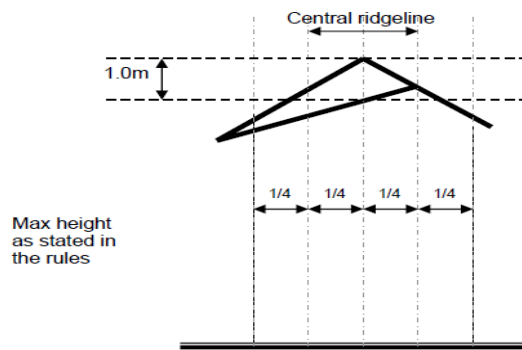
~~5.6.1.4.5 On sites with frontage to a secondary street no access shall be provided to a primary street or state highway.~~

**8. Amend Chapter 5 Residential Height Standards 5.6.2.5**

.....

5.6.2.5.4 Any accessory building erected between the street frontage and an existing residential building on a site in the Inner Residential Areas shown in Appendix 1, shall have a maximum height of 3 metres (measured from ground level directly in front of the proposed accessory building). In all other Residential Areas an accessory building shall have a maximum height of 3.5m

5.6.2.5.5 In Residential Areas (excluding the Oriental Bay Height Area) an additional 1m metre can be added to the maximum height (stated in the rules standards 5.6.2.5.1 or 5.6.2.7) of any building with a roof slope of 15 degrees or greater (rising to a central ridge) as illustrated on the following diagram:



.....

**9. Amend Chapter 5 Residential Standards 5.6.2.7.1 Maximum height of Infill development**

5.6.2.7.1 On sites in the Outer Residential Area with a site area of less than 800m<sup>2</sup> the maximum building height of an Infill Household Unit shall be:

- 4.5 metres on a building site that has a slope of no more than ~~3:1~~ 1:3 (approximately ~~15-18~~ degrees)
- 6.0 metres on a building site that has a slope of more than ~~3:1~~ 1:3 (approximately ~~15-18~~ degrees)

**10. Amend Residential Standard 5.6.2.9.3 Alteration and Additions to buildings with an existing non-compliance**

**5.6.2.9 Alterations and additions to buildings with an existing non-compliance**

- 5.6.2.9.1 Any alteration, including the insertion of windows, must be contained within the existing building volume. *NB: failure to meet the requirements of Standard 5.6.2.9 does not preclude an assessment of the proposed works against s10 of the*
- 5.6.2.9.2 Any addition must not increase the degree of non-compliance of the building. *Standard 5.6.2.9 does not preclude an assessment of the proposed works against s10 of the*
- 5.6.2.9.3 When the existing building exceeds the standards for height (5.6.2.5) or building recession planes (5.6.2.8) any addition that *Standard 5.6.2.9 does not preclude an assessment of the proposed works against s10 of the*

increases the footprint of the existing building must not exceed a building height of:

- 4.5 metres on a building site that has a slope of no more than ~~3:1~~ 1:3 (approximately ~~15-18~~ degrees)
- 6.0 metres on a building site that has a slope of more than ~~3:1~~ 1:3 (approximately ~~15-18~~ degrees)

RMA. Where proposed works fail to meet standard 5.6.2.9 and section 10 of the RMA, then the proposed works will be assessed against the relevant items of Rule 5.3.4

#### 11. Amend Chapter 5 Residential, Appendix 7:

2. Rule ~~30.1.1~~ 30.2.1 of the Plan (relating to earthworks) shall not apply and the following rule will apply:

All earthworks and associated structures, which are not a Permitted Activity, will be a Discretionary Activity (Restricted) in respect of:

1. earthworks stability
2. erosion, dust and sediment
3. flooding hazard
4. earthworks associated with streams and wetlands
5. Visual amenity – general
6. Transport of material
7. The effects on any water body or coastal water arising from contaminants associated with earthworks
8. Erosion, falling debris, subsidence, slippage, or inundation from any source.

#### 12. Amend Chapter 7 Centres Rule 7.3.7– Non notification clause:

Non-notification/ service

In respect of Rule 7.3.7.5 (yards) applications will not be publicly notified (unless special circumstances exist) or limited notified, except that Greater Wellington Regional Council will be considered to be an affected party to any application that breaches standard 7.6.2.5.1 in relation to Porirua Stream and tributaries.

In respect of the following items applications will not be publicly notified (unless special circumstances exist) or limited notified:

- 7.3.7.7 (primary and secondary street frontages and display windows)
- 7.3.7.9 (noise insulation and ventilation)

This non notification clause does not apply to applications for the properties zoned centres between 68-82 Aro Street.

**13. Amend Centres Area Height Standards 7.6.2.1 – Maximum Building Height - Classification as Neighbourhood Centre**

**7.6.2.1 Maximum building height**

7.6.2.1.1 No building or structure shall exceed the building height as listed in Table 1 below:

Table 1:

Centre	Height (standard 7.6.2.1.1)	Planning Map No.
<b>Sub-Regional Centres</b>		
Johnsonville	See Appendix 1 for Zone Boundaries	
• Zone 1	12m	23
• Zone 2	18m	23
Kilbirnie	12m	6
<b>Town Centres</b>		
Karori	12m	11
Miramar – <del>Miramar Ave, Park Road, cnr of Rotherham Terrace and Para Street</del>	12m	7
....		
<b>District Centres</b>		
...	...	...
<b>Neighbourhood Centres</b>		
...	....	....
<u>Miramar</u>	9m	7
- <u>Cnr park Rd and Brussels St</u>		
- <u>Cnr Park rd and rex Street (east and west of Park Rd)</u>		
- <u>Cnr Park Rd an Rotherham Tce</u>		
- <u>Cnr Para St and Rotherham Tce</u>		
....	...	....

14. Amend Chapter 13 Central Area Noise Standard 13.6.2.1.3

<p><b>13.6.2 ACTIVITIES STANDARDS</b></p>	<p>These standards apply to all activities in the Central Area</p>
<p><b>13.6.2.1 Noise</b></p> <p><i>Note, all activities .....</i></p> <p>13.6.2.1.1 .....</p> <p>13.6.2.1.2 .....</p> <p>13.6.2.1.3 The Noise Emission Level in any public space (including streets and parks) generated by electronic sound systems (<del>operating prior to 8 October 2007</del>) shall not exceed 75dB LAEQ (15 MIN) when measured over any 2 minute period. In any event the measurements shall be made no closer than 0.6 metres from any part of a loudspeaker and at a height no greater than 1.8 metres (representative of the head of a passer-by).</p> <p>13.6.2.1.4 .....</p>	<p><i>Note, the term Noise Emission Level is defined in Section 3.10.</i></p> <p><b><i>For noise from construction, maintenance and demolition activities, including those associated with urgent repair of utilities to maintain continuity of service, on any site or on any road shall comply with, and be measured and assessed using the recommendations of NZS6803P:1984 <del>The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work.</del> NZS6803:1999 Construction Noise (except as outlined in the definition of Noise Emission Level in Section 3.10)</i></b></p>

15. Amend Chapter 34 Business Area Rule 34.3.6 - Buildings for residential purposes (renumber accordingly)

<p><b>34.3.6 The construction of new buildings, or the conversion of existing buildings, for residential activities on any site, within Business 1 Areas are a Discretionary Activity (Restricted) in respect of:</b></p> <p><b>34.3.6.1 design, external appearance and siting</b></p> <p><b>34.3.6.2 the location and type of buildings or structures</b></p>	<p><i>If the activity does not comply with standards for buildings and structures in 34.6.2, Rule 34.3.9 applies in addition to this Rule.</i></p> <p><i>Building work covered</i></p>
---	--



- 34.3.6.3 residential amenity**
  - 34.3.6.4 site layout, parking and site access**
  - ~~34.3.6.5 adequate on-site car parking provision~~**
  - 34.3.6.6 provision for pedestrian movement**
  - 34.3.6.7 site landscaping**
- Except that this rule does not apply to the following:**
- any development within the Shelly Bay Business Precinct Area (see Rule 34.3.7)
  - any residential development on sites contained within the airnoise boundary as depicted on Planning Map 35 (see Rule 34.4.7)

*by Rule 34.3.6 will be assessed against the provisions of the Residential and Business Areas Design Guide. Applications require a Design Statement as required by section 3.2.4.*

**16. Amend Chapter 34 Rule 34.3.9 – Non notification clause:**

...

Non-notification/ service

In respect of Rule 34.3.9.4 (yards) applications will not be publicly notified (unless special circumstances exist) or limited notified, except that Greater Wellington Regional Council will be considered to be an affected party to any application that breaches standard 7.6.2.5.1 in relation to Porirua Stream and tributaries.

In respect of the following items applications will not be publicly notified (unless special circumstances exist) or limited notified, except that Transpower New Zealand Limited may be considered to be an affected party to any application located within 32 metres of a high voltage transmission line:

- 34.3.9.4 (yards)
- 34.3.9.7 (verandahs)
- 34.3.9.10 (noise insulation and ventilation)

**17. Amend Business Area Maximum Height Standard 34.6.2.1 – Fraser Ave Business Area, Glenside Business Area, Ngauranga Business Area**

**34.6.2.1.1 Maximum building height**

Table 1:

Area	Height (standard 34.6.2.1.1)	Planning Map No.
<b>Business 1 Areas</b>		
Glenside	15m	26
...	....	...
<u>Ngauranga</u>	<u>18m</u>	<u>22</u>

<u>Glenside</u>	<u>15m</u>	<u>26</u>
<u>Fraser Ave</u>	<u>12m</u>	<u>23</u>
.....		

**B. ALTERATIONS TO VOLUME 3 MAPS**

18. **Rezone 190-209 Darlington Rd Miramar (Part Lot 2 DP10854), as shown in Appendix 1 from Conservation Site to Outer Residential. Amend Planning Map 13 accordingly.**
19. **Rezone part 49 - 58 Epuni St (Pt Sec 30 and 32 Town of Wellington) Aro Valley, as shown in Appendix 2, from Open Space B to Residential Inner; and rezone 67 Epuni (Pt Sec 34 and 36 Town of Wellington) from Open Space B to Open Space C. Amend Planning Map 11 accordingly.**
20. **Rezone 150 Cockayne Rd, Khandallah (Part Lot 93 DP 16298) as shown in Appendix 3, from Open Space B to Residential Outer. Amend Planning Map 21 accordingly**
21. **Rezone 16 Punjab St, Khandallah (Part Lot 2 DP 11829), as shown in Appendix 4 from Open Space B to Residential Outer. Amend Planning Map 21 accordingly.**
22. **Rezone 23 Batchelor St, Newlands (Lot 6 DP30961) as shown in Appendix 5 from Open Space B to Residential Outer. Amend Planning Map 23 accordingly.**
23. **Rezone part of Truby King Park Melrose (Lot 2 DP43888) from Residential Outer to Open Space B. As shown in Appendix 6. Amend Planning Map 6 accordingly.**
24. **Rezone part of Bolton Memorial Park, Thorndon (Sec 1 SO 36610 and Pt Lot 1 DP 8370) from Open Space A to Open Space B. As shown in Appendix 7. Amend Planning Maps 17 & 18 accordingly.**
25. **Rezone part of Wilf Mexted Reserve, 111 Collins Ave (Lot 10 DP 88281), Tawa from Business 2 to Conservation Site 5C. As shown in Appendix 8. Amend Planning Map13 accordingly.**
26. **Rezone 14 and 16 Kotinga St, (Lots 1 & 2 DP 12169) Melrose from Open Space B to Residential Outer, as shown in Appendix 9. Amend Planning Map 6 accordingly.**
27. **Zone 17 Glover Rd (previously legal road and adjacent to 13 Glover St) Business 2, as shown on Appendix 10. Amend Planning Map 22 accordingly.**

## **Appendices**