

This entire chapter has been notified as part of an Intensification Planning Instrument, using the Intensification Streamlined Planning Process (ISPP) in accordance with Section 80E of the RMA.

Ngā Rāhui Tirohanga

Viewshafts

VIEW	Viewshafts
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Introduction

The purpose of the Viewshafts Overlay is to identify and maintain significant views within Wellington City that contribute to its sense of place and identity. To achieve this purpose, a number of viewshafts are defined so as to limit built development that would impinge on views of the focal elements at the end of viewshaft, and the context elements that provide a setting for those focal elements.

All the views covered by the overlay have local city-wide significance as they promote the relationship of the city to its landscape setting, providing provide a means of orientating oneself in the City and visual relief from the monotony of continuous built form. Many of those views are also recognised regionally, nationally or internationally. They are unique to Wellington and offer significant visual amenity to residents and visitors alike.

~~There are~~ 178 views ~~haft identified that~~ traverse the following zones: City Centre and Waterfront Zones.

- City Centre Zone
- Special Purpose Waterfront Zone
- High Density Residential Zone
- Medium Density Residential Zone
- Special Purpose Wellington Town Belt Zone
- Special Purpose Tertiary Education Zone
- Open Space Zone.

~~These~~ views that these viewshafts protect are experienced from a range of positions, some of which may be in a different zone to their intended focal point.

Some views (whether contained or vista views) have been identified due to their focus on important landmark buildings or iconic places within the City. These views are significant as they provide an understanding of the City Centre environment, promote its history and assist wayfinding. On that basis, two categories of viewshaft have been identified:

1. Category 1 viewshafts, which have an enhanced public significance (protecting iconic and landmark views); and
2. Category 2 viewshafts, which have public significance.

There are three main types of viewshaft identified in the District Plan:

1. Viewshafts protecting views from the City Centre ~~towardsef~~ the harbour, hills, landmarks, and wider setting;

2. ~~Viewshafts protecting~~ ~~Wide-angle~~ elevated views ~~across the harbour~~ from the Cable Car station viewing platform; and
3. ~~Viewshafts protecting views~~ of landmark buildings and places within the City Centre.

These views ~~hafts protect two forms of views are spatially characterised as either~~ ('contained' views and 'vista' views).

Contained views are typically those experienced along a street that is vertically framed by buildings (existing or future permitted) located along their edge, terminating at an identified focal point. They are important because they:

- Recognise the unique relationship between topography and built form;
- Reinforce the historical connection between the original shoreline and the harbour; and
- Promote the visual connection between the City Centre and the inner harbour and, in doing so, contribute to wayfinding and an enhanced sense of place by providing continuous views to the inner harbour from the Golden Mile.

Vista views ~~hafts~~ are more expansive than the contained views ~~hafts~~. They are typically ~~experienced~~ ~~viewed~~ from elevated positions or from areas that allow a wider viewing angle, and complement the contained views experienced at street level. Their key features include:

- Establishing the relationship of the City Centre with its wider landscape and harbour setting; and
- Reinforcing the City Centre's identity and sense of place.

~~Some views (whether contained or vista views) have been identified due to their focus on important landmark buildings or iconic places within the City. These views are significant as they provide an understanding of the City Centre environment, promote its history and assist wayfinding.~~

The Viewshafts Overlay seeks to protect these identified views ~~hafts~~ to ensure that they are not compromised by future development. Views, ~~including associated of the identified~~ focal and context elements, that are the subject of ~~the~~ ~~this~~ overlay are identified in Schedule 5.

~~The rules in this Chapter apply to sites across multiple zones where the viewshaft overlay applies, as shown on the District Plan maps. The views themselves are described in Schedule 5. The purpose of the rule framework is to regulate development that intrudes on the focal and context elements identified in Schedule 5, but not to prevent changes to those elements themselves. Any such development will be subject to the provisions of the relevant zone based chapter.~~

Other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide matters chapters and Part 3: Area-Specific chapters also contain provisions that may be relevant for activities in underlying Zone chapters, ~~including:~~

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- ~~City Centre Zone~~ — the City Centre Zone contains objectives, policies, rules and standards to manage the location, bulk and scale of new buildings and structures, or additions and alterations to existing buildings and structures.
- ~~Waterfront Zone~~ — the Waterfront Zone contains objectives, policies, rules and standards to manage the location, bulk and scale of new buildings and structures, or additions and alterations to existing buildings and structures. A zero height limit applies in the Waterfront Zone.

Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule or in this chapter, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives

VIEW-O1	Purpose
	Views that contribute to the City's identity and sense of place, and that support an understanding of the City's topography and urban form, are recognised and maintained.

VIEW-O2	<p><u>Category 1: Iconic and landmark views</u></p> <p>Category 1 Viewshafts from public places to key City landmarks are recognised and maintained due to their regional, national and/or international significance.</p>
Policies	
VIEW-P1	<p>Identification of important viewshafts</p> <p>Identify and maintain important viewshafts to the harbour, hills and iconic and landmark features from public places within and around the City Centre.</p>
VIEW-P2	<p>Maintaining identified viewshafts</p> <p>Maintain viewshafts that reinforce the City's identity and sense of place by restricting development that could affect these viewshafts, having regard to:</p> <ol style="list-style-type: none"> 1. Whether the development will positively frame the viewshaft horizontally or vertically; 2. The extent to which the relationship between context and focal elements will be maintained; 3. Whether the development will intrude on disrupt the viewshaft vertically or horizontally and the extent of any intrusion on identified focal elements whether this is of a minor nature; 4. Whether the development will encroach on one or more of the view's focal elements and whether this is of a minor nature; and 5. The extent to which the development will remove existing intrusions or increase the quality of the viewshaft, particularly in relation to focal elements.
VIEW-P3	<p>Avoiding intrusions <u>on into</u> <u>Category 1 iconic and landmark</u> viewshafts</p> <p>Avoid intrusions <u>on into</u> identified <u>Category 1 iconic and landmark</u> viewshafts, unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The development will result in the removal of an existing <u>viewshaft</u> intrusion or increase the quality of the view <u>experienced</u>; or 2. The <u>viewshaft</u> intrusion is of a minor nature and will not detract from the overall appreciation of the view; or 3. In the case of verandahs, the <u>viewshaft</u> intrusion will either be screened by another verandah or building element in the foreground or be contained within the outline of a building (that is not a context or focal element) in the background.
Rules: Building and structure activities	
VIEW-R1	Verandahs within viewshafts
<p><u>City Centre Zone</u></p>	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with Standard CCZ-S78 is achieved; and b. The verandah does not intrude on into Viewshaft 1 or Viewshaft 4.
<p><u>City Centre Zone</u></p>	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of VIEW-R1.1 cannot be achieved <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in VIEW-P2 and VIEW-P3. <p>Notification status: An application for resource consent under Rule VIEW-R1.2 is precluded from being either publicly or limited notified.</p>

VIEW-R2	Construction of new buildings and structures, and alterations and additions to existing buildings, within a <u>Viewshaft Overlay</u>
<u>Medium Density Residential Zone</u>	<p>1. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>Outside the Oriental Bay Height Precinct:</u> <ol style="list-style-type: none"> i. <u>the height of any building or structure does not exceed 11m above ground level; or</u> ii. <u>for any building or structure greater than 11m in height above ground level, the building or structure does not intrude into any viewshaft with a Category 1 or Category 2 significance as identified in Schedule 5;</u> b. <u>Within the Oriental Bay Height Precinct:</u> <ol style="list-style-type: none"> i. <u>the height of any building or structure does not exceed 21 above ground level; or</u> ii. <u>for any building or structure greater than 21m in height above ground level, the building or structure does not intrude into Viewshaft 15 as identified in Schedule 5.</u>
<u>High Density Residential Zone</u>	<p>2. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>the height of any building or structure does not exceed 22m above ground level; or</u> b. <u>for any building or structure greater than 22m in height above ground level, the building or structure does not intrude into any viewshaft with a Category 1 or Category 2 significance as identified in Schedule 5.</u>
<u>Central City Zone, Special Purpose Waterfront Zone, Special Purpose Wellington Town Belt Zone, Special Purpose Tertiary Education Zone, Open Space Zone</u>	<p>3. <u>Activity Status: Permitted</u></p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. <u>the building or structure does not intrude into any viewshaft with a Category 1 or Category 2 significance as identified in Schedule 5.</u>
<u>Medium Density Residential Zone, High Density Residential Zone, Central City Zone, Special Purpose Waterfront</u>	<p>4. Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <ol style="list-style-type: none"> a. Compliance cannot be achieved with VIEW-S1 <u>Category 2 Viewshaft Protection; and</u> b. <u>The building or structure is not otherwise permitted by VIEW-R.2.1.a.i, or VIEW-R2.2.a</u> <p>Matters of discretion are:</p> <ol style="list-style-type: none"> 1. The matters in VIEW-P2;

<p><u>Zone, Special Purpose Wellington Town Belt Zone, Special Purpose Tertiary Education Zone, Open Space Zone</u></p>	<p><u>2. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard</u></p>
<p><u>Medium density Residential Zone, High Density Residential Zone, Central City Zone, Special Purpose Waterfront Zone, Special Purpose Wellington Town Belt Zone, Special Purpose Tertiary Education Zone, Open Space Zone</u></p>	<p>25. Activity status: Discretionary</p> <p>Where:</p> <p>a. Development intrudes into any of the following Category 1 (iconic and landmark viewshafts) as identified in Schedule 5:</p> <ul style="list-style-type: none"> i. Viewshaft 1 (The Beehive and Parliament Buildings); ii. Viewshaft 2 (The Inner Harbour/Mt Victoria Ridgeline from Parliament Steps); iii. Viewshaft 4 (Whitmore Street); iv. Viewshaft 13 (Viewing platform to the north of the Cable Car Station, focusing on Matiu Somes Island and Mokopuna Island); v. Viewshaft 14 (Viewing platform to the north of the Cable Car station focusing on Point Jerningham and Point Halswell); vi. Viewshaft 15 (Viewing platform to the north of the Cable Car station focusing on St Gerard's Monastery); and vii. View 18 (The Panoramic view from the Cable Car); and <p><u>b. The building or structure is not otherwise permitted by VIEW-R.2.1.a.i, VIEW-R.2.1.b.i or VIEW-R2.2.a</u></p>
Standards	
VIEW-S1	<u>Category 2 Viewshaft Protection</u>
<p>1. No building or structure shall intrude on any of the following viewshafts identified in Schedule 5:</p> <ul style="list-style-type: none"> a. Viewshaft 3 (North Queens Wharf and Inner Town Belt – Whitmore Street); b. Viewshaft 5 (Waring Taylor Street); c. Viewshaft 6 (Johnston Street); d. Viewshaft 7 (Brandon Street); e. Viewshaft 8 (Panama Street); f. Viewshaft 9 (Lambton Quay/Grey Street); g. Viewshaft 10 (Hunter Street); h. Viewshaft 11 (Willeston Street); i. Viewshaft 12 (Chews Lane/Harris Street); j. Viewshaft 16 (Taranaki Street); and k. Viewshaft 17 (Tory Street). <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Verandahs that comply with CCZ-S78 and do not intrude into ViewshaftS-1 or ViewshaftS-4; 	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Extent of intrusion; 2. Verandah dimension; 3. Scale; 4. Location; and 5. Design.

<p>b. Any building or structure within the coastal marine area; c. Land within the 'Commercial Port' area of the Port Zone; and d. Cranes, elevators and similar cargo or passenger handling equipment and lighting poles.</p> <p>Note: Vegetation intruding into a viewshaft will be disregarded when assessing applications, particularly where pruning or the deciduous nature of the vegetation can act to restore the quality of the view.</p>	
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Amendments to Relevant Definitions:

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
VIEWSHAFT	<p>means a view from a fixed point that is publicly accessible. There are three <u>two</u> types of viewshafts:</p> <ol style="list-style-type: none"> a. Contained viewshafts run along street corridors and are vertically framed on either side by a building or other structure (existing or future permitted) b. Vista views are seen from elevated viewpoints or from areas that allow a wider viewing angle than contained views. <p>e. Panoramic.</p>
<u>VIEWSHAFT OVERLAY</u>	<u>The mapped extent of the viewshafts described in Schedule 5 of the ePlan and which are the subject of the Viewshaft Chapter provisions</u>