

## Proposed Wellington City District Plan

S42A– Hearing Stream 3 – Historic Heritage, Sites and Areas of Significance to Māori, Notable Trees  
Additional documentation as requested by the Independent Hearings Panel

Reporting Officer: Adam McCutcheon 16.05.2023

### Activity statuses of Operative, Notified and S42A recommended Historic Heritage Rules

Note:

- The relevant objectives and policies of the Operative, Notified and S42A recommended chapters should be considered in coming to a determination on the relative stringency or leniency of an activity.
- Text in [blue](#) is that which has been added to the table on page 58 of the [S42A report](#) dated 6 April 2023.

| Activity   | Operative DP   | Notified PDP  | S42A report   |
|--|--|---|---|
| <b>Heritage buildings and structures (SCHED1 and 2)</b>  |  |   |   |
| Internal seismic strengthening visible from the exterior | Restricted discretionary<br><a href="#">(21A.2.1)</a>            | Permitted<br><a href="#">(By carve out HH-S1)</a>                     | Controlled<br><a href="#">(HH-R6)</a>                                 |
| New floor levels and walls visible from the exterior     | Restricted discretionary<br><a href="#">(21A.2.1)</a>            | Restricted discretionary<br><a href="#">(per HH-S1)</a>               | Controlled<br><a href="#">(HH-R6)</a>                                 |
| Temporary works and invasive seismic investigation       | ? likely an RD exterior alteration.<br><a href="#">(21A.2.1)</a> | ? probably an RD exterior alteration.<br><a href="#">(HH-R3)</a>      | Permitted<br><a href="#">(HH-R3 and HH-R4)</a>                        |
| Alterations to scheduled internal features               | Restricted discretionary<br><a href="#">(21A.2.1)</a>            | Restricted discretionary<br><a href="#">(HH-R3)</a>                   | Restricted discretionary<br><a href="#">(HH-R7)</a>                   |
| Internal works where internal features are not scheduled | Permitted<br><a href="#">(21A.1.2)</a>                           | Permitted<br><a href="#">(Where not scheduled features in SCHED1)</a> | Permitted<br><a href="#">(Where not scheduled features in SCHED1)</a> |
| Maintenance and repair                                   | Permitted<br><a href="#">(21A.1.1)</a>                           | Permitted<br><a href="#">(HH-R1)</a>                                  | Permitted<br><a href="#">(HH-R1)</a>                                  |
| Additions, alterations and partial demolition            | Restricted discretionary<br><a href="#">(21A.2.1)</a>            | Restricted discretionary<br><a href="#">(HH-R3)</a>                   | Restricted discretionary<br><a href="#">(HH-R7)</a>                   |
| Repositioning on the existing site                       | Restricted discretionary<br><a href="#">(21A.2.1)</a>            | Restricted discretionary<br><a href="#">(HH-R6)</a>                   | Restricted discretionary<br><a href="#">(HH-R10)</a>                  |

|  |   |  |  |
|--|---|--|--|
| Relocation beyond the existing site  | Restricted discretionary<br>(21A.2.1)                                     | Restricted discretionary<br>(HH-R8)  | Discretionary<br>(HH-R12)  |
| Total demolition   | Restricted discretionary<br>(21A.2.1)                                     | Discretionary<br>(HH-R9)   | Discretionary<br>(HH-R13)  |
| Double or triple glazing within existing window frames   | Restricted discretionary (as an alteration)<br>(21A.2.1)                  | Permitted<br><br>(Per definition of repairs and maintenance)   | Controlled<br><br>(HH-R5)  |
| Removal of unreinforced masonry chimneys   | Restricted discretionary (as an alteration)<br>(21A.2.1)                  | Restricted discretionary<br>(HH-R7)  | Restricted discretionary<br>(HH-R11)   |
| Total and partial demolition of <i>non-scheduled buildings and structures</i> on the site of heritage buildings and structures | Permitted<br><br>(Essentially through discretion)                         | Permitted<br><br>(HH-R2)   | Permitted<br><br>(HH-R2)   |
| New buildings and structures on the site of heritage buildings and structures  | Restricted discretionary<br><br><br><br><br><br><br><br><br><br>(21A.2.2) | Permitted buildings ( <i>residential zones</i> ) where accessory to residential unit, <10m2 and located to the rear.<br><br>Permitted structures ( <i>residential zones</i> ) where smaller than 1.5m<br><br>(HH-R4) | Permitted buildings ( <i>residential zones</i> ) where accessory to residential unit, <10m2 and located to the rear.<br><br>Permitted structures ( <i>residential zones</i> ) where smaller than 1.5m<br><br>(HH-R8) |
|  |   | Restricted discretionary (all other zones and where residential standards not met)<br><br>(HH-R4)  | Restricted discretionary (all other zones and where residential standards not met)<br><br>(HH-R8)  |

|  |   |   |  |
|--|---|---|--|
| Additions and alterations to <i>non-scheduled buildings and structures</i>               | Permitted - where works do not extend the existing building footprint at ground level by more than 10%; or result in the creation of additional storeys beyond the existing building envelope.<br><br>(by inference to RD rule) | Permitted - where works do not extend the existing building footprint at ground level by more than 10%; or result in the creation of additional storeys beyond the existing building envelope.<br><br>(HH-R5) | Permitted -where works do not extend the existing building footprint at ground level by more than 10%; or result in the creation of additional storeys beyond the existing building envelope.<br><br>(HH-R9) |
|  | Restricted discretionary (where standards not met)<br><br>(21A.2.2)   | Restricted discretionary (where standards not met)<br><br>(HH-R5)   | Restricted discretionary (where standards not met)<br><br>(HH-R9)  |
| <b>Heritage areas (SCHED3)</b>   |   |   |  |
| Internal works to <i>all buildings</i>   | Permitted<br><br>(21B.1.2)  | Permitted<br><br>(HH-R11)   | Permitted<br><br>(HH-R17)  |
| <i>Contributing buildings</i> – Internal seismic strengthening visible from the exterior | Permitted<br><br>(21B.1.2)  | Permitted<br><br>(Per HH-S1)  | Permitted<br><br>(HH-R17)  |
| <i>Contributing buildings</i> – New floor levels and walls visible from the exterior     | Permitted<br><br>(21B.1.2)  | Restricted discretionary<br><br>(per HH-S1)   | Permitted<br><br>(HH-R17)  |
| <i>Non-heritage buildings</i> – all internal works                                       | Permitted<br><br>(21B.1.2)  | Permitted<br><br>(per HH-S1)  | Permitted<br><br>(HH-R17)  |
| Temporary works and invasive seismic investigation to <i>all buildings</i>               | ? likely an RD exterior alteration.<br><br>(21B.2.1)  | ? potentially an RD exterior alteration.<br><br>(HH-R11)  | Permitted<br><br>(HH-R15 and HH-R16)   |
| Maintenance and repair   | Permitted<br><br>(21B.1.1)  | Permitted<br><br>(HH-R10)   | Permitted<br><br>(HH-R14)  |
| Additions, alterations and partial demolition to <i>all buildings</i>                    | Restricted discretionary<br><br>(21B.2.1)   | Restricted discretionary<br><br>(HH-R11)  | Restricted discretionary<br><br>(HH-R19)   |
| <i>Contributing buildings</i> - Repositioning on existing site                           | Restricted discretionary<br><br>(21B.2.2)   | Restricted discretionary<br><br>(HH-R14)  | Restricted discretionary<br><br>(HH-R22)   |

|   |   |   |   |
|---|---|---|---|
| <i>Contributing buildings - Relocation beyond existing site.</i>                              | Restricted discretionary<br>(21B.2.2)   | Restricted discretionary<br>(HH-R15)  | Discretionary<br>(HH-R23)   |
| <i>Contributing buildings - Total demolition</i>  | Restricted discretionary<br>(21B.2.2)   | Discretionary<br>(HH-R16)   | Discretionary<br>(HH-R23)   |
| Double or triple glazing within existing window frames  | Restricted discretionary<br>(21B.2.1)   | Permitted<br><br>(per the notified definition of repairs and maintenance)   | Permitted<br>– <i>Non-heritage buildings</i><br>(HH-R18)  |
|   |   |   | Controlled<br>– <i>Contributing buildings</i><br>(HH-R18)   |
| <i>All buildings - Removal of unreinforced masonry chimneys</i>                               | Restricted discretionary (as an alteration)<br>(21B.2.1)  | Restricted discretionary<br>(HH-R7)   | Restricted discretionary<br>(HH-R11)  |
| <i>Non-heritage buildings and structures - Total demolition repositioning and relocation.</i> | Permitted<br><br>(by omission to (21B.2.2))   | Permitted<br><br>(HH-R12)   | Permitted<br><br>(HH-R20)   |
| New buildings and structures within heritage areas  | Permitted buildings ( <i>residential zones</i> ) where accessory to residential unit, <10m <sup>2</sup> and located to the rear.<br><br><br><br><br><br><br><br><br><br>(21B.1.2) | Permitted buildings ( <i>residential zones</i> ) where accessory to residential unit, <10m <sup>2</sup> and located to the rear | Permitted buildings ( <i>residential zones</i> ) where accessory to residential unit, <10m <sup>2</sup> and located to the rear   |
|   |   | Permitted structures ( <i>residential zones</i> ) where smaller than 1.5m (new)   | Permitted structures ( <i>residential zones</i> ) where smaller than 1.5m<br><br>Permitted structures (all zones) smaller than 1.5m, a lamppost, or associated with the operation, use and maintenance of the legal road.<br><br>(HH-R21) |

|  |   |  |  |
|--|---|--|--|
|  | Restricted discretionary (where standards not met)<br><br>(21B.2.1) | Restricted discretionary (all other zones and where residential standards not met)<br><br>(HH-R13) | Restricted discretionary (where residential standards not met)<br><br>(HH-R21) |
|--|---|--|--|