

Contents

Part 1	Introduction and General Provisions
	Introduction
	Contents Purpose Description of the District
	How the Plan Works
	Statutory Context General Approach Cross Boundary Matters Relationships Between Spatial Layers
	Interpretation
	Definitions Abbreviations Glossary
	National Direction Instruments
	National Policy Statements and New Zealand Coastal Policy Statement National Environmental Standards Regulations
	Tangata Whenua
	Tangata Whenua
Part 2	District-Wide Matters
	Strategic Direction
	Anga Whakamua – Moving into the future CC – Capital City CEKP – City Economy, Knowledge and Prosperity HHSASMW – Historic Heritage and Sites and Areas of Significance to Mana Whenua NE – Natural Environment SCAI – Strategic City Assets and Infrastructure SRCC – Sustainability, Resilience and Climate Change UFD – Urban Form and Development
	Energy, Infrastructure and Transport
	THW – Three Waters Infrastructure INF – Infrastructure INF-CE – Infrastructure – Coastal Environment INF-ECO – Infrastructure – Ecosystems and Indigenous Biodiversity INF-NFL – Infrastructure – Natural Features and Landscapes

	INF-NATC – Infrastructure – Natural Character INF-NH – Infrastructure – Natural Hazards INF-OL – Infrastructure – Other Overlays REG – Renewable Electricity Generation TR – Transport
	Hazards and Risks
	CL – Contaminated Land HAZ – Hazardous Substances NH – Natural Hazards
	Historical and Cultural Values
	HH – Historic Heritage TREE – Notable Trees SASM – Sites and Areas of Significance to Māori VIEW – Viewshafts
	Natural Environment Values
	{Link, 11524, ECO – Ecosystems and Indigenous Biodiversity NATC – Natural Character NFL – Natural Features and Landscapes PA – Public Access
	Subdivision
	SUB – Subdivision
	General District-Wide Matters
	AH – Assisted housing CE – Coastal Environment EW – Earthworks LIGHT – Light NOISE – Noise SIGN – Signs TEMP – Temporary Activities WIND – Wind
Part 3	Area Specific Matters
	Residential Zones
	GRZ – General Residential Zone MRZ – Medium Density Residential Zone LLRZ – Large Lot Residential Zone
	Rural Zones
	GRUZ – General Rural Zone
	Commercial and Mixed-Use Zones
	NCZ – Neighbourhood Centre Zone

	<p>LCZ – Local Centre Zone COMZ – Commercial Zone MUZ – Mixed Use Zone MCZ – Metropolitan Centre Zone CCZ – City Centre Zone</p>
	Industrial Zones
	GIZ – General Industrial Zone
	Open Space and Recreation Zones
	<p>NOSZ – Natural Open Space Zone OSZ – Open Space Zone SARZ – Sport and Active Recreation Zone WTBZ – Wellington Townbelt Zone</p>
	Special Purpose Zones
	<p>AIRPZ – Airport Zone CORZ – Corrections Zone FUZ – Future Urban Zone HOSPZ – Hospital Zone PORTZ – Port Zone QUARZ – Quarry Zone STADZ – Stadium Zone TERT – Tertiary Education Zone WFZ – Waterfront Zone</p>
	Development Areas
	<p>Kilbirnie Bus Barns Lincolnshire Farm Upper Stebbings and Glenside West</p>
	Designations
	<p>ACNZ – Airways Corporation of NZ Limited CNZ – Chorus NZ Limited KRH – KiwiRail Holdings Limited KL – Kordia Limited MSNZ – Meteorological Service of New Zealand Limited MCOR – Minister of Corrections MCOU – Minister for Courts MDEF – Minister of Defence MEDU – Minister of Education MPOL – Minister of Police NZME – New Zealand Media and Entertainment NZTA – Waka Kotahi New Zealand Transport Agency PM – The Prime Minister SPK – Spark New Zealand Trading Limited TPR – Transpower New Zealand Limited WCC – Wellington City Council WEL – Wellington Electricity WIAL – Wellington International Airport Limited</p>

	WRC – Greater Wellington Regional Council
Part 4	Appendices, Design Guides and Schedules
	Appendices
	<p>{Link, 12971,APP1 – Historic Heritage Advice Notes {Link, 11594,APP2 – Biodiversity Offsetting {Link, 11611,APP3 – Biodiversity Compensation {Link, 11757,APP4 – Permitted Noise Standards {Link, 11894,APP5 – Fixed Plant Noise Standards {Link, 11811,APP6 – Permitted Noise Standards for Temporary Activities {Link, 11806,APP7 – Temporary Activities Event Management Plan {Link, 11820,APP8 – Quantitative Wind Study and Qualitative Wind Assessment – Modelling and Reporting Requirements APP9 – City Centre Zone & Special Purpose Waterfront Zone – Minimum Sunlight Access – Public Space Requirements APP10 – Multi-User Ferry Precinct and Inner Harbour Port Precinct Masterplan Requirements APP11 – Kilbirnie Bus Barns Development Plan APP12 – Lincolnshire Farm Development Area APP13 – Upper Stebbings and Glenside West Development Area APP14 – Wind Chapter Best Practice Guidance Document</p>
	Design Guides
	<p>{Link, 20874,Centres and Mixed Use Design Guide {Link, 20876,Residential Design Guide {Link, 20878,Character Precincts Design Guide {Link, 20880,Coastal Edge Precinct Design Guide {Link, 20882,Oriental Bay Height Precinct Design Guide {Link, 20884,Mt Victoria North Townscape Precinct Design Guide Papakainga Design Guide Heritage Design Guide Signs Design Guide Subdivision Design Guide Rural Design Guide</p>
	Schedules
	<p>SCHED1 – Heritage Buildings SCHED2 – Heritage Structures SCHED3 – Heritage Areas SCHED4 – Archaeological Sites SCHED5 – Schedule of Viewshafts SCHED6 – Schedule of Notable Trees SCHED7 – Sites and Areas of Significance to Māori SCHED8 – Significant Natural Areas SCHED9 – Urban Environment Allotments SCHED10 – Indigenous Tree Sizes SCHED11 – Outstanding Natural Features and Landscapes SCHED12 – Special Amenity Landscapes SCHED13 – Schedule of High Coastal Natural Character Areas SCHED14 – Building Standards for Indoor Sound Insulation for Noise Sensitive Activities</p>

Purpose

Purpose

The Draft Wellington City District Plan (the Draft District Plan) has been prepared by Wellington City Council (the Council) in accordance with the Resource Management Act 1991 (RMA). The District Plan assists Wellington City Council in meeting its functions under the RMA.

Wellington City Council is a territorial authority and its functions are set out in section 31 of the RMA. Its functions include:

- achieving integrated management of the effects of the use, development and protection of land and associated natural and physical resources of the City;
- controlling the effects of the use, development and protection of land, including in respect of natural hazards, the subdivision, use and development of contaminated land and indigenous biodiversity;
- controlling noise and the effects of activities on the surface of waterbodies; and
- ensuring that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the City.

To fulfil these functions, the Draft District Plan includes objectives, policies, rules and standards that manage how land is used, developed and subdivided in Wellington City. These provisions are supported by Design Guides which are part of the District Plan and have statutory weight through the resource consent process.

Description of the District

Description of the District

Wellington City is New Zealand's Capital City, lying at the foot of the North Island. The City is bounded by the coast to the south, east and west, and extends as far as Tawa and Horokiwi in the north where it meets the Porirua City and Hutt City boundaries respectively.

The City has a land area of approximately 2,900ha and a population of 211, 200¹. The City's population is ageing with a higher number of the population aged between 20 and 50 years, compared with the rest of New Zealand. The City has a strong tertiary sector which attracts young people. This means the City will continue to be home for both young and older residents.

The City's topography has meant that urban development has been well-contained within a relatively small footprint. The City's townbelt and outer greenbelt have also helped to maintain this compact form while also providing extensive areas of open space in close proximity to the urban area.

As the country's seat of Government, a large proportion of the population is employed in the Government sector, located in the city centre. The City serves as a major regional hub for employment, with a large number of people commuting from outside of the City for work each day.

The City's population is expected to grow by 50,000 to 80,000 more people by 2050, and with that growth will come a significant change in the City's built form. A broader range of living and working environments will be needed across the City, with denser development in the City Centre, along major public transport routes, and in and around key centres such as Johnsonville, Kilbirnie, and Tawa.

At the same time, the City needs to respond to climate change and ensure that new development supports the City's commitment to reducing carbon emissions. This can be achieved through changes to how and where new development occurs, and how people move around the City.

¹Stats NZ (2018) New Zealand Census

Statutory Context

Resource Management Act 1991

The Resource Management Act 1991 (the Act) defines natural and physical resources to include 'land, water, air, soil, minerals and energy, all forms of plants and animals (whether native to New Zealand or introduced) and all structures'.

The purpose, function and contents of the District Plan are directed towards achieving the purpose of the Act (defined by Part 2), which is 'to promote the sustainable management of natural and physical resources' (under Section 5 of the Act). Wellington City Council must have a District Plan at all times under Section 73 of the Act.

Sections 6, 7 and 8 of the Act place particular duties on the Council when exercising its functions and powers under the Act, as follows:

- Section 6, Matters of National Importance – the Council must recognise and provide for the matters of national importance that are listed in this section
- Section 7, Other Matters – the Council must have regard to the matters that are listed in this section
- Section 8, Treaty of Waitangi – the Council must take into account the principles of the Treaty of Waitangi.

These matters have been addressed in the strategic objectives, and the objectives, policies, rules and standards throughout the District Plan as well as the Design Guides. In addition, the District Plan has been prepared to give effect to, have regard to (or not be inconsistent with) various other related documents to achieve the integrated management of natural and physical resources (as directed by the Act and explained in detail below).

Relationship with other planning documents and policies

The draft Wellington City District Plan has been prepared within a hierarchy of policy statements and plans that have been prepared under the Act. Along with the District Plan, these documents form the statutory context for plan-making. Under the concept of integrated management, these plans and policy statements work together to achieve the purpose of the Act. The hierarchy of these documents and the Council's obligations under each document, in relation to the District Plan, are set out below.

National Level

Document(s)	Document(s) purpose	Relationship with the District Plan as directed by the Act
National Policy Statements (as set out in the National Policy Statements and New Zealand Coastal Policy Statement chapter)	Prepared under section 52(2) of the Act. State objectives and policies for matters of national significance.	District Plans are required to give effect to National Policy Statements under section 75(3)(a)-(b) of the Act.
National Environmental Standards (as set out in the National Environmental Standards chapter)	Regulations, prepared under section 43 of the Act. Set out technical standards in relation to the use, development, and protection of natural and physical resources.	District Plans must not duplicate or conflict with National Environmental Standards under section 44A of the Act.

National Planning Standards	Prepared under section 58B of the Act to: <ul style="list-style-type: none"> • assist in achieving the purpose of the Act; and • set out requirements or other provisions relating to any aspect of the structure, format, or content of plans. 	District Plans must give effect to the National Planning Standards under s75(3)(ba) of the Act. Council must amend its District Plan if a national planning standard directs it to do so.
-----------------------------	---	---

Regional Level

Document(s)	Document(s) purpose	Relationship with District Plan as directed by the Act
Regional Policy Statement for the Wellington Region	Prepared by Greater Wellington Regional Council under section 60 of the Act. Sets out the significant resource management issues for the Wellington region, including issues of significance to iwi authorities in the region, and objectives, policies, and methods to address those issues.	The District Plan must give effect to the Regional Policy Statement under section 75(3)(c) of the Act, and have regard to any proposed regional policy statement under section 74(2)(a) of the Act.
Regional Plans prepared by Greater Wellington Regional Council, including: <ul style="list-style-type: none"> • The Proposed Natural Resources Plan for the Wellington Region • Regional Air Quality Plan • Regional Coastal Plan • Regional Freshwater Plan • Regional Soil Plan • Regional Plan for discharges to land 	Prepared by Greater Wellington Regional Council under section 64 of the Act. Assist the Regional Council in carrying out its functions under the Act.	District Plans must not be inconsistent with a regional plan for any matter specified in section 30(1) of the Act under section 75(4)(b) of the Act, and shall have regard to any proposed regional plan in regard to any matter of regional significance or for which the regional council has primary responsibility for under Part 4 of the Act (section 74(2)(b)(ii)).

Local level

Document(s)	Document(s) purpose	Relationship with District Plan as directed by the Act
Long-Term Plan and Annual Plan	Prepared under the Local Government Act 2002 to establish community outcomes in terms of social, cultural, economic and environmental matters, and outline the Council's responses to those in terms of budget priorities and programmes.	District Plans must have regard to these plans, to the extent that their content has a bearing on resource management issues of the District (section 74(2)(b)(i) of the Act).
Our City Tomorrow – He Mahere Mokowā mō Pōneke - A Spatial Plan for Wellington City 2021	A strategic plan to guide how the City will grow over the next 30 years, including how associated infrastructure, services and investment will be coordinated. It represents how the City will respond to expected population growth and	District Plans must have regard to these documents to the extent that the content has a bearing on resource management issues of the District, under section 74(2)(b)(i) of the Act. The Spatial Plan provides strategic direction for the District

	other development challenges the City faces.	Plan.
Heritage New Zealand List – Rārangī Kōrero	This list is required by the Heritage New Zealand Pouhere Taonga Act 2014. It lists all buildings, places and sites that are of social or outstanding historical or cultural significance or value.	District Plans must have regard to this list, to the extent that its content has a bearing on resource management issues of the District (section 74(2)(b)(iia) of the Act).
Reserve Management Plans	Within the district there are a number of reserves administered under the Reserves Act 1977. Under this Act, the Department of Conservation and the Council prepare reserve management plans which manage use, maintenance and access of the public land.	District Plans must have regard to these plans, to the extent that their content has a bearing on resource management issues of the District (section 74(2)(b)(i) of the Act).

In addition to the above documents, there are other relevant Council plans and strategies for various issues and areas that the District Plan must also have regard to (to the extent that their content has a bearing on resource management issues of the district under section 74(2)(b)(i) of the Act).

General Approach

District Plan Framework

The National Planning Standards November 2019 contain standards that set out the required structure, format, spatial layers and mapping requirements for a District Plan, as well as standard definitions. This District Plan has been prepared to give effect to the National Planning Standards.

The District Plan should be read in full. It contains the five interrelated parts as outlined below.

Part 1 Introduction and General Provisions	This part of the Plan contains the chapters that explain the District Plan's context, how it works and provides definitions, abbreviations and a glossary to assist in its interpretation. The chapters also provide context and process-related information in relation to tangata whenua and resource management.
Part 2 District-Wide Matters	<p>This part of the Plan is in two parts; the Strategic Directions and District-Wide Matters.</p> <ul style="list-style-type: none"> a. Strategic Direction – The strategic objectives set the direction for the District Plan and help to implement national direction, the Council's Spatial Plan, and other key Council strategies. They reflect the intended outcomes to be achieved through the implementation of the District Plan. The strategic objectives are particularly relevant for any future changes to the Plan and significant resource consent applications. b. District-Wide Matters – These chapters relate to specific areas or activities that occur throughout the City. Specific areas that have distinctive value, risk or other factors that might require management, which are also referred to as Overlays, are identified spatially. The other district-wide matters apply generally across the City and are not separately covered in the Part 3 Area Specific Matters.
Part 3 Area Specific Matters	<p>This part of the Plan is in three parts; Zones, Development Areas and Designations.</p> <ul style="list-style-type: none"> a. Zones – A zone spatially identifies and manages an area with common qualities and characteristics and/or where particular environmental outcomes are sought. The entire district is zoned and all land is identified as part of a 'zone' on the planning maps, including roads, with rules which specifically address zone-based activities and effects. The zones generally seek to enable similar, compatible activities or effects to be located in appropriate areas together, while managing those that are incompatible. These zone chapters do not contain rules and standards that apply generally across the City - these are in Part 2. Some Zones include Precincts, which will have specific objectives, policies and/or rules that apply to them. b. Development Areas – A development area identifies and manages areas where plans such as structure plans apply to determine future land use or development. c. Designations – This part contains the designations that have been included in the District Plan under section 168, section 168A or clause 4

	of Schedule 1 of the RMA. Designations authorise the use of land by requiring authorities for a particular project or public work. The District Plan rules do not apply to a public work, project or work undertaken by a requiring authority that is in accordance with the designation. However, if the designated land is used for a purpose other than the designated purpose, then the provisions of the District Plan do apply. Other people may not, without the prior written consent of the requiring authority, do anything in relation to the designated land that would impede the public work, project or work.
Part 4 Appendices and Schedules	The appendices and schedules contain technical information and data, such as schedules of specific areas (Overlays managed under the District-Wide Matters chapters) and design guides. For example, SCHED11 – Outstanding Natural Features and Landscapes lists those areas of the City that have been identified as being outstanding natural features and landscapes and includes a description of each area's characteristics and values. The objectives, policies, rules and standards that apply to the areas contained in SCHED11 are contained in the Natural Features and Landscapes chapter in Part 2.
Part 5 Maps	Electronic planning maps spatially define zones, areas, overlays and features referred to within the District Plan chapters. Although most rules apply spatially, there are some that do not.

Format of chapters in Parts 2 and 3

Each of the chapters in Parts 2 and 3 follows the same format:

- Introduction
- Objectives
- Policies
- Rules (if any)
- Standards (if any)

Each chapter has a unique acronym which identifies the topic being covered. For example, the General Residential Zone is identified as GRZ and the Subdivision chapter is identified as SUB.

The introduction provides an overview of the topic covered by the chapter.

The objectives set out the outcome to be achieved for the topic. There may be a number of objectives that apply. Each objective has a specific number; for example GRZ-O2.

The policies set out the direction to be taken to achieve the objective. There may be a number of policies that apply. Each policy has a specific number; for example GRZ-P1.

The rules have the effect of regulations and set out the activity status for different activities that may be proposed. There may be a number of rules that apply. Each rule has a specific number; for example GRZ-R4.

Rules may refer to standards that need to be complied with. Again, there may be a number of standards that apply. Each standard has a specific number; for example GRZ-S4.

Classes of activities

The activities managed by this District Plan reflect Wellington City Council's functions under section 31 of the RMA.

No person is allowed to undertake any activity in a manner that contravenes a rule in the District Plan or a national environmental standard unless the activity is expressly allowed by a resource consent or is an existing use allowed by section 10 or 10A of the Act.

The District Plan is required to address resource management issues by setting out objectives for the District, policies to implement the objectives and rules to implement the policies. The RMA provides for a range of classes of activity, outlined in Table 1. These activity classes apply both to land use and subdivision consents.

All of the chapters in Part 3 and most of the chapters in Part 2 contain rules that establish the status of an activity. Rules will generally include conditions, requirements and standards that need to be met for that activity status to apply. If you do not comply with a particular rule condition, requirement or standard, the activity will default to a different status. You will be able to determine this by reading the rule. Unless what you are proposing is a permitted activity, you will need a resource consent.

For example, building a new house in the General Residential Zone is a permitted activity under GRZ-R13 Buildings and Structures, subject to meeting particular standards. If you comply with these standards, then the new house is a permitted activity under GRZ-R13.1. However, for instance, if you cannot comply with GRZ-S4 (maximum building height), the activity status for your new house would default to a restricted discretionary activity status under GRZ-R13.2 and you will need a resource consent.

Even if what you are doing is permitted under one rule, you will still need to check all relevant rules that apply to what you are proposing.

Table 1 Classes of Activities

Activity status abbreviations	Activity status	Is resource consent required?	What can Council consider?
PER	Permitted	No. The activity can be undertaken 'as of right' provided that it complies with any applicable effects standards.	N/A
CON	Controlled	Yes. Consent must be granted. Conditions may be imposed on the consent.	The matters over which control is reserved, as set out in the rule.
RDIS	Restricted Discretionary	Yes. Consent may be granted or declined. Conditions may be imposed on the consent.	The matters over which discretion is restricted, as set out in the rule.
DISC	Discretionary	Yes. Consent may be granted or declined. Conditions may be imposed on the consent.	Any relevant matter.
NC	Non-complying	Yes. Consent may be granted or declined. Conditions may be imposed on the consent.	Any relevant matter. Consent can only be granted if the consent authority is satisfied that: <ul style="list-style-type: none"> • The adverse effects of the activity on the environment will be minor; or • The activity will not be contrary to the objectives and policies of the relevant plan and any relevant proposed plan.

Using the District Plan

Please follow the steps shown in the Step by step guide for using the District Plan below to determine what activity status applies to your property or proposal.

Step by step guide for using the District Plan

Step 1



Check the planning maps to identify which zone applies to your property (e.g. Residential Zone). Also check to see if any overlays or features apply to your property (e.g. natural hazards)

Step 2



Locate the relevant zone rules that apply to your property (e.g. General Residential Zone rules)

Step 3



Locate the relevant district-wide rules that apply to the activity (e.g. Subdivision rules, Earthworks rules)

Step 4



Check the relevant standards to see if you comply

Step 5



If the activity meets all the rules and standards then it is permitted. If not, you will need to apply for a resource consent.

As outlined in the Step by step guide for using the District Plan, users should first look at the planning maps to identify what zones, overlays, features and/or designations apply to your property or area.

Once you have done this, users should check if there are any national environmental standards that relate to your proposal (what activity you are wanting to do, or what application you are assessing). The National Environmental Standards chapter below provides an overview of the national environmental standards that are in force. In most cases National Environmental Standards contain regulations that override or apply in addition to rules in the District Plan; however, there are some instances where the District Plan can have more stringent rules. In the event that there is conflict between the rules in the District Plan and the rules in a National Environmental Standards, the most restrictive rule will prevail. If the National Environmental Standards does not regulate an activity then the District Plan rule will apply.

Please note that there may be rules and standards in more than one chapter that apply to a proposed activity.

The underlying zone rules will apply to most activities along with general district wide rules such as noise or earthworks. The Infrastructure, Renewable Electricity Generation, Subdivision and Temporary Activities chapters generally operate as standalone chapters containing all relevant objectives, policies, rules and standards relating to those activities, unless otherwise specifically identified in those chapters. If you are undertaking any activities relating to infrastructure, renewable electricity generation or wanting to undertake any temporary activities or subdivide your property, please start by looking at those chapters after you have looked at the planning maps to determine what zone your activity or property is in and whether any overlays, precincts, features and/or designations apply. Unless otherwise specified in the introduction or in the chapter, the rules in the Infrastructure, Renewable Electricity Generation, Temporary Activities and Subdivision chapters are the only rules that apply to the listed activities.

Users should then refer to the relevant area-specific (zone) rules and standards in Part 3 and district-wide rules and standards in Part 2 that apply to your proposal. These will determine whether your proposal requires a resource consent, and if so, its activity status.

There may be a number of different chapters that you need to check, depending on what your proposal is. The ePlan will assist with identifying these chapters, and the specific provisions within those chapters, if you use the property search function. For example:

- If you are building a new house in the General Rural Zone, you will need to look at the General Rural Zone, Earthworks and Transport chapters.
- If there is indigenous vegetation on your property, you will need to look at the Ecosystems and Indigenous Biodiversity chapter.
- If your property is in or is subject to a Historic Heritage Overlay, you will need to look at the Historic Heritage chapter and the relevant Historic Heritage Schedule.
- If your proposal triggers the Resource Management (National Environmental Standard for Assessing Contaminants and Managing in Soil to Protect Human Health) Regulations 2011, you will need to look at the Contaminated Land chapter. While there are no rules in this chapter, there are objectives and policies that will provide direction for any required resource consent.
- If what you are proposing does not comply with a number of rules in different chapters, generally the resource consent applications required will be "bundled" together and assessed against the most restrictive activity status that applies.

Under section 86BA of the RMA, you may not need to obtain a resource consent if you are undertaking a boundary activity and have the approval of each owner of an allotment with an infringed boundary and that is the only thing you require a resource consent for. See s87AAB of the RMA for a definition of boundary activity.

To find out more about how the District Plan works refer to the Ministry for the Environment's 'An everyday guide to the RMA' or the Council's Resource Consents webpage.

Notification

An application for resource consent for a controlled activity will be considered without public or limited notification or the need to obtain written approval from affected parties unless:

- Otherwise specified by a rule applying to the particular activity; or
- The Council decides that special circumstances exist under section 95A(4) of the RMA.

An application for resource consent for a restricted discretionary, discretionary or non-complying activity is subject to the normal tests for notification under the relevant sections of the RMA, unless otherwise specified by a rule applying to the particular activity.

The notification provisions are set out in sections 95A-95F of the RMA. The provisions of the RMA require the

Wellington City Council to consider a number of matters when making a notification decision. These are summarised below:

- Does the Council have sufficient information to consider the application?
- Has the applicant requested public notification?
- Does a rule or national environmental standard require public notification of the application or preclude public or limited notification of the application?
- Are there any special circumstances which warrant the application being publicly or limited notified?
- Will the activity have, or is the activity likely to have, adverse effects on the environment that are more than minor?
- Are there any persons who are adversely affected in a minor or more than minor way in relation to the activity?
- Is the site part of a statutory acknowledgement area?

When deciding whether any person is affected in relation to an activity for the purposes of section 95E of the RMA, Wellington City Council will give specific consideration to the following entities with responsibility for any natural or physical resources which may be affected by the activity, including:

- In relation to infrastructure, the network utility operator that owns or operates that infrastructure;
- In relation to historic heritage, Heritage New Zealand Pouhere Taonga;
- In relation to natural resources and the coastal environment, the Minister of Conservation;
- In relation to sites or areas of significance to Māori, Ngāti Toa Rangatira and Taranaki Whānui; and
- In relation to a rule which addresses reverse sensitivity effects, the operator of the activity which is protected by the rule from such effects.

Information to be submitted with resource consents

Schedule 4 of the RMA sets out information that is required in all resource consent applications. This includes an Assessment of Environmental Effects (AEE).

An AEE is a written statement that must be prepared in accordance with Schedule 4 of the RMA.

For controlled activities, the AEE should only address those matters over which the District Plan has specifically reserved its control. In respect of any application for a restricted discretionary activity, the assessment should only address those matters over which the District Plan has specifically restricted its discretion. These matters of control and discretion are detailed within the District Plan.

For all other types of activities, the AEE should address all relevant matters relating to the actual or potential effects of the proposed activity on the environment, as well as the other mandatory requirements set out in Schedule 4. Additionally, any application involving a resource consent for a Discretionary or Non-complying activity must also include an assessment against relevant objectives in the Strategic Directions Chapter of the Plan.

Where relevant and/or applicable, applicants should demonstrate they have considered any tangata whenua interests and impacts. See the Tangata Whenua chapter for further information.

Some rules in the District Plan also include a requirement for specific information to be submitted with any resource consent application required under that rule.

Legal effect of rules

This Draft District Plan is non-statutory and does not have legal effect.

Cross Boundary Matters

Cross Boundary Matters

The Act states that the process by which cross boundary matters will be resolved can be stated in the District Plan.

Wellington City has boundaries with Porirua City Council and Hutt City Council. Wellington City is within the Wellington Region, which is administered by Greater Wellington Regional Council.

Cross boundary matters refer to situations where an activity takes place on or near a territorial boundary (e.g. residential subdivision), or where the effects of a particular activity impact on the territory of an adjacent authority (e.g. where an activity will result in traffic effects on a road in another District).

The cross-boundary matters take two forms. The first is ensuring that the overall policies and rules in the District Plan take reasonable account of the effects on adjacent areas. The second category of cross boundary matters concern the consideration of the effect of activities in the District, on adjacent Districts.

Cross-boundary issues are addressed by:

1. Ensuring consistency and a degree of integration between the District Plan and the plans and policy statements of adjoining territorial authorities, as well as the Greater Wellington Regional Council. This will ensure that the region's resources are managed in a coordinated manner, and provide the basis for an assessment of resource consent applications; and
2. Consulting with adjoining authorities, Greater Wellington Regional Council, Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira on resource management matters, including Plan reviews, Plan changes and resource consent applications as required under the RMA or as is necessary or appropriate. This will include discussions with Council officers, as well Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira staff, possible notification of applications for resource consent in adjoining authorities and, where appropriate, joint hearings with adjoining territorial authorities and/or the Greater Wellington Regional Council.

Relationships Between Spatial Layers

Relationships Between Spatial Layers

The District Plan uses a range of spatial layers that are shown on planning maps. The function of each spatial layer is set out in the National Planning Standards, November 2019, as follows:

Spatial Layer	Description
Zones	A zone spatially identifies and manages an area with common environmental characteristics or where environmental outcomes are sought, by bundling compatible activities or effects together, and controlling those that are incompatible.
Overlays	An overlay spatially identifies distinctive values, risks or other factors which require management in a different manner from underlying zone provisions.
Precincts	A precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).
Specific controls	A specific control spatially identifies where a site or area has provisions that are different from other spatial layers or district-wide provisions that apply to that site or area (for example where verandah requirements apply, or where a different maximum height on a particular site applies).
Development Areas	A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development. When the associated development is complete, the development areas spatial layer is generally removed from the plan either through a trigger in the development area provisions or at a later plan change.
Designations	Spatially identifies where a designation is included in a plan under section 168 or section 168A or clause 4 of Schedule 1 of the RMA.

All sites across the City will have an underlying zoning. In addition to this, there are areas of the city that are also subject to precincts or overlays. As outlined in the table above, precincts generally apply to a smaller area within a zone(s) where some different rules may apply to the underlying zoning for certain activities. The relationship between precinct rules and zone rules varies and is identified in the relevant chapter.

Overlays are applied to areas which have specific values or risks that need to be managed carefully. An overlay may apply across an area that also has a precinct. The rules that apply in overlay areas are in addition to those of the underlying zone or precinct rules in relation to the specific value or risk that is being managed. The Overlay Chapters only include rules for certain types of activities. If a proposed activity is within a particular overlay area or on land containing an identified feature, but there are no overlay rules that are applicable to your activity, then your activity can be treated as a permitted activity under the relevant Overlay Chapter, unless stated otherwise. However, resource consent may still be required under other Part 2: District-wide Matters chapters or Part 3: Area-Specific chapters (or both).

Some chapters, such as the Port Zone, contain master plans or requirements to develop a master plan. In these instances, the zone rules will indicate where an activity or new development must be carried out in accordance with the master plan. There are also development plans in relation to identified Development Areas contained within the relevant Development Area chapters. Similarly, the zone rules will indicate where an activity or new development must be carried out in accordance with the master plan

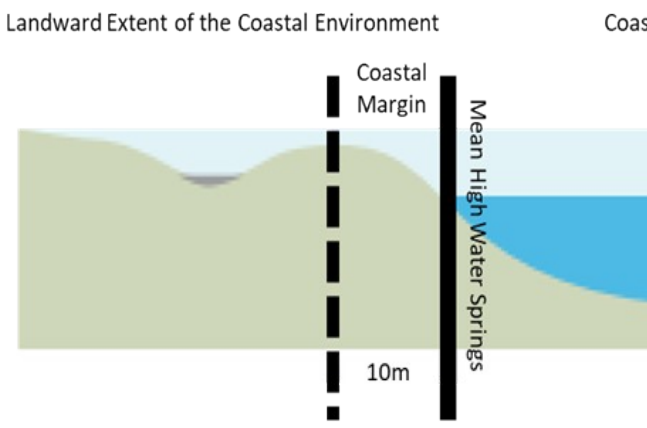
Definitions

Term	Definition
ABRASIVE BLASTING	means the cleaning, smoothing, roughening, cutting or removal of part of the surface of any article by the use, as an abrasive, of a jet of sand, metal, shot or grit or other material propelled by a blast of compressed air or steam or water or by a wheel.
ACCESS	means an area of <i>land</i> over which vehicle, pedestrian and/or cycling access is obtained to legal road. It includes: <ul style="list-style-type: none"> a. an <i>access strip</i>; b. an <i>access allotment</i>; and c. a right-of-way
ACCESS ALLOTMENT	means any separate <i>allotment</i> used primarily for access to a lot or lots having no legal frontage but excludes any area of land that is wider than 5 metres and not subject to a right of way, any other form of easement, or restrictive covenant that would prevent the construction of <i>buildings</i> .
ACCESS LOT	means any separate lot used primarily for access to a lot or to lots having no legal frontage. However, if that area of land is: <ul style="list-style-type: none"> a. 5m or more wide, and b. not legally encumbered to prevent the construction of buildings, it is excluded from the definition of access lot.
ACCESS STRIP	means an access leg or an area of land defined by a legal instrument, providing or intended to provide access to a site or sites, or within the above meaning, an area of land is an access strip if: <ul style="list-style-type: none"> a. it is less than 5m wide, or b. it is 5m or more in width and is encumbered by a legal instrument, such as a right-of-way, that prevents the construction of buildings.
ACCESSORY BUILDING	<i>for the purposes of the Mt Victoria North Townscape Precinct and the Character Precincts</i> means, in relation to any site, a building or structure, including a fence or wall, the use of which is incidental to any lawful activity under the Act or use on that site. An accessory building may be either a separate building or structure or joined to another building or structure.
ACCESSORY BUILDING	means a detached building, the use of which is ancillary to the use of any building, buildings or activity that is or could be lawfully established on the same site, but does not include any minor residential unit.
ACTIVE FRONTAGE	means a building façade at ground level that includes windows and preferably an entrance to encourage commercial and community activities and allow passive surveillance of the street, carpark or area of public space.
ADAPTIVE REUSE	means changing the use of a building or object from that which it was originally constructed for.
ADDITIONAL INFRASTRUCTURE	means: <ul style="list-style-type: none"> a. public open space; b. community infrastructure as defined in section 197 of the Local Government Act 2002; c. land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities; d. social infrastructure, such as schools and healthcare facilities; e. a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001); f. a network operated for the purpose of transmitting or distributing electricity or gas.
ADDITIONS	means modifications to a building or object that have the effect of increasing the gross floor area, footprint, mass or height of the building or object and includes the creation of new floor levels.
AIRPORT PURPOSES	means activities described in the Purpose Statement or conditions of a designation for Wellington International Airport.
ALLOTMENT	has the same meaning as in section 218 of the RMA (as set out in the

	<p>box below)</p> <p>means—</p> <ol style="list-style-type: none"> a. any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not— <ol style="list-style-type: none"> i. the subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or ii. a subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or b. any parcel of land or building or part of a building that is shown or identified separately— <ol style="list-style-type: none"> i. on a survey plan; or ii. on a licence within the meaning of Part 7A of the Land Transfer Act 1952; or c. any unit on a unit plan; or d. any parcel of land not subject to the Land Transfer Act 1952.
ALTERATION	<p>means modifications to a building or object that do not have the effect of increasing the gross floor area, footprint, mass or height of the building or object.</p> <p>excludes: maintenance and repair.</p>
AMENITY VALUES	<p>has the same meaning as in section 2 of the RMA (as set out in the box below) means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.</p>
ANCILLARY ACTIVITY	<p>means an activity that supports and is subsidiary to a primary activity.</p>
ANCILLARY TRANSPORT NETWORK INFRASTRUCTURE	<p>means infrastructure located within the road reserve or railway corridor that supports the transport network and includes:</p> <ol style="list-style-type: none"> a. traffic control signals, signs and devices; b. light poles; c. post boxes; d. landscaped gardens, artwork and sculptures; e. bus stops and shelters; f. train stations; g. telecommunication kiosks; h. public toilets; and i. road or rail furniture.
ANNUAL AVERAGE DAILY TRAFFIC MOVEMENT	<p>means the total yearly traffic movements in both directions divided by the number of days in the year, expressed as vehicles per day.</p>
AQUIFER	<p>means a permeable geological formation, group of formations, or part of a formation, beneath the ground, capable of receiving, storing, transmitting and yielding water.</p>
ARCHAEOLOGICAL FEATURES	<p>Any physical evidence of human activity associated with an archaeological site located either below or above ground. Can include structures (portable and non-portable), modified ground (such as trenches, middens, depressions) and artifacts.</p>
ARCHAEOLOGICAL SITE	<p>Has the same meaning as given in the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) (as set out below):</p> <p>means, subject to section 42(3) of the HNZPT Act,—</p> <ol style="list-style-type: none"> a. any place in New Zealand, including any building or structure (or part of a building or structure), that— <ol style="list-style-type: none"> i. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and ii. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and b. includes a site for which a declaration is made under section 43(1) of the HNZPT Act.
ARCHAEOLOGICAL SITE RECONSTRUCTION	<p>Returning a scheduled archaeological site to a known earlier state by the reconstruction of missing features through the addition of fabric not presently on the site.</p>
ARCHAEOLOGICAL SITE RESTORATION	<p>Returning a scheduled archaeological site to a known earlier state by the reassembly and reinstatement of surviving but dislodged fabric or by the removal of detractive elements.</p>
ARCHAEOLOGICAL SITE	<p>means to stabilise a scheduled archaeological site to ensure its long-</p>

STABILISATION	term survival. Stabilisation can include: civil engineering applications (such as retaining walls, rip-rapped slopes, and drainage), applying geotextile, burial of the site, and vegetation management.
ARCHITECTURAL FEATURE	<i>for the purposes of the Mt Victoria North Townscape Precinct and the Character Precincts</i> means any feature on a <i>building's</i> façade/exterior, either integral or applied, which helps to 'subdivide' the façade and provides visual interest and a sense of relief and façade detail. Includes windows, bays, balconies, columns, pilasters, cornices, parapets and corners, pediments, verandahs, string courses, balustrades, arches, and projections or recesses (linear, vertical or horizontal), corbels, gargoyles, decorative detail, exposed structure, and other existing identification signage.
ARTS, CULTURE AND ENTERTAINMENT ACTIVITIES	means the use of land and buildings for the primary purpose of artistic, cultural, entertainment, exhibition or conference activities, including: <ul style="list-style-type: none"> a. museums; b. theatres; c. public art galleries and public art; d. cinemas; e. concert venues; f. conference facilities; and g. ancillary office facilities, ticket sales, retail, and restaurants.
ASSISTED HOUSING	residential units where the occupancy is coordinated by a government, local government, iwi authority or community housing provider with occupancy costs for the residents at a lower than market rate. This could include long-term leases, rent-to-buy, long-term affordable rentals, subsidised co-housing, and social housing under the Public and Community Housing Management Act 1992.
BED	has the same meaning as in section 2 of the RMA (as set out in the box below) means— <ul style="list-style-type: none"> a. in relation to any river— <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks; ii. in all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks; and b. in relation to any lake, except a lake controlled by artificial means,— <ul style="list-style-type: none"> i. for the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin; ii. in all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin; and c. in relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level; and d. in relation to the sea, the submarine areas covered by the internal waters and the territorial sea.
BEST PRACTICABLE OPTION	has the same meaning as in section 2 of the RMA (as set out in the box below) in relation to a discharge of a contaminant or an emission of noise, means the best method for preventing or minimising the adverse effects on the environment having regard, among other things, to— <ul style="list-style-type: none"> a. the nature of the discharge or emission and the sensitivity of the receiving environment to adverse effects; and b. the financial implications, and the effects on the environment, of that option when compared with other options; and c. the current state of technical knowledge and the likelihood that the option can be successfully applied.
BIODIVERSITY COMPENSATION	means a measurable positive environmental outcome resulting from actions in accordance with the principles of APP2 – Biodiversity Compensation that are designed to redress the residual adverse effects on indigenous biodiversity arising from activities after appropriate avoidance, minimisation, remediation and biodiversity offsetting measures have been applied. The goal of biodiversity compensation is to achieve an outcome for indigenous biodiversity values that is disproportionately

	positive relative to the values lost.
BIODIVERSITY OFFSETTING	means a measurable positive environmental outcome resulting from actions in accordance with the principles of <i>APP1</i> – Biodiversity Offsetting designed to redress the residual adverse effects on biodiversity arising from activities after appropriate avoidance, minimisation, and remediation measures have been applied. The goal of a biodiversity offset is to achieve no net loss, and preferably a net gain, of indigenous biodiversity values.
BOARDING HOUSE	means as defined in Section 66B of the Residential Tenancies Act 1986.
BORE	means any hole drilled or constructed in the ground that is used to— <ul style="list-style-type: none"> i. investigate or monitor conditions below the ground surface; or ii. abstract gaseous or liquid substances from the ground; or iii. discharge gaseous or liquid substances into the ground; but it excludes test pits, trenches, soak holes and soakage pits.
BOUNDARY ADJUSTMENT	means a subdivision that alters the existing boundaries between adjoining allotments, without altering the number of allotments.
BUILDING	means a temporary or permanent movable or immovable physical construction that is: <ul style="list-style-type: none"> a. partially or fully roofed, and b. is fixed or located on or in land, but c. excludes any motorised vehicle or other mode of transport that could be moved under its own power.
BUILDING COVERAGE	means the percentage of the net site area covered by the building footprint.
BUILDING FOOTPRINT	means, in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.
BUILDING IMPROVEMENT CENTRE	means any premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings and includes builders supply and plumbing supply centres, furniture and furnishings, and home and building display centres.
BUILT HERITAGE	Heritage buildings identified in SCHED1– Heritage Buildings, Heritage Structures, identified in SCHED2 - Heritage Structures, and contributing Buildings and structures within Heritage Areas, identified in SCHED3- Heritage Areas. Excludes identified non-heritage buildings and structures.
CABINET	means a three-dimensional structure that houses radio and telecommunication equipment, traffic operations and monitoring equipment and electrical equipment associated with the operation of infrastructure, which includes single transformers and associated switching gear distributing electricity at a voltage up to and including 110KV. For telecommunication equipment only, has the meaning defined in Section 4 of the NES for Telecommunication Facilities means a casing around equipment that is necessary to operate a telecommunication network, but not any of the following: <ul style="list-style-type: none"> a. a casing around an antenna, a small cell unit, ancillary equipment, or any part of a telecommunication line; b. a casing that is wholly underground; c. a casing that is inside a building; d. a building.
CHARACTER	<i>for the purposes of Character Precincts</i> means a concentration of common, consistent natural and physical features and characteristics that collectively combine to establish the local distinctiveness and identity of an area, and that contribute to a unique 'sense of place' when viewed by the public at large from the street or other public spaces. These contributory features and characteristics are typically comprised of a combination of the following attributes: <ol style="list-style-type: none"> 1. <i>Streetscape</i> level development form contributed to by topography, street pattern, public open space, street trees, land use, lot size and dimension, garage type and location, and the presence (or otherwise) of retaining walls; and Site specific built form contributed to by building age, architectural style, primary building type and materials, building siting and boundary

	setbacks, building height and shape, and site coverage.
CHILDCARE SERVICE	means the care or education of children and includes: <ul style="list-style-type: none"> a. creches; b. early childhood centres; c. day care centres; d. kindergartens; e. Kohanga Reo; f. playgroups; g. day nurseries; and h. home based childcare and education activities.
CLEANFILL AREA	means an area used exclusively for the disposal of cleanfill material.
CLEANFILL AREA	means an area used exclusively for the disposal of cleanfill material.
CLEANFILL MATERIAL	means virgin excavated natural materials including clay, gravel, sand, soil and rock that are free of: <ul style="list-style-type: none"> a. combustible, putrescible, degradable or leachable components; b. hazardous substances and materials; c. products and materials derived from hazardous waste treatment, stabilisation or disposal practices; d. medical and veterinary wastes, asbestos, and radioactive substances; e. contaminated soil and other contaminated materials; and f. liquid wastes.
COASTAL ENVIRONMENT	means the area of the coast which is identified on the planning maps.
COASTAL HAZARD OVERLAYS	means the combined mapped extent within the District Plan of the Low Coastal Hazard Area, Medium Coastal Hazard Area and the High Coastal Hazard Area.
COASTAL MARGIN	means all land within a horizontal distance of 10 metres landward from the coastal marine area. <div style="text-align: center;">  </div>
COASTAL NATURAL CHARACTER AREA	means an area of very high or high coastal natural character identified in SCHED13 - High Coastal Natural Character Areas.
COASTAL WATER	has the same meaning as in section 2 of the RMA (as set out in the box below) means seawater within the outer limits of the territorial sea and includes <ul style="list-style-type: none"> a. seawater with a substantial fresh water component; and b. seawater in estuaries, fiords, inlets, harbours, or embayments.
COMMERCIAL ACTIVITY	means any activity trading in goods, equipment or services. It includes any ancillary activity to the commercial activity (for example administrative or head offices).
COMMERCIAL PORT	means the area of land to to the north and east of Waterloo and Aotea Quays, within Wellington Harbour (Port Nicholson) and adjacent land used, intended or designed to be wholly for Operational Port Activities.
COMMUNITY ACTIVITY	(for the purposes of the Open Space chapters) means land and buildings used for the meeting of people on a not-for-profit basis, and includes libraries, clubrooms and premises with a club licence and other similar establishments.

COMMUNITY CORRECTIONS ACTIVITY	means the use of land and buildings for non-custodial services for safety, welfare and community purposes, including probation, rehabilitation and reintegration services, assessments, reporting, workshops and programmes, administration, and a meeting point for community works groups.
COMMUNITY FACILITY	means land and buildings used by members of the community for recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.
COMMUNITY GARDEN	means land used as a garden operated by a group or collective for the purpose of growing plants, vegetables or fruit on a not for profit basis and excludes any retail activity.
COMMUNITY SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY	means systems or equipment that generate electricity from renewable sources for the purpose of supplying electricity to a group of individuals, an immediate community, or exporting back into the distribution network.
COMPREHENSIVE DEVELOPMENT	means any development of a contiguous area of land that: <ul style="list-style-type: none"> a. is planned, designed and consented in an integrated manner; and b. contains a mix of activities and building type; and c. is constructed in one or more stages.
CONFERENCE FACILITIES	means the use of land and buildings for the purposes of holding organised conferences, seminars and meetings, or as a venue that is hired for weddings or other functions.
CONSERVATION ACTIVITIES	means the use of land for activities undertaken for the purposes of maintaining, protecting and/or enhancing the natural and/or ecological values of a natural resource. It may include activities which assist to enhance the public's appreciation and recreational enjoyment of the resource, including: <ul style="list-style-type: none"> 1. species protection and conservation management work, including restoration and revegetation; 2. pest and weed control; and 3. educational activities.
CONSTRUCTION ACTIVITY	means undertaking or carrying out any of the following building works: <ul style="list-style-type: none"> a. erection of new buildings and structures; b. additions and alterations to existing buildings and structures; c. total or partial demolition or removal of an existing building or structure; d. relocation of a building.
CONTAMINANT	has the same meaning as in section 2 of the RMA (as set out in the box below) <p>includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat—</p> <ul style="list-style-type: none"> a. when discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or b. when discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged.
CONTAMINATED LAND	has the same meaning as in section 2 of the RMA (as set out in the box below) <p>means land that has a hazardous substance in or on it that—</p> <ul style="list-style-type: none"> a. has significant adverse effects on the environment; or b. is reasonably likely to have significant adverse effects on the environment.
CONTRIBUTING BUILDINGS AND STRUCTURES	Buildings and structures that contribute to the heritage values of a heritage area and have not otherwise been identified as a heritage building, heritage structure or non-heritage building or structure.
CULTIVATION	means the alteration or disturbance of land (or any matter constituting the land including soil, clay, sand and rock), for the purpose of sowing, growing or harvesting of pasture or crops.
CUSTOMARY ACTIVITY	means the use of land and/or buildings for traditional Maori activities and includes making and/or creating customary goods, textiles and art,

	medicinal gathering, waka ama, Kingatanga events (Poukai), management and activities that recognise and provide for the special relationship between tangata whenua and places of customary importance.
CUSTOMARY HARVESTING (HAUHAKE)	means harvesting is of indigenous vegetation by mana whenua in accordance with tikanga for traditional uses. These include: <ul style="list-style-type: none"> a. Kohi Kai (food gathering) b. Whakairo (carving) c. Rāranga (weaving) d. Rongoā (traditional medicine)
CUT HEIGHT	means the maximum height of the cut at the completion of <i>earthworks</i> , measured vertically from the highest point at the top of the cut to the bottom of the cut.
CYCLE	means a transportation device that has at least two wheels and that is designed primarily to be propelled by the muscular energy of the rider. It includes electric cycles.
DEMOLITION	<i>for the purposes of Character Precincts</i> means the removal, destruction, or taking down of the primary form of any building, or additions and alterations (including partial demolition) that are so substantial that the primary form of the building is rendered illegible; or the removal, destruction, or taking down of architectural features or elements on the primary elevation(s) of any building. It does not include any work that is permitted as repair or maintenance.
DESIGN SPEED	means a speed 10kph higher than the speed that will be posted for the road. Design speed is not <i>operating speed</i> or <i>target speed</i> .
DEVELOPMENT CAPACITY	means the capacity of land to be developed for housing or for business use, based on: <ul style="list-style-type: none"> • the zoning, objectives, policies, rules, and overlays that apply in the relevant proposed and operative RMA planning documents; and • the provision of adequate development infrastructure to support the development of land for housing or business use.
DEVELOPMENT INFRASTRUCTURE	means the following, to the extent they are controlled by a local authority or council controlled organisation (as defined in section 6 of the Local Government Act 2002): <ul style="list-style-type: none"> a. network infrastructure for water supply, wastewater, or stormwater b. land transport (as defined in section 5 of the Land Transport Management Act 2003).
DIGITAL SIGN	means a sign which displays electronic graphics and text using electronic screens. Digital Signs can include both moving and static signage.
DISCHARGE	has the same meaning as in section 2 of the RMA (as set out in the box below) includes emit, deposit, and allow to escape.
DRAIN	means any artificial watercourse, designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes.
DRINKING WATER	means water intended to be used for human consumption; and includes water intended to be used for food preparation, utensil washing, and oral or other personal hygiene.
DRIVE-THROUGH ACTIVITY	means any activity with a substantial focus on drive-through transactions, including service stations and drive-in or drive-through retail and services outlets and restaurants
DRIVE-THROUGH RESTAURANT	means any land or building on or in which food and beverages are prepared, served and sold to the public inclusive of a facility designed to serve customers in their vehicles, for the consumption on or off the premises and may include an ancillary cafe or playground area.
DRY ABRASIVE BLASTING	means abrasive blasting using materials to which no water has been added.
DUST	means all non-combusted solid particulate matter that is suspended in the air, or has settled after being airborne. Dust may be derived from

	materials including rock, sand, cement, fertiliser, coal, soil, paint, animal products and wood.
DUST NUISANCE	means the generation of <i>dust</i> resulting in visible evidence of suspended solid: <ul style="list-style-type: none"> • in the air beyond the <i>site</i> the <i>dust</i> is generated from; or • traceable from a <i>dust</i> source settling on the ground, <i>building</i> or <i>structure</i> on a neighbouring <i>site</i>, or water.
EARTHWORKS	means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.
EDUCATION FACILITY	(for the purposes of the Residential Zone chapters) means land and buildings used for teaching or training by schools, or tertiary education services, including any ancillary activities.
EDUCATIONAL FACILITY	means land or buildings used for teaching or training by child care services, schools, and tertiary education services, including any ancillary activities.
EFFECT	has the same meaning as in section 3 of the RMA (as set out in the box below) <p>includes—</p> <ol style="list-style-type: none"> a. any positive or adverse effect; and b. any temporary or permanent effect; and c. any past, present, or future effect; and d. any cumulative effect which arises over time or in combination with other effects— regardless of the scale, intensity, duration, or frequency of the effect, and also includes— <ol style="list-style-type: none"> e. any potential effect of high probability; and f. any potential effect of low probability which has a high potential impact.
EMERGENCY SERVICE FACILITIES	means land and buildings used by organisations that respond to and deal with accidents, emergencies, or urgent problems such as fire, illness, or crime. <p>Includes:</p> <ol style="list-style-type: none"> a. police, fire and ambulance stations; b. surf lifesaving activities; c. administration related to emergency services; d. vehicle and equipment storage and maintenance; e. personnel training; and f. any ancillary activities. <p>Excludes:</p> <ol style="list-style-type: none"> a. healthcare activities; b. hospitals; and c. private security companies.
ENVIRONMENT	has the same meaning as in section 2 of the RMA (as set out in the box below) <p>includes—</p> <ol style="list-style-type: none"> a. ecosystems and their constituent parts, including people and communities; and b. all natural and physical resources; and c. amenity values; and d. the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters.
ESPLANADE RESERVE	has the same meaning as in section 2 of the RMA (as set out in the box below) <p>means a reserve within the meaning of the Reserves Act 1977—</p> <ol style="list-style-type: none"> a. which is either— <ol style="list-style-type: none"> i. a local purpose reserve within the meaning of section 23 of that Act, if vested in the territorial authority under section 239; or ii. a reserve vested in the Crown or a regional council under section 237D; and b. which is vested in the territorial authority, regional council, or the

	Crown for a purpose or purposes set out in section 229.
ESPLANADE STRIP	has the same meaning as in section 2 of the RMA (as set out in the box below) means a strip of land created by the registration of an instrument in accordance with section 232 for a purpose or purposes set out in section 229.
EXISTING SLOPE ANGLE	means the maximum slope segment angle of all slope segments. For a Cut – slope segments are measured (on a horizontal plane); – within the extent of the cut; and – uphill of the cut, the distance to the boundary or 10m whichever is the lesser. For a Fill – slope segments are measured (on a horizontal plane); – within the extent of the fill; and – downhill of the fill, the distance to the boundary or 10m whichever is the lesser. A slope segment is a segment of sloping ground that falls generally at the same angle to the horizontal (slope segment angle). <i>Explanatory diagram from operative plan needs to be transferred to this definition</i>
FABRIC	all the physical material of a building or structure.
FEATURELESS FAÇADE	means a building façade that lacks windows, doors, columns, recesses, stairs, niches, public access or other architectural detailing.
FERTILISER	means a substance or biological compound or mix of substances or biological compounds in solid or liquid form, that is described as, or held out to be suitable for, sustaining or increasing the growth, productivity or quality of soils, plants or, indirectly, animals through the application to plants or soil of any of the following: a. nitrogen, phosphorus, potassium, sulphur, magnesium, calcium, chlorine, and sodium as major nutrients; or b. manganese, iron, zinc, copper, boron, cobalt, molybdenum, iodine, and selenium as minor nutrients; or c. fertiliser additives to facilitate the uptake and use of nutrients; or d. non-nutrient attributes of the materials used in fertiliser. It does not include livestock effluent, human effluent, substances containing pathogens, or substances that are plant growth regulators that modify the physiological functions of plants.
FILL DEPTH	means the maximum depth of the fill at the completion of the earthworks, measured vertically from the highest point on the top of the fill to the bottom of the fill placement.
FREESTANDING SIGN	means a sign which is not affixed to an existing building or structure and is self-supported.
FRESHWATER	has the same meaning as fresh water in section 2 of the RMA (as set out in the box below) means all water except coastal water and geothermal water.
FUNCTIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because the activity can only occur in that environment.
GREEN INFRASTRUCTURE	means a natural or semi-natural area, feature or process, including engineered systems that mimic natural processes, which are planned or managed to: a. provide for aspects of ecosystem health or resilience, such as maintaining or improving the quality of water, air or soil, and habitats to promote biodiversity; and b. provide services to people and communities, such as storm water or flood management or climate change adaptation.
GREYWATER	means liquid waste from domestic sources including sinks, basins, baths, showers and similar fixtures, but does not include sewage, or industrial and trade waste.
GROSS FLOOR AREA	means the sum of the total area of all floors of a building or buildings

	<p>(including any void area in each of those floors, such as service shafts, liftwells or stairwells),</p> <ol style="list-style-type: none"> i. where there are exterior walls, measured from the exterior faces of those exterior walls ii. where there are walls separating two buildings, measured from the centre lines of the walls separating the two buildings iii. where a wall or walls are lacking (for example, a mezzanine floor) and the edge of the floor is discernible, measured from the edge of the floor.
GROUND LEVEL	<p>means—</p> <ol style="list-style-type: none"> a. the actual finished surface level of the ground after the most recent subdivision that created at least one additional allotment was completed (when the record of title is created) b. if the ground level cannot be identified under paragraph (a), the existing surface level of the ground c. if, in any case under paragraph (a) or (b), a retaining wall or retaining structure is located on the boundary, the level on the exterior surface of the retaining wall or retaining structure where it intersects the boundary.
GROUNDWATER	<p>means water occupying openings, cavities, or spaces in soils or rocks beneath the surface of the ground.</p>
HABITABLE ROOM	<p>means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.</p>
HABITABLE ROOM	<p><i>for the purposes of the Residential Zones:</i> means any room used by a residential activity as a living room, dining room, sitting room, bedroom, or office, and excludes any kitchen, bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, or clothes-drying room.</p>
HAZARD SENSITIVE ACTIVITIES	<p>means the following land use activities:</p> <ol style="list-style-type: none"> a. Childcare Services b. Community Facility c. Educational Facility d. Emergency Service Facilities e. Hazardous Facilities and Major Hazardous Facilities f. Healthcare Activity g. Hospital h. Marae i. Multi-unit housing j. Places of Worship k. Residential Units and Minor Residential Units (including those associated with Pakakainga) l. Retirement Village m. Visitor Accommodation
HAZARDOUS SUBSTANCE	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes, but is not limited to, any substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996 as a hazardous substance. The Hazardous Substances and New Organisms Act 1996 defines hazardous substances as meaning, unless expressly provided otherwise by regulations or an EPA notice, any substance—</p> <ol style="list-style-type: none"> a. with 1 or more of the following intrinsic properties: <ol style="list-style-type: none"> i. explosiveness: ii. flammability: iii. a capacity to oxidise: iv. corrosiveness: v. toxicity (including chronic toxicity): vi. ecotoxicity, with or without bioaccumulation; or b. which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any 1 or more of the properties specified in paragraph (a).
HEALTH CARE FACILITY	<p>means land and buildings used for providing physical or mental health or welfare services, including medical practitioners, dentists and dental</p>

	technicians, opticians, physiotherapists, medical social workers and counsellors, midwives, paramedical practitioners, alternative therapists, providers of health and wellbeing services; diagnostic laboratories, and accessory offices, but excluding hospitals.
HEAVY INDUSTRIAL ACTIVITY	means an Industrial Activity that generates: offensive and objectionable noise, dust or odour, significant volumes of heavy vehicle movements, or elevated risks to people's health and safety. Heavy Industrial Activities include quarries, abattoirs, refineries, the storage, transfer, treatment, or disposal of waste materials or significant volumes of hazardous substances, other waste management processes or composting of organic materials.
HEAVY VEHICLE	means a motor vehicle that has a gross vehicle mass exceeding 3,500kg.
HEIGHT	means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point.
HEIGHT IN RELATION TO BOUNDARY	means the height of a structure, building or feature, relative to its distance from either the boundary of a: a. site, or b. other specified reference point.
HERITAGE AREA	A defined area, identified in SCHED3 - Heritage Areas
HERITAGE BUILDING	a building identified in SCHED1-Heritage Buildings.
HERITAGE STRUCTURE	a structure, identified in SCHED2-Heritage Structures.
HIGH COASTAL HAZARD AREA	means the mapped extent within the District Plan for the following coastal hazards: <ul style="list-style-type: none"> • Current sea level inundation; • Coastal erosion from existing sea level; or • Tsunami – 1:100 year inundation scenario.
HISTORIC HERITAGE	has the same meaning as in section 2 of the RMA (as set out in the box below) a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: i. archaeological; ii. architectural; iii. cultural; iv. historic; v. scientific; vi. technological; and b. includes— vii. historic sites, structures, places, and areas; and viii. archaeological sites; and ix. sites of significance to Māori, including wāhi tapu; and x. surroundings associated with the natural and physical resources.
HOME BUSINESS	means a commercial activity that is: a. undertaken or operated by at least one resident of the site; and b. is incidental to the use of the site for a residential activity.
HOSPITAL ACTIVITIES	means the use of land and/or buildings for the primary purpose of providing medical, surgical, mental health, oral health, maternity, geriatric and convalescent or hospice services to the community. This includes: a. medical and psychiatric assessment, diagnosis, treatment, rehabilitation and in-patient care services, including operating theatres; b. dispensaries; c. outpatient departments and clinics; d. medical research and testing facilities, including diagnostic laboratories; e. medical training and education; f. emergency service facilities; g. helicopter facilities, including helicopter take-off, landing and associated service facilities; h. first aid and other health-related training facilities; i. rehabilitation facilities, including gymnasiums and pools; j. palliative facilities; k. hospice facilities;

	<p>l. marae activities and facilities;</p> <p>m. residential care services and facilities;</p> <p>n. temporary living accommodation e.g. for families and carers of patients and for staff providing medical treatment;</p> <p>o. secure facilities;</p> <p>p. mortuaries;</p> <p>q. spiritual facilities and</p> <p>r. any ancillary activity necessary for the functional needs and operational needs of the Hospital which includes:</p> <p>i. ancillary office;</p> <p>ii. ancillary commercial activity;</p> <p>iii. catering;</p> <p>iv. staff facilities;</p> <p>v. operation and maintenance support services including laundries, kitchens, cafeterias, refreshment facilities, generators, substation, storage facilities and workshops;</p> <p>vi. ancillary retail;</p> <p>vii. ancillary childcare;</p> <p>viii. ancillary business services;</p> <p>ix. ancillary educational activities and facilities;</p> <p>x. small scale ancillary community activity;</p> <p>xi. ancillary conference facility;</p> <p>xii. small-scale ancillary sport and recreation activities and facilities; and</p> <p>xiii. car parking for staff, patients and visitors.</p>
HYDRAULIC NEUTRALITY	means managing <i>stormwater</i> runoff from all new <i>allotments</i> or development areas through either on-site disposal or storage, so that <i>stormwater</i> is released from the <i>site</i> at a rate that does not exceed the pre-development peak <i>stormwater</i> runoff.
ICONIC AND LANDMARK VIEWS	Views that have been identified as having public significance, townscape value, or are representative of the City's identity at a national or international scale.
ILLUMINATED SIGN	means any sign which is internally or externally illuminated except for Digital Signs.
INDIGENOUS VEGETATION	means vegetation or plant species, including trees, which are native to Wellington district. Indigenous Vegetation does not include "indigenous vegetation" as defined in and regulated by the NESPF.
INDUSTRIAL ACTIVITY	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity.
INDUSTRIAL WASTE AND TRADE WASTE	means liquid waste, with or without matter in suspension, from the receipt, manufacture or processing of materials as part of a commercial, industrial or trade process, but excludes sewage and greywater.
INFORMAL RECREATION ACTIVITIES	means a pastime, leisure, sport or exercise activity that occurs on an ad-hoc basis or irregularly and contributes to a person's enjoyment and/or relaxation. It excludes: <ul style="list-style-type: none"> a. regular organised sport and recreation; and b. the use of motorised vehicles.
INFRASTRUCTURE	has the same meaning as in section 2 of the RMA.
INTEGRATED RETAIL ACTIVITIES	means an individual retail development, or a collection of any two or more retail activities that are developed and operate as a coherent entity (whether or not the activities are located on separate legal titles), and share one or more of the following: <ul style="list-style-type: none"> • servicing and/or loading facilities; • vehicle and/or pedestrian access; • car parking; • public spaces and/or facilities. This definition includes shopping malls and large-format retail parks, but does not include trade supply retail, wholesale retail, yard-based retail or building improvement centres.
INTEGRATED TRANSPORT ASSESSMENT	means an analysis to determine the impacts of a development on the transport network for all modes of travel and effects on safety, effectiveness, access and the capacity of the transport network.
INTENSIVE INDOOR PRIMARY PRODUCTION	means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-

	rearing for a specified time period) or poultry.
INTERSECTION	has the meaning set out in 1.6 Interpretation, Part 1 (Preliminary Provisions) of the Land Transport (Road User) Rule 2004: a. in relation to 2 or more intersecting or meeting roadways, means that area contained within the prolongation or connection of the lateral boundary lines of each roadway; but b. if 2 roadways are separated only by a traffic island or by a median less than 10m wide, the roadways must be regarded as 1 roadway.
K VALUE	means, for roads, the horizontal distance required to achieve a 1% change in the slope of the vertical curve. The K Value expresses the abruptness of the road gradient change in a single value.
KEEPING OF GOATS	means the keeping of 10 or more goats on a single site.
LA90	has the same meaning as the 'Background sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
LAEQ	has the same meaning as 'time-average A-weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics -Measurement of Environmental Sound.
LAF(MAX)	has the same meaning as the 'maximum A-frequency weighted, F-time weighted sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement Of Environmental Sound.
LAKE	has the same meaning as in section 2 of the RMA (as set out in the box below) means a body of fresh water which is entirely or nearly surrounded by land.
LAND	has the same meaning as in section 2 of the RMA (as set out in the box below) a. includes land covered by water and the airspace above land; and b. in a national environmental standard dealing with a regional council function under section 30 or a regional rule, does not include the bed of a lake or river; and c. in a national environmental standard dealing with a territorial authority function under section 31 or a district rule, includes the surface of water in a lake or river.
LAND DISTURBANCE	means alteration or disturbance of land, (or any matter constituting the land including, soil, clay, sand and rock), that does not permanently alter the profile, contour or height of the land.
LANDFILL	means an area used for, or previously used for, the disposal of solid waste. It excludes cleanfill areas.
LARGE FORMAT RETAIL	means any individual retail activity exceeding 450m ² gross floor area.
LARGE SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY	means the land, buildings, substations, turbines, structures, underground cabling earthworks, access tracks and roads, internal transmission and fibre networks, and site rehabilitation works associated with the generation of electricity from a renewable energy source and the operation of the renewable electricity generation activity greater for the purpose of exporting electricity directly into the distribution or transmission network. It does not include: 1. Small Scale Renewable Electricity Generation Activities; or 2. Community Scale Renewable Electricity Generation Activities.
LDN	has the same meaning as the 'Day night level, or day-night average sound level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
LIGHT INDUSTRIAL ACTIVITY	means an Industrial Activity that does not generate: offensive and objectionable noise, dust or odour, significant volumes of heavy vehicle movements, or elevated risks to people's health and safety. Light industrial activities includes.....
LIGHT VEHICLE	means a motor vehicle that has a gross vehicle mass of 3,500kg or less.
LOW COASTAL HAZARD AREA	means the mapped extent within the District Plan for the following coastal hazards: Tsunami – 1:1000 year inundation scenario.
LPEAK	has the same meaning as 'Peak sound pressure level' in New Zealand Standard 6801:2008 Acoustics – Measurement of Environmental Sound.
MAINTENANCE AND REPAIR	means

	<p>1. To make good decayed or damaged fabric to keep a building or structure in a sound or weatherproof condition or to prevent deterioration of fabric; and</p> <p>2. regular and on-going protective care of a building or structure to prevent deterioration.</p> <p>(For the purposes of the HH-Historic heritage chapter) In addition to the above, maintenance and repair of built heritage must not result in any of the following:</p> <ol style="list-style-type: none"> Changes to the existing surface treatment of fabric; Painting of any previously unpainted surface; Rendering of any previously unrendered surface; Changes to the design, texture, or form of the fabric; Use of materials other than those the same as the original or most significant fabric, or the closest equivalent. The affixing of scaffolding to unless the work is reasonably required for health and safety and Methods for protecting fabric, fixing locations and methods and technique for repair and making good is reviewed and approved by a heritage professional or conservation architect; The damage of fabric from the use of abrasive or high-pressure cleaning methods, such as sand or water-blasting; The modification, removal or replacement of windows (all joinery, including frames, sashes, sills, casements, mullions, glazing bars), except; <ol style="list-style-type: none"> modifications as necessary replace an existing clear single glazed window pane with a clear double glazed pane. <p>(For the purposes of the INF Infrastructure chapters) means any work or activity necessary to continue the operation or functioning of existing infrastructure. It does not include upgrading.</p> <p>(For the purposes of the Sites and Areas of Significance to Maori chapter) means in relation to a site or area listed in SCHED - Sites and Areas of Significance to Māori the regular and ongoing protective care of a site or area to prevent deterioration and retain its values.</p>
MARAE ACTIVITY	<p>means the use of land and buildings by Māori and the wider community as a focal point for social, cultural, health and wellbeing and economic activity, including:</p> <ul style="list-style-type: none"> • marae ātea (sacred courtyard); • whareniui/wharehui (main building or meeting house); • wharemoae (sleeping house); • kāuta (kitchen, cookhouse, cooking shed); • wharekai (dining hall); • māra kai (food garden): ancillary dwellings (including kaumatua housing); • whare oranga (healthcare centre); • kōhanga reo (care centre); • wānanga (education facility); • papa tākaro (organised sport and recreation); • overnight accommodation of visitors; and • events and gatherings.
MARITIME	<p>Means thematically or operationally related to the sea, especially sea-borne transport, commerce and naval activities.</p>
MEDIUM COASTAL HAZARD AREA	<p>means the mapped extent within the District Plan for the following coastal hazards:</p> <ul style="list-style-type: none"> • Sea Level Rise with 1m of Sea Level Rise; or • Tsunami – 1:500 year inundation scenario.
MICROMOBILITY DEVICE	<p>means a small, lightweight, transportation device that can occupy space alongside cycles, operates at speeds typically below 30 km/h and is driven by the user personally. Micromobility devices include:</p> <ol style="list-style-type: none"> Scoters; Electric scooters; Skateboards; Electric skateboards. <p>Micromobility devices exclude:</p> <ol style="list-style-type: none"> Light vehicles; Heavy vehicles; Devices with internal combustion engines; Devices with top speeds above 45 km/h; Devices heavier than 200kg;

	<ul style="list-style-type: none"> j. Cycles; k. Electric cycles.
MINIMUM DENSITY	<p>means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for:</p> <ul style="list-style-type: none"> a. residential activities, including all open space and on-site parking associated with residential development; <p>The area (ha) excludes land that is:</p> <ul style="list-style-type: none"> b. public road corridors c. public open space areas
MINOR RESIDENTIAL UNIT	<p>means a self-contained residential unit that is ancillary to the principal residential unit, and is held in common ownership with the principal residential unit on the same site.</p>
MULTI-UNIT HOUSING	<p>means any development that will result in three or more residential units on a site, excluding residential development within the Oriental Bay Precinct Area.</p>
NATURAL AND PHYSICAL RESOURCES	<p>has the same meaning as in section 2 of the RMA (as set out in the box below) Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.</p>
NATURAL HAZARD OVERLAYS	<p>means the combined mapped extent within the District Plan of the following natural hazards:</p> <ul style="list-style-type: none"> a. Flood Hazards b. Liquefaction Hazards c. Fault Hazards
NAUTRAL HAZARD	<p>has the same meaning as in section 2 of the RMA (as set out in the box below) means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.</p>
NET FLOOR AREA	<ul style="list-style-type: none"> a. means the sum of any gross floor area; and b. includes— <ul style="list-style-type: none"> i. both freehold and leased areas; and ii. any stock storage or preparation areas; but c. excludes— <ul style="list-style-type: none"> i. void areas such as liftwells and stair wells, including landing areas; ii. shared corridors and mall common spaces; iii. entrances, lobbies and plant areas within a building; iv. open or roofed outdoor areas, and external balconies, decks, porches and terraces; v. off street loading areas; vi. building service rooms; vii. parking areas and basement areas used for parking, manoeuvring and access; and viii. non-habitable floor spaces in rooftop structures.
NET SITE AREA	<p>means the total area of the site, but excludes:</p> <ul style="list-style-type: none"> a. any part of the site that provides legal access to another site; b. any part of a rear site that provides legal access to that site; c. any part of the site used for access to the site; d. any part of the site subject to a designation that may be taken or acquired under the Public Works Act 1981.
NETWORK UTILITY OPERATOR	<p>has the same meaning as in s166 of the RMA (as set out in the box below)</p> <p>means a person who—</p> <ul style="list-style-type: none"> a. undertakes or proposes to undertake the distribution or transmission by pipeline of b. operates or proposes to operate a network for the purpose of— <ul style="list-style-type: none"> i. telecommunication as defined in section 5 of the Telecommunications Act 2001; or ii. radio communication as defined in section 2(1) of the Radio Communications Act 1989; or c. is an electricity operator or electricity distributor as defined in section 2 of the Electricity Act 1992 for the purpose of line function services as defined in that section; or

	<p>d. undertakes or proposes to undertake the distribution of water for supply (including irrigation); or</p> <p>e. undertakes or proposes to undertake a drainage or sewerage system; or</p> <p>f. constructs, operates, or proposes to construct or operate, a road or railway line; or</p> <p>g. is an airport authority as defined by the Airport Authorities Act 1966 for the purposes of operating an airport as defined by that Act; or</p> <p>h. is a provider of any approach control service within the meaning of the Civil Aviation Act 1990; or</p> <p>i. undertakes or proposes to undertake a project or work prescribed as a network utility operation for the purposes of this definition by regulations made under this Act,—</p> <p>and the words network utility operation have a corresponding meaning.</p>
NOISE	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <p>includes vibration.</p>
NOISE RATING LEVEL	means a derived noise level used for comparison with a noise limit.
NON-AIRPORT ACTIVITY	means an activity within the Airport Zone which does not meet the definition of "Airport Purposes".
NON-HERITAGE BUILDINGS OR STRUCTURES	buildings and structures within a heritage area and identified in SCHEDX- as non-heritage for the purpose of rule XXX
NOTABLE TREES	A tree or group of trees identified in SCHED6 – Schedule of Notable Trees
NOTIONAL BOUNDARY	means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.
OBSTACLE LIMITATION SURFACE	means airspace defined around an aerodrome that enables operations at the aerodrome to be conducted safely and that prevents the aerodrome from becoming unusable by the growth of obstacles around the aerodrome. Extending out from all edges of the runway, the OLS includes contiguous transitional, horizontal, conical, and approach / take off surfaces.
OFFICIAL SIGN	<p>means all signs required or provided for under any statute or regulation or are otherwise related to aspects of public safety.</p> <p>Official signs include:</p> <ul style="list-style-type: none"> • traffic / pedestrian / cycling signs; • railway signs; • airport signs; • port signs; and • signs for the purpose of health and safety.
OFFICIAL SIGN	means all signs required or provided for under any statute or regulation, or are otherwise related to aspects of public safety.
ONGOING USE	means keeping a building or object in the same use it was originally constructed for.
ON-SITE SIGNS	means any sign which is related to the activity occurring within a site on which the sign is located.
OPERATING SPEED	<p>means the speed at or below which 85% of cars are observed to travel under free-flowing conditions past a nominated point.</p> <p>Operating speed is not <i>design speed</i> or <i>target speed</i></p>
OPERATIONAL NEED	means the need for a proposal or activity to traverse, locate or operate in a particular environment because of technical, logistical or operational characteristics or constraints.
OPERATIONAL PORT ACTIVITIES	<p>The use of land and/or buildings for:</p> <ol style="list-style-type: none"> a. navigation, mooring, berthing, departure, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels; b. the embarking, disembarking, and transit of passengers; c. loading, unloading and processing of freight and cargo including containers and logs; d. transitional storage activities; e. associated marshalling, parking, and manoeuvring of vehicles and trains;

	<ul style="list-style-type: none"> f. associated rail activities; g. ancillary distribution activities including dry bulk warehousing and bulk liquids storage, including fuel and ancillary pipeline networks; and h. any ancillary activity necessary for the functional needs and operational needs of port operations, or supporting the operation, maintenance and security of facilities and services, which includes: <ul style="list-style-type: none"> i. ancillary operation and maintenance support services including freight and vehicle depots, storage facilities and workshops; ii. energy generation, storage and maintenance for port operations; iii. ancillary office; and iv. car parking for staff and visitors.
ORGANISED SPORT AND RECREATION ACTIVITIES	means the use of land and/or buildings for organised sport, recreation activities, tournaments and sports education and club e.g. parks, playgrounds, sportsgrounds, swimming pools, stadia and multi-sports facilities. It includes ancillary administrative activities to sport and recreation activities.
OUTDOOR LIVING SPACE	means an area of open space for the use of the occupants of the residential unit or units to which the space is allocated.
OUTSTANDING NATURAL FEATURES AND LANDSCAPES	means an area of outstanding natural features and landscapes identified in SCHED11 – Outstanding Natural Features and Landscapes.
PARKING ACTIVITIES	means the parking of motor vehicles, including all manoeuvring areas, excluding parking on legal road.
PARKS MAINTENANCE AND REPAIR	means maintenance and repair undertaken within parks and cemeteries and includes (but is not limited to): <ul style="list-style-type: none"> a. maintenance and repair of any buildings and structures b. maintenance and repair of footpaths c. track maintenance and repair including re-metalling and resurfacing bush tracks d. clearing or reforming drainage channels e. re-topping and reseeding f. pest and weed control g. grass mowing h. re-metalling of car parking and access drives and internal park roads i. resealing and sealing metal car parking and access drives and internal park roads; or j. maintenance and construction of sand carpet surfaces
PARTIAL DEMOLITION	alterations to demolish, destroy or remove part of any building or structure.
PASSENGER PORT FACILITIES	Land and buildings used for the purpose of providing for the transfer of passengers to and/or from ferry or cruise services in an integrated manner, including: <ol style="list-style-type: none"> 1. ferry terminals; 2. ticketing and visitor information boxes; 3. devices and facilities to enable the movement, circulation and security of passengers; 4. passenger waiting areas and driver rest facilities; 5. areas for bus parking, cycle parking, and drop-off and pick-up points; 6. areas for rail and vehicular ferry operations; and 7. areas for any ancillary activity supporting the operation, maintenance and security of facilities and services, which includes: <ul style="list-style-type: none"> a. operation and maintenance support services including freight and vehicle depots, storage facilities and workshops; b. office; c. retail and commercial activity; d. cafeterias, refreshment facilities and food and beverage outlets; e. business services; and f. car parking for staff and visitors.
PEAK PARTICLE VELOCITY	means, to the extent used for the assessment of the risk of structural damage to a fixed structure, the instantaneous maximum velocity reached by a vibrating surface as it oscillates about its normal position.
PEDESTRIAN	means a person walking rather than travelling in a vehicle, including a person with impaired mobility who relies on mobility assistance including a wheelchair.
PERMEABLE SURFACE	means a surface which allows for the soakage of water into the ground, including:

	<ol style="list-style-type: none"> 1. areas grassed or planted in trees or shrubs, gardens and other vegetated areas; 2. porous or permeable paving; and 3. decks which allow water to drain through to a permeable surface.
PERMITTED ACTIVITY	Permitted activities are allowed 'as of right' subject to complying with any conditions set out in the plan. A permitted activity is the only category that does not require you to apply for resource consent.
PLANNED SUBDIVISION, USE AND DEVELOPMENT	means subdivision, use and development set out in an approved Greater Wellington Regional Council or Wellington City Council spatial plan.
PLANNED TRANSPORT NETWORK UPGRADE	planned in relation to forms or features of transport, means planned in a regional land transport plan prepared and approved under the Land Transport Management Act 2003.
PORT	The commercial port area operated by CentrePort.
PORT ACTIVITIES	<p>The use of land and/or buildings for activities, including:</p> <ol style="list-style-type: none"> a. navigation, mooring, berthing, departure, manoeuvring, refuelling, storage, servicing, maintenance and repair of vessels; b. the embarking, disembarking, and transit of passengers; c. loading, unloading, storage, processing and transit of freight and cargo including containers and logs; d. warehousing and distribution activities including bulk fuel storage and ancillary pipeline networks; e. associated marshalling, parking, and manoeuvring of vehicles and trains; f. any ancillary activity necessary for the functional needs and operational needs of the port including ancillary office activity and staff facilities; and g. associated buildings, structures, machinery and equipment used in connection with the activities listed in a.-f.
PORT NOISE AFFECTED AREA	means the Inner Port Noise Affected Area or the Outer Port Noise Affected Area as shown on the planning maps.
PORT NOISE CONTROL LINE	means the line at or beyond which the rules controlling the emission of noise from port activities apply and where the noise from port activities is monitored.
PRE-1930 BUILDING	means a residential dwelling that was either constructed, or approved for construction, prior to 1 January 1930.
PRIMARY ELEVATION	<p>Means the elevation(s) of a building that contribute to the architectural character of the streetscape and neighbourhood. The primary elevation is the dwelling's most prominent and detailed elevation. Unless otherwise noted below, the primary elevation is the elevation that fronts to the street (or other formed public access). In the case of corner sites all elevations that front a street will be considered as primary elevations.</p> <p>In addition, with respect to Character Precincts:</p> <p>There are five areas where the buildings main elevation has been oriented away from the street towards a view or outlook. These properties (identified in Appendix X) front onto Kenwyn Street, Tasman Street, Wright Street, Maarama Crescent. For the Tasman Street, Maarama Crescent properties both the street elevation and the rear elevation are considered to be primary elevations. For the Kenwyn Street and Wright Street properties only the rear elevations are primary elevations.</p> <p>The primary elevation consists of all those features that contribute to the form and style of the building, including but not limited to: materials, detailing, window/wall ratios, architectural features and elements such as bay windows, verandahs, porches, turrets or steps.</p>
PRIMARY FORM	means the simple form that is central to, and the basis of, the dwelling, including its roof. It is typically the largest identifiable form or combination of relatively equal sized geometrically simple and box-like forms.
PRIMARY PRODUCTION	<p>means:</p> <ol style="list-style-type: none"> a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a); c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the

	<p>commodities in b); but</p> <p>d. excludes further processing of those commodities into a different product.</p>
PROTECTED CUSTOMARY RIGHTS	<p><i>“Protected customary rights” basically means rights to activities and uses that are conducted according to tikanga – for example, launching waka or gathering stones for hāngi. The activity or use must have a physical component involving a natural or physical resource – the right can’t just be based on a spiritual connection on its own. However, in general these protected customary rights don’t include fishing and commercial aquaculture.</i></p> <p><i>To show that it has customary rights that should be protected, a Māori group would need to show that the particular uses and activities have existed continuously since 1840. Te Takutai Moana Act (2011)</i></p>
PUBLIC ACCESSWAY	<p>an area of land, set aside as a passageway for pedestrian access between a road, service lane, reserve, railway station or public place; and another road, service lane, reserve, railway station or public place.</p>
PUBLIC SPACE	<p>means those places in public or private ownership which are available for public access (physical or visual) or leisure and that are characterised by their public patterns of use. Public spaces include, but not limited to, streets, accessways, squares, plazas, urban parks, open space and all open or covered spaces within buildings or structures that are generally available for use by the public, notwithstanding that access may be denied at certain times.</p>
PUBLIC TRANSPORT ACTIVITY	<p>Means the use of buildings and/or land for the purpose of providing for passenger transfer and access to, and storage/servicing of, public transport services, including:</p> <ul style="list-style-type: none"> • train stations; • bus stations/exchanges; • rapid transit stops; • ferry terminals; and • ancillary ticketing and passenger facilities, charging/fuelling stations, storage and maintenance depots, offices and retail.
QUALITATIVE WIND ASSESSMENT	<p>an assessment of pedestrian level wind conditions that is based on expert opinion, and where available, the results of previous quantitative wind studies near the development site.</p>
QUANTITATIVE WIND STUDY	<p>an assessment of pedestrian level wind conditions that is based on the results of wind tunnel testing, or a suitable equivalent (e.g. computational fluid dynamics software calibrated against measured data). A quantitative study must comply with the relevant test requirements given in Appendix 8 WIND-A1.</p>
QUARRY	<p>means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.</p>
QUARRYING ACTIVITIES	<p>means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.</p>
R VALUE	<p>means, for roads, the radius of a horizontal curve.</p>
RAFT	<p>has the same meaning as in section 2 of the RMA (as set out in the box below) means any moored floating platform which is not self-propelled; and includes platforms that provide buoyancy support for the surfaces on which fish or marine vegetation are cultivated or for any cage or other device used to contain or restrain fish or marine vegetation; but does not include booms situated on lakes subject to artificial control which have been installed to ensure the safe operation of electricity generating facilities.</p>
RAIL ACTIVITIES	<p>The use of land and buildings for the operation of a rail network, including railway signalling, railway tracks and facilities.</p>
RAILYARD AREA	<p>means any area of land included within KiwiRail designation KRH1 and used for Rail Activities.</p>

RAPID TRANSIT STOP	means a place where people can enter or exit a rapid transit service, whether existing or planned.
RECLAMATION	means the manmade formation of permanent dry land by the positioning of material into or onto any part of a waterbody, bed of a lake or river or the coastal marine area, and <ul style="list-style-type: none"> a. includes the construction of any causeway, but b. excludes the construction of natural hazard protection structures such as seawalls, breakwaters or groynes except where the purpose of those structures is to form dry land.
RECONSTRUCTION	means modifications to rebuild a building or structure as closely as possible to a documented earlier form, using new materials.
RECREATION ACTIVITY	means any activity whose primary aim is the passive or active enjoyment of leisure, whether competitive or non-competitive, casual or organised, (but does not include the use of motor vehicles in Conservation Sites or Open Space Areas). Recreation has a corresponding meaning.
REGIONALLY SIGNIFICANT INFRASTRUCTURE	means regionally significant infrastructure including: <ul style="list-style-type: none"> a. pipelines for the distribution or transmission of petroleum; b. the Gas Transmission Network; c. the National Grid; d. facilities for the generation and/or transmission of electricity where it is supplied to the network; e. the local authority water supply network and water treatment plants; f. the local authority wastewater and stormwater networks, systems and wastewater treatment plants; g. the Strategic Transport Network, as identified in the operative Wellington Regional Land Transport Plan; h. facilities and structures necessary for the operation of telecommunications and radiocommunications networks operated by network utility operators; i. Wellington City bus terminal and Wellington Railway Station terminus; j. Wellington International Airport; and k. Commercial Port Areas within Wellington Harbour and adjacent land used in association with the movement of cargo and passengers and including bulk fuel supply infrastructure, and storage tanks for bulk liquids, and associated wharflines
RENEWABLE ELECTRICITY GENERATION ACTIVITY	means the construction, operation, maintenance and repair, and upgrading of structures associated with renewable electricity generation. This includes small scale, community scale and large scale renewable electricity generation activities and the system of electricity conveyance required to convey electricity to the distribution network and/or the National Grid and electricity storage technologies associated with renewable electricity.
RENEWABLE ELECTRICITY GENERATION INVESTIGATION ACTIVITY	means structures or equipment for the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation by existing and prospective generators and includes the following activities: <ul style="list-style-type: none"> a. erecting an anemometer (wind monitoring) mast; b. digging test pits, drilling boreholes, constructing investigation drives and removing samples to investigate geological conditions; c. installing instruments into drill holes for monitoring groundwater levels and land movement; d. erecting survey monuments and installing instruments to monitor land movement; e. erecting telemetry stations for the transmission of instrument data; f. installing microseismic stations to measure microseismic activity and ground noise; g. erection of signs or notices giving warning of danger; and h. construction and maintenance of access tracks to any investigation and assessment sites and facilities.
REPAIR AND MAINTENANCE SERVICE ACTIVITIES	means the servicing, testing or repair of vehicles, machinery or appliances, including: <ul style="list-style-type: none"> • vehicle mechanics; • panel beating; and • appliance and electrical goods repairs.
RESIDENTIAL ACTIVITY	means the use of land and building(s) for people's living accommodation.

RESIDENTIAL BUILDING	<i>means a building, containing part of a residential unit (for example, a sleep-out), one or more residential units, used or intended to be used for a residential activity.</i>
RESIDENTIAL UNIT	means a building(s) or part of a building that is used for a residential activity exclusively by one household, and must include sleeping, cooking, bathing and toilet facilities.
RESIDENTIAL VISITOR ACCOMMODATION	means the use of a residential unit for temporary accommodation advertised for a tariff to paying guests that is secondary and incidental to the use of the house for a residential activity.
RESIDUAL RISK	means, in relation to the Hazardous Substances chapter, the level of any remaining risk of an adverse effect after other industry controls, legislation and regulations, including the Hazardous Substances and New Organisms Act 1996, the Land Transport Act 1998, the Health and Safety at Work (Hazardous Substances) Regulations 2017 and any other subordinate instruments, and regional planning instruments have been complied with.
RESTORATION	means an alteration to return a place to a known earlier form, by reassembly and reinstatement, and/or by removal of elements that detract from its heritage value.
RESTORED	means the rehabilitation of sites, habitats or ecosystems to support indigenous flora and fauna, ecosystem functions and natural processes that would naturally occur in the ecosystem and locality.
RETAIL ACTIVITY	an activity displaying or offering services or goods for the sale or hire to the trade or public and includes, but is not limited to: integrated retail developments, trade supply retail, yard based retail, supermarkets, service retail, and ancillary retail.
RETIREMENT VILLAGE	means a managed comprehensive residential complex or facilities used to provide residential accommodation for people who are retired and any spouses or partners of such people. It may also include any of the following for residents within the complex: recreation, leisure, supported residential care, welfare and medical facilities (inclusive of hospital care) and other non-residential activities.
REVERSE SENSITIVITY	means the potential for the operation of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity which may be sensitive to the actual, potential or perceived environmental effects generated by the existing activity.
RIPARIAN MARGIN	means all land within a horizontal distance of 10 metres landward from the bed of a river, excluding piped rivers.
RIVER	has the same meaning as in section 2 of the RMA (as set out in the box below) means a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal).
ROAD	has the same meaning as in section 2 of the RMA (as set out in the box below) has the same meaning as in section 315 of the Local Government Act 1974; and includes a motorway as defined in section 2(1) of the Government Roading Powers Act 1989 Section 315 of the Local Government Act 1974 road definition: road means the whole of any land which is within a district, and which— a. immediately before the commencement of this Part was a road or street or public highway; or b. immediately before the inclusion of any area in the district was a public highway within that area; or c. is laid out by the council as a road or street after the commencement of this Part; or d. is vested in the council for the purpose of a road as shown on a deposited survey plan; or

	<p>e. is vested in the council as a road or street pursuant to any other enactment;—</p> <p>f. and includes—</p> <p>g. except where elsewhere provided in this Part, any access way or service lane which before the commencement of this Part was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this Part or is declared by the Minister of Lands as an access way or service lane on or after 1 April 1988:</p> <p>h. every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or within the limits thereof;—</p> <p>but, except as provided in the Public Works Act 1981 or in any regulations under that Act, does not include a motorway within the meaning of that Act or the Government Roding Powers Act 1989 Section 2(1) of the Government Roding Powers Act 1989 motorway definition</p> <p>motorway—</p> <p>a. means a motorway declared as such by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of this Act; and</p> <p>b. includes all bridges, drains, culverts, or other structures or works forming part of any motorway so declared; but</p> <p>c. does not include any local road, access way, or service lane (or the supports of any such road, way, or lane) that crosses over or under a motorway on a different level</p>
ROOT PROTECTION AREA	means for a tree with a spreading canopy, the area beneath the canopy spread of a tree, measured at ground level from the surface of the trunk, with a radius to the outer most extent of the spread of the tree's branches, and for a columnar tree, means the area beneath the canopy extending to a radius half the height of the tree (whichever is greater).
RURAL ACTIVITIES	means the use of land and/or buildings for agricultural, pastoral, horticultural, and forestry activities (not covered by the NES-PF); and includes: <p>a. the storage of products and initial processing as an ancillary activity of horticultural and agricultural products produced on the site; and</p> <p>b. the storage and disposal of solid and liquid animal waste.</p> <p>Intensive indoor primary production, rural industry, quarrying and mining activities, top soil stripping and turf farming are excluded.</p>
RURAL INDUSTRY	means an industry or business undertaken in a rural environment that directly supports, services, or is dependent on primary production.
SCHEDULED ARCHAEOLOGICAL SITE	An archaeological site, identified in SCHED4 - Scheduled archaeological sites.
SEISMIC STRENGTHENING	Means modifications to improve the seismic performance of a building or object and make it more resistant to damage or failure during seismic activity.
SENSITIVE ACTIVITY	means any: <p>a. residential activity;</p> <p>b. marae;</p> <p>c. hospital;</p> <p>d. healthcare facility;</p> <p>e. educational facility;</p> <p>f. retirement village;</p> <p>g. visitor accommodation; or</p> <p>h. place of worship.</p>
SERVICE RETAIL	means the sale of served food and/or beverages, and/or services such as, but not limited to video and DVD hire, dry cleaners, takeaway food outlets, cafés, pubs, bars, hairdressers and beauticians and banks.
SERVICE STATION	means a vehicle orientated facility where the principal activity is the refuelling or recharging of vehicles and the sale of products and services associated with fuels and/or vehicles including lubricating oils, kerosene, LPG, spare parts and carwash facilities. It may include ancillary activities such as the sale of food and beverage and trailer hire.
SEWAGE	means human excrement and urine.

SHORT-MEDIUM TERM	(NPS-UD) means within the next 10 years
SIGN	means any device, character, graphic or electronic display, whether temporary or permanent; which <ul style="list-style-type: none"> a. is for the purposes of— <ul style="list-style-type: none"> i. identification of or provision of information about any activity, property or structure or an aspect of public safety; ii. providing directions; or iii. promoting goods, services or events; and b. is projected onto, or fixed or attached to, any, structure or natural object; and c. includes the frame, supporting device and any ancillary equipment whose function is to support the message or notice.
SIGNIFICANT NATURAL AREA	Means an area of significant indigenous vegetation or significant habitat of indigenous fauna identified in SCHED8 - Significant Natural Areas and SCHED9 – Urban Environment Allotments.
SITE	means: <ul style="list-style-type: none"> a. an area of land comprised in a single record of title as per Land Transfer Act 2017; or b. an area of land which comprises two or more adjoining legally defined allotments in such a way that the allotments cannot be dealt with separately without the prior consent of the council; or c. the land comprised in a single allotment or balance area on an approved survey plan of subdivision for which a separate record of title as per Land Transfer Act 2017 could be issued without further consent of the Council; or d. except that in relation to each of sub clauses (a) to (c), in the case of land subdivided under the Unit Title Act 1972 or 2010 or a cross lease system, a site is the whole of the land subject to the unit development or cross lease.
SITE OR AREA OF SIGNIFICANCE TO MĀORI	means a site or place the tangata whenua has, or at any time had an interest in; and the site holds cultural or spiritual significance to Māori, including wāhi tapu, as identified in SCHED7 – Sites and Areas of Significance to Māori.
SMALL SCALE RENEWABLE ELECTRICITY GENERATION ACTIVITY	means systems or equipment that generates electricity from renewable sources for the purpose of using electricity on a particular site (single household, business premise or network utility) with or without exporting back into the distribution network.
SPATIAL PLAN	means Our City Tomorrow - A Spatial Plan for Wellington City adopted by Wellington City Council in June 2021
SPECIAL AMENITY LANDSCAPES	means an area of landscapes that hold special amenity values, identified in SCHED12 – Special Amenity Landscapes.
SPECIAL AUDIBLE CHARACTERISTIC	has the same meaning as 'special audible characteristic' in section 6.3 of New Zealand Standard 6802:2008 Acoustics – Environmental Noise.
SPECIAL ENTERTAINMENT EVENT	a special entertainment event relates to activities such as music concerts and events, which are not classified as stadium activities or sporting events which occur at the Basin Reserve.
STABILISED	means the process of making an area of disturbed soil or <i>site of earthworks</i> resistant to erosion, achieved by paving, metaling, building over or revegetating. Where seeding or grassing is used on a surface that is not otherwise resistant to erosion, the surface is stabilised once 80% vegetative ground cover has been established over the entire area.
STADIUM ACTIVITY	The use of land and buildings at Wellington Regional Stadium for: <ul style="list-style-type: none"> a. sport and recreation activity and events; b. cultural, entertainment and exhibition activity and events; c. trade fairs, market days and displays; d. conferences, meetings and functions; e. sports-related education; and f. special entertainment events; and g. any ancillary pedestrian access and connection; and h. any ancillary activity necessary for the operation of the Stadium including ancillary office and commercial activity, catering, and ticket and merchandise sales.
STORMWATER	means run-off that has been intercepted, channelled, diverted, intensified or accelerated by human modification of a land surface, or run-off from

	the surface of any structure, as a result of precipitation and includes any contaminants contained within.
STREETSCAPE	means the visual elements of a street, including the road, footpaths, trees, landform, open space, and interface to adjoining buildings that combine to form the street's character.
STRUCTURE	has the same meaning as in section 2 of the RMA (as set out in the box below) means any building, equipment, device, or other facility, made by people and which is fixed to land; and includes any raft.
STUDENT ACCOMMODATION	Living accommodation, primarily used or designed to be used by registered students or guests of a tertiary education facilities or education facilities and which is served by one or more communal living areas, including kitchens.
SUBDIVISION	has the same meaning as "subdivision of land" in section 218 of the RMA (as set out in the box below) means— a. the division of an allotment— i. by an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of the allotment; or ii. by the disposition by way of sale or offer for sale of the fee simple to part of the allotment; or iii. by a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years; or iv. by the grant of a company lease or cross lease in respect of any part of the allotment; or v. by the deposit of a unit plan, or an application to the Registrar-General of Land for the issue of a separate certificate of title for any part of a unit on a unit plan; or b. an application to the Registrar-General of Land for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.
SUPERMARKET	means a retail shop selling a wide range of foodstuffs, including fresh produce, meat, fish, dairy, alcoholic and other beverages, and packaged food for consumption off-site, as well as non-food grocery items and household goods. This definition includes discount stores, hypermarkets, department stores and warehouse club stores, where foodstuffs comprise more than 10% of the total gross floor area.
SUPPORTED RESIDENTIAL CARE ACTIVITY	means land and buildings in which residential accommodation, supervision, assistance, care and/or support by another person or agency for residents
SUSTAINABLE MANAGEMENT	has the same meaning as in section 5 of the RMA (as set out in the box below) means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while— a. sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and b. safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and c. avoiding, remedying, or mitigating any adverse effects of activities on the environment.
TARGET SPEED	means the maximum intended speed. Target speed is not <i>design speed</i> or <i>operating speed</i> .
TECHNICIAN ARBORIST	means a person who: a. by possession of a recognised arboricultural degree or diploma and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated proficiency in tree inspection and evaluating and treating hazardous trees including experience in the use of industry recognised risk-assessment methods; and c. has demonstrated competency to Level 6 New Zealand Diploma in

	Arboriculture standard (or to an equivalent arboricultural standard).
TELECOMMUNICATION	has the same meaning as given in section 5 of the Telecommunications Act 2001.
TEMPORARY ACTIVITIES	means any short term activities that are primarily held outdoors, on public or private land and that are intended to have a limited duration and incidence. This includes non-permanent ancillary buildings and structures associated with temporary activities. Temporary activities include: <ol style="list-style-type: none"> 1. Festivals, and exhibitions; 2. Fairs, carnivals and temporary markets; 3. Parades and ceremonies; 4. Council organised public firework displays; 5. Any short-term filming; 6. Public meetings; 7. Sporting and recreation events; and 8. Site offices for construction projects.
TEMPORARY MILITARY TRAINING ACTIVITY	means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are: <ol style="list-style-type: none"> a. the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act; b. the protection of the interests of New Zealand, whether in New Zealand or elsewhere; c. the contribution of forces under collective security treaties, agreements, or arrangements; d. the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations; e. the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency; f. the provision of any public service.
TEMPORARY SIGN	means any sign which is erected for a short period of time, as per standard SIGN-S10 and for the purposes of: <ol style="list-style-type: none"> a. advertising a one-off temporary activity or event; or b. for the purposes of displaying information. Temporary signs do not include hoardings, flags, sandwich boards or bollards.
TERRITORIAL AUTHORITY	has the same meaning as in section 5 of the Local Government Act 2002 (as set out in the box below) means a city council or a district council named in Part 2 of Schedule 2.
TERTIARY EDUCATION FACILITY	means land or buildings used for tertiary education and research activities Includes: <ol style="list-style-type: none"> a. classrooms, lecture theatres and other facilities dedicated to learning; b. staff and student facilities, including student and staff support services, student union offices, student and staff clubs and organisations; c. research and innovation facilities; d. marae activities and facilities; e. spiritual facilities; f. laboratories; g. libraries; h. sport and recreation activities and facilities; i. student accommodation activities j. any ancillary activity necessary for the effective operation of the University sites which includes: <ol style="list-style-type: none"> i. office activities; ii. commercial activities; iii. staff facilities; iv. operation and maintenance support facilities including laundries, printing and publishing, telecommunications and broadcasting, kitchens, cafeterias, refreshment facilities, generators, substations, plant and vehicle depots, storage facilities and workshops; v. childcare services; vi. conference facilities;

	<ul style="list-style-type: none"> vii. community use of tertiary education facilities; viii. healthcare activities; ix. entertainment facilities; x. light manufacturing; xi. car parking for staff, students and visitors; and xii. emergency service facilities.
THIRD-PARTY SIGNS	means a sign unrelated to or not associated with services, products or events available or occurring on the site on which the sign is located, except where specifically provided for as a permitted activity for a temporary sign or official sign.
THREE WATERS INFRASTRUCTURE	means network infrastructure for water supply, wastewater, or stormwater, to the extent that it is controlled by Wellington City Council or Wellington Water Ltd
TOTAL DEMOLITION	means to completely destroy or demolish
TOWNSCAPE	<p>means the visual appearance of a neighbourhood when viewed from surrounding public spaces. It includes the collective image of, and relationship between, the following elements:</p> <ul style="list-style-type: none"> • setting and landscape • the lay-out of streets, lanes and footpaths • subdivision patterns • buildings and structures • gardens and open spaces
TRADE SUPPLY RETAIL	<p>means a business engaged in sales to businesses, and may also include sales to the general public, and wholly consists of suppliers of goods in one or more of the following:</p> <ul style="list-style-type: none"> • automotive and marine supplies; • building supplies; • farming and agricultural supplies; • garden and landscaping supplies; • hire services (excluding hire of books, DVD and video); • office furniture, equipment and systems supplies.
TRANSPORT NETWORK	<p>means all public rail, public roads, public pedestrian, cycle and micromobility facilities, public transport and associated infrastructure. It includes:</p> <ul style="list-style-type: none"> a. Train stations; b. Bus stops; c. Bus shelters; and d. Park and Ride areas.
TREE	means a woody plant 3 metres or greater in height includes a Tree Fern, but excludes a vine with a stem diameter less than 50 mm.
TRENCHLESS METHODS	means excavation that does not create open surface trenches. Includes air spade, hydro excavation, or drilling machine.
TRIMMING AND PRUNING	Means the selective removal of parts of vegetation or of tree branches that do not affect roots.
UNCOMFORTABLE WIND CONDITIONS	means wind conditions where the mean hourly wind speed equals or exceeds 2.5 m/s for 20% of the year (1752 hours).
UPGRADING	as it applies to infrastructure, means the improvement or increase in carrying capacity, operational efficiency, security or safety of existing infrastructure, but excludes maintenance, repair and renewal.
VACANT LAND	means any land which is not developed for any recreation, amenity, or building activity.
VEHICLE	<p>means motor vehicle including:</p> <ul style="list-style-type: none"> a. Light vehicle; and b. Heavy vehicle. <p>It excludes:</p> <ul style="list-style-type: none"> c. Cycle; and d. micromobility device.
VEHICLE CROSSING	means a facility for vehicle access between a road carriageway and a site boundary. It includes any culvert, bridge or kerbing.
VEHICLE MOVEMENT	means a single journey to or from a particular site. A return journey equals two vehicle movements.
VIEWSHAFT	A view from a fixed point that is publicly accessible. There are three

	<p>types of viewshafts:</p> <ul style="list-style-type: none"> • Contained viewshafts run along street corridors and are vertically framed on either side by a building or other structure (existing or future permitted) • Vista views are seen from elevated viewpoints or from areas that allow a wider viewing angle than contained views. • Panoramic.
VISITOR ACCOMMODATION	means land and/or buildings used for accommodating visitors, subject to a tariff being paid, and includes any ancillary activities.
WASTEWATER	means any combination of two or more the following wastes: sewage, greywater or industrial and trade waste.
WATER	<p>has the same meaning as in section 2 of the RMA (as set out in the box below)</p> <ol style="list-style-type: none"> a. means water in all its physical forms whether flowing or not and whether over or under the ground; b. includes fresh water, coastal water, and geothermal water; c. does not include water in any form while in any pipe, tank, or cistern.
WATERBODY	has the same meaning as in section 2 of the RMA (as set out in the box below) means fresh water or geothermal water in a river, lake, stream, pond, wetland, or aquifer, or any part thereof, that is not located within the coastal marine area.
WELL-FUNCTIONING URBAN ENVIRONMENT	<p>means an urban environment that, as a minimum:</p> <ul style="list-style-type: none"> • has or enables a variety of homes that meet the needs, in terms of type, price, and location, of different households; and • has or enables a variety of homes that enable Māori to express their cultural traditions and norms; and • has or enables a variety of sites that are suitable for different business sectors in terms of location and site size; and • has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and • supports, and limits as much as possible adverse impacts on, the competitive operation of land and development markets; and • supports reduction in greenhouse gas emissions; and • are resilient to the likely current and future effects of climate change.
WELLINGTON AIR NOISE MANAGEMENT COMMITTEE (WANMC)	means the body primarily responsible for the NMP, being a partnership between the Airport, aircraft operators, and the local community. Wellington City Council contributes to the WANMC, including through providing updated noise exposure reports from the noise monitoring system.
WET ABRASIVE BLASTING	means abrasive blasting using material to which water has been added.
WETLAND	has the same meaning as in section 2 of the RMA (as set out in the box below) includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.
WHOLESALE	means a business engaged in the storage and distribution of goods to businesses (including retail activities) and institutional customers.
WIND FARM	means a wind turbine or a group of wind turbines installed in close proximity to one another and electrically interconnected to a common grid.
WIND MITIGATION MEASURES	design features and appurtenances that reduce the impact or effect of adverse wind conditions on people. Wind mitigation can be on a building, on a site, or off-site. The use of off-site wind mitigation is undesirable and is discouraged by this Plan.
WIND TURBINE	means a device used for extracting kinetic energy from the wind.
WORKS ARBORIST	<p>means a person who:</p> <ol style="list-style-type: none"> a. by possession of a recognised arboricultural degree, diploma or certificate and on the job experience, is familiar with the tasks, equipment and hazards involved in arboricultural operations; and b. has demonstrated competency to Level 4 New Zealand Certificate in Horticulture Services (Arboriculture) standard (or to an equivalent arboricultural standard).
YARD BASED RETAIL	means any retail activity which supplies goods or services primarily from

an open or semi-covered yard, and where the yard comprises at least 50% of the total area used for retail activities.

This includes but is not limited to:

- garden centres
- service stations
- automotive and marine supplies
- agricultural supplies
- heavy machinery and
- plant sales.

Abbreviations

Abbreviation	Full term
BPO	Best practicable option
CMA	Coastal Marine Area
Council	Wellington City Council - Me Heke Ki Pōneke
GWRC	Greater Wellington Regional Council/Wellington Regional Council
RMA	Resource Management Act 1991

Glossary

Term	Explanation
Hapū	means kinship group, section of a large kinship group and the primary political unit in traditional Māori society.
Iwi	means extended kinship group- often refers to a large group of people descended from a common ancestor and associated with a distinct territory.
Iwi/hapū management plans	planning documents that are recognised by an iwi authority, relevant to the resource management issues of the region/district/rohe and/or lodged with the relevant local authority.
Kāinga	means village, settlement, habitation, habitat, dwelling.
Kaitiakitanga	means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Māori in relation to natural and physical resources; and includes the ethic of stewardship.
Karakia	means to recite ritual chants, say grace or recite prayer.
Mahinga Kai	means garden, cultivation, food-gathering place.
Mana Whenua	means Māori with ancestral claims to a particular area of land resources. Literally, translated as “authority over the land”. Whānau, hapū, and iwi are mana whenua of a particular rohe, While Māori are tangata whenua of Aotearoa (New Zealand)
Manaakitanga	means hospitality, kindness, generosity, support – the process of showing respect, generosity and care for others.
Marae	Marae means the land and buildings (meeting house/wharenuī, kitchen & dining hall/wharekai, ablution block/wharepaku) generally associated with gatherings, and meetings and programmes of Mana Whenua, hapū or whanau for religious, educational, or community purposes.
Mātauranga	means scientific and spiritual indigenous knowledge and related oral histories
Nga Ara Pakanga	means ancient ara – pathways that the battles were led by forces aligned to Mana Whenua. Battlegrounds significant to Mana Whenua.
Nga ara Tawhito	means ancient ara – pathways and waka routes. Areas of occupation and use were connected by ara. These ara followed significant ridges, awa and the coast. Kāinga and pahi (resting places) were established on route to enable the harvest of wāhi taonga and mahinga kai from land and sea.
Ngāti Toa Rangatira	means the collective group of individuals who are descended from both Toa Rangatira; and any other recognised ancestor of Ngāti Toa Rangatira who migrated permanently to the area of interest of Ngāti Toa Rangatira in the nineteenth century and who exercised customary rights predominantly within that area: and includes those individuals; and includes any whānau, hapū, or group to the extent that it is composed of those individuals.

Pā	means fortified village, fort, stockade, screen, blockade, city (especially a fortified one).
Rohe	means boundary, district, region, territory, area, border (of land).
Takiwā	means district, area, territory, vicinity, region.
Tangata Whenua	means people of the land.
Taranaki Whānui	comprises the tribes of people from Te Ati Awa, Taranaki, Ngati Ruanui, Ngati Tama, Ngati Mutunga and other iwi from the Taranaki area, whose ancestors migrated to Wellington in the 1820s and 30s.
Tikanga	means customary practices or behaviors.
Wāhi Kainga	means places of settlement e.g., Pā, villages, homes, gardens.
Wāhi Mahinga Kai	means places of harvest/ food-gathering areas e.g., ngahere (forests), pā manu (birding sites), māra kai (gardens), awa (waterways), repo (wetlands), ngā roto (lakes), taku taimoana (fishing grounds).
Wāhi Taonga	means special places e.g., places of work, mineral areas, waka landing sites.
Wāhi tapu	means sacred or spiritual places e.g., battle sites, urupā, burial sites, caves, ritual sites including burial of pito / whenua (placenta).
Wāhi Tawhito	means historical and cultural places including where significant events occurred and significant people lived and died.
Wāhi Tīpuna	means places with special cultural, scenic or amenity values e.g., mountains, rivers and other waterways, including the sea and coastal areas, important landmarks, boundary markers.
Wāhi Tūpuna	means a place associated with traditional uses.

National Policy Statements and New Zealand Coastal Policy Statement

National Policy Statements and New Zealand Coastal Policy Statement

National policy statements (NPSs) and the New Zealand Coastal Policy Statement (NZCPS) form part of the Resource Management Act's policy framework and are prepared by central government. NPSs and the NZCPS contain objectives, policies and methods that must be given effect to by policy statements and plans. NPSs and the NZCPS must also be given regard to by consent authorities when making decisions on resource consent applications, alongside other considerations. The following table provides an overview of whether any relevant review/s of the plan has been undertaken in relation to NPSs and the NZCPS.

National Policy Statement on Urban Development 2020	This plan has been reviewed (October 2021)
National Policy Statement on Freshwater Management 2014 (amended in August 2017)	This plan has been reviewed (October 2021)
National Policy Statement on Renewable Electricity Generation 2011	This plan has been reviewed (October 2021)
New Zealand Coastal Policy Statement 2010	This plan has been reviewed (October 2021)
National Policy Statement on Electricity Transmission 2008	This plan has been reviewed (October 2021)

National Environmental Standards

National Environmental Standards

National environmental standards (NESs) are prepared by central government and can prescribe technical standards, methods (including rules) and/or other requirements for environmental matters throughout the whole country or specific areas. If an activity doesn't comply with an NES, it is likely to require a resource consent. NESs must be observed and enforced by local authorities. The following NESs are currently in force:

Resource Management (National Environmental Standards for Storing Tyres Outdoors) Regulations 2021
Resource Management (National Environmental Standards for Marine Aquaculture) Regulations 2020
Resource Management (National Environmental Standards for Freshwater) Regulations 2020
Resource Management (National Environmental Standard on Plantation Forestry) Regulations 2017
Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016
Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011
Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009
Resource Management (National Environmental Standard for Sources of Drinking Water) Regulations 2007
Resource Management (National Environmental Standards for Air Quality) Regulations 2004 (amended 2011)

Regulations

Regulations

The regulations included in this chapter come under the Resource Management Act 1991 (excluding the national environmental standards listed above). These regulations are:

Resource Management (Stock Exclusion) Regulations 2020
Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020
Resource Management (Exemption) Regulations 2017
Resource Management (Network Utility Operations) Regulations 2016
Resource Management (Discount on Administrative Charges) Regulations 2010
Resource Management (Forms, Fees, and Procedure) Regulations 2003
Resource Management (Infringement Offences) Regulations 1999
Resource Management (Marine Pollution) Regulations 1998
Resource Management (Exemption) Regulations 1996
Resource Management (Transitional, Fees, Rents, and Royalties) Regulations 1991

Tangata Whenua

TW	Tangata Whenua
-----------	-----------------------

Introduction

The purpose of the Tangata Whenua chapter is to:

- Enable and recognise the relationship of Tangata Whenua with their land, resources and traditions;
- Articulate relevant matters that are significant to Tangata Whenua; and
- Protect and mitigate activities that may impact on Tangata Whenua land, resources and traditions.

Mana Whenua and Resource Management

Over many centuries, Māori have forged a close relationship with the environment and developed an educated set of resource management practices that have sustained people and resources over generations. Since 1840, Māori systems of resource management have seldom been recognised by European approaches to resource management and planning and the Council is looking to create opportunities for better integration across the city into the future.

Tangata Whenua interests within the Council jurisdiction are represented by:

- Port Nicholson Block Settlement Trust who represent Taranaki Whānui ki te Upoko o te Ika a Maui;
- Wellington Tenths Trust and the Palmerston North Reserve Trust; and
- Te Rūnanga o Toa Rangatira Incorporated who represent Ngāti Toa.

Information required by Treaty of Waitangi Settlement Legislation:

The following table sets out the relevant information and links to that information, required by existing or pending Treaty of Waitangi settlement legislation or related statutory documents:

Tangata Whenua	Representative Organisation	Links to Organisation Information	Links to Settlement Information
Taranaki Whānui ki te Upoko o te Ika	Port Nicholson Block Settlement Trust	https://www.pnbst.maori.nz/	Port Nicholson Block Settlement Act 2009
Ngāti Toa Rangatira	Te Rūnanga o Toa Rangatira Inc	http://www.ngatittoa.iwi.nz/	Ngati Toa Rangatira Claims Settlement Act 2014

RECOGNITION OF IWI AND HAPŪ

History of the Hapū and Iwi Within the Rohe

Taranaki Whānui

Taranaki Whānui ki Te Upoko o Te Ika refers to the collective group composed of individuals who descend from:

- Te Āti Awa
- Ngāti Tama

- Taranaki
- Ngāti Ruanui
- other iwi from the Taranaki area, such as Ngāti Mutunga

Throughout the 1820s and 30s, members of Te Āti Awa and other tribes left their ancestral home in Taranaki and travelled south in four great migrations, eventually settling around the Kāpiti coast and Wellington Harbour. The collective name given to these iwi is Taranaki Whānui ki Te Upoko o Te Ika, or Taranaki Whānui, and their continued occupation of the Wellington area affords them the rights and responsibilities of mana whenua.

Between 1819 and 1821, following the two musket war parties led by Ngā Puhi and Ngāti Whātua along with Ngāti Toa and Te Āti Awa, much of Te Whanganui a Tara was left empty, particularly the western shoreline which includes Ngā Ūranga (today the Wellington suburb of Ngauranga). In the 1820s and 30s however, the land was reclaimed by the north Taranaki people of Ngāti Tama and Ngāti Mutunga, who later (1835) chose to migrate to the Chatham Islands, but proclaimed their interests in their lands by way of panui (proclamation) to their Te Āti Awa kin. Learning of this, Te Wharepōuri (of Te Āti Awa and Ngāti Tāwhirikura) brought some 300 people to Te Whanganui a Tara, settling at Ngā Ūranga. The Ngā Ūranga people cultivated lands along the western Harbour which later, at Te Wharepōuri's special request, the New Zealand Company made sections 5 & 6 Native Reserves.

At the time of the signing of Te Tiriti o Waitangi, Taranaki Whānui had established themselves and put down roots in the Te Whanganui a Tara area, making them mana whenua of Wellington. Since 1840, Taranaki Whānui have maintained ahi kā (permanent occupation) and established kāinga and papakāinga around the Wellington Harbour and other areas. Their traditional kāinga, papakāinga, māra kai (gardens) and mahinga kai (food gathering areas), as well as other sites of cultural significance, have now been largely destroyed by urban development.

Ngāti Toa Rangatira

Ngāti Toa Rangatira (Ngāti Toa) are a Tainui iwi descended from the eponymous ancestor Toa Rangatira, and those tūpuna that established their mana (authority) to the Raukawa Moana (Cook Strait) region through take raupatu and ringa kaha in the 1820's. Ngāti Toa established important historical and cultural associations within the rohe (tribal area) defined as 'Mai i Miria te Kākara ki Whitireia, whakawhiti te Moana Raukawa ki Wairau ki Whakatū'.

The Wellington City area is an intrinsic and integral component of the Raukawa Moana maritime domain of Ngāti Toa and our allied iwi of Te Āti Awa, Ngāti Tama, Ngāti Mutunga and other iwi of Taranaki, Ngāti Rangatahi, Ngāti Koata, Ngāti Rarua and Ngāti Raukawa.

Ngāti Toa mana over the Wellington area was acknowledged by the symbolic gifting of the mere pounamu (greenstone club) Tawhito Whenua to Ngāti Toa chief Te Rangihaeata by the previous inhabitants at Taputeranga Island in Island Bay.

Three Ngāti Toa chiefs, Te Hiko, Tūngia and Kahe Te Rauoterangi, signed Te Tiriti at Port Nicholson (Wellington) on 29 April 1840.

Ngāti Toa, and the representative iwi authority, Te Rūnanga o Toa Rangatira, acknowledge and affirm our responsibility to uphold the mana, rangatiratanga and mauri of the land, waters, natural resources and people within the rohe as consistent with the kawa, tikanga and values of Ngāti Toa. The iwi exerts the intergenerational rights and responsibilities of kaitiakitanga within the rohe that are a source of spiritual, cultural, social, and physical sustenance for Ngāti Toa and the local community.

The Ngāti Toa Rangatira Treaty Settlement with the Crown acknowledges the legitimacy of the customary rights and interests of Ngāti Toa in Wellington City. Te Rūnanga o Toa Rangatira will work in partnership with Crown authorities and iwi partners to advance the kawa, tikanga and values of Ngāti Toa within Te Whanganui a Tara.

The Relationship of Hapū and Iwi with their Rohe / The Relationship of Hapū and Iwi with Ancestral Lands, Water, Sites, Wāhi Tapu, and other Taonga, and interests in Resource Management

Te Whanganui a Tara

Te Whanganui a Tara (the Wellington Harbour) has always been of great importance to Māori since the arrival of Kupe many centuries ago when he named the Harbour islands Matiu and Makaro (after his daughters) and Mokopuna. Early Māori settled on the land around the Harbour, initially on Matiu and then Motu Kairangi (Watts Peninsula and Miramar). The Harbour has always provided a trade route, not only across Te Moana o Raukawa (the Cook Strait) but also up Te Awa Kairangi (the Hutt River), and its fish and shellfish species long supported iwi who used it as their food basket.

Despite the pollution, iwi ties to Te Whanganui a Tara have remained strong and both Ngāti Toa and Taranaki Whānui can call the harbour their food basket. Ngāti Toa and Taranaki Whānui have their own special sites, wāhi tapu, and other taonga throughout the Harbour area and both iwi have Statutory Acknowledgements over Te Whanganui a Tara, included in their Deeds of Settlement, which must always be honoured.

Taranaki Whānui

Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui) have a long history and close affiliation with Wellington city and act as its traditional guardians.

The old Pā site of Ngā Ūranga was the home of Te Wharepōuri but had limited flat land for gardens to support the people and so Tuna (freshwater eels) were caught in weirs in the Waitohi (now Ngauranga) stream to supplement the fish caught in the Harbour. Ngā Ūranga, or 'the resting place for waka' as it is defined, was also closely associated with the island Matiu in the middle of the Harbour and the Ngā Ūranga people had connections with many sites along this part of the Harbour to Pito-One. These sites include:

- Piki-wahine - the hill above Ngā Ūranga where women and children used to go for konini fruit, seed berries from kahikatea pines and other forest foods;
- Tahataha-roa beach - the old beach made easy for waka landings amongst a dangerous rocky shoreline that was lost in the 1855 uplift when parts of the escarpment also collapsed onto the beach;
- Paroro-rangi or 'Cloudy Sky' - a small Te Āti Awa kāinga (village)
- Te Ana-puta or 'Cave-opening' - a cave a mile and a quarter north of Ngā Ūranga that is extremely tapu; and
- Pari-karangaranga or 'Cliff of Echoes'

Ngāti Toa Rangatira

Ngāti Toa, together with the iwi of Taranaki Whānui, claim mana whenua (tribal authority) within the Wellington City area. The rights and responsibilities of mana whenua are based on traditional values that are closely linked to the environment.

The land, waterways and resources of Te Whanganui a Tara are a source of tribal identity that connect current generations to those before and after, and hold memories and potential for tribal growth and mātauranga (understanding/knowledge). They provide a spiritual base for tribal members to remember the achievements, losses and lessons of their ancestors, and provide a tangible heritage for future generations.

Ngāti Toa interests in Te Whanganui a Tara stem from the migration and conquest of the region in the early nineteenth century. Ngāti Toa chief Te Rauparaha had accompanied a Ngā Puhi raiding party to the Raukawa Moana region in 1819/20, and upon arrival at Omere on Wellington's south coast, spotted a European vessel travelling through the straits. Ngā Puhi chief Tamati Waka Nene encouraged Te Rauparaha to take possession of the land to secure trade with Pākehā. Subsequent migrations and conquests led to the mana of the land

being passed to Ngāti Toa and Taranaki tribes, and the establishment of a maritime domain encompassing the lower North Island and upper South Island. The gifting of Tawhito Whenua to Te Rangihaeata at Taputeranga solidified Ngāti Toa claims to Te Whanganui a Tara and provide a tangible link to our past.

The lands, waterways and resources of Te Whanganui a Tara provided a secure and profitable future for Ngāti Toa and our allies, and many places have historic and cultural significance to Ngāti Toa.

Ngāti Toa whakapapa (genealogy) and creation stories connect us to both the natural environment and the human experience within it. Omere and Taputeranga are significant landmarks that represent important markers of tribal identity and connect present and future generations with the origins of Ngāti Toa mana in the region.

Kaimoana (seafood) is collected from several points around Te Whanganui a Tara. Makara, Rimurapa (Sinclair Head), Taputeranga (Island Bay) and Te Tangihanga a Kupe (Barrett's Reef) are traditional fishing spots. Kōura (crayfish) is collected from Karori Rock/Light and Tokohaere (Thoms Rock). Kuku (mussels) are harvested from Te Aroaro o Kupe (Steeple Rock), pātiki (flounder) from (Evans Bay), and tuare (blind eel) from Taputeranga. Tītī (muttonbirds) were caught along the cliffs near Pipinui Point.

Ngāti Toa place critical value on water management. It is incumbent that management of Wellington's waterways ensure and protect the mauri (lifegiving properties) for future generations, and the natural environment it supports. For instance, the Porirua Stream flows into Porirua Harbour, the pātaka (food storehouse) of Ngāti Toa. The discharge of wastewater and pollutants into waterways, and the disposal of human remains into waterways is wholly inconsistent with the tikanga of Ngāti Toa.

Other natural resources including flora, fauna and minerals were important sources of sustenance, healing and other necessities for housing, transport, clothing, tools and so forth. They were also traded extensively. Trade posts, including Port Nicholson, were, and continue to be, important economic centres of opportunity for Ngāti Toa. Food, fresh water and other resources from throughout the region were gathered to trade with whalers, sailors, settlers and other iwi.

The coastal statutory acknowledgment over Thoms Rock in the Ngāti Toa Settlement is also significant recognition of their interest along the south coast of Wellington. Thoms Rock is named after the trader and whaler Joseph Thoms who married Te Uatōrikiriki, daughter of Ngāti Toa chief Nohorua (brother of Te Rauparaha). The name also commemorates the sinking of the 'Three Brothers' and the drowning of Horomona Matakape, grandson of Nohorua, who was buried at an urupā near the Waiariki Stream, then later moved to Oteranga Bay.

Te Rūnanga o Toa Rangatira is the representative mandated authority for Ngāti Toa and will work in partnership with the Council for the active protection, recognition and management of taonga pertinent to the culture and traditions of the iwi, and the ongoing relationship between tangata and whenua.

ENVIRONMENTAL OUTCOMES

Ngāti Toa Rangatira

For Ngāti Toa, the environment is sustained through:

- Reclaimed connections and mātauranga relevant to their natural resources;
- Empowered kaitiaki who are leaders and co-managers of their natural environment;
- Their commitment to environmental sustainability; and
- Their ability to adapt to the impacts of climate change.

Environmental Management Perspectives and Values of Hapū and Iwi

Ngāti Toa Rangatira

Ngāti Toa recognises the importance of a healthy and sustainable environment in terms of their tribal identity and whakapapa connections to maunga, moana and awa. They want to play a leadership and co-management role in this regard, aiming to see kaitiaki, and the iwi as a whole, have a greater influence and role in environmental management decision-making, both across the region and country. Ngāti Toa also recognise the opportunity to confirm their commitment to sustainability, and to actively plan for their need to adapt to the inevitable effects of climate change. They also express a desire to revitalise and reconnect to their rohe and hapū based strengths, having reflected on past times when each hapū held the skills relevant to specific environmental roles, that collectively contributed to the wellbeing of the iwi.

Ngāti Toa have a number of inherent tangible and intangible values they closely identify with. They are:

Te Mauri o te Whenua - all things are connected

All things have a mauri (lifeforce) which unites them and can be devalued or enhanced by activities or natural processes. Mauri stems from the belief that the Atua (gods) created everything, and therefore everything is connected, including the spiritual realm, physical realm, the Atua, the environment, the people and their ancestors. Mauri is used to measure the cause and effect of activities to determine their impact on the environment and our connection with it. Ngāti Toa are not separate from Te Taiao (the environment), and what impacts the whenua impacts the people. This relationship is reciprocated in the health of the whenua as an indicator of the health of the people, as Ngāti Toa rely on Te Taiao for their physical and cultural wellbeing. Therefore, it is essential to the iwi health and wellbeing that the mauri of the Ngāti Toa environment (including earth, plants and waterways) is not devalued or degraded, meaning the effects of activities within their rohe are never more than minor or irreversible.

Mana

To have mana is to have authority and influence, as well as the ability to apply tikanga and to have a mandate to make decisions. It can be inherited through whakapapa (genealogy) or gained through ones' actions. Ngāti Toa need to practice their mana at all levels, through governance and management arrangements, partnerships, and maintaining their own autonomy. Examples of Ngāti Toa exercising their mana include the development of Memoranda of Understanding with local councils, providing employment opportunities for iwi members, hosting manuhiri, gathering traditional kai from their rohe, and providing for the wellbeing of their people.

Kaitiakitanga

The primary objective of kaitiakitanga (guardianship) is to protect and enhance mauri for environmental sustainability. As mana whenua of the Wellington District, Ngāti Toa have kaitiaki responsibilities to protect their taonga and the mauri inherently linked with the natural environment. This can be achieved through participation and decision-making in resource management processes with local councils, such as responding to resource consents and co-developing policies to protect their interests.

Ki Uta Ki Tai

Ngāti Toa's world is inherently connected and recognised in the principle of Ki Uta Ki Tai (from the mountains to the sea). This holistic view represents that the Ngāti Toa catchment and any issues concerning the environment cannot be addressed in isolation.

Description of Resources Significant to Tāngata Whenua / Mana Whenua

Taranaki Whānui

Taranaki Whānui settled near the coast and made use of its plentiful resources. The Wellington harbour became their food basket, providing a variety of fish, shellfish and other kai moana. Freshwater environments, such as the Waitohi (now Ngauranga) stream, provided Tuna (freshwater eels) that were caught in weirs, as well as water for drinking and karakia. The land provided a wide array of vegetation that supported biodiversity and animal life, and produced food and resources for Taranaki Whānui, such as konini fruit and seed berries from kahikatea pines for eating, as well as flax for weaving.

Taranaki Whānui have used many of Wellington's natural resources and established mahinga kai sites (sites of food gathering) throughout the district. Knowledge of different sites has been passed down through generations, enhancing kaitiakitanga through innate connections with earth, sea and water. Access to traditional resources for mahinga kai, as well as traditional practices like weaving, is crucial to Taranaki Whānui. Having safe and unbarred access to traditional grounds is important to the iwi and their mana, but gradually becoming less attainable due to developments (infrastructure, earthworks, etc) and destruction of land and waterways. As well as allowing access, there are areas in which Taranaki Whānui want to restrict access due to the significance of the site, which must be protected. Wāhi tapu / tūpuna are areas that have history Taranaki Whānui would like to be protected. While many sites and areas of significance have already been destroyed or are on private land, it is still important to preserve the story of the site in some way.

Ngāti Toa Rangatira

Coastal settlement and the use of marine resources largely influenced the way of life of those Ngāti Toa Rangatira living near the harbour that provided a variety of paua, mussels, crayfish, eels, flounder and other kai moana. Freshwater environments also provided fish species harvested for kai, and water itself was a resource used for drinking and karakia. The terrestrial environment provided a wide range of vegetation that encouraged biodiversity, supported animal life and produced food and resources for Ngāti Toa, such as titi (mutton birds) for eating, rongoā plants for medicine and flax for weaving. There are also many historical gardens and kumara pits scattered throughout the rohe of Ngāti Toa.

Ngāti Toa have utilised Wellington's natural resources and established mahinga kai sites (sites of food gathering) in the district area. The knowledge of different sites has been passed down through the generations, enhancing kaitiakitanga through an inherent connection with the area and environment. Access to traditional resources for mahinga kai, as well as rāanga and whakairo is important to Ngāti Toa. Having safe unobstructed access to traditional grounds is an essential value that is gradually becoming unattainable due to new developments and the further destruction of land and waterways. As well as allowing access, there are some areas where Ngāti Toa want to limit entry due to the significance of the site, which must be protected. Wāhi tapu / tūpuna are areas that have history Ngāti Toa would like to be preserved. Although many sites and areas of significance have been destroyed or are on private land, it is still a necessity to preserve the story of the site in some way.

Relevant Iwi Authorities

Taranaki Whānui

The Port Nicholson Block Settlement Trust was formed in August 2008 to accept and manage the settlement package for Taranaki Whānui ki Te Upoko o Te Ika, and not long after that (2nd of September 2009) the Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009 came into force. The Deed of Settlement was signed on 19 August 2008 at a service held at Pipitea Marae attended by some 700 people. As part of the settlement process, the Crown required that the establishment of the Trust be authorised by those registered with the Port Nicholson Block Claim in 2007, a process that was undertaken in August / September 2007. At the end of the period for voting on the formation of the Trust and the initial Trustees, 96.8% of those who voted supported the proposal that had been presented.

Ngāti Toa Rangatira

The Ngāti Toa Rangatira Claims Settlement Act 2014 came into force on 23rd of April 2014. The Settlement date was 1st of August 2014, and the effective date was 1st of February 2015. This Act required a statutory acknowledgement of statutory areas, and statements of association and of coastal values made by Ngāti Toa Rangatira in respect to those statutory areas.

In 1986, Ngāti Toa lodged the Ngāti Toa Tribunal Claim (Wai207), covering the entirety of their traditional rohe from Whangaehu in the North-East to the Tararua Ranges, South to Turakirae Heads, across Cook Strait to Kaikoura, and West to Arahura. However, because the claim was so extensive the Waitangi Tribunal divided it into three separate districts of inquiry:

- The Wellington / Port Nicholson Block District Inquiry (Wai145) heard by the Waitangi Tribunal 1991-1999;
- The Northern South Island Inquiry/Te Tau Ihu (Wai 785) heard by the Waitangi Tribunal 2000-2004; and
- The Porirua ki Whanganui District Inquiry.

In November 2005, the Minister in Charge of Treaty Negotiations and the Minister of Māori Affairs recognised the mandate of the Ngāti Toa Rangatira Negotiating Team to represent Ngāti Toa Rangatira in negotiating a comprehensive historical Treaty settlement, and the Crown signed Terms of Negotiation with Ngāti Toa Rangatira on 24 September 2007. This was then followed by a co-signed Letter of Agreement between the Crown and Ngāti Toa Rangatira on the 11th of February 2009, providing for the full and final settlement package.

Statutory Acknowledgements

There are two Statutory Acknowledgements over Te Whanganui a Tara included in the Deeds of Settlement with Taranaki Whānui (Port Nicholson Block Deed of Settlement) 2008 and Ngāti Toa Rangatira and Toa Rangatira Trust. These statutory acknowledgments require consultation over resource consent matters in or affecting the Harbour.

Council Obligations:

The Council has certain obligations and duties it must exercise when managing resource consent applications within, adjacent to, or directly affecting a statutory area. These are:

- To have regard to the statutory acknowledgment when making decisions on whether the Trustee of the Toa Rangatira Trust is an affected person on resource consent applications submitted for activities within, adjacent to, or directly affecting a statutory area.
- Until 1 February 2035, to provide either summaries of resource consent applications lodged with Council, and copies of notices of resource consent applications that have been served on Council under section 145(10) (where the matter is lodged with the Environmental Protection Authority), to the Trustee of the Toa Rangatira Trust where the resource consent application is for an activity within, adjacent to, or directly affecting a statutory area.

TANGATA WHENUA / MANA WHENUA – LOCAL AUTHORITY RELATIONSHIPS

Taranaki Whānui

The Council acknowledges Taranaki Whānui as mana whenua. The Council works in partnership with Taranaki Whānui, and engages through the iwi authority, the Port Nicholson Block Settlement Trust.

As Mana Whenua of Wellington, Taranaki Whānui are afforded rights and responsibilities through Te Tiriti o Waitangi / The Treaty of Waitangi and the Resource Management Act (RMA) that the Council accommodates. The Council has a Memorandum of Understanding (2010) with the Port Nicholson Block Settlement Trust and a mutually beneficial relationship where Taranaki Whānui are included in decision-making processes that affect them (e.g. resource management, active protection, etc.) Council acknowledge Taranaki Whānui as not only

Mana Whenua but kaitiaki (guardians of the land), with the right to practice Kaitiakitanga, as well as providing for their traditional and cultural values. They also ensure that Taranaki Whānui's contribution to Wellington's heritage and future is fully and publicly acknowledged and work closely with them to explore opportunities for the city regarding settlement of their Te Tiriti o Waitangi / Treaty of Waitangi claims. An example of the partnership between Taranaki Whānui and Council is the Council's work with the Port Nicholson Block Settlement Trust to host Waitangi Day celebrations in the city.

Formally, the Council has a Memorandum of Understanding with Taranaki Whānui. The MOU between the Council and the Port Nicholson Block Settlement Trust (Taranaki Whānui) was signed in 2010, replacing the previous MOU, and acknowledges the Treaty of Waitangi, the United Nations Declaration of the Rights of Indigenous Peoples, etc. as well as the 3.1 Port Nicholson Block Claims Settlement Act 2009, the Port Nicholson Block Settlement Trust Vision, and the Council Vision. The MOU also sets out principles and how to give effect to them.

Ngāti Toa Rangatira

The Council acknowledges Ngāti Toa Rangatira as mana whenua. The Council works in partnership with Ngāti Toa Rangatira, and engages through the iwi authority, Te Rūnanga o Toa Rangatira.

As mana whenua of Wellington, Ngāti Toa are afforded rights and responsibilities through Te Tiriti o Waitangi / The Treaty of Waitangi and the Resource Management Act (RMA) that the Council accommodates. The Council has a Memorandum of Understanding (2017) with Ngāti Toa Rangatira and a mutually beneficial relationship where Ngāti Toa are included in decision-making processes that affect them (e.g., resource management and active protection). The Council acknowledges Ngāti Toa as not only Mana Whenua but Kaitiaki, with the right to practice Kaitiakitanga, as well as providing for their traditional and cultural values. They also ensure that Ngāti Toa's contributions to Wellington's heritage and future are fully and publicly acknowledged and work closely with them to explore opportunities for the city regarding settlement of their Te Tiriti o Waitangi / Treaty of Waitangi claims.

Formally, the Council has a Memorandum of Understanding (MOU) with Ngāti Toa Rangatira. The MOU between the Council and Ngāti Toa Rangatira was signed in 2017 and acknowledges the Treaty of Waitangi, the United Nations Declaration of the Rights of Indigenous Peoples, the Mana Whenua status of Ngāti Toa, as well as the Ngāti Toa Rangatira Claims Settlement Act 2014, and the Rūnanga Vision.

HAPŪ AND IWI PLANNING DOCUMENTS

The Council will encourage the preparation and lodgement of Iwi/Hapū Management Plans. Where the plans have been lodged with the Council, Council will be guided by their contents to the extent that they are relevant to the resource management issues of the District.

INVOLVEMENT AND PARTICIPATION WITH TANGATA WHENUA / MANA WHENUA

The Council recognises that the need to consult with mana whenua stems from Te Tiriti o Waitangi / the Treaty of Waitangi principle of partnership, requiring both parties to act reasonably and make informed decisions. The Council also acknowledges engaging and consulting with mana whenua often leads to a better understanding of issues and opportunities. In many cases, this will result in stronger, more trusting relationships, and positive outcomes of mutual benefit.

The Resource Management Act 1991 has different requirements for consulting with mana whenua, whose contribution to measuring effects on Māori cultural values is set out under Part II of the Act. For this reason, Council engages and consults with mana whenua on a wide range of resource management-related matters.

Specific Involvement and Participation or RMA Consultation Processes with Tāngata Whenua / Mana

Whenua

The Council has responsibility to mana whenua under the Resource Management Act (RMA). The RMA requires the Council to consider mana whenua matters of significance in Resource Management processes. This includes:

- (Section 6(e)) recognition and protection of Māori and their culture and traditions with their ancestral lands, waters, sites, wāhi tapu and other taonga.
- (Section 7(a)) having particular regard to the exercise of kaitiakitanga or the iwi's exercise of guardianship over resources.
- (Section 8) the principles of the Treaty of Waitangi and their application to the management of resources.
- (Section 74(2)b) recognition of any planning document recognised by an iwi authority; and
- (all sections cited) the obligation to consult with iwi over consents, policies, and plans.

Ngāti Toa Rangatira

Te Rūnanga o Toa Rangatira is the mandated iwi authority for Ngāti Toa and has responsibility for protecting and enhancing the mana of Ngāti Toa across the various political, economic, social and environmental circles. Te Rūnanga o Toa Rangatira is also an iwi authority under the RMA and the trustee of the Ngāti Toa Post-Settlement Governance Entity (the Toa Rangatira Trust). As such, Te Rūnanga o Toa Rangatira manages local government relationships and resource management matters on behalf of Ngāti Toa.

Consultation with mana whenua under the RMA should be directed through Te Rūnanga o Toa Rangatira. Contact can be made via: resourcemanagement@ngatittoa.iwi.nz.

Taranaki Whānui

The Port Nicholson Block Settlement Trust is the mandated iwi authority for Taranaki Whānui and has responsibility for protecting and enhancing the mana of Taranaki Whānui across the many political, economic, social and environmental spheres. The Port Nicholson Block Settlement Trust is also an iwi authority under the RMA and as such, manages local government relationships and resource management matters on behalf of Taranaki Whānui.

Consultation with mana whenua under the RMA should be directed through The Port Nicholson Block Settlement Trust. Contact can be made via: reception@portnicholson.org.nz

Strategic Direction

Purpose and Context of the Strategic Direction

The Strategic Objectives set the direction for the District Plan for managing growth, land use and development in Wellington City. The Strategic Objectives help to implement relevant Council strategies and policies as well as regulatory planning documents that the District Plan must give effect to. The Strategic Objectives will be implemented through future plan changes and complex resource consent applications, as follows:

- For the purpose of plan implementation (including the assessment of resource consents and notices of requirement):
 - ◊ The Strategic Objectives may provide guidance on what the objectives and policies in other chapters of the Plan are seeking to achieve.
 - ◊ The relevant objectives and policies of the plan (including Strategic Objectives) are to be considered together, and no fixed hierarchy exists between them.
 - ◊ In addition to the specific objectives and policies contained in topic chapters of the Plan relevant Strategic Objectives in this chapter will also need to be assessed for any activity identified as Discretionary or Non-Complying.
- For the purposes of plan development, including future plan changes and variations:
 - ◊ The Strategic Objectives form the basis for the development of more detailed objectives, policies and rules in Parts 2 and 3 of this District Plan.
 - ◊ The Strategic Objectives should be considered as part of plan change or variation proposals.

Details of the steps Plan users should take when using the District Plan are provided in the General Approach chapter.

Anga whakamua – Moving into the future

Introduction

The Wellington City Council acknowledge Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira as mana whenua. As partners, mana whenua see the strategic opportunity and role that Wellington city has as the capital city and host national and international visitors. Mana whenua also note and support the aspirations for the city to grow in line with national direction.

Taranaki Whānui comprises the people from Te Ati Awa, Taranaki, Ngati Ruanui, Ngati Tama, Ngati Mutunga and other iwi from the Taranaki area, whose ancestors migrated to Wellington in the 1820s and 30s, where they have since maintained ahi kā (continuous occupation). Ngāti Toa Rangatira (Ngāti Toa) have a strong history and affiliation with Porirua and have held exclusive tangata whenua status in the Porirua area since migrating here in the early 1820s.

The Council works in partnership with Taranaki Whānui, and engages through the iwi authority, the Port Nicholson Block Settlement Trust. It also works in partnership with Ngāti Toa Rangatira, and engages through the iwi authority, Te Rūnanga o Toa Rangatira.

Strategic Objectives	
AW-01	Resource management processes include mana whenua as active participants in a way that recognises Te Tiriti o Waitangi and its principles.
AW-02	The relationship of Tangata Whenua with their Lands and Traditions is recognised and provided for, including: <ol style="list-style-type: none"> 1. The use, development and expansion of Treaty Settlement land and any land that is subject to Deed of Settlement provisions relating to right of first refusal land, in a manner that recognises its commercial redress purposes; and 2. The use and development of all other land to provide for the social, economic, commercial, and cultural aspirations of Tangata Whenua.
AW-03	Mana whenua can exercise their customary responsibilities as mana whenua and kaitiaki with their own mātauranga Māori.
AW-04	The development and design of the City reflects mana whenua and the contribution of their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance to the district's identity and sense of belonging.

Capital City

Introduction

Wellington City plays a critical role in the wider region and as the nation's capital. The City attracts a diverse range of people through its many activities including Central Government employment opportunities, tertiary education institutions, arts and cultural activities, natural environment, economic activity, and its overall liveability.

Decisions that are made now will significantly influence the ability for future generations of the City to thrive socially, economically, culturally and environmentally. This District Plan is focused on achieving the outcomes of the Spatial Plan and is a future focused plan that builds on what is great about Wellington, allows the City to evolve in partnership with mana whenua and the community, while recognising those things that are special about this City.

The Spatial Plan provides the overarching vision and direction for how the City will evolve over the next 30 years. This District Plan distils this vision and direction through a regulatory framework in order to realise the short to medium term (10-15 years) direction of the Spatial Plan.

There are six strategic City goals in the Spatial Plan that have been developed through engagement with the community – compact, greener, vibrant and prosperous, inclusive and connected, resilient, and partnership with mana whenua. These goals have influenced decisions about where and how the City will grow and what needs to be protected in doing so. The City goals are a critical part of a well-functioning Capital City and it is the Council's expectation that they underpin how development is planned and how decisions are made.

The Spatial Plan recognises that the City faces some significant changes over the next 30 years as a result of:

- Projected population growth of 50,000-80,000 more people
- Significant housing supply, housing choice, and affordability issues
- Growth in business development, technology changes, and new ways of working
- A changing climate and rising seas
- A commitment to reducing the City's carbon emissions to net zero by 2050
- Risks associated with natural hazards, such as earthquakes
- Major transport and urban development projects which will influence the City's urban form
- Growing pressure on critical infrastructure
- Meeting national and regional planning requirements.

The role of the District Plan is to establish a framework within which change can occur while ensuring that the environmental effects of change are well-managed. The District Plan is a critical tool for ensuring these changes happen in a coordinated and efficient way while ensuring that the City retains its high levels of liveability.

The City is committed to strengthening its partnership with mana whenua. This commitment is evident throughout this District Plan to ensure that mana whenua are a part of how the city grows and changes, that their voice is heard and that this voice is given meaning and is visible in how we plan, design and build Wellington's future. The values and aspirations of mana whenua are expressed in the Tangata Whenua chapter in Part 1 of the District Plan.

Strategic Objectives	
CC-01	Wellington City continues to be the primary economic and employment hub for the region.

CC-02	<p>Wellington City is a well-functioning Capital City where:</p> <ol style="list-style-type: none"> 1. A wide range of activities that have local, regional and national significance are able to establish. 2. Current and future residents can meet their social, cultural, economic and environmental wellbeing. 3. Mana whenua values and aspirations are visible, celebrated and an integral part of the City's identity. 4. Urban intensification is delivered in appropriate locations and in a manner that supports future generations to meet their needs. 5. Innovation and technology advances that support the social, cultural, economic and environmental wellbeing of existing and future residents are promoted. 6. Values and characteristics that are an important part of the City's identity and sense of place are identified and protected.
CC-03	<p>Development is consistent with and supports the achievement of the following strategic City goals:</p> <ol style="list-style-type: none"> 1. Compact: Wellington builds on its existing urban form with quality development in the right locations. 2. Resilient: Wellington's natural and built environments are healthy and robust, and we build physical and social resilience through good design. 3. Vibrant and Prosperous: Wellington builds on its reputation as an economic hub and creative centre of excellence by welcoming and supporting innovation and investing strategically to maintain our thriving economy. 4. Inclusive and Connected: Wellington recognises and fosters its identity by supporting social cohesion and cultural diversity, and has world-class movement systems with attractive and accessible public spaces and streets. 5. Greener: Wellington is sustainable and its natural environment is protected, enhanced and integrated into the urban environment. 6. Partnership with mana whenua: Wellington recognises the unique role of mana whenua within the city and advances a relationship based on active partnership.

City Economy, Knowledge and Prosperity

Introduction

The City's commercial areas play a fundamental role in both the City and regional economies and will be essential for supporting the City's growth, economy, employment and meeting people's day to day needs into the future. Mana whenua also have significant commercial aspirations and this an important part of planning the City's future.

As outlined in the Spatial Plan, a large proportion of the City's growth over the next 30 years will be directed to the City Centre and suburban centres. Vibrant and well-functioning centres are important for attracting investment and business to those centres and supporting the social, economic, cultural and environmental wellbeing of local residents and workers.

Based on the Housing and Business Development Capacity Assessment, the City will require up to 24ha of land that would accommodate 78ha of floor space for future business development and activities over the next 30 years. Much of this growth is anticipated to be driven by the commercial and government sectors. While these requirements extend beyond the life of this District Plan, the planning and development that occurs now will have long term implications. It is imperative that the City retains sufficient supply of business and commercial land over the short, medium and long term.

A diverse range and mix of activities enables agglomeration benefits to be realised, economies of scale to be increased, and supports a population with a diverse range of skills and knowledge. This helps to support:

- people's social and economic wellbeing
- different ways and places of work
- a reduction in the need to travel via private vehicle
- reduced carbon emissions
- economic and social resilience.

The District Plan provides a framework that is flexible enough to support diversity in commercial activities and uses, while still ensuring the effects of those uses are appropriately managed.

Strategic Objectives	
CEKP-01	<p>A range of commercial and mixed use environments are provided for in appropriate locations across the City to:</p> <ol style="list-style-type: none"> 1. Promote a diverse economy 2. Support innovation and changes in technology 3. Facilitate alternative ways of working.
CEKP-02	<p>The City maintains a hierarchy of centres based on their role and function, as follows:</p> <ol style="list-style-type: none"> 1. City Centre – the primary centre serving the City and the wider region for shopping, employment, city-living, government services, arts and entertainment, tourism and major events. The City Centre is easily accessible and easy to get around and serves as a major transport hub for the City and wider region. The City Centre is the primary location for future intensification for both housing and business needs.

	<ol style="list-style-type: none"> 2. Metropolitan Centres – these centres provide significant support to the City Centre Zone at a sub-regional level by offering key services to the outer suburbs of Wellington City and the wider Wellington region. They contain a wide range of commercial, civic and government services, employment, office, community, recreational, entertainment and residential activities. Metropolitan Centres are major transport hubs for the City and are easily accessible by a range of transport modes, including rapid transit. As a result, these centres are will be major live-work hubs for the City over the next 30 years. Intensification for housing and business needs will be enabled in these locations, to complement the City Centre. 3. Local Centres – these centres service the surrounding residential catchment and neighbouring suburbs. Local Centres contain a range of commercial, community, recreational and entertainment activities. Local Centres are well-connected to the City’s public transport network and active transport modes are also provided for. Local Centres will play a role in accommodating and servicing the needs of the existing and forecast population growth that is complementary to the City Centre and Metropolitan Centre Zones. This intensification is due to the capacity of the area to absorb more housing with enablers of growth such as walkable access to public transport, and community facilities and services. 4. Neighbourhood Centres - these centres service the immediate residential neighbourhood and offer small-scale convenience-based retail for day-to-day needs. These centres are generally for small commercial clusters and community services. Neighbourhood Centres are accessible by public transport and active transport modes.
CEKP-03	<p>Mixed use and industrial areas outside of Centres:</p> <ol style="list-style-type: none"> 1. Complement the hierarchy of Centres 2. Provide for activities that are incompatible with other Centres-based activities; and 3. Support large scale industrial and service-based activities that serve the needs of the City and wider region.
CEKP-04	<p>Land within the City Centre, Centres, Mixed Use, and General Industrial Zones is protected from activities that are incompatible with the purpose of the zone or have the potential to undermine the City’s hierarchy of centres.</p>
CEKP-05	<p>Strategically important assets including those that support Māori culture, tourism, trade education, research, health are provided for in appropriate locations.</p>

Historic Heritage and Sites and Areas of Significance to Māori

Introduction

Historic and cultural heritage provides a connection with those who lived before us. It helps us define who we are and contributes to our sense of place. Once destroyed, it cannot be replaced. It is a fundamental part of the wellbeing of people and communities.

Heritage is a key contributor to the City's vibrancy and sense of place, particularly when it is retained, celebrated, and maintained. It can also make a significant contribution to the economy, through employment, tourism and the provision of interesting and alternative work and recreation spaces.

The protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance under section 6(f) of the RMA. The District Plan must recognise and provide for this.

Sites of significance to Māori capture the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga. Sites and areas of significance to Māori carry history, connection, meaning and associations for mana whenua. They provide a tangible connection to whenua and significant historical events. Often sites no longer exist physically however their memory and association remains an important part of the cultural landscape, narrative and whakapapa.

As the City grows, it will be important to ensure the sustainable long-term use of heritage buildings and enable them to function as we expect them to now, and so that they are suitable for a variety of uses. Wellington City is prone to natural hazards, particularly seismic risks, so the safety and resilience of the City's building stock is a significant issue. The age and design of many of the City's older buildings means that some may need significant upgrades to ensure they meet Building Act requirements. A number of these are heritage buildings. It is important that the District Plan continues to promote continued progress of seismic strengthening of heritage places should continue to contribute to a safe and resilient city. The District Plan will enable works on heritage buildings that improve their safety and ongoing resilience while managing effects on historic heritage values and ensuring that any changes maintain or enhance heritage values, rather than detracting from them.

The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga is a matter of national importance under section 6(e) of the RMA. There are many sites across the City which have significance for Māori. Large areas of urban development in the City have already disturbed some of these sites, so in accordance with the principle of kaitiakitanga it is important that future development does not further compromise remaining sites and where possible acknowledges this history.

Strategic Objectives	
HHSASM-O1	Significant buildings, sites, areas, places and objects that exemplify Wellington's historical and cultural values are identified, recognised and protected.
HHSASM-O2	Heritage buildings are resilient and have a sustainable long term use while ensuring their heritage and cultural values are recognised and maintained.
HHSASM-O3	The cultural, spiritual and/or historical values associated with sites and areas of significance

	to Māori are protected.
HHSASM-O4	Sites of significance to Māori are identified and mana whenua's relationships, interests and associations with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance are recognised and provided for.
HHSASM-O5	Recognise that only mana whenua can identify impacts on their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga/sites of significance to Māori.

Natural Environment

Introduction

Wellington's natural environment is one of its defining features. The close proximity of the City and easy access to the natural environment is unique and this is highly valued by the community.

The City benefits from a range of indigenous ecosystems that support the survival of organisms, assist with reducing the impacts of climate change, and support carbon sequestration. The City also has a number of iconic landscapes and natural features that are distinct and have particular visual, cultural, experiential, and geographical significance.

The preservation of the natural character of the coastal environment, and the protection of significant indigenous vegetation, significant habitats of indigenous fauna, and outstanding natural landscapes and features from inappropriate subdivision, use, and development are matters of national importance under section 6 of the RMA, which the District Plan must recognise and provide for. In Wellington City, this is important given the significant population growth expected over the next 30 years, and the impacts that growth and development could have on our indigenous biodiversity if left unchecked.

The Council also declared a Climate and Ecological Emergency in 2019. This declaration provides impetus to ensure that the City's ecosystems are not further degraded.

The City's open space network is also a key part of the broader natural environment values. A defining feature of these open spaces, both formal and informal, is their close proximity to the urban area. This proximity enables residents and visitors to easily enjoy their natural environment and provides opportunities to integrate more natural elements into the urban area. As the City grows, these areas may come under increasing pressure for development if they are not managed efficiently and effectively. The open space network provides for the City's social, cultural and environmental wellbeing and it is important that these areas are retained for future generations to enjoy.

There are also important cultural and spiritual values associated with the natural environment for local iwi.

The City's waterways and harbour have become increasingly contaminated as the City has developed over time. The increase in impervious surfaces and stormwater runoff has resulted in increased contaminant loads that have significant effects on water quality. Poor water quality subsequently threatens the flora and fauna that rely on these water bodies for their survival. It also impacts on the community's ability to enjoy these waterways for recreational purposes, and the degradation of water impacts on the cultural and spiritual values held by mana whenua in relation to water. Greater urban development within the existing urban footprint has the potential to exacerbate existing water quality issues without changes to how development is undertaken and the impacts of development on water are considered.

For mana whenua, water (wai) is a gift – Ngā wai tuku kiri. Implementation of the District Plan has an important role in ensuring that the value of water is recognised and enhanced in new development so that the broader Regional goals of improving water quality can be achieved. The vision for mana whenua is that the mauri of water is restored to primarily support the health of the wai, which will in turn support:

- the natural systems and habitat for our taonga species
- Mana Whenua and residents of Te Whanganui-a Tara, and manuhiri, to enjoy, live and play in our freshwater taonga and
- the hauora (health) of present and future generations.

On that basis, mana whenua have developed the following overarching principles for the management of the

City's water in the future:

- **Te Mātāpuna:** Headwaters are revered, protected and restored as the ultimate sources of mauri of fresh water
- **Ngā awa tipua:** Rivers and streams are named, their mana as living entities recognised, accumulated stressors identified, and their values measured
- **Āku waiheke:** Small water bodies are named and recognised for their individual and accumulated values including habitat and water volume
- **Ngā wai huna:** Aquifers and piped streams are named, their mana recognised and made visible through education and daylighting of streams
- **Wāhi a wai:** Places of particular importance and vulnerability are identified, protected and provided for in planning and management
- **Takutaimoana:** Connections of coastal waters to freshwater systems are specified in management targets, the specific relationships are articulated in storm and waste water discharge limits.
- **Te Mana O te Wai:** We must care for the integrated well being of the water
- **Tāngata:** Our Environment is a place of human occupations
- **Te Hāpori me te wai:** Community has a significant regard for water
- **Tiakina mō apōpō:** Future resilience is connected to our environment
- **Papatūanuku:** Our relationship with land predetermines our relationship with water

More extreme weather events as a result of climate change also mean that stormwater management will become an increasingly important issue. It is therefore important that urban development does not exacerbate pressure on the City's stormwater systems, and that a more integrated approach is taken in considering how water is managed within new developments.

The City's open space network is also a key part of the broader natural environment values. A defining feature of these open spaces, both formal and informal, is their close proximity to the urban area. This proximity enables residents and visitors to easily enjoy their natural environment and provides opportunities to integrate more natural elements into the urban area. As the City grows, these areas may come under increasing pressure for development if they are not managed efficiently and effectively. The open space network provides for the City's social, cultural and environmental wellbeing and it is important that these areas are retained for future generations to enjoy.

Strategic Objectives	
NE-01	The natural character, landscapes and features, and ecosystems that contribute to the City's identity and have significance for mana whenua as kaitiaki are identified, recognised, protected, and, where possible, enhanced.
NE-02	Future subdivision and development is designed to limit further degradation of the City's water bodies, and recognises mana whenua and their relationship to water (Te Mana o Te Wai).
NE-03	The City retains an extensive open space network that: <ol style="list-style-type: none"> 1. Is easily accessible; 2. Connects the urban and natural environment; 3. Supports ecological, cultural, and landscape values; and 4. Meets the needs of anticipated future growth.
NE-04	Mana whenua are able to exercise their customary responsibilities as mana whenua and kaitiaki with their own mātauranga Māori in the protection and management of the natural environment.

Strategic City Assets and Infrastructure

Introduction

Infrastructure is critical to the ability of Wellington City to thrive and grow. The expected population growth over the next 30 years will place pressure on this infrastructure, and in particular for the three waters and transport networks. It is important that the District Plan supports a coordinated approach to infrastructure planning. The City hosts some major infrastructure facilities, such as the Commercial Port and Wellington International Airport, which not only serve the immediate City, but also play a major role at the regional and national scale. There are also likely to be major transport projects for the City in the coming years that will need to be provided for. The District Plan must enable these activities to continue to establish, operate and function.

The sequencing of development to align with increases in infrastructure capacity also needs to be carefully managed, while not hindering efforts to provide for housing and business needs. The National Policy Statement on Urban Development requires that local authorities enable sufficient development capacity for housing and business needs over the short, medium and long term. This includes providing 'infrastructure-ready' capacity.

Given the significant costs involved with servicing new growth with infrastructure, Wellington City is taking a long-term and pragmatic approach to prioritising growth areas for infrastructure investment through its Spatial Plan, Long Term Plan and Infrastructure Strategy. Future development must align with this sequencing as much as possible. However, it is not intended that this approach hinder developments that have broader benefits to the City. Out-of-sequence development proposals (including private plan changes) will need to show that the development will result in a significant increase in development capacity, and that the necessary servicing and funding for the development is available.

The Council will also encourage the use of green infrastructure to manage the impacts of development on the City's infrastructure network. Green infrastructure will not only assist with managing infrastructure pressures, but also supports the broader City goals of a more sustainable and greener City.

Strategic Objectives	
SCA-01	<p>Infrastructure is established, operated, maintained, and upgraded in Wellington City so that:</p> <ol style="list-style-type: none"> 1. The social, economic, cultural, and environmental benefits of this infrastructure are recognised; 2. The City is able to function efficiently and effectively; 3. The infrastructure network is resilient in the long term; and 4. Future growth and development is enabled and can be sufficiently serviced.
SCA-02	<p>New urban development occurs in locations that are supported by sufficient development infrastructure capacity, or where this is not the case the development:</p> <ol style="list-style-type: none"> 1. can meet the development infrastructure costs associated with the development, and 2. supports a significant increase in development capacity for the City.
SCA-03	<p>Additional infrastructure is incorporated into new urban developments of a nature and scale that supports Strategic Objective UFD-O6 or provides significant benefits at a regional or</p>

	national scale.
SCA-04	The adverse effects of infrastructure are managed having regard to the economic, social, environmental and cultural benefits, and the technical and operational needs of infrastructure.
SCA-05	Infrastructure operates efficiently and safely and is protected from incompatible development and activities that may create reverse sensitivity effects.

Sustainability, Resilience and Climate Change

Introduction

Wellington City has a goal of being a net 'zero emission city' by 2050. This approach is consistent with the national and global concerns about the impacts of human behaviour on climate change. How and where the City grows will play a key role in our ability to reach this goal and support future generations to live more sustainably than has traditionally been the case.

Reliance on fossil fuels and other non-renewable sources of energy is harmful to the environment and will have a negative impact on the City's ability to be 'zero carbon' by 2050. Wellington should make use of renewable energy technologies at both the small and large scale. This, coupled with a reduction in private car travel and supported by a compact urban form will help to reduce the City's emissions.

The City is subject to a range of natural hazards including earthquakes, liquefaction, and flooding. The impacts of climate change and sea level rise are also beginning to be felt in some parts of the City. It is important that new development does not exacerbate these risks.

There remains a level of uncertainty about the full extent of the impacts of climate change and sea level rise. This means the planning framework needs to retain a level of flexibility to enable the City to adapt in response to changing circumstances.

The District Plan provides a framework within which these various risks can be managed to ensure people's safety. New developments must be designed to be resilient, to ensure buildings not only keep people safe, but that they can endure and withstand hazard events. This will reduce costs in the long term and enable the City to quickly recover when these events do occur.

The District Plan must provide a framework that is responsive to changes in data and knowledge and enables the community to make informed decisions about how they will adapt to these circumstances.

Strategic Objectives	
SRCC-01	The City's built environment supports: <ol style="list-style-type: none"> 1. A net reduction in the City's carbon emissions by 2050; 2. More energy efficient buildings; and 3. An increase in the use of renewable energy sources.
SRCC-02	Natural hazard risks are identified, planned for, mitigated, and, where necessary, avoided.
SRCC-03	Development and land use activities: <ol style="list-style-type: none"> 1. Manage the risks associated with climate change and sea level rise effectively; and 2. Support the City's ability to adapt over time to the impacts of climate change and sea level rise.

Urban Form and Development

Introduction

Population growth will result in higher demand for housing and employment over the next 30 years. Capacity modelling shows that the City will fall short of meeting demand over the next 30 years. Managing where this new development occurs is an important matter to be managed through the District Plan. The overarching growth direction is well-established in the Spatial Plan and is also endorsed by higher order documents including the National Policy Statement on Urban Development and the Wellington Regional Policy Statement.

A compact form contributes to reducing the City's carbon emissions and residents' need to travel long distances in private vehicles for their day-to-day needs. It also incentivises more sustainable travel modes such as walking, cycling and public transport.

Enabling sufficient land supply for housing and business activity is crucial for the ability of residents to meet their social, economic, and cultural well-being. The National Policy Statement on Urban Development requires the Council to provide sufficient development capacity to meet expected demand for housing and business land over the short (3 years), medium (3-20 years), and long term (10-30 years). This District Plan sets the policy foundation to enable growth to be accommodated beyond the life of the Plan.

An undersupply of housing in the City has significant implications for the affordability of housing. High house and rent prices impact on people's social and economic wellbeing as their overall cost of living is high so the provision of a range of housing types across the City to provide for a range of lifestyles, life stages, abilities and incomes is crucial. The District Plan approach is to increase housing choice and affordability by enabling development across the housing spectrum – from assisted housing solutions through to private home ownership. The District Plan also introduces incentives/requirements for development to contribute towards assisted housing for low to moderate income households who cannot otherwise afford to buy or rent in Wellington City.

In addition to increasing housing supply and choice, the District Plan seeks to ensure that the City remains liveable and functions in a way that enhances people's wellbeing. A quality-built environment is one that is walkable, with well-designed buildings and open spaces (both public and private), supported by good public transport options, ecologically sensitive development, and a vibrant centre to name a few. It extends beyond aesthetic considerations to include a broader range of features that make a liveable, quality-built environment.

The Plan also needs to recognise areas of special character in the City's inner suburbs. These suburbs are recognised as some of the City's original settlements with pockets of relatively intact streetscape character derived from a range of factors such as building age, architectural style, and boundary treatment. These are known as 'Character Precincts' with associated District Plan rules to control the demolition of, and additions and alterations to, the buildings in these areas constructed prior to 1930.

Overall, the District Plan seeks to achieve good design outcomes while providing for innovation and changes in building technologies and design approaches. The Plan includes design guidance for development across the City to support the rules and development standards to achieve good design outcomes.

Strategic Objectives	
UFD-01	Wellington's compact urban form is maintained with the majority of urban development located within the City Centre, in and around Centres, and along major public transport corridors.

UFD-02	Urban development in identified greenfield areas: <ol style="list-style-type: none"> 1. Is environmentally and ecologically sensitive 2. Makes efficient use of land 3. Is well-connected to the public transport network, and 4. Reinforces the City's compact urban form.
UFD-03	Medium to high density and assisted housing developments are located in areas that are: <ol style="list-style-type: none"> 1. Connected to the transport network and served by multi-modal transport options; or 2. Within or near a Centre Zone or other area with many employment opportunities; and 3. Served by public open space and other social infrastructure.
UFD-04	Sufficient, feasible land development capacity is available to meet the short, medium, and long-term housing and business land needs of the City as identified in the Wellington Regional Housing and Business Capacity Assessment – Chapter 2 Wellington City.
UFD-05	A variety of housing types, sizes and tenures, including assisted housing and papakainga options, are available across the City to meet the community's diverse social, cultural, and economic housing needs.
UFD-06	Development supports the creation of liveable, well-functioning urban environments that: <ol style="list-style-type: none"> 1. Are safe and well-designed 2. Support sustainable travel choices, including micromobility modes 3. Are serviced by the necessary infrastructure appropriate to the intensity, scale and function of the development 4. Are socially inclusive 5. Are ecologically sensitive 6. Are respectful of the City's historic heritage, and 7. Are adaptable over time and responsive to their evolving, more intensive surrounding context.
UFD-07	Areas of identified special character are recognised and new development within those areas is responsive to the context and, where possible, enhances that character.

Three Waters Infrastructure

THW**Three Waters Infrastructure**

Introduction

Well-functioning Three Waters infrastructure networks (drinking water, wastewater and stormwater) are crucial to the health and wellbeing of Wellingtonians and to continued residential and business growth and development in the city. However, the ability of these networks to sustain projected future population growth faces several challenges. These include:

- Renewing and replacing aging infrastructure;
- Increasing their resilience to cope with the impacts of natural hazards and climate change;
- Increasing existing capacity and providing sufficient new infrastructural capacity to accommodate anticipated growth; and
- Phasing investment in existing and new infrastructure in a way that balances affordability (both now and in the future) with servicing future growth needs.

In response to these challenges future growth and development in the city will be carefully managed through the District Plan to:

- Align with projected increases in infrastructure capacity;
- Ensure that appropriate levels of service are maintained; and
- Provide sufficient development capacity to meet expected short, medium- and long-term demand.

This is particularly important as significant investment in Three Waters infrastructure is required to support future growth, with infrastructure capacity currently constrained across the city. Future investment includes essential upgrades to existing networks to address present constraints along with new infrastructure specifically required to accommodate growth. As these works will need to be staged over time to ensure they are affordable some areas of the city will not have capacity to accommodate the additional growth anticipated in the short or medium term. This is the case in the suburb of Karori where the wastewater network is at capacity, with further intensification beyond the current baseline deferred pending investment in sewerage treatment and conveyancing capacity.

The projected increase in urban development in the city will also put additional pressure on the existing stormwater network due to increased runoff, with this likely to be further exacerbated by future climate change induced flooding events. To address this, more intensive forms of new development will need to demonstrate that the volume of associated stormwater runoff generated is no greater than the peak runoff previously discharged from the site (i.e. is hydraulically neutral).

Cross references to other relevant District Plan provisions

It is important to note that in addition to the provisions in this chapter, the following Part 2: District-Wide chapter may also be of relevance:

- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of infrastructure for the City.

Objectives

THW-O1	Three Waters Infrastructure Servicing and Capacity Wellington's Three Waters infrastructure network provides sufficient capacity over time to service projected urban residential, commercial and industrial growth in the city.
THW-O2	Infrastructure Enabled Use or Development Residential, commercial and industrial use or development in urban areas of the city is enabled where: 1. Sufficient existing or planned Three Waters infrastructure capacity is, or will be, available to service the use or development; or 2. It can be satisfactorily serviced through an alternative means where existing Three Waters infrastructure capacity is insufficient.
THW-O3	Hydraulic Neutrality There is no increase in flooding or the volume of peak runoff to the receiving stormwater network in urban areas of the city from new residential, commercial and industrial use or development.

Policies	
THW-P1	Infrastructure Enabled Development Areas Enable new residential, commercial and industrial use or development in urban areas of the city that have existing or planned Three Waters infrastructure capacity to meet growth demand in the short to medium term.
THW-P2	Three Waters Infrastructure Servicing Require all new residential, commercial and industrial use or development in urban areas of the city to be serviced by Three Waters infrastructure that: 1. Meets the Wellington Water Regional Standard for Water Services May 2019; 2. Has sufficient capacity to accommodate the development; and 3. Is in position prior to the commencement of construction.
THW-P3	Three Waters Infrastructure Capacity Limit new residential, commercial and industrial use or development in urban areas of the city where existing Three Waters infrastructure capacity is insufficient to service further development unless it can be demonstrated that: 1. Any alternative measures proposed: a. Mitigate any adverse effects on the Three Waters infrastructure network; and b. Meet the relevant performance criteria in the Wellington Water Regional Standard for Water Services May 2019; and 2. The additional demand generated will not necessitate additional unplanned public investment in, or expansion of, the Three Waters infrastructure network or compromise its ability to service other activities permitted within the zone.

THW-P4	<p>Hydraulic Neutrality</p> <p>Enable new residential, commercial and industrial use or development on sites in urban areas of the city where it can be demonstrated that hydraulic neutrality is achieved.</p>
---------------	--

Building and Structure Activities	
THW-R1	Connection to Existing Three Waters infrastructure – New Residential Buildings
All Zones (except for: General Rural Zone Large Lot Residential Zone)	1. Activity status: Permitted Where: a. It involves the construction of no more than two residential units.
THW-R2	Connection to Existing Three Waters infrastructure – New Large-scale Residential and Non-residential Development
All Zones (except for: General Rural Zone Large Lot Residential Zone)	1. Activity status: Permitted Where: a. It involves the construction of Multi-unit Housing, Retirement Villages, Comprehensive Development or a Non-Residential Building; and b. Compliance with the following is achieved: i. wastewater — the level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019; and ii. water supply — the level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019. Note: Chapter 5 Wastewater and Chapter 6 Water Supply of the Wellington Water Regional Standard for Water Services May 2019 provide additional context for determining compliance with the tables specified above.
All Zones (except for: General Rural Zone Large Lot Residential Zone)	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of THW-R2.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters in THW-P3 Notification Status: An application for resource consent made in respect of rule THW-R2.2 is precluded from being either publicly or limited notified.
THW-R3	Hydraulic Neutrality - New Large-scale Residential and Non-residential Development
All Zones (except for:	1. Activity status: Permitted Where:

<p>General Rural Zone Large Lot Residential Zone)</p>	<ul style="list-style-type: none"> a. It involves the construction of Multi-unit Housing, Retirement Villages, Comprehensive Development or a Non-Residential Building; and b. It can be demonstrated that the overall development achieves hydraulic neutrality; or c. It involves the construction of: <ul style="list-style-type: none"> i. any new building on a site in the General Industrial Zone that has a maximum gross floor area of 4000m² or less; or ii. any new building on a site in the Mixed Use Zone that has a maximum gross floor area of 500m² or less.
<p>All Zones (except for: General Rural Zone Large Lot Residential Zone)</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of THW-R3.1 cannot be achieved <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the development incorporates stormwater management techniques or controls to mitigate any increase in pre-development peak stormwater runoff. <p>Notification Status: An application for resource consent made in respect of rule THW-R3.2 is precluded from being either publicly or limited notified.</p>

Infrastructure

INF	Infrastructure
-----	----------------

Introduction

Infrastructure plays a critical role in the successful functioning of Wellington City and the lives of Wellingtonians. Whether it is the provision or disposal of water through the Three Waters Network, facilitating the movement of people and goods through the transport network, or in the provision of communication infrastructure by network utility operators, infrastructure is central to our daily lives.

This chapter of the District Plan seeks to provide for the ongoing use, maintenance and development of infrastructure within the City. The definition of Infrastructure in the RMA includes “structures for transport on land by cycleways, rail, roads, walkways, or any other means”. Given this, the Infrastructure Chapter includes provisions for the transport network matters concerning the operation, maintenance, repair and renewal, upgrading and development of the transport network and connections to the transport network.

Infrastructure is critical for the economic, social, cultural and environmental wellbeing of people and communities, and to provide for their health and safety at a national, regional and local scale, including through:

1. The effective, safe, secure and efficient transmission or distribution of electricity, gas, fuel or energy;
2. An integrated, efficient and safe transport network for the movement of people and goods by land, air or water, including public transport, walking, cycling, private vehicles;
3. Effective, reliable and future-proofed communications networks and services; and
4. Effective, resilient, efficient and safe water, wastewater and stormwater treatment systems, networks and services.

However, infrastructure can also give rise to adverse effects on surrounding land uses and the environment which require consideration.

The provisions within this chapter apply on a City-wide basis. As such the rules in the zone chapters and earthworks chapter do not apply to infrastructure unless specifically stated within an infrastructure rule or standard. Likewise, the rules in the Overlay chapters do not apply to infrastructure. Instead, infrastructure sub-chapters address the requirements particular to the overlays as follows:

- INF-CE (Coastal Environment and Natural Character)
- INF-ECO (Significant Natural Areas)
- INF-NFL (Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes, Ridgelines and Hilltops)
- INF-NATC (Natural Character)
- INF-NH (Natural Hazards)
- INF-OL (Other Overlays)

The provisions of the preceding overlay sub-chapters apply in addition to the provisions of this chapter. In the case of conflict with any provisions of this chapter and a sub-chapter, the provisions of the sub-chapter will prevail.

Additional regulatory requirements, separate to the District Plan, are also relevant to infrastructure, including:

1. The National Policy Statement on Electricity Transmission;
2. The Resource Management (National Environmental Standards for Electricity Transmission Activities) Regulations 2009 (NESETA);
3. The Resource Management (National Environmental Standards for Telecommunication Facilities) Regulations 2016 (NESTF);
4. The National Code of Practice for Utility Operators' Access to Transport Corridors;
5. The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001); and
6. Electricity (Hazards from Trees) Regulations 2003.

In the case of conflict with any provision of this plan and any national environmental standard (including the NESETA or the NESTF), under Section 43B of the Act the provisions of the national environmental standards will prevail.

Cross references to 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 chapters also contain provisions that may be relevant for activities, including:

- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Light and glare** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - The Signs Chapter contains specific controls in relation to signage, including official signs, the effects of signs on road safety, and third party signage.
- **Contaminated land** - The Contaminated Land Chapter manages the use and development of Contaminated Land or potentially Contaminated Land.
- **Hazardous substances** - The Hazardous Substances Chapter contains provisions to manage Hazardous Substances.

Objectives

INF-O1	<p>The benefits of infrastructure</p> <p>The national, regional and local benefits of infrastructure are recognised and provided for.</p>
INF-O2	<p>Adverse effects of infrastructure</p> <p>The adverse effects of infrastructure on the environment are managed, while recognising:</p> <ol style="list-style-type: none"> 1. The functional and operational need of infrastructure; and 2. That positive effects of infrastructure may be realised locally, regionally or nationally.
INF-O3	<p>The protection of infrastructure</p> <p>The function, operation, maintenance, repair and upgrading of infrastructure is protected from the adverse effects, including reverse sensitivity effects, of subdivision, use and development.</p>
INF-O4	<p>Infrastructure availability</p> <p>Safe, effective and resilient infrastructure is available for, and integrated with, existing and planned subdivision, use and development.</p>
INF-O5	<p>Transport network</p> <p>The transport network:</p> <ol style="list-style-type: none"> 1. Improves connectivity, enabling people of all ages and abilities, and goods to move safely and effectively regardless of transport mode; 2. Supports well-functioning urban environments;

	<ol style="list-style-type: none"> 3. Supports the health and well-being of people; and 4. Supports development infrastructure, additional infrastructure and green infrastructure.
INF-O6	<p>Amateur radio configurations</p> <p>The adverse effects of amateur radio configurations on the environment are managed.</p>
INF-O7	<p>Adverse effects of infrastructure</p> <p>The use and development of infrastructure recognises the amenity values of the surrounding zone and the identified values of any Overlays.</p>

Policies	
INF-P1	<p>Recognising and providing for infrastructure</p> <p>Recognise the benefits of infrastructure by:</p> <ol style="list-style-type: none"> 1. Enabling the safe, resilient, effective and efficient operation, maintenance, repair, minor upgrade or removal of existing infrastructure; 2. Enabling investigation, monitoring and navigation activities associated with infrastructure operations; 3. Providing for significant upgrades to, and the development of new infrastructure in appropriate locations; and 4. Providing for the functions and responsibilities of infrastructure as lifeline utilities during an emergency.
INF-P2	<p>Coordinating infrastructure with land use, subdivision, development and urban growth</p> <p>Enable the efficient coordination, integration and alignment of infrastructure planning and delivery with land use, subdivision, development and urban growth so that future land use and infrastructure is integrated, efficient and aligned.</p>
INF-P3	<p>Technological advances</p> <p>Provide flexibility to adopt new technologies for infrastructure that:</p> <ol style="list-style-type: none"> 1. Allow for the re-use of redundant services and structures; 2. Increase resilience, safety or reliability of networks and services; 3. Result in environmental benefits or enhancements; or 4. Promote environmentally sustainable outcomes.
INF-P4	<p>Undergrounding of infrastructure</p> <p>Encourage the undergrounding of new network infrastructure in urban areas where it is:</p> <ol style="list-style-type: none"> 1. Technically feasible; 2. Justified by the extent of adverse visual effects; and 3. Viable, including where costs are proportionate to the adverse effects being avoided.
INF-P5	<p>Adverse effects of infrastructure</p> <p>Manage the adverse effects of upgrades to, or the development of new infrastructure, including effects on:</p> <ol style="list-style-type: none"> 1. Natural and physical resources; 2. Amenity values; 3. Sensitive activities; 4. The identified values of Overlays; 5. The safe and efficient operation of other infrastructure; 6. The health, well-being and safety of people and communities.

<p>INF-P6</p>	<p>Consideration of the adverse effects of infrastructure</p> <p>When considering the adverse effects of infrastructure on the environment recognise that there may be situations where all adverse effects cannot be managed and have regard to the following:</p> <ol style="list-style-type: none"> 1. The extent to which adverse effects can be avoided, remedied or mitigated may be constrained by the functional or operational need of the infrastructure; 2. The time, duration, or frequency of adverse effects; 3. The necessity of the infrastructure including: <ol style="list-style-type: none"> a. the need to quickly repair and restore disrupted services; b. the impact of not operating, repairing, maintaining, upgrading, removing or developing infrastructure. 4. Existing infrastructure including: <ol style="list-style-type: none"> a. the complexity and connectedness of networks and services; b. the potential for co-location and shared use of infrastructure corridors; 5. Anticipated outcomes for the receiving environment and the degree to which past modifications have compromised the achievement of those outcomes; 6. The benefits derived from the infrastructure at a local, regional and national scale; 7. The extent to which the infrastructure is integrated with, and necessary to support, planned urban development.
<p>INF-P7</p>	<p>Adverse effects on infrastructure</p> <p>Protect infrastructure from the adverse effects of subdivision, use and development that may constrain or compromise the safe and efficient operation, maintenance, repair, upgrading, removal and development of the infrastructure, including by:</p> <ol style="list-style-type: none"> 1. Requiring subdivision of sites containing significant electricity transmission lines to: <ol style="list-style-type: none"> a. Retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the significant electricity transmission line; and b. Ensure that future buildings, earthworks and construction activities maintain safe electrical clearance distances under all building and electricity transmission line operating conditions; 2. Managing land disturbance and activities sensitive to gas transmission to avoid or mitigate potential adverse effects of, and on, gas transmission pipelines; 3. Requiring subdivision of sites containing a gas transmission pipeline to retain the ability for the network utility operator to access, operate, maintain, repair and upgrade the gas transmission pipeline; 4. Managing the activities of others through set-backs and design controls where it is necessary to achieve appropriate protection of infrastructure.
<p>INF-P8</p>	<p>Amateur radio configurations</p> <p>Design, construct and locate amateur radio configurations to minimise adverse effects on the existing and anticipated amenity of adjoining properties and the surrounding area.</p>
<p>INF-P9</p>	<p>Upgrading and development of the transport network</p> <p>Enable the upgrading and development of the transport network where, as far as practicable, it:</p> <ol style="list-style-type: none"> 1. Integrates with the existing transport network and any other planned network upgrades or development; 2. Does not compromise the safe and effective functioning of the transport network; 3. Responds to site and topographical constraints including opportunities to reduce the effects of earthworks on landscape and ecological values; 4. Provides for high levels of connectivity within and between transport modes; 5. Provides for pedestrian, cycling and micromobility safety and connectivity including access to and usability of

	<p>public open spaces and access to public transport services; and</p> <p>6. Provides transport corridors which:</p> <ul style="list-style-type: none"> a. Allocate adequate space in the corridor for walking, cycling, micromobility, public transport (including stops), loading and parking, vehicles, infrastructure and street trees; and b. Include street trees that are suitable for their specific locations in the road reserve, where these: <ul style="list-style-type: none"> i. Are a species appropriate to the site's growing conditions including soil, slope, aspect, wind, drought and salt tolerance; ii. Contribute to high quality public amenity through species diversity, habitat and food source value and appearance (mature height, stem girth and form); iii. Have low maintenance requirements and high tolerance to pruning; iv. Are selected and sited to minimise safety risks for pedestrians, especially at night; v. Are sited to avoid compromising traffic safety sightlines in respect of traffic lights, signs, intersections, bus stops, pedestrian crossings and vehicle crossings; and vi. Are sited and planted to avoid compromising buildings, structures or infrastructure. <p>7. Achieves the management of stormwater quality and quantity set out in [cross-reference to relevant stormwater policies].</p>
INF-P10	<p>Classification of roads</p> <p>Classify roads according to the Waka Kotahi New Zealand Transport Agency's One Network Framework.</p>
INF-P11	<p>Connections to roads</p> <p>Enable safe and effective connections between sites and the transport network by requiring connections to roads to address:</p> <ul style="list-style-type: none"> 1. The One Network Framework classification, characteristics and operating speed of the road and the number and types of vehicles accessing the site; 2. Opportunities to share and minimise the number of connections; 3. Public health and safety including the safe functioning of the transport network and the safety of pedestrians, cyclists and micromobility device users; and 4. Site or topography constraints including reduced visibility.
INF-P12	<p>Infrastructure within roads</p> <p>Encourage the use of roads for other infrastructure, including:</p> <ul style="list-style-type: none"> 1. To achieve the management of stormwater quality and quantity set out in [cross-reference to relevant stormwater policies]; and 2. In accordance with the National Code of Practice for Utility Operators' Access to Transport Corridors 2019.
INF-P13	<p>Infrastructure within riparian margins</p> <p>Provide for infrastructure within riparian margins where:</p> <ul style="list-style-type: none"> 1. Natural character is maintained; and 2. The infrastructure activity is designed to minimise the adverse effects on the natural character.

Rules for Infrastructure - General	
INF-R1	Operation, maintenance and repair, or removal of existing above and underground infrastructure and ancillary vehicle access tracks
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. all structures that are no longer required for the operation of the infrastructure are removed within twelve months of being replaced or becoming redundant; b. Compliance is achieved with {Link, 18010,INF-S1; and c. Compliance is achieved with the following standards: <ul style="list-style-type: none"> i. {Link, 18012,INF-S2; ii. INF-S3; and

	iii. INF-S12.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with INF-R1.1.a and c cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-P1, INF-P3 and INF-P5.</p>
All zones	<p>3. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with INF-R1.1.b cannot be achieved.</p>
INF-R2	New underground infrastructure (including customer connections), and upgrading of existing underground infrastructure
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with INF-S1; and</p> <p>b. Compliance is achieved with the following standards:</p> <ul style="list-style-type: none"> i. INF-S2; ii. INF-S3; iii. INF-S7; and iv. INF-S12 <p>Note:</p> <p>Aboveground ancillary structures are provided for in INF-R7.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with INF-R2.1.b cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-P1, INF-P3, INF-P4, INF-P5 and INF-P13.</p>
All zones	<p>3. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with INF-R2.1.a cannot be achieved.</p>
INF-R3	Upgrading of existing aboveground infrastructure
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with INF-S1;</p> <p>b. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. INF-S3; ii. INF-S4; and iii. INF-S12.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R3.1.b cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 and INF-P6.</p>
All zones	<p>3. Activity status: Non-Complying</p>

	Where: a. Compliance with INF-R2.1.a cannot be achieved.
INF-R4	New vehicle access tracks for infrastructure.
All zones	1. Activity status: Permitted Where: a. Compliance is achieved with INF-S3.
All zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of INF-R4.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters set out in INF-P1, INF-P2, INF-P and INF-P6.
INF-R5	New aboveground customer connection line
All zones	1. Activity status: Permitted Where: a. Compliance is achieved with INF-S6.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of INF-R5.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters set out in INF-P1, INF-P5 and INF-P6.
INF-R6	Temporary infrastructure
All Zones	1. Activity status: Permitted Where: a. All temporary infrastructure structures cease operating and are removed from the site within 6 months of the work commencing; b. Compliance is achieved with INF-S1; c. Compliance is achieved with the following standards: i. INF-S2; ii. INF-S3; iii. INF-S6; iv. INF-S7; v. INF-S8; vi. INF-S9; vii. INF-S10; viii. INF-S12; and ix. INF-S15.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of INF-R6.1.a or c cannot be achieved. Matters of discretion are restricted to: 1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard; and 2. The matters set out in INF-P1, INF-P3, INF-P5, INF-P6 and INF-P13
All zones	3. Activity status: Non-Complying

	<p>Where:</p> <p>a. Compliance with the requirements of INF-R6.1.b cannot be achieved.</p>
INF-R7	<p>Structures associated with infrastructure including:</p> <p>a. Substations (including switching stations);</p> <p>b. Transformers</p> <p>c. Ancillary gas transmission and distribution structures;</p> <p>d. Energy storage batteries not enclosed by a building; and</p> <p>e. Communications kiosks.</p>
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. In the Rural Production, Rural Lifestyle or General Industrial zones, the maximum building and structure height standard for that zone is complied with. In all other zones INF-S6 must be complied with;</p> <p>b. any substation, gas regulation valve and/or takeoff station or energy storage batteries are set back at least 2m from a residential site boundary;</p> <p>c. Compliance is achieved with INF-S15; and</p> <p>d. Compliance is achieved with INF-S1.</p>
All Zones	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R7.1.a, b or c cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard.</p> <p>2. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 and INF-P6.</p>
All zones	<p>3. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R7.1.d cannot be achieved.</p>
INF-R8	<p>New infrastructure contained within existing buildings</p> <p>Navigational aids, sensing and environmental monitoring equipment (including air quality and meteorological)</p>
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the following standards:</p> <ul style="list-style-type: none"> i. INF-S3; ii. INF-S6; iii. INF-S7; iv. INF-S8; and v. {Link, 18032,INF-S12 <p>b. Compliance is achieved with INF-S1.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R8.1.a cannot be achieved.</p> <p>Matters of discretion are restricted to:</p>

	1. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5, INF-P6 and INF-P13.
All zones	3. Activity status: Non-Complying Where: a. Compliance with the requirements of INF-R8.1.b cannot be achieved.
INF-R9	New overhead lines and associated support structures that convey electricity below 110kV
General Rural Zone Large Lot Residential Zone General Industrial Zone Light Industrial Zone Airport Zone Hospital Zone Port Zone Stadium Zone Tertiary Education Zone	1. Activity status: Permitted Where: a. Compliance is achieved with the following standards: i. INF-S3; ii. INF-S6; iii. INF-S7; iv. INF-S8; and v. INF-S12.
General Rural Zone Large Lot Residential Zone General Industrial Zone Light Industrial Zone Airport Zone Hospital Zone Port Zone Stadium Zone Tertiary Education Zone	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of INF-R9.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters set out in INF-P1, INF-P2, INF-P5, INF-P6 and INF-P13.
All other zones	3. Activity status: Discretionary
INF-R10	Telecommunications or radiocommunication activities (not otherwise provided for by another rule in this table and not regulated by the NESTF)
All zones except General Residential Zone and Medium Density Residential Zone	1. Activity status: Permitted Where: a. Compliance is achieved with the following standards: i. INF-S6; ii. INF-S7;

	<ul style="list-style-type: none"> iii. INF-S8; iv. INF-S9; v. INF-S10; vi. INF-S12; and vii. INF-S15. <p>b. Compliance is achieved with INF-S1.</p>
All Zones except General Residential Zone and Medium Density Residential Zone	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of INF-R10.1.a cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard. 2. The matters set out in INF-P1, INF-P2, INF-P5, INF-P7 and INF-P13.
General Residential Zone and Medium Density Residential Zone	<p>3. Activity Status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with INF-S1.
All zones	<p>4. Activity status: Non-Complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of INF-R10.1.b or INF-R10.3.a cannot be achieved.
INF-R11	New telecommunications poles and new antennas (regulated by the NESTF that do not meet the permitted activity standards in those Regulations)
All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. the width of any panel antenna does not exceed 0.8m; b. the diameter of any dish antenna located in the road reserve does not exceed: <ul style="list-style-type: none"> i. 0.6m in a residential zone; or ii. 0.9m in all other zones; c. the diameter of any dish antenna not located in the road reserve does not exceed: <ul style="list-style-type: none"> i. 0.6m in a residential zone; or ii. 2.0m in all other zones; and d. Compliance is achieved with INF-S8; and e. Compliance is achieved with INF-S1. <p>Matters of control are:</p> <ul style="list-style-type: none"> 1. The functional and operational needs of, and benefits from, the infrastructure, including the potential impact on the levels of service or health and safety if the work is not undertaken; and 2. The amenity values of the relevant zone and the extent to which any adverse visual amenity effects can be managed.
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of INF-R11.1.a - d cannot be achieved. <p>Matters of discretion are restricted to:</p>

	<p>1. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 and INF-P6.</p>
All zones	<p>3. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R11.1.e cannot be achieved.</p>
INF-R12	<p>New antenna attached to a building (regulated by the NESTF that do not meet the permitted standards in the NESTF)</p>
All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. A new panel antenna does not exceed a maximum face area of 2m²; and</p> <p>b. The antenna does not exceed a height of 5m above the point of attachment to the building.</p> <p>c. In any residential zone, the lowest point at which the antenna is attached to the building is at least 15m above the ground; and</p> <p>d. INF-S1 is complied with.</p> <p>Matters of control are:</p> <p>1. The functional and operational needs of, and benefits from, the infrastructure, including the potential impact on the levels of service or health and safety if the work is not undertaken; and</p> <p>2. The amenity values of the relevant zone and the extent to which any adverse visual amenity effects can be managed.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of INF-R12.1.a or b cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 and INF-P6.</p>
All zones	<p>3. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R12.1.c cannot be achieved.</p>
INF-R13	<p>New telecommunications cabinets (regulated by the NESTF that do not meet the permitted standards of the NESTF)</p>
All zones	<p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. A single, standalone telecommunications cabinet does not exceed a footprint of 2.5m² or a height of 2m;</p> <p>b. a group of telecommunications cabinets do not exceed a footprint of 3m²; and</p> <p>c. Compliance is achieved with INF-S15.</p> <p>Matters of control are:</p> <p>1. The functional and operational needs of, and benefits from, the infrastructure, including the potential impact on the levels of service or health and safety if the work is not undertaken; and</p> <p>2. The amenity values of the relevant zone and the extent to which any adverse visual amenity effects can be managed.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of INF-R13.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard.</p>

	2. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 and INF-P6.
INF-R14	Infrastructure buildings and structures not provided for by any other rule in this table
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with all bulk and location standards for the zone in which the building or structure is located; b. Compliance is achieved with INF-S15; and c. Compliance is achieved with INF-S1.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of INF-R14.1.a or b cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard. 2. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 and INF-P6.
All zones	<p>3. Activity status: Non-Complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of INF-R14.1.c cannot be achieved.
INF-R15	New electricity lines and associated support structures (including poles and towers) that convey electricity of 110kV or above
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 and INF-P6.
INF-R16	New aboveground pipelines
All Zones	1. Activity status: Discretionary
INF-R17	New water, wastewater and stormwater pump stations
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with the following standards: <ul style="list-style-type: none"> i. INF-S2; ii. INF-S3; iii. INF-S6; iv. INF-S12; and v. INF-S15.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of INF-R17.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard. 2. The matters set out in INF-P1, INF-P3, INF-P5, and INF-P6.
INF-R18	New water treatment plants
General Rural	1. Activity status: Permitted

<p>Zone</p> <p>Large Lot Residential Zone</p> <p>General Industrial Zone</p> <p>Light Industrial Zone</p> <p>Airport Zone</p> <p>Hospital Zone</p> <p>Port Zone</p> <p>Stadium Zone</p> <p>Tertiary Education Zone</p>	<p>Where:</p> <ol style="list-style-type: none"> a. Relevant zone bulk and location standards are complied with; and b. Compliance is achieved with the following standards: <ol style="list-style-type: none"> i. INF-S2; ii. INF-S3; iii. INF-S12;and iv. INF-S15.
<p>General Rural Zone</p> <p>Large Lot Residential Zone</p> <p>General Industrial Zone</p> <p>Light Industrial Zone</p> <p>Airport Zone</p> <p>Hospital Zone</p> <p>Port Zone</p> <p>Stadium Zone</p> <p>Tertiary Education Zone</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of INF-R18.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringing standard. 2. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5, and INF-P6.
<p>All other zones</p>	<p>3. Activity status: Discretionary</p>
<p>INF-R19</p>	<p>New wastewater treatment plants</p>
<p>General Rural Zone</p> <p>Large Lot Residential Zone</p> <p>General Industrial Zone</p> <p>Light Industrial Zone</p> <p>Airport Zone</p> <p>Hospital Zone</p> <p>Port Zone</p> <p>Stadium Zone</p>	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters set out in INF-P1, INF-P2, INF-P3, INF-P5 and INF-P6.

Tertiary Education Zone	
All other zones	2. Activity status: Discretionary
INF-R20	Amateur radio configuration
All zones	1. Activity status: Permitted Where: a. Compliance is achieved with INF-S11; and b. Compliance is achieved with INF-S1.
All zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of INF-R20.1.a cannot be achieved. Matters of discretion are restricted to: 1. The matters set out in INF-P8.
All zones	3. Activity status: Non-Complying Where: a. Compliance with the requirements of INF-R20.1.b cannot be achieved.
INF-R21	Subdivision in the National Grid substation buffer
All zones	1. Activity status: Controlled Where: a. All resulting allotments, except allotments for access or a public work, demonstrate that they can accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid substation buffer. Matters of control are: 1. The extent to which the proposed development design and layout enables appropriate separation distances between sensitive activities and the substation; 2. The risk of electrical hazards affecting public or individual safety, and the risk of property damage; 3. Measures proposed to avoid potential adverse effects, including reverse sensitivity effects, on the operation, maintenance, upgrading and development of the substation; 4. Technical advice from an electrical engineer specialising in electricity transmission; 5. The outcome of any consultation with Transpower; and 6. Whether the building, structure or sensitive activity could be located further from the substation. Notification: An application for resource consent made in respect of rule INF-R21 is precluded from being publicly notified. Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.
INF-R22	Subdivision in the National Grid subdivision corridor
All zones	1. Activity status: Restricted Discretionary Where: a. All resulting allotments, except allotments for access or a public work, demonstrate that they are able to accommodate a building footprint for the principal building and any dwelling or sensitive activity outside of the National Grid yard. Matters of discretion are restricted to: 1. The extent to which the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN01140663;

	<ol style="list-style-type: none"> 2. The provision for the on-going efficient operation, maintenance, development and upgrade of the National Grid, including the ability for continued reasonable access to existing transmission lines for maintenance, inspections and upgrading; 3. The extent to which potential adverse effects (including visual and reverse sensitivity effects) are mitigated through the location of building platforms; 4. The extent to which the design and construction of the subdivision allows for activities to be setback from the National Grid to ensure adverse effects on, and from, the National Grid and on public safety and property are appropriately avoided, remedied or mitigated, for example, through the location of roads and reserves under the transmission lines; 5. The nature and location of any proposed vegetation to be planted in the vicinity of the National Grid; 6. The outcome of any consultation with Transpower; and 7. The extent to which the subdivision plan clearly identifies the National Grid and proposed building platforms. <p>Notification:</p> <p>An application for resource consent made in respect of rule INF-R22 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
All zones	<ol style="list-style-type: none"> 2. Activity status: Non-complying <p>Where:</p> <ol style="list-style-type: none"> a. The requirements of INF-R22.1.a. cannot be achieved.
INF-R23	Earthworks in the National Grid Yard
All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with INF-S3. <p>The following earthworks activities are exempt from INF-R23.1.a:</p> <ol style="list-style-type: none"> 1. earthworks, excluding mining and quarrying, that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991; 2. earthworks, excluding mining and quarrying, for the repair, sealing or resealing of a footpath, driveway or farm track; 3. vertical holes not exceeding 500 millimetres in diameter that: <ol style="list-style-type: none"> a. are more than 1.5m from the outer edge of the pole support structure or stay wire; or b. are a post hole for a farm fence or horticulture structure more than 6m from the visible outer edge of a tower or support structure foundation; and 4. earthworks subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN 01140663.
All zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of INF-R23.1.a cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Impacts on the operation, maintenance, upgrading and development of the National Grid; 2. The risk to the structural integrity of the affected National Grid support structure(s); 3. Any impact on the ability of Transpower to access the National Grid; 4. The risk of electrical hazards affecting public or individual safety, and the risk of property; 5. Technical advice provided by Transpower; and

	<p>6. Any effects on National Grid support structures including the creation of an unstable batter.</p> <p>Notification:</p> <p>An application for resource consent made in respect of rule INF-R23 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
INF-R24	Buildings, structures and activities in the National Grid Yard
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is not a sensitive activity; b. The building or structure is not for the handling or storage of hazardous substances with explosive or flammable intrinsic properties (except this does not apply to the accessory use and storage of hazardous substances in domestic scale quantities); and c. Compliance is achieved with INF-S12.
All zones	<p>2. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with INF-R24.1 cannot be achieved. <p>Notification:</p> <p>An application for resource consent made in respect of rule INF-R24 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
INF-R25	Earthworks within the Gas Transmission Pipeline Corridor
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. For any works within a gas pipeline easement area, a Pipeline Easement Permit is obtained and a copy of the permit is provided to the Council prior to the commencement of the works; or b. For any works outside of a gas pipeline easement area, written advice of the work is provided to the gas transmission pipeline owner and operator at least 15 working days prior to the commencement of the works; and c. Compliance is achieved with INF-S3. <p>Note:</p> <ul style="list-style-type: none"> 1. Clause a. and b. above do not apply to land disturbance undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of INF-R25.1.a - c cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Effects on the stability or integrity of the gas transmission pipeline; 2. The risk of hazards affecting public or individual safety and the risk of property damage; 3. Measures proposed to avoid or mitigate potential adverse effects on the gas transmission pipeline; and 4. The outcome of any consultation with the owner and operator of the gas transmission pipeline. <p>Notification:</p> <p>An application for resource consent made in respect of rule INF-R25 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on the owner and operator of the Gas</p>

	Transmission Pipeline in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.
INF-R26	Subdivision of land containing a Gas Transmission Pipeline corridor
All zones (excluding Residential Zones)	<p>1. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The subdivision will not result in any building(s) (or any part of any building) or sensitive activities being located within the gas transmission pipeline corridor; b. New allotment boundaries are outside of, and do not cross, the gas transmission pipeline corridor; and c. The layout of allotments, including the balance area, and any associated earthworks, maintains physical and practical access to the gas transmission pipeline. <p>Matters of control are:</p> <ul style="list-style-type: none"> 1. The extent to which the subdivision allows for the ongoing efficient operation, maintenance and upgrading of the gas transmission pipeline, including the ability for continued reasonable access for inspections, maintenance and upgrading; 2. The location of any future building platform as it relates to the gas transmission pipeline; 3. The risk of hazards affecting public or individual safety, and the risk of property damage; 4. The extent to which the subdivision design allows for activities to be setback from the gas transmission pipeline; 5. The nature and location of any vegetation to be planted in the vicinity of the gas transmission pipeline; and 6. The outcome of any consultation with the owner and operator of the gas transmission pipeline. <p>Notification:</p> <p>An application for resource consent made in respect of rule INF-R26 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on the owner and operator of the Gas Transmission Pipeline in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
All zones (excluding Residential Zones)	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of INF-R26.1.a - c cannot be achieved. <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> 1. The extent to which the subdivision allows for the ongoing efficient operation, maintenance and upgrading of the gas transmission pipeline, including the ability for continued reasonable access for inspections, maintenance and upgrading; 2. The location of any future building platform as it relates to the gas transmission pipeline; 3. The risk of hazards affecting public or individual safety and the risk of property damage; 4. The extent to which the subdivision design allows for activities to be setback from the gas transmission pipeline; 5. The nature and location of any vegetation to be planted in the vicinity of the gas transmission pipeline; and 6. The outcome of any consultation with the owner and operator of the gas transmission pipeline. <p>Notification:</p> <p>An application for resource consent made in respect of rule INF-R26 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on the owner and operator of the Gas Transmission Pipeline in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
Residential Zones	3. Activity status: Discretionary
INF-R27	Sensitive activities, including the erection of buildings for sensitive activities, within the Gas Transmission Pipeline Corridor

<p>General Rural Zone</p> <p>Large Lot Residential Zone</p> <p>General Industrial Zone</p> <p>Light Industrial Zone</p> <p>Airport Zone</p> <p>Hospital Zone</p> <p>Port Zone</p> <p>Stadium Zone</p> <p>Tertiary Education Zone</p>	<p>1. Activity status: Restricted Discretionary</p> <p>Matters over which discretion is restricted:</p> <p>1. The extent to which the proposed activities are likely to compromise the stability and integrity of the gas transmission pipeline and the operation, maintenance and upgrading of the pipeline;</p> <p>2. The risk of hazards affecting public or individual safety, and the risk of property damage;</p> <p>3. Measures proposed to avoid or mitigate potential adverse effects on the gas transmission pipeline;</p> <p>4. The outcome of any consultation with the owner and operator of the gas transmission pipeline; and</p> <p>5. Whether the sensitive activity could be located a greater distance from the gas transmission pipeline.</p> <p>Notification:</p> <p>An application for resource consent made in respect of rule INF-R27 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on the owner and operator of the Gas Transmission Pipeline in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p> <p>Note:</p> <p>1. This rule also applies to the establishment of a sensitive activity in an existing building, or any change of land use to a sensitive activity.</p> <p>2. If a resource consent application is made under this rule, the owner and operator of the Gas Transmission Pipeline will be considered an affected person in accordance with section 95E of the Act and notified of the application, where written approval is not provided.</p>
<p>INF-R28</p>	<p>Infrastructure in roads</p>
<p>All Zones Except Industrial Zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the following standards:</p> <ul style="list-style-type: none"> i. INF-S1; ii. INF-S2; iii. {Link, 18014,INF-S3; iv. {Link, 18016,INF-S4; v. INF-S5; vi. INF-S6; vii. INF-S7; viii. INF-S8; ix. INF-S9; x. INF-S12; xi. INF-S14; xii. INF-S15; and xiii. INF-S19.
<p>Industrial Zones</p>	<p>2. Activity status: Permitted</p> <p>Where:</p> <p>a. The structure is a pedestrian, cycling or micromobility bridge over a road; or</p> <p>b. Compliance is achieved with the following standards:</p> <ul style="list-style-type: none"> i. INF-S1; ii. INF-S2 iii. INF-S3; iv. INF-S4; v. INF-S5; vi. INF-S6; vii. INF-S7; viii. INF-S8; ix. INF-S9, x. INF-S12; xi. INF-S14; xii. INF-S15; and

	xiii. INF-S19.
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R28.1 or INF-R28.2 cannot be achieved Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringing standard; and</p> <p>2. The matters in {Link, 17905,INF-P13 and INF-P14.</p>
INF-R29	Connections to roads
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The connection provides site access for sites with no driveway, on-site parking or loading; and</p> <p>b. Compliance is achieved with INF-S16;</p> <p>or</p> <p>c. The connection provides site access to an Urban Road (except a Transit Corridor) or a Rural Road (except National Highway) as identified in SCHED1 - Roads Classified According to One Network Framework; and</p> <p>d. Compliance is achieved with INF-S17.</p>
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-R29.1 cannot be achieved. Matters of discretion are restricted to:</p> <p>1. The matters in INF-P13.</p>
INF-R30	New roads and upgrading of roads
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is upgrading an existing road that does not result in the road being reclassified under INF-S13.</p> <p>b. Compliance with the requirements of New Zealand Standard NZS6806:2010 Acoustics – Road Traffic Noise – New and Altered Roads.</p> <p>c. Clause b shall apply only to altered roads predicted to carry at least 2,000 annual average daily traffic (AADT) at the design year. In circumstances where NZS6806:2010 Acoustics – Road Traffic Noise – New and Altered Roads does not apply, as listed in paragraph 1.3.1 of NZS6806:2010 Acoustics – Road Traffic Noise – New and Altered Roads.</p> <p>Note:</p> <p>Clauses b and c mainly affect road controlling authorities such as Council and Waka Kotahi New Zealand Transport Agency, but sometimes may affect a private developer building or altering a road in a subdivision designed to carry the requisite traffic volumes. The practical effect of the standard is that traffic noise received at 'protected premises and facilities' will be reduced by design features such as quieter road surfaces.</p>
All zones	<p>2. Activity status: Controlled</p> <p>Where:</p> <p>a. The road is a new road that provides access for vacant sites created by subdivision under Rule SUB-R4;</p> <p>b. The road is classified as Local Street, Activity Street, Main Street, Urban Connector or Rural Road in INF-S13;</p> <p>c. Compliance with the requirements of New Zealand Standard NZS6806:2010 Acoustics – Road Traffic Noise – New and Altered Roads.</p>

	<p>d. Clause b shall apply only to new roads predicted to carry at least 2,000 annual average daily traffic (AADT) at the design year. In circumstances where NZS6806:2010 Acoustics – Road Traffic Noise – New and Altered Roads does not apply, as listed in paragraph 1.3.1 of NZS6806:2010 Acoustics – Road Traffic Noise – New and Altered Roads.</p> <p>e. Compliance is achieved with the following standards:</p> <ul style="list-style-type: none"> i. INF-S3; ii. S14; and iii. S18. <p>Matters of control are reserved to:</p> <ul style="list-style-type: none"> 1. The matters in INF-P9. <p>Section 88 information requirements for applications:</p> <ul style="list-style-type: none"> 1. Applications under this rule must provide, in addition to the standard information requirements: 2. A detailed design road safety audit in accordance with the NZTA Road Safety Audit Procedures for Projects – Guidelines, Transfund New Zealand Manual No. TFM9 2013. <p>Note:</p> <p>Clauses b. and c. mainly affect road controlling authorities such as Council and Waka Kotahi New Zealand Transport Agency, but sometimes may affect a private developer building or altering a road in a subdivision designed to carry the requisite traffic volumes. The practical effect of the standard is that traffic noise received at 'protected premises and facilities' will be reduced by design features such as quieter road surfaces.</p>
All Zones	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of INF-R30.2 or INF-R30.1.b cannot be achieved; b. The road is classified as a Civic Space, City Hub, Transit Corridor, Rural Stopping Place, Peri-urban Road, Rural Connector or National Highway in INF-S13; <p>Section 88 information requirements for applications:</p> <ul style="list-style-type: none"> 1. Applications under this rule must provide, in addition to the standard information requirements: a. A detailed design road safety audit in accordance with the NZTA Road Safety Audit Procedures for Projects – Guidelines, Transfund New Zealand Manual No. TFM9 2013.

Standards	
INF-S1	Health and Safety
All zones	<ul style="list-style-type: none"> 1. The maximum exposure levels must not exceed the levels specified in NZS 2772:1999 'Radiofrequency Fields – Maximum exposure levels – 3kHz to 300 GHz.'; and 2. Infrastructure that emits electric and magnetic fields must comply with the International Commission on Non-ionising Radiation Protection Guidelines for limiting exposure to time-varying electric and magnetic fields (1 Hz – 100 Hz), Health Physics 99(6):818-836; 2010, and the recommendations from the World Health Organisation monograph Environmental Health Criteria (No 238, 2007).
INF-S2	Underground infrastructure
All zones	<ul style="list-style-type: none"> 1. The utility structures must be located underground and must not be on or within a natural waterbody, except where it is: <ul style="list-style-type: none"> a. attached to and/or incorporated within an existing bridge structure; or

	<ul style="list-style-type: none"> b. within an existing attached conduit or duct; 2. For the installation or upgrading of pipelines, a gauge pressure of 2000 kilopascals must not be exceeded; 3. The realignment, relocation or replacement of a gas pipeline must be located within: <ul style="list-style-type: none"> a. an existing easement in favour of the pipeline; and b. 12 metres of the existing alignment or location. 	
<p>INF-S3</p>	<p>Earthworks</p>	
<p>All zones</p>	<ul style="list-style-type: none"> 1. Earthworks must not exceed 2,500m²; 2. Earthworks must not create a dust nuisance; 3. As soon as practical, but not later than three months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over; 4. Trenching must be progressively closed and stabilised such that no more than 120m of continuous trench is exposed to erosion at any one time; 5. Land disturbed for the operation, repair, renewal, upgrading or maintenance of utilities must be stabilised by re-vegetation, grassing or other suitable means as soon as practicable after completion of the works to avoid erosion and scouring; 6. Works must not result in any instability of land or structures at or beyond the boundary of the property where the land disturbance occurs; 7. Earthworks in the National Grid Yard must comply with the following: <ul style="list-style-type: none"> a. For National Grid support poles and any stay wires the earthworks or vertical hole/s depth must be no greater than: <ul style="list-style-type: none"> i. 300mm within 2.2m of the pole or stay wire; or ii. 750mm between 2.2m and 5m of the pole or stay wire. b. For National Grid support towers (including any tubular steel tower that replaces a steel lattice tower), earthworks or vertical hole depth must be no greater than: <ul style="list-style-type: none"> i. 300mm within 6m of the outer visible edge of a foundation of the tower; or ii. Between 6m and 12m from the outer visible edge of a foundation of the tower. c. The earthworks must not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) ISSN 01140663; d. The earthworks must not result in vehicular access to a National Grid support structure being permanently obstructed; and 8. Earthworks within the Gas Transmission Pipeline 	

	<p>Corridor must comply with the following:</p> <ol style="list-style-type: none"> a. The stability or integrity of the gas transmission pipeline is not compromised; and b. The earthworks must not involve: <ol style="list-style-type: none"> i. Any permanent alteration to the profile, contour or height of the land within the corridor; or the planting of trees within 10 metres of the gas transmission pipeline. <p>Clause b. above does not apply to land disturbance undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track. Clause b. does not apply to earthworks or land disturbance undertaken by a network utility operator within a road reserve.</p>	
INF-S4	Upgrading of Aboveground Infrastructure	
All zones	<ol style="list-style-type: none"> 1. The realignment, relocation or replacement of a line, pipe (excluding a liquid petroleum or gas transmission pipeline), telecommunication pole, pole, tower, conductor, switch, transformer or ancillary structure must be located within 5m of the existing structure; 2. A pole must not be replaced with a tower; 3. A replacement pole, tower or telecommunication pole must not exceed the height of the replaced pole or tower or telecommunication pole, or the maximum structure height provided for in INF-S2, whichever is higher; 4. The diameter or width of a replacement pole or telecommunications pole: <ol style="list-style-type: none"> a. Must not exceed twice that of the replaced pole at its widest point; or b. Where a single pole is replaced with a pi pole, the width of the pi pole structure must not exceed three times the width of the replaced pole at its widest point; 5. A replacement tower's footprint must not exceed the width of the tower by more than 25%; 6. The upgrade must not include additional towers; 7. A maximum of two additional poles may be provided where it is necessary to achieve the conductor clearances required by NZECP 34:2001; and 8. The realignment, relocation or replacement of any other structure or building: <ol style="list-style-type: none"> a. Must be within 5m of the alignment or location of the original structure or building; b. Must not increase the footprint of the structure or building by greater than 30%. 	
INF-S5	New Aboveground Customer Connections	
All zones	<ol style="list-style-type: none"> 1. The connection must not exceed three additional poles; and 2. The diameter of conductors, lines or cables must not exceed 30mm. 	
INF-S6	Structures	

All zones	<ol style="list-style-type: none"> 1. The height of new buildings and structures must not exceed a maximum height of a. 2.5 metres, with an additional 1m allowed for a communications kiosk; or 2. The maximum area of the substation, gas regulation valve and/or takeoff station or energy storage batteries is: <ol style="list-style-type: none"> a. 20m² in Residential Zones; or b. 30m² in all other Zones. 	
INF-S7	Riparian setbacks	
All zones	<ol style="list-style-type: none"> 1. No infrastructure shall be located on or in land within 10 metres of the bed of any river. This setback does not apply to infrastructure that crosses a river along a bridge. 	
INF-S8	Height of telecommunication poles and associated antennas, lines and single pole support structures and meteorological masts	
All zones	<ol style="list-style-type: none"> 1. Telecommunication poles, associated antennas, lines and single pole support structures, must not exceed a maximum height of the permitted height for the relevant zone, plus 5 metres, except for a Residential Zone where the maximum height is the zone height; 2. A further 5 metres in height is afforded where two or more infrastructure providers are co-located on the same structure; 3. Meteorological masts must not exceed a maximum height of the permitted height for the relevant zone, plus 25 metres, except for a Residential Zone where the maximum height is the zone height; and 4. Where a telecommunication pole and associated antennas, lines and single pole support structure and meteorological masts are located on a site that is not road reserve and adjoins a Residential Zone boundary, the relevant building recession plane standard for that boundary must be complied with. 	
INF-S9	Antenna Size	
All zones	<ol style="list-style-type: none"> 1. A panel antenna: <ol style="list-style-type: none"> a. must not exceed a width of 0.7m; and b. when in a road reserve, must fit within an envelope of 3.5m in length and 0.7m in width; 2. A dish antenna must not exceed a diameter of 1.2m; 3. Omni directional 'whip' or dipole antenna must not exceed: <ol style="list-style-type: none"> a. 1.6m in vertical length; b. 60mm in diameter; and c. 1.5m in horizontal length; 4. A headframe must not exceed: <ol style="list-style-type: none"> a. 2.5m in diameter in Residential Zones (except when located in a road); or b. 6m in diameter in all other zones. 	
INF-S10	Height of Antenna Attached to Buildings	
All zones	<ol style="list-style-type: none"> 1. If the antenna is attached to a vertical surface, the top of 	

	<p>the antenna must not extend more than 5m above the top of that surface, directly above the point at which the antenna is attached to the building; or</p> <ol style="list-style-type: none"> 2. In all other cases, the top of the antenna must not be more than 5m above the point at which the antenna is attached to the building; and 3. If the building is in a Residential Zone, the lowest point at which the antenna is attached to the building must be at least 15m above the ground. 	
<p>INF-S11</p>	<p>Amateur Radio Configurations</p>	
<p>All zones</p>	<ol style="list-style-type: none"> 1. Supporting structures and poles must comply with the following: <ol style="list-style-type: none"> a. must not exceed 102mm in diameter; or b. a maximum of one support structure greater than 102mm where the maximum height of the supporting structure must not exceed the relevant zone building height, the horizontal diameter of the pole or supporting structure must not exceed 800mm, the structure must be set back 1.5m from any boundary, and any guy wires used to support the pole must not exceed 10mm in diameter; 2. Dish antennas located less than 5m above ground must not exceed a maximum horizontal diameter of 4m and must have a minimum boundary setback of 1m. Dish antennas situated more than 5m above ground have a maximum diameter of 1.2m; and 3. The maximum height of antennas mounted on buildings using a supporting structure less than 102mm diameter shall be 18m in the Residential Zones and 18m or the relevant permitted or actual Building Height plus 5m (whichever is greatest) in all other Zones. 	
<p>INF-S12</p>	<p>Buildings, structures and activities in the National Grid Yard</p>	
<p>All zones</p>	<ol style="list-style-type: none"> 1. The building or structure must have a minimum vertical clearance of 10m below the lowest point of a conductor; or 2. Must meet the safe electrical clearance distances required by New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663. 3. The building or structure must be located at least 12m from the outer visible edge of a foundation of a National Grid transmission line tower or pole, except where it: <ol style="list-style-type: none"> a. Is a fence not exceeding 2.5m in height that is located at least: <ol style="list-style-type: none"> i. 6m from the outer visible edge of a foundation of a National Grid transmission line tower; or ii. 5m from the outer visible edge of a foundation of a National Grid transmission line pole. b. Is an artificial crop protection structure or crop support structure not exceeding 2.5m in height and located at least 8m from a National Grid transmission line pole that: <ol style="list-style-type: none"> i. Is removable or temporary to allow a clear 	

	<p>working space of 12m from the pole for maintenance; and</p> <p>ii. allows all weather access to the pole and a sufficient area for maintenance equipment, including a crane; or</p> <p>c. Meets the requirements of clause 2.4.1 of New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.</p>	
<p>INF-S13</p>	<p>Classification of roads</p>	
	<p>1. New roads must be classified according to the Waka Kotahi New Zealand Transport Agency One Network Framework.</p>	
<p>INF-S14</p>	<p>Design of Roads</p>	
	<p>1. Roads must provide for two-way traffic in accordance with Table 1 – INF: Design of Roads – One Network Framework.</p> <p>2. Roads must be designed to achieve design speeds in accordance with Table 1 – INF: Design of Roads – One Network Framework</p> <p>3. Roads must have at least the minimum widths in accordance with Table 1 – INF: Design of Roads – One Network Framework:</p> <ul style="list-style-type: none"> a. Minimum total, legal width; and b. Minimum width to provide for: <ul style="list-style-type: none"> i. Pedestrians; ii. Cycling; iii. Micromobility; iv. Stationary vehicles including car parking, bus stops, loading areas as well as build outs for traffic calming or additional infrastructure; v. Vehicles; vi. Infrastructure; and vii. Street trees. <p>4. The maximum gradient of roads must be in accordance with Table 1 – INF: Design of Roads – One Network Framework.</p> <p>5. Curves in roads must meet the following minimum values:</p> <ul style="list-style-type: none"> a. K Values for crest vertical curves and sag vertical curves must be in accordance with Table 4 – INF: Road Vertical Curves and Horizontal Curves; and b. R Values for horizontal curves must be in accordance with Table 4 – INF: Road Vertical Curves and Horizontal Curves. <p>6. Street trees must be provided in accordance with:</p> <ul style="list-style-type: none"> a. Table 1 – INF: Design of Roads – One Network Framework; 	

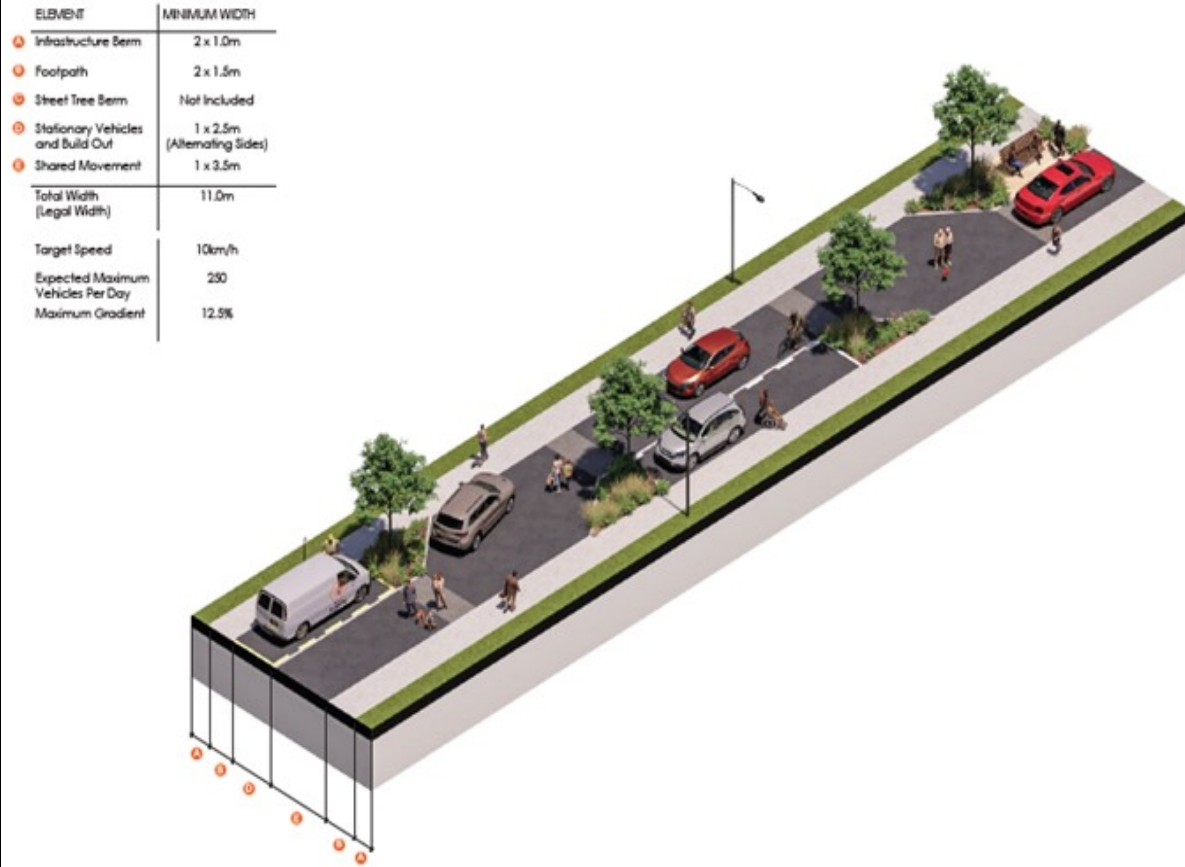
	<p>b. Street trees must not be planted in the Infrastructure Berm;</p> <p>c. When street trees are required in accordance with Table 1 – INF: Design of Roads – One Network Framework, they must be provided in accordance with the number of trees per Size Class at Maturity set out in Table 2 – INF: Street Trees and species in accordance with Table 3 – INF: Street Tree Species List;</p> <p>d. Street tree planting must meet the requirements set out in Table 2 – INF: Street Trees for the following:</p> <ul style="list-style-type: none"> i. Horizontal Setback Distances from Underground Infrastructure; ii. Horizontal Setback Distances from Structures; iii. Minimum Berm Width; iv. Minimum Topsoil Depth; and v. Minimum Soil Volume. <p>7. Streetlighting must be provided in accordance with the following:</p> <ul style="list-style-type: none"> a. Streetlighting must be designed in accordance with NZ Transport Agency document M30 Specification and Guidelines for Road Lighting Design (2014); b. Streetlighting lamps must be on the NZ Transport Agency List of M30 Approved Luminaires (2020); c. Streetlighting columns must be in accordance with the NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns; and d. Streetlighting columns in Local Street, Activity Street, Main Street, Urban Corridor or Rural Road must be a minimum of 8m in height. 	
--	--	--

Table 1 – INF: Design of Roads – One Network Framework

One Network Framework Classification	Expected Maximum Vehicle Volume (vehicles per day)	Target Speed (km/h)	Maximum Gradient	Minimum Width (m)						Number of Street Trees
				Footpath	Cycles	Traffic (must provide unhindered vehicle access including firetruck access)	<ul style="list-style-type: none"> • Stationary Vehicles (Parking/ Bus Stop/Loading) and • Build Outs for Cycle and Micromobility Parking, Street Trees • Passing Bays 	Infrastructure Berm	Street Tree Berm	
Urban										

Local Street M5 P3 No Vehicle Access at Frontage	250	10	12.5%	2 x 1.5	0	1 x 3.5	1 x 2.5 (alternating sides of road)	2 x 1.0	0	11.0	As per Table 2 – INF: Street Trees
--	-----	----	-------	---------	---	---------	--	---------	---	------	--

Typical Plan and Cross Section

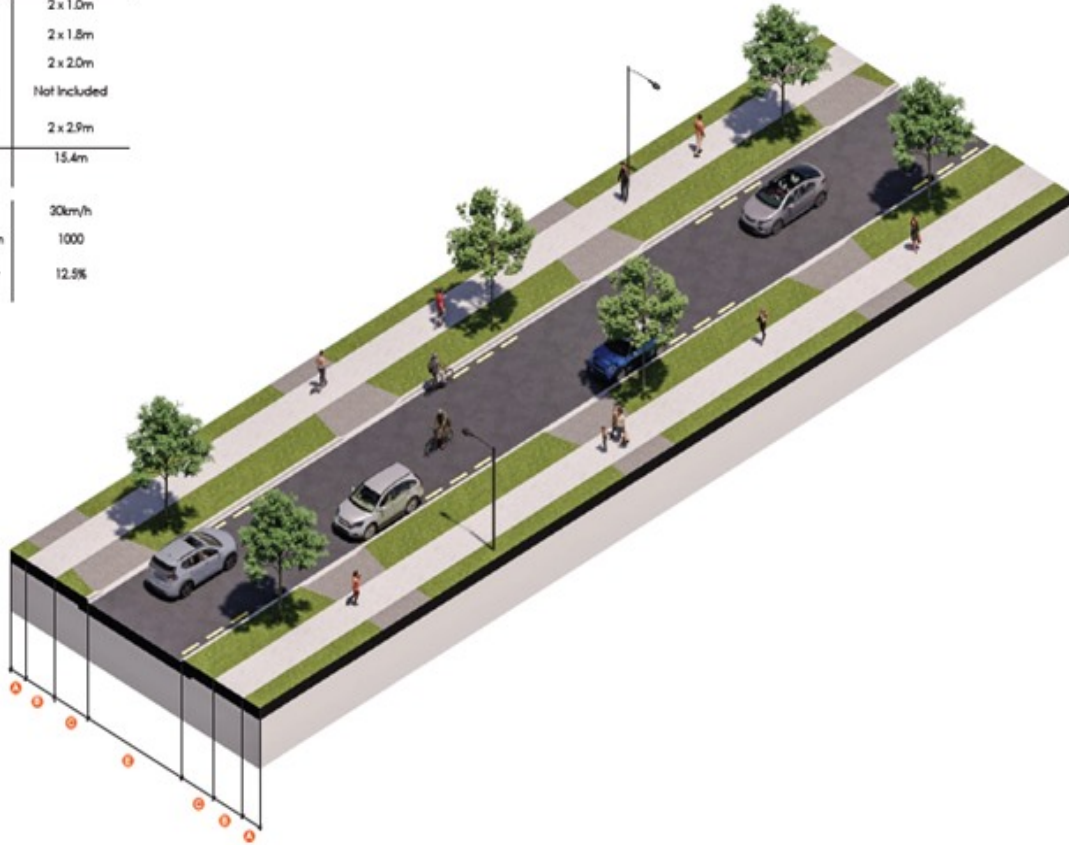


LOCAL STREET M5 P3 - NO VEHICLE ACCESS AT FRONTAGE

Main Street [e.g. Johnsonville Rd, Johnsonville]	8000	30	5%	2 x 3.0	2 x 2.0	2 x 3.2	2 x 2.6	2 x 1.0	2 x 2.0	27.6	As per Table 2 – INF: Street Trees
---	------	----	----	---------	---------	---------	---------	---------	---------	------	------------------------------------

Typical Plan and Cross Section

ELEMENT	MINIMUM WIDTH
Infrastructure Berm	2 x 1.0m
Footpath	2 x 1.8m
Street Tree Berm	2 x 2.0m
Stationary Vehicles and Build Out	Not Included
Traffic	2 x 2.9m
Total Width (Legal Width)	15.4m
Target Speed	30km/h
Expected Maximum Vehicles Per Day	1000
Maximum Gradient	12.5%

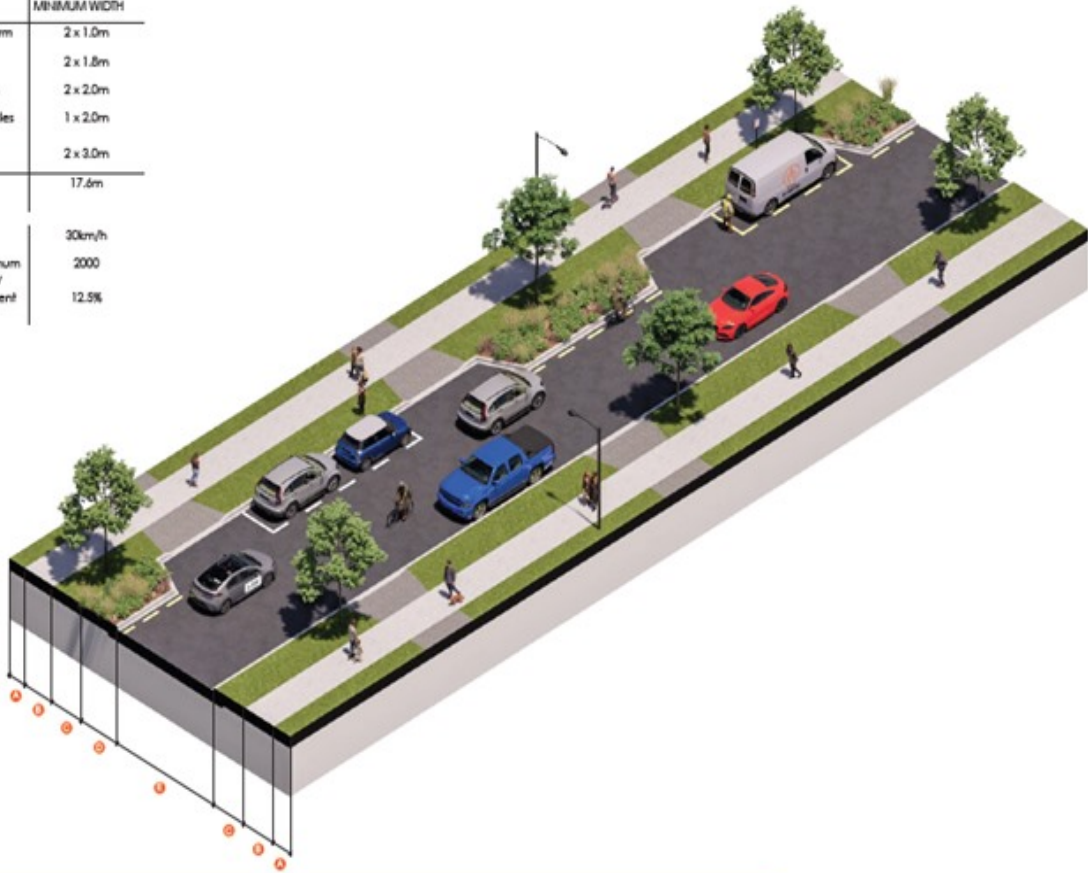


LOCAL STREET M5 P3

Local Street M5 P4 [e.g. Bickerton Rise, Churton Park]	2000	30	12.5%	2 x 1.8	0	2 x 3.0	1 x 2.0	2 x 1.0	2 x 2.0	17.6	As per Table 2 – INF: Street Trees
--	------	----	-------	---------	---	---------	---------	---------	---------	------	--

Typical Plan and Cross Section

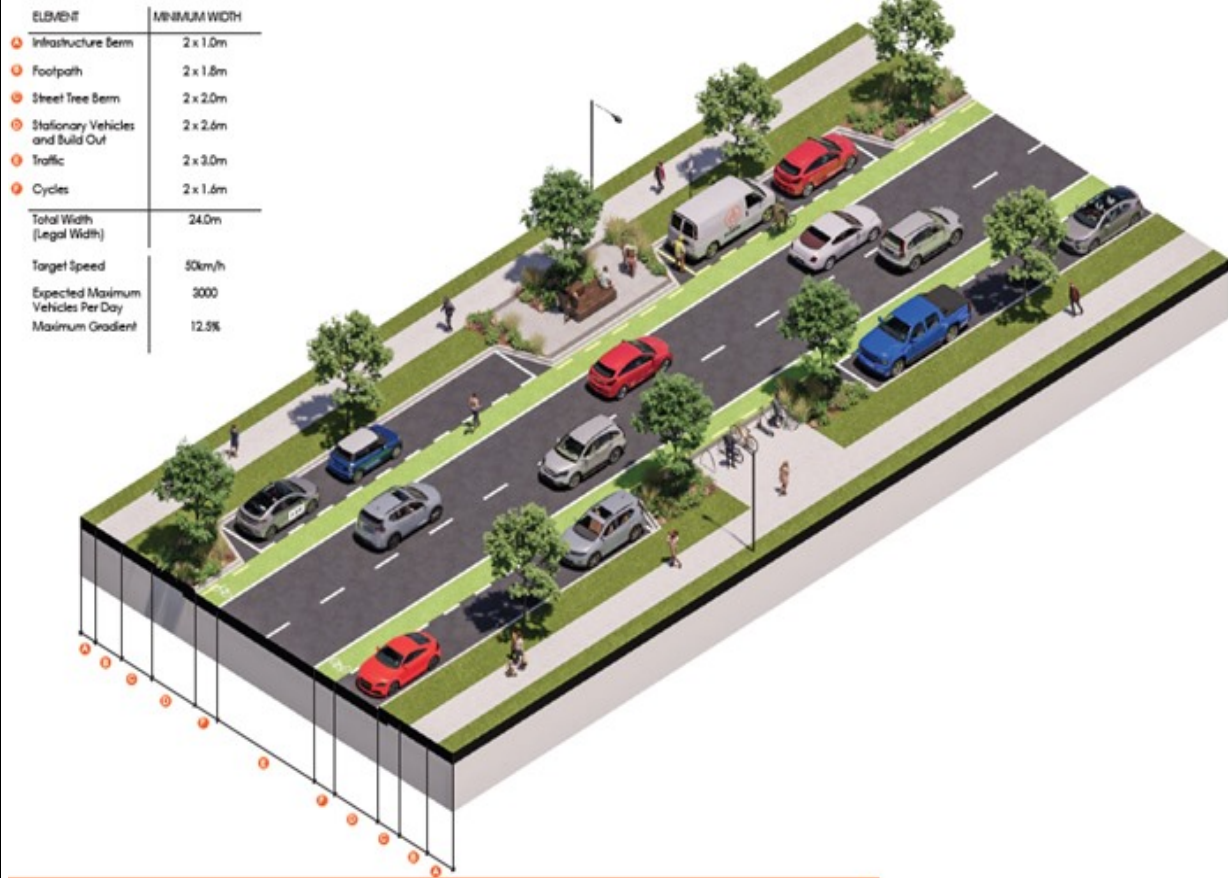
ELEMENT	MINIMUM WIDTH
Infrastructure Berm	2 x 1.0m
Footpath	2 x 1.8m
Street Tree Berm	2 x 2.0m
Stationary Vehicles and Build Out	1 x 2.0m
Traffic	2 x 3.0m
Total Width (Legal Width)	17.6m
Target Speed	30km/h
Expected Maximum Vehicles Per Day	2000
Maximum Gradient	12.5%



LOCAL STREET M5 P4

Local Street M4 [e.g. Washington Avenue, Brooklyn]	3000	50	12.5%	2 x 1.8	2 x 1.6 (cycle lane)	2 x 3.0	2 x 2.6	2 x 1.0	2 x 2.0	24.0	As per Table 2 – INF: Street Trees
---	------	----	-------	---------	----------------------	---------	---------	---------	---------	------	------------------------------------

Typical Plan and Cross Section



LOCAL STREET M4

Civic Space [e.g. Cuba Mall, Civic Square]	Discretionary resource consent required
---	---

Activity Street [e.g. Ottawa Rd, Ngaio]	8000	30-50	5%	2 x 2.4	2 x 1.6 (cycle lane)	2 x 3.2	2 x 2.6	2 x 1.0	2 x 2.0	25.6	As per Table 2 – INF: Street Trees
--	------	-------	----	---------	-------------------------	---------	---------	---------	---------	------	------------------------------------

Typical Plan and Cross Section

ELEMENT	MINIMUM WIDTH
Infrastructure Berm	2 x 1.0m
Footpath	2 x 2.4m
Street Tree Berm	2 x 2.0m
Stationary Vehicles and Build Out	2 x 2.6m
Traffic	2 x 3.2m
Cycles	2 x 1.6m
Total Width (Legal Width)	25.6m
Target Speed	30-50km/h
Expected Maximum Vehicles Per Day	8000
Maximum Gradient	5%

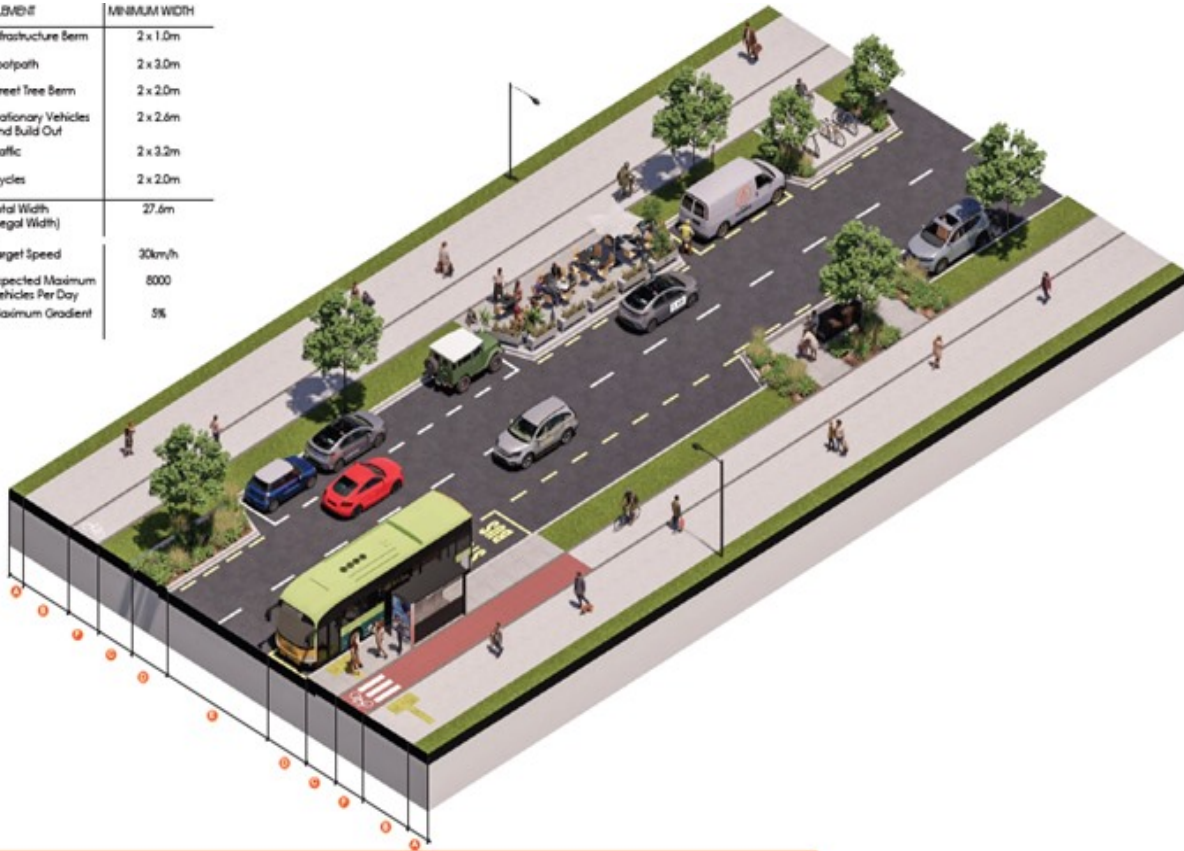


ACTIVITY STREET

Main Street [e.g. Johnsonville Rd, Johnsonville]	8000	30	5%	2 x 3.0	2 x 2.0	2 x 3.2	2 x 2.6	2 x 1.0	2 x 2.0	27.6	As per Table 2 – INF: Street Trees
---	------	----	----	---------	---------	---------	---------	---------	---------	------	------------------------------------

Typical Plan and Cross Section

ELEMENT	MINIMUM WIDTH
Infrastructure Berm	2 x 1.0m
Footpath	2 x 3.0m
Street Tree Berm	2 x 2.0m
Stationary Vehicles and Build Out	2 x 2.6m
Traffic	2 x 3.2m
Cycles	2 x 2.0m
Total Width (Legal Width)	27.6m
Target Speed	30km/h
Expected Maximum Vehicles Per Day	8000
Maximum Gradient	5%



MAIN STREET

City Hub [e.g. Lambton Quay]	Discretionary resource consent required
---------------------------------	---

Urban Connector [e.g. Burma Rd, Middleton Rd]	8000	50	12.5%	2 x 1.8	2 x 2.0	2 x 3.2	2 x 2.6	2 x 1.0	2 x 2.0	25.2	As per Table 2 – INF: Street Trees
--	------	----	-------	---------	---------	---------	---------	---------	---------	------	------------------------------------

Typical Plan and Cross Section

ELEMENT	MINIMUM WIDTH
Infrastructure Berm	2 x 1.0m
Footpath	2 x 1.8m
Street Tree Berm	2 x 2.0m
Stationary Vehicles and Build Out	2 x 2.6m
Traffic	2 x 3.2m
Cycles	2 x 2.0m
Total Width (Legal Width)	25.2m
Target Speed	50km/h
Expected Maximum Vehicles Per Day	8000
Maximum Gradient	12.5%



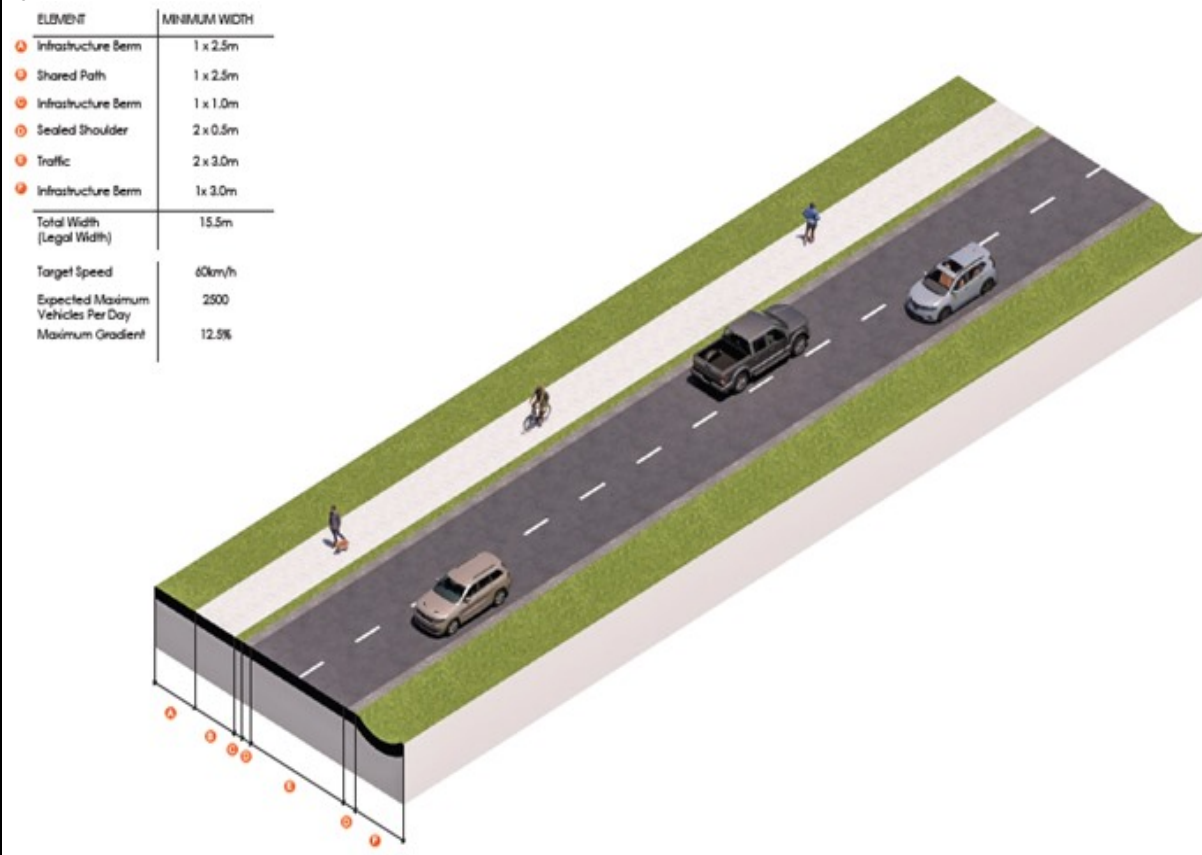
URBAN CONNECTOR

Transit Corridor [e.g. Hutt Rd, Wellington]		Discretionary resource consent required
--	--	---

Rural		
Rural Stopping Place		Discretionary resource consent required

Rural Road [e.g. Takarau Gorge Rd]	2500	60	12.5%	1 x 2.5 (shared, separate path)	0	2 x 3.0	2 x 0.5 (sealed shoulder)	1 x 2.5 (between property boundary and path) 1 x 1.0 (between path and road shoulder) 1 x 3.0 (side without path)	NA	15.5	NA
---------------------------------------	------	----	-------	------------------------------------	---	---------	------------------------------	--	----	------	----

Typical Plan and Cross Section



RURAL ROAD

Peri-urban Road		Discretionary resource consent required
Rural Connector		Discretionary resource consent required
National Highway		Discretionary resource consent required

Table 2 – INF: Street Trees

Size Class at Maturity	Height at maturity	Minimum Number	Horizontal Setback Distances from Underground Infrastructure (m)	Horizontal Setback Distances from Structures (m)	Minimum Berm	Minimum Topsoil	Minimum Soil
------------------------	--------------------	----------------	--	--	--------------	-----------------	--------------

(Stem diameter at 1.5m above ground)	ty	er of Trees per 100m of road	<ul style="list-style-type: none"> Manholes, drainage catchments, surface openings for underground infrastructure; Trunk water mains; Stormwater pipes >300mm diameter; Sewer pipes >300mm diameter Distribution gas pipelines Distribution or customer connection electricity lines 	<ul style="list-style-type: none"> Transmission gas pipelines; Transmission on electricity lines 	<ul style="list-style-type: none"> Hard surfaces (footpaths etc); Road kerbs; Vehicle crossings ; Masonry walls 	<ul style="list-style-type: none"> Pavers; Lightly loaded structures (bus shelters, garages etc); Heavily loaded structures (houses etc) 	Street lights	Width (m)	il Depth (m)	Volu me (m ³)
<300mm Tree species must be selected from the list in Table 3 – INF: Street Tree Species List	3-8	4	0.50	4.0	0.6	0.7	5.0	1.5	0.5	10.0
300 - 600mm Tree species must be selected from the list in Table 3 – INF: Street Tree Species List	5-10	4	1.5	4.0	1.0	1.5	5.0	2.0	0.6	12.0

Table 3 – INF: Street Tree Species List

Botanical Name	Common Name	Size Class	Height	Deciduous/ Evergreen	Native/ Exotic	Crown Form	Drought Tolerance	Wind Tolerance	Salt Tolerance
Acer campestre	Field Maple	<300mm	8	Deciduous	Exotic	Oval	High	Moderate	Moderate
Acer palmatum	Japanese Maple	<300mm	4	Deciduous	Exotic	Oval	Moderate	Low	Moderate
Arbutus unedo	Strawberry Tree	<300mm	8	Evergreen	Exotic	Oval	Moderate	Moderate	Low
Banksia integrifolia	Coast Banksia	<300mm	8	Evergreen	Exotic	Oval	High	High	High
Carpinus betulus	European Hornbeam	300-600mm	10	Deciduous	Exotic	Oval	Moderate	Moderate	Moderate
Cercis siliquastrum	Judas Tree	<300mm	5	Deciduous	Exotic	Oval	High	Moderate	Low
Cornus florida	Flowering Dogwood	<300mm	5	Deciduous	Exotic	Oval	Moderate	Moderate	Low

<i>Corokia macrocarpa</i>	Corokia	<300mm	3	Evergreen	Native	Oval	Moderate	High	High
<i>Dodonaea viscosa</i>	Ake Ake	<300mm	3	Evergreen	Native	Oval	High	High	High
<i>Fraxinus griffithii</i>	Evergreen Ash	<300mm	5	Evergreen	Exotic	Oval	Moderate	Moderate	Moderate
<i>Hedycarya arborea</i>	Pigeonwood	<300mm	6	Evergreen	Native	Columnar	Moderate	Moderate	Moderate
<i>Hoheria angustifolia</i>	Narrow-leaved Lacebark	<300mm	5	Evergreen	Native	Columnar	Moderate	Moderate	Moderate
<i>Hoheria populnea</i>	Houhere	<300mm	5	Evergreen	Native	Columnar	Moderate	Moderate	Moderate
<i>Hoheria sexstylosa</i>	Long-leaved Lacebark	<300mm	5	Evergreen	Native	Columnar	Moderate	Moderate	Moderate
<i>Lagerstroemia indica</i>	Crepe Myrtle	<300mm	4	Deciduous	Exotic	Vase	Moderate	Moderate	High
<i>Leptospermum nitidum</i> "Copper Sheen"	Tea Tree	<300mm	5	Evergreen	Exotic	Vase	Moderate	Moderate	Moderate
<i>Malus "Ballerina Maypole"</i>	Crabapple	<300mm	3	Deciduous	Exotic	Columnar	Moderate	Moderate	Low
<i>Malus "Red Top"</i>	Crabapple	<300mm	5	Deciduous	Exotic	Oval	Moderate	Moderate	Low
<i>Malus baccata "Jackii"</i>	Siberian Crabapple	<300mm	3	Deciduous	Exotic	Columnar	Moderate	Moderate	Low
<i>Meterosideros excelsa</i>	Pohutukawa	300-600mm	8	Evergreen	Native	Oval	High	High	High
<i>Olea europaea</i>	European Olive	<300mm	5	Evergreen	Exotic	Oval	High	High	High
<i>Olearia paniculata</i>	Akiraho	<300mm	3	Evergreen	Native	Oval	Moderate	Moderate	Moderate
<i>Parrotia persica</i>	Persian Ironwood	<300mm	5	Deciduous	Exotic	Pyramidal	High	High	Moderate
<i>Pittosporum eugenioides</i>	Tarata	<300mm	5	Evergreen	Native	Oval	Moderate	Moderate	Moderate
<i>Pittosporum tenuifolium</i>	Kohuhu	<300mm	5	Evergreen	Native	Pyramidal	Moderate	Moderate	Moderate
<i>Platanus acerifolia</i>	London Plane	300-600mm	10	Deciduous	Exotic	Oval	Moderate	Moderate	Moderate
<i>Platanus orientalis</i>	Oriental Plane	300-600mm	10	Deciduous	Exotic	Oval	Moderate	Moderate	Moderate
<i>Pseudopanax crassifolius</i>	Horoeka	<300mm	4	Evergreen	Native	Columnar	Moderate	High	Moderate
<i>Pseudopanax ferox</i>	Toothed Lancewood	<300mm	4	Evergreen	Native	Columnar	Moderate	High	Moderate
<i>Pseudopanax lessonii</i>	Houpara	<300mm	4	Evergreen	Native	Columnar	Moderate	High	High
<i>Pyrus calleryana</i>	Ornamental Pear	<300mm	10	Deciduous	Exotic	Pyramidal	Moderate	High	Moderate
<i>Quercus robur</i>	English Oak	300-600mm	10	Deciduous	Exotic	Oval	Moderate	Moderate	Moderate
<i>Sophora microphylla</i>	Kowhai	<300mm	8	Evergreen	Native	Oval	Moderate	Moderate	Moderate
<i>Sophora tetraptera</i>	Large-leaved Kowhai	<300mm	8	Evergreen	Native	Oval	Moderate	Moderate	Moderate
<i>Sorbus aria</i>	Whitebeam	<300mm	5	Deciduous	Exotic	Pyramidal	Moderate	Moderate	Low
<i>Sorbus aucuparia</i>	Mountain Ash	<300mm	5	Deciduous	Exotic	Oval	Moderate	Moderate	Low

Acer buergerianum	Trident Maple	300 - 600mm	10	Deciduous	Exotic	Oval	Moderate	Low	Moderate
Acer davidii	Snakebark Maple	300 - 600mm	10	Deciduous	Exotic	Oval	Moderate	Low	Moderate
Acer griseum	Paperbark Maple	300 - 600mm	10	Deciduous	Exotic	Oval	Moderate	Low	Moderate
Acer negundo	Box Maple	300 - 600mm	10	Deciduous	Exotic	Oval	High	Moderate	Moderate
Banksia integrifolia	Coastal Banksia	300 - 600mm	10	Evergreen	Exotic	Oval	High	High	High
Cordyline australis	Cabbage Tree	300 - 600mm	8	Evergreen	Native	Columnar	Moderate	Moderate	Moderate
Corylus colurna	Turkish Tree Hazel	300 - 600mm	10	Deciduous	Exotic	Oval	High	Moderate	Moderate
Eucalyptus ficifolia	Red Flowering Gum	300 - 600mm	8	Evergreen	Exotic	Oval	High	High	Moderate
Fraxinus oxycarpa "Raywood"	Claret Ash	300 - 600mm	10	Deciduous	Exotic	Pyramidal	Moderate	Moderate	Moderate
Ginkgo biloba	Maidenhair Tree	300 - 600mm	10	Deciduous	Exotic	Oval	High	Moderate	Moderate
Ginkgo biloba "Fastigiata"	Upright Maidenhair Tree	300 - 600mm	10	Deciduous	Exotic	Oval	High	Moderate	Moderate
Knightia excelsa	Rewarewa	300 - 600mm	10	Evergreen	Native	Columnar	Moderate	Moderate	Moderate
Laurus nobilis	Bay Tree	300 - 600mm	10	Evergreen	Exotic	Pyramidal	High	High	High
Liquidambar styraciflua	American Sweetgum	300 - 600mm	10	Deciduous	Exotic	Pyramidal	Moderate	High	Moderate
Nyssa sylvatica	Black Tupelo	300 - 600mm	8	Deciduous	Exotic	Pyramidal	Moderate	Moderate	Moderate
Ulmus carpinifolia	Smooth Leaved Lime	300 - 600mm	10	Deciduous	Exotic	Vase	Moderate	High	Moderate
Zelkova serrata	Zelkova	300 - 600mm	10	Deciduous	Exotic	Vase	Moderate	High	Moderate

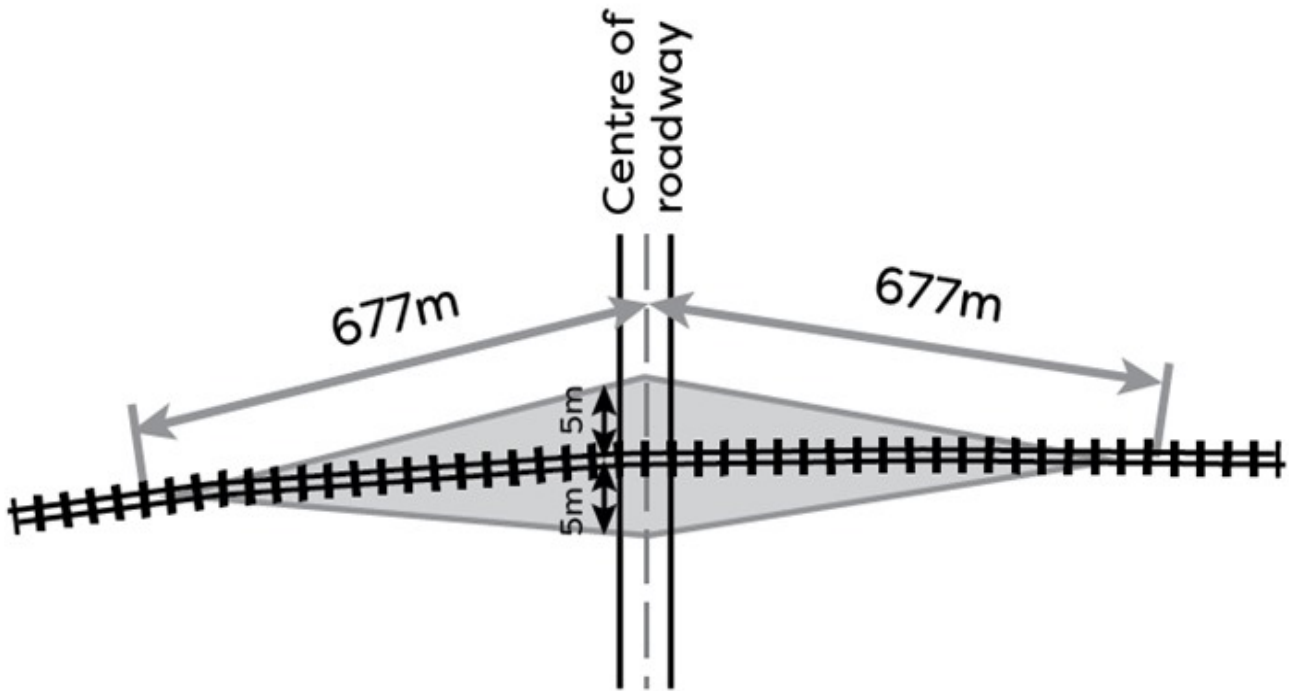
Table 4 – INF: Road Vertical Curves and Horizontal Curves

Operating Speed (km/h)	Minimum K Value for Crest Vertical Curves	Minimum K Value for Sag Vertical Curves	Minimum R Value for Horizontal Curves
≤20	15	3	20
21-30	17	3	30
31-40	20	3	40
41-50	33	4	50
51-60	50	6	Specific design
61-70	71	8	Specific design
71-80	100	10	Specific design
INF-S15	Sight Triangles for Railway Level Crossings		
	Buildings or other visual obstructions must not be located within the restart sightline areas of railway level crossings as shown in the shaded areas of Figure 1 – INF: Restart	Assessment criteria where the standard is infringed: 1. Effects on the safety and efficiency of rail and	

	Sightlines below.
--	-------------------

road transport.

Figure 1 – INF: Restart Sightlines



Visual obstruction-free area

INF-S16	Connection to roads - sites with pedestrian, cycling and micromobility site access only	
	<ol style="list-style-type: none"> 1. For sites with frontage to a road: <ol style="list-style-type: none"> a. The direct legal road frontage must have a width of at least 1.8m. 2. For sites with no frontage to a road: <ol style="list-style-type: none"> a. Access must be provided to a road via an access easement with a width of at least 1.8m. 	
INF-S17	Connection to Roads - Driveways	
	<ol style="list-style-type: none"> 1. The number of vehicle crossings per site must not exceed one. 2. The minimum design vehicle for a vehicle crossing is a 5.20m x 1.94m vehicle (99th percentile vehicle). 3. For Urban Roads, the length of a vehicle crossing parallel to the road must be no more than: <ol style="list-style-type: none"> a. 3m for Driveways Level 1; or 	

	<p>b. 6m for Driveways Level 2 and 3.</p> <p>4. For Rural Roads:</p> <p>a. The vehicle crossing must be sealed between the road carriageway and the property boundary; and</p> <p>b. The entry and exit turn radius of the vehicle crossing must each be at least 9.0m.</p> <p>5. Where the vehicle crossing incorporates a pedestrian, cycling or micromobility path, the crossfall of the path must meet not exceed 2.5%.</p> <p>6. The vehicle crossing for a site with frontage to two or more roads must connect to the road with the lower number of vehicle movements per day.</p> <p>7. Vehicle crossings must not be located within 10m of an intersection tangent point as shown as the heavy line between Points A and B in Figure 2 – INF: Vehicle Crossings in Relation to Intersections. In addition, vehicle crossings for Driveways Level 2 and 3 must not be located at the top of a T-intersection as shown as the heavy line between Points C and D in Figure 2 – INF: Vehicle Crossings in Relation to Intersections.</p> <p>8. The distance from vehicle crossings to railway crossings must be at least 30m, measured from the nearest edge of the vehicle crossing to the nearest railway track.</p> <p>9. Connections to the road reserve must provide clear visibility splays for pedestrian safety from 1.0m above ground level as shown in Figure 3 – INF: Driveway Visibility Splays and Sight Distances. Driveways Levels 2 and 3 must provide the visibility splay on the left hand exit side only. For Driveways Level 1 where the driveway is within 2.0m of the adjoining property boundary, the visibility splay is not required if a 75mm high speed hump is installed 1.0m from the road boundary.</p> <p>10. Sight distances from vehicle crossings as shown in Figure 3 – INF: Driveway Visibility Splays and Sight Distances</p> <p>11. must comply with Table 5 – INF: Minimum Sight Distances at Vehicle Crossings.</p> <p>Note: Limited Access Roads may have additional or different requirements under the Government Roading Powers Act 1989.</p>	
--	--	--

Figure 2 – INF: Vehicle Crossings in Relation to Intersections

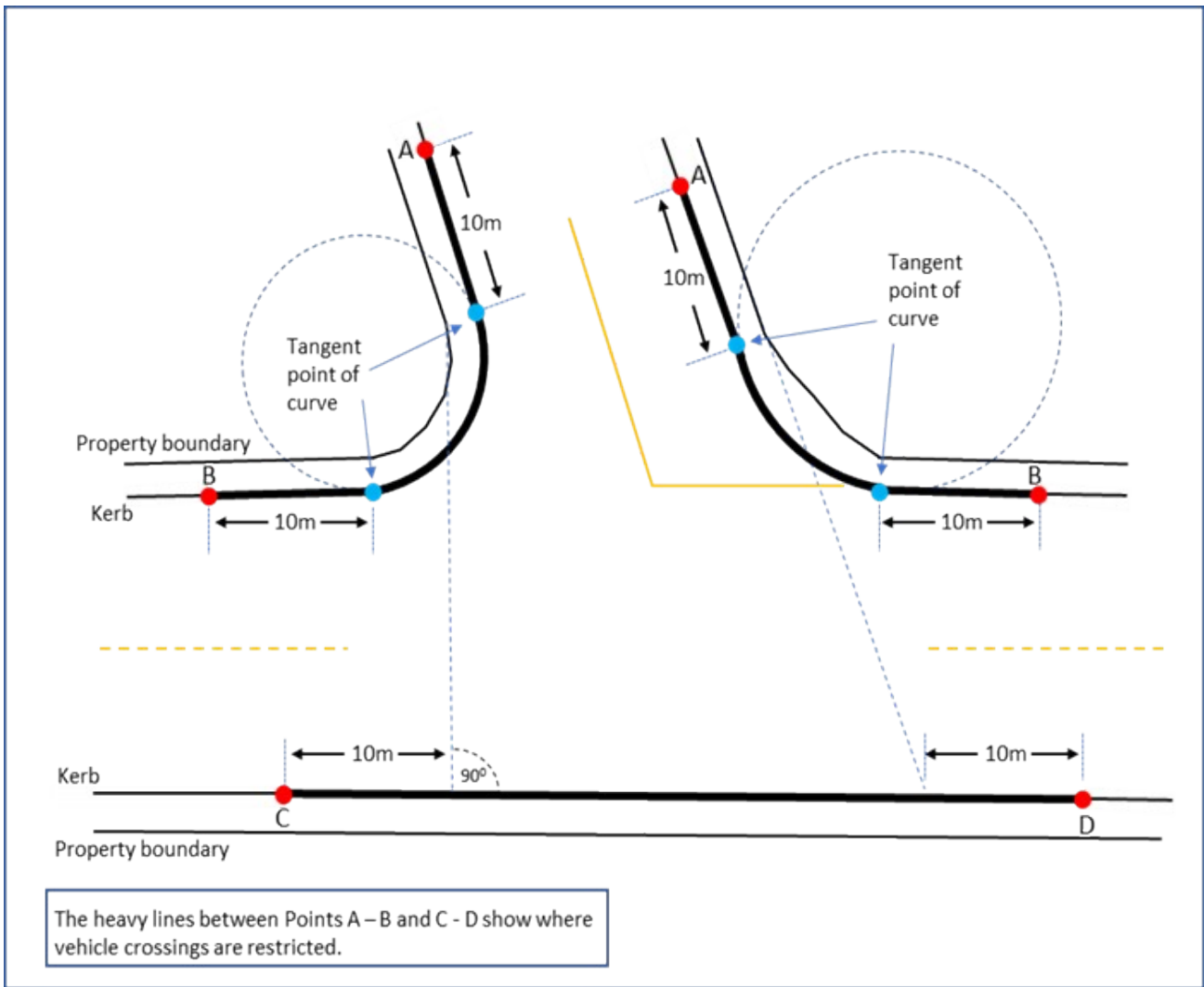


Figure 3 – INF: Driveway Visibility Splays and Sight Distances

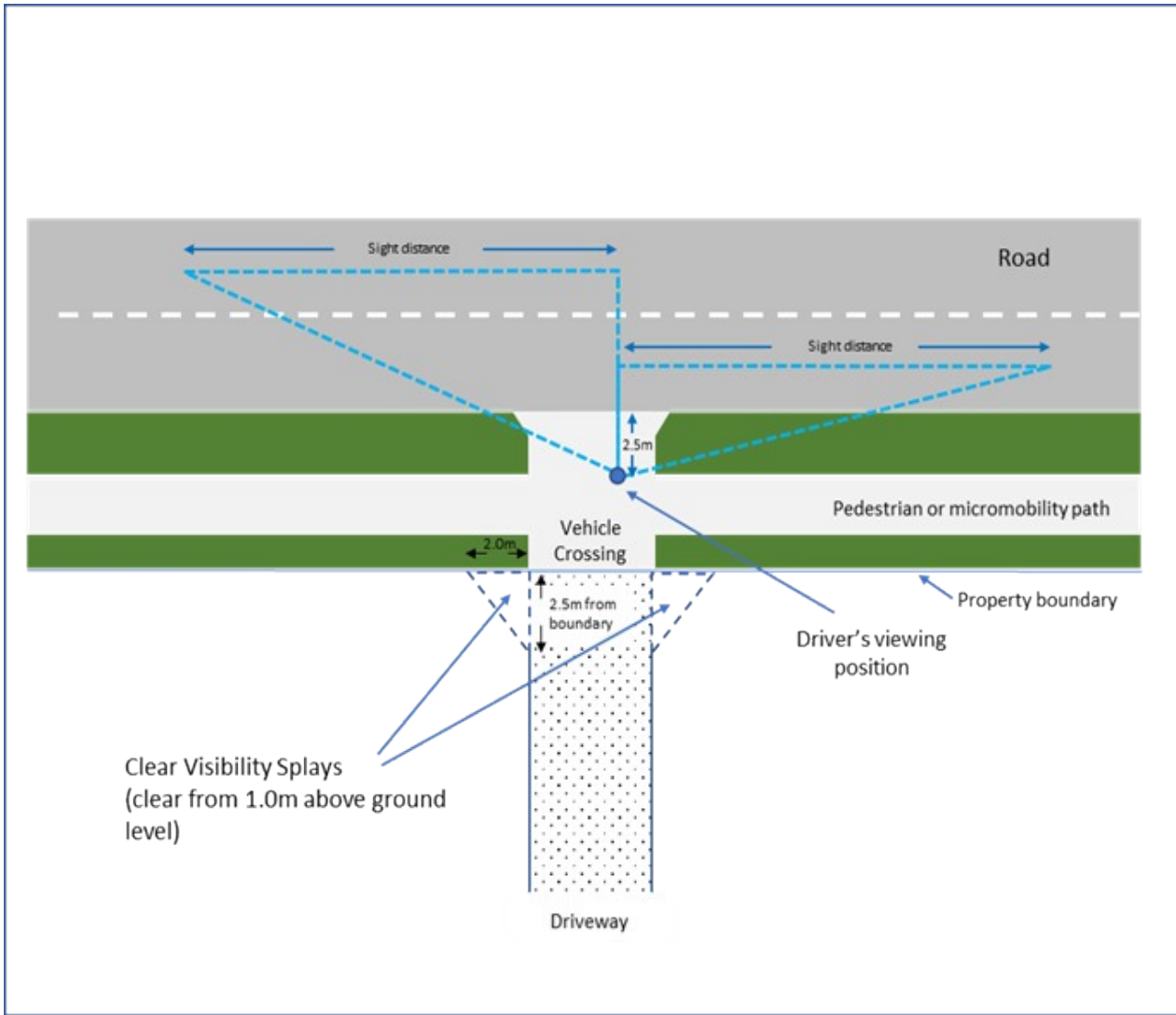


Table 5 – INF: Minimum Sight Distances at Vehicle Crossings

Frontage Speed Limit (km/h)	Driveway Level 1 Minimum Sight Distance (m) (see Figure 3 – INF: Driveway Visibility Splays and Sight Distances)	Driveways Levels 2 & 3 Minimum Sight Distance (m) (see Figure 3 – INF: Driveway Visibility Splays and Sight Distances)
30	25	25
40	30	35
50	40	45
60	55	65
70	70	85
80	96	105
INF-S18	Intersections	
	1. Intersections must be designed to ensure safe connectivity of roads for all road users and must take into account the expected traffic flows once development is complete.	

	<ol style="list-style-type: none"> 2. Intersections must be formed at 90°. 3. Minimum sight distances at intersections as shown in Figure 4 – INF: Sight Distances at Intersections must comply with Table 6 – INF: Minimum Sight Distances at New Intersections. 	
--	---	--

Figure 4 – INF: Sight Distances at Intersections

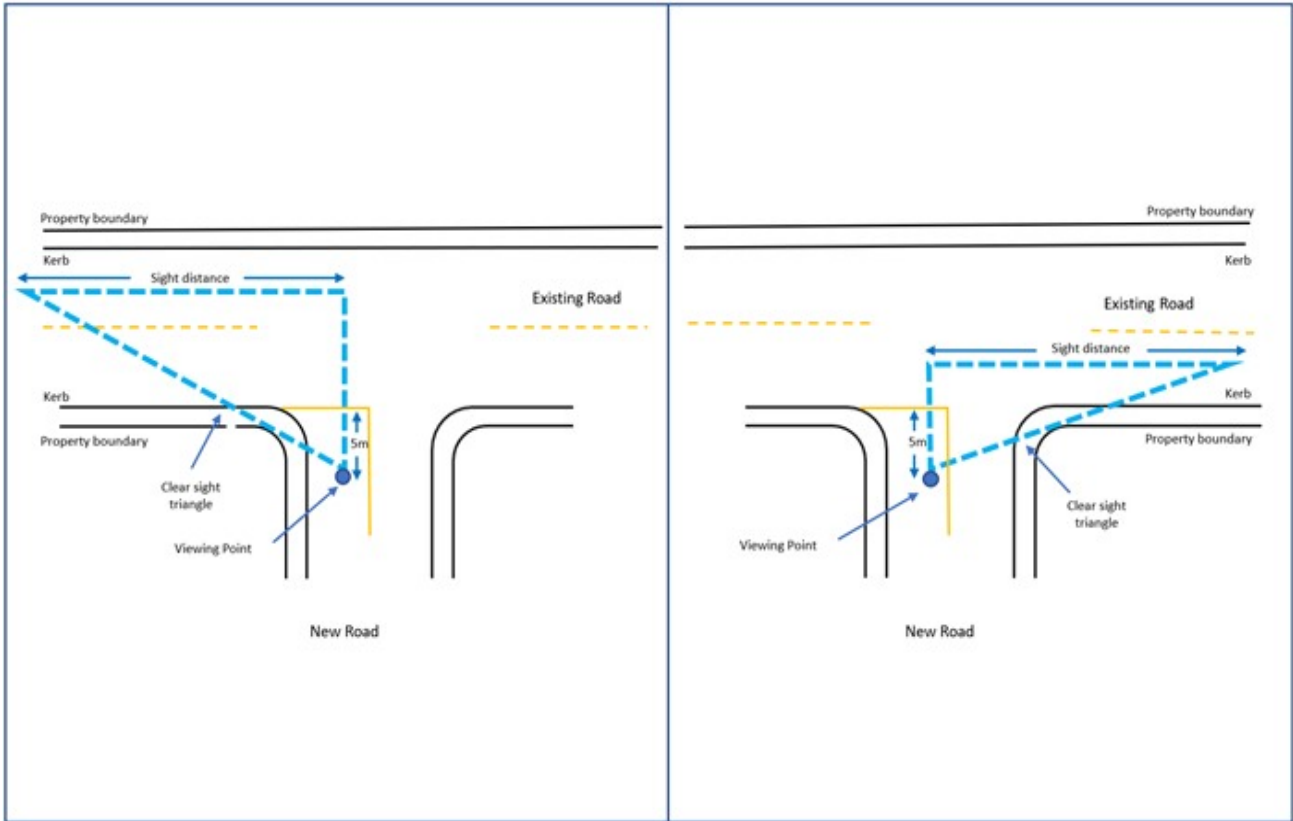


Table 6 – INF: Minimum Sight Distances at New Intersections

Operating speed (km/h) of Existing Road	Minimum Sight Distance (m) (see Figure 4 – INF: Sight Distances at Intersections)	
<30	50	
≤31-40	75	
41-50	100	
51-60	125	
61-70	150	
71-80	180	
INF-S19	Cabinets, electric vehicle charging stations, temporary infrastructure and temporary electricity generators and self-contained power units to supply existing infrastructure, bus shelters and any other infrastructure structure or infrastructure building not otherwise provided for that are located within the road reserve or rail corridor	
	<ol style="list-style-type: none"> 1. The structure must not exceed: <ol style="list-style-type: none"> a. Maximum height above ground level of 2.5m; and b. Maximum footprint of 6m². 	Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Local, regional and national benefits of the infrastructure or community facilities; 2. Any adverse effects on the streetscape and the

		<p>amenity values of the area;</p> <ol style="list-style-type: none">3. The amenity of adjoining sites;4. Traffic and pedestrian safety including sightlines and visibility of traffic signage;5. Design and siting of the infrastructure or community facilities;6. Any operational or functional needs of the infrastructure or community facilities ; and7. Any topographical and other site constraints that make compliance with the permitted standard impracticable.
--	--	---

Infrastructure – Coastal Environment

INF-CE	Infrastructure – Coastal Environment
---------------	---

Introduction

This sub-chapter applies to infrastructure within the Coastal Environment. It applies in addition to the principal Infrastructure chapter. If any other overlay is also applicable, then the provisions of that overlay sub-chapter also apply.

Note: The objectives of the Infrastructure chapter apply.

Policies - Infrastructure	
Infrastructure – Coastal Environment	
INF-CE-P14	<p>Operation, maintenance, repair and upgrading of existing infrastructure and new infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • outside of areas of Very High and High Coastal Natural Character; and • outside of coastal and riparian margins <p>Allow the operation, maintenance, repair and upgrading of existing infrastructure and for new infrastructure within the coastal environment.</p>
INF-CE-P15	<p>Operation, maintenance and repair of existing infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character <p>Provide for the operation, maintenance and repair of existing infrastructure within areas of very high or high coastal natural character where:</p> <ol style="list-style-type: none"> 1. Related earthworks are of a scale that maintains or restores the identified values described in SCHED13; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or operational need for the activity to be undertaken inside an area of very high or high coastal natural character or within coastal or riparian margins and there are no reasonably practical alternative locations outside of these areas.
INF-CE-P16	<p>Operation, maintenance and repair of existing infrastructure within the coastal environment in the Residential, City Centre, Waterfront, Mixed Use, General Industrial, Airport and Port Zones –</p> <ul style="list-style-type: none"> • within coastal and riparian margins <p>Allow for the operation, maintenance and repair of existing infrastructure within areas of coastal and riparian margins in the Residential, City Centre, Waterfront, Mixed Use, General Industrial, Airport and Port Zones.</p>

INF-CE-P17	<p>Operation, maintenance and repair of existing infrastructure within the coastal environment in the Rural and Open Space Zones</p> <ul style="list-style-type: none"> • within coastal and riparian margins <p>Provide for the operation, maintenance and repair of existing infrastructure within areas of coastal and riparian margins in the Rural Zone and Open Space Zones, where:</p> <ol style="list-style-type: none"> 1. Related earthworks are of a scale that maintains or restores the natural character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or operational need for the activity to be undertaken inside an area of very high or high coastal natural character or within coastal or riparian margins and there are no reasonably practical alternative locations outside of these areas.
INF-CE-P18	<p>Upgrading of existing infrastructure within the coastal environment that is located underground or within an existing road reserve –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character <p>Provide for the upgrading of existing infrastructure within areas of very high or high coastal natural character where the infrastructure is located underground or within an existing road reserve.</p>
INF-CE-P19	<p>Upgrading of existing infrastructure within the coastal environment that is located aboveground and outside an existing road reserve –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character <p>Only allow for the upgrading of existing infrastructure that is located above ground and outside an existing road reserve within areas of very high or high coastal natural character where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that maintains or restores the identified values described in SCHED13 or the natural character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or operational need for the activity to be undertaken inside an area of very high or high coastal natural character and there are no reasonably practical alternative locations outside of these areas.
INF-CE-P20	<p>Upgrading of existing infrastructure within the coastal environment of the Residential, City Centre, Waterfront, General Industrial, Mixed Use, Airport and Port Zones –</p> <ul style="list-style-type: none"> • within coastal and riparian margins <p>Allow for the upgrading of existing infrastructure within coastal and riparian margins in the Residential Zones, Commercial and Industrial Zones, Airport and Port Zones.</p>
INF-CE-P21	<p>Upgrading of existing infrastructure within the coastal environment of the Rural and Open Space Zones that is located underground or within an existing road reserve –</p> <ul style="list-style-type: none"> • within coastal and riparian margins <p>Provide for the upgrading of existing infrastructure within coastal and riparian margins in the Rural Zones and Open Space Zones where the infrastructure is located underground or within an existing road reserve.</p>
INF-CE-P22	<p>Upgrading of existing infrastructure within the coastal environment of the Rural and Open Space Zones that is located aboveground and outside an existing road reserve –</p>

	<ul style="list-style-type: none"> • within coastal and riparian margins <p>Only allow for the upgrading of existing infrastructure that is located above ground and outside an existing road reserve in the Rural Zones and Open Space Zones within riparian and coastal margins where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that maintains or restores the natural character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or operational need for the activity to be undertaken within coastal or riparian margins and there are no reasonably practical alternative locations outside of these areas.
INF-CE-P23	<p>New infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal and riparian margins <p>Only allow for new infrastructure within areas of very high or high coastal natural character and within coastal and riparian margins, where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that maintains or restores the identified values described in SCHED13 or the natural character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional or operational need for the activity to be undertaken within these areas and there are no reasonably practical alternative locations outside of these areas.

Rules - Infrastructure activities	
INF-CE-R31	<p>Operation, maintenance, repair and upgrading of existing infrastructure and new infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • outside of areas of Very High and High Coastal Natural Character; and • outside of coastal and riparian margins
All Zones	1. Activity status: Permitted
INF-CE-R32	<p>Operation, maintenance and repair of existing infrastructure within the coastal environment - within areas of Very High and High Coastal Natural Character</p>
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with INF-S3.
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with INF-S3 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in INF-CE-P15 and CE-P4

	2. The matters in PA-P1 and PA-P2
INF-CE-R33	Operation, maintenance and repair of existing infrastructure within the coastal environment - • within coastal or riparian margins
Residential Zones, Commercial and Industrial Zones, Airport and Port Zones	1. Activity status: Permitted
Rural Zone Open Space Zones	2. Activity status: Permitted Where: a. Compliance is achieved with INF-S3.
Rural Zones, Open Space Zones, Conservation Zones	3. Activity status: Restricted Discretionary Where: a. Compliance with INF-S3 cannot be achieved. Matters of discretion are restricted to: 1. The matters in INF-P16 and CE-P6 2. The matters in PA-P1 and PA-P2
INF-CE-R34	Upgrading of existing infrastructure within the coastal environment • within coastal or riparian margins
Residential Zones, Commercial and Industrial Zones, Airport and Port Zones	1. Activity status: Permitted
Rural Zones Open Space Zones	2. Activity status: Permitted Where: a. The infrastructure is located underground; or b. The infrastructure is located within an existing road reserve.
Rural Zones, Open Space Zones, Conservation Zones	3. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of INF-CE-R34. cannot be achieved. Matters of discretion are restricted to:

	<ol style="list-style-type: none"> 1. The matters in INF-CE-P18 and CE-P6 2. The matters in PA-P1 and PA-P2
INF-CE-R35	<p>Upgrading of existing infrastructure within the coastal environment</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character
All Zones	<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. The infrastructure is located underground; or b. The infrastructure is located within an existing road reserve. <p>Matters of discretion:</p> <ol style="list-style-type: none"> 1. The matters in INF-CE-P17.
All Zones	<ol style="list-style-type: none"> 2. Activity status: Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of INF-CE-R35.1 cannot be achieved.
INF-CE-R36	<p>New infrastructure within the coastal environment</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal or riparian margins
All Zones	<ol style="list-style-type: none"> 1. Activity status: Discretionary

Policies - National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC)

INF-CE-P24	<p>Operation, maintenance, repair and upgrading of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure and new National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • outside of areas of Very High and High Coastal Natural Character; and • outside of coastal and riparian margins <p>Allow the operation, maintenance, repair and upgrading of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure and for new National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment.</p>
INF-CE-P25	<p>Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character <p>Provide for the operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within areas of very high or high coastal natural character where:</p> <ol style="list-style-type: none"> 1. Related earthworks are of a scale that maintains or restores the identified values described in SCHED13;

	<p>2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and</p> <p>3. There is a functional need or an operational need for the activity to be undertaken inside an area of very high or high coastal natural character or within coastal or riparian margins and there are no reasonably practical alternative locations outside of these areas.</p>
INF-CE-P26	<p>Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • within coastal and riparian margins <p>Allow for the operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within areas of coastal and riparian margins in the Residential Zones, City Centre, Waterfront, General Industrial, Mixed Use, Airport and Port Zones.</p>
INF-CE-P27	<p>Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment of the Rural and Open Space Zones –</p> <ul style="list-style-type: none"> • within coastal and riparian margins <p>Provide for the operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within areas of coastal and riparian margins in the Rural Zone and Open Space Zones where:</p> <ol style="list-style-type: none"> 1. Related earthworks are of a scale that maintains or restores the natural character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or an operational need for the activity to be undertaken inside an area of very high or high coastal natural character or within coastal or riparian margins and there are no reasonably practical alternative locations outside of these areas.
INF-CE-P28	<p>Upgrading of existing National Grid (NG) infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal and riparian margins <p>Provide for the upgrading of existing National Grid (NG) infrastructure within areas of very high or high coastal natural character or within coastal and riparian margins where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that maintains or restores the identified values described in SCHED13 or the natural character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or an operational need for the activity to be undertaken inside an area of very high or high coastal natural character or within coastal or riparian margins and there are no reasonably practical alternative locations outside of these areas.
INF-CE-P29	<p>Upgrading of existing Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment that is located within an existing road reserve –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal and riparian margins <p>Provide for the upgrading of existing Gas Transmission Pipeline Corridor (GTPC) infrastructure</p>

	within areas of very high and high coastal natural character; or within coastal and riparian margins where the infrastructure is located underground or within an existing road reserve.
INF-CE-P30	<p>Upgrading of existing Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment that is located aboveground and outside an existing road reserve –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal and riparian margins <p>Only allow for the upgrading of existing Gas Transmission Pipeline Corridor (GTPC) infrastructure within areas of very high and high coastal natural character; or within coastal and riparian margins that is located above ground or outside an existing road reserve where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that maintains or restores the natural character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or an operational need for the activity to be undertaken within coastal or riparian margins and there are no reasonably practical alternative locations outside of these areas.
INF-CE-P31	<p>New National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal and riparian margins <p>Only allow for new National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within areas of very high or high coastal natural character and within coastal and riparian margins where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that maintains or restores the identified values described in SCHED13 or the natural character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional or operational need for the activity to be undertaken within coastal or riparian margins and there are no reasonably practical alternative locations outside of these areas.

Rules - National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC)	
INF-CE-R37	<p>Operation, maintenance, repair and upgrading of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure and new National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment –</p> <ul style="list-style-type: none"> • outside of areas of Very High and High Coastal Natural Character; and • outside of coastal and riparian margins
All zones	1. Activity status: Permitted
INF-CE-R38	<p>Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment</p> <p>-</p> <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or

	<ul style="list-style-type: none"> • within coastal or riparian margins
All Zones	1. Activity status: Permitted
INF-CE-R39	Upgrading of existing National Grid (NG) infrastructure within the coastal environment <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal or riparian margins
All Zones	1. Activity status: Restricted Discretionary Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The matters in INF-CE-P23, {Link, 10954, CE-P4, CE-P5 and CE-P6 2. The matters in PA-P1 and PA-P2
INF-CE-R40	Upgrading of existing Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal or riparian margins
All Zones	1. Activity status: Restricted Discretionary Where: <ol style="list-style-type: none"> a. The infrastructure is located underground; or b. The infrastructure is located within an existing road reserve. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The matters in INF-CE-P24, CE-P4, CE-P5 and CE-P6 2. The matters in PA-P1 and PA-P2
All Zones	2. Activity status: Discretionary Where: <ol style="list-style-type: none"> a. Compliance with INF-CE-R40 cannot be achieved.
INF-CE-R41	New National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment <ul style="list-style-type: none"> • within areas of Very High and High Coastal Natural Character; or • within coastal or riparian margins
All Zones	1. Activity status: Discretionary

Infrastructure – Ecosystems and Indigenous Biodiversity

INF-ECO	Infrastructure – Ecosystems and Indigenous Biodiversity
----------------	--

Introduction

This sub-chapter applies to infrastructure within the significant natural area overlays identified within the Ecosystems and Indigenous Biodiversity chapter. It applies in addition to the principal Infrastructure chapter. If any other overlay is also applicable, then the provisions of that overlay sub-chapter also apply.

Note: The objectives of the Infrastructure chapter apply.

Policies	
Infrastructure – Ecosystems and Indigenous Biodiversity	
INF-ECO-P32	<p>Operation, maintenance and repair of existing infrastructure within a Significant Natural Area.</p> <p>Provide for the operation, maintenance and repair of existing infrastructure within significant natural areas where the activity, including associated earthworks, does not adversely affect the identified significant biodiversity values.</p>
INF-ECO-P33	<p>Upgrades to and new infrastructure in Significant Natural Areas</p> <p>Except as provided for by INF-ECO-P29 and INF-ECO-P30, only allow for upgrades to existing infrastructure and for new infrastructure within Significant Natural Areas where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. There is an operational need or functional need that means the infrastructure's location cannot be avoided; and 2. Any adverse effects on indigenous biodiversity values within a Significant Natural Area are applied in accordance with ECO-P2 and the matters in ECO-P4, ECO-P10.
INF-ECO-P34	<p>Operation, maintenance and repair of existing National Grid infrastructure within a Significant Natural Area.</p> <p>Provide for the operation, maintenance and repair of existing transmission lines within significant natural areas where the activity, including associated earthworks, does not adversely affect the identified significant biodiversity values.</p>
INF-ECO-P35	<p>Upgrading the National Grid within Significant Natural Areas</p> <p>Provide for upgrading of the National Grid within Significant Natural Areas by applying the effects management mitigation hierarchy in ECO-P2 and the matters in ECO-P4 and ECO-P10.</p>
INF-ECO-P36	New development of National Grid within Significant Natural Areas

	<p>Give priority to avoiding adverse effects of the National Grid on Significant Natural Areas by applying the effects management hierarchy in ECO-P2 and the matters in ECO-P4 and ECO-P10 when located within Significant Natural Areas, by:</p> <ol style="list-style-type: none"> 1. Having regard to the extent to which adverse effects have been avoided, remedied or mitigated by the route, site and method selection and techniques and measures proposed; and 2. Considering the constraints arising from the operational needs and functional needs of the National Grid, when considering measures to avoid, remedy or mitigate any adverse effects.
--	---

Rules	
INF-ECO-R42	Operation, maintenance, repair and removal of existing infrastructure within a Significant Natural Area
All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with the following standards: <ol style="list-style-type: none"> i. INF-ECO-S20; and ii. INF-ECO-S21.
All Zones	<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 INF-ECO-R42 cannot be achieved. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard.
INF-ECO-R43	Upgrades to existing infrastructure within a Significant Natural Area.
All Zones	<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. The infrastructure is located underground; or b. The infrastructure is located within an existing road reserve. <p>The matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in INF-ECO-P27; and 2. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard.
All Zones	<ol style="list-style-type: none"> 2. Activity status: Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of INF-ECO-R43.1 cannot be achieved.
INF-ECO-R44	New infrastructure within a significant natural area.

All Zones	1. Activity status: Discretionary
-----------	--

Rules - National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC)	
---	--

INF-ECO-R45	Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within a Significant Natural Area.
--------------------	---

All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with standard INF-ECO-S21</p>
-----------	--

All Zones	<p>2. Activity Status: Controlled</p> <p>Where:</p> <p>a. Trimming, felling or removing any tree or vegetation is undertaken to reduce the risk to a transmission line within an Outstanding Natural Feature or an Outstanding Natural Landscape.</p> <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Replanting; 2. Disposal of trees and vegetation; 3. Visual and landscape effects.
-----------	--

All Zones	<p>4. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-ECO-R45.1 cannot be achieved.</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard.
-----------	---

INF-ECO-R46	Upgrading of existing National Grid (NG) infrastructure within a significant natural area
--------------------	--

All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in INF-ECO-P29 and ECO-P4.
-----------	--

INF-ECO-R47	Upgrading of existing Gas Transmission Pipeline Corridor (GTPC) infrastructure within a Significant Natural Area
--------------------	---

All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The infrastructure is located underground; or</p> <p>b. The infrastructure is located within an existing road reserve.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in INF-ECO-P27 and ECO-P4
-----------	--

All Zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of INF-ECO-R47.1 cannot be achieved.</p>
INF-ECO-R48	New National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within a Significant Natural Area.
All Zones	1. Activity status: Discretionary

Standards		
INF-ECO-S20	Trimming or removal of indigenous vegetation or trees within a Significant Natural Area	
All Zones	<p>1. Trimming or removal of indigenous vegetation or trees within a significant natural area must be limited to 2m within the footprint of existing infrastructure, access tracks or fences</p> <p>2. Trimming or removal associated with the creation of a new access track required to undertake operation, maintenance or repair of infrastructure:</p> <p>a. Must not be greater than 2.5m in width; and</p> <p>b. Must not involve the removal of a tree with a trunk greater than 15cm in diameter as measured 1.4m above ground.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Indigenous vegetation located within the formed width of an existing road; or • Works undertaken in accordance with Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001 	<p>Matters of discretion:</p> <p>1. Operational or functional needs of infrastructure; and</p> <p>2. The effect of the activity and removal on the identified biodiversity values of the significant natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity impacts.</p>
INF-ECO-S21	Earthworks within a Significant Natural Area	
All Zones	<p>1. Earthworks within a Significant Natural Area must not exceed;</p> <p>a. More than 50m³ per transmission line support structure; or</p> <p>b. 100m³ per access track.</p>	<p>Matters of discretion:</p> <p>1. Operational or functional needs of infrastructure; and</p> <p>2. The effect of the activity and removal on the identified biodiversity values of the significant natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity impacts.</p>

Infrastructure – Natural Features and Landscapes

INF-NFL	Infrastructure – Natural Features and Landscapes
----------------	---

Introduction

This sub-chapter applies to infrastructure within Natural Features and Landscape overlays. It applies in addition to the principal Infrastructure chapter. If any other overlay is also applicable, then the provisions of that overlay sub-chapter also apply.

Policies	
Infrastructure – Natural Features and Landscapes	
INF-NFL-P37	<p>Operation, maintenance and repair of existing infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes (including within the coastal environment)</p> <p>Allow for the operation, maintenance and repair of existing infrastructure located within Outstanding Natural Features and Outstanding Natural Landscapes (including within the coastal environment) where any related earthworks and vegetation removal are of a scale that protects the identified values described in SCHED11.</p>
INF-NFL-P38	<p>Operation, maintenance and repair of existing infrastructure within a Special Amenity Landscape or Ridgeline and Hilltop area</p> <p>Allow for the operation, maintenance and repair of existing infrastructure within Special Amenity Landscapes and Ridgeline and Hilltop areas where:</p> <ol style="list-style-type: none"> 1. associated earthworks and vegetation removal are of a scale that maintains or restores the identified landscape character values of Special Amenity Landscapes as described in SCHED12; and 2. the visual amenity of Ridgelines and Hilltops is maintained.
INF-NFL-P39	<p>Upgrading of existing infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes (including within the coastal environment) that is located underground or within an existing road reserve.</p> <p>Provide for the upgrading of existing infrastructure within Outstanding Natural Landscapes and Outstanding Natural Features where the infrastructure is located underground or within an existing road reserve.</p>
INF-NFL-P40	<p>Upgrading of existing infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes (including within the coastal environment) that is located above ground and outside an existing road reserve.</p> <p>Only allow for the upgrading of existing infrastructure that is located outside an existing road reserve and above ground within Outstanding Natural Landscapes and Outstanding Natural Features where:</p>

	<ol style="list-style-type: none"> 1. It gives priority to avoiding adverse effects on the identified landscape values within SCHED11 where located within the Coastal Environment; and 2. It avoids significant adverse effects and any other adverse effects are avoided, remedied or mitigated where located outside the Coastal Environment; and 3. The activity is of a scale that protects the identified values described in SCHED11; and 4. There is a functional need or operational need for the activity to be undertaken and there are no reasonably practical alternative locations outside of the Outstanding Natural Landscape or Outstanding Natural Feature.
<p>INF-NFL-P41</p>	<p>Upgrading of existing infrastructure within a Special Amenity Landscape or Ridgeline and Hilltop area that is located underground within an existing road reserve.</p> <p>Allow for the upgrading of existing infrastructure within a Special Amenity Landscape or Ridgeline & Hilltop area where the infrastructure is located underground or within an existing road reserve.</p>
<p>INF-NFL-P42</p>	<p>Upgrading of existing aboveground infrastructure outside an existing road reserve within a Special Amenity Landscape or Ridgeline and Hilltop area.</p> <p>Only allow for the upgrading of existing infrastructure that is located above ground outside an existing road reserve within a Special Amenity Landscape or Ridgeline and Hilltop area where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that maintains or restores the identified landscape character values of Special Amenity Landscapes as described in SCHED12 and, in the case of Ridgelines and Hilltops, maintains the visual continuity of the skyline as the dominant character; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or an operational need for the activity to be undertaken and there are no reasonably practical alternative locations outside of the Significant Amenity Landscape or Ridgelines and Hilltops area.
<p>INF-NFL-P43</p>	<p>New infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes within the Coastal Environment</p> <p>Avoid new infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes within the Coastal Environment.</p>
<p>INF-NFL-P44</p>	<p>New infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes outside the Coastal Environment</p> <p>Only allow new infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes when located outside the coastal environment, where;</p> <ol style="list-style-type: none"> 1. The activity is of a scale that protects the identified values described in SCHED11; and 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or operational need for the activity to be undertaken within coastal or riparian margins and there are no reasonably practical alternative locations

	outside of these areas.
INF-NFL-P45	New infrastructure within a within a Special Amenity Landscape or Ridgeline & Hilltop area that is located underground or within an existing road reserve Allow for installation of new infrastructure within Special Amenity Landscape or Ridgeline and Hilltop area where the infrastructure is located underground or within an existing road reserve.
INFL-NFL-P46	New infrastructure within a within a Special Amenity Landscape or Ridgeline and Hilltop area that is located aboveground and outside and existing road reserve. Only allow for new infrastructure that is located outside an existing road reserve and above ground within Special Amenity Landscape or Ridgeline and Hilltop area where: <ol style="list-style-type: none"> 1. The activity is of a scale that maintains or restores the identified landscape values and in the case of Ridgelines and Hilltops mitigates the scale of visually obtrusive structures to maintain the visual continuity of undeveloped skyline; and 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or an operational need for the activity to be undertaken within and there are no reasonably practical alternative locations outside of the Significant Amenity Landscape or Ridgelines and Hilltops area.

Rules - Infrastructure activities	
INF-NFL-R49	Operation, maintenance and repair of existing infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes, Special Amenity Landscape or Ridgeline and Hilltop Areas (including within the coastal environment)
All Zones	1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. Compliance is achieved with INF-NFL-S22.
All Zones	2. Activity status: Restricted Discretionary Where: <ol style="list-style-type: none"> a. Compliance with the requirements of INF-NFL-R49.1 cannot be achieved. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard. 2. The matters in {Link, 18172,INF-NFL-P37 and INF-NFL-P38.
INF-NFL-R50	Upgrading of existing infrastructure within the Special Amenity Landscape or Ridgeline & Hilltop area
All Zones	1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. The infrastructure is located underground; or b. The infrastructure is located within an existing road reserve.

All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with INF-NFL-R50 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in INF-NFL-42.</p>
INF-NFL-R51	Upgrading of existing infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The infrastructure is located outside the coastal environment; and</p> <p>b. The infrastructure is located underground; or</p> <p>c. The infrastructure is located within an existing road reserve.</p>
All Zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with INF-NFL-R51 cannot be achieved.</p>
INF-NFL-R52	New infrastructure within Outstanding Natural Features and Outstanding Natural Landscapes
All Zones	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. Located outside the Coastal Environment.</p>
All Zones	<p>2. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Located within the Coastal Environment.</p>
INF-NFL-R53	New infrastructure within a Special Amenity Landscape or Ridgeline & Hilltop area
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The infrastructure is located underground; or</p> <p>b. The infrastructure is located within an existing road reserve.</p>
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with INF-NFL-R53.1 cannot be achieved.</p> <p>Matters of Discretion:</p>

	<ol style="list-style-type: none"> 1. The matters in INF-NFL-P46; 2. The degree to which the structure is integrated into the landform to limit its visibility by the wider community; 3. The extent to which the structure will result in the removal of existing vegetation contributes to the landscape values; 4. The extent to which earthworks would modify the existing landform characteristics identified in SCHED12; 5. The extent to which new planting or landscaping can mitigate the effects on the visual amenity and landscape values.
--	---

Policies - National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC)	
INF-NFL-P47	<p>Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes and Outstanding Natural Features (including within the coastal environment)</p> <p>Provide for the operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes and Outstanding Natural Features, where:</p> <ol style="list-style-type: none"> 1. Associated earthworks and vegetation clearance are of a scale that protects the identified values described in SCHED11; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or an operational need for the associated earthworks and vegetation clearance to be undertaken inside Outstanding Natural Landscape or Outstanding Natural Feature areas and there are no reasonably practical alternative locations outside of these areas to minimise the impact.
INF-NFL-P48	<p>Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Special Amenity Landscapes Ridgeline and Hilltop Areas</p> <p>Provide for the operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Special Amenity Landscapes or Ridgeline and Hilltop Areas, where:</p> <ol style="list-style-type: none"> 1. Associated earthworks and vegetation clearance are of a scale that <i>maintains or restores</i> the identified landscape values described in SCHED11; 2. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or an operational need for the associated earthworks and vegetation clearance to be undertaken inside Special Amenity Landscape or Ridgeline and Hilltops areas and there are no reasonably practical alternative locations outside of these areas to minimise the impact.

<p>INF-NFL-P49</p>	<p>Upgrading of existing National Grid (NG) and Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes or Ridgeline and Hilltop Areas (outside of the coastal environment) that is located underground or within an existing road reserve.</p> <p>Provide for the upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure (outside CE) where the infrastructure is located underground or within an existing road reserve.</p>
<p>INF-NFL-50</p>	<p>Upgrading of existing aboveground National Grid (NG) and Gas Transmission Pipeline Corridor (GTPC) infrastructure outside an existing road reserve within Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes or Ridgeline and Hilltop Areas, outside of the coastal environment.</p> <p>Only allow for the upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure that is located above ground or outside an existing road reserve where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that protects the identified values described in SCHED11; 2. Any adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 3. There is a functional need or an operational need for the activity and associated earthworks and vegetation clearance to be undertaken inside the overlay and there are no reasonably practical alternative locations outside of these areas to minimise the impact.
<p>INF-NFL-P51</p>	<p>Upgrading of existing National Grid (NG) and Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes, Outstanding Natural Features, within the coastal environment</p> <p>Only allow for the upgrading of existing National Grid (NG) or Gas Transmission Pipeline Corridor (GTPC) infrastructure, where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale that avoids adverse effects and protects the identified values described in SCHED11; and 2. Gives priority to locating the infrastructure underground or within an existing road reserve and; 3. There is a functional need or an operational need for the activity and associated earthworks and vegetation clearance to be undertaken inside the overlay and there are no reasonably practical alternative locations outside of these areas to minimise the impact.
<p>INF-NFL-P52</p>	<p>New National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes, Outstanding Natural Features, and within the coastal environment</p> <p>Avoid new National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within the coastal environment.</p>
<p>INF-NFL-P53</p>	<p>New National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes or Ridgeline and Hilltop Areas, outside the coastal environment</p> <p>Only allow for new National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure where:</p>

	<ol style="list-style-type: none"> 1. The activity is of a scale that protects the identified Outstanding Natural Landscape and Outstanding Natural Feature values described in SCHED11; 2. The activity is of a scale that maintains or restores the identified Special Amenity Landscape values described in SCHED11; 3. The activity avoids visually obtrusive structures within the Ridgeline and Hilltop area and maintains the visual continuity of undeveloped skyline; and 4. Any significant adverse effects are avoided and any other adverse effects are avoided, remedied or mitigated; and 5. There is a functional need or an operational need for the activity and associated earthworks and vegetation clearance to be undertaken inside the overlay and there are no reasonably practical alternative locations outside of these areas to minimise the impact.
--	--

Rules - National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC)	
INF-NFL-R54	Operation, maintenance and repair of existing National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes or Ridgeline and Hilltop Areas (including within the coastal environment)
All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with INF-NFL-S1.
All Zones	<ol style="list-style-type: none"> 2. Activity status: Controlled <p>Where:</p> <ol style="list-style-type: none"> a. Trimming, felling or removing any tree or vegetation is undertaken to reduce the risk to a transmission line within an Outstanding Natural Feature or an Outstanding Natural Landscape. <p>Matters of control:</p> <ol style="list-style-type: none"> 1. Replanting; 2. Disposal of trees and vegetation; 3. Visual and landscape effects.
All Zones	<ol style="list-style-type: none"> 3. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with INF-NFL-R54.2 is not achieved. <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. The matters in INF-NFL-P47; and 2. Replanting; 3. Disposal of trees and vegetation; 4. Visual and landscape effects.
All Zones	<ol style="list-style-type: none"> 4. Activity status: Restricted Discretionary <p>Where:</p>

	<p>a. Compliance with the requirements of INF-NFL-R54.1 cannot be achieved.</p> <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. The matters in INF-NFL-P47 and INF-NFL-P48; 2. The extent that the associated earthworks and vegetation clearance: 3. Protects the identified Outstanding Natural Landscape values described in SCHED11; or 4. Maintains or restores the identified landscape values described in SCHED12; or 5. Maintains the visual continuity of the Ridgeline or Hilltop.
INF-NFL-R55	Upgrading of existing National Grid (NG) infrastructure within Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes or Ridgeline and Hilltop Areas
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The infrastructure is located outside the coastal environment;</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in INF-NFL-P49
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-NFL-R55.1 cannot be achieved.</p>
INF-NFL-R56	Upgrading of existing Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes or Ridgeline and Hilltop Areas
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The infrastructure is located outside the coastal environment; and</p> <p>b. The infrastructure is located underground; or</p> <p>c. The infrastructure is located within an existing road reserve.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in INF-NFL-P51.
All Zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of INF-NFL-R56.1 cannot be achieved.</p>
INF-NFL-R57	New National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes, Outstanding Natural Features, Special Amenity Landscapes or Ridgeline and Hilltop Areas, outside the coastal environment
	1. Activity Status: Discretionary
INF-NFL-R58	New National Grid (NG) & Gas Transmission Pipeline Corridor (GTPC) infrastructure within Outstanding Natural Landscapes or Outstanding Natural Features, within the coastal environment

All Zones	1. Activity status: Non-Complying
-----------	--

Standards		
INF-NFL-S22	Earthworks	
All Zones	1. Earthworks must not exceed; <ol style="list-style-type: none"> a. More than 50m³ per transmission line support structure; or b. 100m³ per access track. 	Matters of discretion: <ol style="list-style-type: none"> 1. Functional needs or operational needs of infrastructure; and 2. The effect of the activity and removal on the identified biodiversity values of the significant natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity impacts.

Infrastructure – Natural Character

INF-NATC	Infrastructure – Natural Character
-----------------	---

Introduction

This sub-chapter applies to infrastructure within Natural Character areas comprising riparian margins. It applies in addition to the principal Infrastructure chapter. If any other overlay is also applicable, then the provisions of that overlay sub-chapter also apply.

Note: The objectives of the Infrastructure chapter apply.

Policies	
Infrastructure – Natural Character	
INF-NATC-P54	<p>Infrastructure within riparian margins</p> <p>Provide for Infrastructure activities within riparian margins where:</p> <ol style="list-style-type: none"> 1. The natural character is protected; and 2. The Infrastructure activity is designed to minimise the adverse effects on the natural character.

Rules	
INF-NATC-R59	Infrastructure within riparian margins (outside the Coastal Environment)
All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with Rules in the Infrastructure Chapter.
All Zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of INF-NATC-R59.1 cannot be achieved; Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The matters in NATC-P1 and INF-P6.

Infrastructure – Natural Hazards

INF-NH	Infrastructure – Natural Hazards
---------------	---

Introduction

This sub-chapter applies to infrastructure within Natural Hazard overlays. It applies in addition to the principal Infrastructure chapter. If any other overlay is also applicable, then the provisions of that overlay sub-chapter also apply.

Note: The objectives of the Infrastructure chapter apply.

Policy	
Infrastructure – Natural Hazards	
INF-NH-P55	<p>Infrastructure and Structures in Natural Hazard Overlays</p> <p>Only allow for new infrastructure, or upgrades to existing infrastructure and any associated structures in the Natural Hazard Overlays and Coastal Hazard Overlays where the infrastructure or associated structures:</p> <ol style="list-style-type: none"> 1. Do not pose a significant risk or increase the risk from the natural hazard to people, or other property or infrastructure; and 2. Have a functional need or operational need that means the infrastructure's location cannot be avoided and there are no reasonable alternatives;

Rules for Infrastructure – Natural Hazards	
INF-NH-R60	<p>New underground infrastructure (including customer connections), and maintenance or upgrading of existing underground infrastructure in Natural Hazard Overlays</p>
All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The underground infrastructure does not result in a permanent change to the ground level within the: <ol style="list-style-type: none"> i. Ponding or Overland Flowpath Areas of the Flood Hazard Extent; or ii. Stream Corridor Area of the Flood Hazard Extent; and b. The underground infrastructure is not located within the High Hazard Area of the Coastal Environment; and c. The underground infrastructure is not located within the Wellington Fault Overlay.
All Zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of INF-NH-R60.a.i cannot be achieved. b. The underground infrastructure is located within the Wellington Fault Overlay.

	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters set out in INF-NH-P55.
All zones	<ol style="list-style-type: none"> Activity status: Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance with the requirements of INF-NH-R60.a.ii cannot be achieved; or The underground infrastructure is located within the High Hazard Area of the Coastal Environment.
INF-NH-R61	Upgrading or maintenance of existing aboveground infrastructure in Natural Hazard Overlays
All zones	<ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> The upgrading occurs within the Ponding Area of the Flood Hazard Extent; The footprint of the infrastructure does not increase within the: <ol style="list-style-type: none"> Overland Flowpath Area of the Flood Hazard Extent; or Stream Corridor Areas of the Flood Hazard Extent.
All zone	<ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance with the requirements of INF-NH-R61.1.b.i cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters set out in INF-NH-P55.
All zones	<ol style="list-style-type: none"> Activity status Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance with INF-NH-R61.1.b.ii is not achieved.
INF-NH-R62	Temporary infrastructure in Natural Hazard Overlays
All Zones	<ol style="list-style-type: none"> Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> The temporary infrastructure is not located within the: <ol style="list-style-type: none"> Overland Flowpath Area of the Flood Hazard Extent; Stream Corridor Area of the Flood Hazard Extent; or The High Hazard Area of the Coastal Hazard Overlay.
All Zones	<ol style="list-style-type: none"> Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> Compliance with the requirements of INF-NH-R62.1.a.i cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters set out in INF-NH-P55.

All Zones	<p>3. Activity status Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of INF-NH-R62.1.ii or iii cannot be achieved.</p>
INF-NH-R63	New above ground infrastructure in Natural Hazard Overlays
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The infrastructure is located within:</p> <ul style="list-style-type: none"> i. the Ponding Area of the Flood Hazard Extent; ii. The Low Hazard Area of the Coastal Hazard Overlays; iii. The Sheppards Gully Fault Overlay or the Terawhiti Fault Overlay; or iv. The Liquefaction Overlay.
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The infrastructure is located within the:</p> <ul style="list-style-type: none"> i. Overland Flowpath Area of the Flood Hazard Extent; ii. Medium Hazard Areas of the Coastal Hazard Overlay; or iii. The Wellington Fault Overlay or the Ohariu Fault Overlay. <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-NH-P55.</p>
All Zones	<p>3. Activity status Non-Complying</p> <p>Where:</p> <p>a. The infrastructure is located within the:</p> <ul style="list-style-type: none"> i. Stream Corridor of the Flood Hazard Extent; or ii. High Hazard Area of the Coastal Hazard Overlay.

Infrastructure – Other Overlays

INF-OL	Infrastructure – Other Overlays
---------------	--

Introduction

This sub-chapter applies to infrastructure within the following overlays:

- Historic Heritage;
- Notable Trees;
- Sites and Areas of Significance to Māori; and
- Viewshafts

It applies in addition to the principal Infrastructure chapter. If any other overlay is also applicable, then the provisions of that overlay sub-chapter also apply.

Note: The objectives of the Infrastructure chapter apply.

Policies	
Infrastructure – Other Overlays	
INF-OL-P56	<p>Adverse effects of infrastructure on:</p> <ol style="list-style-type: none"> 1. Historic Heritage; 2. Notable Trees; 3. Sites and Areas of Significance to Māori; and 4. Viewshafts. <p>In the overlays identified in clauses 1-4 above:</p> <ol style="list-style-type: none"> a. Give priority to avoiding the adverse effects of substantial upgrades to, or the development of new infrastructure, on the values and attributes of the above overlays; b. Where the avoidance of adverse effects under clause (a) is not possible, the appropriateness of the substantial upgrades to, or the development of, new infrastructure will be determined by having regard to the matters listed in INF-P6.

Rules for Infrastructure – Other Overlays	
INF-OL-R64	Maintenance or upgrading of existing underground infrastructure in Other Overlays
All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The infrastructure is located within a Viewshaft listed in SCHED5; and/or b. The maintenance or upgrading does not involve earthworks on ground previously undisturbed by the infrastructure.
All zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary

	<p>Where:</p> <p>a. Compliance with the requirements of INF-OL-R64.1.b cannot be achieved. Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-OL-P56.</p>
INF-OL-R65	New underground infrastructure in Other Overlays
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The infrastructure is located on site identified in SCHED5 (Viewshafts).</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The infrastructure is located on a site identified in any of the following schedules:</p> <ol style="list-style-type: none"> i. SCHED1 (Heritage Buildings); ii. SCHED2 (Heritage Structures); iii. SCHED3 (Heritage Areas); iv. SCHED4 (Archaeological Sites); v. SCHED6 (Notable Trees); vi. SCHED7 (Sites and Areas of Significance to Māori) <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-OL-56.</p>
INF-OL-R66	New aboveground customer connection lines in Other Overlays
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The customer connection line is located on a site identified in any of the following schedules:</p> <ol style="list-style-type: none"> i. SCHED3 (Heritage Areas); ii. SCHED4 (Archaeological Sites); iii. SCHED7 (Sites and Areas of Significance to Māori).
All zones	<p>2. Activity Status: Controlled</p> <p>Where:</p> <p>a. The customer connection line is to a building listed in SCHED1 (Heritage Buildings); Matters of Control are:</p> <ol style="list-style-type: none"> 1. The location of the customer connection to the heritage building; 2. The physical impact/loss of damage to heritage fabric; and 3. Visual impact and how the visual impact might affect heritage value.
All Zones	<p>3. Activity status: Restricted Discretionary</p>

	<p>Where:</p> <p>a. The customer connection line is located within:</p> <p>i. The root protection area of a Notable Tree identified in SCHED6; ii. A Viewshaft identified in SCHED5.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-OL-56.</p>
INF-OL-R67	Operation, maintenance and repair, or removal, of existing aboveground infrastructure in Other Overlays
All Zones	1. Activity status: Permitted
INF-OL-R68	Upgrading of existing aboveground infrastructure in Other Overlays
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The infrastructure is located on a site identified in any of the following schedules : i. SCHED3 (Heritage Areas); ii. SCHED4 (Archaeological Sites); iii. SCHED7 (Sites and Areas of significance to Māori); iv. SCHED5 (Viewshafts); and</p> <p>b. INF-S4 is complied with.</p>
All Zones	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. The infrastructure is located: i. On a Heritage Building identified in SCHED3; ii. On a Heritage Object identified in SCHED2; iii. Within the root protection area of a Notable Tree identified in SCHED6.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-OL-P56.</p>
INF-OL-R69	New aboveground infrastructure and temporary infrastructure in Other Overlays not otherwise provided for
All Zones	<p>1. Activity Status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters set out in INF-OL-P56.</p>

Renewable Electricity Generation

REG	Renewable Electricity Generation
------------	---

Introduction

The primary use of renewable energy resources is for electricity generation. The purpose of the Renewable Electricity Generation chapter is to provide for the development, operation, maintenance, repair and upgrade of renewable electricity generation activities while managing adverse environmental effects.

The use and development of renewable energy is a matter the District Plan must have regard to under section 7 of the RMA. The District Plan must also give effect to the National Policy Statement on Renewable Electricity Generation 2011 (NPSREG) which requires recognition of the national significance and benefits of renewable electricity generation.

Energy is essential to the efficient and effective functioning of the City. Energy demand is growing overall and there is a shift to electrification of energy uses such as transportation. Development and use of renewable energy resources is becoming increasingly important as a way of meeting future energy demand in an environmentally sustainable manner.

The use and development of renewable energy resources to generate electricity offers a range of benefits to the City, region and nation, including:

- Maintaining or increasing generation capacity while avoiding, reducing or displacing greenhouse gas emissions
- Supporting the transition to a low emissions economy
- Supporting security of electricity supply through diversification of the type, scale and location of generation
- Using renewable natural resources rather than finite resources
- The reversibility of the adverse effects on the environment of some renewable electricity generation technologies.

The location of renewable electricity generation activities is often driven by their functional and operational need to access renewable energy resources. These activities can only occur where renewable energy resources are found, limiting the geographic areas where they can occur. Logistical or technical practicalities, and the need to integrate with existing supporting infrastructure, also place constraints on the location of these activities.

Renewable electricity generation activities can have adverse effects on the environment. Renewable electricity generation structures may need to locate in visually prominent locations and can produce other amenity effects such as noise. Earthworks may also be required to enable the required structures. It is therefore important to recognise the benefits renewable electricity generation activities provide while ensuring adverse effects are managed effectively.

New subdivision, use and development in close proximity to existing renewable electricity generation activities requires careful management as it can lead to adverse effects on the operation, maintenance and upgrading of renewable electricity generation activities.

The most feasible forms of renewable electricity generation within the City are currently wind power and small scale solar. Other forms, such as biofuels, tidal, wave and ocean current, have the potential to contribute to meeting future energy demands. At a domestic scale, there are various ways to use renewable sources of

energy, including integration into subdivision and building design, solar water heating, solar panels and small scale wind turbines.

The provisions within this chapter apply on a City-wide basis. As such the rules in the Zone chapters do not apply to renewable electricity generation activities, unless specifically stated to the contrary.

Cross references to 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 chapters also contain provisions that may be relevant for renewable electricity generation activities, including:

- **Strategic Direction** – The Strategic Direction Chapter contains objectives for a range of key strategic issues and significant resource management issues for the City and provides district-wide strategic considerations to guide decision making at a strategic level.
- **Infrastructure** – The Infrastructure Chapter contains policies and rules relating to the maintenance and repair, removal, upgrading and development of network utilities, including the electricity transmission and distribution network, necessary to support the operation of renewable electricity generation facilities. The Infrastructure Chapter also includes provisions relating to transport, access and managing the effects of traffic generation.
- **Historical and Cultural Values** – Many areas and sites have identified historical and cultural values, including archaeological sites. The values of these areas and sites are described in the Historic Heritage Chapter, Notable Trees Chapter, Sites and Areas of Significance to Māori Chapter and the Viewshafts Chapter.
- **Natural Environment Values** – Some areas and sites have identified natural environment values. The values of these areas and sites are described in the Ecosystems and Indigenous Biodiversity Chapter, Natural Character Chapter, and the Natural Features and Landscapes Chapter.
- **Coastal Environment** – The Coastal Environment Chapter contains provisions for managing the effects of activities on the values of the coastal environment.
- **Subdivision** – The Subdivision Chapter contains policies and rules for managing the effects of the subdivision of land.
- **Earthworks** – The Earthworks Chapter contains policies and rules for managing the adverse effects of earthworks on the environment, including visual amenity values, the stability of land, and adverse health and safety effects.
- **Light** – The Light Chapter contains specific policies and rules relating to light spill and the management of adverse effects.
- **Noise** – The Noise Chapter contains policies and rules for managing the adverse effects of noise emissions and vibration on the environment, amenity values and peoples' health and well-being.
- **Hazards and Risks** - Policies and rules relating to the management of contaminated land and natural hazards are included in the Contaminated Land Chapter and the Natural Hazards Chapter.

Objectives

REG-01	<p>Benefits of renewable energy use and development</p> <p>The use and development of renewable energy sources is enabled and renewable electricity generation is increased.</p>
REG-02	<p>Adverse effects of renewable electricity generation activities</p> <p>Renewable electricity generation activities are developed, operated, maintained, repaired and upgraded to manage adverse effects on the environment and communities while recognising their functional needs and operational needs.</p>
REG-03	<p>Adverse effects on renewable electricity generation activities</p>

	The efficient operation, maintenance and repair, or upgrading of renewable electricity generation activities is not constrained or compromised by effects caused by other activities, including reverse sensitivity effects.
REG-O4	Energy efficiency and conservation Subdivision layout, site layout and building design and development supports increased energy efficiency and conservation and reduces energy demand.

Policies	
REG-P1	<p>Recognising the significance and benefits of the use and development of renewable energy</p> <p>Recognise the national significance and the local, regional and national benefits of the use and development of renewable energy sources and renewable electricity generation activities, including:</p> <ol style="list-style-type: none"> 1. The contribution to Central Government energy policy objectives, renewable energy targets, and the transition to a low emissions economy; 2. The contribution to reducing reliance on the use of non-renewable energy sources for electricity generation; 3. The contribution to the City's long-term sustainability and carbon zero goals; 4. The contribution to security of electricity supply, increased energy independence and community resilience through the development of local energy resources and networks; and 5. The contribution to the economic, social, cultural and environmental wellbeing of people and communities and their health and safety.
REG-P2	<p>Providing for renewable electricity generation activities</p> <p>Require decision-making on the development, operation, maintenance and repair, and upgrading of renewable electricity generation activities to:</p> <ol style="list-style-type: none"> 1. Recognise the need to locate renewable electricity generation activities where renewable energy sources are available; 2. Recognise the locational, technical and practical constraints associated with renewable electricity generation activities, including their functional needs and operational needs; 3. Enable the development of appropriate scales of renewable electricity generation and generation from a range of renewable energy sources; 4. Acknowledge the benefits of locating renewable electricity generation activities close to end use and to electricity transmission or distribution infrastructure; 5. Acknowledge the benefits of having a distributed network for greater energy resilience; and 6. Provide for activities associated with the investigation, identification and assessment of potential sites and energy sources for renewable electricity generation.
REG-P3	<p>Enabling existing renewable electricity generation activities</p> <p>Allow the ongoing operation and maintenance and repair of existing renewable electricity generation activities.</p>
REG-P4	<p>Small scale renewable electricity generation and investigation activities outside of Overlays and the coastal environment (new and upgrades)</p> <p>Allow new small scale renewable electricity generation activities, upgrades to existing small scale renewable electricity generation activities, and renewable electricity generation investigation activities in areas outside of Overlays and the coastal environment where the activity is of a form, location and scale that effectively manages any adverse effects on the</p>

	environment.
REG-P5	<p>Small scale renewable electricity generation activities and investigation activities within the coastal environment (new and upgrades) -</p> <ul style="list-style-type: none"> • outside of areas of Very High and High Coastal Natural Character; and • outside of coastal and riparian margins <p>Allow new small scale renewable electricity generation activities, upgrades to existing small scale renewable electricity generation activities, and renewable electricity generation investigation activities within the coastal environment where they are located outside of areas of Very High and High Coastal Natural Character and outside of coastal and riparian margins.</p>
REG-P6	<p>Small-scale renewable electricity generation activities and investigation activities within Overlays and the coastal environment (new and upgrades)</p> <p>Only allow new small scale renewable electricity generation activities, upgrades to existing small scale renewable electricity generation activities, and renewable electricity generation investigation activities within an Overlay or the coastal environment, where:</p> <ol style="list-style-type: none"> 1. If located within or on any sites, areas, items or features identified in SCHED1 - Heritage Buildings, SCHED2 - Heritage Structures, SCHED3 - Heritage Areas, SCHED4 - Archaeological Sites, SCHED7 - Sites and Areas of Significance to Māori, or SCHED5 - Schedule of Viewshafts: <ol style="list-style-type: none"> a. Its form and location is sympathetic to the identified values; and b. Any structure is not visible from any adjacent public areas and is aligned with the plane of the roof where located on a roof; 2. If located within the root protection area of a tree identified in SCHED6 - Schedule of Notable Trees the work will not compromise the long-term health, natural life or values of the notable tree; 3. If located within an area identified as Ridgelines and Hilltops but outside of the coastal environment, any adverse effects on visual amenity and landscape values are managed; 4. If located within an area identified in SCHED8 - Significant Natural Areas, SCHED9 - Urban Environment Allotments, SCHED12 - Special Amenity Landscapes, or Ridgelines and Hilltops within the coastal environment, any significant adverse effects are avoided and any other adverse effects are effectively managed, while having regard to the matters in ECO-P2, ECO-P3, ECO-P4, ECO-P7, NFL-P2 and NFL-P4; 5. If located within an area identified in SCHED11 - Outstanding Natural Features and Landscapes, SCHED13 – High Coastal Natural Character Areas, or a coastal or riparian margin within the coastal environment: <ol style="list-style-type: none"> a. The activity is of a scale that maintains or restores the identified values, including restoration and conservation activities; b. Any significant adverse effects are avoided and any other adverse effects are effectively managed, while having regard to the matters in NFL-P2, NFL-P5, CE-P4 and CE-P6; c. The design and location of the activity is subordinate to and does not compromise the identified characteristics and values of the Outstanding Natural Feature and Landscape, area of Very High and High Coastal Natural Character, or the coastal or riparian margin; and d. There is a functional need or operational need for the activity to be undertaken inside an area of Outstanding Natural Feature and Landscape, Very High and High Coastal Natural Character, or within coastal or riparian margins within the coastal environment and there are no reasonably practical alternative locations outside of these areas. 6. If located within an area in a Natural Hazard Overlay or Coastal Hazard Overlay it: <ol style="list-style-type: none"> a. Does not increase the risk from the natural hazard to people, or other property or infrastructure; b. Has a functional need or operational need that means its location cannot be avoided and there are no reasonable alternatives; c. Is not vulnerable to the natural hazard; and

	d. Is designed to maintain reasonable and safe operation during and in the immediate period after a natural hazard event.
REG-P7	<p>Community scale renewable electricity generation activities in the General Rural, General Industrial and Natural Open Space zones, outside of Overlays and the coastal environment (new and upgrades)</p> <p>Provide for new community scale renewable electricity generation activities and upgrades to community scale renewable electricity generation activities in the General Rural Zone, General Industrial Zone and Natural Open Space Zone, where they are located outside of Overlays and the coastal environment, and any adverse effects on the environment are effectively managed having regard to:</p> <ol style="list-style-type: none"> 1. The scale, intensity, duration and frequency of the activity and the effects on the surrounding environment; 2. The design and site layout of the activity and its ability to internalise adverse effects; 3. The capacity of the roading and infrastructure network to accommodate the activity; 4. Any potential adverse amenity effects from scale, colour, shading, light spill, glare, reflectivity, blade or shadow flicker, or noise, and the potential to cause sleep disturbance or annoyance; 5. The location of the activity and whether there is adequate separation and buffering from existing sensitive activities to ensure conflict between activities, including potential reverse sensitivity effects, are minimised; 6. Ecological effects, including adverse effects on terrestrial ecology and avifauna; 7. Effects on the natural character of riparian margins; 8. Traffic generation, earthworks and construction effects; and 9. Any adverse cumulative effects.
REG-P8	<p>Community scale renewable electricity generation activities in the General Rural, General Industrial and Natural Open Space zones within the coastal environment (new and upgrades) -</p> <ul style="list-style-type: none"> • outside of areas of Very High and High Coastal Natural Character; and • outside of coastal and riparian margins <p>Provide for new community scale renewable electricity generation activities and upgrades to existing community scale renewable electricity generation activities in the General Rural Zone, General Industrial Zone and Natural Open Space Zone within the coastal environment where they are located outside of areas of Very High and High Coastal Natural Character and coastal and riparian margins, and where any adverse effects on the coastal environment are effectively managed having regard to:</p> <ol style="list-style-type: none"> 1. The scale, intensity, duration and frequency of the activity of the activity and the effects on the coastal environment; 2. The matters listed in REG-P7; and 3. Whether there is a functional need or operational need for the activity to be undertaken within the coastal environment and there are no reasonably practical alternative locations outside the coastal environment.
REG-P9	<p>Community-scale renewable electricity generation activities within other zones, locations and Overlays (new and upgrades)</p> <p>Only allow new community-scale renewable energy generation activities and upgrades to existing community-scale renewable energy generation activities in other zones, locations and Overlays where any significant adverse effects are avoided and any other adverse effects are effectively managed, while having regard to:</p> <ol style="list-style-type: none"> 1. If located within or on any sites, areas, items or features identified in SCHED1 - Heritage Buildings, SCHED2 - Heritage Structures, SCHED3 - Heritage Areas, SCHED4 - Archaeological Sites, the matters in HH-P8, HH-P11, HH-P14, HH-P20 and HH-P21; 2. If located within a viewshaft identified in SCHED5 - Schedule of Viewshafts, the matters in VIEW-P2 and VIEW-P5;

3. If located within the root protection area of a tree identified in SCHED6 - Schedule of Notable Trees the work will not compromise the long-term health, natural life or values of the notable tree;
4. If located on a site identified in SCHED7 - Sites and Areas of Significance to Māori, the matters in SASM-P3;
5. If located on a site identified in SCHED8 - Significant Natural Areas or SCHED9 - Urban Environment Allotments, the matters in ECO-P2, ECO-P3, ECO-P4 and ECO-P7;
6. If located within an area identified in SCHED11 - Outstanding Natural Features and Landscapes, SCHED13 – High Coastal Natural Character Areas, or a coastal or riparian margin within the coastal environment, the matters in NFL-P2, NFL-P5, CE-P4 and CE-P6, and:
 - a. The activity is of a scale that maintains or restores the identified values, including restoration and conservation activities; and
 - b. The design and location of the activity is subordinate to and does not compromise the identified characteristics and values;
7. If located on a site identified in SCHED12 - Special Amenity Landscapes or Ridgelines and Hilltops within the coastal environment, the matters in NFL-P2 and NFL-P4;
8. If located within an area identified as Ridgelines and Hilltops outside of the coastal environment, any adverse effects on visual amenity and landscape values are managed;
9. If located within a Natural Hazard Overlay or Coastal Hazard Overlay, the activity:
 - a. Does not increase the risk from the natural hazard to people, other properties or infrastructure;
 - b. Is not vulnerable to the natural hazard; and
 - c. Is designed to maintain reasonable and safe operation during and in the immediate aftermath of a natural hazard event; and
10. Whether there is an operational need or functional need for the identified location and there are no reasonable alternatives;
11. The scale, intensity, duration or frequency of the activity's effects and the effects on the surrounding environment;
12. Any potential adverse amenity effects from scale, colour, shading, lighting, glare, reflectivity, blade or shadow flicker, or noise, and the potential to cause sleep disturbance or annoyance;
13. The design and site layout of the activity and its ability to internalise effects;
14. Whether there is adequate separation and buffering from existing sensitive activities to ensure conflict between activities, including potential reverse sensitivity effects, are minimised;
15. The capacity of the roading and infrastructure network to accommodate the activity;
16. Traffic generation, earthworks and construction effects;
17. Ecological effects, including adverse effects on terrestrial ecology and avifauna;
18. The extent to which the proposed activity recognises and provides for tangata whenua cultural and spiritual values and practices; and
19. Any adverse cumulative effects.

REG-P10

Large scale renewable electricity generation activities in the General Rural and Natural Open Space zones outside of Overlays and the coastal environment (new and upgrades)

Only allow for new large scale renewable electricity generation activities and upgrades to large scale renewable electricity generation activities in the General Rural Zone and Natural Open Space Zone where they are outside of Overlays and the coastal environment, and:

1. They have an operational need or functional need to locate where the renewable energy resources are available;
2. There is or will be sufficient roading and infrastructure capacity to accommodate the activity;
3. They avoid any significant adverse effects and effectively manage any other adverse effect on the identified values and qualities of any adjacent Overlay;

	<p>4. They minimise any adverse effects on:</p> <ol style="list-style-type: none"> a. The natural character of riparian margins; b. Amenity values of the site and surrounding area, having regard to: <ol style="list-style-type: none"> i. The scale, intensity, duration or frequency of the activity's effects; ii. The size and shading of any structures associated with the activity; iii. The design and site layout of the activity and its ability to internalise effects, including and blade or shadow flicker; iv. Traffic generation, earthworks and construction effects; and v. Potential adverse effects from scale, colour, shading, lighting, glare, reflectivity, blade or shadow flicker, or noise, and the potential to cause sleep disturbance or annoyance; and vi. Whether there is adequate separation from existing sensitive activities to ensure conflict between activities, including potential reverse sensitivity effects, are minimised; and c. Ecology, including effects on terrestrial ecology and avifauna; and d. Any existing navigation and telecommunication facilities; <p>while having regard to any adaptive management, offsetting measures or environmental compensation which may benefit the local environment and community affected.</p>
REG-P11	<p>Large scale renewable electricity generation activities in the General Rural and Natural Open Space zones within the coastal environment (new and upgrades) -</p> <ul style="list-style-type: none"> • outside of areas of Very High and High Coastal Natural Character; and • outside of coastal and riparian margins <p>Only allow for new large scale renewable electricity generation activities and upgrades to existing large scale renewable electricity generation activities in the General Rural Zone and Natural Open Space Zone within the coastal environment where they are located outside of areas of Very High and High Coastal Natural Character and outside of coastal and riparian margins, and where any adverse effects on the coastal environment are effectively managed.</p>
REG-P12	<p>Large-scale renewable electricity generation activities in other zones, locations and Overlays (new and upgrades)</p> <p>Avoid locating any new large scale renewable electricity generation activities and upgrades to existing large scale renewable electricity generation activities within:</p> <ol style="list-style-type: none"> 1. Any zone, other than the General Rural Zone and the Natural Open Space Zone; and 2. Any Overlay, other than Ridgelines and Hilltops outside of the coastal environment, and low and medium hazard areas within the Natural Hazard Overlays and Coastal Hazard Overlays; and 3. Any coastal and riparian margins within the coastal environment.
REG-P13	<p>Providing for technological advances</p> <p>Provide flexibility for renewable electricity generation activities to adopt new and updated technologies that:</p> <ol style="list-style-type: none"> 1. Improve access to and increase the efficient use of, renewable energy sources; 2. Allow for the re-use of redundant structures and associated infrastructure where appropriate; 3. Increase the resilience, safety or reliability of renewable electricity generation activities; <p>or</p> <ol style="list-style-type: none"> 4. Result in environmental benefits and enhancements.
REG-P14	<p>Repowering of existing large scale wind farm activities</p> <p>Recognise the benefits of well-designed repowering of existing large scale wind farm activities, including wind farms where the repowering results in a more visually coherent pattern of development and contributes to the uniform design and appearance of wind turbines across the wider landscape.</p>

REG-P15	Reverse sensitivity effects Require new sensitive activities to be designed and located to avoid conflict with, including reverse sensitivity effects on, any existing renewable electricity generation activities.
REG-P16	Decommissioning and removal of renewable electricity generation activities Require that during or following decommissioning of any renewable electricity generation activity that all renewable electricity generation structures are remediated including, but not limited to, the removal of all surface equipment, all concrete surfacing, steel and cables.
REG-P17	Energy efficient subdivision and development Encourage subdivision and development to be designed so that buildings can utilise energy efficiency and conservation measures, including by orientation to the sun and the use of energy efficient materials, to assist in improving energy efficiency and reducing energy consumption.

Rules

Land Use Activities	
REG-R1	Operation, maintenance and repair, or removal of renewable electricity generation activities (including ancillary vehicle access tracks)
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is located within an area identified as a Significant Natural Area: <ol style="list-style-type: none"> Compliance is achieved with REG-S1 and INF-ECO-S21; or For other locations, compliance is achieved with INF-S3; and All structures that are no longer required for renewable electricity generation purposes are removed within 12 months of being replaced or becoming redundant.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with any of the requirements of REG-R1.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. The matters in REG-P1, REG-P2, REG-P3 and REG-P16. <p>Notification Status: An application for resource consent made in respect of rule REG-R1.2 is precluded from being either publicly or limited notified.</p>
REG-R2	Renewable electricity generation investigation activities
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance is achieved with: <ol style="list-style-type: none"> REG-S2; The earthworks standards applying to the underlying zone; and

	iii. The noise standards applying to the underlying zone.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of REG-R2.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in REG-P1, REG-P2, REG-P4 and REG-P5. 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. <p>Notification Status: An application for resource consent made in respect of rule REG-R2.2 is precluded from being either publicly or limited notified.</p>
All zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The activity is located:</p> <ol style="list-style-type: none"> i. Within or on any sites, areas, items and/or features identified in SCHED1 - Heritage Buildings, SCHED2 - Heritage Structures, SCHED3 - Heritage Areas, SCHED4 - Archaeological Sites, SCHED7 - Sites and Areas of Significance to Māori and/or SCHED5 - Schedule of Viewshafts; ii. Within the root protection area of a tree identified in SCHED6 - Schedule of Notable Trees; iii. Within any area identified as SCHED8 - Significant Natural Areas, SCHED9 - Urban Environment Allotments, SCHED12 - Special Amenity Landscapes, or within identified Ridgelines and Hilltops; iv. Within any area identified as SCHED11 - Outstanding Natural Features and Landscapes, SCHED13 – High Coastal Natural Character Areas, or a coastal or riparian margin within the coastal environment; or v. Within a Natural Hazard Overlay or Coastal Hazard Overlay. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in REG-P1 and REG-P2. 2. The matters in REG-P6. 3. The matters in CE-P4 and CE-P6. <p>Notification Status: An application for resource consent made in respect of rule REG-R2.3 is precluded from being publicly notified.</p>
REG-R3	Small scale renewable electricity generation activities (new and upgrades)
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> i. REG-S3 or REG-S4 or REG-S5, whichever is relevant to the proposal; ii. The earthworks standards applying to the underlying zone; and iii. The noise standards applying to the underlying zone, or for any proposal involving wind generation compliance is achieved with REG-S8 and REG-S9.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of REG-R3.1 cannot be achieved.</p>

	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in REG-P1, REG-P2, REG-P4 and REG-P5. 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. <p>Notification Status: An application for resource consent made in respect of rule REG-R3.2 is precluded from being either publicly or limited notified.</p>
<p>All zones</p>	<p>3. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity is located: <ol style="list-style-type: none"> i. Within or on any sites, areas, items and/or features identified in SCHED1 - Heritage Buildings, SCHED2 - Heritage Structures, SCHED3 - Heritage Areas, SCHED4 - Archaeological Sites, SCHED7 - Sites and Areas of Significance to Māori, or SCHED5 - Schedule of Viewshafts; ii. Within the root protection area of a tree identified in SCHED6 - Schedule of Notable Trees; iii. Within any area identified as SCHED8 - Significant Natural Areas, SCHED9 - Urban Environment Allotments, SCHED12 - Special Amenity Landscapes, or identified Ridgelines and Hilltops; iv. Within any area identified as SCHED11 - Outstanding Natural Features and Landscapes, SCHED13 – High Coastal Natural Character Areas, or a coastal or riparian margin within the coastal environment; or v. Within a Natural Hazard Overlay or Coastal Hazard Overlay. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in REG-P1 and REG-P2. 2. The matters in REG-P6. 3. The matters in CE-P4 and CE-P6. <p>Notification Status: An application for resource consent made in respect of rule REG-R3.2 is precluded from being publicly notified.</p>
<p>REG-R4</p>	<p>Community scale renewable electricity generation activities (new and upgrades)</p>
<p>General Rural Zone General Industrial Zone Natural Open Space Zone</p>	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. REG-S6 or REG-S7, whichever is relevant to the proposal; ii. INF-S3; and b. Compliance is achieved with: <ol style="list-style-type: none"> i. NZS6801:2008 Acoustics – Measurement of Environmental Sounds or NZS6802:2008 Acoustics – Environmental Noise, whichever is relevant to the proposal; or ii. For any proposal involving wind generation, compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise, REG-S8 and REG-S9. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in REG-P1, REG-P2, REG-P7, REG-P8 and REG-P13. 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. 3. The ability to mitigate adverse noise effects experienced by adjacent properties. 4. For wind generation activities, the provisions for safeguards and contingencies particularly concerning:

	<ul style="list-style-type: none"> a. The confirmation of the manufacturer's noise emission levels for the wind turbines to be installed when these have been determined. b. The early identification and remedy of any special audible characteristics present when the wind turbines commence operation. c. Changes to background sound levels that may occur between the time consent is granted and when the wind turbines are installed. d. Effective noise monitoring programmes to demonstrate compliance beyond the commissioning stage. e. Procedures for addressing turbine malfunctions. f. Community liaison and methods of dealing with complaints and reporting such complaints to the Council. <p>Notification Status: An application for resource consent made in respect of rule REG-R4.1 is not precluded from being publicly notified.</p>
<p>General Rural Zone</p> <p>General Industrial Zone</p> <p>Natural Open Space Zone</p>	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance cannot be achieved with any of the requirements of REG-R4.1.
All other zones	3. Activity status: Discretionary
All zones	<p>4. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity is located: <ul style="list-style-type: none"> i. Within or on any sites, areas, items and/or features identified in SCHED1 - Heritage Buildings, SCHED2 - Heritage Structures, SCHED3 - Heritage Areas, SCHED4 - Archaeological Sites, SCHED7 - Sites and Areas of Significance to Māori, or SCHED5 - Schedule of Viewshafts; ii. Within the root protection area of a tree identified in SCHED6 - Schedule of Notable Trees; iii. Within any area identified as SCHED8 - Significant Natural Areas, SCHED9 - Urban Environment Allotments, SCHED12 - Special Amenity Landscapes, or identified Ridgelines and Hilltops; iv. Within any area identified as SCHED11 - Outstanding Natural Features and Landscapes, SCHED13 – High Coastal Natural Character Areas, or a coastal or riparian margin within the coastal environment; or v. Within a Natural Hazard Overlay or Coastal Hazard Overlay.
REG-R5	Large scale renewable electricity generation activities (new and upgrades)
<p>General Rural Zone</p> <p>Natural Open Space Zone</p>	<p>1. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. For any proposal involving wind generation, compliance is achieved with NZS 6808:2010 Acoustics - Wind farm noise, REG-S8 and REG-S9.
General Rural Zone	2. Activity status: Non-complying

Natural Open Space Zone	<p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with REG-R5.1; or b. The activity is located: <ol style="list-style-type: none"> i. Within or on any sites, areas, items and/or features identified in SCHED1 - Heritage Buildings, SCHED2 - Heritage Structures, SCHED3 - Heritage Areas, SCHED4 - Archaeological Sites, SCHED7 - Sites and Areas of Significance to Māori, or SCHED5 - Schedule of Viewshafts; ii. Within the root protection area of a tree identified in SCHED6 - Schedule of Notable Trees; iii. Within any area identified as SCHED8 - Significant Natural Areas, SCHED9 - Urban Environment Allotments, SCHED12 - Special Amenity Landscapes, or Ridgelines and Hilltops within the coastal environment; iv. Within any area identified as SCHED11 - Outstanding Natural Features and Landscapes, SCHED13 – High Coastal Natural Character Areas, or a coastal or riparian margin within the coastal environment; or v. Within the Stream Corridor of the Flood Hazard Extent or High Hazard Area of the Coastal Hazard Overlay.
All other zones	3. Activity status: Non-complying
REG-R6	Renewable electricity generation activities not otherwise provided for
All zones	1. Activity status: Discretionary

Effects Standards		
REG-S1	Trimming, pruning or removal of indigenous vegetation within a Significant Natural Area	
All zones	<ol style="list-style-type: none"> 1. The trimming, pruning or removal of indigenous vegetation within a Significant Natural Area must be for the purpose of the operation or maintenance and repair of existing renewable electricity generation activities (including any ancillary access track or fence); and <ol style="list-style-type: none"> a. Must be limited to within 2m either side of the existing renewable electricity generation activity and any ancillary access track or fence, or where associated with creating a new access track required to undertake operation or maintenance and repair up to 2.5m in width but must not involve removal of a tree with a trunk greater than 15cm in diameter measured 1.4m above ground; and b. No more than 20m² of indigenous vegetation within any 12 month period. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> i. Indigenous vegetation to be trimmed, pruned or removed that is located within the formation width of an existing access track; or ii. Works undertaken in accordance with the 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Operational needs, functional needs or other technical considerations; 2. Any topographical and other site constraints make compliance with the standard impractical; and 3. The effect of the activity and removal on the identified biodiversity values of the significant natural area and the measures taken to avoid, minimise or remedy the effects and where relevant the ability to offset biodiversity impacts.

	Electricity (Hazards from Trees) Regulations 2003 or the Telecommunications Act 2001.	
REG-S2	Renewable electricity generation investigation activities	
All zones	<ol style="list-style-type: none"> 1. Any anemometer (wind monitoring) mast must not exceed a maximum height above ground level of 30m. 2. Any building or structure must not exceed the permitted height in relation to boundary and setback standards for the underlying Zone. 3. Investigation activities must not be undertaken on a site for a total period of more than five years. 4. All buildings and structures (including anemometers/wind monitoring masts) must be removed at the end of investigation period. 5. The site must be restored to pre-works condition after removal of the investigation activities. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The suitability of the site for the proposed activity; 2. The type, scale, form and location of any building or structure; 3. Visual and amenity effects and the extent to which any effects can be mitigated including by alternative siting, design, colour, finish, or number of structures (including masts); 4. The duration of the activity and the plans for its removal; 5. Operational needs, functional needs or other technical considerations; 6. Any adverse cumulative effects; and 7. The values and characteristics of any adjacent Overlay.
REG-S3	Small scale renewable electricity generation activities - roof-mounted solar panels	
All zones	<ol style="list-style-type: none"> 1. Any solar panel must not exceed: <ol style="list-style-type: none"> a. The permitted building height for the underlying Zone by more than 1m measured vertically; or b. The permitted height in relation to boundary for the underlying Zone by more than 1m measured vertically. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The form and location of the panel; 2. Streetscape and visual amenity effects and the extent to which any effects can be mitigated including by alternative siting, design, colour, finish, or number of structures; 3. Dominance and shading effects on adjoining sites; and 4. Whether there are topographical or other site constraints that make compliance with the standard impractical; 5. Any adverse cumulative effects; and 6. The values and characteristics of any adjacent Overlay.
REG-S4	Small scale renewable electricity generation activities - roof-mounted wind turbines	
All zones	<ol style="list-style-type: none"> 1. The wind turbine must not exceed: <ol style="list-style-type: none"> a. the permitted building height of the underlying Zone by more than 3m measured vertically; b. the permitted height in relation to boundary for the underlying Zone by more than 1m measured vertically; or c. a maximum rotor diameter of 2.5m. 2. There must be no more than one wind turbine per site. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The type, scale, form and location of the wind turbine; 2. Streetscape and visual amenity effects and the extent to which any effects can be mitigated including by alternative siting, design, colour, finish, or number of structures;

		<ol style="list-style-type: none"> 3. Dominance and shading effects on adjoining sites; 4. Noise effects, including sleep disturbance or public health; 5. Whether there are topographical or other site constraints that make compliance with the standard impractical; and 6. The values and characteristics of any adjacent Overlay.
REG-S5	Small scale renewable electricity generation activities - freestanding wind turbines	
All zones	<ol style="list-style-type: none"> 1. The wind turbine must not exceed: <ol style="list-style-type: none"> a. The permitted height in relation to boundary for the underlying Zone; b. A maximum height of 20m above ground level (including the full vertical extent of the blades); or c. A maximum rotor diameter of 5m. 2. The wind turbine must not be located within the greater of: <ol style="list-style-type: none"> a. 60m of a habitable building on an adjacent site; or b. A distance of 10 times the wind turbine/mast/pole's height from any site boundary that is not held in the same record of title. 3. There must be no more than: <ol style="list-style-type: none"> a. One wind turbine per site for sites comprising 20ha or less; b. Three wind turbines per site for sites comprising more than 20ha. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The type, scale, form and location of the wind turbine; 2. Streetscape and visual amenity effects and the extent to which any effects can be mitigated including by alternative siting, design, colour, finish, or number of structures; 3. Dominance and shading effects on adjoining sites; 4. Noise effects, including sleep disturbance or public health; 5. Whether there are topographical or other site constraints that make compliance with the standard impractical; 6. Any adverse cumulative effects; and 7. The values and characteristics of any adjacent Overlay.
REG-S6	Community scale wind turbines	
All zones	<ol style="list-style-type: none"> 1. Any wind turbine or structure must not exceed: <ol style="list-style-type: none"> a. The permitted height in relation to boundary for the underlying Zone; or b. A maximum height of 25m above ground level. 2. Any wind turbine or structure must not be located within a distance of three times the wind turbine/mast /pole's height from: <ol style="list-style-type: none"> a. A habitable building on an adjacent site; or b. Any site boundary that is not held in common ownership. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The type, scale, form and location of the wind turbine; 2. Streetscape and visual amenity effects and the extent to which any effects can be mitigated including by alternative siting, design, colour, finish, or number of structures; 3. Dominance and shading effects on adjoining sites; 4. Noise effects, including sleep disturbance or public health; 5. Whether there are topographical or other site constraints that make compliance with the standard impractical; and 6. The values and characteristics of any adjacent Overlay.

REG-S7	Community scale freestanding solar panels	
All zones	<ol style="list-style-type: none"> 1. Any structure must not exceed: <ol style="list-style-type: none"> a. The permitted height in relation to boundary for the underlying Zone; b. The permitted setbacks standards for the underlying Zone; or c. A maximum height of 6m above ground level. 2. The cumulative area of solar panels on the site must not exceed 150m². 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The type, scale, form and location of the panel; 2. Streetscape and visual amenity effects and the extent to which any effects can be mitigated including by alternative siting, design, colour, finish, or number of structures; 3. Dominance and shading effects on adjoining sites; 4. Noise effects, including sleep disturbance or public health; 5. Whether there are topographical or other site constraints that make compliance with the standard impractical; and 6. The values and characteristics of any adjacent Overlay.
REG-S8	Wind turbine generators and wind farms	
All zones	<ol style="list-style-type: none"> 1. At any wind speed, the LA90 (10min) sound pressure level from a wind turbine or wind farm must not exceed the background sound level by more than 5 dB, or a level of 40 dB LA90 (10min), whichever is the greater when measured at the notational boundary of any dwelling which is a noise sensitive location as defined in New Zealand Standard on Acoustics Wind Farm Noise "NZS 6808: 2010 Acoustics - Wind farm noise". 2. The sound level of a wind turbine or wind farm must be measured and assessed to the requirements of New Zealand Standard on Acoustics – Wind Farm Noise "NZS 6808: 2010 Acoustics - Wind farm noise". 	
REG-S9	Wind turbine generators and wind farms special audible characteristics (SAC's)	
All zones	<ol style="list-style-type: none"> 1. Wind turbine sound pressure levels with special audible characteristics, such as tonality, impulsiveness or amplitude modulation, must be adjusted by arithmetically adding up to +6 dB to the measured level at the notional boundary. 2. The assessment of special audible characteristics must be conducted in accordance with Appendix B of New Zealand Standard on Acoustics – Wind Farm Noise "NZS 6808: 2010 Acoustics - Wind farm noise". 	

Transport

TR	Transport
-----------	------------------

Introduction

The purpose of the Transport Chapter is to manage on-site transport facilities and the effects of high vehicle trip-generating use and development. Matters concerning the operation, maintenance, repair and renewal, upgrading and development of the transport network and connections to the transport network are provided in the Infrastructure Chapter. This is a result of the RMA definition of infrastructure, which includes “structures for transport on land by cycleways, rail, roads, walkways, or any other means”.

Wellington City Council has adopted a 'Sustainable Transport Hierarchy' which places walking, cycling and public transport at the top of the hierarchy. Private vehicles are towards the bottom of the hierarchy. This reflects the City's goal of being carbon neutral by 2050, and creating a more sustainable transport system to get there. The provisions in this Transport chapter support this goal by requiring the provision of cycling and micromobility parking with new development. Except for mobility parking, on-site carparking is not required. This chapter therefore complements the intensification provisions within the zone chapters which seek to provide a more compact urban form close to public transport and the City's walking and cycling network.

This chapter recognises that some activities generate high volumes of traffic which may have significant adverse effects on the transport network and adversely affect the amenity of adjacent land use activities. These activities require assessment to ensure these effects are managed effectively.

On-site transport facilities such as site access, carparking, and parking for bicycles and other micromobility devices also need to be designed effectively to ensure people's safety and wellbeing is maintained. This chapter provides specific design requirements for these facilities.

Overall, the chapter seeks to:

- Enable a range of transport modes, where the effects of those activities are appropriately managed
- Encourage the uptake of alternative transport modes other than the private vehicle through good design
- Manage any adverse effects arising from high trip generating activities
- Maintain the health, safety and wellbeing of on-site transport facilities.

Cross references to 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 chapters also contain provisions that may be relevant for activities in underlying Zone chapters, including:

- **Historic Heritage and Sites and Areas of Significance to Māori** - Archaeological sites and sites and areas of significance to Māori are spread throughout Wellington City. Specific provisions for the protection of these sites (including rules for signs) are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).

- **Signs** – The Signs Chapter contains specific controls in relation to signage, including official signs, the effects of signs on road safety, and third party signage.

Objective

TR-O1	<p>Purpose</p> <p>Land use and development is managed to ensure that:</p> <ol style="list-style-type: none"> 1. High trip generating activities do not compromise the safety and effectiveness of the transport network; 2. A range of transport modes are provided for; 3. Reliance on private vehicles is reduced; 4. New development provides appropriate on-site facilities for cycling and micromobility users; and 5. Safe and effective on-site parking, loading, access and manoeuvring is provided.
--------------	--

Policies

TR-P1	<p>High trip generating use and development</p> <p>Provide for high vehicle trip generating activities where they:</p> <ol style="list-style-type: none"> 1. Safely and effectively integrate with the transport network, including planned network upgrades and service improvements; and 2. Provide for pedestrian, cycling, micromobility and public transport modes.
TR-P2	<p>Enabled activities</p> <p>Enable on-site transport facilities and driveways that:</p> <ol style="list-style-type: none"> 1. Provide for the safe and effective use of the site and functioning of the transport network; 2. Meet the reasonable demands of site users; 3. Promote the uptake and use of pedestrian, cycling, micromobility and public transport modes; and
TR-P3	<p>Managed activities</p> <p>Only allow on-site transport facilities and driveways that do not meet standards where:</p> <ol style="list-style-type: none"> 1. The transport facilities and driveways are effective in meeting the operational needs and functional needs of the activity on the site; 2. The safety and effectiveness of the transport network is not compromised; 3. Public health and safety, including the safety of pedestrians, cyclists and micromobility users travelling through any parking areas, is not compromised; 4. The projected demand for loading spaces or cycling and micromobility parking will be lower than that required in the standards or can be accommodated by public, shared or reciprocal arrangements; 5. Safe and effective access for firefighting purposes is provided; and 6. There are site and topographical constraints that make compliance unreasonable.

Land Use Activities

TR-R1	<p>All Activities except for Trip Generation, Site Access, On-Site Cycling and Micromobility Paths, and On-site Vehicle Parking and Manoeuvring</p>
All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted

	<p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. TR-S2; ii. TR-S3; iii. TR-S8; and iv. TR-S9.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of TR-R1 cannot be achieved</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards; and 2. The matters in TR-P2.
TR-R2	Trip Generation
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with TR-S1 is achieved; and b. The activity is not: <ul style="list-style-type: none"> i. a service station; or ii. a drive-through activity.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of TR-R2.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in TR-P1. <p>Section 88 information requirements for applications:</p> <p>Applications under Rule TR-R1.2.a must provide an Integrated Transport Assessment by a suitably qualified transport engineer or transport planner. The Waka Kotahi NZ Transport Agency guidelines “Research Report 422: Integrated Transport Assessment Guidelines, November 2010” should be used to inform any Integrated Transport Assessment.</p>
TR-R2	Site Access
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with TR-S5 and TR-S6 is achieved.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of TR-R2.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p>

	<p>1. The matters in TR-P2 Notification status: An application under Rule TR-R2 is precluded from being publicly notified.</p>
SIGN-R3	On-Site Cycling and Micromobility Paths
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with TR-S4 is achieved.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the any of the requirements of TR-R3.1.a cannot be achieved. Matters of discretion are restricted to:</p> <p>1. The matters in TR-P2. Notification status: An application under Rule TR-R3 is precluded from being publicly notified.</p>
TR-R4	On-site Vehicle Parking and Manoeuvring
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with TR-S7 is achieved.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of TR-R4.1 cannot be achieved. Matters of discretion are restricted to:</p> <p>1. The matters in TR-P7. Notification status: An application under Rule TR-R4 is precluded from being publicly notified.</p>

Activity Standards							
TR-S1	Vehicle Trip Generation						
<p>1. Activities must not exceed the following maximum vehicle movement thresholds:</p> <table border="1"> <thead> <tr> <th>Type of vehicle</th> <th>Maximum Number of vehicle movements</th> </tr> </thead> <tbody> <tr> <td>Light</td> <td>200 per day</td> </tr> <tr> <td>Heavy</td> <td>8 per week</td> </tr> </tbody> </table>		Type of vehicle	Maximum Number of vehicle movements	Light	200 per day	Heavy	8 per week
Type of vehicle	Maximum Number of vehicle movements						
Light	200 per day						
Heavy	8 per week						
<p>For the purpose of the above assessment:</p> <p>a. An on-site carpark associated with a residential activity is considered to generate 10 light vehicle movements per day;</p> <p>b. Vehicle movements per day must be assessed as average vehicle movements per day, averaged over a full seven-day week;</p>							

c. Vehicle movements per week must be assessed as average vehicle movements per week, averaged over a full 52-week year.	
TR-S2	Micromobility Device Parking
1. Cycling and micromobility parking must be provided in accordance with Table TR-7.	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The availability of alternative, safe and secure cycling and micromobility parking that meets the needs of the intended users, in a nearby accessible location; 2. Whether parking can be provided and maintained in a jointly-used cycling and micromobility parking area; and 3. Site limitations, configuration of buildings and activities, demonstrated user requirements and operational requirements.
TR-S3	Micromobility parking design
<p>1. Where short stay cycling and micromobility parking spaces are required to be provided by TR-S2 they must meet the following minimum specifications:</p> <ol style="list-style-type: none"> a. Stands must be sized and spaced to accommodate cycle dimensions of 1200mm high, 1800mm long and 600mm wide; b. Stands must be securely anchored to an immovable object; c. Stands must allow the cycling or micromobility device frame and, in the case of cycles, at least one wheel to be secured; d. Cycling and Micromobility parking facilities must be located: <ol style="list-style-type: none"> i. So they are easily accessible for users, within 20m of the primary entrance; ii. So they do not impede pedestrian thoroughfares including areas used by people whose mobility or vision is restricted; iii. To be clear of vehicle parking or manoeuvring areas; and iv. Short stay cycling and micromobility parking facilities must be available during the activity's hours of operation and must not be impeded by any structure, storage of goods, landscape planting or other use; and <p>2. Where long stay cycling and micromobility parking spaces are required to be provided by TR-S2, they must be located:</p> <ol style="list-style-type: none"> a. In a covered area where access by the general public is excluded, and at least one wheel is able to be secured. <p>Advisory Note: Plan users are referred to: Cycle Parking Planning and Design, Waka Kotahi 2019).</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The safety and effectiveness of the cycling and micromobility parking spaces; 2. Site limitations, configuration of buildings and activities, user requirements and operational requirements; and 3. The safety of pedestrians, cyclists and micromobility users using the road, accessways and walkways.
TR-S4	On-site Pedestrian, Cycling and Micromobility Paths

<p>1. On-site pedestrian, cycling and micromobility paths must achieve the following:</p> <ol style="list-style-type: none"> a. Provide pedestrian access from the road to each residential unit on the site; b. Provide cycling and micromobility access from the road to each building on the site that provides cycle and micromobility device storage; c. Connect to minimum width of 1.8m at the road boundary; d. Have a minimum formed width of 1.2m or, for paths accessing more than 1 residential unit, 1.5m; and e. If stairs are necessary between cycling and micromobility storage and the legal road, a ramp at least 300mm wide on one side of the stairs must be provided. 	
TR-S5	Classification of Driveways
<p>1. Driveways must be classified according to Table 8 – TR: Classification of Driveways.</p>	
TR-S6	Design of Driveways
<p>1. The minimum design vehicle used for a driveway must be a 4.91m x 1.87m vehicle (85th percentile vehicle).</p> <p>2. Driveways must be designed to achieve the design speeds, minimum widths, maximum gradients and seal requirements in Table 9 – TR: Design of Driveways.</p>	
TR-S7	Design requirements for on-site vehicle parking, circulation and manoeuvring
<p>1. Where provided on a site, car parking spaces and associated circulation and manoeuvring areas must be designed to accommodate a 4.91m x 1.87m vehicle (85th percentile vehicle) as the minimum design vehicle, with 300mm clearance per side to obstructions and a minimum outside turning radius of 5.8m.</p> <p>2. Car parking spaces must:</p> <ol style="list-style-type: none"> a. Comply with the minimum dimensions of Figure 5 – TR: Parking and Table 10 – TR: Parking Space Dimensions; b. Have a maximum gradient of 5% in any direction; and c. Have a minimum height clearance of 2.3m; d. For residential on-site car parking spaces, be electric vehicle-charging-ready by being serviced with an electrical cable conduit from the electricity supply to the edge of the carpark. <p>3. Blind aisles must extend at least 1m beyond the last parking space they provide access to.</p>	

	<p>4. On-site circulation and manoeuvring areas must have a maximum gradient of 12.5%.</p> <p>5. On-site circulation and manoeuvring areas must be provided so that vehicles can enter and exit the site in a forward direction, except where:</p> <ol style="list-style-type: none"> a. The site has no more than three parking spaces; b. Any reversing would be for a distance no more than 30m; and c. The road is a Local Street. <p>6. On-site circulation and manoeuvring areas must not be located on:</p> <ol style="list-style-type: none"> a. The public road reserve; or b. Areas provided for parking, loading or storage. <p>7. On-site parking, circulation and manoeuvring must not include ramps, turntables, lifts or stackers.</p> <p>Note: Where parking is provided, the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS: 4121-2001) sets out requirements for the number and design of parking spaces for people with disabilities and for accessible routes from the parking spaces to the associated activity or road.</p>	
TR-S8	Provision of on-site loading areas	
	<p>1. At least one on-site loading area must be provided for buildings with a building footprint of 450m² or more.</p> <p>2. No on-site loading areas are required for buildings with a building footprint of less than 450m².</p>	
TR-S9	Design requirements for on-site loading, circulation and manoeuvring	
	<p>1. On-site loading and associated circulation and manoeuvring areas must be designed to accommodate an 8.0m x 2.5m medium rigid truck as the minimum design vehicle, with 300mm clearance per side to obstructions and a minimum outside turning radius of 10.0m;</p> <p>2. Loading areas must have a minimum height clearance of 4.5m; and</p> <p>3. Loading, circulation and manoeuvring areas must not be located on the public road reserve.</p>	

Table 7 – TR: Minimum Number of On-Site Cycling and Micromobility Device Parking Spaces

Activity	Minimum Number of On-Site Cycling and Micromobility Device Parking Spaces	
	Both short stay and long stay must be provided	
	Short Stay (visitors)	Long Stay (staff*, residents,

		students)
Any activity in the following zones:	Nil	In accordance with the rest of this table
<ul style="list-style-type: none"> • City Centre • Metropolitan • Local Centre • Neighbourhood • Mixed Use 		
Commercial activity	Minimum 2, 0.05 per 100m ² GFA or as per specific activity below	Minimum 1, 0.1 per 100m ² GFA or as per specific activity below
<ul style="list-style-type: none"> • Entertainment and Hospitality Activity 	0.1 per person that the site is designed to accommodate; or as per specific activity below	Minimum 1, 0.1 per staff member* or as per specific activity below
Community Facility	0.1 per person that the site is designed to accommodate	Minimum 1, 0.1 per staff member*
Educational Facility	As per specific activities below	
<ul style="list-style-type: none"> • Childcare services 	Minimum 2	Minimum 1, 0.1 per staff member*
<ul style="list-style-type: none"> • Tertiary education facility 	Minimum 2	Minimum 1, 0.1 per student and 0.1 per staff member*
Emergency service facilities	Minimum 2	Minimum 1, 0.1 per staff member*
Healthcare Activity	Minimum 2, 1 per 100m ² GFA	Minimum 1, 0.1 per staff member*
Industrial activity	Minimum 2	Minimum 1, 0.1 per 100m ² GFA
Residential	1 per 10 residential units	Minimum 1 per residential unit**
<ul style="list-style-type: none"> • Hostels 	1 per 10 beds	Minimum 1, 1 per 3 beds
<p>* The number of staff members is the maximum number of full or part time staff members on the site at any one time</p> <p>** A lockable, residential unit-specific storage facility such as a garage or storage locker is an acceptable solution. This may be a communal facility.</p>		

Table 8 – TR: Classification of Driveways

Driveway Use	Resulting Driveway Classification
<ul style="list-style-type: none"> 1-30 light vehicle movements per day*; or No more than 2 heavy vehicle movement per week** 	Driveway Level 1
<ul style="list-style-type: none"> 31-60 light vehicle movements per day*; or 3-4 heavy vehicle movements per week** 	Driveway Level 2
<ul style="list-style-type: none"> 61-200 light vehicle movements per day*; or 5-8 heavy vehicle movements per week** 	Driveway Level 3
<ul style="list-style-type: none"> 201 or more light vehicle movements per day*; or 9 or more heavy vehicle movements per week** 	Specific design as part of High Trip Generating activity consideration

* Vehicle movements per day must be assessed as average vehicle movements per day, averaged over a full seven day week;

** Vehicle movements per week must be assessed as average vehicle movements per week, averaged over a full 52 week year.

Table 9 – TR: Design of Driveways

Classification	Design Speed (km/h)	Maximum Gradient	Minimum Width (m)				
			Footpath	Cycling and Micromobility	Vehicles (must provide unhindered vehicle access)	Infrastructure Berm	Overall Legal width
Driveway Level 1	<ul style="list-style-type: none"> 10 	<ul style="list-style-type: none"> 25% 2m transition length for changes in grade >12.5% For sites where the driveway rises to meet the road, 5% maximum gradient within 6m of road boundary 	<ul style="list-style-type: none"> Shared in vehicle lane 	<ul style="list-style-type: none"> Shared in vehicle lane 	<ul style="list-style-type: none"> 1 x 3.0 Passing bays at 50m maximum spacing; Clear line of sight between passing bays 	Shared in vehicle lane	<ul style="list-style-type: none"> 3.0 + any passing bays
Driveway Level 2	<ul style="list-style-type: none"> 10 	<ul style="list-style-type: none"> 20% 2m transition length for changes in grade >12.5% For sites where the driveway rises to meet the road, 5% maximum gradient within 6m of road 	<ul style="list-style-type: none"> 1 x 1.0 	<ul style="list-style-type: none"> Shared in vehicle lane 	<ul style="list-style-type: none"> 2 x 3.0 for the first 6.0m from the road boundary; 1 x 3.0 for the rest of the driveway; Passing bays at 50m maximum spacing; Clear line of sight between passing bays 	Shared in vehicle lane	<ul style="list-style-type: none"> 4.0 + any passing bays

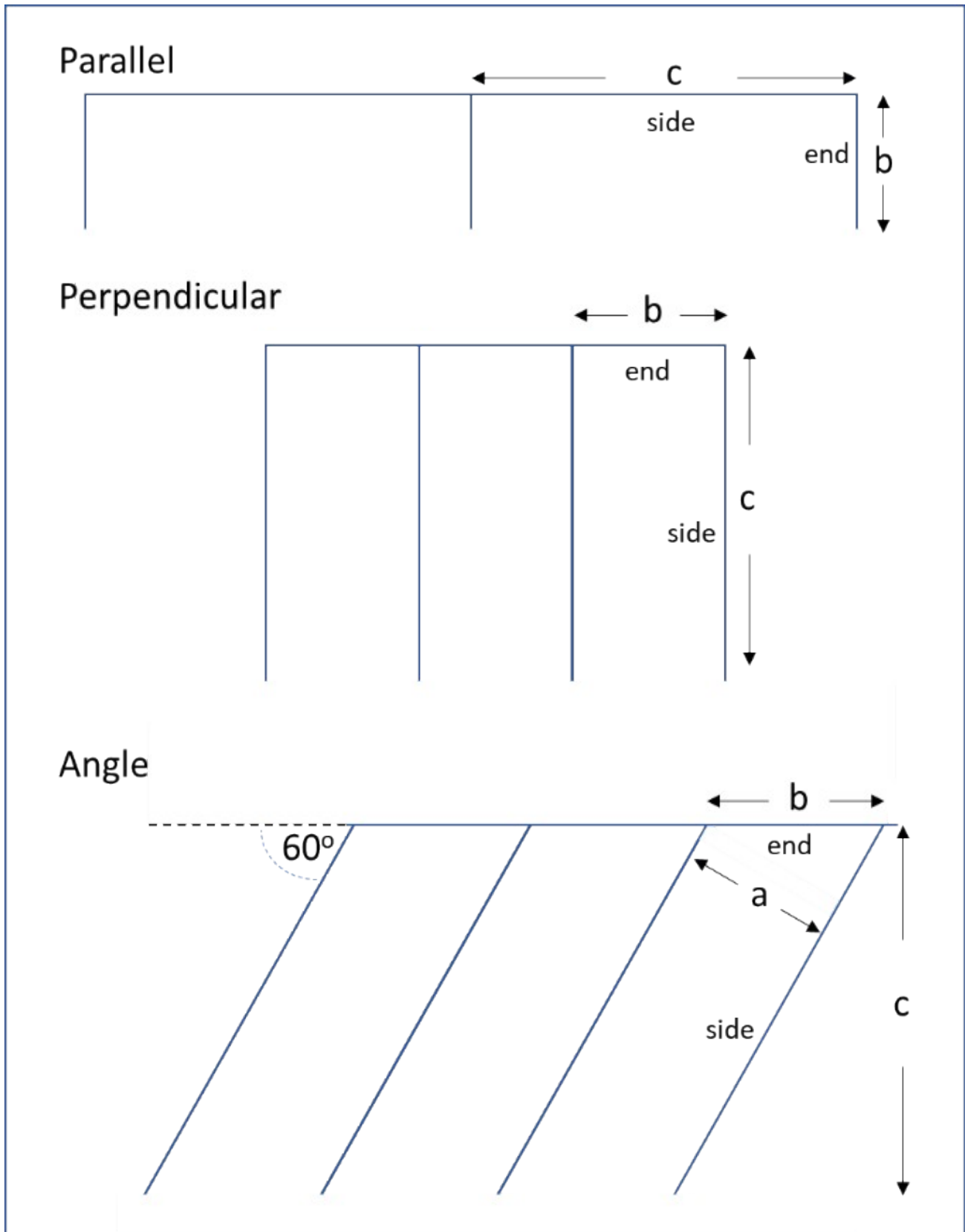
		boundary					
Driveway Level 3	• 20	<ul style="list-style-type: none"> • 16% • 2m transition length for changes in grade >12.5% • For sites where the driveway rises to meet the road, 5% maximum gradient within 6m of road boundary 	• 1 x 1.5	• Shared in vehicle lane	• 2 x 3.0	• 1 x 1.0	• 8.5

Table 10 – TR: Parking Space Dimensions

Parking Space Type	Dimension a* (m)	Dimension b* (m)	Dimension c* (m)	Minimum Aisle Width (m)
Parallel (permanently unobstructed sides and ends)	-	2.1	6.0	3.6
Additional clearance requirement for each obstructed side or end (e.g. fence, wall, column)	-	+0.3	+0.3	
Perpendicular (permanently unobstructed sides and ends)	-	2.5	5.0	6.2
Additional clearance requirement for each obstructed side or end (e.g. fence, wall, column or inside garage)	-	+0.3	+0.3	
Additional clearance requirement both ends obstructed (e.g. inside garage)	-	-	+0.4	
Additional aisle width for accessing garage door that is less than 2.7m wide				+0.8
Angle - 60 degrees (permanently unobstructed sides)	2.5	2.9	5.1	4.6
Additional clearance requirement for each obstructed side (e.g. fence, wall, column)	+0.3	+0.33	-	
Additional clearance requirement if one end obstructed (e.g. fence, wall, column)			+0.6	

*Dimensions a, b and c are shown in Figure 5 - TR: Parking

Figure 5 – TR: Parking



Contaminated Land

CL	Contaminated Land
-----------	--------------------------

Introduction

The purpose of the Contaminated Land Chapter is to manage the subdivision, use and development of contaminated land or potentially contaminated land to protect human health. The identification of, and management or remediation of contaminated land can provide social, economic, and health benefits for people and communities through enabling future use of the land and development opportunities, including for residential activities and commercial activities.

If a person wants to carry out certain activities on land where a HAIL activity is being, or has been, undertaken the activity must be assessed for compliance in accordance with the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

Under section 30 of the RMA, the Greater Wellington Regional Council is responsible for the investigation of land for the purposes of identifying and monitoring contaminated land; and for the control of discharges of contaminants into or onto land, air, or water and discharges of water into water. As part of this role, Greater Wellington Regional Council administers the Selected Land Use Register (SLUR) that provides a regional database of sites that have, or may have, been used for activities and industries included in the Hazardous Activities and Industries List (HAIL) established by the Ministry for the Environment. Wellington City Council uses the SLUR and HAIL to identify and record information on contaminated land.

This chapter contains objective and policy guidance for the assessment of resource consent applications required under the NESCS in accordance with the requirements of section 104 of the RMA.

Objectives	
CL-O1	Protection of human health from contaminants Contaminated land is identified and managed in order that it remains acceptable and safe for human health and its intended use.
CL-O2	Benefit of remediating contaminated land Remediation and/or site management of contaminated land contributes to the health and wellbeing of communities and increases development opportunity for new use and development.

Policies	
CL-P1	Benefit of remediating contaminated land Recognise the benefits of remediation and site management in enabling development opportunities that can contribute to social, economic, and health benefits for people and communities.
CL-P2	Identification of contaminated and potentially contaminated land

	<p>Identify contaminated and potentially contaminated land prior to subdivision, change of use or development by:</p> <ol style="list-style-type: none">1. Working with Greater Wellington Regional Council to maintain the Selected Land Use Register; and2. Requiring the investigation of contaminant risks for sites with a history of land use or activity that could have resulted in contamination of soil.
CL-P3	<p>Management of contaminated land</p> <p>Minimise the risk to human health from the subdivision, change of use or specified development of contaminated land by:</p> <ol style="list-style-type: none">1. Encouraging a best practice approach to site management for sites with elevated contaminant levels, which may include remediation, containment, and/or the disposal of contaminated soil;2. Ensuring the land is safe for its intended use; and3. Ensuring that land containing elevated levels of contaminants is managed to protect mana whenua's significant sites, waterways, natural resources and associated values and relationships, as well as the general health and wellbeing of their people and rohe.

Rules

There are no rules in this chapter.

Hazardous Substances

HS	Hazardous Substances
-----------	-----------------------------

Introduction

The purpose of the Hazardous Substances Chapter is to protect people, communities and identified areas and their values from the residual risk of facilities and activities involving the manufacture, use, storage, transportation or disposal of hazardous substances. This chapter also seeks to separate sensitive activities and hazardous facilities and activities in order to minimise reverse sensitivity effects and unacceptable residual risk.

Hazardous substances are controlled by a wide range of legislation and subordinate instruments, the primary piece of legislation being the Hazardous Substances and New Organisms Act 1996. Additional controls include the Land Transport Act 1998, Building Act 2004, and Health and Safety at Work (Hazardous Substances) Regulations 2017. In addition, there are also industry standards that provide guidelines to industry participants. Greater Wellington Regional Council, among other government bodies, also has a role in the management of hazardous substances.

The District Plan manages only the residual risk and cumulative risk to the health and wellbeing of people and communities, and adverse effects on identified areas and their values after statutory rules and controls, including any subordinate instruments, in place with respect to hazardous substances have been complied with.

Objectives	
HS-O1	<p>Protection from residual risk</p> <p>People, communities, and identified areas are protected from any residual risk of facilities and activities involving the manufacture, use, storage, transportation or disposal of hazardous substances.</p>
HS-O2	<p>Protection of established facilities</p> <p>Sensitive activities are established in appropriate locations to minimise reverse sensitivity effects and unacceptable residual risk from established hazardous facilities.</p>

Policies	
HS-P1	<p>Residual risk to people and communities</p> <p>Avoid facilities and activities involving the manufacture, use, storage, transportation or disposal of hazardous substances from locating in:</p> <ol style="list-style-type: none"> 1. Areas where they may adversely affect human health; 2. A Natural Hazard Area; 3. A Significant Natural Area; 4. An Outstanding Natural Feature; 5. An Outstanding Natural Landscape; 6. A Special Amenity Landscape; and 7. A Site or Area of Significance to Māori; <p>unless it can be demonstrated that the residual risk to human health, people and</p>

	communities or these identified areas and their values will be avoided or, if avoidance is not possible, unacceptable risk is adequately mitigated.
HS-P2	Location of hazardous facilities and activities Avoid residual risk to people and sensitive activities from facilities and activities involving the manufacture, use, storage, transportation or disposal of hazardous substances by: a. Separating sensitive activities from established facilities and activities; and b. Establishing new facilities and activities in appropriate locations, separated from incompatible land uses and existing sensitive activities.
HS-P3	Cumulative risk in the Port Operational Area Recognise and manage the transitional storage of hazardous substances within the Special Purpose Port Zone to prevent or mitigate cumulative effects and/or risk.

Rules

There are no rules in this chapter.

Natural Hazards

NH	Natural Hazards
----	-----------------

Introduction

Wellington City is susceptible to a wide range of natural hazards, including flooding, fault rupture, liquefaction, tsunami, slope instability, coastal inundation and coastal erosion. When natural hazards occur, they can result in damage to property and buildings, and lead to a loss of human life. It is therefore important to identify areas susceptible to natural hazards and to avoid or manage subdivision use and development, relative to the natural hazard risk posed, in order to reduce the damage to properties and the potential for loss of human life.

The District Plan focuses on the following natural hazards as they are the hazards that present the greatest risk to people, property and infrastructure and their potential effects can be addressed through appropriate land use planning measures:

- Flooding;
- Fault rupture;
- Liquefaction;
- Coastal inundation;
- Coastal erosion; and
- Tsunami.

The coastal hazard provisions (coastal inundation, coastal erosion and tsunami) are addressed in the Coastal Environment chapter of the District Plan. The Natural Hazards Chapter addresses the other hazards identified above.

Flooding and coastal inundation from sea level rise are influenced by climate change. It is predicted that climate change will result in more intense rainfall events, storm events will become more common and the sea level will rise. The flooding and coastal inundation hazard maps incorporate current climate change predictions. **Note for Draft District Plan consultation: the flooding maps for the Churton Park catchment require further modelling and are not complete. These maps will be updated prior to the Proposed District Plan notification.**

Wellington City is also susceptible to natural hazards such as severe winds, wildfires, and ground shaking from earthquakes. These hazards are primarily managed by other statutory instruments or processes including the Building Act 2004, Civil Defence Emergency Management Act 2002 and the Local Government Act 2002.

Risk

Risk is a product of both the likelihood of and the consequences from a natural hazard. A risk-based approach to natural hazards balances allowing for people and communities to use their property and undertake activities, while also ensuring that their lives or significant assets are not harmed or lost as a result of a natural hazard event. When addressing the consequences from natural hazards, priority has been given in this plan as follows to:

- The protection of people including loss of life and injury;
- Maintaining key infrastructure to ensure the health and safety of communities;
- Maintaining the functionality of buildings after a natural hazard event and the ability for communities to recover.

While in most instances development is unable to change the likelihood of the risk, incorporating mitigation measures or avoiding any further development in certain hazard areas can reduce the consequences from natural hazards, thereby over time reducing the associated risks. Potential mitigation measures that can be incorporated into developments to reduce the consequences of natural hazards include:

- Building design and location (for example minimum floor levels or the ability for buildings to be relocated);
- Raising ground levels to avoid inundation;
- The creation of flood water detention areas to protect areas from inundation;
- The introduction, retention or improvement of existing natural systems;
- Use or size of materials in infrastructure design and building construction;
- The type of activities within buildings and structures; and
- The use of soft engineering options (for example sacrificial fill).

Natural hazards are addressed within the following five chapters:

- Natural Hazards (which addresses buildings and activities in non-coastal hazards overlays);
- Coastal Environment (which addresses buildings and activities in the coastal hazards overlays);
- Subdivision;
- Earthworks; and
- Infrastructure.

These chapters all take the same risk-based approach to natural hazards. To avoid duplication, the natural hazards chapter provides an overview of all hazards within the Wellington City and the risk-based approach to managing those hazards (both coastal and non-coastal). However, the objectives, policies and rules in the Natural Hazards Chapter only deal with non-coastal hazards. The objectives, policies and rules in the Coastal Environment Chapter address coastal hazards. When earthworks, subdivision or the installation of infrastructure is being undertaken within a Natural Hazard Overlay (whether coastal or non-coastal), the relevant rules will be contained within these respective chapters.

Hazard Sensitivity

To assist with determining the consequences associated with natural hazards, buildings and activities have been allocated a sensitivity rating (see Definitions below). This rating is based on the potential sensitivity to life and property as a result of those respective activities occurring within an identified hazard area.

Where one or more of the above activities or associated buildings are proposed to be undertaken within a Natural Hazard Overlay on a site, the most sensitive of the activities shall be used to determine the sensitivity of the proposal. This is different to traditional approaches to natural hazard rules, which largely focus on new buildings. The proposed provisions for natural hazards address both buildings and activities, unless otherwise identified in the rule structure. This is to assist with situations where new activities that are sensitive to the impacts of natural hazards being located within existing structures, without any resulting consideration of the resulting consequences.

If an activity is not identified in the definitions below and is proposed in a Natural Hazard Overlay, then for the purposes of the application it shall be assessed as a Less Hazard Sensitivity Activity. The exception to this is Operational Port Activities, Passenger Port Facilities, Rail activities and Airport Activities. These activities have been specifically excluded from the hazard classification above and they have their own District Plan framework, which applies. This is in recognition of the social and economic benefits these activities have and that their position in the City is largely fixed.

Hazard classifications

Hazard Sensitive Activities: means the following land use activities:

- Childcare Services
- Community Facility
- Educational Facility

- Emergency Service Facilities
- Hazardous Facilities and Major Hazardous Facilities
- Healthcare Facility
- Hospital Activities
- Marae Activities
- Multi-unit housing
- Places of Worship
- Residential Units and Minor Residential Units (including those associated with Papakainga)
- Retirement Village
- Visitor Accommodation

Potentially Hazard Sensitive Activities: means the following land use activities:

- Buildings associated with primary production (excluding Residential Units, Minor Residential Units, Residential Activities or buildings identified as Less Hazard Sensitive Activities)
- Commercial Activity
- Commercial Service Activity
- Community Corrections Activity.
- Entertainment Facility
- Food and Beverage Activity
- Industrial Activities
- Integrated Retail Activity
- Large Format Retail Activity
- Major Sports Facility
- Offices
- Retail Activities
- Rural Industrial Activities

Less Hazard Sensitive Activity: means the following land use activities:

- Accessory buildings used for non-habitable purposes
- Buildings associated with marina operations (above MHWS)
- Parks Facilities
- Parks Furniture

Natural Hazard Overlays: means the combined mapped extent within the District Plan of the following natural hazards:

- Flood Hazards
- Liquefaction Hazards
- Fault Hazards

Objectives	
NH-01	<p>Risk from Natural Hazards</p> <p>Subdivision, use and development in the Natural Hazard Overlays reduce or do not increase the risk from natural hazards to people, property and infrastructure.</p>
NH-02	<p>Planned Hazard Mitigation Works</p> <p>There is reduced risk to life and property from flood hazards through planned mitigation works.</p>
NH-03	<p>Natural Features</p> <p>Natural features that reduce the susceptibility of people, communities, property and infrastructure from damage by natural hazards are maintained or enhanced.</p>

NH-04	<p>Operational Port Activities, Passenger Port Facilities and Rail Activities</p> <p>Operational Port Activities, Passenger Port Facilities and Rail Activities are provided for, while also ensuring that subdivision, development and use in these areas reduce or do not increase the risk to people, property and infrastructure.</p>
--------------	--

Policies	
NH-P1	<p>Identification of Natural Hazards</p> <p>Identify natural hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on:</p> <ol style="list-style-type: none"> 1. The sensitivity of the activities to the impacts of natural hazards; and 2. The hazard posed to people's lives and wellbeing, and property, by considering the likelihood and consequences of differing natural hazard events.
NH-P2	<p>Levels of Risk</p> <p>Developments reduce or do not increase the risk to people, property and infrastructure by:</p> <ol style="list-style-type: none"> 1. Allowing for those buildings and activities that have either low occupancy or low replacement value within the Natural Hazard Overlays; 2. Requiring mitigation for buildings and activities that addresses the impacts from the relevant natural hazards to people, property and infrastructure in the low hazard and medium hazard areas within the Natural Hazard Overlays; and 3. Avoiding buildings and activities in the high hazard area of the Natural Hazard Overlays unless there is an exceptional reason for the building or activity to be located in this area and the activity incorporates mitigation measures that address the impacts from the relevant natural hazards to people, property and infrastructure.
NH-P3	<p>Less Hazard Sensitive Activities</p> <p>Allow Less Hazard Sensitive Activities and associated additions to buildings within the Natural Hazards Overlays, provided that:</p> <ol style="list-style-type: none"> 1. They do not impede or block the pathways of streams and flood waters; and 2. The risk to people, property and infrastructure is reduced or not increased.
NH-P4	<p>Additions to Buildings for Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the ponding area</p> <p>Provide for additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the ponding area, where:</p> <ol style="list-style-type: none"> 1. The risk from the 1% Annual Exceedance Probability flood event is low due to either the: <ol style="list-style-type: none"> a. Proposed mitigation measures; b. Size of the addition; or c. Nature of the activities undertaken within the addition; and 2. The risk to people, property and infrastructure is reduced or not increased.
NH-P5	<p>Additions to Buildings for Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the Overland Flowpaths and Stream Corridors</p> <p>Only allow additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the Overland Flowpaths and Stream Corridors, where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The risk from the 1% Annual Exceedance Probability flood event is low due to either the: <ol style="list-style-type: none"> a. Proposed mitigation measures; b. Size of the addition; or c. Nature of the activities undertaken within the addition; and

	<ol style="list-style-type: none"> 2. The risk to people, property and infrastructure is reduced or not increased; and 3. The conveyancing of flood waters is still able to occur unimpeded.
NH-P6	<p>Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the Ponding Areas of the flood hazard overlays</p> <p>Provide for Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the ponding areas, where measures are incorporated to ensure the risk to people, property and infrastructure both on the site and on adjacent properties is not significantly increased.</p>
NH-P7	<p>Potentially Hazard Sensitive and Hazard Sensitive Activities within the Overland Flowpaths of the flood hazard overlays</p> <p>Manage Potentially Hazard Sensitive and Hazard Sensitive Activities within the Overland Flowpaths by:</p> <ol style="list-style-type: none"> 1. Incorporating mitigation measures that reduce or avoid an increase in risk to people, property and infrastructure from the 1% Annual Exceedance Probability Flood; and 2. People can safely evacuate the property during a 1% Annual Exceedance Probability Flood; and 3. The conveyancing of flood waters is still able to occur unimpeded.
NH-P8	<p>Potentially Hazard Sensitive and Hazard Sensitive Activities within the Stream Corridors</p> <p>Avoid Potentially Hazard Sensitive and Hazard Sensitive Activities within the stream corridors unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. Mitigation measures are incorporated that reduce or avoid an increase in risk to people, property and infrastructure from the 1% Annual Exceedance Probability Flood; and 2. People can safely evacuate the property during a 1% Annual Exceedance Probability Flood; and 3. The conveyancing of flood waters is still able to occur unimpeded.
NH-P9	<p>Development in the Liquefaction Overlay</p> <p>Avoid new emergency facilities within the liquefaction overlay unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The facility will be able to maintain post disaster functionality following an earthquake; and 2. Emergency vehicles will be able to service the impacted community by being able to enter and leave the site.
NH-P10	<p>Potentially Hazard Sensitive Activities within the Wellington Fault Overlay and Ohariu Fault Overlay</p> <p>Manage Potentially Hazard Sensitive Activities, including additions to existing buildings, within the Wellington Fault Overlay and Ohariu Fault Overlay by ensuring that:</p> <ol style="list-style-type: none"> 1. The activity incorporates mitigation measures that ensure the risk from fault rupture to people, property and infrastructure is reduced or not increased.
NH-P11	<p>Hazard Sensitive Activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay</p> <p>Avoid Hazard Sensitive Activities, excluding a single residential dwelling on an existing site, within the Wellington Fault Overlay and Ohariu Fault Overlay unless it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The activity, excluding additions to existing building, has a operational and functional need to locate within the Wellington Fault Overlay and Ohariu Fault Overlay and locating outside of these Overlays is not a practicable option; and

	<ol style="list-style-type: none"> 2. The activity incorporates mitigation measures that ensure the risk from fault rupture to people, property and infrastructure is reduced or not increased; or 3. For additions to existing buildings, the change in risk from fault rupture to people, property and infrastructure is reduced or not increased.
NH-P12	<p>Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the Sheppard’s Fault Overlay and Terawhiti Fault Overlay</p> <p>Allow for Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the Sheppard’s Fault Overlay and Terawhiti Fault Overlay with the exception of Educational Facilities, Health Care Facilities; and Emergency Facilities, where it can be demonstrated that he activity incorporates mitigation measures that ensure the risk from fault rupture to people, property and infrastructure is reduced or not increased.</p>
NH-P13	<p>Operational Port Activities, Passenger Port Facilities and Railyard Area operations in the Wellington Fault overlay</p> <p>Provide for subdivision, development and use associated with the Special Purpose Port Zone, within the Wellington Fault Overlay, where the subdivision, development and use does not involve the construction of new buildings which will be occupied more than 5 workers associated with the Operational Port Activities, Passenger Port Facilities or Rail Yard Area Activities or any members of the public.</p>
NH-P14	<p>New buildings which will be occupied by members of the public, or workers associated with the Operational Port Activities, Passenger Port Facilities and Rail activities in the Wellington Fault overlay</p> <p>Manage subdivision, development and use associated within the Special Purpose Port Zone within the Wellington Fault Overlay where the subdivision, development and use involves the construction of new buildings which will be occupied by members of the public, or workers associated with the Operational Port Activities, Passenger Port Facilities, and Rail Activities by ensuring that:</p> <ol style="list-style-type: none"> 1. Mitigation measures are incorporated that reduce or avoid an increase in risk to people, property and infrastructure from the ground shaking and fault rupture on the Wellington Fault.
NH-P15	<p>Natural Features and Soft Engineering</p> <p>Maintain and enhance natural features and promote the use of soft engineering and green infrastructure mitigation works where they will reduce the existing risk posed by natural hazards to people’s lives and wellbeing, property and infrastructure.</p>
NH-P16	<p>Natural Hazard Mitigation Works</p> <p>Enable natural hazard mitigation or stream and river management works undertaken by a statutory agency or their nominated contractors or agents within Natural Hazard Overlays where these will significantly decrease the existing risk to people’s lives and wellbeing, property and infrastructure.</p>

Rules	
NH-R1	Less Hazard Sensitive Activities within all Hazard Areas
All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Any buildings must not be located in the identified Overland Flowpath or Stream

	Corridor of the Flood Hazard Overlay.
All Zones	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R1.1.a cannot be achieved</p> <p>The Matters of Discretion are restricted to:</p> <p>1. The matters in NH-P3.</p>
NH-R2	Flood Mitigations Works within the Flood Hazard Overlays
All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The works must be undertaken by either Crown entity, Regional or Territorial Authority or an agent on their behalf for the express purpose of flood mitigation works.</p>
All Zones	<p>2. Activity Status Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R2.1.a cannot be achieved.</p>
NH-R3	Soft Engineering Works in all Natural Hazard Overlays
All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The works must be undertaken by either Crown entity, Regional or Territorial Authority or an agent on their behalf.</p>
All Zones	<p>1. Activity Status Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R3.1.a cannot be achieved</p>
NH-R4	Additions to all buildings in the Ponding Area, Overland Flowpath or the Stream Corridor
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. When located within a Ponding Area, the finished floor levels of the addition for Hazard Sensitive and Potentially Hazard Sensitive Activities are located above the 1% Flood Annual Exceedance Probability Level, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab; or</p> <p>b. The additions are not located within an Overland Flowpath; or</p> <p>c. The additions are not located within a Stream Corridor.</p>
All Zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

	<p>a. Compliance with the requirements of NH-R4.1.a cannot be achieved. Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters in NH-P4.
All Zones	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R4.1.b cannot be achieved</p>
All Zones	<p>4. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R4.1.c cannot be achieved</p>
NH-R5	Additions to a building for a Hazard-Sensitive Activity within a Fault Overlay
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The additions are to a residential unit, or The additions are to a building in the Sheppards Fault Overlay or the Terawhiti Fault Overlay; or The additions do not increase the Gross Floor Area of a Hazard Sensitive Activity (excluding a residential unit) in the Wellington Fault Overlay or the Ohariu Fault Overlay by more than 20m²; or The additions do not increase the Gross Floor Area of a Potentially Hazard Sensitive Activity in Wellington Fault Overlay or the Ohariu Fault Overlay by more than 30m².
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R5.1.c or NH-R5.1.d cannot be achieved. Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters in NH-P11
NH-R6	Construction of a residential unit or conversion of any non-residential bulding into a residential unit in the Wellington Fault and Ohariu Fault Overlays
All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The development involves the construction of no more than one additional residential unit to a site; and The total number of residential units on a site is no more than two.
All Zones	<p>2. Activity status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R6.1 cannot be achieved.</p>
NH-R7	Hazard Sensitive or Potentially Hazard Sensitive Activities in the Sheppard Fault and

	Terewhiti Fault Overlays
All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The development does not involve the establishment of either:</p> <ul style="list-style-type: none"> i. Educational facilities; ii. Health care facilities; or iii. Emergency service facilities.
All Zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R7.1.a cannot be achieved.</p>
NH-R8	Operational Port Activities and Rail Activities
All natural hazard overlays	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. It does not involve the construction of a building that would be occupied by more than 5 employees of the activity or any members of the public; or</p> <p>b. It does not involve the conversion of an existing building that would be occupied by either more than 5 employees of the activity or any members of the public.</p>
All natural hazard overlays	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R8.1 cannot be achieved.</p> <p>Matters of Discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Matters contained in NH-P14
NH-R9	Activities in the Liquefaction Hazard Overlay
All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. It involves a Less Hazard Sensitive or Potentially Hazard Sensitive Activity; or</p> <p>b. It involves a Hazard Sensitive Activity that is not an emergency service facility.</p>
All Zones	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R9.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Matters contained in NH-P9
NH-R10	Potentially Hazard Sensitive Activities in the Ponding Area of the Flood Hazard Overlay
All Zones	<p>1. Activity Status: Permitted</p>

	<p>Where:</p> <p>a. When located within a Ponding Area of the Flood Hazard Overlay, the finished floor levels of the building for the Potentially Hazard Sensitive Activity is located above the 1% Flood Annual Exceedance Probability Level, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</p>
All Zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R10.1.a cannot be achieved.</p>
NH-R11	Hazard Sensitive Activities in the Ponding Area of the Flood Hazard Overlay
All Zones	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. When located within a Ponding Area of the Flood Hazard Overlay, the finished floor levels of the building for the Hazard Sensitive Activity is located above the 1% Flood Annual Exceedance Probability Level, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matter contained in NH-P6</p>
All Zones	<p>2. Activity Status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R11.1.a cannot be achieved.</p>
NH-R12	Potentially Hazard Sensitive Activities in the Overland Flowpath of the Flood Hazard Overlay
All Zones	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. When located within an Overland Flowpath of the Flood Hazard Overlay, the finished floor levels of the building for the Potentially Hazard Sensitive Activity is located above the 1% Flood Annual Exceedance Probability Level, where the finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matter contained in NH-P7</p>
All Zones	<p>2. Activity Status: Non-Complying</p> <p>Where:</p> <p>a. Compliance with the requirements of NH-R12.1.a cannot be achieved</p>
NH-R13	Hazard Sensitive Activities within the Overland Flowpaths of the Flood Hazard Overlay
All Zones	<p>1. Activity Status: Discretionary</p>
NH-R14	Potentially Hazard Sensitive Activities within the Wellington Fault and Ohariu Fault

	Overlay
All Zones	1. Activity status: Discretionary
NH-R15	Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the Stream Corridors of the Flood Hazard Overlay
All Zones	1. Activity status: Non-Complying
NH-R16	Hazard Sensitive Activities (excluding a single residential unit) within the Wellington Fault and Ohariu Fault Overlay
All Zones	1. Activity status: Non-Complying

Historic Heritage

HH	Historic Heritage
----	-------------------

Introduction

Section 6(f) of the RMA identifies "the protection of historic heritage from inappropriate subdivision, use, and development" as a matter of national importance. Buildings, structures and areas associated with Wellington's past are a precious and finite resource and are part of what makes Wellington unique. They help the community understand and learn about culture and history, provide a sense of place, identity and well-being and contribute to the evolving story of Wellington City. Evidence of heritage in the environment provides a sense of time, and a connection between the past and the future as the city changes and grows. The whakataukī (Māori saying), "Me huri whakamuri ka titiro whakamua" /"In order to plan for the future, we must look to the past" encapsulates this principle.

Wellington City has several layers of culture and heritage. Buildings, structures and areas in this chapter do not recognise mana whenua heritage. However, development on sites of significance needs to be progressed through a process that actively engages mana whenua to increase the prominence of mana whenua heritage in these areas. Sites of Significance to Mana Whenua are managed by the provisions contained in the Sites of Significance to Mana Whenua Chapter.

The Wellington Regional Policy Statement Policy 21 includes a list of criteria to ensure significant historic heritage resources are identified in district and regional plans in a consistent way. Nominations must be assessed against all of the following criteria and fit one (or more) of the following criteria to have significant historic heritage values:

1. Historic values;
2. Physical values;
3. Social values;
4. Tangata whenua values;
5. Rarity; or
6. Representativeness

Sustainable long-term use

One of the best ways to protect built heritage is to ensure that it remains in a sustainable long term use. The original use of a building can be part of the reason why it is important and helps retain special associations between people and place. When the original use of a building changes to a new one, this is defined as 'adaptive reuse' and can help continue the story of that place. The range of uses that are appropriate for a given place is managed by zone provisions. Both ongoing use and adaptive reuse can be a sustainable long term use for built heritage and can be facilitated by additions and alterations and partial demolition. Existing buildings contain embodied energy, and their retention can save carbon associated with the construction of new buildings, including in materials, transport, demolition and landfill.

This chapter of the District Plan includes provisions relating to:

1. **Heritage buildings and heritage structures** – These are individual buildings and structures that have been assessed as having significant heritage values. The exterior of most heritage buildings and heritage structures are protected in their entirety (including roofs). Some heritage buildings only have specific features protected, such as façades. A smaller number have their interiors or interior features protected.

SCHEM1 and SCHEM2 identifies heritage buildings and heritage structures.

2. **Heritage areas** – These are areas which contain a concentration and continuity of buildings and structures with similar heritage values. Heritage areas contain contributing buildings and structures which have not been listed in SCHEM1-Heritage buildings or SCHEM2-Heritage Structures but have significant heritage value when considered as a collection. Heritage buildings and heritage structures may be located within heritage areas, as well as buildings and structures that do not contribute to the heritage values of the area, which are identified as non-heritage in SCHEM3-Heritage Areas. Demolition rules do not apply to non-heritage buildings and structures.

For the avoidance of doubt:

- a. Works to any heritage building or heritage structure that is also located within a heritage area will be assessed against the provisions for heritage buildings and structures and not the heritage area provisions.
 - However, the resource consent assessment will also consider the values of the heritage area, including the relative contribution of building height to those values and the extent of compliance with any height standard.
- b. Works to any heritage building or heritage structure (where only specific features are protected) that is also located in a heritage area (and the work also affects those parts of the building not specifically scheduled) will be assessed against the heritage area provisions.
- c. Works to buildings and structures located adjacent to a heritage area, but not within, are not assessed against the provisions of this chapter.

SCHEM3 identifies heritage areas.

3. **Scheduled Archaeological Sites** – An archaeological site is any place (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods. The archaeological sites scheduled in this District Plan are not an extensive record of the total number of sites that exist, but a smaller number that have been assessed in detail as having significant heritage value. The extent of each scheduled archaeological site has been identified and mapped. The provisions of this chapter apply to the use, development and activities within this identified extent.

SCHEM4 identifies archaeological sites subject to the provisions of the District Plan.

4. **Heritage orders** – Under section 189 of the RMA a heritage protection authority may give notice to the Council of its requirement for a heritage order. Where a heritage order is included in the District Plan regardless of the provisions of the Plan or resource consents, no person may do anything, without the prior written consent of the relevant heritage protection authority named in the Plan in respect of the order.

APP1 – Historic Heritage Advice Notes contains useful information on assessing effects on heritage values and the different ways in which historic heritage is addressed by regulation and advocacy.

Cross references to 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 chapters also contain provisions that may be relevant, including:

- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land including the sites of heritage buildings and heritage structures, within heritage areas and the extent of scheduled archaeological sites.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks including on the sites of

heritage buildings and heritage structures, within heritage areas and the extent of scheduled archaeological sites.

- **Signs** - The signs chapter manages signs on heritage buildings, heritage structures and their sites, within heritage areas and the extent of scheduled archaeological sites.
- **Infrastructure** – The Infrastructure chapter manages the effects of infrastructure on historic heritage.

Objectives	
HH-O1	<p>Recognising historic heritage</p> <p>Historic heritage recognised for its contribution to an understanding and appreciation of the history, culture and sense of place of Wellington City, the Wellington region and New Zealand.</p>
HH-O2	<p>Protecting historic heritage</p> <p>Historic heritage is retained and protected from inappropriate use, subdivision and development.</p>
HH-O3	<p>Sustainable long-term use</p> <p>Built heritage is well-maintained, resilient and kept in sustainable long-term use.</p>

Policies	
All historic heritage	
HH-P1	<p>Identifying Historic Heritage</p> <p>Identify buildings, structures, areas and archaeological sites with significant historic heritage values, and that contribute to an understanding and appreciation of Māori history and culture.</p>
Built heritage	
HH-P2	<p>Maintenance and repair</p> <p>Encourage the maintenance and repair of built heritage where undertaken in accordance with recognised conservation principles and methods.</p>
HH-P3	<p>Internal works</p> <p>Enable works internal to built heritage, except where:</p> <ol style="list-style-type: none"> 1. The works involve interiors or interior features which are specifically scheduled; or 2. New floor levels will be visible from the exterior of buildings.
HH-P4	<p>Enabling approach to works</p> <p>Enable works to built heritage that:</p> <ol style="list-style-type: none"> 1. Increase resilience through seismic strengthening, either in isolation or as part of additions and alterations; 2. Support providing a sustainable long-term use; 3. Increase accessibility and support means of escape from fire; or 4. Provide the opportunity to promote, enhance, recover or reveal heritage values.
HH-P5	<p>Conservation plans</p>

	Encourage the preparation of conservation plans and take them into account when considering the effects of development proposals on the identified heritage values of built heritage.
HH-P6	<p>Removal of unreinforced masonry chimneys</p> <p>Provide for the removal of unreinforced masonry chimneys from built heritage where it can be demonstrated that either:</p> <ol style="list-style-type: none"> 1. The chimney(s) to be removed are not visible from a primary elevation and have not been specifically identified in the heritage schedule; or 2. The chimney(s) to be removed are visible from a primary elevation but are damaged beyond reasonable repair or cannot reasonably be seismically strengthened; and 3. A replacement chimney will be constructed that: <ol style="list-style-type: none"> a. Is an accurate replica in design, location, size, colour, finish and ornamentation; and b. Reuses fabric from the original chimney, where practicable.
Heritage buildings and structures	
HH-P7	<p>Additions, alterations and partial demolition of heritage buildings and structures</p> <p>Provide for additions and alterations to, and partial demolition of heritage buildings and heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which the work: <ol style="list-style-type: none"> a. Supports the heritage building or heritage structure having a sustainable long term use; b. Promotes, enhances, recovers or reveals heritage values; c. Retains the main determinants of the architectural style or design of the heritage building or heritage structure; d. Is compatible with the scale, form, proportion and materials of the heritage building or heritage structure; e. Respects the identified relationship of the heritage building or heritage structure with its setting; f. Enables any adverse effects on identified heritage values to be reversed; g. Minimizes the loss of fabric and craftsmanship; h. Is in accordance with any conservation plan that has been prepared by a suitably qualified heritage professional; i. Increases structural stability, accessibility and means of escape from fire; j. Fulfils the intent of the Heritage Design Guide; 2. The visibility of the work from street frontages; 3. Whether the works would lead to cumulative adverse effects on identified heritage values; 4. Whether there has been any change in circumstances since scheduling in the plan, including damage from natural disaster; 5. Any advice that has been obtained from a suitably qualified heritage professional including Heritage New Zealand Pouhere Taonga; and 6. The identified heritage values of the heritage area, where located within a heritage area.
HH-P8	<p>New buildings and structures, and modifications to existing non-scheduled buildings on the site of a heritage building or structure</p> <p>Provide for new buildings and structures, and modifications to existing non-scheduled buildings and structures on the same site as heritage buildings or heritage structures where it can be demonstrated that the work does not detract from the identified heritage values, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which the work:

	<ol style="list-style-type: none"> a. Is compatible with the scale, form, proportion and materials of the heritage building or heritage structure; b. Respects the identified relationship of the heritage building or heritage structure with its setting; and c. Fulfils the intent of the Heritage Design Guide.
HH-P9	<p>Repositioning and relocation of a heritage building or structure</p> <p>Only allow heritage buildings and heritage structures to be repositioned on the existing site or relocated to another site where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. The work is necessary to save the heritage building or heritage structure from damage or destruction from natural hazard; or 2. The work will not detract from the identified heritage values, and the proposed siting will be appropriate; and 3. In the case of relocation, alternatives have been explored and relocation is considered by Council to be a reasonable option.
HH-P10	<p>Total demolition of heritage buildings and heritage structures</p> <p>Avoid the total demolition of heritage buildings and heritage structures unless it can be demonstrated that there are no reasonable alternatives to total demolition, including:</p> <ol style="list-style-type: none"> 1. Maintenance and repair; 2. Seismic strengthening; 3. Additions, alterations or partial demolition, including to enable adaptive reuse; 4. Repositioning; and 5. Relocation.
Heritage areas	
HH-P11	<p>Height of development in heritage areas</p> <p>Manage the height of development to recognise and respect the unique form and scale of heritage areas in the City Centre Zone, Centres and Waterfront Zone.</p>
HH-P12	<p>Non-heritage buildings and structures</p> <p>Enable the enhancement of the identified heritage values of heritage areas by allowing the repositioning, relocation and total demolition of identified non-heritage buildings and structures.</p>
HH-P13	<p>Additions and alterations to, and partial demolition of buildings and structures within heritage areas</p> <p>Provide for additions and alterations to, and partial demolition of buildings and structures within heritage areas where it can be demonstrated that the work does not detract from the identified heritage values of the heritage area, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which the work: <ol style="list-style-type: none"> a. Supports buildings and structures having a sustainable long term use; b. Promotes, enhances, recovers or reveals heritage values; c. Respects the valued neighbourhood patterns of the heritage area including any predominant architectural style or design; d. Is compatible with the scale, form, proportion and materials that have been identified as part of the heritage values of the heritage area; e. Responds to the relationships between buildings and structures within the heritage area;

	<ul style="list-style-type: none"> f. Enables any adverse effects on heritage values to be reversed; g. Minimizes the loss of heritage fabric and craftsmanship; h. Is in accordance with any conservation plan that has been prepared by a suitably qualified heritage professional; i. Increases structural stability, accessibility and means of escape from fire; j. Fulfils the intent of the Heritage Design Guide; <ul style="list-style-type: none"> 2. The relative contribution of the building or structure to the identified values of the heritage area; 3. The visibility of the work from street frontages; 4. Whether the works would lead to cumulative adverse effects on the identified heritage values of the heritage area; 5. Whether there has been any change in circumstances since scheduling of the heritage area in the plan, including damage from natural disaster; and 6. Any advice that has been obtained from a suitably qualified heritage professional including Heritage New Zealand Pouhere Taonga.
HH-P14	<p>New buildings and structures within heritage areas</p> <p>Provide for new buildings and structures within heritage areas where it can be demonstrated that the works will not detract from the identified heritage values of the heritage area, having regard to:</p> <ul style="list-style-type: none"> 1. The extent to which the work: <ul style="list-style-type: none"> a. Respects any valued neighbourhood patterns of the heritage area including any predominant architectural style or design; b. Is compatible with the scale, form, proportions, design and materials of the heritage area; c. Is sited to maintain a consistent pattern of front façade alignment; and d. Fulfils the intent of the Heritage Design Guide.
HH-P15	<p>Repositioning and relocation of contributing buildings and structures</p> <p>Only allow the repositioning and relocation of contributing buildings and structures where it can be demonstrated that:</p> <ul style="list-style-type: none"> 1. The works are necessary to save the contributing building or structure from damage or destruction from natural hazard risks; or 2. For repositioning within the heritage area, the works will not detract from the identified values of the heritage area; or 3. For relocation outside of the heritage area, alternatives to relocation have been explored and relocation is considered by Council to be a reasonable option.
HH-P16	<p>Total demolition of contributing buildings and structures</p> <p>Avoid the total demolition of contributing buildings and structures within heritage areas unless it can be demonstrated that:</p> <ul style="list-style-type: none"> 1. There are no significant adverse effects on the identified heritage values of the heritage area; or 2. Alternatives to total demolition have been explored and total demolition is considered by Council to be a reasonable option.
Scheduled Archaeological Sites	

Policies

HH-P17	Information, advocacy and advice
---------------	---

	<p>Enable the management and maintenance of scheduled archaeological sites by:</p> <ol style="list-style-type: none"> 1. Obtaining, recording and sharing information about scheduled archaeological sites; 2. Encouraging the preparation of conservation plans; 3. Encouraging the adoption of voluntary agreements or covenants with Heritage New Zealand Pouhere Taonga; and 4. Assisting landowners to maintain and stabilise scheduled archaeological sites, through the provision of advice and guidance.
HH-P18	<p>Archaeological site maintenance</p> <p>Enable the following activities within the extent of scheduled archaeological sites:</p> <ol style="list-style-type: none"> 1. Maintenance and repair of existing fences, roads, walking and access tracks; 2. Mowing of grass; 3. Trimming and pruning of vegetation; and 4. Grazing of stock.
HH-P19	<p>Vegetation removal and planting</p> <p>Manage the removal of existing vegetation and the planting of new vegetation within the extent of scheduled archaeological sites.</p>
HH-P20	<p>Modification of scheduled archaeological sites and earthworks within their extent</p> <p>Require that the modification of scheduled archaeological sites and earthworks within their extent does not detract from their identified archaeological values, having regard to:</p> <ol style="list-style-type: none"> 1. the extent to which the works <ol style="list-style-type: none"> a. Provide opportunities for increasing understanding and appreciation of the values of the scheduled archaeological site; b. Contribute to returning the site to a known earlier state, including by reusing dislodged fabric; c. Reconstructs missing features to a high level of authenticity using matching or similar materials; d. Minimizes loss or damage to archaeological features; e. Will enable owners, occupiers or users to make reasonable use of the areas within the extent of the scheduled archaeological site; f. Would support the long-term maintenance, stabilisation or understanding of the extent and values of the scheduled archaeological site; 2. The compatibility of any new building or structure, including its location, height, form, design and materials with any archaeological features; 3. Whether the works would lead to cumulative adverse effects on the values of the scheduled archaeological site; 4. Whether there has been any change in circumstances that has resulted in a reduction of significance since scheduled in the plan, including damage by natural disaster; 5. The ability of the scheduled archaeological site, or parts thereof, to accommodate change without detracting from identified archaeological values; 6. The findings of any assessment undertaken by a suitably qualified heritage professional; and 7. The outcomes of consultation with Heritage New Zealand Pouhere Taonga.
HH-P21	<p>Total demolition of scheduled archaeological sites</p> <p>Avoid the total demolition of scheduled archaeological sites unless:</p>

	<ol style="list-style-type: none"> 1. The scheduled archaeological site, or part thereof, poses a serious threat to public safety; or 2. It can be demonstrated that there are no reasonable alternatives to total demolition.
--	--

Rules
Heritage buildings and heritage structures

Land Use Activities	
HH-R1	Maintenance and repair of scheduled heritage buildings and heritage structures
All zones	1. Activity status: Permitted
HH-R2	Partial and total demolition of non-scheduled buildings and structures on the site of heritage buildings and heritage structures
All zones	1. Activity status: Permitted
HH-R3	Additions, alterations and partial demolition of heritage buildings and heritage structures
All zones	1. Activity status: Permitted Where: a. Compliance with HH-S1 is achieved.
All zones	1. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of HH-R3.1 cannot be achieved. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The matters in HH-P7; 2. The extent of compliance with HH-S4.
HH-R4	New buildings and structures on the site of heritage buildings and heritage structures
All Zones	1. Activity status: Permitted Where: a. Compliance with HH-S2 is achieved.
All zones	1. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of HH-R4.1 cannot be achieved. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The matters in HH-P8.
HH-R5	Additions and alterations and to non-scheduled buildings and structures on the site of heritage buildings and structures
All zones	1. Activity status: Permitted

	<p>Where:</p> <p>a. Compliance with HH-S3 is achieved.</p>
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of HH-R5.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in HH-P8.</p>
HH-R6	Repositioning of heritage buildings and heritage structures on their existing site
All zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in HH-P9.</p>
HH-R7	Removal of unreinforced masonry chimneys from built heritage
All zones	<p>1. Activity status: Restricted discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in HH-P6.</p> <p>Notification status: An application for resource consent made in respect of rule HH-R7 is precluded from being either publicly or limited notified.</p>
HH-R8	Relocation of heritage buildings and heritage structures beyond the existing site
All zones	<p>1. Activity status: Discretionary</p>
HH-R9	Total demolition of heritage buildings and heritage structures
All zones	<p>1. Activity status: Discretionary</p> <p>Notification status: An application for a resource consent made in respect of HH-R9 must be publicly notified.</p> <p>Section 88 information requirements to accompany applications for total demolition of heritage buildings and structures</p> <p>An application under this rule for the total demolition of heritage buildings and structures must be accompanied by:</p> <ol style="list-style-type: none"> 1. A detailed seismic analysis (DSA) where the building is identified as earthquake prone, and a detailed description and methodology of the works required to increase seismic resilience. 2. Costings of the works required to increase seismic resilience provided by a suitably qualified quantity surveyor. 3. Estimates of contributions that are available, including funding, grants, consent fee reimbursement and rates relief. 4. An assessment of market demand and pricing for comparable buildings and floor space. 5. A valuation of the: <ul style="list-style-type: none"> • building following completion of works • financial return on investment expected upon completion of the works. <ul style="list-style-type: none"> ◊ Depending on the proposal this could be by way of lettable income on floorspace as well as forecast sales price.

	<p>6. An assessment of alternatives to total demolition that have been considered by the applicant, including evidence demonstrating why none are reasonable.</p> <p>The Council will obtain a peer review of the information provided by the applicant.</p>
Heritage areas	
HH-R10	Maintenance and repair of buildings and structures, including non-heritage buildings and structures
All zones	1. Activity status: Permitted
HH-R11	Additions, alterations and partial demolition of buildings and structures within a heritage area, including non-heritage buildings and structures
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with HH-S1 is achieved.</p>
<p>General Residential zone</p> <p>Medium Density Residential Zone</p> <p>Open Space Zone</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of HH-R11.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in HH-P13.</p>
<p>City Centre Zone</p> <p>Waterfront zone</p> <p>Neighbourhood Centre Zone</p> <p>Local Centre Zone</p>	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of HH-R11.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in HH-P11 and HH-P13;</p> <p>2. The extent of compliance with HH-S4.</p>
HH-R12	Total demolition, repositioning and relocation of an identified non-heritage building or structure
All zones	1. Activity status: Permitted
HH-R13	New buildings and structures within heritage areas
<p>General Residential Zone</p> <p>Medium Density Residential</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with HH-S2 is achieved.</p>

zone	
General Residential Zone	2. Activity status: Restricted Discretionary Where:
Medium Density Residential zone	a. Compliance with the requirements of HH-R13.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters in HH-P14.
Neighbourhood Centre Zone	3. Activity status: Restricted Discretionary Matters of discretion are restricted to:
Local Centre Zone	1. The matters in HH-P11 and HH-P14; 2. The extent of compliance with HH-S4.
Open space zone	
City Centre Zone	
Waterfront Zone	
HH-R14	Repositioning of contributing buildings and structures within a heritage area
All zones	1. Activity status: Restricted Discretionary Matters of discretion are restricted to: 1. The matters in HH-P15.
HH-R15	Relocation of contributing buildings and structures to a location outside of a heritage area
All zones	1. Activity status: Discretionary
HH-R16	Total demolition of contributing buildings and structures
All zones	1. Activity status: Discretionary
Scheduled Archaeological Sites	
HH-R17	Grazing of stock within the extent of a scheduled archaeological site
All zones	1. Activity status: Permitted Where: a. Compliance with HH-S5 is achieved.
All zones	2. Activity status: Discretionary Where: a. Compliance with the requirements of HH-R17.1 cannot be achieved.
HH-R18	Modification of a scheduled archaeological site, including earthworks within the mapped extent

All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The works are for the maintenance and repair of existing roads, walking or access track, or operating of existing cultivation areas; and b. Compliance with HH-S6 is achieved; or c. The works are the mowing of grass and the trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site; and d. Compliance with HH-S7 is achieved or e. The works are the maintenance, repair and removal of identified non-contributory buildings, structures and fences within the extent of a scheduled archaeological site; and f. The activity is not undertaken on previously undisturbed ground.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of HH-R18.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in HH-P20.
HH-R19	Total demolition of scheduled archaeological sites
All zones	1. Activity status: Discretionary

Note:

Appendix 23 of the operative Wellington District Plan: Braemar Building, 32 The Terrace ("the Braemar Building") provisions inserted as a result of a consent order made in appeal ENV-2008-WLG-000152 in respect of Plan Change 58 filed by Braemar Holdings Limited on 18 August 2008 are proposed to be adopted for that specific heritage building.

Appendix 1 of the Operative Wellington City District Plan: Mount Street Cemetery Heritage Area provisions inserted as a result of various appeals relating to the Mount Street Cemetery pursuant to the Environment Court decision no. C125/99 dated 19th July 1999 proposed to be adopted for that specific heritage area.

Standards	
HH-S1	Permitted additions, alterations and partial demolition
All zones	<ul style="list-style-type: none"> 1. The works must be internal to built heritage and not: <ul style="list-style-type: none"> a. Involve buildings where the whole interior, or individual interior elements have been specifically scheduled (and the work affects the scheduled interior or elements; or b. Result in new floor visible from the exterior of the building (except for non-heritage buildings and structures in heritage areas).
HH-S2	New buildings and structures on the site of heritage buildings or structures and on sites within heritage areas.
General Residential Zone	1. Any new building or structure must be:

Medium Density Residential Zone	<ol style="list-style-type: none"> a. Accessory to the primary residential building; b. Located to the rear of the primary residential building; and c. Smaller than 10m². <ol style="list-style-type: none"> 2. Any new structure (excluding buildings provided for in HH-S2.1 must have a maximum height of 1.5m 		
HH-S3	Modifications to non-scheduled buildings and structures on the site of a heritage building or structure		
All zones	<p>The modifications must not:</p> <ol style="list-style-type: none"> 1. Extend the existing building footprint at ground level by more than 10%; or 2. Result in additional storeys beyond the existing building envelope. 		
HH-S4	Minimum and maximum heights in City Centre Zone, Centres and Waterfront Zone Heritage Areas		
City Centre Zone and Waterfront Zone Heritage Areas	Location	Minimum height above ground level	Maximum height above ground level
BNZ Centre	For sites in the block bounded by Lambton Quay, Willis Street and Hunter Street	15m	25m
	For the sites at 360-366 Lambton Quay (Stewart Dawsons Corner)	Height of existing building	none
	For all other sites	15m	70m
Civic Centre		15m	27m
Courtenay Place	For sites in the block to the south of Courtenay Place.	12m	24m
	For sites in the blocks bounded by Wakefield Street, Tory Street, Courtenay Place and Cambridge Terrace.	12m	21m
	For sites east of Kent Terrace.	12m	18m
	For 2 Courtenay Place	12m	25m
Cuba Street	For sites north of Manners Street	15m	40m
	For sites between Manners Street and Dixon Street	15m	30m
	For sites between Dixon Street & Ghuznee Street	12m	27m
	For sites between Ghuznee Street and Abel Smith Street	9m	24m

	Properties fronting Cuba Street between Abel Smith Street and Tonks Grove (comprising 244-266 Cuba Street, 267-283 Cuba Street, and 45 Abel Smith Street)	6m	18m
	Properties to the south of 266 Cuba Street and 283 Cuba Street, and west of Footscray Avenue	6m	12m
Parliamentary Precinct	In the block bounded by Lambton Quay, Bunny Street, Stout Street and Whitmore Street.	-	15m
	In front (to the east) of Parliament buildings	-	None
	Between Parliament buildings and Museum Street	-	15m
	For sites west of Museum Street	-	27m
St John's Church		-	12m
Post Office Square	For sites west of Jervois Quay	20m	60m
	For sites east of Jervois Quay	-	Refer to height standards in Waterfront Zone
Stout Street	In the block bounded by Lambton Quay, Whitmore Street, Stout Street and Ballance Street	10m	20m
	For the remainder of the area	20m	50m
Local and Neighbourhood Centres Zone Heritage Areas	Location	Minimum height above ground level	Maximum height above ground level
Aro Valley Shopping Centre Heritage Area	Entire heritage area	7m	12m
Island Bay Village Heritage Area	Entire heritage area	7m	12m
John Street Intersection Shopping Centre Heritage Area	Entire heritage area	7m	12m

Newtown Shopping Centre Heritage Area	Entire heritage area	7m	12m
Berhampore (Rintoul Street) Shopping Centre Heritage Area	Entire heritage area	7m	12m
Thorndon Shopping Centre Heritage Area	Entire heritage area	7m	12m
Hataitai Shopping Centre Heritage Area	Entire heritage area	7m	12m
HH-S5	Grazing of stock		
All zones	Stock being grazed within the extent of a scheduled archaeological site must not be cattle, horses, deer or similar large animals.		
HH-S6	Earthworks for the maintenance and repair of existing roads, walking and access tracks, and operation of existing cultivation areas		
All zones	Earthworks for the repair and maintenance of existing roads, walking and access tracks and operation of existing cultivation areas must not: 1. Extend beyond the extent of the existing road, walking or access track and cultivation area; and 2. Disturb previously undisturbed ground.		
HH-S7	Mowing of lawns, trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site		
All zones	Mowing of lawns and the trimming and pruning of trees and vegetation within the extent of a scheduled archaeological site must only be undertaken using hand-held tools or hand operated lawn mowers		
Heritage orders			
Place		Heritage protection authority	
Plimmer House, 99 Boulcott Street		Heritage New Zealand Pouhere Taonga – reference # 34	
St. James Theatre, 77-81 Courtenay Place		Heritage New Zealand Pouhere Taonga – reference # 67.1	
BNZ Buildings 1, 239-243 Lambton Quay and 3, 98-102 Customhouse Quay		Heritage New Zealand Pouhere Taonga – references #187 and #97	
The Public Trust Building, 131-135 Lambton Quay		Heritage New Zealand Pouhere Taonga – reference	

	#180
Prime Minister's Residence, 260 Tinakori Road	Heritage New Zealand Pouhere Taonga – reference #308
State Insurance Building, 143-149 Lambton Quay	Heritage New Zealand Pouhere Taonga – reference #181
Erskine College, 21-35 Avon Street, including: the Main Building; the Chapel; the Gymnasium; Coen, St Anthony's and Lisieux Wings; and the area of land surrounding it including Our Lady Grotto; the stone walls, iron fences and gates; as well as gardens including a number of notable trees	Save Erskine College Trust – references #21/1 and #21/2

Notable Trees

TREE	Notable Trees
-------------	----------------------

Introduction

Within Wellington City, individual and groups of trees are identified and protected for their significant historic heritage, ecological or amenity values. These trees may be notable as prominent natural features and landmarks, contributors to local identity, spectacular or rare specimens, or associated with special sites, events or people. It is important that these trees are identified, protected and cared for so that they can be enjoyed by future generations.

Notable trees can be either indigenous or exotic species and located on either public land (such as road reserves or parks) or on private property. For a tree to be notable it must be evaluated against the ‘Standard Tree Evaluation Method’ (STEM) and score 110 points or higher or have significant cultural and historical value, taking into account potential STEM scores.

Notable trees are different to Urban Allotment Trees which are trees that are part of Significant Natural Areas (SNAs) in urban neighbourhoods.

SCHED6 lists Notable Trees.

Cross references to other relevant District Plan provisions
<ul style="list-style-type: none"> • Subdivision - The Subdivision Chapter contains provisions which manage subdivision of sites with notable trees. • Earthworks - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including within the root protection area of notable trees. • Infrastructure - Other overlays - The Infrastructure- Other overlays chapter manages repair, maintenance and installation of infrastructure within the root protection area of notable trees.

Objectives	
TREE-01	<p>Purpose</p> <p>Notable trees are recognised for their contribution to the city’s amenity, history, ecology and sense of place and cultural value to mana whenua.</p>
TREE-02	<p>Protecting Notable Trees</p> <p>Notable trees are protected from inappropriate modification, subdivision, development and destruction.</p>
TREE-03	<p>Maintaining Notable Trees</p> <p>Notable trees are maintained to a safe and healthy standard.</p>

Policies

<p>TREE-P1</p>	<p>Identifying Notable Trees</p> <p>Identify notable trees having regard to:</p> <ul style="list-style-type: none"> a. Tree health, condition and ecological value; b. Amenity value and community benefit; c. Notability and recognition; and d. Significant cultural and heritage value.
<p>TREE-P2</p>	<p>Allowing trimming and pruning of notable trees</p> <p>Allow the trimming and pruning of notable trees where the works:</p> <ul style="list-style-type: none"> 1. Maintain or improve tree health; 2. Prevent interference with property or network utilities; or 3. Are essential due to a serious threat to people or property.
<p>TREE-P3</p>	<p>Other trimming and pruning</p> <p>Only allow other trimming and pruning of scheduled notable trees where it can be demonstrated that the works:</p> <ul style="list-style-type: none"> 1. Will not compromise the values of the identified notable tree or group; 2. Will not compromise long term tree health; 3. Are consistent with best arboricultural practice; and 4. Will not increase the risk of the notable tree or group being subject to damage from wind.
<p>TREE-P4</p>	<p>Managing activities in the root protection area</p> <p>Require activities and development to be located outside of the root protection area of notable trees unless the works will not compromise:</p> <ul style="list-style-type: none"> 1. The long term health of the scheduled notable tree; and 2. The values of the notable tree.
<p>TREE-P5</p>	<p>Destruction</p> <p>Only allow the destruction of notable trees where:</p> <ul style="list-style-type: none"> 1. A serious and imminent threat is posed to the safety of people or property; or 2. Dead, or in a state of terminal decline; or 3. Relocation has been explored but is not practicable and likely to ensure the survival of the notable tree.
<p>TREE-P6</p>	<p>Support for Landowners</p> <p>Support landowners to take long term care and maintenance of notable trees through the provision of education and advice.</p>

<p>Land Use Activities</p>	
<p>TREE-R1</p>	<p>Trimming and pruning of notable trees</p>
<p>All zones</p>	<ul style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ul style="list-style-type: none"> a. The trimming and pruning is necessary to:

	<ul style="list-style-type: none"> i. comply with the Electricity (Hazards from Trees) Regulations 2003; or ii. The works are necessary to prevent interference with buildings, structures or network utilities and are undertaken to the minimum extent required to prevent interference and TREE-S1 is complied with; or iii. The works involve the removal of broken branches, dead wood and diseased vegetation and TREE-S1 is complied with; or iv. The works are essential due to a serious and imminent threat to the safety of people or damage to property and TREE-S2 is complied with.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of TREE-R1.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in TREE-P3. <p>Notification status:</p> <p>An application for resource consent made in respect of rule TREE-R1.2 is precluded from being either publicly or limited notified.</p>
TREE-R2	Activity and development within the root protection area of notable trees
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The works involve the planting of shrubs, flowers, ground cover, other small plants or covering ground in lawn or bark, or the mowing of grass; or b. The works are for the maintenance and repair of existing roading, transport or other infrastructure; and c. TREE-S4 is complied with. <p>Note: This rule does not apply to network utilities within the root protection area of notable trees.</p>
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of TREE-R2.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in TREE-P4. <p>Notification status:</p> <p>An application for resource consent made in respect of rule TREE-R2.2 is precluded from being either publicly or limited notified.</p>
TREE-R3	Destruction, relocation or removal of notable trees
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The tree is dead or is in terminal decline and TREE-S3 is complied with; or b. The tree poses a serious and imminent threat to people or property which cannot be

	made safe by <i>trimming and pruning</i> and TREE-S2 is complied with.
All zones	2. Activity status: Discretionary Where: a. Compliance with any of the requirements of TREE-R3.1 cannot be achieved.
TREE-R4	All Other Land Use Activities
All zones	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.
TREE-R5	The storage or discharge of any toxic substance within the root protection area of notable trees
All zones	1. Activity status: Non-complying

Activity Standards	
TREE-S1	Certification by works arborist
All zones	1. The works are undertaken or supervised by a works arborist and Council is advised at least 10 working days prior to the work commencing.
TREE-S2	Emergency trimming or pruning work
All zones	1. The works are undertaken or supervised by a works arborist and Council is advised at least 1 hour prior to the work commencing.
TREE-S3	Certification that a scheduled notable tree is dead or in terminal decline
All zones	1. Certification is obtained from a technician arborist that the scheduled notable tree is dead or in terminal decline, and Council is advised at least 10 working days prior to the work commencing.
TREE-S4	Works in the root protection area
All zones	<ol style="list-style-type: none"> 1. All works must be undertaken under the direction of a technician arborist; 2. Excavation must be undertaken by hand-digging, air spade, hydro vac or drilling machine, within the root protection area at a depth of 1m or greater; and 3. The surface area of a single excavation must not exceed 1m²; and 4. Works involving root pruning must not be on roots greater than 35mm in diameter at severance; and 5. Works must not disturb more than 10 per cent of the root protection area; and 6. Any machines used must operate on top of paved surfaces and/or ground protection measures; and 7. Any machines used must be fitted with a straight blade bucket; and 8. Council is advised at least 10 working days prior to the work commencing.

Sites and Areas of Significance to Māori

DISCLAIMER: This chapter and its contents are a work in progress, as conversations with iwi regarding the sites and areas of significance are continuing.

Please advise that the following references are being used;

1. Greater Wellington Regional Council (2021). *Proposed Natural Resources Plan*.
2. Ngāti Toa Rangatira. (2021). *Initial list of significant places to Ngāti Toa Rangatira in the Wellington District*.
3. Raukura Consultants (2021). *Maori Sites of Significance – Wellington District Report*.
4. Kōrero and information hui with Kaumātua (2021).
5. Raukura Consultants. (2015). *Lambton Harbour Catchment Report*.

SASM	Site and Areas of Significance to Māori
-------------	--

Introduction

The purpose of the Site and Areas of Significance to Māori chapter is to identify and protect sites and areas significant to iwi and Māori. There are different types of sites and areas important to iwi and Māori and they each have mana in their own right. Some sites will have physical qualities (such as, building and structures on them), while others, may not have any visible, tangible or physical qualities and yet are equally important.

Different land use activities will have different impacts on sites of significance and the District Plan seeks to manage this by categorising each site to provide a level of protection that is commensurate with the significance of the site and area. For this reason, the District Plan has categorised all sites for the purposes of managing the effects of different activities on these sites. All sites and areas in SCHED7 are significant however to ensure the right level of protection is provided, and the partnership engagement with Mana Whenua is appropriate and purposeful, a categorisation is attributed to sites and areas in SCHED7, as follows:

- Category A sites include Wāhi Tapu, Wāhi Tūpuna, Wāhi Kainga, Wāhi Mahinga Kai sites and areas that have high level of significance.
- Category B sites include Wāhi Taonga, Wāhi Tawhito, Nga Ara Tawhito, Nga Ara Pakanga sites and areas that are significant for Mana Whenua, however they may not match the level of significance to the sites and areas listed in Category A.

In addition to this categorisation above, while some sites are historical sites, others are living spaces and contemporary sites that require treatment based on the current use and development of 'here and now'.

Marae are structures that represent living cultural significance to iwi and Māori and to our city. These important structures represent historical whakapapa and oral history and their purpose is sacred and important as the centre of traditional, ritual, and community activities. Marae have a high cultural value as the centre of iwi activities, and function to sustain iwi practices of everyday life. The Marae is the physical representation of Māoritanga and represents belonging which is of high significance. As such, the District Plan includes Marae as sites of significance and enables their ongoing use and development and the establishment of new Marae.

This chapter speaks to the unique, special and intrinsic relationship Mana Whenua has with their sites and areas. Mana Whenua is the kaitiaki of these sites and areas. There is an enduring, intergenerational protection ethic for Mana Whenua that is constantly evolving, to enhance, manage, maintain iwi and Māori sites of significance. The role of the Mana Whenua as manaaki, that is to take care and look after these sites, can only be done by iwi and Mana Whenua. This chapter provides the framework for Mana Whenua to exercise their

Kaitiakitanga role maintaining and nurturing these sites and areas.

This chapter gives effect to a greater strategic direction for enriching the unique culture and identity of Wellington City. Sites and areas of significance are important themselves and the relationship Mana Whenua has with these sites are important to protect and this further will build on the cultural identity of Wellington City. All these in return will bring partnership aspirations for the city.

Cross references to 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 chapters also contain provisions that may be relevant for activities in underlying Zone chapters, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Historic Heritage** - The Historic Heritage Chapter includes provisions to identify and protect buildings, objects and areas that have historic heritage values as well as archaeological sites.
- **Viewshafts** - Viewshafts are managed by the Viewshafts Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** – the Infrastructure chapter contains provisions relating to the use, development and upgrade of infrastructure activities.
- **Ecosystems and Indigenous Biodiversity** – the Ecosystems and Indigenous Biodiversity chapter includes provisions to identify and protect significant natural areas
- **Natural Features and Landscapes** – the Natural Features and Landscapes chapter includes provisions to identify and protect natural features and landscapes that have outstanding values.
- **Public Access** – the Public Access chapter contains provisions that manage the effects of new development on public access and seek to maintain and enhance that access

Objectives

SASM-O1	Purpose Sites and areas of significance to Māori are identified for their cultural significance and their contribution to an understanding and appreciation of the relationship mana whenua have with the landscape and the history of Wellington City.
SASM-O2	Protecting Sites and Areas of Significance to Māori Sites and areas of significance to Māori are retained and protected from inappropriate use, subdivision and development.
SASM-O4	Kaitiakitanga Mana whenua are enabled to exercise kaitiakitanga in relation to sites and areas of significance.

Policies

SASM-P1	Identifying Sites and Areas of Significance Identify sites and areas that have significance to Māori.
----------------	---

SASM-P2	Maintenance and repair Enable maintenance and repair activities on sites and areas of significance to Māori where the spiritual and cultural values of the site or area are protected.
SASM-P3	Modifications and alterations on sites and areas of significance Only allow modifications or alterations to sites and areas of significance to Māori where it can be demonstrated that the spiritual and cultural values of the site will be protected and maintained, having regard to: <ol style="list-style-type: none"> 1. The extent to which consultation has been undertaken with mana whenua; 2. The extent to which the values of mana whenua have been incorporated into the proposal; 3. Whether alternative methods, locations or designs are available that would avoid or reduce the impact on the identified site or area of significance; 4. Any positive effects of the development for mana whenua or opportunities to enhance the cultural values of the site; 5. The extent to which mana whenua retain access and use of the site or area.
SASM-P4	Destruction or demolition of Sites and Areas of Significance Avoid the demolition or destruction of sites and areas of significance to Māori.
SASM-P5	Works in proximity to Sites and Areas of Significance Provide for use and development in close proximity to sites and areas of significance to Māori where it can be demonstrated that: <ol style="list-style-type: none"> 1. The work does not detract from the cultural and spiritual values associated with the site or area 2. Consultation has been undertaken with mana whenua of a scale that is commensurate with the scale and significance of the proposal; and 3. Where relevant, the proposal acknowledges the cultural and spiritual values associated with the site or area of significance.
SASM-P6	Enable the ongoing use and development of marae for a range of functions including living, working, cultural activities and recreation serviced by infrastructure and road access.

Land Use Activities	
SASM-R1	Maintenance and repair of Sites and Areas of Significance in Category A and Category B
	1. Activity status: Permitted
SASM-R2	Undertaking cultural rituals, practices, and tikanga Māori in Category A and Category B
	1. Activity status: Permitted
SASM-R3	Undertaking earthworks activities in Sites and Areas of Significance Category A and Category B
All zones	1. Activity status: Restricted Discretionary Matters of Discretion are restricted to: <ol style="list-style-type: none"> 1. The matters in SASM-P5; and 2. The outcome of any consultation with mana whenua.
SASM-R4	Subdividing a Site and Area of Significance to Māori in Category A and Category B

All zones	1. Activity status: Restricted Discretionary Matters of Discretion are restricted to: 1. The matters in SASM-P5; and 2. The outcome of any consultation with mana whenua.
SASM-R5	Destruction or demolition of a Site or Area of Significance to Māori in Category A and Category B
All zones	1. Activity status: Non-Complying

Building and Structure Activities	
SASM-R6	Alterations and additions to existing buildings or structures on a Site or Area of Significance to Māori in Category B sites and areas
All zones	1. Activity status: Permitted Where: a. The building is a Marae; or b. The building is located within the Pipitea Pā Polygon.
SASM-R7	Alterations and additions to existing buildings or structures on a Site or Area of Significance of Category A
All Zones	1. Activity status: Restricted Discretionary Matters of discretion are restricted to: 1. The matters in SASM-P3; 2. The scale of additions to the existing building; 3. Dominance; and 4. The outcomes of any consultation undertaken with mana whenua
SASM-R8	Public works including installation of network utilities in a Site or Area of Significance to Māori in Category B
All Zones	1. Activity Status: Permitted
SASM-R9	Public works including installation of network utilities, roading and three waters infrastructure works in a Site or Area of Significance to Māori in Category A
All zones All zones & overlays	1. Activity status: Controlled Matters of control: 1. The effects of the scale and nature of the proposal on the cultural and spiritual values of the site or area of significance.
SASM-R10	Construction of new buildings or structures on a Site or Area of Significance to Māori in Category A and Category B sites and areas
All zones	1. Activity status: Permitted Where: a. The new building is for a Marae.
All zones	2. Activity status: Restricted Discretionary Where:

a. Compliance with the requirements of SASM-R10.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in SASM-P3;
2. The orientation of the building relative to the site or area of significance;
3. The extent to which the new building or structure has been designed to prevent windows or balconies from looking directly into or over marae complex;
4. The extent to which the building or structure is set back from the boundary with the site or area of significance;
5. The extent to which the exterior treatment and materials of the new building or structure are sympathetic to the site or area of significance;
6. The extent to which the building or structure respects the tikanga of the site or area of significance; and
7. Whether landscaping or screening are proposed to reduce overlooking or provide screening from the site or area of significance.

Viewshafts

VIEW	Viewshafts Overlay
-------------	---------------------------

Introduction

The purpose of the Viewshafts Overlay is to identify and retain significant views within Wellington City that contribute to sense of place and the City's identity. All the views have local significance providing a means of orientating oneself in the City and visual relief from the built form. Many views are also recognised regionally, nationally or internationally. They are unique to Wellington and provide significant amenity for residents and visitors alike.

There are 18 views identified that traverse the City Centre and Waterfront Zones. These views are seen from a range of viewpoints which may be in a different zone to the focal point.

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

- Views from the City Centre of the harbour, hills, landmarks, and wider setting.
- Wide-angle elevated views across the harbour from the Cable Car station viewing platform.
- Views of landmark buildings and places within the City Centre.

These views are spatially characterised in terms of 'contained' views and 'vista' views. Contained views are generally those views that run along street corridors and are vertically framed by buildings (existing or future permitted) at the end of the street. Contained views are important because they:

- Recognise the unique relationship between topography and built form
- Reinforce the historical connection between the original shoreline and the harbour
- 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 through providing continuous views to the inner harbour from the Golden Mile.

Vista views are more extensive than the contained views. They are typically appreciated from elevated viewpoints or from areas that allow a wider viewing angle. Vista views are important as they complement the contained views from street level. The key features of vista views include:

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

Some views (whether contained or vista views) are 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 to ensure that they are not compromised by future development. All views that are the subject of this overlay are identified in Schedule 5.

Cross references to other relevant District Plan provisions

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

- **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.

Objectives

VIEW-O1	<p>Purpose</p> <p>Views that contribute to the City's identity, sense of place, and support an understanding of the City's topography and urban form are recognised and maintained.</p>
VIEW-O2	<p>Iconic and Landmark Views</p> <p>Views from public places to key City landmarks are recognised and maintained as views that are regionally, nationally and internationally significant.</p>

Policies

VIEW-P1	<p>Identification of important views</p> <p>Identify and maintain important views of the Wellington Harbour, hills and iconic and landmark features from public places within and around the City Centre.</p>
VIEW-P2	<p>Maintaining identified views</p> <p>Maintain views that reinforce the City's identity and sense of place by restricting development within these views, having regard to:</p> <ol style="list-style-type: none"> 1. Whether the development will frame the view horizontally or vertically from the edges of the viewshaft; 2. The extent to which the relationship between context and focal elements will be maintained; 3. Whether the development will break up the view vertically or horizontally, or the intrusion is of a minor nature; 4. Whether the development will intrude upon one or more of the view's focal elements; 5. The extent to which the development will remove existing intrusions or increase the quality of the view, particularly in relation to focal elements.
VIEW-P3	<p>Avoiding intrusions into iconic and landmark views</p> <p>Avoid intrusions into identified iconic and landmark views, unless:</p> <ol style="list-style-type: none"> 1. The development will have the effect of removing existing intrusions or increase the quality of the view; or 2. The 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 intrusion will be screened by another verandah or building element in the foreground or contained within the outline of a building (that is not a context or focal element) in the background.

Building and Structure Activities

VIEW-R1	<p>Verandahs within Viewshafts</p> <p>1. Activity status: Permitted</p> <p>Where:</p>
----------------	---

- a. Compliance with Standard CCZ-S8 is achieved; and
- b. The verandah does not intrude into View 1 or View 4.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of VIEW-R1.1 cannot be achieved

Matters of discretion are restricted to:

- 1. The matters in VIEW-P2 and VIEW-P3.

Notification status: An application for resource consent under Rule VIEW-R1.2 is precluded from being either publicly or limited notified.

VIEW-R2

Construction of new buildings and structures, and alterations and additions to existing buildings, within a viewshaft

1. Activity status: **Restricted Discretionary**

Where:

- a. Compliance is achieved with VIEW-S1; and
- b. The development does not intrude into the following iconic and landmark views:
 - i. View 1 (The Beehive and Parliament Buildings)
 - ii. View 2 (The Inner Harbour/Mt Victoria Ridgeline from Parliament Steps)
 - iii. View 4 (Whitmore Street)
 - iv. View 13 (Viewing platform to the north of the Cable Car Station, focusing on Matiu Somes Island and Mokopuna Island).
 - v. View 14 (Viewing platform to the north of the Cable Car station focusing on Point Jerningham and Point Halswell)
 - vi. View 15 (Viewing platform to the north of the Cable Car station focusing on St Gerard's Monastery)
 - vii. The Panoramic view from the Cable Car

Matters of discretion are restricted to:

- 1. The matters in VIEW-P2 and VIEW-P3.

2. Activity status: **Discretionary**

Where:

- a. Compliance with any of the requirements of VIEW-R2.1 cannot be achieved.

Effects Standards

VIEW-S1

View Protection

- 1. No building or structure shall intrude on any view identified in Schedule 5.

This standard does not apply to:

- a. Verandahs that comply with CCZ-S8 and do not intrude into VS1 or VS4;
- b. Any building or structure within the coastal marine area;
- c. Land within the 'Commercial Port'; and
- d. Cranes, elevators and similar cargo or passenger handling equipment and lighting poles.

Note: Vegetation intruding into a viewshaft will be disregarded when assessing applications, particularly where pruning or a plant's

Assessment Criteria where the standard is infringed:

- 1. Extent of intrusion
- 2. Verandah dimension
- 3. Scale
- 4. Location
- 5. Design

deciduous nature would restore the viewshaft's quality.

Ecosystems and Indigenous Biodiversity

ECO	Ecosystems and Indigenous Biodiversity
------------	---

Introduction

The purpose of this chapter is to identify significant natural areas within Wellington City in order to protect and maintain the remaining areas of indigenous biodiversity.

Historic urban and rural land use activities have contributed to the continuing decline of indigenous biodiversity over time. The effects not only reduce native biodiversity but result in soil loss through increased erosion and sedimentation loss to streams, rivers, lakes and harbours adversely impacting on water quality and habitats of those areas.

This chapter identifies areas of indigenous ecosystems and habitats with significant biodiversity values as Significant Natural Areas ("SNAs"). These are district wide overlays which apply within all zones. The method of identifying SNAs is consistent with the criteria within Policy 23 of the Greater Wellington Regional Policy Statement.

The objectives, policies and rules manage the effects of activities on the indigenous biodiversity values within the City. The rules recognise some activities can occur with limited impacts on the value of SNAs and are provided for as permitted activities. Other activities could result in a greater level of effect, and such activities will require a resource consent. This is to enable an assessment of the activity and effects against the SNA values.

The effects management hierarchy forms a central approach to assessing effects of activities on identified SNA values. This comprises a sequence of steps prioritising the approach to avoid, minimise and remedy the effect on identified values before considering biodiversity offsetting and lastly biodiversity compensation, which is the least preferred option and may only be considered after demonstrating how the preceding steps have been addressed. The principles guiding what constitutes offsetting or compensation are included as appendices to this chapter (see APP2 – Biodiversity Offsetting and APP3 – Biodiversity Compensation). The overall intent of this sequential approach is to maintain and, where appropriate, restore indigenous biodiversity values while still providing for some subdivision, use and development. Where offsetting is required the overall outcome should be no net loss and preferably a net gain in biodiversity values.

The SNAs that are covered by this chapter are contained in SCHED8 – Significant Natural Areas. Where SNAs are within an urban environment allotment the trees and location are identified in SCHED9 – Urban Environment Allotments to meet the requirements of s76 of the RMA.

Cross references to other relevant District Plan provisions
<p>It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for your activity including:</p> <ul style="list-style-type: none"> • Subdivision – Policies and rules relating to subdivision within significant natural areas are located within the Subdivision chapter. • Earthworks – Policies and rules relating to earthworks within significant natural areas are located within the Earthworks chapter. • Infrastructure – Policies and rules relating to activities associated with the development, maintenance, upgrading and operation of the national grid, regionally significant infrastructure and network utilities located

within significant natural areas are addressed within the Infrastructure chapter.

- **Renewable Electricity Generation** – Policies and rules associated with the development, maintenance, upgrading and operation of renewable electricity generation activities located within significant natural areas are addressed within the Renewable Electricity Generation chapter.

Objectives

ECO-01	Significant Natural Areas are protected from inappropriate subdivision, use and development and where appropriate, restored.
ECO-02	Significant Natural Areas within the coastal environment are protected.
ECO-03	Significant Natural Areas are protected from the adverse effects of plantation forestry activities.
ECO-04	Significant Natural Areas are maintained or restored by mana whenua in accordance with kaitiakitanga.

Policies

ECO-P1	<p>Identification of Significant Natural Areas</p> <p>Identify all areas with significant indigenous biodiversity values and list within SCHED8 and SCHED9.</p>
ECO-P2	<p>Protection of Significant Natural Areas</p> <p>Protect the biodiversity values of Significant Natural Areas identified within SCHED8 and SCHED9 by requiring subdivision, use and development to:</p> <ol style="list-style-type: none"> 1. Avoid adverse effects on indigenous biodiversity values where practicable; 2. Minimise adverse effects on the identified biodiversity values where avoidance is not practicable; 3. Remedy adverse effects on the identified biodiversity values where they cannot be avoided or minimised; 4. Only consider biodiversity offsetting for any residual adverse effects that cannot otherwise be avoided, minimised or remedied and where the principles of APP2 – Biodiversity Offsetting are met; and 5. Only consider biodiversity compensation after first considering biodiversity offsetting and where the principles of APP3 – Biodiversity Compensation are met.
ECO-P3	<p>Appropriate vegetation removal in Significant Natural Areas</p> <p>Enable vegetation removal within Significant Natural Areas identified within SCHED8 and SCHED9 where it is of a scale and nature that maintains the identified biodiversity values, including to provide for:</p> <ol style="list-style-type: none"> 1. Maintenance around existing buildings; or 2. Safe operation of roads, tracks and access ways; or 3. Restoration and conservation activities including plant and animal pest control activities; or

	<p>4. Natural hazard and fire mitigation and management activities; or</p> <p>5. Opportunities to enable tangata whenua to exercise customary harvesting practices (excluding commercial use).</p>
ECO-P4	<p>Subdivision, use and development in Significant Natural Areas</p> <p>Only provide for subdivision, use and development in Significant Natural Areas listed in SCHED8 and SCHED9 where it:</p> <ol style="list-style-type: none"> 1. Applies the effects management hierarchy approach in ECO-P2; and 2. Demonstrates that it is appropriate by taking into account: <ol style="list-style-type: none"> a. The findings of an ecological assessment from a suitably qualified and experienced ecologist that determines the significance of the indigenous biodiversity values and the impact of the activity on the identified values in order to support the application of the effects management hierarchy in ECO-P2; and b. The provision of any protective covenants of the Significant Natural Area as part of the subdivision, use or development; and c. Whether the fragmentation of the Significant Natural Area is minimised, including connectivity with other Significant Natural Areas; and d. The extent to which building platforms and vehicle accessways are proposed to locate outside the Significant Natural Area; and e. The extent to which the trimming or removal of indigenous vegetation avoids the loss, damage or disruption to the ecological processes, functions and integrity of the Significant Natural Area; and f. The extent to which earthworks are minimised within Significant Natural Areas; and g. The potential cumulative effects of activities and the extent to which any adverse effect on the values of the Significant Natural Area are minimised.
ECO-P5	<p>Development of Existing Vacant lots</p> <p>Provide for the development of existing vacant, serviced residential site established prior to the notification of the District Plan where there is no suitable building platform available outside of a Significant Natural Area identified in SCHED8 and SCHED9, having regard to:</p> <ol style="list-style-type: none"> 1. The location of the building platform and the extent of associated vegetation removal; 2. The avoidance of adverse effects on the highest identified biodiversity values in SCHED8 and SCHED9; 3. The location of the access or driveway to the building platform to reduce further loss of vegetation or fragmentation of the Significant Natural Area; and 4. The location of lateral service connections to public wastewater, sewer and water supply network, electricity and telephone cables.
ECO-P6	<p>Protection and restoration initiatives</p> <p>Encourage the protection, restoration and maintenance of indigenous biodiversity by:</p> <ol style="list-style-type: none"> 1. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain areas of indigenous biodiversity; and 2. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of indigenous vegetation.
ECO-P7	Significant natural areas within the coastal environment

	Avoid adverse effects of activities within a Significant Natural Area in the coastal environment.
ECO-P8	New plantation forestry Avoid the establishment of new plantation forestry within identified Significant Natural Areas.
ECO-P9	Existing plantation forestry Provide for existing plantation forestry and associated activities where these maintain or restore the identified biodiversity values of Significant Natural Areas.

Land Use Activities	
ECO-R1	Trimming or Removal of Indigenous Vegetation within a Significant Natural Area
All zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The trimming or removal of indigenous vegetation is to:</p> <ol style="list-style-type: none"> i. Ensure the operation of any formed public road or rail corridor, private access leg, driveway or right of way where removal of vegetation is limited to within the formed width of the road, rail corridor or access; or ii. Enable clearance up to 3m from the external wall or roof of a building; or iii. Enable flood protection or natural hazard control where undertaken by a Regional or Territorial Authority or agents on their behalf as part of natural hazard mitigation works; or iv. Comply with section 43 or 64 of the Fire and Emergency Act 2017; or v. Enable tangata whenua to exercise customary harvesting; vi. Address an imminent threat to people or property represented by deadwood, diseased or dying vegetation and ECO-S1 is complied with; or vii. Maintain, upgrade or create new public walking or cycling tracks undertaken by the Department of Conservation, a Regional or Territorial Authority, or their approved contractor in accordance with ECO-S2.
Rural zone	<p>2. Activity status: Permitted</p> <p>Where:</p> <p>a. The trimming or removal of indigenous vegetation is to:</p> <ol style="list-style-type: none"> i. Construct new perimeter fences for stock or pest animal exclusion from areas or maintenance of existing fences provided the trimming or removal of any vegetation does not exceed 2m in width; or ii. Maintain, upgrade or create a new access track for agricultural, pastoral or horticultural activities in accordance with ECO-S3.
All Zones	<p>3. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of ECO-R1.1 cannot be achieved; and b. The Significant Natural Area is located outside the Coastal Environment.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in ECO-P2, ECO-P3 and ECO-P4; and 2. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard.

	<p><u>Section 88 RMA information requirements for applications:</u></p> <p>Applications for activities within an identified Significant Natural Area must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist:</p> <ul style="list-style-type: none"> i. Identifying the indigenous biodiversity values and potential impacts from the proposal; and ii. Demonstrating that effects management hierarchy at ECO-P2 has been applied.
Rural zone	<p>4. Activity Status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of ECO-R1.2 cannot be achieved; and b. The Significant Natural Area is located outside the Coastal Environment. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> i. The matters in ECO-P3 and ECO-P4; and ii. The extent and effect of non-compliance with any relevant standard not met as specified in the associated assessment criteria for the infringed standard. <p><u>Section 88 RMA information requirements for applications:</u></p> <p>Applications for activities within an identified Significant Natural Area must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist:</p> <ul style="list-style-type: none"> i. Identifying the indigenous biodiversity values and potential impacts from the proposal; and ii. Demonstrating that effects management hierarchy at ECO-P2 has been applied.
All zones	<p>5. Activity status: Non Complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of ECO-R1.1 or ECO-R1.2 cannot be achieved; and b. The Significant Natural Area is located within the Coastal Environment. <p><u>Section 88 RMA information requirements for applications:</u></p> <p>Applications for activities within an identified Significant Natural Area must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist:</p> <ul style="list-style-type: none"> i. Identifying the indigenous biodiversity values and potential impacts from the proposal; and ii. Demonstrating that effects management hierarchy at ECO-P2 has been applied.
ECO-R2	Removal of Non-Indigenous (Exotic) Vegetation within a Significant Natural Area
All Zones	1. Activity Status: Permitted
ECO-R3	Restoration and Maintenance of a Significant Natural Area
All Zones	1. Activity Status: Permitted

	<p>Where:</p> <p>a. The works are for the purpose of restoring or maintaining the identified values of a Significant Natural Area by;</p> <ol style="list-style-type: none"> i. Planting eco-sourced local indigenous vegetation or; ii. Carrying out pest animal or pest plant control activities; or iii. Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or iv. Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977; or v. Mana whenua in accordance with the principle of kaitiakitanga.
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of ECO-R3.1.a cannot be achieved Matters of discretion are restricted to:</p> <p>1. The matters in ECO-P2 and ECO-P4 <u>Section 88 RMA information requirements for applications:</u></p> <p>Applications for activities within an identified Significant Natural Area must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist:</p> <ol style="list-style-type: none"> i. Identifying the indigenous biodiversity values and potential impacts from the proposal; and ii. Demonstrating that effects management hierarchy at ECO-P2 has been applied.
ECO-R4	Vegetation Clearance for the construction of a residential building on a vacant allotment within a Significant Natural Area
General Residential Zone Medium Density Residential Zone	<p>1. Activity Status: Controlled</p> <p>Where:</p> <p>a. The lot must:</p> <ol style="list-style-type: none"> i. Be held in a freehold title that existed at [<i>insert the time of notification of the Proposed District Plan</i>]; ii. Be vacant and not contain any residential building or other building; and iii. Have existing service connections to the public wastewater, sewer and water supply network. iv. The total area of vegetation clearance does not exceed the permitted building coverage standard and earthworks area standard for the underlying zone in order to accommodate the proposed residential building platform. <p>Matters of control are limited to:</p> <p>1. The matters in ECO-P5</p>
General Residential Zone Medium Density	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of ECO-R4.1 cannot be achieved Matters of discretion are restricted to:</p>

Residential Zone	<p>1. The matters in ECO-P2, ECO-P4 and ECO-P5; <u>Section 88 RMA information requirements for applications:</u></p> <p>Applications for activities within an identified Significant Natural Area must provide, in addition to the standard information requirements, an Ecological Assessment provided by a suitably qualified and experienced ecologist:</p> <p>i. Identifying the indigenous biodiversity values and potential impacts from the proposal; and</p> <p>ii. Demonstrating that effects management hierarchy at ECO-P2 has been applied.</p>
ECO-R5	New plantation forestry within a Significant Natural Area
All zones	1. Activity status: Non-Complying

Standards		
ECO-S1	Trimming, pruning or removal where there is the imminent threat to the safety of people or property	
All zones	<p>1. The works are essential due to imminent threat to the safety of people or property and Council is advised of this threat as soon as practicable; and</p> <p>2. All trimming or pruning must be undertaken to a growth point or branch union; and</p> <p>3. Any removal is undertaken or supervised by a suitably qualified arboricultural expert.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The extent to which the trimming or removal of indigenous vegetation limits the loss, damage or disruption to the ecological processes, functions and integrity of the Significant Natural Area; and</p> <p>2. The effect of the vegetation removal on the identified biodiversity values in SCHED8 and SCHED9.</p>
ECO-S2	Vegetation removal associated with public walking and cycling tracks	
All zones	<p>Vegetation removal must:</p> <p>1. Not be greater than 2.5m in width to accommodate the track; and</p> <p>2. Not involve removal of any tree with a trunk diameter exceeding that in Schedule C as measured 1.4m above ground.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The extent to which the trimming or removal of indigenous vegetation limits the loss, damage or disruption to the ecological processes, functions and integrity of the Significant Natural Area; and</p> <p>2. The effect of the vegetation removal on the identified biodiversity values in SCHED8 and SCHED9.</p>
ECO-S3	Vegetation removal associated with farm access tracks	
Rural zone	<p>Vegetation removal must:</p> <p>1. Be no greater than 2.5m in width to accommodate the track; and</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The extent to which the trimming or removal of indigenous vegetation limits</p>

	<ol style="list-style-type: none">2. Not involve removal of any tree with a trunk diameter exceeding that in Schedule C as measured 1.4m above ground; and3. Be solely for the purpose of providing farm vehicle access directly related to farming and primary production activities.	<p>the loss, damage or disruption to the ecological processes, functions and integrity of the Significant Natural Area; and</p> <ol style="list-style-type: none">2. The effect of the vegetation removal on the identified biodiversity values in SCHED8 and SCHED9.
--	---	---

Natural Character

NATC	Natural Character
-------------	--------------------------

Introduction

The purpose of the Natural Character chapter is to protect the natural character values of rivers and their margins across the district. Areas of natural character within the Coastal Environment are identified and managed in the Coastal Environment Chapter. There are no natural lakes within the Wellington City Council boundaries and wetlands are sufficiently covered by the National Environmental Standards for Freshwater (2020).

This chapter does not rely on the identification of specific areas but applies a riparian margin setback from the beds of all rivers throughout the district. Within these margins certain activities are restricted. This is to ensure that development within proximity to rivers is sympathetic to the sensitive environment and maintains or enhances the natural character. It also gives effect to Policy 43 of the Regional Policy Statement which requires Council's to have particular regard to maintaining or enhancing the ecological functions of riparian margins when changing/reviewing a District Plan. Activities are still able to be undertaken within these areas however most activities will require resource consent to ensure the effects are assessed and take into account the character and amenity of the area.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020 manage vegetation removal, earthworks, natural hazards works, infrastructure and public access structures within 10 metres of natural wetlands. As such, Council has decided not to duplicate provisions for these activities and they are not managed through this chapter.

The Greater Wellington Regional Council Proposed Natural Resources Plan (appeals version 2019) manages earthworks within 5 metres of surface water bodies, as such, Council has decided not to duplicate provisions for earthworks within riparian margins in the District Plan and they are not managed through this chapter.

Cross references to 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 chapters also contain provisions that may be relevant for your activity, including:

- **Coastal Environment** – Objectives, Policies and Rules relating to coastal margins and riparian margins in the Coastal Environment are located in the Coastal Environment Chapter.
- **Public access** – the Public Access Chapter contains additional policy direction relating to public access within riparian margins.
- **Subdivision** - Policies and Rules relating to Subdivision in riparian margins are located in the Subdivision Chapter.
- **Earthworks** - Policies and Rules relating to Earthworks in riparian margins are located in the Earthworks Chapter.
- **Infrastructure** - Policies and Rules relating to Infrastructure in riparian margins are located in the Infrastructure Chapter.
- **Renewable Electricity Generation** - Policies and Rules relating to renewable electricity generation in riparian margins are located in the Renewable Electricity Generation Chapter.
- **Natural Hazards** – Policies and Rules relating to natural hazards in riparian margins are located in the Natural Hazards Chapter.

Objectives	
NATC-O1	<p>Natural character</p> <p>The natural characteristics and qualities that contribute to the natural character within riparian margins are preserved and protected from inappropriate subdivision, use and development, and maintained or enhanced where appropriate.</p>
NATC-O2	<p>Customary Harvesting</p> <p>Tangata whenua are able to exercise customary harvesting within riparian margins.</p>

Policies	
NATC-P1	<p>Appropriate use and development</p> <p>Provide for use and development within riparian margins where:</p> <ol style="list-style-type: none"> 1. The natural character is protected; 2. It integrates with the landform and protects the natural character; 3. It has a functional or operational need to be located within the riparian margin; 4. It is for planned natural hazard mitigation works where undertaken by Wellington City Council, Greater Wellington Regional Council or their nominated agents.
NATC-P2	<p>Restoration and enhancement</p> <p>Provide for restoration and enhancement of natural character within riparian margins where appropriate including:</p> <ol style="list-style-type: none"> 1. The replanting of riparian margins with indigenous species; 2. The removal of pest plant and animal species; and 3. The removal of redundant buildings or structures in riparian margins.
NATC-P3	<p>Customary Harvesting</p> <p>Recognise and provide for tangata whenua to exercise customary harvesting within riparian margins in accordance with tikanga Māori and traditional cultural practices.</p>

Rules - Land Use Activities	
NATC-R1	Customary harvesting within riparian margins
All Zones	1. Activity status: Permitted
NATC-R2	Restoration and enhancement activities within riparian margins
All Zones	1. Activity status: Permitted

Rules - Building and Structure Activities	
NATC-R3	Construction, addition or alteration of buildings or structures for natural hazard

	mitigation purposes where carried out within riparian margins by a Regional or Territorial Authority, or an agent on their behalf
All Zones	1. Activity status: Permitted
NATC-R4	Construction, addition or alteration of buildings and structures within riparian margins
All zones	1. Activity status: Restricted Discretionary Matters of discretion are restricted to: 1. The matters in NATC-P1. 2. Any measures proposed to avoid, remedy or mitigate the adverse effects. This rule does not apply to agricultural fences used to separate livestock from rivers and streams.

Natural Features and Landscapes

NFL	Natural Features and Landscapes
------------	--

Introduction

The purpose of the Natural Features and Landscapes Chapter is to manage the effects of activities on the identified Outstanding Natural Features and Landscapes (ONFL), Special Amenity Landscapes (SAL), and Ridgelines and Hilltops. These are identified within SCHED11 – Outstanding Natural Features and Landscapes and SCHED12 – Special Amenity Landscapes.

The ONFLs and SALs are district wide landscape features which apply across every zone. The method of identifying ONFLs is consistent with the criteria within Policy 25 of the Greater Wellington Regional Policy Statement. The method for identifying SALs is consistent with the criteria set out in Policy 27 of the Greater Wellington Regional Policy Statement.

Wellington's landscapes present a natural backdrop to the city and encompass rolling and rugged hills which are significantly varied in topography. The landscapes encompass areas of the Coastal Environment, where the hills slope towards the coastline.

The following ONFLs have been identified in Wellington City:

1. Karori Wildlife Sanctuary (ONL)
2. Otari-Wilton's Bush (ONL)
3. Raukawa Cook Strait Coast (ONL)
4. Terawhiti (ONF)
5. Te Rimurapa Sinclair Head / Pariwhero Red Rocks (ONF)
6. Tapu Te Ranga Island (ONF)
7. Hue te Taka Peninsula / Rangitatau Palmer Head (ONF)
8. Oruaiti (ONF)

The following SALs have been identified in Wellington City:

1. Watt's Peninsula
2. Town belt
3. Te Ahumairangi Hill
4. Wellington Botanic Garden
5. Wrights Hill / Makara Peak
6. Mount Kaukau
7. Korokoro Stream Valley

The following Ridgelines and Hilltops have been identified in Wellington City:

1. Bests Ridge
2. Horokiwi Ridge
3. Mt Albert Ridge
4. Mt Crawford / Point Halswell
5. Mt Victoria
6. Ngaio Reserve
7. Oku Street Reserve

8. Orongo Ridge – Point Dorset
9. Pipinui Point & Coastal Hills
10. South Headland Reserve
11. Tawatawa Ridge
12. Te Kopahu Ridge
13. Te Wharangi Ridge & Totara / Bests / Spicers Ridge
14. Tinakori Hill
15. Upper Ngauranga
16. Western Harbour Hills (Brandon's Rock / Woodridge)
17. White Rock Hill / Quartz Hill / Outlook Hill
18. Wrights Hill

Cross references to 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 chapters also contain provisions that may be relevant for your activity including:

- **Historic Heritage and Sites, Areas of Significance to Māori, Significant Natural Areas and Coastal Environment** – Natural Features and Landscapes can contain archaeological sites and sites and areas of significance to Māori as well as areas of significant native fauna and flora, or be located within the Coastal Environment. Specific provisions for the protection of these sites are located in the Historic Heritage Chapter, Sites and Areas of Significance to Māori Chapter, Ecology and Indigenous Biodiversity Chapter and the Coastal Environment Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Zone chapters.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards for the underlying zone, applicable outside of the riparian margin.
- **Public access** – the Public Access Chapter contains additional policy direction relating to recreation and public access to and along the Coastal Environment. Outstanding Natural Features and Landscapes and Special Amenity Landscapes can be present in this environment.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** - Policies and Rules relating to Infrastructure in Outstanding Natural Features and Landscapes and Special Amenity Landscapes are located in the Infrastructure Chapter.

Objectives

NFL-O1	<p>Outstanding Natural Features and Landscapes</p> <p>The characteristics and values of Outstanding Natural Features and Landscapes are protected from inappropriate subdivision, use and development.</p>
NFL-O2	<p>Special Amenity Landscapes</p> <p>The characteristics and values of Special Amenity Landscapes are maintained and, where practicable, enhanced.</p>
NFL-O3	<p>Ridgelines and Hilltops</p> <p>The natural green backdrop provided by identified ridgelines and hilltops is maintained and, where practicable, enhanced.</p>

Policies

NFL-P1	<p>Identification of Outstanding Natural Features and Landscapes and Special Amenity Landscapes</p> <p>Identify all areas with significant landscape values and list within SCHED11 and SCHED12.</p>
NFL-P2	<p>Use and development within Outstanding Natural Features and Landscapes or Special Amenity Landscapes (except in coastal environment)</p> <p>Provide for use, development and enhancement within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes where:</p> <ol style="list-style-type: none"> 1. The activity is of a scale which is compatible with the values of the identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes. 2. The activity avoids significant adverse effects on the identified values and characteristics of Outstanding Natural Features and Landscapes or Special Amenity Landscapes; 3. The activity is appropriate by considering: <ol style="list-style-type: none"> a. How the identified values and characteristics of Outstanding Natural Features and Landscapes will be protected; or b. How the identified values of Special Amenity Landscapes will be maintained or enhanced.
NFL-P3	<p>Use and development within Ridgeline and Hilltops (except in the coastal environment)</p> <p>Provide for use and development within identified Ridgelines and Hilltops where the activity manages any adverse effects on the visual amenity and landscape values</p>
NFL-P4	<p>Use and development in Special Amenity Landscapes and Ridgelines and Hilltops within the coastal environment</p> <p>Provide for use and development in identified Special Amenity Landscapes and Ridgelines and Hilltops in the coastal environment, where these avoid significant adverse effects and avoid, remedy or mitigate other adverse effects.</p>
NFL-P5	<p>Use and development in Outstanding Natural Features and Landscapes within the coastal environment.</p> <p>Provide for use and development within identified Outstanding Natural Features and Landscapes that are within the coastal environment, where:</p> <ol style="list-style-type: none"> 1. Adverse effects of activities on Outstanding Natural Features and Landscapes are avoided; and 2. Significant adverse effects of other natural features and natural landscapes are avoided, and other adverse effects are avoided, remedied or mitigated.
NFL-P6	<p>Mining and Quarrying</p> <p>Avoid mining and quarrying within identified Outstanding Natural Features and Landscapes, Special Amenity Landscapes or Ridgelines and Hilltops.</p>
NFL-P7	<p>New Plantation forestry</p> <p>Avoid the establishment of new plantation forestry within identified Outstanding Natural Features and Landscapes. Only allow plantation forestry within identified Special Amenity Landscapes and Ridgelines and Hilltops where adverse effects on the values of the feature can be mitigated.</p>
NFL-P8	<p>Existing Plantation Forestry</p>

	Provide for existing plantation forestry activities where these avoid, remedy or mitigate any adverse effects on the landscape characteristics and values.
NFL-P9	<p>Restoration and enhancement</p> <p>Provide for restoration or rehabilitation of the identified landscape character values in SCHED11 and SCHED12 by:</p> <ol style="list-style-type: none"> 1. Recognising the landscape character values present; 2. Encouraging natural regeneration of indigenous species, including where practical the removal of pest species; or 3. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain areas of indigenous biodiversity.

Rules - Land Use Activities

NFL-R1	Restoration and enhancement activities within Outstanding Natural Features and Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops (including in the coastal environment)
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The works are for the purpose of restoring or enhancing the identified values of Outstanding Natural Features and Landscapes, Special Amenity Landscapes or Ridgelines and Hilltops by: <ol style="list-style-type: none"> i. Planting local indigenous vegetation; or ii. Carrying out animal pest control activities; or iii. Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or iv. Carrying out activities in accordance with an operative Reserve Management Plan approved under the Reserves Act 1977; or v. Carrying out activities in accordance with an operative Wellington Town Belt Management Plan approved under the Wellington Town Belt Act 2016; or vi. mana whenua in accordance with the principle of kaitiakitanga.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of NFL-R1.1.a cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The degree to which the restoration and enhancement activity will contribute to the restoration or enhancing of identified visual amenity and landscape values. 2. The matters in NFL-P9. <p>Notification Status: an application for resource consent made in respect of rule NFL-R1.2 is precluded from being publicly notified.</p>

NFL-R2	Quarrying, mining and plantation forestry within Outstanding Natural Features and Landscapes, Special Amenity Landscapes or Ridgelines and Hilltops:
All zones	1. Activity status: Discretionary Where: a. The activity is located within the Korokoro Stream Valley Special Amenity Landscape.
All zones	2. Activity status: Non-complying Where: a. The activity is not located within the Korokoro Stream Valley Special Amenity Landscape.
NFL-R3	Quarrying, mining and plantation forestry within Outstanding Natural Features and Landscapes, Special Amenity Landscapes or Ridgelines and Hilltops within the coastal environment:
All zones	1. Activity status: Non-complying
NFL-R4	Any activity within Outstanding Natural Features and Landscapes, Special Amenity Landscapes or Ridgelines and Hilltops not otherwise listed as permitted, restricted discretionary, or non-complying
All zones	1. Activity status: Discretionary

Building and Structure Activities

NFL-R5	The maintenance and repair of buildings and structures within Outstanding Natural Features and Landscapes and Special Amenity Landscapes.
All zones	1. Activity status: Permitted Where: a. The maintenance and repairs do not increase the physical extent of the existing dwelling or structure
NFL-R6	The demolition and removal of buildings and structures within Outstanding Natural Features and Landscapes and Special Amenity Landscapes.
All zones	1. Activity status: Permitted
NFL-R7	The construction of, alteration of and addition to buildings and structures within Outstanding Natural Features and Landscapes and Special Amenity Landscapes outside of the coastal environment.
All zones	1. Activity status: Permitted Where: a. Compliance with NFL-S1 is achieved.
All zones	2. Activity status: Restricted Discretionary Where:

	<p>a. Compliance with the requirements of NFL-R8.1.a cannot be achieved. Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p>
NFL-R9	The construction of, alteration of and addition to buildings and structures within Ridgelines and Hilltops.
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with NFL-S2 is achieved.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R9.1.a. cannot be achieved</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p>
NFL-R10	The construction of, alteration of and addition to buildings and structures in a Special Amenity Landscape within the coastal environment.
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with NFL-S1 is achieved.</p>
All zones	<p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R10.1.a is not achieved.</p>
NFL-R11	The construction of, alteration of and addition to buildings and structures in Outstanding Natural Features and Landscapes within the coastal environment
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with NFL-S3 is achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.</p>
All zones	<p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NFL-R11.1.a is not achieved.</p>

Standards:

Activity Standards		
NFL-S1	Buildings and Structures in Outstanding Natural Features and Landscapes or Special Amenity Landscapes	
All zones	1. Buildings and structures within an Outstanding Natural Feature and Landscape must comply with the below: <ul style="list-style-type: none"> a. A maximum of one building per site; b. The gross floor area of the building or structure does not exceed 50m²; c. The building or structure does not exceed a maximum height of 5m; d. The exterior façade and roof do not exceed a reflectance value greater than 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure. 	Assessment Criteria where the standard is infringed: <ul style="list-style-type: none"> 1. The degree to which the building or structure is integrated into the landform to limit its visibility by the wider community; and 2. The degree to which landscape values and characteristics are impacted.
All zones	2. Buildings and structures within Special Amenity Landscapes must comply with the below: <ul style="list-style-type: none"> a. A maximum of one building per site; and b. The building or structure does not exceed a maximum height of 5m; c. The exterior façade and roof do not exceed a reflectance value greater than 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure. 	Assessment Criteria where the standard is infringed: <ul style="list-style-type: none"> 1. The degree to which the building or structure is integrated into the landform to limit its visibility by the wider community; and 2. The degree to which landscape values and characteristics are impacted.
NFL-S2	Buildings and Structures within Ridgelines and Hilltops	
All zones	1. Buildings and Structures within Ridgelines and Hilltops must comply with the below: <ul style="list-style-type: none"> a. A maximum of one building per site; b. The building or structure does not exceed a maximum height of 8m; c. The gross floor area of the building or structure does not exceed 400m² ; and 	Assessment Criteria where the standard is infringed: <ul style="list-style-type: none"> 1. The degree to which the building and/or structure is integrated into the landform to limit its visibility by the wider community; 2. The degree to which landscape and visual amenity values are impacted. 3. The extent to which the siting of a building or structure will result in the

	<p>d. The exterior façade and roof do not exceed a reflectance value greater than 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure</p>	<p>removal of existing vegetation that contributes to the landscape.</p> <p>4. The extent to which new planting or landscaping can mitigate the effects on the visual amenity and landscape values.</p>
NFL-S3	Buildings and Structures within Outstanding Natural Features and Landscapes in the Coastal Environment	
All Zones	<p>1. Buildings and structures within Outstanding Natural Features and Landscapes in the Coastal Environment must comply with the below:</p> <p>a. A maximum of one building per site;</p> <p>b. The gross floor area of the building or structure does not exceed 50m²;</p> <p>c. The building or structure does not exceed a maximum height of 4m;</p> <p>d. The exterior façade and roof do not exceed a reflectance value greater than 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The degree to which the building and or structure is integrated into the landform to limit its visibility by the wider community;</p> <p>2. The degree to which landscape values and characteristics are impacted; and</p> <p>3. The degree to which the values of the coastal environment are impacted.</p>

Public Access

PA	Public Access
-----------	----------------------

Introduction

The purpose of the Public Access chapter is to ensure public access to, adjacent to, and along the coastal environment, lakes, and rivers is maintained and enhanced.

Wellington City has over 100km of coastline, stretching from Petone to Porirua, enclosing Wellington Harbour and covering the southern and western coast of the city. The character of the coastline varies from highly modified (for example the commercial port area, the City Centre and the airport) to natural and rural.

While there are no large freshwater bodies such as lakes and rivers within Wellington, there are a number of streams that are highly valued by the community and provide important recreational opportunities.

The coastal and riparian margins that are required by the Natural Character Chapter and the Coastal Environment Chapter aim to maintain and improve public access to waterbodies and the coast.

It is acknowledged that public access to the coast and waterbodies may be in conflict with the protection of identified values such as significant natural areas or areas of high coastal natural character. Therefore, while it is important to provide for public access it is equally important to manage any potential adverse effects on identified values in these areas.

The proposed Objectives and Policies of this chapter give effect to the New Zealand Coastal Policy Statement 2010 and the Wellington Regional Policy Statement and are not inconsistent with the Proposed Natural Resources Plan.

Cross references to 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 chapters also contain provisions that may be relevant for your activity, including:	
<ul style="list-style-type: none"> • Coastal Environment – Provisions relating to public access in the Coastal Environment are located in the Coastal Environment Chapter. • Natural Character – Provisions relating to public access to, along and adjacent to riparian margins are located in the Natural Character Chapter. • Subdivision - Provisions relating to esplanade reserves and esplanade strips are located in the Subdivision Chapter • Infrastructure - Provisions relating to public access are located in the Infrastructure Chapter • Renewable Electricity Generation - Provisions relating to public access are located in the Renewable Electricity Generation Chapter 	

Objectives	
PA-O1	Public Access
	Public Access to the coast and waterbodies is maintained and enhanced.

PA-O2	Adverse Effects of Public Access
	Public access does not have a negative impact on existing values such as natural character, indigenous biodiversity, landscape values, historic heritage, sites of significance to Māori or the coastal environment.

Policies	
PA-P1	Enable activities within coastal and riparian margins that do not limit or prevent public access to, along or adjacent to the coast and waterbodies.
PA-P2	Maintain and enhance public access to, along or adjacent to the coast and waterbodies by: <ol style="list-style-type: none"> 1. Ensuring that subdivision design and layout in and along coastal and riparian margins allows for public access to the coastline and waterbodies; 2. Requiring the creation of esplanade reserves and/or esplanade strips along the coastal environment and waterbodies (in accordance with SUB-P8); 3. Requiring appropriate setbacks from existing public access corridors; and 4. Only allowing new activities within public access corridors where there is a functional need for the activity to be located within the public access corridor, there is no reasonably practicable alternative and adverse effects can be avoided, remedied or mitigated.
PA-P3	Only allow for the restriction of public access to, along or adjacent to the coast and waterbodies where the restriction is necessary to: <ol style="list-style-type: none"> 1. Protect threatened indigenous species; or 2. Protect dunes, estuaries and other sensitive natural areas or habitats; or 3. Protect sites and activities of cultural value to Māori; or 4. Protect historic heritage; or 5. Protect public health or safety; or 6. Avoid or reduce conflict between public uses of the coastal marine area and its margins; or 7. Provide for temporary activities or special events; or 8. Provide for defence purposes in accordance with the Defence Act 1990; or 9. Ensure a level of security consistent with the purpose of a resource consent; or 10. Address other exceptional circumstances sufficient to justify the restriction; or 11. Provide for the safe and efficient operation of the Port and Airport Zone.

Rules:

There are no rules in this chapter.

Subdivision

SUB	Subdivision
------------	--------------------

Introduction

The purpose of this chapter is to assist the Council to carry out its functions under the RMA relating to the control of subdivision.

Subdivision involves the division of an allotment or building into multiple allotments, or the alteration of existing boundaries. Subdivision often entails a change in land ownership arrangements, and commonly affects future development potential for newly created allotments. In this way, subdivision will play an important role in accommodating up to 80,000 additional residents in Wellington City to 2050.

Greater housing choice is also desired in the City over the short, medium and long-term. Subdivision controls will need to be flexible enough to facilitate that aim, whilst also ensuring adverse effects on people, communities and the wider environment can be appropriately managed.

In addition to facilitating increased housing supply and choice, subdivision is related to the Council's aims for a more sustainable and resilient future for Wellington. For example, poorly-designed subdivisions can limit neighbourhood connectivity and cohesion, entailing also longer travel times, greater reliance on private vehicle transport and associated increases in greenhouse gas emissions. In contrast, well-connected subdivisions can enhance community values and sense of place, and promote greater uptake of active and public transport modes.

Poorly-designed subdivisions can also lead to greater energy consumption and associated costs for home heating, relative to designs that make better use of solar aspect and other renewable energy opportunities.

When subdivision and related land use activities are assessed concurrently, it enables a comprehensive understanding of the resulting pattern, scale and density of development. For this reason, the Council prefers combined subdivision and land use resource consent applications to be made wherever possible. However, it is understood that such an integrated approach is not always practicable or preferable for applicants, for a variety of reasons.

Where buildings and activities are lawfully established prior to subdivision, the subdivision process may be little more than a formalisation of new property or unit boundaries to provide for separate ownership. Where subdivision precedes land use, the resulting development potential needs to be taken into account to ensure newly created allotments and units are of a size, shape and orientation that is fit-for-purpose and is sympathetic to the local context.

Subdivisions commonly lead to an increase in intensity of land use activity, and steps need to be taken at subdivision stage to ensure existing and future activities can be serviced for access, water supply, wastewater disposal, stormwater management, telecommunications and power supply.

Subdivisions adjacent to surface waterbodies and the CMA afford opportunities for greater access to these features to enhance a range of values. Esplanade reserves and esplanade strips will generally be required by the Council in such circumstances. Esplanades also provide opportunities to maintain or enhance conservation values associated with ecological characteristics of surface water and the coast, as well as natural hazard mitigation.

Subdivision is only permitted in limited circumstances. Section 223 of the RMA requires that a survey plan for such subdivisions may be submitted to Council for approval provided that a certificate of compliance has been obtained for the subdivision and that certificate has not lapsed.

This chapter includes objectives, policies and rules that relate to subdivision generally. It also includes policies and rules that implement objectives in other chapters, specifically as they relate to the management of subdivision. The general subdivision objectives, policies and rules apply to all subdivision proposals, including those that affect land subject to other planning map notations, areas, or overlays. In addition to those general provisions, the area-specific and topic-specific policies and rules apply to subdivisions affecting land subject to the applicable planning notation or overlay.

Cross references to 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 chapters also contain provisions that may be relevant including:

- **Transport**- The [Transport Chapter](#) contains provisions relating to transport matters, including traffic generation.
- **Historic Heritage and Sites and Areas of Significance to Māori** - Land subject to subdivision proposals may include archaeological sites and sites and areas of significance to Māori. Specific objectives and policies for the protection of these sites are located in the [Sites and Areas of Significance to Māori Chapter](#) and [Historic Heritage Chapter](#).
- **Infrastructure** - the infrastructure is relevant where subdivision relates infrastructure.
- **Natural Hazards** - the subdivision chapter includes policies and rules that implement the objectives in the Natural Hazards chapter where subdivision proposals affect land subject to identified natural hazards
- **Natural Character** – the subdivision chapter includes policies and rules that implement the objectives in the Natural Character chapter where subdivision proposals affect riparian margins
- **Ecosystems and Indigenous Biodiversity** - the subdivision chapter includes policies and rules that implement the objectives in the Ecosystems and Indigenous Biodiversity chapter where subdivision proposals affect Significant Natural Areas
- **Natural Features and Landscapes** - the subdivision chapter includes policies and rules that implement the objectives in the Natural Features and Landscapes chapter where subdivision proposals affect Outstanding Natural Features and Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops.
- **Public Access** - the subdivision chapter includes policies and rules that implement the objectives in the Public Access chapter where subdivision proposals affect access to the coast and surface waterbodies
- **Coastal Environment** - the subdivision chapter includes policies and rules that implement the objectives in the Coastal Environment chapter where subdivision proposals affect land in the Coastal Environment
- **Earthworks** - The [Earthworks Chapter](#) manages the adverse effects of earthworks on the environment, including earthworks associated with subdivision proposals.
- **Noise** - The [Noise Chapter](#) contains specific controls in relation to noise, including temporary construction noise from subdivision and associated development.

Objectives

SUB-01	<p>Efficient pattern of development</p> <p>Subdivision achieves an efficient development pattern that:</p> <ol style="list-style-type: none"> 1. Maintains or enhances Wellington’s compact urban form; 2. Is compatible with the zone purpose, local context and associated amenity values; 3. Enables appropriate future development and use of resulting land or buildings; and 4. Is supported by development infrastructure and additional infrastructure for existing and anticipated future activities.
SUB-02	Esplanades

The network of esplanade reserves and esplanade strips in Wellington is progressively increased.

Policies	
SUB-P1	<p>Recognising and providing for subdivision</p> <p>Recognise the benefits of subdivision in facilitating the supply and variety of new housing, business and other activities that meet the needs of people and communities.</p>
SUB-P2	<p>Boundary adjustments and amalgamation</p> <p>Enable boundary adjustments and site amalgamation to enhance the efficient use of land, provided that the nature and scale of resulting development potential is compatible with the local context.</p>
SUB-P3	<p>Sustainable design</p> <p>Provide for subdivision design and layout that makes efficient use of renewable energy and other natural and physical resources, and delivers well-connected, resilient communities including development patterns that:</p> <ol style="list-style-type: none"> 1. Maximise solar gain; 2. Incorporate effective water sensitive design; 3. Achieve hydraulic neutrality; 4. Provide for safe vehicle access; 5. Support walking, cycling and public transport opportunities and enhance neighbourhood and network connectivity and safety; and 6. Are adaptive to the effects of climate change.
SUB-P4	<p>Integration and layout of subdivision and development</p> <p>Provide for the efficient integration and layout of subdivision and associated development by:</p> <ol style="list-style-type: none"> 1. Encouraging joint applications for subdivision and land use; 2. Enabling subdivision around development that has already been lawfully established; and 3. Ensuring standalone subdivision proposals provide allotments that can be feasibly developed and are fit for the future intended purpose.
SUB-P5	<p>Subdivision for residential activities</p> <p>Provide for flexibility, innovation and choice for future development enabled by subdivision for residential activities, while ensuring allotments are of a size, shape and orientation that is compatible with the nature, scale and intensity anticipated for the underlying zone.</p>
SUB-P6	<p>Subdivision in the General Rural Zone</p> <p>Require subdivisions in the General Rural Zone to result in allotments of a size, shape and orientation that:</p> <ol style="list-style-type: none"> 1. Preserves the predominant open character of the rural zone and contributes to urban containment; 2. Can accommodate a residential unit in a position that manages effects on the privacy and amenity of residential units on neighbouring allotments; and 3. Does not increase the risk of reverse sensitivity effects arising on existing lawfully established activities.
SUB-P7	<p>Servicing</p> <p>Require all allotments created by any subdivision to be adequately serviced such that:</p>

	<ol style="list-style-type: none"> 1. In urban areas, suitable access, connections to reticulated water supply, wastewater and stormwater management networks are provided in accordance with the Council's Code of Practice for Land Development; 2. Allotments in rural or other areas that are unable to connect to reticulated networks are of sufficient size and shape to accommodate on-site wastewater disposal, stormwater management, and water supply, including water supply for fire-fighting purposes; and 3. Telecommunications and electricity are supplied.
SUB-P8	<p>Esplanade requirements</p> <p>Require the provision of esplanade reserves and esplanade strips where subdivisions are proposed adjacent to the CMA or rivers to enhance:</p> <ol style="list-style-type: none"> 1. Public access to and along the coast and surface waterbodies; 2. Ecological, amenity and recreational values; and 3. Natural hazard resilience.
SUB-P9	<p>Mana whenua</p> <p>Minimise the adverse effects of subdivision on land, sites, and areas of significance to mana wheuna, Wahi Tupuna, and on mana whenua interests, values and relationships.</p>
SUB-P10	<p>Subdivision of land on which a scheduled heritage building or structure is located</p> <p>Provide for the subdivision of land on which scheduled heritage buildings and structures are located, having regard to:</p> <ol style="list-style-type: none"> 1. The identified relationship and contribution of the setting and surroundings of the site to the values of the scheduled heritage building or structure; 2. The extent to which the subdivision would retain an appropriate setting for the scheduled heritage building or structure; and 3. Whether covenants or consent notices can be imposed on any new allotment to manage any anticipated development.
SUB-P11	<p>Subdivision within heritage areas</p> <p>Provide for the subdivision of land within heritage areas, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which the subdivision and any anticipated development would detract from the identified heritage values; 2. Whether covenants or consent notices can be imposed on any new allotment to manage any anticipated development.
SUB-P12	<p>Subdivision of land containing a scheduled archaeological site</p> <p>Provide for the subdivision of land containing a scheduled archaeological site, having regard to:</p> <ol style="list-style-type: none"> 1. The location of site access and new structures in relation to the scheduled archaeological site; 2. The extent to which the subdivision and any anticipated development would adversely affect archaeological values; 3. The findings of any advice by a suitably qualified heritage professional; 4. The outcomes of any consultation with Heritage New Zealand Pouhere Taonga; and 5. Whether controls such as covenants or consent notices can be imposed on any new allotment to manage anticipated development.
SUB-P13	<p>Subdivision of land containing a notable tree</p> <p>Require subdivision of land containing notable trees to support the maintenance of tree health and minimise the potential for interference, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which the location of new boundaries relative to the notable tree and any

	<p>anticipated development will increase the risk of the interference with property;</p> <ol style="list-style-type: none"> 2. Whether controls such as consent notices or covenants can be imposed on any new allotment; and 3. Whether site access and new utilities can be located outside of the root protection area of the notable tree.
SUB-P14	<p>Subdivision within riparian margins</p> <p>Provide for subdivision within riparian margins where:</p> <ol style="list-style-type: none"> 1. The natural character is protected; 2. The subdivisions is designed to minimise the adverse effects of future use and development enabled by the subdivision on the natural character.
SUB-P15	<p>Protection of Significant Natural Areas</p> <p>Protect the biodiversity values of Significant Natural Areas identified within SCHED8 and SCHED9 by requiring subdivision to:</p> <ol style="list-style-type: none"> 1. Avoid adverse effects on indigenous biodiversity values where practicable; 2. Minimise adverse effects on the identified biodiversity values where avoidance is not practicable; 3. Remedy adverse effects on the identified biodiversity values where they cannot be avoided or minimised; 4. Only utilise <i>biodiversity offsetting</i> for any residual adverse effects that cannot otherwise be avoided, minimised or remedied and where the principles of APP2 – Biodiversity Offsetting are met; and 5. Only utilise <i>biodiversity compensation</i> after first considering biodiversity offsetting and where the principles of APP3 – Biodiversity Compensation are met.
SUB-P16	<p>Subdivision in Significant Natural Areas</p> <p>Only provide for subdivision in Significant Natural Areas listed in SCHED8 and SCHED9 where it:</p> <ol style="list-style-type: none"> 1. Applies the effects management hierarchy approach in SUB-P15; and 2. Demonstrates that it is appropriate by taking into account: <ol style="list-style-type: none"> a. The findings of an ecological assessment from a suitably qualified and experienced ecologist that determines the significance of the indigenous biodiversity values and the impact of the activity on the identified values in order to support the application of the effects management hierarchy in SUB-P15; and b. The provision of any protective covenants of the Significant Natural Area as part of the subdivision, use or development; and c. Whether the fragmentation of the Significant Natural Area is minimised, including connectivity with other Significant Natural Areas; and d. The extent to which building platforms and vehicle accessways are proposed to locate outside the Significant Natural Area; and e. The extent to which the trimming or removal of indigenous vegetation avoids the loss, damage or disruption to the ecological processes, functions and integrity of the Significant Natural Area; and f. The extent to which earthworks are minimised within Significant Natural Areas; and g. The potential cumulative effects of activities and the extent to which any adverse effect on the values of the Significant Natural Area are minimised.
SUB-P17	<p>Subdivision of land within Outstanding Natural Features and Landscapes or Special Amenity Landscapes located outside of the coastal environment</p> <p>Provide for the subdivision of land within identified Outstanding Natural Features and Landscapes or Special Amenity Landscapes located outside of the coastal environment where the subdivision:</p> <ol style="list-style-type: none"> 1. Is compatible with the values of the identified Outstanding Natural Features and

	<p>Landscapes or Special Amenity Landscapes;</p> <ol style="list-style-type: none"> 2. Avoids significant adverse effects on the identified values and characteristics of Outstanding Natural Features and Landscapes or Special Amenity Landscapes; 3. Is appropriate by considering: <ol style="list-style-type: none"> a. How the identified values and characteristics of Outstanding Natural Features and Landscapes will be protected; or b. How the identified values of Special Amenity Landscapes will be maintained or enhanced.
SUB-P18	<p>Subdivision of land within Ridgeline and Hilltops located outside of the coastal environment</p> <p>Provide for subdivision within identified Ridgelines and Hilltops where the subdivision manages any adverse effects on the associated visual amenity and landscape values.</p>
SUB-P19	<p>Subdivision of land within Special Amenity Landscapes or Ridgelines and Hilltops located within the coastal environment</p> <p>Provide for subdivision in identified Special Amenity Landscapes and Ridgelines and Hilltops in the coastal environment, where significant adverse effects are avoided and other adverse effects are avoided, remedied or mitigated.</p>
SUB-P20	<p>Subdivision of land within Outstanding Natural Features and Landscapes within the coastal environment.</p> <p>Provide for the subdivision of land within identified Outstanding Natural Features and Landscapes within the coastal environment, where:</p> <ol style="list-style-type: none"> 1. Adverse effects of activities on Outstanding Natural Features and Landscapes are avoided; 2. Significant adverse effects on other natural features and natural landscapes are avoided; and 3. Other adverse effects are avoided, remedied or mitigated.
SUB-P21	<p>Subdivision of land within landward extent of the coastal environment</p> <p>Provide for subdivision of land within the landward extent of the coastal environment where it:</p> <ol style="list-style-type: none"> 1. Consolidates existing urban areas; and 2. Does not establish new urban sprawl along the coastline.
SUB-P22	<p>Subdivision of land within areas of very high or high coastal natural character</p> <p>Provide for subdivision in areas of very high or high coastal natural character within the coastal environment where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects on the identified values described in Schedule 13 - High Coastal Natural Character Areas are avoided and any other adverse effects on the identified values described in Schedule 13 - High Coastal Natural Character Areas are avoided remedied or mitigated; and 2. It can be demonstrated that: <ol style="list-style-type: none"> a. The particular values and characteristics of the areas of very high or high coastal natural character as identified in SCHED13 – High coastal natural character areas are protected from inappropriate subdivision, considering the extent to which the values and characteristics of the area are vulnerable to change including the effects of climate change and other natural processes; b. The duration and nature of adverse effects are limited; c. There is a functional need or operational need for the subdivision to locate in the area; d. There are no reasonably practical alternative locations that are outside of the coastal environment or are less vulnerable to change; and

	e. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
SUB-P23	Subdivision of land within coastal and riparian margins in the coastal environment located inside the Port Zone, Airport Zone or City Centre Zone Enable subdivision of land within coastal and riparian margins where it is located in the highly modified Port Zone, Airport Zone or City Centre Zone.
SUB-P24	Subdivision of land within coastal and riparian margins in the coastal environment located outside the Port Zone, Airport Zone and the City Centre Zone Only allow new subdivision within coastal and riparian margins in the coastal environment located outside of the Port Zone, Airport Zone or the City Centre Zone where: <ol style="list-style-type: none"> 1. Any significant adverse effects on the natural character of the coastal environment are avoided and any other adverse effects on the natural character of the coastal environment are avoided, remedied or mitigated; and 2. It can be demonstrated that: 3. There is a functional need or operational need for the subdivision to locate within the coastal or riparian margin; 4. There are no reasonably practical alternative locations that are outside of the coastal or riparian margins or are less vulnerable to change; and 5. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
SUB-P25	Subdivision of land affected by Natural Hazards Take a risk-based approach to the management of subdivision of land affected by natural hazards identified in the District Plan based on: <ol style="list-style-type: none"> 1. The sensitivity of the activities to the impacts of natural hazards; and 2. The hazard posed to people's lives and wellbeing, and property, by considering the likelihood and consequences of differing natural hazard events.
SUB-P26	Subdivision of land within the Port and Railway Yards within the Wellington Fault Overlay Require subdivision of land within the Port and Railway Yards within the Wellington Fault Overlay to incorporate mitigation measures that reduce or avoid an increase in risk to people, property and infrastructure from the ground shaking and fault rupture on the Wellington Fault.

Land Use Activities

SUB-R1	Subdivision around an existing lawfully established building which does not result in the creation of any new undeveloped allotment
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The subdivision is not located in the General Rural Zone, the Large Lot Residential Zone or the Future Urban Zone; and b. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. SUB-S1; ii. SUB-S2; iii. SUB-S3; iv. SUB-S4; v. SUB-S5;

- vi. SUB-S7;and
- c. The subdivision will not lead to, or increase the degree of, non-compliance with land use standards of the applicable Zone.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of SUB-R1.1b cannot be achieved

Matters of discretion are restricted to:

- 1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P6 and SUB-P7;
- 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards;
- 3. Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and
- 4. Any consent notices, covenants, easements or other legal instruments necessary.

Notification status: Applications under this rule are precluded from being publicly or limited notified.

3. Activity Status: **Discretionary**

Where:

- a. Compliance with the requirements of SUB-R1.1.a cannot be achieved.

SUB-R2

Boundary adjustments

1. Activity status: **Permitted**

Where:

- a. The boundary adjustment is not located in the General Rural Zone, the Large Lot Residential Zone or the Future Urban Zone; and
- b. Compliance with the following standards is achieved:
 - i. SUB-S1;
 - ii. SUB-S2;
 - iii. SUB-S3;
 - iv. SUB-S4;
 - v. SUB-S5;
 - vi. SUB-S7; and
- c. The boundary adjustment will not lead to, or increase the degree of, non-compliance with land use standards of the applicable Zone.

2. Activity status: **Controlled**

Where:

- a. Compliance with the requirements of SUB-R2.1.a cannot be achieved; and
- b. Compliance with the following standards is achieved:
 - i. SUB-S1;
 - ii. SUB-S2;
 - iii. SUB-S3;
 - iv. SUB-S4;
 - v. SUB-S5;
 - vi. SUB-S7; and
- c. The boundary adjustment will not lead to, or increase the degree of, non-compliance with land use standards of the applicable Zone;
- d. In the Future Urban Zone, the subdivision is in general accordance with the relevant Development

Plan and Requirements set out in APP12 – Lincolnshire Farm Development Area and APP13 – Upper Stebbings and Glenside West Development Area; and

e. In the General Rural Zone and Large Lot Residential Zone:

- i. all allotments identify a building platform for any existing or proposed residential unit that is no closer than 100m to any other existing or proposed building platform for a residential unit; and
- ii. any allotment to be subdivided must be at least five years old from the deposit of survey plan.

Matters of control are limited to:

1. The matters in SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P6, SUB-P7 and SUB-P8;
2. For subdivisions in Lincolnshire Farm Development Area, the matters in DEV2-P1, DEV2-P2 and DEV2-P6;
3. For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in DEV3-P1, DEV3-P2, DEV3-P5 and DEV3-P6
4. Site access and the design of any vehicle parking and associated manoeuvring areas proposed;
5. Any consent notices, covenants, easements or other legal instruments necessary.

Notification Status: Applications under this rule are precluded from being publicly notified.

3. Activity status: **Restricted Discretionary**

Where:

- a. The boundary adjustment is not a permitted activity under SUB-R2.1 or a controlled activity under SUB-R2.2.

Matters of discretion are restricted to:

1. The matters in SUB-P1, SUB-P2, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P7, SUB-P8 and SUB-P9;
2. The matters in the Subdivision Design Guide;
3. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards;
4. For subdivisions in Lincolnshire Farm Development Area, the matters in DEV1-P1, DEV1-P2 and DEV1-P6;
5. For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in DEV2-P1, DEV2-P2, DEV2-P5 and DEV2-P6;
6. For subdivisions in the General Rural Zone, the matters in the Rural Design Guide.
7. Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and
8. Any consent notices, covenants, easements or other legal instruments necessary.

Notification Status: Applications under this rule are precluded from being publicly notified.

SUB-R3

Subdivision to create a new allotment for infrastructure

1. Activity status: **Controlled**

Where:

- a. Compliance is achieved with the following standards for any balance allotment:
 - i. SUB-S1;
 - ii. SUB-S6; and
 - iii. SUB-S7.

Matters of control are limited to:

1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P7, and SUB-P8; and
2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and
3. Any consent notices, covenants, easements or other legal instruments necessary.

Notification Status: Applications under this rule are precluded from being publicly or limited notified.

2. Activity status: **Restricted discretionary**

Where:

a. Compliance with any of the requirements of SUB-R3.1.a cannot be achieved

Matters of discretion are limited to:

1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P7, and SUB-P8;
2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards;
3. Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and
4. Any consent notices, covenants, easements or other legal instruments necessary.

Notification Status: Applications under this rule are precluded from being publicly notified.

SUB-R4

Subdivision that creates any vacant allotment

1. Activity status: **Controlled**

Where:

- a. The subdivision is not located in the General Rural Zone, the Large Lot Residential Zone or the Future Urban Zone; and
- b. Compliance with the following standards is achieved:
 - i. SUB-S1
 - ii. SUB-S2;
 - iii. SUB-S3;
 - iv. SUB-S4;
 - v. SUB-S5;
 - vi. SUB-S6; and
 - vii. SUB-S7.

Matters of control are restricted to:

1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P7 and SUB-P8;
2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and
3. Any consent notices, covenants, easements or other legal instruments necessary.

Notification Status: Applications under this rule are precluded from being publicly or limited notified.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of SUB-R4.1.a cannot be achieved; and
- b. Compliance with the following standards is achieved:
 - i. SUB-S1;
 - ii. SUB-S2;
 - iii. SUB-S3;
 - iv. SUB-S4;
 - v. SUB-S5;
 - vi. SUB-S6;
 - vii. SUB-S7; and
- c. In the Future Urban Zone, the subdivision is in general accordance with the relevant Development Plan and Requirements set out in APP12 – Lincolnshire Farm Development Area and APP13 – Upper Stebbings and Glenside West Development Area; and
- d. In the General Rural Zone and Large Lot Residential Zone:
 - i. all allotments identify a building platform for any existing or proposed residential unit that is no closer than 100m to any other existing or proposed building platform for a residential unit; and
 - ii. any allotment to be subdivided must be at least five years old from the deposit of survey plan; and
- e. The subdivision is not located in the Future Urban Zone.

Matters of discretion are restricted to:

1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P6, {Link, 16615, SUB-P7 and SUB-P8;
2. The matters in the Subdivision Design Guide;
3. For subdivisions in Lincolnshire Farm Development Area, the matters in DEV2-P1, DEV2-P2 and DEV2-P6;
4. For subdivisions in Upper Stebbings/Glenside West Development Area, the matters in DEV3-P1, DEV3-P2, DEV3-P5 and DEV3-P6
5. For subdivisions in the General Rural Zone, the matters in the Rural Design Guide.
6. Site access and the design of any vehicle parking and associated manoeuvring areas; and
7. Any consent notices, covenants or other legal instruments necessary.

Notification Status: Applications under this rule are precluded from being publicly or limited notified.

3. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of SUB-R4.1.b cannot be achieved; and
- b. The subdivision is not located in the General Rural Zone, the Large Lot Residential Zone or the Future Urban Zone.

Matters of discretion are restricted to:

1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P6, SUB-P7, SUB-P8 and SUB-P9;
2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards;
3. Site access and the design of any vehicle parking and associated manoeuvring areas; and
4. Any consent notices, covenants or other legal encumbrances or instruments necessary.

Notification Status: Applications under this rule are precluded from being publicly notified.

4. Activity status: **Discretionary**

Where:

- a. The subdivision is not a controlled activity under SUB-R4.1 or a restricted discretionary activity under SUB-R4.2 or SUB-R4.3.

SUB-R5	Subdivision of a site on which a scheduled heritage building or object is located
---------------	--

1. Activity status: **Discretionary**

SUB-R6	Subdivision of a site within a heritage area
---------------	---

1. Activity status: **Discretionary**

SUB-R7	Subdivision of a site on which scheduled archaeological sites are located
---------------	--

1. Activity status: **Discretionary**

SUB-R8	Subdivision of a site on which a notable tree is located
---------------	---

1. Activity status: **Discretionary**

SUB-R9	Subdivision of land within a Significant Natural Area
---------------	--

1. Activity status: **Restricted Discretionary**

Where:

- a. A future building platform to contain a residential unit is identified for each new undeveloped allotment that:
 - i. complies with the underlying zone provisions for buildings; and

ii. is located outside of the Significant Natural Area.
Matters of discretion are restricted to:

1. The matters in SUB-P15 and SUB-P16.

2. Activity status: **Non-Complying**

Where:

a. Compliance with any of the requirements of SUB-R9.1.a cannot be achieved

SUB-R10

Subdivision within Outstanding Natural Features and Landscapes

1. Activity status: **Restricted Discretionary**

Where:

a. The minimum size of any allotment following subdivision is:
i. 50ha in the Horokivi Area; and
ii. 40ha in all other areas.

Matters of Discretion are restricted to:

1. The effects on the values of the Outstanding Natural Features and Landscapes.

2. Activity status: **Non-Complying**

Where:

a. Compliance with any of the requirements of SUB-R10.1.a cannot be achieved

SUB-R11

Subdivision of land within Significant Amenity Landscapes or Ridgelines and Hilltops

1. Activity status: **Controlled**

Where:

a. The subdivision is not located in the General Rural Zone or the Future Urban Zone; and
b. Compliance with SUB-S6 is achieved.

Matters of control are limited to:

1. The effect on the values of the Significant Amenity Landscape or Ridgeline and Hilltop.

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance with the requirements of SUB-R11.1.a cannot be achieved; and
b. Compliance with SUB-S6 is achieved.

Matters of Discretion are:

1. The effects on the values of the SAL or Ridgeline and Hilltop.

3. Activity status: **Discretionary**

Where:

- a. The subdivision is not a controlled activity under SUB-R11.1 or a restricted discretionary activity under SUB-R11.2.

SUB-R12**Subdivision within the coastal environment:**

- outside of areas of very high or high coastal natural character; and
- outside of coastal and riparian margins

1. Activity status: **Controlled**

Where:

- a. The subdivision is not located in any Open Space Zone or the General Rural Zone; and
- b. Compliance is achieved with the following standards:
- i. SUB-S6; and
 - ii. SUB-S7.

Matters of control are limited to:

1. The matters in PA-P1, SUB-P8 and SUB-P21.

2. Activity Status: **Restricted Discretionary**

Where:

- a. compliance with the requirements of SUB-R12.1.a cannot be achieved; and
- b. compliance is achieved with the following standards:
- i. SUB-S6; and
 - ii. SUB-S7.

Matters of discretion are restricted to:

1. The matters in PA-P1, SUB-P8 and SUB-P21.

3. Activity status: **Discretionary**

Where:

- a. The subdivision is not a controlled activity under SUB-R12.1 or a restricted discretionary activity under SUB-R12.2.

SUB-R13**Subdivision within the coastal environment within coastal or riparian margins**1. Activity status: **Controlled**

Where:

- a. The subdivision is not located in any Open Space Zone or the General Rural Zone; and
- b. Compliance is achieved with the following standards:
- i. SUB-S6; and
 - ii. SUB-S7.

Matters of control are limited to:

1. The effect on coastal and riparian margins;
2. Any measures proposed to protect the natural character values of the area, including the location and size of future building platforms.
3. The matters in PA-P1, SUB-P8, SUB-P21, SUB-P23 and SUB-P24.

2. Activity Status: **Restricted Discretionary**

Where:

	<ul style="list-style-type: none"> a. Compliance with the requirements of SUB-R13.1.a cannot be achieved; and b. Compliance is achieved with the following standards: <ul style="list-style-type: none"> i. SUB-S6; and ii. SUB-S7. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in PA-P1, SUB-P8, SUB-P21 and SUB-P24.
	<ol style="list-style-type: none"> 3. Activity Status: Discretionary <p>Where:</p> <ul style="list-style-type: none"> a. The subdivision is not a controlled activity under SUB-R13.1 or a restricted discretionary activity under SUB-R13.2.
<p>SUB-R14</p>	<p>Subdivision within the coastal environment within areas of very high or high coastal natural character</p>
	<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Where:</p> <ul style="list-style-type: none"> a. The subdivision is not located in the General Rural Zone; and b. A proposed building platform is identified for each proposed allotment that is capable of accommodating a building that complies with the permitted activity standards for buildings of the underlying zone. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in PA-P1, PA-P2, SUB-P8, SUB-P21 and SUB-P24.
	<ol style="list-style-type: none"> 2. Activity Status: Discretionary <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of SUB-R14.1.b cannot be achieved; and b. The subdivision is not located in the General Rural Zone.
	<ol style="list-style-type: none"> 3. Activity status: Non-complying <p>Where:</p> <ul style="list-style-type: none"> a. The subdivision is not a restricted discretionary activity under SUB-R14.1 or a discretionary activity under SUB-R14.2.
<p>SUB-R15</p>	<p>Subdivision that creates building platforms for Less-Hazard-Sensitive Activities within the Low, Medium or High Hazard Areas of the Coastal Hazard Overlays or within the Flood Hazard, Liquefaction, Wellington Fault, Ohariu Fault, Sheppard's Fault or Terawhiti Fault Overlays</p>
	<ol style="list-style-type: none"> 1. Activity status: Controlled <p>Where:</p> <ul style="list-style-type: none"> a. The building platform is not located within an identified Overland Flowpath of the Flood Hazard Overlay; and b. The building platform is not located within a Stream Corridor of the Flood Hazard Overlay. <p>Matters of Control are limited to:</p>

<ol style="list-style-type: none"> 1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P7; 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and 3. Any consent notices, covenants, easements or other legal instruments necessary.
<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R15.1.a. <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. The matters in NH-P3.
<p>3. Activity Status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with SUB-R15.1.b.

SUB-R16	Subdivision that creates building platforms for Potentially Hazard-Sensitive Activities within the Low Hazard Area of the Coastal Hazard Overlays, or within the Ponding Area of the Flood Hazard Overlay, or within the Liquefaction, Sheppards Fault or Terawhiti Fault Overlays
----------------	---

<ol style="list-style-type: none"> 1. Activity status: Controlled <p>Matters of Control:</p> <ol style="list-style-type: none"> 1. For subdivision where the building platforms are located in the Liquefaction, Sheppards Fault or Terawhiti Fault Overlay: <ol style="list-style-type: none"> a. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P7 and SUB-P8; b. Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and c. Any consent notices, covenants, easements or other legal instruments necessary. 2. The matters in NH-P6 for building platforms that are located in Ponding Area of the Flood Hazard Overlay. 3. The matters in CE-P14 for building platforms that are located in Low Hazard Area of the Coastal Hazard Overlay.
--

SUB-R17	Subdivision that creates building platforms for Potentially Hazard -Sensitive Activities within the Medium Hazard Area of the Coastal Hazard Overlays
----------------	--

<ol style="list-style-type: none"> 1. Activity Status: Restricted Discretionary <p>Matters of Discretion:</p> <ol style="list-style-type: none"> 1. The matters in CE-P16 for building platforms that are located in the Medium Hazard Area of the Coastal Hazard Overlays.
--

SUB-R18	Subdivision that creates building platforms for Potentially Hazard-Sensitive Activities within the Overland Flowpath Area of the Flood Hazard Overlay, the Wellington Fault Overlay or the Ohariu Fault Overlay
----------------	--

<ol style="list-style-type: none"> 1. Activity status: Discretionary
--

SUB-R19	Subdivision that creates building platforms for Potentially Hazard-Sensitive Activities within the Stream Corridor of the Flood Hazard Overlay or the High Hazard Area of the Coastal Hazard Overlays
1. Activity status: Non-Complying	
SUB-R20	Subdivision that creates building platforms for Hazard-Sensitive Activities within the Sheppards Fault, Terawhiti Fault or Liquefaction Overlays
1. Activity status: Controlled Matters of Control: 1. The matters in SUB-P1, SUB-P3, SUB-P4, SUB-P5, SUB-P7 and SUB-P8; 2. Site access and the design of any vehicle parking and associated manoeuvring areas proposed; and 3. Any consent notices, covenants, easements or other legal instruments necessary.	
SUB-R21	Subdivision that creates building platforms for-Hazard-Sensitive Activities within the Ponding Area of the Flood Hazard Overlay or the Low Hazard Area of the Coastal Hazard Overlays
1. Activity Status: Restricted Discretionary Matters of Discretion: 1. The matters in NH-P6 for building platforms that are located in the Ponding Area of the Flood Hazard Overlay 2. The matters in CE-P6 for building platforms that are located in the Low Hazard Area of the Coastal Hazard Overlay	
SUB-R22	Subdivision that creates building platforms for-Hazard-Sensitive Activities within the Overland Flowpath Area of the Flood Hazard Overlay or the Medium Hazard Areas of the Coastal Hazard Overlays
1. Activity status: Discretionary	
SUB-R23	Subdivision that creates building platforms for-Hazard-Sensitive Activities within the Stream Corridor of the Flood Hazard Overlay, the Wellington Fault Overlay, the Ohariu Fault Overlay or the High Hazard Area of the Coastal Hazard Overlays
1. Activity status: Non-Complying	
SUB-R24	Any other subdivision
1. Activity status: Discretionary Where: a. The subdivision is not otherwise provided for as a permitted activity, controlled activity, restricted discretionary activity, or non-complying activity.	

Subdivision Standards	
SUB-S1	Access
Every allotment must have practical, physical and legal access directly to a formed legal road or by way of a registered right-of-way.	Assessment Criteria where the standard is infringed: 1. Whether the safe, efficient and effective functioning of the transport network is maintained; 2. Whether any alternative access arrangement is located, formed and constructed in a manner that is suited to the development or activity it serves;

		and	3. Whether the topography, size or shape of the site or the location of any natural or built feature(s) on the site or other requirements such as easements, rights-of-way or restrictive covenants impose constraints that make compliance impracticable.
SUB-S2	Water supply		
<p>1. Where a connection to Council's reticulated water supply systems is available, all new allotments must:</p> <ol style="list-style-type: none"> Be provided with a water supply connection at the allotment boundary, that provides the level of service in Chapter 6, Tables 6.1 and 6.2 of the Wellington Water Regional Standard for Water Services May 2019; Comply with water supply requirements in the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008; and <p>2. Where a connection to Council's reticulated water supply systems is not available, all allotments must:</p> <ol style="list-style-type: none"> Be provided with access to a self-sufficient potable water supply with a minimum volume of 10,000L; and Comply with the water supply requirements of the New Zealand Fire Service Firefighting Water Supplies Code of Practice SNZ PAS 4509:2008. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which the proposed water supply is sufficient for the development or activity it serves; The suitability of the proposed water supply for fire-fighting purposes, including effects on peoples' health and safety, and on property; Where Council's reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems; and Whether any site constraints make compliance impracticable. 		
SUB-S3	Wastewater disposal		
<p>1. Where a connection to Council's reticulated wastewater systems is available, all new allotments must be provided with a connection at the allotment boundary that provides the level of service in Chapter 5, section 5.2.3 of the Wellington Water Regional Standard for Water Services May 2019.</p> <p>2. Where a connection to Council's reticulated wastewater systems is not available, all allotments must be provided with a septic tank or soakage field or an approved alternative means to dispose of sewage in a sanitary manner within the net site area of the allotment in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.</p> <p>3. Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to ground, that area must not be subject to instability or inundation or used for the disposal of stormwater.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which the proposed wastewater disposal solution is sufficient for the development or activity it serves; The extent to which the proposed wastewater disposal solution will result in adverse effects on peoples' health and safety; Whether the proposed wastewater disposal solution may result in contamination of groundwater or stormwater, including as a result of wet weather overflows; Where Council's reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems; and Whether any site constraints make compliance impracticable. 		

SUB-S4		Stormwater management							
<ol style="list-style-type: none"> Where a connection to Council's stormwater management systems is available, all new allotments must be provided with a connection at the allotment boundary, that provides the level of service in Chapter 4 Stormwater Table 4.1, Table 4.2 and 4.3 of the Wellington Water Regional Standard for Water Services May 2019. All subdivisions must achieve hydraulic neutrality. Where a connection to Council's stormwater systems is not available and the means of stormwater disposal is to ground, that area must not be subject to instability or inundation or be used for the disposal of wastewater. 		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which the proposed stormwater management solution is sufficient for the development or activity it serves; The extent to which the proposed stormwater management solution results in adverse effects on peoples' health and safety; Whether the proposed stormwater management solution results in adverse flooding effects on other property, including on the effective function of Council's reticulated network; Where Council's reticulated system is not immediately available but is likely to be in the near future, the appropriateness of temporary systems; and Whether any site constraints make compliance impracticable. 							
SUB-S5		Telecommunications and power supply							
<ol style="list-style-type: none"> All new allotments must have provision for fibre optic cable connections to the legal boundary of the allotments. All new allotments must have provision for electricity connections to the legal boundary of the allotments. 		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which the proposed telecommunications and power supply is sufficient for the development or activity it serves; Where any reticulated telecommunications and power supply system is not immediately available but is likely to be in the near future, the appropriateness of temporary supply solutions; and Whether any site constraints make compliance impracticable. 							
SUB-S6		Number, size and shape of allotments							
<p>The following maximum allotment number and minimum size and shape limits must be complied with for any fee simple subdivision:</p> <table border="1"> <thead> <tr> <th>Standard</th> <th>Limit</th> </tr> </thead> <tbody> <tr> <td colspan="2">General Residential & Medium Density Residential Zones</td> </tr> <tr> <td>1. Maximum number of allotments following subdivision</td> <td>5</td> </tr> </tbody> </table>		Standard	Limit	General Residential & Medium Density Residential Zones		1. Maximum number of allotments following subdivision	5	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which a higher density of development is compatible with the local site context; Whether the size, shape and other physical characteristics of resulting allotments will enable feasible future development of a nature and scale that is generally anticipated by the relevant Zone provisions; The extent to which any adverse effects on privacy or sunlight access for neighbours can be 	
Standard	Limit								
General Residential & Medium Density Residential Zones									
1. Maximum number of allotments following subdivision	5								

2. Minimum size of any allotment following subdivision: a. In the Spenmoor Street Area; and b. In all other areas.	The allotment size existing as at the date of notification of this Plan 400m ²	<p>managed by allotment size, shape, orientation and topography or by landscaping, restrictions on future buildings or other mitigation;</p> <p>4. The extent to which clustering of smaller allotments and associated buildings in the Rural Zone is appropriate to the local rural character and the overall maintenance of spaciousness, compared to a more dispersed development pattern;</p> <p>5. In the Spenmoor Street Area, whether the subdivision will adversely affect the safety and efficiency of the transport network; and</p> <p>6. The effectiveness of any legal or instruments necessary to limit future intensification.</p>
3. Minimum shape requirement for any allotment following subdivision	Capable of containing a circle with radius of 7m	
Large Lot Residential Zone		
4. Minimum size of any allotment following subdivision:	3,500m ²	
General Rural Zone		
5. Maximum number of allotments following subdivision	2	
6. Minimum size of allotment that may be subdivided a. In the Horokiwi Area; b. In all other areas	nil 30ha	
7. Minimum size of any allotment following subdivision: a. In the Horokiwi Area; b. In all other areas	50ha nil	
Metropolitan Centre, Local Centre, Neighbourhood Centre, Mixed Use & General Industrial Zones		
8. Maximum number of allotments	nil	
9. Minimum allotment size	500m ²	
10. Minimum allotment shape	nil	
All other zones		
11. Maximum number of allotments	nil	
12. Minimum allotment size and shape	nil	

SUB-S7	Esplanade Reserves and Esplanade Strips
<ol style="list-style-type: none"> 1. Where any subdivision creates any allotment adjoining the CMA, an esplanade reserve or esplanade strip with a minimum width of 20m must be provided. 2. Where any subdivision creates any allotment which adjoins or contains a river whose bed has an average width of 3m or more where the river adjoins or flow through the allotment, an esplanade reserve or esplanade strip with a minimum width of 20m must be provided in accordance with section 230 of the RMA. 3. Standards SUB-S7.1 and SUB-S7.2 do not apply to the creation of any allotments in the Port Zone or the Airport Zone. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the land will maintain or enhance the ecological values and natural character, landscape, historic heritage and natural function of the adjacent surface waterbody or area of coast; 2. Whether safe public access, recreational use, and natural hazard management are: <ol style="list-style-type: none"> a. Already available and can be maintained for the future; or b. Unable to be achieved irrespective of any reserve or strip being provided due to functional needs, operational needs, physical characteristics of the land, or other practical constraints; 3. The extent to which an esplanade strip would better provide for public access, recreation, natural hazard management, and ecological values compared to an esplanade reserve; 4. Whether any reduction in width is offset by an increase in width in other locations which would result in a net positive public benefit, in terms of public access, recreation, or natural hazard management.

Assisted Housing

AH	Assisted Housing
----	------------------

Introduction

The purpose of this chapter is to support provision of assisted housing choices for low to moderate income households in Wellington City. Assisted housing is any housing type coordinated long-term by a government, local government, iwi authority or community housing provider where the cost for residents is less than the market rate. It may include long-term leases, rent-to-buy, long-term affordable rentals, subsidised co-housing, or social housing for people on low incomes.

Wellington City has high property and rental prices due to a high demand for housing combined with geographic constraints and the need for more energy-efficient forms of housing and transport. This means that the City's housing market is not efficiently providing rentals and first homes at affordable levels for low to moderate income households, at least in the short to medium term. This has adverse consequences on social diversity, economic vitality, and access to opportunity in the City.

Under Objective 1 of the National Policy Statement on Urban Development, Wellington City's urban environments need to enable all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety. Assisted housing supports people into secure housing options to help provide for their wellbeing, health and safety now and into the future.

This chapter includes a combination of contributions from new residential development towards assisted housing options, and methods to encourage construction of more assisted housing developments.

The rules in this chapter apply to the construction of new multi-unit residential buildings and residential subdivision. The draft district plan contains four possible methods for provision of assisted housing that the Council is seeking feedback on. These options are as follows:

Option 1 Controlled activity: allow developments of 100% assisted housing in the Centres Zones and the Medium Density Residential Zone to be processed as a controlled activity if it meets the zone standards.

Option 2 Height incentive: enable additional building height to be considered in the Centres Zones and the Medium Density Residential Zone if affordable or assisted housing is provided. This is a matter of discretion that Council can consider as part of "City Design Contribution" within these zones.

Option 3 Require with additional height: require multi-unit residential development in all zones that exceed the height or height to boundary standards to pay financial contributions equivalent to xx% of the value of the additional floorspace enabled by the extra height, unless assisted housing or affordable housing is otherwise provided.

Note: the quantum of contribution is waiting on the market economic assessment, but may be around 10%.

Option 4 Require all developments: require all subdivisions and multi-unit residential development to pay a financial contribution equivalent to x% of the value of the total land or floorspace, unless assisted housing or affordable housing is otherwise provided.

Note: the quantum of contribution is waiting on the market economic assessment, but may be around 2%. The amount for subdivisions may be higher if market assessment indicates a significant land value uplift happens

when subdivision consent is granted.

These methods are not exclusive. All, some, or none could be progressed into the Proposed District Plan, subject to consultation and Council decisions.

Some developments already provide assisted housing and affordable housing options, and so are not subject to assisted housing financial contributions:

- assisted housing as defined in the District Plan
- residential developments where at least 10% of the gross residential floor area is sold or transferred to a government entity, the Council, an iwi authority or a registered community housing provider, for the purpose of assisted housing
- managed care units in a Retirement Village or Rest Home
- residential units that are sold under the government's KiwiBuild scheme
- boarding houses.

Financial contributions are paid to the Council for the purpose of supplying assisted housing within Wellington City. This Chapter sets out the purpose and level of the financial contribution. A financial contribution paid to the Council is for a different purpose to any development contribution listed in the Council's current development contributions policy and will be imposed in addition to development contributions, where applicable.

Objectives	
AH-O1	<p>Purpose</p> <p>Residential development helps enable community diversity, vitality, opportunity and overall wellbeing by contributing to the provision of assisted housing for low to moderate income households.</p>

Policies	
AH-P	<p>Enable assisted housing</p>
Option 1	Provide for assisted housing developments in the Medium Density Residential Zone and the Centres Zones to be a controlled activity if standards are met.
AH-P	<p>Contribution from over-height development</p>
Option 3	Require over-height development of three or more additional residential units to contribute towards provision of assisted housing.
AH-P	<p>Contribution from 3+ unit developments</p>
Option 4	Require new residential subdivisions of three or more additional allotments, and all development of three or more additional residential units to pay a financial contribution towards provision of assisted housing.
AH-P	<p>Purpose of contributions</p>
Options 3, 4	Require that financial contributions received by the Council be used for the purposes of funding assisted housing for low to moderate income households in areas that are: <ol style="list-style-type: none"> a. within walking distance of public transport routes; and b. within walking distance of one of the Centres Zones or other area with many employment opportunities; and c. served by public open space and other social infrastructure.

Cross reference [for Option 2 – height incentive]: City Outcomes Contribution provides for affordable housing options to be considered as part of demonstrating a higher standard of design for over-height development, as identified in:

- CCZ-P12
- MCZ-P11
- NCZ-P11
- LCZ-P11
- relevant matters of discretion in RD rules of the zones listed above
- the Centres-Mixed Use Design Guide

Building and Structure Activities	
AH-R1	Construction of, or conversion of buildings or parts of buildings to, multi-unit assisted housing
Medium Density Residential Zone City Centre Zone Metropolitan Centre Zone Local Centre Zone Neighbourhood Centre Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <ol style="list-style-type: none"> The residential units are operated as assisted housing; and The building(s) are comprised only of residential units, with any ancillary services and communal spaces for the residents, except that the ground floor may be used for commercial activities; and The building(s) are intended to be used for assisted housing on a long-term basis; and Compliance with the Effects Standards in the relevant zone is achieved. <p>2. If compliance with any of the requirements in AH-R1.1. cannot be achieved, the relevant rule in the zone chapter applies and AH-R1 does not apply.</p> <p>3. Matters of control are:</p> <ol style="list-style-type: none"> Consent notices, or covenants supported by memoranda of encumbrance if new allotments are not being created, to ensure the residential units remain as assisted housing on a long-term basis; and The Residential Design Guide and any other Design Guide relevant to the zone; and The extent and effect of any identifiable site constraints; and The availability and connection to three waters infrastructure. <p>Notification: An application for resource consent made in respect of rule AH-R1 is precluded from being either publicly or limited notified.</p>
AH-R2	Activities resulting in 3 or more additional residential units above height standards
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> Compliance with standard AH-S1 is achieved. <p>2. This rule does not apply to:</p> <ol style="list-style-type: none"> Assisted housing delivered by a government entity, the Council, an iwi authority or a registered community housing provider; or Residential developments where at least 10% of the gross residential floor area is sold or transferred to a government entity, the Council, an iwi authority or a registered community housing provider, with a covenant or other legal instrument to ensure that the residential units remain as assisted housing on a long-term basis; or Managed care units in a Retirement Village (as defined by the Retirement Villages Act 2003) or Rest Home (under the Health and Services Disability Act 2001); or Residential units that are sold under the government's KiwiBuild scheme; or Boarding houses (as defined by the Residential Tenancies Act 1986).

	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of Rule AH-R2.1 cannot be achieved.</p>
AH-R3	Activities resulting in 3 or more additional residential units
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with standard AH-S2 is achieved; or</p> <p>b. The activity is on an allotment that has been subject to a financial contribution under Rule AH-R4.</p> <p>2. This rule does not apply to:</p> <p>a. Assisted housing delivered by a government entity, the Council, an iwi authority or a registered community housing provider; or</p> <p>b. Residential developments where at least 10% of the gross residential floor area is sold or transferred to a government entity, the Council, an iwi authority or a registered community housing provider, with a covenant or other legal instrument to ensure that the residential units remain as assisted housing on a long-term basis; or</p> <p>c. Managed care units in a Retirement Village (as defined by the Retirement Villages Act 2003) or Rest Home (under the Health and Services Disability Act 2001); or</p> <p>d. Residential units that are sold under the government's KiwiBuild scheme; or</p> <p>e. Boarding houses (as defined by the Residential Tenancies Act 1986).</p>
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with Rule AH-R3.1 cannot be achieved.</p>
AH-R4	Subdivision that creates 3 or more vacant allotments
General Residential Zone Medium Density Residential Zone	<p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. Compliance with standard AH-S3 is achieved.</p> <p>2. This rule does not apply to:</p> <p>a. Subdivision by a government entity, the Council, an iwi authority or a registered community housing provider; or</p> <p>b. Residential developments where at least 10% of the gross subdivided allotments are sold or transferred to a government entity, the Council, an iwi authority or a registered community housing provider, with a covenant or other legal instrument to ensure that the allotments are used to provide assisted housing on a long-term basis; or</p> <p>c. Managed care units in a Retirement Village (as defined by the Retirement Villages Act 2003) or Rest Home (under the Health and Services Disability Act 2001); or</p> <p>d. Serviced lots that are sold under the government's KiwiBuild scheme.</p>
	<p>1. Activity status: Discretionary</p> <p>Where:</p>

a. Compliance with Rule AH-R4.1 cannot be achieved.

Effects Standards	
AH-S1	Financial contribution (Option 3)
<p>1. Activities resulting in 3 or more additional residential units that have additional residential floor space located above the maximum height or maximum height to boundary standards in the applicable zone rules, must pay a financial contribution to the Council equal to:</p> <ul style="list-style-type: none"> a. xx% of the estimated sales value of the residential floor space located above the maximum height or maximum height to boundary standards, as calculated by the Council; or b. \$xx per m2 of the residential floor space located above the maximum height or maximum height to boundary standards. <p>Note: these financial contribution amounts will be selected in accordance with the market economic assessment.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The amount of the contribution, having regard to: <ul style="list-style-type: none"> a. Whether the site or development has unique or unusual characteristics which mean that a financial contribution is unnecessary or inappropriate; b. Whether the contribution would impose a significant financial burden that would make the development unviable, as demonstrated by a site-specific development feasibility assessment using industry-accepted assessment methodologies; 2. A reduction in financial contribution due to provision of assisted housing elsewhere, such as provision of allotments or residential units to a community housing provider; 3. Scheduling or staging of payments.
AH-S2	Financial contribution for new residential units (Option 4)
<p>2. Activities resulting in 3 or more additional residential units must pay a financial contribution to the Council equal to:</p> <ul style="list-style-type: none"> a. xx% of the estimated sales value of all new residential units, as calculated by the Council; or b. \$xx per m2 of the new residential floor space. <p>Note: these financial contribution amounts will be selected in accordance with the market economic assessment.</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The amount of the contribution, having regard to: <ul style="list-style-type: none"> a. Whether the site or development has unique or unusual characteristics which mean that a financial contribution is unnecessary or inappropriate; b. Whether the contribution would impose a significant financial burden that would make the development unviable, as demonstrated by a site-specific development feasibility assessment using industry-accepted assessment methodologies; 2. A reduction in financial contribution due to provision of assisted housing elsewhere, such as provision of allotments or residential units to a community housing provider; 3. Scheduling or staging of payments.
AH-S3	Financial contribution for new allotments (Option 4)
<p>1. Subdivision that creates 3 or more vacant allotments must pay a financial contribution to the Council equal to xx% of the estimated sales value</p>	<p>Assessment criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The amount of the contribution, having regard to:

<p>of the new allotments, as calculated by the Council.</p> <p>Note: these financial contribution amounts will be selected in accordance with the market economic assessment.</p>	<ul style="list-style-type: none">a. Whether the site or development has unique or unusual characteristics which mean that a financial contribution is unnecessary or inappropriate;b. Whether the contribution would impose a significant financial burden that would make the development unviable, as demonstrated by a site-specific development feasibility assessment using industry-accepted assessment methodologies; <ul style="list-style-type: none">2. A reduction in financial contribution due to provision of assisted housing elsewhere, such as provision of allotments or residential units to a community housing provider;3. Taking of land instead of monetary financial contribution, if this improves the supply of assisted housing or affordable housing generally;4. Scheduling or staging of payments.
---	--

Coastal Environment

CE	Coastal Environment
-----------	----------------------------

Introduction

Coastal Environment

The purpose of this chapter is to manage the effects of activities on the Coastal Environment.

Wellington City's coastal environment extends for over 100 kilometres and represents the area inland from mean high water springs where coastal processes, influences or qualities are significant.

This chapter only applies to the inland extent of the coastal environment, which is identified on the district plan maps. Any activities within the coastal marine area fall within the responsibility of Greater Wellington Regional Council.

Narrow shore platforms and steep escarpment and cliff faces are typical along this coastline, particularly around the south and west coasts where exposure to rigorous environmental conditions has helped shape rugged landforms.

Areas of Wellington's coastline are largely undeveloped (the western and southern areas) while the urban areas have been heavily modified, with public roads present nearly the entire length of the coastline around the harbour from Sinclair Head to Petone, with residential and commercial development having modified the natural character throughout this area.

Wellington's coastline contributes to the character and identity of the City, and while exposed to natural hazards it also provides amenity, recreation opportunities, cultural and social value to the community, and is a place of importance to tangata whenua.

The direction in the New Zealand Coastal Policy Statement is to preserve and restore all natural character of the coastal environment. Within the coastal environment in the Wellington District, areas of very high and high coastal natural character, areas of outstanding natural features and landscapes, and significant natural areas have been identified using the criteria of the Wellington Regional Policy Statement. This chapter introduces provisions to protect those identified values from inappropriate subdivision use and development. The identified values can be found in SCHED11, SCHED12 and SCHED 13.

The New Zealand Coastal Policy Statement 2010 also requires development to be set back from the coastal marine area and other water bodies, where practicable and reasonable. For this reason, within the landward extent of the coastal environment, riparian margin setbacks and a coastal margin setback are applied. Within these coastal and riparian margins, activities are restricted, similar to the management of activities in the natural character chapter. This is to ensure that these sensitive areas are managed in a way that protects the natural character, open space, public access and amenity values of the coastal environment. Activities are still able to be undertaken within these areas, however activities such as new buildings will require consent to ensure the effects are minor and consider the character of the area. The coastal and riparian margin provisions do not apply in highly modified areas like the Port Zone or the City Centre Zone.

Public access is to be encouraged and managing activities within coastal margins allows for the consideration of the effects of proposals on existing or future public access. Any specific public access provisions relating to

the coastal environment are contained in the Public Access chapter.

Coastal Hazards

Wellington City's coastal environment is susceptible to a range of coastal hazards, which are mapped as Coastal Hazard Overlays. These include:

1. Tsunami;
2. Coastal erosion; and
3. Coastal inundation.

This Chapter's objectives, policies and rules provide the framework for ensuring that the risks of coastal hazards that threaten people and property are recognised and provided for, while also taking into account climate change effects over time. Given the continued uncertainty associated with the rate of sea level rise, the different sea level rise scenarios as outlined in the Ministry for the Environment 'Preparing for Coastal Change' (2017) guidance have been used to form the basis of the mapping of these hazards.

The Natural Hazards Chapter (NH) provides a comprehensive assessment of the risk-based approach including a break-down of the susceptibility of different activities and the corresponding sensitivities to natural hazards. The assessment against the risk-based approach within the natural hazard chapter is equally applicable to coastal hazards, and therefore is not duplicated in this chapter.

Note for Draft District Plan consultation: the proposed coastal hazard provisions, particularly those relating to tsunami hazards, are in an early stage of development and are likely to change between the draft and final proposed provisions.

Cross references to 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 chapters also contain provisions that may be relevant for your activity, including:

- **Ecosystems and Indigenous Biodiversity** - Policies and Rules relating to Significant Natural Areas in the Coastal Environment are located in the Ecosystems and Indigenous Biodiversity Chapter.
- **Natural Features and Landscapes** - Policies and Rules relating to ONFLs and SALs in the Coastal Environment are located in the Natural Features and Landscapes Chapter
- **Public access** – the Public Access Chapter contains additional policy direction relating to public access within the coastal environment.
- **Subdivision** - Policies and Rules relating to Subdivision in the Coastal Environment are located in the Subdivision Chapter
- **Earthworks** - Policies and Rules relating to Earthworks in the Coastal Environment are located in the Earthworks Chapter.
- **Infrastructure** - Policies and Rules relating to Infrastructure in the Coastal Environment are located in the Infrastructure Chapter
- **Renewable Electricity Generation** - Policies and Rules relating to renewable electricity generation in the Coastal Environment are located in the Renewable Electricity Generation Chapter

Objectives

CE-O1

Coastal environment

The natural character and qualities that contribute to the natural character within the landward extent of the coastal environment are maintained and, where appropriate, restored or

	enhanced.
CE-02	Very High and High Coastal Natural Character The identified characteristics and values of areas of Very High and High Coastal Natural Character in the landward extent of the coastal environment are preserved and protected from inappropriate subdivision, use and development.
CE-03	Coastal Margins and Riparian Margins Coastal margins and riparian margins in the landward extent of the coastal environment are protected from inappropriate subdivision, use and development.
CE-04	Customary Harvesting Tangata whenua are able to exercise customary harvesting within the landward extent of the coastal environment.

Objectives – Coastal Hazards

CE-05	Risk from Coastal Hazards Subdivision, use and development in the Coastal Hazard Overlays reduces the risk to people, property, and infrastructure.
CE-06	Natural features Natural features that reduce the susceptibility of people, property, and infrastructure from damage by coastal hazards are maintained or enhanced.
CE-07	Airport, Port and Railway Operations Airport, Port and Railway activities are provided for, while also ensuring that subdivision, development and use in land occupied by Airport, Port and Railway activities reduces the risk to people, property, and infrastructure.

Policies

CE-P1	Use and development Provide for use and development in the landward extent of the coastal environment where it: <ol style="list-style-type: none"> 1. Consolidates existing urban areas; and 2. Does not establish new urban sprawl along the coastline.
CE-P2	Restoration and enhancement Provide for restoration or rehabilitation of the natural character values and coastal and riparian margins within the landward extent of the coastal environment by: <ol style="list-style-type: none"> 1. Recognising the values present that could be enhanced; 2. Encouraging natural regeneration of indigenous species, including where practical the removal of pest species; 3. Rehabilitating dunes or other natural coastal features or processes; 4. Restoring or protecting riparian and coastal margins; 5. Removing redundant structures that do not have heritage or amenity value; 6. Modifying structures that interfere with coastal or ecosystem processes; or 7. Providing for mana whenua to exercise their responsibilities as kaitiaki to protect, restore and maintain areas of indigenous biodiversity.

CE-P3	<p>Customary Harvesting</p> <p>Recognise and provide for tangata whenua to exercise customary harvesting within the landward extent of the coastal environment in accordance with tikanga Māori and traditional cultural practices.</p>
CE-P4	<p>Use and development in areas of very high or high coastal natural character</p> <p>Provide for use and development in areas of very high or high coastal natural character in the coastal environment where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects on the identified values described in {Link, 18414,SCHED13 are avoided and any other adverse effects on the identified values described in {Link, 18414,SCHED13 are avoided remedied or mitigated; 2. It can be demonstrated that: <ol style="list-style-type: none"> a. The particular values and characteristics of the areas of very high or high coastal natural character as identified in {Link, 18414,SCHED13 are protected from inappropriate use and development, considering the extent to which the values and characteristics of the area are vulnerable to change including the effects of climate change and other natural processes; b. Any proposed earthworks, building platforms and buildings or structures are of a scale and prominence that respects the identified values and the design and development integrates with the existing landform and dominant character of the area; c. The duration and nature of adverse effects are limited; d. There is a functional or operational need for the activity to locate in the area; e. There are no reasonably practical alternative locations that are outside of the coastal environment or are less vulnerable to change; and f. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
CE-P5	<p>Use and development within coastal and riparian margins in the coastal environment – located inside the Port Zone, Airport Zone or City Centre Zone</p> <p>Enable use and development within the coastal and riparian margins where it is located in the highly modified Port Zone, Airport Zone or City Centre Zone.</p>
CE-P6	<p>Use and development within coastal and riparian margins in the coastal environment – located outside the Port Zone, Airport Zone and the City Centre Zone</p> <p>Only allow new use and development within coastal and riparian margins within the coastal environment outside of the Port Zone, Airport Zone or the City Centre Zone where:</p> <ol style="list-style-type: none"> 1. Any significant adverse effects on the natural character of the coastal environment are avoided and any other adverse effects on the natural character of the coastal environment are avoided, remedied or mitigated; 2. It can be demonstrated that: <ol style="list-style-type: none"> a. Any proposed earthworks, building platform, building or structure are able to integrate with the existing landform and do not dominate the natural character of the area; b. There is a functional or operational need for the activity to locate within the coastal or riparian margin; c. There are no reasonably practical alternative locations that are outside of the coastal or riparian margins or are less vulnerable to change; and d. Restoration or rehabilitation planting of indigenous species will be incorporated to mitigate any adverse effects.
CE-P7	<p>Vegetation removal in the coastal environment</p>

	<p>Manage the removal of vegetation in the coastal environment as follows:</p> <ol style="list-style-type: none"> 1. Allow for the removal of vegetation in the coastal environment outside of areas of very high or high coastal natural character. 2. Allow for the removal of exotic vegetation in the coastal environment within areas of very high or high coastal natural character. 3. Only allow for the removal of indigenous vegetation in the coastal environment within areas of very high or high coastal natural character that: <ol style="list-style-type: none"> a. Is of a scale that maintains the identified values; or b. Is associated with ongoing maintenance of existing public accessways.
CE-P8	<p>Inappropriate activities in the coastal environment</p> <p>Avoid the establishment of inappropriate activities within the coastal environment.</p>

Policies – Coastal Hazards	
CE-P9	<p>Identification of coastal hazards</p> <p>Identify coastal hazards within the District Plan and take a risk-based approach to the management of subdivision, use and development based on the following:</p> <ol style="list-style-type: none"> 1. The sensitivity of the activities to the impacts of coastal hazards; 2. The risk posed to people, property, and infrastructure, by considering the likelihood and consequences of different coastal hazard events.
CE-P10	<p>Levels of Risk</p> <p>Subdivision, use and development reduces the risk to people, property, and infrastructure by:</p> <ol style="list-style-type: none"> 1. Enable subdivision, use and development that have either low occupancy, risk, or replacement value within the Coastal Hazard Overlays; 2. Requiring mitigation for subdivision, use and development that addresses the impacts from the relevant coastal hazards to people, property, and infrastructure in the low and medium hazard areas; and 3. Avoiding subdivision, use and development in the high hazard area unless there is a functional and operational need for the building or activity to be located in this area and incorporates mitigation measures are incorporated that reduces the risk to people, property, and infrastructure.
CE-P11	<p>Less Hazard Sensitive Activities</p> <p>Allow Less Hazard Sensitive Activities within all Hazard Areas of the Coastal Hazards Overlays.</p>
CE-P12	<p>Additions to buildings for Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the Medium Coastal Hazard Area and High Coastal Hazard Area</p> <p>Enable additions to buildings that accommodate existing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities within the Medium Coastal Hazard Area and High Coastal Hazard Area, where:</p> <ol style="list-style-type: none"> 1. They enable the continued use of the existing building; 2. The risk from the coastal hazard is low due to either: <ol style="list-style-type: none"> a. Proposed mitigation measures; or b. The size of the addition; 3. The risk to adjacent people, property, and infrastructure would reduce or not be increased as a result of the activity proceeding when compared to the existing situation.
CE-P13	<p>Hazard Sensitive Activities within the Low Coastal Hazard Areas</p>

	Provide for Hazard Sensitive Activities within the Low Coastal Hazard Areas where it can be demonstrated that the activity incorporates measures that reduce or not increase the risk to people, property, and infrastructure.
CE-P14	Potentially Hazard Sensitive Activities within the Medium Coastal Hazard Area Provide for Potentially Hazard Sensitive Activities within the Medium Coastal Hazard Area, where the activity incorporates measures that reduce or not increase the risk to people, property, and infrastructure.
CE-P15	Residential Unit in the Low Coastal Hazard Area and Medium Coastal Hazard Area Provide for up to two residential units on a site within the Low Coastal Hazard Area and Medium Coastal Hazard Area.
CE-P16	Hazard-Sensitive Activities in the Medium Coastal Hazard Areas Only allow Hazard-Sensitive Activities in the Medium Coastal Hazard Area where: <ol style="list-style-type: none"> 1. The activity incorporates measures that demonstrate that reduce or not increase the risk to people, property, and infrastructure; and 2. People can evacuate safely during a coastal hazard event.
CE-P17	Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Coastal Hazard Area Avoid Hazard-Sensitive Activities and Potentially-Hazard-Sensitive Activities in the High Coastal Hazard Areas unless it can be demonstrated that: <ol style="list-style-type: none"> 1. The activity has an operational or functional need to locate within the High Coastal Hazard Area; 2. The activity incorporates measures that demonstrate that reduce or not increase the risk to people, property, and infrastructure; and 3. People can evacuate safely during a coastal hazard event.
CE-P18	Airport, Port and Railway Yard Operations in the Coastal Hazards Overlay Enable subdivision, development and use associated with the Wellington airport, port and railway yards within the Coastal Hazard Overlays, where they do not involve the construction of new buildings which will be occupied by members of the public, or workers associated with either of these activities or the creation of vacant allotments.
CE-P19	New buildings which will be occupied by members of the public, or workers associated with the Airport, Port and Railway Activities in the Coastal Hazards Overlays Manage subdivision, development and use associated with the Wellington airport, port and railway yards within the Coastal Hazard Overlays where they involve the construction of new buildings which will be occupied by members of the public, or workers associated with either of these activities by ensuring that: <ol style="list-style-type: none"> 1. The activity incorporates measures that reduce or not increase the risk to people, property, and infrastructure; and 2. People can evacuate safely during a coastal hazard event.
CE-P20	Natural Features Protect, restore, and enhance natural features where they will reduce the existing risk posed by coastal hazards to people, property, and infrastructure.
CE-P21	Soft engineered coastal hazard mitigation works

	Enable soft engineered coastal hazard mitigation works undertaken by a Crown entity or their nominated contractors or agents within the identified Coastal Hazard Overlay where they will reduce the risk from coastal hazards to people, property and infrastructure.
CE-P22	<p>Soft Engineering and Planning Coastal Hazard Mitigation Works</p> <p>Encourage soft engineering measures when undertaking planned coastal hazard mitigation works within the identified Coastal Hazard Overlays where they will reduce the risk from coastal hazards risk to people, property and infrastructure.</p>
CE-P23	<p>Hard Engineering Measures</p> <p>Only allow for hard engineering measures for the reduction of the risk from coastal hazards where:</p> <ol style="list-style-type: none"> 1. The engineering measures are needed to protect existing nationally and regionally significant infrastructure and it can be demonstrated that there is no practicable alternative; 2. There is an immediate risk to life or private property from the coastal hazard; 3. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures; 4. It avoids the modification or alteration of natural features and systems in a way that would compromise their function as natural defences; and 5. Hard engineering structures are designed to minimise adverse effects on the coastal environment Significant natural features and systems and any adverse effects are avoided; remedied or mitigated; and 6. It can be demonstrated that soft engineering measures would not provide an appropriate level of protection in relation to the significance of the risk.

Land Use Activities	
CE-R1	Customary harvesting by tangata whenua within the coastal environment
All zones	1. Activity status: Permitted
CE-R2	Restoration and enhancement activities within the coastal environment -
	<ul style="list-style-type: none"> • outside of areas of very high or high coastal natural character; and • outside of coastal and riparian margins
All zones	1. Activity status: Permitted
CE-R3	Restoration and enhancement activities within the coastal environment -
	<ul style="list-style-type: none"> • within areas of very high or high coastal natural character; or • within coastal or riparian margins
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The works are for the purpose of restoring or maintaining the Coastal Natural Character by: <ol style="list-style-type: none"> i. Planting eco-sourced local indigenous vegetation; ii. Carrying out animal pest control activities;

	<ul style="list-style-type: none"> iii. Carrying out activities in accordance with a registered protective covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977; or iv. Carrying out activities in accordance with a Reserve Management Plan approved under the Reserves Act 1977; or v. mana whenua in accordance with the principle of kaitiakitanga.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of CE-R3.1.a cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in CE-P2. <p>Notification Status: an application under this rule is precluded from being publicly notified in accordance with section 95A of the RMA.</p>
CE-R4	Vegetation trimming or removal within the coastal environment outside of areas of very high or high coastal natural character
All zones	1. Activity status: Permitted
CE-R5	Exotic vegetation trimming or removal within the coastal environment within areas of very high or high coastal natural character
All zones	1. Activity status: Permitted
CE-R6	Indigenous vegetation trimming or removal within the coastal environment within areas of very high or high coastal natural character but outside of SNAs
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with CE-S1 is achieved.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of CE-R6.1.a cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed standard.
CE-R7	Any activity within the coastal environment not otherwise listed as permitted, restricted discretionary or non-complying within areas of very high or high coastal natural character; or within coastal or riparian margins
All zones	1. Activity status: Discretionary
CE-R8	New quarrying, mining, plantation forestry and intensive indoor primary production activities within the coastal environment
All zones	1. Activity status: Non-complying

Building and Structure Activities

CE-R9	Construction, addition or alteration of buildings and structures for natural hazard mitigation purposes where carried out within the coastal environment by a Regional or Territorial Authority, or an agent on their behalf
All zones	1. Activity status: Permitted
CE-R10	Construction, addition or alteration of buildings and structures, within the coastal environment - <ul style="list-style-type: none"> • outside of areas of very high or high coastal natural character; and • outside of coastal and riparian margins
All zones	1. Activity status: Permitted Where: a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones.
All zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CE-R10.1.a cannot be achieved; Matters of discretion are restricted to: 1. The matters in CE-P1, PA-P1, PA-P2 and PA-P3.
CE-R11	Construction, addition or alteration of buildings and structures within the coastal environment and within areas of very high or high coastal natural character
All zones	1. Activity status: Permitted Where: a. A maximum of one building or structure per site; and b. Compliance with CE-S2 is achieved.
All zones	2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of CE-R11.1 cannot be achieved; Matters of discretion are restricted to: 1. The matters in CE-P1, CE-P4, PA-P1, PA-P2 and PA-P3 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards
CE-R12	Additions and alterations to existing buildings and structures within in the coastal environment and within coastal or riparian margins
All zones	1. Activity status: Permitted Where: a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones.
All zones	2. Activity status: Restricted Discretionary

	<p>Where:</p> <p>a. Compliance with the requirements of CE-R12.1.a cannot be achieved; Matters of discretion are restricted to:</p> <p>1. The matters in CE-P1, {Link, 7675,PA-P1, {Link, 7676,PA-P2 and PA-P3</p>
CE-R13	Construction of buildings and structures within in the coastal environment and within coastal or riparian margins
Commercial Port Zone Airport Zone City Centre Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the rules and standards for buildings and structures in the underlying zones</p>
Commercial Port Zone Airport Zone City Centre Zone	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R13.1.a cannot be achieved; Matters of discretion are restricted to:</p> <p>1. The matters in CE-P6, PA-P1, PA-P2 and PA-P3.</p>
All other zones	<p>3. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in CE-P1 and CE-P6, PA-P1, PA-P2 and PA-P3.</p>

Rules – Coastal Hazards	
CE-R14	Less Hazard Sensitive Activities within the Coastal Hazard Overlays
All zones	1. Activity status: Permitted
CE-R15	Soft engineering coastal hazard mitigation works undertaken by a Crown entity or their nominated contractor or agent within the Coastal Hazard Overlays
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The works must be undertaken by either Crown entity, Regional or Territorial Authority or an agent on their behalf for the express purpose of coastal hazard mitigation works.</p>
CE-R16	Additions to Buildings within the Coastal Hazard Overlays
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The additions are to a Hazard-Sensitive Activity or Potentially-Hazard-Sensitive Activity in the Low Coastal Hazard Area;</p> <p>b. The additions are to buildings for a Less Hazard Sensitive Activity in either the Low</p>

	<p>Coastal Hazard Area, Medium Coastal Hazard Area or High Coastal Hazard Area;</p> <p>c. The additions are to a Potentially Hazard Sensitive Activity in the Medium Coastal Hazard Area and they do not increase the building footprint by more than 40m²; or</p> <p>d. The additions are to a Hazard-Sensitive Activity in the Medium Coastal Hazard Area and they do not increase the building footprint by more than 20m².</p>
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R16.1.c or CE-R16.1.d cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in CE-P12.</p>
All zones	<p>3. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The additions are to Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the High Coastal Hazard Area and the building finished floor level is above the inundation depth for either sea level rise or tsunami (whichever is greater if more than one of these hazards impact a site), where this finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matter in CE-P12.</p>
All zones	<p>4. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R3.3.a cannot be achieved.</p>
CE-R17	Residential Units in the Low Coastal Hazard Area and Medium Coastal Hazard Area
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The development involves the construction of one additional residential unit to a site; and</p> <p>b. The total number of residential units on a site is no more than two; and</p> <p>c. The residential unit has a floor level above the inundation depth for either sea level rise or tsunami (whichever is greater), where this finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</p>
All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of CE-R17.1 cannot be achieved.</p>
CE-R18	Airport, Port and Railway Activities within the Coastal Hazard Overlay
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p>

	<p>a. It does not involve the construction of a building that would be occupied by more than 5 employees of the activity, or any members of the public; or</p> <p>b. It does not involve the conversion of an existing building into a building that would be occupied by more than 5 employees of the activity, or any members of the public.</p>
All zones	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R18.1 cannot be achieved</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in CE-P19.</p>
CE-R19	Potentially Hazard Sensitive Activities in the Low Coastal Hazard Area
All zones	<p>1. Activity status: Permitted</p>
CE-R20	Hazard Sensitive Activities (excluding a single residential unit) in the Low Coastal Hazard Area
All zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. Any building associated with a Hazard-Sensitive Activity within the Low Coastal Hazard Area must be above the inundation depth for tsunami, where this finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</p>
All zones	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R20.1.a cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matter in CE-P13.</p>
CE-R21	Potentially Hazard Sensitive Activities in the Medium Coastal Hazard Area
All zones	<p>1. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Any building associated with a Potentially-Hazard-Sensitive Activity within the Medium Coastal Hazard Area must be above the inundation depth for either sea level rise or tsunami (whichever is greater if more than one of these hazards impact a site), where this finished floor level is to the bottom of the floor joists or the base of the concrete floor slab.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in CE-P14.</p>
All zones	<p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CE-R21.1.a cannot be achieved.</p>

CE-R22	All hard engineering measures in the High Coastal Hazard Area
All zones	1. Activity Status: Discretionary
CE-R23	Potentially Hazard Sensitive Activities within the High Coastal Hazard Area
All zones	1. Activity status: Discretionary
CE-R24	Hazard Sensitive Activities within the Medium Coastal Hazard Area
All zones	1. Activity status: Discretionary
CE-R25	Hazard Sensitive Activities within the High Coastal Hazard Area
All zones	1. Activity status: Non-Complying

Standards		
CE-S1	Indigenous vegetation trimming or removal within in the coastal environment and within areas of very high or high coastal natural character	
All zones	<p>1. Indigenous vegetation removal must not exceed 50m² in total area per 12 month contiguous period per site.</p> <p>The following are exempt from the maximum permitted area of removal:</p> <ol style="list-style-type: none"> 3m from the external wall of an existing building 1m width either side of a fence or other structure 2.5m in total width for maintenance of public access track (where undertaken by WCC, GWRC or their agents) removal is required in accordance with sections 43 or 64 of the Fire and Emergency New Zealand Act 2017. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The effects on identified Coastal Natural Character values, ecological values or landscape values in the area and measures proposed to avoid, remedy or mitigate the adverse effects.
CE-S2	New buildings and structures within the coastal environment and within areas of very high or high coastal natural character	
All zones	<p>1. Buildings or structures in areas of very high or high coastal natural character must not exceed:</p> <ol style="list-style-type: none"> A maximum height of 5m above ground level; A reflectance value no greater than 30% within Groups A, B or C within BS5252 standard colour palette for the exterior finish of the building or structure; and A gross floor area of 50m² 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Whether the building or structure and its scale and location is integrated into the landform to limit prominence and protect the identified values and characteristics and any measures to avoid, remedy or mitigate the adverse effects; The effect of the reflectivity and colour of external materials on the identified values and characteristics

Earthworks

EW	Earthworks
-----------	-------------------

Introduction

The purpose of the Earthworks Chapter is to provide for the sustainable management of earthworks.

Earthworks are essential to the development of the City. They create level and managed gradients for buildings, roads, paths, parking areas, recreation facilities and the installation of services. They are integral to the construction and development process. Associated structures provide for the retention of land and the management of landslips.

The undertaking of earthworks and construction of associated structures can have adverse short or long-term effects on the environment if poorly designed or managed, or if undertaken in inappropriate areas. These effects may include:

- Increasing risks to the sites where earthworks are undertaken and to neighbouring properties from natural hazards, including landslips;
- Slope destabilisation;
- Accelerating erosion of land, sedimentation of water bodies and their margins, with resulting impacts on water quality and ecological, cultural and recreational values;
- Impacting the amenity enjoyed by people or damaging other properties as a result of the poor management of earth, sediment or dust;
- Impacting visual amenity due to the scale and appearance of earthworks; and
- Impacting the safety of the roading network from the associated transport of materials.

To a large extent, these effects can be addressed through careful design and management of physical works. The provisions of this Chapter provide the basis for addressing the above effects.

Responsibilities

GWRC has a key role under the RMA in conserving soil, maintaining and enhancing water quality and aquatic ecosystems and avoiding or mitigating natural hazards. In practice, this means that:

- Both the Council and GWRC have functions and responsibilities for the control of earthworks;
- The Council focuses on:
 - ◊ Managing issues associated with instability, visual amenity, dust nuisance and road safety for all earthworks; and
 - ◊ Addressing erosion and sediment effects associated with smaller earthworks (being those up to and including areas 3,000m² in size); while
- GWRC manages erosion and sediment effects on larger sites, above that 3,000m² threshold, and earthworks on all sites in proximity to water bodies, among other matters.

Application of rules in this Chapter

EW-R1, EW-R2 and EW-R3 are the only earthworks rules that apply where the specific activities described in those rules are concerned.

EW-R4 applies to all earthworks activities others than those described in EW-R1, EW-R2 and EW-R3 i.e., all the earthworks activities described in EW-R5 to EW-R23 must also comply with the requirements of EW-R4 including the applicable standards. The only exceptions to this are where EW-R5 to EW-R23 require compliance with specific standards (e.g., those relating to area or cut height or fill depth) that are more stringent than the standards specified in EW-R4. In these cases, the more stringent standards apply and are cross-referenced to directly in the relevant rule.

EW-R24 applies with respect to structures used to retain or stabilise landslips. Other earthworks rules may also apply, depending on the nature and scope of any broader project that the construction of such structures may form a part.

The provisions of this Chapter do not apply to quarrying activities provided for in the Special Purpose Quarry Zone.

The provisions of this Chapter do not apply in relation to activities provided for in the Infrastructure Chapter.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the Earthworks chapter, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters.
- **Historic Heritage and Sites and Areas of Significance to Māori** – Areas in which earthworks are proposed may contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the [Sites and Areas of Significance to Māori Chapter](#) and [Historic Heritage Chapter](#).
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Infrastructure** - Provisions relating to infrastructure are located in the Infrastructure Chapter

Objectives

EW-01	<p>Management of earthworks</p> <p>Earthworks are undertaken in a manner that:</p> <ol style="list-style-type: none"> 1. Is consistent with the anticipated scale and form of development in the relevant zone; 2. Minimises adverse effects on visual amenity values, including changes to natural landforms; 3. Minimises erosion and sediment effects beyond the site; and 4. Protects the safety of people and property.
--------------	---

Policies

EW-P1	<p>Co-ordination and integration with development and subdivision</p> <p>Provide for the efficient integration of earthworks and associated subdivision and development by:</p> <ol style="list-style-type: none"> 1. Encouraging joint applications for land use and subdivision; and 2. Ensuring earthworks proposals provide finished landforms that can be feasibly developed or are fit for the future intended purpose.
EW-P2	<p>Provision for minor earthworks</p> <p>Enable the efficient use and development of land by providing for earthworks and associated structures where:</p>

	<ol style="list-style-type: none"> 1. The risk associated with instability is not increased; 2. Erosion, dust and sedimentation effects on land and water bodies will be minimal; and 3. Effects on visual amenity would be insignificant.
EW-P3	<p>Maintaining stability</p> <p>Require earthworks to be designed and carried out in a manner that maintains slope stability.</p>
EW-P4	<p>Erosion, dust and sediment control</p> <p>Require earthworks to adopt effective measures to manage the potential for:</p> <ol style="list-style-type: none"> 1. Erosion, and the movement sediment beyond the site, and in particular into surface water, where proposals for earthworks no greater than 3,000m² in area are concerned; and 2. The movement of dust beyond the site, where all proposals for earthworks are concerned.
EW-P5	<p>Effects on earthworks on landform and visual amenity</p> <p>Require earthworks and associated structures, including structures used to retain or stabilise landslips, to be designed and constructed to minimise adverse effects on natural landforms and visual amenity.</p>
EW-P6	<p>Earthworks and the transport network</p> <p>Require any transport of earth and cleanfill material to and from any site to be undertaken in a way that minimises adverse effects on surrounding amenity and the safety of the transport network.</p>
EW-P7	<p>Earthworks on the site of scheduled heritage buildings and structures, and within heritage areas</p> <p>Manage earthworks within sites occupied by scheduled heritage buildings and structures, and within heritage areas, having regard to:</p> <ol style="list-style-type: none"> 1. The identified heritage values of the scheduled heritage building, structure or heritage area and the extent to which the earthworks would detract from those identified values and setting; and 2. Whether the earthworks can be achieved without altering the significance of the scheduled heritage building, structure or heritage area.
EW-P8	<p>Earthworks within the root protection area of notable trees</p> <p>Require earthworks to be located outside of the root protection area of notable trees unless the earthworks will not compromise:</p> <ol style="list-style-type: none"> 1. The long-term health of the scheduled notable tree; and 2. The values of the notable tree.
EW-P9	<p>Minor earthworks within significant natural areas</p> <p>Enable earthworks within Significant Natural Areas identified within SCHED8 and SCHED9 where they are of a minor scale and nature that maintains the identified biodiversity values.</p>
EW-P10	<p>Earthworks within significant natural areas</p> <p>Provide for earthworks of a more than minor scale within Significant Natural Areas where it can be demonstrated that any adverse effects on indigenous biodiversity values are addressed in accordance with ECO-P2 and the matters in ECO-P4 and ECO-P7.</p>

EW-P11	<p>Earthworks within areas of very high or high coastal natural character within the Coastal Environment</p> <p>Provide for earthworks within areas of very high or high coastal natural character within the Coastal Environment where:</p> <ol style="list-style-type: none"> 1. They are of a scale and for a purpose that maintains or restores the identified values described in SCHED13, including restoration and conservation activities; 2. There is a functional need or operational need for the earthworks to be undertaken within an area of very high or high coastal natural character; and 3. There are no reasonably practical alternative locations outside of these areas.
EW-P12	<p>Earthworks within riparian margins</p> <p>Provide for earthworks within riparian margins where:</p> <ol style="list-style-type: none"> 1. They are of a scale that maintains the natural character of the riparian margin concerned; 2. There is a functional need or operational need for the earthworks to be undertaken within a riparian margin; and 3. There are no reasonably practical alternative locations outside of riparian margins.
EW-P13	<p>Earthworks within Outstanding Natural Features and Landscapes, Special Amenity Landscapes, and Ridgelines and Hilltops</p> <p>Require earthworks within identified Outstanding Natural Features and Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops to:</p> <ol style="list-style-type: none"> 1. Be of a scale that is compatible with the values of the identified Outstanding Natural Feature or Landscape, Special Amenity Landscape or Ridgeline or Hilltop; 2. Be undertaken in a manner that avoids significant adverse effects and avoids, remedies or mitigates any other adverse effects on the identified values of the Outstanding Natural Feature or Landscape, Special Amenity Landscape or Ridgeline or Hilltop; and 3. Incorporate measures to: <ol style="list-style-type: none"> a. Restore or rehabilitate disturbed areas; b. Minimise changes to the landform; c. Minimise visual amenity impacts on the surrounding landscape; and d. Recognise and provide for Tangata Whenua cultural and spiritual values and practices.
EW-P14	<p>Earthworks within Flood Hazard Overlays</p> <p>Provide for earthworks in Flood Hazard Overlays where:</p> <ol style="list-style-type: none"> 1. They would not significantly increase the flooding risk, when compared to the existing situation, to the site or neighbouring properties through the displacement of flood waters; and 2. The ability to convey flood waters along Overland Flowpaths or Stream Corridors is not impeded as a result of the earthworks.
EW-P15	<p>Earthworks on community flood defence structures</p> <p>Only allow for earthworks on community flood defence structures where:</p> <ol style="list-style-type: none"> 1. The earthworks are undertaken by a statutory agency or their nominated contractors or agents; or 2. The earthworks do not compromise the integrity of the community flood defence structures; and 3. The community flood defence structures are fully reinstated to how they were prior to the commencement of the earthworks.
EW-P16	<p>Earthworks associated with the development of the Lincolnshire Farm Development Area</p>

	<p>Provide for earthworks associated with the development of the Lincolnshire Farm Development Area where:</p> <ol style="list-style-type: none"> 1. Water sensitive urban design is provided for in the design of the earthworks; 2. Long-term access to intended open space areas is provided through the design of the earthworks; and 3. Overland flowpaths are either designed or retained to ensure their function in conveying flood waters minimises risk to new residential properties within the Development Area and there is no increase in risk downstream of the proposed earthworks.
EW-P17	<p>Earthworks associated with the development of the Upper Stebbings Glenside West Development Area</p> <p>Provide for earthworks associated with the development of the Upper Stebbings Glenside Development Area where:</p> <ol style="list-style-type: none"> 1. Water sensitive urban design is provided for in the design of the earthworks; 2. Long-term access to intended open space areas is provided through the design of the earthworks; and 3. Overland flowpaths are either designed or retained to ensure their function in conveying flood waters minimises risk to new residential properties within the Development Area and there is no increase in risk downstream of the proposed earthworks.

Land Use Activities	
EW-R1	Earthworks for the purposes of piling, trenching, maintaining sports fields, undertaking geotechnical investigations and grave digging
All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. EW-S5; and ii. EW-S6.
All Zones	<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 EW-R1.1 cannot be achieved <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in EW-P4 and EW-P5 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards <p>Notification Status: an application for resource consent made in respect of rule EW-R1.2 is precluded from being publicly or limited notified.</p>
EW-R2	Earthworks for the purposes of constructing or maintaining tracks associated with permitted activities in Rural Zones
Rural Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with EW-S8
Rural Zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary

	<p>Where:</p> <p>a. Compliance with any of the requirements of EW-R2.1 cannot be achieved</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in EW-P3 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards <p>Notification Status: an application for resource consent made in respect of rule EW-R2.2 is precluded from being publicly notified.</p>
EW-R3	Earthworks for the purposes of constructing or maintaining public walking or cycling tracks in Open Space Zones
Open Space Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with EW-S9</p>
Open Space Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R3.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in EW-P3 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. <p>Notification Status: an application for resource consent made in respect of rule EW-R3.2 is precluded from being publicly or limited notified.</p>
EW-R4	General earthworks
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> i. EW-S1; ii. EW-S2; iii. EW-S3; iv. EW-S4; v. EW-S5; and vi. EW-S6
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R4.1 cannot be achieved</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in EW-P1 2. The extent and effect of non-compliance with any relevant standard as specified in the

	<p>associated assessment criteria for the infringed standards</p> <ol style="list-style-type: none"> 3. For applications under this rule which arise from non-compliance with EW-R4.1.a.i: <ol style="list-style-type: none"> a. The matters in {Link, 16943,EW-P4 and EW-P5 4. For applications under this rule which arise from non-compliance with EW-R4.1.ii: <ol style="list-style-type: none"> a. The matters in EW-P3, {Link, 16943,EW-P4 and EW-P5 5. For applications under this rule which arise from non-compliance with EW-R4.1.iii: <ol style="list-style-type: none"> a. The matters in EW-P3 and {Link, 16943,EW-P4 6. For applications under this rule which arise from non-compliance with EW-R4.1.iv: <ol style="list-style-type: none"> a. The matters in EW-P6 7. For applications under this rule which arise from non-compliance with EW-R4.1.v: <ol style="list-style-type: none"> a. The matters in {Link, 16943,EW-P4 8. For applications under this rule which arise from non-compliance with EW-R4.1.vi: <ol style="list-style-type: none"> a. The matters in EW-P3, {Link, 16943,EW-P4 and EW-P5 <p>Notification Status:</p> <p>Applications under this rule which result from non-compliance with EW-R4.1.a.i and EW-R4.1.a.iii-(vi) are precluded from being publicly or limited notified.</p> <p>Applications under this rule that result from non-compliance with EW-R4.1.a.ii are precluded from being publicly notified.</p>
EW-R5	Earthworks within a significant natural area
All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The earthworks: <ol style="list-style-type: none"> i. do not involve the removal of any indigenous vegetation; or ii. are for the maintenance of existing public walking or cycling tracks, as carried out by Wellington City Council, Greater Wellington Regional Council or their approved contractor; or iii. are associated with constructing new public walking or cycling tracks in accordance with ECO-R1-1.a.iv or ECO-R1-1.a.v.
All Zones	<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 EW-R5.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in EW-P10.
EW-R6	Earthworks on the site of scheduled heritage buildings and structures, and within heritage areas
All Zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. compliance is achieved with EW-S10.
All Zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p>

	<p>a. Compliance with any of the requirements of EW-R6.1 cannot be achieved Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in EW-P7 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards
EW-R7	Earthworks within the root protection area of notable trees
All Zones	1. Activity status: Discretionary
EW-R8	Earthworks within areas of very high or high coastal natural character within the Coastal Environment.
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The earthworks are for: <ol style="list-style-type: none"> i. the maintenance of existing farm tracks, accessways or digging new fence post holes; or ii. the maintenance of existing or the construction of new public walking or cycling tracks; and b. Compliance is achieved with EW-S11
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R8.1 cannot be achieved. Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in EW-P11 and CE-P4 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards
EW-R9	Earthworks within coastal or riparian margins within the Coastal Environment
Commercial Port Zone Airport Zone City Centre Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with EW-R4
All Zones (except for Commercial Port Zone Airport Zone City Centre Zone)	<p>2. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with EW-S11
Commercial Port Zone	3. Activity status: Restricted Discretionary

<p>Airport Zone City Centre Zone</p>	<p>Where: a. Compliance with any of the requirements of EW-R9.1 cannot be achieved Matters of discretion are restricted to: 1. The matters in CE-P6 2. The matters in PA-P1 and PA-P2</p>
<p>All Zones (except for Commercial Port Zone Airport Zone City Centre Zone)</p>	<p>4. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R9.2 cannot be achieved. Matters of discretion are restricted to: 1. The matters in EW-P12 2. The matters in CE-P6 3. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.</p>
<p>EW-R10</p>	<p>Earthworks within Outstanding Natural Features and Landscapes within the Coastal Environment</p>
<p>All Zones</p>	<p>1. Activity status: Discretionary</p>
<p>EW-R11</p>	<p>Earthworks within Special Amenity Landscapes or Ridgelines and Hilltops within the Coastal Environment</p>
<p>All Zones</p>	<p>1. Activity status: Restricted Discretionary Where: a. Compliance is achieved with EW-S12. Matters of discretion are restricted to: 1. The matters in EW-P13</p>
<p>All Zones</p>	<p>1. Activity status: Discretionary Where: a. Compliance with any the requirements of EW-R11.1 cannot be achieved</p>
<p>EW-R12</p>	<p>Earthworks within riparian margins (outside the Coastal Environment)</p>
<p>All Zones</p>	<p>1. Activity status: Permitted Where: a. Compliance is achieved with EW-R4</p>
<p>All Zones</p>	<p>2. Activity status: Restricted Discretionary Where: a. Compliance with any of the requirements of EW-R12.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters in NATC-P1</p>

	2. The matters in EW-P12.
EW-R13	Earthworks within Outstanding Natural Features and Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops (outside the Coastal Environment)
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with EW-S12.</p>
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of the requirements of EW-R13.1 cannot be achieved; and</p> <p>b. Any contiguous area of earthworks in any 5-year period does not exceed:</p> <ul style="list-style-type: none"> i. 250m² within Outstanding Natural Features and Landscapes; and ii. 500m² within Special Amenity Landscapes and Ridgelines and Hilltops; and <p>c. The maximum cut height or fill depth does not exceed 1.5m above ground level measured vertically.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in EW-P13 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
All Zones	<p>3. Activity status: Discretionary</p> <p>Where:</p> <p>a. The earthworks are not a permitted activity under EW-R13.1 or a restricted discretionary activity under EW-R13.2.</p>
EW-R14	Earthworks within the Flood Hazard Overlay
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The earthworks are not located within an Overland Flowpath or a Stream Corridor.</p>
All Zones	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R14.1 cannot be achieved</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in EW-P14
EW-R15	Earthworks associated with flood mitigation works within the Flood Hazard Overlays and Coastal Hazard Overlays
All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p>

	<p>a. The flood mitigation works are undertaken by either a Central Government Agency, Greater Wellington Regional Council, Wellington City Council or a nominated contractor or agent for the express purpose of flood mitigation works.</p>
All Zones	<p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R15.1 cannot be achieved</p>
EW-R16	Earthworks associated with soft engineering works within Flood Hazard Overlays and Coastal Hazard Overlays
All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The soft engineering works are undertaken by either Greater Wellington Regional Council, Wellington City Council or a nominated contractor.</p>
All Zones	<p>2. Activity Status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R16.1 cannot be achieved.</p>
EW-R17	Earthworks on community flood defence structures
All Zones	<p>1. Activity Status: Permitted</p> <p>Where:</p> <p>a. The earthworks are undertaken by either Greater Wellington Regional Council, Wellington City Council or a nominated contractor.</p>
All Zones	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance any of the requirements of EW-R17.1 cannot be achieved Matters of discretion are restricted to:</p> <p>1. The matters in EW-P15.</p>
EW-R18	Earthworks in the Lincolnshire Farm Development Area
Future Urban Zone – Lincolnshire Farm Development Area	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The earthworks are consistent with the Development Plan in Appendix 12.</p>
Future Urban Zone – Lincolnshire Farm Development Area	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of EW-R18.1 cannot be achieved Matters of discretion are restricted to:</p>

	<ol style="list-style-type: none"> 1. The matters in EW-P16 2. The extent to which the earthworks result in flat sites to facilitate compliance with the requirements set out in Appendix 12
EW-R19	Earthworks in the Upper Stebbings Glenside West Development Area
Future Urban Zone – Upper Stebbings Glenside West Development Area	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. The earthworks are consistent with the Development Plan in Appendix 13.
Future Urban Zone – Upper Stebbings Glenside West Development Area	<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 EW-R19.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in EW-P17 2. The extent to which the earthworks result in flat sites to facilitate compliance with the requirements set out in Appendix 13.
EW-R20	Earthworks in the Airport Zone
Airport Zone	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with EW-S13; and b. Earthworks undertaken by the requiring authority are consistent with the Purposes of an Airport designation as set out in AIRPZ-S1, and relevant designation conditions, as set out in AIRPZ-S11; and c. Earthworks are for the purposes of the upgrade or maintenance of existing formed roads and public accessways; or d. Earthworks are for the purposes of pavement maintenance or repair. <p>Notes:</p> <ol style="list-style-type: none"> 1. Standards may paraphrase or reorder some designation conditions. In the event of doubt, the designation condition wording has precedence. 2. Earthworks undertaken by the requiring authority within the Airport Main Site designation that exceed the limits of AIRPZ-S11(1) (also being Main Site designation condition 1A) are authorised by the designation (without the need for resource consent) but require the submission of an outline plan to the Council. 3. For the avoidance of doubt, earthworks for the construction, upgrade or maintenance of the Airport pavement (apron and taxiway surfaces) are enabled by the Airport designations and by the Proposed Natural Resources Plan.
Airport Zone	<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 EW-R20.1 cannot be achieved: <ol style="list-style-type: none"> i. in the Rongotai Ridge Precinct. ii. in relation to the Hillock (south end of Terminal Precinct). iii. in the East Side designation.

	<p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards 2. Relevant matters in AIRPZ-P3 and AIRPZ-P4 3. Visual appearance and mitigation 4. Geomorphological impacts
Airport Zone	<p>3. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of AIRPZ-S11.4.a cannot be achieved. <p>Notification Status: an application for resource consent made in respect of rule EW-R20.3 must be publicly notified.</p>
EW-R21	Earthworks within Sites and Areas of Significance Category A and Category B
All Zones	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in SASM-P5 2. The outcome of any consultation with mana whenua
EW-R22	Earthworks in the National Grid Yard
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with EW-S14 <p>Note: The following earthworks activities are exempt from EW-R22.1:</p> <ol style="list-style-type: none"> 1. Earthworks, excluding mining and quarrying, that are undertaken by a network utility operator (other than for the reticulation and storage of water for irrigation purposes) as defined by the Resource Management Act 1991; 2. Earthworks, excluding mining and quarrying, for the repair, sealing or resealing of a footpath, driveway or farm track; 3. Vertical holes not exceeding 500 millimetres in diameter that: <ol style="list-style-type: none"> a. are more than 1.5 metres from the outer edge of the pole support structure or stay wire; or b. are a post hole for a farm fence or horticulture structure more than 6 metres from the visible outer edge of a tower or support structure foundation; and 4. Earthworks subject to a dispensation from Transpower under New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with any of the requirements of EW-R22.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards 2. Impacts on the operation, maintenance, upgrading and development of the National Grid 3. The risk to the structural integrity of the affected National Grid support structure(s)

	<p>4. Any impact on the ability of Transpower to access the National Grid</p> <p>5. The risk of electrical hazards affecting public or individual safety, and the risk of property</p> <p>6. Technical advice provided by Transpower</p> <p>7. Any effects on National Grid support structures including the creation of an unstable batter.</p> <p>Notification Status:</p> <p>An application for resource consent made in respect of rule EW-R22.2 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on Transpower New Zealand Limited in accordance with Clause 10(2)(i) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>
<p>EW-R23</p>	<p>Earthworks within the Gas Transmission Pipeline Corridor</p>
<p>All Zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. For any earthworks within a gas pipeline easement area, a Pipeline Easement Permit is obtained and a copy of the permit is provided to the Council prior to the commencement of the earthworks; or b. For any earthworks outside of a gas pipeline easement area, written advice of the work is provided to the gas transmission pipeline owner and operator at least 15 working days prior to the commencement of the earthworks; and c. Compliance is achieved with EW-S14. <p>Note:</p> <ul style="list-style-type: none"> 1. Clause (a) and (b) above do not apply to earthworks undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track.
<p>All Zones</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of EW-R23.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard(s) 2. Effects on the stability or integrity of the gas transmission pipeline 3. The risk of hazards affecting public or individual safety and the risk of property damage 4. Measures proposed to avoid or mitigate potential adverse effects on the gas transmission pipeline 5. The outcome of any consultation with the owner and operator of the gas transmission pipeline. <p>Notification Status:</p> <p>An application for resource consent under Rule EW-R23.2 is precluded from being publicly notified.</p> <p>Notice of any application for resource consent under this rule must be served on the owner and operator of the Gas Transmission Pipeline in accordance with Clause 10(2) of the Resource Management (Forms, Fees, and Procedures) Regulations 2003.</p>

Building and Structure Activities	
EW-R24	Structures used to retain or stabilise landslips
All Zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with EW-S7.</p>
All Zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with EW-R24.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters in EW-P3, EW-P4 and EW-P5 The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. <p>Notification Status: an application for resource consent made in respect of rule EW-R24.1 is precluded from being publicly notified.</p>

Effects Standards	
EW-S1	Contiguous area
All Zones	<p>1. Any contiguous area of earthworks must not exceed 250m² in any 12-month period.</p> <p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Whether the stability of land or buildings or structures in or on the site or adjacent sites is likely to be adversely affected; The extent to which the earthworks will reflect and be sympathetic to the natural qualities of the surrounding landform; The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021; and For applications involving areas of earthworks exceeding 1000m² in any 12-month period, the results of an ecological survey conducted by a suitably qualified expert.
EW-S2	Cut height and fill depth

All Zones	1. Earthworks must not exceed the maximum cut height or fill depth specified in the table below. All heights and depths are expressed in metres, measured vertically.		Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land; 2. Whether the earthworks and associated structures have been designed by an appropriately qualified and experienced person; 3. Whether an appropriately qualified and experienced person will supervise the earthworks and construction of associated structures and certify them on their completion; 4. Whether a retaining or stabilising structure or building will be used to support or stabilise the earthworks and the efficacy of the structure or building; 5. Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means: <ol style="list-style-type: none"> a. That an earthworks and/or
	Condition	Max cut height/fill depth	
	a. Where any cut or fill is retained by a building or structure authorised by a building consent (which must be obtained prior to any earthworks commencing)	2.5	
b. Where a. does not apply and the cut height or fill depth does not exceed the distance from the nearest site boundary, building or structure (above or below ground), when that distance is measured on a horizontal plane	1.5		

The following are exempt from standards a. and b. above:

- a. Cut heights or fill depths of no more than 0.5 metres, measured vertically.

- construction plan to define acceptable performance standards for environmental and amenity protection and public safety during the construction process is necessary; or
 - b. That the design of any stabilising structure or building can be assessed at a later date under the building consent process;
6. Whether the earthworks are designed in accordance with the relevant provisions of:
 - a. The earthworks and design construction criteria in the Wellington City Council Code of Practice for Land Development [WCC to insert new CoP reference];
 - b. NZS 4404:2010 Land Development and Subdivision Engineering; and
 - c. NZS 4431:1989 Code of Practice for Earth Fill for Residential Earthworks.
7. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks;
8. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021;
9. The need for, and effectiveness of, measures to reduce the visual prominence and particularly visual intrusiveness of the earthworks, and any buildings and other structures associated with or subsequently located on them, including:
 - a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands;
 - b. Avoiding unnatural scar faces;
 - c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common;
 - d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting;
 - e. Designing and finishing retaining walls or stabilising structures to reflect existing buildings and

		<p>structures, in urban settings;</p> <ul style="list-style-type: none"> f. Designing and finishing retaining walls or stabilising structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow; g. Retaining existing vegetation above, below and at the sides of earthworks and associated structures; h. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks and associated structures; i. Concealing views of earthworks and associated structures from streets, other public places and other properties through the positioning of proposed or future buildings; and j. Placing pipes below ground or integrating them into earthworks and associated structures.
EW-S3	Existing slope angle	
<p>All Zones</p>	<ul style="list-style-type: none"> 1. Earthworks must not be undertaken on an existing slope angle of 34° or greater, where angles of 34° or greater are sustained over a distance of at least 3m, measured horizontally. <p>The following are exempt from this standard:</p> <ul style="list-style-type: none"> a. Earthworks compliant with EW-S2.a; and b. Earthworks associated with the repair, maintenance or upgrading of existing buildings or structures used to retain or stabilise earthworks. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land; 2. Whether the earthworks and associated structures have been designed by an appropriately qualified and experienced person; 3. Whether an appropriately qualified and experienced person will supervise the earthworks and construction of associated structures and certify them on their completion; 4. Whether a retaining or stabilising structure or building will be used to support or stabilise the earthworks and the efficacy of the structure or building; 5. Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means: <ul style="list-style-type: none"> a. That an earthworks and/or construction plan to define acceptable performance standards

- for environmental and amenity protection and public safety during the construction process is necessary; or
- b. That the design of any stabilising structure or building can be assessed at a later date under the building consent process.
6. Whether the earthworks are designed in accordance with the relevant provisions of:
 - a. The earthworks and design construction criteria in the Wellington City Council Code of Practice for Land Development 2012 [WCC to insert new CoP reference];
 - b. NZS 4404:2010 Land Development and Subdivision Engineering; and
 - c. NZS 4431:1989 Code of Practice for Earth Fill for Residential Earthworks.
 7. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks;
 8. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021;
 9. The need for, and effectiveness of, measures to reduce the visual prominence and particularly visual intrusiveness of the earthworks, and any buildings and other structures associated with or subsequently located on them, including:
 - a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands;
 - b. Avoiding unnatural scar faces;
 - c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common;
 - d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting;
 - e. Designing and finishing retaining walls or stabilising structures to reflect existing buildings and structures, in urban settings;
 - f. Designing and finishing retaining

		<p>walls or stabilising structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow;</p> <ul style="list-style-type: none"> g. Retaining existing vegetation above, below and at the sides of earthworks and associated structures; h. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks and associated structures; i. Concealing views of earthworks and associated structures from streets, other public places and other properties through the positioning of proposed or future buildings; and j. Placing pipes below ground or integrating them into earthworks and associated structures.
EW-S4	Transport of cut or fill material	
All Zones	<ol style="list-style-type: none"> 1. The transport of cut material resulting from earthworks off the site and cleanfill material required for earthworks onto the site must not exceed: <ul style="list-style-type: none"> a. 2,000m³ in the City Centre, Centres, Mixed use and General industrial zones; or b. 200m³ in all other zones. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the transport of material to or from the site will adversely affect the amenity of surrounding areas and safety of the roading network, having regard to: <ul style="list-style-type: none"> a. The type of trucks used; b. The frequency, timing and duration of truck movements; c. The proposed route, wherein the use of collector, principal and arterial roads and the State Highway network is favoured over local roads; d. The width, sightlines and other characteristics relating to the safety of roads along the proposed route; e. The presence of sensitive land uses including schools along the proposed route; f. Whether the activity requires the closure of any roads; g. The location of site access and whether this can be sited safely; and h. Measures to allow traffic, cyclists and pedestrians to move safely

		<p>past the site; and</p> <p>2. The need for a traffic management plan, potentially as part of a wider earthworks and/or construction plan, that addresses how the matters referred to in (i)-(viii) will be managed, including any procedures for receiving and responding to complaints.</p>
EW-S5	Dust management	
All Zones	1. No earthworks shall create a dust nuisance.	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The effectiveness of temporary measures to avoid the creation of a dust nuisance.</p>
EW-S6	Site reinstatement	
All Zones	1. As soon as practical, but not later than three months after the completion of earthworks or stages of earthworks, the earthworks area must be stabilised with vegetation or sealed, paved, metalled or built over.	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The effectiveness of permanent measures to avoid erosion, the creation of a dust nuisance, to filter silt and sediment, and reduce the volume and speed of runoff from the site.</p>
EW-S7	Height of structures used to retain or stabilise landslips	
All Zones	1. Structures used to retain or stabilise landslips must be no higher than 2.5m measured vertically.	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Whether the nature of the proposal or the site and the surrounding land necessitates a geotechnical assessment of the geology of the site and the surrounding land;</p> <p>2. Whether the structures have been designed by an appropriately qualified and experienced person;</p> <p>3. Whether an appropriately qualified and experienced person will supervise the construction of the structures and certify them on their completion;</p> <p>4. Whether the structures are designed in accordance with the relevant provisions of:</p> <p style="margin-left: 20px;">a. The earthworks and design construction criteria in the Wellington City Council Code of Practice for Land Development 2012 [WCC to insert new CoP reference]; and</p> <p style="margin-left: 20px;">b. NZS 4404:2010 Land Development and Subdivision Engineering.</p> <p>5. The effectiveness of measures to</p>

		<p>retain dust, silt and sediment on site during the course of earthworks;</p> <p>6. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC’s Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021;</p> <p>7. Measures to reduce the visual prominence and particularly visual intrusiveness of the structures, including:</p> <ul style="list-style-type: none"> a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands; b. Avoiding unnatural scar faces; c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common; d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting; e. Designing and finishing structures to reflect existing buildings and structures, in urban settings; f. Designing and finishing structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow; g. Retaining existing vegetation above, below and at the sides of structures; h. Integrating new landscaping and associated planting to conceal or soften the appearance of structures; i. Concealing views of structures from streets, other public places and other properties through the positioning of proposed or future buildings; and j. Placing pipes below ground or integrating them into structures.
<p>EW-S8</p>	<p>Cut height and fill depth associated with the construction or maintenance of tracks in Rural Zones</p>	
<p>Rural Zones</p>	<p>1. Cut height or fill depth must not exceed:</p> <ul style="list-style-type: none"> a. A maximum of 2.5 metres, measured vertically; and b. The distance from the nearest site 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Whether the nature of the proposal or the site and the surrounding land

boundary, building or structure (above or below ground), when that distance is measured on a horizontal plane

- necessitates a geotechnical assessment of the geology of the site and the surrounding land;
2. Whether the earthworks and associated structures have been designed by an appropriately qualified and experienced person;
 3. Whether an appropriately qualified and experienced person will supervise the earthworks and construction of associated structures and certify them on their completion;
 4. Whether a retaining or stabilising structure or building will be used to support or stabilise the earthworks and the efficacy of the structure or building;
 5. Whether the nature of the proposal or the site and the surrounding land and the extent and risk of instability means:
 - a. That an earthworks and/or construction plan to define acceptable performance standards for environmental and amenity protection and public safety during the construction process is necessary; or
 - b. That the design of any stabilising structure or building can be assessed at a later date under the building consent process;
 6. Whether the earthworks are designed in accordance with the relevant provisions of:
 - a. The earthworks and design construction criteria in the Wellington City Council Code of Practice for Land Development [WCC to insert new CoP reference];
 - b. NZS 4404:2010 Land Development and Subdivision Engineering; and
 - c. NZS 4431:1989 Code of Practice for Earth Fill for Residential Earthworks.
 7. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks;
 8. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021;
 9. The need for, and effectiveness of,

		<p>measures to reduce the visual prominence and particularly visual intrusiveness of the earthworks, and any buildings and other structures associated with or subsequently located on them, including:</p> <ol style="list-style-type: none"> a. Designing and engineering to reflect natural landforms and natural features such as cliffs, escarpments, streams and wetlands; b. Avoiding unnatural scar faces; c. Favouring untreated cut faces over artificial finishes in areas where bare rock is common; d. Favouring alternatives to the use of sprayed concrete on cut faces, such as anchored netting; e. Designing and finishing retaining walls or stabilising structures to reflect existing buildings and structures, in urban settings; f. Designing and finishing retaining walls or stabilising structures to reduce their apparent size by, for example, employing features that break up the surface area and create patterns of light and shadow; g. Retaining existing vegetation above, below and at the sides of earthworks and associated structures; h. Integrating new landscaping and associated planting to conceal or soften the appearance of earthworks and associated structures; i. Concealing views of earthworks and associated structures from streets, other public places and other properties through the positioning of proposed or future buildings; and j. Placing pipes below ground or integrating them into earthworks and associated structures.
<p>EW-S9</p>	<p>Track width associated with the construction or maintenance of walking and cycling tracks in Open Space Zones</p>	
<p>Open Space Zones</p>	<p>1. The width of the track surface must not exceed 1.5 metres at any point.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the earthworks will reflect and be sympathetic to the natural qualities of the surrounding

		landform; 2. The effectiveness of measures to retain dust, silt and sediment on site during the course of earthworks; and 3. The extent to which the earthworks are designed and will be managed in accordance the principles and methods in the GWRC's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region 2021.
EW-S10	Earthworks on the site of scheduled heritage buildings and structures or on a site within a heritage area	
All Zones	<ol style="list-style-type: none"> 1. Any contiguous area of earthworks must not 10m² in any 12-month period. 2. Any volume of earthworks must not exceed 10m³ in any 12-month period. <p>The following are exempt from standards a. and b. above:</p> <ol style="list-style-type: none"> a. Earthworks undertaken in the Botanic Gardens and Otari Native Botanic Garden Heritage Areas. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent of effect of non-compliance on identified heritage values.
EW-S11	Earthworks in areas of very high or high coastal natural character or in coastal or riparian margins within the Coastal Environment	
All Zones	<ol style="list-style-type: none"> 1. Area 2. Slope 3. Cut/fill height 4. Reinstatement 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance on identified Coastal Natural Character values, ecological values or amenity values or landscape values in the area and the ability to integrate and be sympathetic with the surrounding landform.
EW-S12	Earthworks within Special Amenity Landscapes or Ridgelines and Hilltops within the Coastal Environment and within Outstanding Natural Features and Landscapes, Special Amenity Landscapes and Ridgelines and Hilltops (outside the Coastal Environment)	
All Zones	<ol style="list-style-type: none"> 1. Earthworks must not exceed: <ol style="list-style-type: none"> a. A maximum cut height or fill depth height greater than 1.5m above ground level measured vertically; and b. Any contiguous area of earthworks must not exceed the following within any 5-year period: <ol style="list-style-type: none"> i. 100m² within an identified Outstanding Natural Feature and Landscape; or ii. 200m² within identified Special Amenity Landscapes or Ridgelines and Hilltops. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance on identified values and characteristics of Outstanding Natural Features and Landscapes, Special Amenity Landscapes, and Ridgelines and Hilltops and the ability to integrate and be sympathetic with the surrounding landform; and 2. The degree to which the effect of the

		earthworks can be remedied or mitigated.
EW-S13	Earthworks in the Airport Zone	
Airport Zone	<ol style="list-style-type: none"> 1. In the Rongotai Ridge Precinct, or in relation to the Hillock at the south end of the Terminal precinct (both in the Main Site designation) earthworks shall not: <ol style="list-style-type: none"> a. Alter the existing ground level by more than 2.5 metres measured vertically. b. Disturb more than 250m² of ground surface. c. Be undertaken on slopes of more than 34°. 2. In the Miramar South designation, earthworks must be undertaken in accordance with an Erosion and Sediment Control Plan prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region (or equivalent) 3. In the East Side designation, design and construction of temporary and permanent earthworks, retaining structures and drainage, are consistent with the recommendations in the geotechnical assessment by BECA Ltd (dated 20 Sep 2020, reference 3324206). 4. In the East Side designation, earthworks for a retaining wall shall not: <ol style="list-style-type: none"> a. Extend beyond 35m above mean sea level. <p>Except:</p> <ol style="list-style-type: none"> a. The construction, upgrade or maintenance of: <ol style="list-style-type: none"> i. Apron and taxiway surfaces. ii. Road and accessway surfaces. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Rongotai Ridge Precinct: <ol style="list-style-type: none"> a. Extent of cut faces; b. Enhancement of pedestrian and cycle networks; c. Impact on views of, through and within the site; and d. Connections to community and recreation resources. 2. Miramar South designation: <ol style="list-style-type: none"> a. Erosion and Sediment Control Guidelines for the Wellington Region (or equivalent). 3. East Side designation: <ol style="list-style-type: none"> a. The East Side Landscape and Visual Amenity Management Plan; b. NZS 4404:2010 in particular erosion, sediment and dust control; c. NZS 6803:1999 for management of construction noise; d. The East Side Erosion and Sediment Control Plan; e. Nature, scale and extent of planting and landscaping; f. Maintenance of planting and landscaping; g. Extent and quality of public recreational access, including connections to existing accessways; h. Façade treatment of engineered retaining features over 1.5m in height; i. Staging of earthworks; j. Effects on adjacent residential land; k. Hours of work; and l. Construction traffic.
EW-S14	Earthworks in the National Grid Yard and Gas Transmission Pipeline Corridor	
All Zones	<ol style="list-style-type: none"> 1. Earthworks must not exceed 2,500m² in contiguous area. 2. Best practice erosion, dust and sediment control measures must be implemented for the duration of the earthworks. Those measures must be installed prior to the commencement of earthworks and maintained until the site is stabilised against erosion. 3. Trenching must be progressively closed and stabilised such that no more than 120 metres of continuous trench is exposed to erosion at any one time. 4. Land disturbed for the operation, repair, renewal, upgrading or maintenance of utilities must be stabilised by re-vegetation, grassing or other suitable means as soon as 	

- practicable after completion of the earthworks to avoid erosion and scouring.
5. Earthworks must not result in any instability of land or structures at or beyond the boundary of the property where the earthworks occur.
 6. Earthworks in the National Grid Yard must comply with the following:
 - a. For National Grid support poles and any stay wires the earthworks or vertical hole/s depth must be no greater than:
 - i. 300 millimetres within 2.2 metres of the pole or stay wire; or
 - ii. 750 millimetres between 2.2 metres and 5 metres of the pole or stay wire.
 - b. For National Grid support towers (including any tubular steel tower that replaces a steel lattice tower), earthworks or vertical hole depth must be no greater than:
 - i. 300 millimetres within 6 metres of the outer visible edge of a foundation of the tower; or
 - ii. Between 6 metres and 12 metres from the outer visible edge of a foundation of the tower.
 - c. The earthworks must not result in a reduction in the ground to conductor clearance distances as required in Table 4 of the New Zealand Electrical Code of Practice for Safe Electrical Distances (NZECP 34:2001) ISSN 01140663.
 - d. The earthworks must not result in vehicular access to a National Grid support structure being permanently obstructed.
 7. Earthworks within the Gas Transmission Pipeline Corridor must comply with the following:
 - a. The stability or integrity of the gas transmission pipeline is not compromised.
 - b. The earthworks must not involve:
 - i. Any permanent alteration to the profile, contour or height of the land within the corridor; or the planting of trees within 10 metres of the gas transmission pipeline.

Note:

Clause 7.b. above does not apply to earthworks undertaken as part of normal agricultural, horticultural or domestic cultivation activities, or the maintenance and repair, including sealing, of a road, footpath, driveway or farm track. Clause 7.b. does not apply to earthworks undertaken by a network utility operator within a road reserve.

Light

LIGHT	Light
--------------	--------------

Introduction

Artificial lighting enables work, recreation and entertainment activities to occur beyond normal daylight hours. It also provides additional safety and security to sites and associated activities. However, unless used with care, it can adversely affect people on neighbouring properties or the transport network through light spill and glare. If not appropriately screened or orientated, it can also result in light pollution that adversely affects the night sky. Wildlife can also be affected by artificial lights, particularly in the coastal area where nesting and feeding is common for sea birds.

The provisions for artificial light provide for adequate lighting to support activities and enable safety and security for people and communities, while minimising potential adverse effects beyond the site.

The following activities are exempt from the rules and standards in this chapter:

1. Public street lighting;
2. Temporary emergency activities;
3. Helipad and helicopter lighting;
4. Aviation lighting; and
5. Port lighting

Note: Guidance for installing and assessing lights in coastal wildlife habitats in relation to LIGHT-R2 is available in the National Light Pollution Guidelines for Wildlife Including Marine Turtles, Seabirds and Migratory Shorebirds, Commonwealth of Australia 2020

Cross references to 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 chapters also contain provisions that may be relevant for activities in addition to the underlying Zone chapter provisions, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Historic Heritage and Sites and Areas of Significance to Māori** - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Viewshafts** - Viewshafts within the Residential zones are managed by the Viewshafts Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Residential Zones.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** - The Infrastructure Chapter contains provisions for the efficient use, development, repair and

upgrading of infrastructure.

Objectives

LIGHT-O1	Purpose Artificial lighting provides for outdoor activities, safety, and security after dark.
LIGHT-O2	Adverse effects of outdoor artificial lighting The adverse effects of outdoor artificial lighting on sensitive activities, traffic safety, coastal wildlife and the night sky are limited.

Policies

LIGHT-P1	Allow outdoor artificial lighting Allow outdoor artificial lighting that maintains health and safety, and enables appropriate night-time activities.
LIGHT-P2	Design and location of outdoor artificial lighting Require outdoor artificial lighting to be designed, located and oriented to maintain amenity values, traffic safety and to minimise effects on wildlife in coastal margins.
LIGHT-P3	Ensure safety and security of public and private shared space Ensure the safety and security of shared or publicly accessible spaces by providing appropriate outdoor artificial lighting.

Rules

Land Use Activities

LIGHT-R1	Outdoor artificial lighting
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity complies with:</p> <ul style="list-style-type: none"> i. LIGHT-S1; ii. LIGHT-S2; iii. LIGHT-S3; iv. LIGHT-S4; v. LIGHT-S5; and vi. LIGHT-S6.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of LIGHT-R1.1 cannot be achieved. Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> i. The extent and effect of non-compliance with any relevant standard as specified in the

	<p>associated assessment criteria for the infringed standards.</p> <p>ii. The matters in LIGHT-P1, LIGHT-P2.</p> <p>iii. The lighting guidelines in the relevant Design Guide.</p>
LIGHT-R2	Outdoor artificial lighting in the Coastal Margin
All zones	<p>3. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Artificial outdoor lights are proposed within the coastal margin.</p> <p>Matters of discretion are restricted to:</p> <p>i. Whether there is evidence the area is used by at risk, threatened or endangered bird species for reproduction, feeding, or nesting;</p> <p>ii. Whether there is a functional need or operational need for the proposed lighting;</p> <p>iii. Whether lights are directed and shielded to avoid light spill;</p> <p>iv. Whether the lowest intensity lighting appropriate for the task is used;</p> <p>v. Whether adaptive light controls are used to manage light timing, intensity and colour; and</p> <p>vi. Whether lights with reduced or filtered blue, violet and ultra-violet wavelengths are used.</p> <p>Notification status: An application for resource consent made in respect of rule LIGHT-R1.3 is precluded from being publicly notified.</p>

Activity Standards		
LIGHT-S1	Measurement methods	
All zones	<p>1. Lighting limits must be measured and assessed in accordance with AS/NZS 4282:2019 Control of the Obtrusive Effects of Outdoor Lighting. In the event of any conflict between AS/NZS 4282:2019 and the District Plan, the District Plan shall prevail.</p> <p>2. Where an activity is located on a site which adjoins or is separated by a road from a different zone, the activity on the site must meet the relevant zone standards for light for the adjoining zone at the zone boundary.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Whether any constraints make compliance with the standard impractical or unnecessary.</p> <p>2. The appropriateness of any alternative measurement methods.</p>
LIGHT-S2	Light Spill	
General Rural Zone	<p>1. Outdoor artificial lighting must not exceed the following vertical illuminance levels:</p> <p>a. 7.00am – 10.00pm: 5 Lux; and</p> <p>b. 10.00pm – 7.00am: 1 Lux.</p> <p>The vertical illuminance shall be measured at:</p> <p>c. Any window of a habitable room of a building used for a sensitive activity on any adjacent site.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The number, placement, design, height, colour, orientation and screening of light fittings and light support structures.</p> <p>2. Conflict with established uses.</p> <p>3. Effects on indoor amenity values and sleep quality of any nearby residential units.</p> <p>4. Any positive effects generated from the use of artificial lighting.</p>
Large Lot Zone		
Future Urban Zone		
Residential Zones	<p>1. Outdoor artificial lighting must not exceed the following vertical illuminance levels:</p> <p>a. 7.00am – 10.00pm: 10 Lux; and</p> <p>b. 10.00pm – 7.00am: 2 Lux.</p> <p>The vertical illuminance shall be measured</p>	
Open Space and Recreation		

<p>Zones</p> <p>Lincolnshire Farm Development Area (Future Urban Zone)</p> <p>Upper Stebbings Glenside Development Area (Future Urban Zone)</p>	<p>at:</p> <p>c. Any window of a habitable room of a building used for a sensitive activity on any adjacent site; or</p> <p>d. The minimum setback distance for buildings and structures used for residential purposes for the relevant zone of an adjacent site if that site does not contain a building used for a sensitive activity. The vertical extent of the calculation points for vertical illuminance shall be between:</p> <p>i. 1.5m above ground level; and</p> <p>ii. The maximum building height permitted by the relevant zone.</p>	
<p>Neighbourhood Centre Zone</p> <p>Local Centre Zone</p> <p>Town Centre Zone</p> <p>Metropolitan Zone</p> <p>Mixed Use Zone</p> <p>City Centre Zone</p> <p>General Industrial Zone</p> <p>Hospital Zone</p> <p>Tertiary Education Zone</p> <p>Airport Zone</p> <p>Port Zone</p> <p>Stadium Zone</p>	<p>1. Outdoor artificial lighting must not exceed the following vertical illuminance levels:</p> <p>a. 7.00am – 10.00pm: 25 Lux; and</p> <p>b. 10.00pm – 7.00am: 5 Lux.</p> <p>The vertical illuminance shall be measured at:</p> <p>c. Any window of a habitable room of a building used for a sensitive activity on any adjacent site; or</p> <p>d. The minimum setback distance for buildings and structures used for residential purposes for the relevant zone of an adjacent site if that site does not contain a building used for a sensitive activity. The vertical extent of the calculation points for vertical illuminance shall be between:</p> <p>i. 1.5m above ground level; and</p> <p>ii. The maximum building height permitted by the relevant zone.</p>	
LIGHT-S3	Glare	
<p>General Rural Zone</p> <p>Large Lot Zone</p> <p>Future Urban</p>	<p>1. Outdoor artificial lighting on any site adjacent to a road, or adjacent to a site which contains a building used for a sensitive activity, must be selected, located, aimed, adjusted and/or screened so that the luminous intensity does not</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Safety of the transport network</p> <p>2. Effects on indoor amenity values and sleep quality of any nearby dwellings.</p>

Zone	<p>exceed the following:</p> <ol style="list-style-type: none"> 7.00am – 10.00pm: 7,500 cd; and 10.00pm – 7.00am: 1,000 cd. 	<ol style="list-style-type: none"> The number, placement, design, height, colour, orientation and screening of light fittings and light support structures. Any positive effects generated from the use of artificial lighting.
Residential Zones Open Space and Recreation Zones	<ol style="list-style-type: none"> Outdoor artificial lighting on any site adjacent to a road, or adjacent to a site which contains a building used for a sensitive activity, must be selected, located, aimed, adjusted and/or screened so that the luminous intensity does not exceed the following: <ol style="list-style-type: none"> 7.00am – 10.00pm: 12,500 cd; and 10.00pm – 7.00am: 2,500 cd. 	
Neighbourhood Centre Zone Local Centre Zone Town Centre Zone Metropolitan Zone Mixed Use Zone City Centre Zone General Industrial Zone Hospital Zone Tertiary Education Zone Airport Zone Port Zone Stadium Zone	<ol style="list-style-type: none"> Outdoor artificial lighting on any site adjacent to a road, or adjacent to a site which contains a building used for a sensitive activity, must be selected, located, aimed, adjusted and/or screened so that the luminous intensity does not exceed the following: <ol style="list-style-type: none"> 7.00am – 10.00pm: 25,000 cd; and 10.00pm – 7.00am: 2,500 cd. 	
LIGHT-S4	Effects on road users	
General Rural Zone Large Lot Zone Future Urban Zone	<ol style="list-style-type: none"> Outdoor artificial lighting must not exceed a 15% threshold increment (based on adaption luminance of 1 cd/m²) when calculated in the direction of travel within each traffic lane of any public road. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The safety of the transport network. The number, placement, design, height, colour, orientation and screening of light fittings and light support structures.

Residential Zones Open Space and Recreation Zones Lincolnshire Farm Development Area Upper Stebbings Glenside Development Area	2. Outdoor artificial lighting must not exceed a 15% threshold increment limit (based on adaption luminance of 2 cd/m ²) when calculated in the direction of travel within each traffic lane of any public road.	3. Any benefits from the artificial lighting.
Neighbourhood Centre Zone Local Centre Zone Town Centre Zone Metropolitan Zone Mixed Use Zone City Centre Zone General Industrial Zone Hospital Zone Tertiary Education Zone Airport Zone Port Zone Stadium Zone	3. Outdoor artificial lighting must not exceed a 15% threshold increment limit (based on adaption luminance of 10 cd/m ²) when calculated in the direction of travel within each traffic lane of any public road.	
LIGHT-S5	Sky Glow	
General Rural Zone Large Lot Zone	1. Outdoor artificial lighting must not exceed an upward light ratio of 1%.	Assessment Criteria where the standard is infringed: 1. Any positive effects generated from

Future Urban Zone		the use of artificial lighting.
Residential Zones	2. Outdoor artificial lighting must not exceed an upward light ratio of 2%.	2. The number, placement, design, height, colour, orientation and screening of light fittings and light support structures.
Open Space and Recreation Zones		3. The effects on visual observation of the night sky.
Lincolnshire Farm Development Area		4. Whether the area is or could be used by at risk, threatened or endangered bird species for reproduction, feeding, or nesting.
Upper Stebbings Glenside Development Area		5. Whether lights are only lighting the object or area intended and are directed and shielded to avoid light spill.
Neighbourhood Centre Zone	3. Outdoor artificial lighting must not exceed an upward light ratio of 3%.	6. Whether the lowest intensity lighting appropriate for the task is used.
Local Centre Zone		7. Whether adaptive light controls are used to manage light timing, intensity and colour.
Town Centre Zone		8. Whether non-reflective, dark-coloured surfaces are used.
Metropolitan Zone		9. Whether lights with reduced or filtered blue, violet and ultra-violet wavelengths are used.
Mixed Use Zone		
City Centre Zone		
General Industrial Zone		
Hospital Zone		
Tertiary Education Zone		
Airport Zone		
Port Zone		
Stadium Zone		
LIGHT-S6		Externally illuminated surfaces

General Rural Zone	1. The average surface luminance for an intentionally artificially lit building façade shall not exceed 5 cd/m ² .	<p>Assessment Criteria:</p> <ol style="list-style-type: none"> 1. The safety of the transport network; 2. The number, placement, design, height, colour, orientation and screening of light fittings and light support structures; 3. Conflict with existing sensitive activities; 4. Effects on indoor amenity values and sleep quality of any nearby residential units; 5. Any positive effects generated from the use of artificial lighting; and 6. Effects on established uses and their operation. 	
Large Lot Zone	<p>Note: The limits shall be determined by calculation or measurement in accordance with CIE 150:2017 Guide on the limitation of the effects of obtrusive light from outdoor lighting installations, Second Edition.</p>		
Future Urban Zone			
Residential Zones			2. The average surface luminance for an intentionally artificially lit building façade shall not exceed 10 cd/m ² .
Open Space and Recreation Zones	<p>Note: The limits shall be determined by calculation or measurement in accordance with CIE 150:2017 Guide on the limitation of the effects of obtrusive light from outdoor lighting installations, Second Edition.</p>		
Lincolnshire Farm Development Area			
Upper Stebbings Glenside Development Area			
Neighbourhood Centre Zone	3. The average surface luminance for an intentionally artificially lit building façade shall not exceed 25 cd/m ² .		
Local Centre Zone	<p>Note: The limits shall be determined by calculation or measurement in accordance with CIE 150:2017 Guide on the limitation of the effects of obtrusive light from outdoor lighting installations, Second Edition.</p>		
Town Centre Zone			
Metropolitan Zone			
Mixed Use Zone			
City Centre Zone			
General Industrial Zone			
Hospital Zone			
Tertiary Education Zone			
Airport Zone			
Port Zone			

Stadium Zone		
--------------	--	--

Noise

NOISE	Noise
--------------	--------------

Introduction

The management of noise and vibration associated with a diverse range of activities that occur within Wellington City is intrinsically linked to the quality of the environment within the city centre and its surrounding suburbs and rural areas.

Noise ranks highly on the list of environmental pollutants. It can have an adverse effect on health and amenity values, can interfere with communication and can disturb peoples sleep and concentration. It is commonly identified as a nuisance and is the subject of frequent complaints received by council. Under the Resource Management Act 1991 (RMA), noise includes vibration.

Section 16 of the RMA imposes a duty to avoid unreasonable noise by adopting the best practicable option (BPO) regardless of whether the activity complies with a standard or rule. Section 17 of the RMA further imposes a general duty to avoid, remedy or mitigate adverse noise effects. At all times Wellington City Council has the duty to retain its power under the RMA to ensure that the general duties under sections 16 and 17 are met. Section 326 of the RMA is also adopted by Wellington City Council to control excessive noise.

The provisions in this chapter seek to enable a diverse range of activities to occur within Wellington City, whilst managing the potential adverse noise effects generated by these activities. The relatively compact nature of Wellington City, particularly the anticipated further intensification of the city centre and the mixture of activities that occur in this area, means that the management of noise is likely to become an increasingly important issue.

This chapter sets out the objectives, policies, rules and standards for noise within Wellington City. These are linked to zones and to specific activities. The noise provisions take into consideration the appropriateness of the level, duration and nature of noise generating activities within the context of the surrounding environment. The provisions also recognise that the background noise levels will vary between zones. Consideration is given to the characteristics of the noise being generated, and what noise reducing measures could reasonably be implemented. The provisions also identify where sound insulation is a requirement to establish noise sensitive activities, as well as placing limitations on the establishment of noise sensitive activities in certain zones.

Other than where expressly provided for, the measurements of noise arising from any activity must be measured in accordance with New Zealand Standard NZS6801:2008 Acoustics – Measurement of Environmental Sound and New Zealand Standard NZS6802:2008 Acoustics – Environmental Noise. An example where another standard may be expressly provided for is the application of New Zealand Construction Standard NZS6803: 1999 Acoustics Construction Noise.

Some activities that generate noise are exempt from the noise rules set out in this chapter. This is because they are not controlled by the RMA, e.g. aircraft in flight or vehicles being driven on a road.

Noise from temporary activities is addressed in the Temporary Activities Chapter.

Cross references to other relevant District Plan provisions
--

The noise provisions, while district wide, need to be considered in conjunction with zone specific chapters and their associated standards for activities. The relevant zone chapter will depend on the location of the activity.

The following activities are exempt from the rules and standards contained in this chapter. They are:

- Aircraft being operated during, immediately before or after flight;
- Vehicles being driven on a road (within the meaning of section 2(1) of the Transport Act 1998), or within a site as part of or compatible with a normal residential activity (including apartments or mixed use activity);
- Trains on rail lines (public or private) and crossing bells within the road reserve, including at railway yards, railway sidings or stations. This exemption does not apply to the testing (when stationary), maintenance, loading or unloading of trains;
- Any warning device or siren used by emergency services for civil defence or emergency purposes (and routine testing and maintenance);
- The use of generators and mobile equipment (including vehicles) when used solely for civil defence or emergency purposes, including testing and maintenance not exceeding 48 hours in duration, where they are operated by emergency services or lifeline utilities, or for the continuation of radiocommunication broadcasts;
- Rural activities, including, agricultural vehicles, machinery or equipment used on a seasonal or intermittent basis in the Rural Zones;
- Aircraft used in emergencies or as air ambulances;
- Crowd or people noise from special events or temporary event activities including any events located in Open Space and Recreation Zones.

Note: Where standards are provided for specific activities, and there is a conflict between those standards and the zone interface standards or zone standards, the specific activity standards will prevail. In addition, resource consent may be required for the activity that generates noise. These activities may be contained in other chapters of the district plan.

Objectives	
NOISE-O1	<p>Managing noise generation and effects</p> <p>Amenity values and peoples' health and well-being are protected from adverse noise levels, consistent with the anticipated outcomes for the receiving environment.</p>
NOISE-O2	<p>Reverse sensitivity</p> <p>Existing and authorised activities that generate high levels of noise are protected from reverse sensitivity effects.</p>

Policies	
NOISE-P1	<p>General management of noise</p> <p>Enable the generation of noise from activities that:</p> <ol style="list-style-type: none"> 1. Maintain the amenity values of the receiving environment; and 2. Does not compromise the health, safety and wellbeing of people and communities.
NOISE-P2	<p>Construction Noise</p> <p>Enable construction activities while ensuring that unreasonable noise and vibration effects are managed effectively.</p>
NOISE-P3	<p>Acoustic treatment for sensitive activities</p> <p>Require sound insulation for new sensitive activities within:</p>

	<ol style="list-style-type: none"> 1. The City Centre Zone; 2. The Special Purpose Waterfront Zone; 3. The Centres Zones; 4. The Mixed Use Zones; 5. The Port Noise Control Line; 6. The Airport Air Noise Boundary; and 7. Identified corridors adjacent to the State Highways and Railway networks.
NOISE-P4	<p>Noise at Wellington Regional Stadium and the Basin Reserve</p> <p>Require that noise from activities at Wellington Regional Stadium and the Basin Reserve are managed effectively to mitigate adverse noise effects on residential amenity values.</p>

Land Use Activities	
NOISE-R1	Emission of noise not otherwise provided for in this chapter
All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with NOISE-S1 is achieved.
All zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of NOISE-R1.1.a cannot be achieved. <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The matters in NOISE-P1; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
NOISE-R2	Emission of noise from construction, maintenance, earthworks, and demolition activities
All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with NOISE-S2.1 is achieved.
All zones	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of NOISE-R2.1.a cannot be achieved. <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The matters in NOISE-P2;and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
NOISE-R3	Alterations and/or additions to a building containing a noise sensitive activity
All zones	<ol style="list-style-type: none"> 1. Activity status: Permitted

	<p>Where:</p> <p>a. Compliance with NOISE-S4 is achieved.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NOISE-R3.1 cannot be achieved.</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The matters in NOISE-P3; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
NOISE-R4	Construction, alteration, or addition to a building containing a noise sensitive activity in proximity to a State Highway or Railway Network
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with NOISE-S3 is achieved.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NOISE-R4.1.a cannot be achieved.</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The matters in NOISE-P3; and 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
NOISE-R5	Construction, alteration, or addition to a building or accessory buildings and structures containing a noise sensitive activity within the Airport Air Noise Overlay (ANO)
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The indoor noise levels are compliant with NOISE-S4.2.</p> <p>b. There are no more than two residential units on a site inside the Air Noise Overlay.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NOISE-S4.2 cannot be achieved.</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with NOISE-S4.2 and any relevant assessment criteria in NOISE-S4.2. 2. Any special characteristics of the site, and the design and materials of the building or structure that influence the level of permitted airport related noise received. 3. The health and amenity of occupiers of the building or structure.

All zones	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. There are three or more residential units on a site inside the Air Noise Overlay.</p>
NOISE-R6	Emission of noise from helicopter landing areas
Hospital Zone Airport Zone	<p>1. Activity status: Permitted</p>
All other zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the recommended limits and noise management provisions as set out in NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas is achieved.</p>
All other zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Any of the requirements of NOISE-R6.1 cannot be achieved.</p>
NOISE-R7	Emission of noise from Wellington Regional Stadium
Stadium zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with NOISE-S1 is achieved.</p>
Stadium zone	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with NOISE-R7.1.a is not achieved.</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> Whether noise emission levels would increase the background noise levels in noise sensitive areas and in particular Residential Areas resulting in a noise nuisance for residents; Whether the sound characteristics of the noise emissions or the time of day at which noise occurs is likely to lead to sleep disturbance or other form of nuisance associated with noise; The manner in which buildings, structures or machinery are designed and arranged to reduce the noise emission levels likely to emanate from the stadium; and Reasonable options available for measures to reduce the adverse effects of the noise.
NOISE-R8	Fixed plant noise
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The noise is generated by fixed plant used solely for emergency or civil defence purposes; or</p>

	<p>b. The noise is generated by fixed plant in the Operational Port Area, and:</p> <ul style="list-style-type: none"> i. Only operates for maintenance between 8:00am and 5:00pm weekdays; and ii. Compliance with NOISE-S1 is achieved; or <p>c. Compliance with NOISE-S5 is achieved.</p> <p>Exemption: The noise limits set in standard NOISE-S5 do not apply to fixed plant located in the Operational Port Area. Fixed plant is exempt from the noise limits provided that it:</p> <ul style="list-style-type: none"> i. only operates for maintenance between 8:00am and 5:00pm weekdays, and ii. can comply with NOISE-S1.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of NOISE-R8.1 cannot be achieved. <p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> 1. The matters in NOISE-P1 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
NOISE-R9	Noise from dog day cares, commercial dog parks and dog kennels (including day stay or boarding)
<p>General Rural zone</p> <p>Large Lot Residential zone</p> <p>General Industrial zone</p> <p>City Centre zone</p> <p>Metropolitan Centre zone</p> <p>Town Centre zone</p> <p>Mixed use zone</p> <p>Commercial zone</p> <p>Local Centre zone</p> <p>Neighbourhood Centre zone</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is achieved with NOISE-S1; b. The hours of operation are between 7:00am and 7:00pm, all days of the week; and c. Operation does not include overnight boarding and or outdoor facilities for overnight stay.
All other zones	2. Activity status: Discretionary

	<p>Where:</p> <p>a. Any of the requirements of NOISE-R9 cannot be achieved.</p>
NOISE-R10	Noise from indoor or outdoor shooting ranges and use of firearms
All zones	1. Activity status: Discretionary
NOISE-R11	Noise from blasting
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S2.2; and b. The activity is a quarrying activity.</p>
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is not achieved with Noise-R11.1.a or Noise R11.1.b.</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. Peak noise levels from blast events; 2. The frequency and the number of blast events; 3. The number of blasts per year; 4. The extent to which noise and vibration effects from blasting activities are minimised; and 5. Whether surrounding property owners will be notified of blasting events in advance of the activity.
NOISE-R12	Noise from home business activities
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S2.4.</p>
All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Any of the requirements of NOISE-R12.1 cannot be achieved.</p>
NOISE-R13	Noise from electronic sound system noise
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S2.4.</p>
All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Any of the requirements of NOISE-R13.1 cannot be achieved.</p>
NOISE-R14	Noise from port activities

All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with NOISE-S2.5.</p>
All zones	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Any of the requirements of NOISE-R14.1 cannot be achieved.</p>
NOISE-R15	Noise from Wellington International Airport activities
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with the following standards:</p> <ol style="list-style-type: none"> i. NOISE-S6 ii. NOISE-S7 iii. NOISE-S8 iv. NOISE-S9 v. NOISE-S10 vi. NOISE-S11 vii. NOISE-S12
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. NOISE-S6. b. NOISE-S9. c. NOISE-S10. d. NOISE-S11. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Relevant matters listed in NOISE-P1. 2. The degree to which noise emissions can be reduced through mitigation or management measures, changes in the location, or methods of operation of the activity. 3. Whether the proposal will have any adverse effects on the health and safety of people. 4. The effects of the type, intensity and duration of the noise emitted from any activity.
All zones	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <ol style="list-style-type: none"> i. NOISE-S7 ii. NOISR-S8 iii. NOISE-S12. iv. Noise from any land based activity in the Airport Main Site or East Side designations exceeds the limits in standard NOISE-S11 by more than 5dB. <p>Notification Status: An application for resource consent made in respect of rule NOISE-R15.3 must be publicly notified.</p>

Activity Standards – Permitted activity noise and sound insulation standards

NOISE-S1	Maximum permitted activity noise levels by zone
-----------------	--

<p>1. Noise generated by any activity in all zones must not exceed permitted noise limits within the receiving zone set out in APP4 – Permitted Noise Standards.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Background noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities. 2. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations). 3. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation.
<p>NOISE-S2 Maximum permitted noise levels by activity</p>	
<p>1. Construction activities</p>	<p>The noise from any construction, maintenance, earthworks and demolition activities must be measured, assessed, managed and controlled in accordance with the requirements of NZS6803:1999 Acoustics Construction Noise.</p> <p>The vibration from any construction, maintenance, earthworks and demolition activities must be measured, assessed, managed and controlled in accordance with the requirements of DIN 4150-3:1999 Structural Vibration – Part 3: Effects of Vibration on Structures.</p>
<p>2. Blasting</p>	<p>Peak noise levels from blasting activities must not exceed the following when measured within the notional boundary of any building set out in NOISE-S2.3.a, NOISE-S2.3.b and NOISE-S2.3.c below:</p> <ol style="list-style-type: none"> a. Occupied noise sensitive activity and visitor accommodation: <ol style="list-style-type: none"> i. permissible blasting time window: 7:00am to 7:00pm; and ii. number of blasts per year: ≤ 20; and <ul style="list-style-type: none"> • maximum peak sound level applying to all blasts 120 dB L_{Zpeak}; or iii. number of blasts per year: >20; and <ul style="list-style-type: none"> • maximum peak sound level applying to all blasts 115 dB L_{Zpeak}; or b. Occupied commercial and industrial buildings: <ol style="list-style-type: none"> i. permissible blasting time window: All hours of occupation; and ii. number of blasts per year: All; and <ul style="list-style-type: none"> • maximum peak sound level applying

	<p>to all blasts 125 dB L_{Zpeak}; or</p> <p>c. Unoccupied buildings</p> <p>i. permissible blasting time window: all times; and</p> <ul style="list-style-type: none"> • maximum peak sound level applying to all blasts 140 dB L_{Zpeak}.
3. Home business activity	Noise generated by any home business activity (or noise source associated with the work from home business activity), when measured at or within the boundary of any site, other than the site from which the noise is emitted, must comply with the noise limits stated in NOISE-S1 and NOISE-S6.
4. Electronic sound system noise	<p>Electronic sound systems within the Commercial and Mixed Use zones must comply with the below:</p> <p>a. Noise emission levels in any public space (including streets and parks) generated by electronic sound systems must not exceed 75dB L_{Aeq} (2 minutes). In any event the measurements must 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>b. The measured level(s) under NOISE S2.6.i shall have no adjustments for Special Audible Characteristics (SAC's) when assessed in accordance with New Zealand Standards NZS 6902:2008 Acoustics – Environmental Noise</p>
5. Port activities	<p>a. The port company (CentrePort) must undertake a noise monitoring programme annually (once every calendar year) to ensure that noise from port related activities comply with NOISE-S1 at the Port Noise Control Line. This monitoring will be undertaken in accordance with the 'CentrePort Noise Management Plan for CentrePort Ltd' (dated December 2008) and the information shall be reported to Wellington City Councils Manager Compliance and Advice.</p> <p>b. The port company must at all times operate in accordance with a Port Noise Management Plan, which must include but is not limited to the matters set out below. The Port Noise Management Plan must be developed to the satisfaction of Wellington City Council and Greater Wellington Regional Council. The Port Noise Management Plan must:</p> <p>i. State the objectives of the Management</p>

	<p>Plan.</p> <ul style="list-style-type: none"> ii. Identify all significant noise sources from port activities undertaken by the port within the Port Zone and the adjacent Coastal Marine Area. iii. Identify the best practical options to ensure the emission of noise does not exceed the noise levels specified in NOISE-S2.8. iv. Identify techniques that will be considered to reduce the emission of noise over time and indicate which of these techniques will be adopted to achieve realistic objectives in managing noise. v. Explain how the port company will take noise effects into account in the design and location of new, altered or extended port activities. vi. Identify how the port company will work with independent companies and external contractors to ensure that transport noise and noise from other activities within the port area will be kept to a minimum practical noise level. vii. Identify procedures for noise reduction through the port company’s staff and contractor training. viii. Provide for the establishment and maintenance of a Port Noise Liaison Committee (the port company may provide for this function within the operation of its Environmental Consultative Committee). ix. (List the Port Noise Liaison Committee functions; and the procedures for the recommendations of the Committee to be considered and determined by the port company. x. Detail procedures for receiving and deciding on complaints. xi. Detail procedures for noise monitoring; auditing and reporting. xii. Include procedures for the review and alteration of the Port Noise Management Plan. 	
<p>7. Airport activities</p>	<ul style="list-style-type: none"> a. A noise management plan (NMP) is implemented by Wellington International Airport Limited (WIAL) to assist all interested parties in complying with the objectives and rules in the District Plan. The noise management plan will include: <ul style="list-style-type: none"> i. a statement of noise management objectives and policies 	

	<ul style="list-style-type: none"> ii. details of methods and processes for remedying and mitigating adverse effects of airport noise including but not limited to: <ul style="list-style-type: none"> • improvements to Airport layout to reduce ground noise • improvements to Airport equipment (including provision of engine test shielding such as an acoustic enclosure for propeller driven aircraft) to reduce ground noise • aircraft operating procedures in the air and on the ground iii. procedures for monitoring and ongoing review of the plan iv. dispute resolution procedures v. a programme for immediate and ongoing refinement by way of shrinkage of the location of the Air Noise Boundary (ANB), with priority to be given to those areas which through further monitoring are found not to be exposed to forecast Ldn 65 dBA, with the intent that the programme be completed within two years vi. consideration of land use measures which may mitigate adverse effects through changes to controls vii. consideration of any need for insulation of existing houses within the ANB; the extent to which such insulation is appropriate, and the ultimate responsibility for cost viii. details of methods and process for monitoring and reporting compliance with the District Plan rules, including but not limited to: <ul style="list-style-type: none"> • Airnoise boundary and activity ceilings provided in the rules • engine testing • Auxiliary Power Units (APUs) Ground Power Units (GPUs) • curfew ix. details for certification by WIAL of night curfew exempt aircraft. x. A Wellington Airnoise Management Committee has been established made up of local residents, WCC and WIAL representatives. The Committee meets regularly to address noise issues and to ensure that compliance with the district plan provisions. 	
NOISE-S3	Sound insulation standards for noise sensitive activities	
1. Within 80m of a	a. Any habitable room in a building used by a noise sensitive activity including any new	Assessment criteria where the standard is infringed:

<p>State Highway</p>	<p>buildings, alteration or additions constructed within 80 metres of the edge of a State Highway carriageway must be designed, constructed and maintained to achieve compliance with an internal noise level of 40dB $L_{Aeq(24hr)}$ in all habitable rooms.</p> <p>b. Compliance with (a) above shall be achieved if, prior to any construction work an acoustic design certificate from a suitably qualified acoustic engineer is provided to the Council for approval which certifies that the proposed design and construction of the building, alterations or additions will achieve the internal sound levels. The building must be designed, constructed, and maintained in accordance with the acoustic design certificate.</p> <p>c. Where the noise level specified in (a) cannot be met with windows open, a ventilation system must be installed. For the purpose of this rule a supplementary source of air must be provided to achieve a minimum mechanical ventilation as specified in Section G4 Ventilation of the New Zealand Building Code and achieve a minimum standard of 7.5 litres per second per person. The ventilation system must generate internal sound levels less than 35dB L_{Aeq} (30 seconds) when measured at 1 metre from the internal grill/diffuser.</p> <p>d. Compliance with (c) shall be achieved if prior to the construction an assessment from a suitably qualified acoustic engineer is provided to Council for approval.</p>	<ol style="list-style-type: none"> 1. Background noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities. 2. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations). 3. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation. 4. In relation to a scheduled heritage building or a contributing building within a heritage area, the extent to which it is practicable to insulate to the required standard without detracting from identified heritage values.
<p>2. Within 100m of a railway line</p>	<p>a. Any habitable room in a building used by a noise sensitive activity, including any new building or alteration or addition constructed within 100 metres of the railway line should be designed, constructed and maintained to achieve compliance with an internal noise level of:</p> <ol style="list-style-type: none"> i. 35 dB L_{Aeq} (1 hour) inside bedrooms ii. 40 dB L_{Aeq} (1 hour) inside any other habitable rooms. <p>b. Compliance with (a) above shall be achieved if, prior to the construction of any building containing a habitable room:</p> <ol style="list-style-type: none"> i. an acoustic design certificate from a suitably qualified acoustic engineer is provided to the Council which certifies 	

	<p>that the proposed design and construction of the building, alterations or additions will achieve the internal sound levels.</p> <p>ii. The building must be designed, constructed, and maintained in accordance with the design certificate.</p> <p>c. Where the noise level specified in (a) above cannot be met with ventilating windows open, a ventilation system must be installed. For the purpose of this rule, a supplementary source of air must be provided to achieve a minimum mechanical ventilation as specified in Section G4 Ventilation of the New Zealand Building Code and achieve a minimum standard of 7.5 litres per second per person. The ventilation system must generate internal sound levels less than 35 dB $L_{Aeq}(30 \text{ seconds})$ when measured at 1 metre from the internal grill/diffuser.</p> <p>d. Compliance with (c) above shall be achieved if prior to the construction an assessment from a suitably qualified acoustic engineer is provided to Council for approval.</p>	
<p>3. City Centre Zone Mixed Use Zone General Industrial Zone Neighbourhood Centre Zone Local Centre Zone Metropolitan Centre Zone Waterfront Zone</p>	<p>a. Any habitable room in a building used by a noise sensitive activity in a new building or alteration or addition to an existing building, must be designed, constructed, and maintained to achieve the following minimal acoustic performance criteria:</p> <p>i. $D_{2m,nT,w} + C_{tr} > 30 \text{ dB}$</p> <p>ii. $D_{2m,nT,w} + C_{tr} > 35 \text{ dB}$. Courtenay Place Noise Area</p> <p>b. Compliance with (a) shall be achieved if:</p> <p>i. prior to the construction work an acoustic design certificate from a suitably qualified acoustic engineer is provided to Council for approval which certifies that the proposed design, specifications and construction of the building, alterations or additions will achieve the minimal acoustic performance criteria in (a); or</p> <p>ii. the proposed design and construction of the building, alterations or additions accords with the precise building schedule set out in Schedule 14. If an acoustic design certificate is provided the building, alterations or additions must be designed, constructed, and</p>	

	<p>maintained in accordance with the design certificate and any design or specifications notes or upgrades set out within the certificate. If Schedule 14 is applied the building, alterations or additions must not deviate from the building construction of specifications set out in Table 29 of Schedule 14.</p> <p>c. Where the sound insulation ratings specified in (a) above cannot be met with windows open, a ventilation system providing fresh air from the outside of the building must be installed at the time of fit out. For the purpose of this rule, the supplementary source of fresh air must achieve a minimum standard of 7.5 litres per second per person.</p> <p>d. Compliance with NOISE-S3.c shall be achieved if prior to the construction an assessment from a suitably qualified professional is provided to Council for approval.</p>	
<p>NOISE-S4 Sound insulation standards for noise sensitive activities – Noise area specific</p>		
<p>1. Port noise affected area</p>	<p>a. Any habitable room in a building used by a noise sensitive activity in a new building or alteration or addition to an existing building within the Port Noise Affected Area must be protected from noise arising from outside the building by ensuring the external sound insulation level achieves the following minimum performance standard.</p> <p>i. $D_{2m,nT,w} + C_{tr} > 35$ dB – Inner Port Noise Affected Area</p> <p>ii. $D_{2m,nT,w} + C_{tr} > 30$ dB – Outer Port Noise Affected Area</p> <p>b. Compliance with performance standards (i) and (ii) shall be achieved by ensuring habitable rooms are designed and constructed in a manner that:</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Background noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities. 2. Management of effects from the activities with regard to the matters set out in NOISE-P2. 3. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment

	<ul style="list-style-type: none"> i. prior to the construction of the building an acoustic design certificate is prepared by a suitably qualified acoustic engineer for approval by Council. The acoustic design certificate shall certify that the proposed design, specifications and construction of the building, alterations or additions will achieve the minimal performance standard set out in (a). ii. The building must be designed, constructed, and maintained in accordance with the design certificate. iii. Where the noise level specified in (i) and (ii) above cannot be met with ventilating windows open, a ventilation system must be installed. <p>c. For the purpose of this rule a supplementary source of air must be provided to achieve a minimum mechanical ventilation as specified in Section G4 Ventilation of the New Zealand Building Code and achieve a minimum standard of 7.5 litres per second per person. The ventilation system must generate sound levels less than 35dB LAeq (30 seconds) when measured at 1 metre from the internal grill/diffuser. Compliance with the ventilation requirements shall be achieved if prior to the construction an assessment from a suitably qualified acoustic professional is provided to Council for approval</p> <p>Note: The above provisions do not apply to construction of new buildings containing noise sensitive activities within the air noise boundary, covered in NOISE-S4.2.</p>	<p>and the timing of operations).</p> <ul style="list-style-type: none"> 4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation. 5. In relation to a scheduled heritage building or a contributing building within a heritage area, the extent to which it is practicable to insulate to the required standard without detracting from identified heritage values.
<p>2. Air noise overlay</p>	<ul style="list-style-type: none"> a. Any habitable room in a building used by a noise sensitive activity in a new building or alteration or addition to an existing building within the Air Noise Overlay must be designed and constructed to achieve following minimum performance standard: <ul style="list-style-type: none"> i. an internal level of L_{dn} 40 dB with doors and windows closed. b. Compliance with performance standard (i) must be achieved by ensuring habitable rooms are designed and constructed in a manner that: <ul style="list-style-type: none"> i. prior to the construction an acoustic design certificate from a suitably 	

	<p>qualified acoustic engineer is provided to the Council which certifies that the proposed design and construction of the building, alterations or additions will achieve the internal sound levels.</p> <p>ii. The building must be designed, constructed, and maintained in accordance with the design certificate.</p> <p>c. Any new habitable room within the Airport Noise Overlay that is proposed to have openable windows must be provided with at the time of fit-out a positive supplementary source of fresh air ducted from outside. The supplementary source of air is to achieve a minimum of 7.5 litres per second per person. Compliance with the ventilation requirements shall be achieved if prior to the construction an assessment from a suitably qualified acoustic professional is provided to Council for approval</p> <p>d. Confirmation of compliance with NOISE-S4.2.a will be required by a qualified acoustic engineer</p> <p>e. Confirmation of compliance with {Link, 11711, NOISE-S4.2.d will be required by a qualified professional</p>	
NOISE-S5	Fixed plant noise	
<p>1. Noise generated by fixed plant noise must not exceed the noise limits set out in APP5 – Fixed Plant Noise Standards.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Background noise levels and any special character of noise from any existing activities, the nature and character of any changes to the sound received at any receiving site and the degree to which such sounds are compatible with the surrounding activities. 2. Management of effects from the activities with regard to the matters set out in NOISE-P2. 3. Any mitigation of the noise proposed, in accordance with a best practicable option approach (e.g. site layout and design, design and location of structures, buildings and equipment and the timing of operations). 4. The ability to mitigate adverse effects through the imposition of conditions such as noise attenuation. 	
NOISE-S6	Hours of Aircraft Operation	
<p>Airport zone</p>	<ol style="list-style-type: none"> 1. Domestic aircraft operations shall not occur during the following hours: <ol style="list-style-type: none"> a. midnight (12am) to 6am. 2. International aircraft operations shall not occur during the following hours: 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Type, intensity and duration of the noise.

- | | |
|--|--|
| <ul style="list-style-type: none"> a. Midnight to 6am for departures. b. 1am to 6am for arrivals. 3. No aircraft shall operate under their main engine power within the Airport East Side designation between the hours of 10pm and 7am.
Except: <ul style="list-style-type: none"> 4. In the East Side designation, aircraft under tow or parked on a taxiway. 5. Disrupted flights where aircraft operations are permitted for an additional 30 minutes; 6. In statutory holiday periods where operations are permitted for an additional 60 minutes; 7. For the purposes of this condition, statutory holiday period means: <ul style="list-style-type: none"> a. The period from 25 December to 2 January, inclusive. Where 25 December falls on either a Sunday or Monday, the period includes the entire of the previous weekend. Where 1 January falls on a weekend, the period includes the two subsequent working days. Where 2 January falls on a Friday, the period includes the following weekend. b. The Saturday, Sunday and Monday of Wellington Anniversary weekend, Queens Birthday Weekend, and Labour Weekend. c. Good Friday to Easter Monday inclusive. d. Matariki Day. e. Waitangi Day. f. ANZAC Day. g. Any other day decreed as a national statutory holiday. h. Where Matariki Day, Waitangi Day or ANZAC Day falls (or is recognised) on a Friday or a Monday, the adjacent weekend is included in the statutory holiday period. i. The hours from midnight to 6am immediately following the expiry of each statutory holiday period defined above. 8. Aircraft using the Airport as a planned alternative to landing at a scheduled airport, but which shall not take-off unless otherwise permitted; 9. Aircraft landing in an emergency; 10. The operation of emergency flights required to rescue persons from life threatening situations or to transport patients, human vital organs, or medical personnel in a medical emergency; 11. The operation of unscheduled flights required to meet the needs of any state of | <ul style="list-style-type: none"> 2. Mitigation or management measures. 3. Health and safety. 4. Effects on internal and external noise amenity for dwellings outside the Airport zone. 5. The Airport Noise Management Plan. <p>In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.</p> |
|--|--|

	<p>emergency declared under the Civil Defence Emergency Management Act 2002 or any international civil defence emergency;</p> <p>12. Aircraft carrying heads of state and/or senior dignitaries acting in their official capacity or other military aircraft operations;</p> <p>13. No more than 4 aircraft movements per night with noise levels not exceeding 65 dB L_{AFmax} (1 sec) at or beyond the edge of the Air Noise Overlay.</p>	
NOISE-S7	Calculation of Aircraft Noise	
Airport zone	<p>1. The Requiring Authority shall ensure that all aircraft operations are managed so that the rolling day average 24 hour night-weighted sound exposure level does not exceed a Day/night Level (Ldn) of 65 dBA outside the Air Noise Overlay shown by District Plan Maps.</p> <p>2. Aircraft noise shall be measured and modelled in accordance with NZS6805:1992 Airport Noise Management and Land Use Planning and calculated as a Ldn 90 day rolling average. All terminology shall have the meaning that may be used or defined in the context of NZS:6805 1992 Airport Noise Management and Land Use Planning. Except:</p> <p>3. The following aircraft operations shall be excluded from the calculation of the 90 day rolling average:</p> <ol style="list-style-type: none"> Aircraft operating in an emergency. The operation of emergency flights required to rescue persons from life threatening situations or to transport patients, human vital organs, or medical personnel in a medical emergency. The operation of unscheduled flights required to meet the needs of any state of emergency declared under the Civil Defence Emergency Management Act 2002 or any international civil defence emergency. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Type, intensity and duration of the noise. Mitigation or management measures. Health and safety. Effects on internal and external noise amenity for dwellings outside the Airport zone. The Airport Noise Management Plan. In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.
NOISE-S8	Engine Testing Noise	
Airport Zone	<p>1. Aircraft propulsion engines may be run within the Designated Area (Attachment 4 to the Airport Main Site designation conditions) for the purpose of engine testing as follows:</p> <ol style="list-style-type: none"> Undertaken during the hours of 6am to 8pm only; To carry out essential unscheduled maintenance between 8pm and 11pm only; To operate an aircraft within flying hours 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Type, intensity and duration of the noise. Mitigation or management measures. Health and safety. Effects on internal and external noise amenity for dwellings outside the Airport zone.

	<p>but provided the engine run is no longer than required for normal procedures, which for the purpose of this condition, shall provide solely for short duration engine runs by way of flight preparation while the aircraft is positioned on the apron;</p> <p>d. No person shall start or run any aircraft propulsion engine for the purposes of engine testing on the locations shown on the map attached as Attachment 4 to the Airport Main Site designation conditions;</p> <p>e. Restrictions on engine testing from 11pm to 6am do not apply if engine testing can be carried out in compliance with all of the following:</p> <ul style="list-style-type: none"> i. measured noise levels do not exceed 60 dB $L_{Aeq(15\text{ min})}$ at or within the boundary of any residential zone; ii. measured noise levels do not exceed 75 dB L_{AFmax} at or within the boundary of any residential zone; iii. noise levels shall be measured in accordance with NZS6801: 2008 Acoustics – Measurement of Environmental Sound; iv. the total number of engine test events relating to aircraft using the Airport as an alternate landing site shall not exceed 18 in any consecutive 12 month period; v. the total duration of engine test events relating to aircraft using the Airport as an alternate landing site in terms of AIRPZ-S1 (exception 8) shall be no more than 20 minutes. <p>2. There shall be no aircraft engine testing in the Airport East Side designation.</p>	<p>5. The Airport Noise Management Plan. In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations</p>
<p>NOISE-S9</p>	<p>Noise from Ground Power Units and Auxiliary Power Units</p>	
<p>Airport Zone (main site)</p>	<p>1. The operation of ground power units (GPUs) and auxiliary power units (APUs) within the Airport Main Site designation, when measured at any adjoining Residential zone, shall not exceed the following limits:</p> <ul style="list-style-type: none"> a. Monday to Saturday 7am to 10pm 55 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Type, intensity and duration of the noise. 2. Mitigation or management measures.

	<p>dB LAeq(15 min)</p> <p>b. At all other times 45 dB LAeq(15 min)</p> <p>c. All days 10pm to 7am 75 dB LAFmax</p> <p>Except:</p> <ol style="list-style-type: none"> 1. Aircraft under tow; 2. The first 45 minutes after an aircraft has stopped on the gate, unless operational or public health and safety requires this to be operated for a longer duration. Such operational or public health and safety occurrences shall not exceed a 90-minute duration and be limited to a maximum of 10 events per calendar year; 3. 45 minutes prior to scheduled departure unless operational or public health and safety requires this to be operated for a longer duration. Such operational or public health and safety occurrences shall not exceed a 60-minute duration and be limited to a maximum of 10 events per calendar year; 4. The timing of APU use set out in 2 and 3 above may be varied in response to disease management requirements. Any new limitations on time of APU use shall be agreed in writing by the Consents Manager, Wellington City Council. 5. The use of APUs to provide for engine testing. 	<ol style="list-style-type: none"> 3. Health and safety. 4. Effects on internal and external noise amenity for dwellings outside the Airport zone. 5. The Airport Noise Management Plan. <p>In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.</p>
NOISE-S10 Noise from Ground Power Units and Auxiliary Power Units		
<p>Airport zone (east side)</p>	<ol style="list-style-type: none"> 1. The operation of auxiliary power units (“APUs”) within the Airport East Side designation shall be restricted to a period not exceeding 15 minutes after the aircraft has stopped at the gate and 15 minutes prior to leaving the gate. For the avoidance of doubt, noise from APUs is subject to the noise limit in designation Condition 26. 2. There shall be no operating of APUs in the East Side designation between the hours of 10pm and 7am, apart from aircraft under tow. 3. Any aircraft stand within the Airport East Side designation shall have a Plugin ground power unit (GPU) available. <p>Except:</p> <ol style="list-style-type: none"> 1. Aircraft under tow; 2. The first 45 minutes after an aircraft has stopped on the gate, unless operational or public health and safety requires this to be operated for a longer duration. Such operational or public health and safety occurrences shall not exceed a 90-minute duration and be limited to a maximum of 10 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Type, intensity and duration of the noise. 2. Mitigation or management measures. 3. Health and safety. 4. Effects on internal and external noise amenity for dwellings outside the Airport zone. 5. The Airport Noise Management Plan. <p>In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.</p>

	<p>events per calendar year;</p> <p>3. 45 minutes prior to scheduled departure unless operational or public health and safety requires this to be operated for a longer duration. Such operational or public health and safety occurrences shall not exceed a 60-minute duration and be limited to a maximum of 10 events per calendar year;</p> <p>4. The timing of APU use set out in 2 and 3 above may be varied in response to disease management requirements. Any new limitations on time of APU use shall be agreed in writing by the Consents Manager, Wellington City Council.</p> <p>5. The use of APUs to provide for engine testing.</p>	
NOISE-S11	Land Based Noise	
Airport zone	<p>1. Noise emission levels from any activity within the Airport Main Site and East Side designations, other than aircraft operations, engine testing and the operation of GPUs and APUs, when measured at any adjoining residential zone, shall not exceed the following limits:</p> <ol style="list-style-type: none"> Monday to Saturday 7am to 10pm 55 dB $L_{Aeq}(15min)$ At all other times 45 dB $L_{Aeq}(15min)$ All days 10pm to 7am 75 dB L_{AFmax} <p>2. In the Airport East Side designation, for the purposes of calculating compliance with this limit, account shall be taken of the cumulative effect of all land based activities undertaken within the Requiring Authority's designations, other than aircraft operations, the operation of APUs and any engine testing.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Type, intensity and duration of the noise. Mitigation or management measures. Health and safety. Effects on internal and external noise amenity for dwellings outside the Airport zone. The requirements of NZS 6803:1999 Acoustics – Construction Noise. The Airport Noise Management Plan. <p>In assessing noise effects, data may be used from a continuous noise monitoring station established to confirm compliance and may also be obtained from other locations.</p>
NOISE-S12	Airport Miramar South Noise	
Airport zone (Miramar South)	<p>In relation to the Airport Miramar South designation ("the Site"):</p> <ol style="list-style-type: none"> Noise emission levels from within the Site when measured on any site that includes an occupied residence in the residential zone beyond the Site shall not exceed: <ol style="list-style-type: none"> Monday to Sunday 7am to 10pm 55 dB 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Type, intensity and duration of the noise. Mitigation or management measures. Health and safety. Effects on internal and external noise

	<p style="padding-left: 40px;">$L_{Aeq}(15 \text{ min})$</p> <p>b. Monday to Sunday 1am to 6am 40 dB $L_{Aeq}(15 \text{ min})$</p> <p>c. At all other times 45 dB $L_{Aeq}(15 \text{ min})$</p> <p>d. All days 10pm to 7am 75 dB L_{AFmax}</p> <p>2. Noise emission levels from the Site when measured on any site in the Centre Zone shall not exceed:</p> <p style="padding-left: 20px;">a. At all times 60 dB $L_{Aeq}(15 \text{ min})$</p> <p style="padding-left: 20px;">b. At all times 85 dB L_{AFmax}</p> <p>3. Noise during construction activities shall comply with the requirements of NZS 6803:1999 Acoustics – Construction Noise.</p> <p>4. A close-boarded fence (or other acoustically effective barrier) with a density of at least 10 kg/m² and a height of two metres shall be installed around the perimeter of the site excluding site access points. This shall be inspected regularly and maintained to ensure its continued acoustic effectiveness.</p> <p>5. Entry / egress for trucks shall not be located opposite residential zoned areas. Trucks shall not drive along the Residential zoned parts of Miro Street, Kedah Street, or Kauri Street except where there are specific circumstances where this is necessary.</p> <p>6. Truck engines shall not be left to idle on the Site and signage shall be placed in appropriate locations within the Site to advise drivers of this requirement. The requiring authority or its agents shall actively monitor this requirement.</p> <p>7. Building services shall be designed such that noise levels from this source at the Site boundary are at least 10 dB lower than the limits set out in 1 above.</p> <p>8. All warehouse doors shall be fast closing and shall remain closed at night-time unless in use.</p> <p>9. There shall be no servicing or maintenance of equipment outdoors at night.</p>	<p>amenity for dwellings outside the Airport Miramar South designation.</p> <p>5. The requirements of NZS 6803:1999 Acoustics – Construction Noise.</p> <p>6. The Airport Miramar South Construction Noise Management Plan.</p> <p>7. The acoustic assessment report prepared by the requiring authority for development of the Site.</p> <p>8. The Airport Noise Management Plan.</p>
--	---	--

Signs

SIGN	Signs
-------------	--------------

Introduction

The purpose of the Signs chapter is to manage the potential for adverse environmental effects that can result from the erection and placement of signs across the city. This chapter addresses digital signs, freestanding signs, illuminated signs, official signs, third-party signs, and on-site signs. Electoral signs are exempt from these rules and are managed under the Electoral Act 1993.

Signs are useful for displaying important information including community messages, directions, health and safety messages, and placenames. Third-party signs are useful to advertise events, products, and services. Signs are crucial for traffic safety to warn motorists of approaching hazards and to convey important information such as speed limits.

If not managed appropriately, signs have the potential to result in adverse environmental effects including visual clutter, degradation of heritage features, and erosion of the amenity of the local and wider environment.

Note: The definition of a sign in this plan is limited to signs that are projected onto, or fixed or attached to, any structure or natural object such as buildings. Portable signs in the form of a board on Council owned land are managed under the Wellington Consolidated Bylaw 2008. Under this bylaw, written approval is required for signage in public places.

Cross references to 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 chapters also contain provisions that may be relevant for activities in underlying Zone chapters, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters.
- **Historic Heritage and Sites and Areas of Significance to Māori** - Archaeological sites and sites and areas of significance to Māori are spread throughout Wellington City. Specific provisions for the protection of these sites (including rules for signs) are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Infrastructure** - The Infrastructure Chapter contains provisions for the efficient use, development, repair and upgrading of infrastructure.

Objective

SIGN-01	Role of signage
	Signs support the needs of the community and the effects of signs are managed effectively.

Policies	
SIGN-P1	<p>Allowed Signs</p> <p>Allow signs where:</p> <ol style="list-style-type: none"> 1. They are of an appropriate size, design and location; and 2. They do not result in visual clutter; and 3. Any potential cumulative effects are managed; and 4. They do not compromise traffic, pedestrian, or cycling safety; and 5. In the residential, rural and open space zones, they relate to an activity on the site on which they are located.
SIGN-P2	<p>Digital and Illuminated Signs</p> <p>Provide for digital and illuminated signs where:</p> <ol style="list-style-type: none"> 1. The sign is compatible with the zone; and 2. The sign does not compromise traffic, pedestrian, or cycling safety; and 3. Any light spill or glare effects are managed so they do not compromise amenity values.
SIGN-P3	<p>Signs and historic heritage</p> <p>Enable signs on scheduled heritage buildings and structures and on their sites, and within heritage areas which support wayfinding and interpretation and only allow other signs that do not detract from the identified heritage values, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. Damage to heritage fabric, from methods of fixing, including supporting structures, cabling or wiring is minimized or is reasonably reversible; b. The location and placement of signs obscure architectural features, project above parapet level or reflect the typical positioning of signage on the scheduled heritage building or within the heritage area; c. The area, height and number of signs are appropriate for the scale of the scheduled heritage building, heritage structure or heritage area or would result in clutter; d. The quality of the design of the sign complements the heritage building, heritage structure or heritage area; e. The intensity of any illumination adversely affects heritage values; and f. The sign fulfils the intent of the Heritage and Signs Design Guides. 2. The benefits of allowing additional signage to support sustainable long term use.
SIGN-P4	<p>Signs and scheduled archaeological sites</p> <p>Enable signs that relate to safety and interpretation within the extent of scheduled archaeological sites, and only allow other signs that do not detract from the identified archaeological values, having regard to:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. Land disturbance required for the sign and impacts on archaeological features is minimised; b. Damage from methods of fixing to any feature of the site, including supporting structures, is minimised or reasonably reversible; c. The location and placement of signs obscure appreciation of features integral to the significance of the scheduled archaeological site; d. The area, height and number of signs are appropriate for the scale of the scheduled archaeological site or result in visual clutter; e. The quality of the design of the sign complements the scheduled archaeological site; f. The intensity of any illumination adversely affects archaeological values; and g. The sign fulfils the intent of the Heritage and Signs Design Guides. 2. The benefits of allowing additional signage to support sustainable long term use.
SIGN-P5	Wellington Regional Stadium Signs

	<p>Provide for signs in the Wellington Regional Stadium Zone where:</p> <ol style="list-style-type: none"> 1. The amenity and historic heritage values of the zone or adjacent zone are not compromised; and 2. The landmark and regionally significant status of the stadium is not compromised; and 3. The sign does not compromise traffic, pedestrian, or cycling safety.
--	--

Land Use Activities	
SIGN-R1	Election Signs
All zones	1. Activity status: Permitted
SIGN-R2	Official Signs
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. SIGN-S1; ii. SIGN-S4; and iii. SIGN-S7.1 to 5.
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of SIGN-R2.1 cannot be achieved. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The matters in SIGN-P1, SIGN-P2 and SIGN-P5; 2. The Signs Design Guide; and 3. The extent and effect of non-compliance with any relevant Standard and the matters as specified in the associated assessment criteria for the infringing Standards.
SIGN-R3	Temporary Signs
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with: <ol style="list-style-type: none"> i. SIGN-S1 ii. SIGN-S7; iii. SIGN-S10; and iv. SIGN-S11.
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of SIGN-R3.1 cannot be achieved. Matters of discretion are restricted to: <ol style="list-style-type: none"> 1. The matters in SIGN-P1, SIGN-P2 and SIGN-P3; 2. The Signs Design Guide; and

	3. The extent and effect of non-compliance with any relevant Standard and the matters as specified in the associated assessment criteria for the infringed Standards.
SIGN-R4	On-Site Signs
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. SIGN-S1; ii. SIGN-S2; iii. SIGN-S3; iv. SIGN-S4; v. SIGN S5; vi. SIGN-S7; vii. SIGN-S8; viii. SIGN-S9; and ix. SIGN-S11.
All zones	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of SIGN-R4.1 cannot be achieved. Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in SIGN-P1, SIGN-P2 and SIGN-P3; 2. The Signs Design Guide; and 3. The extent and effect of non-compliance with any relevant Standard and the matters as specified in the associated assessment criteria for the infringed Standards.
SIGN-R5	Third-Party Signs
<p>City Centre Zone</p> <p>General Industrial Zone</p> <p>Neighbourhood Centre Zone</p> <p>Local Centre Zone</p> <p>Mixed Use Zone</p> <p>Commercial Zone</p> <p>Airport Zone</p> <p>Hospital Zone</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. SIGN-S1; ii. SIGN-S2; iii. SIGN-S3; iv. SIGN-S4; v. SIGN-S5; vi. SIGN-S6; vii. SIGN-S7; viii. SIGN-S9; ix. SIGN-S11; and x. SIGN-S14.

<p>Port Zone</p> <p>Stadium Zone</p> <p>Tertiary Education Zone</p> <p>Waterfront Zone</p>	
<p>City Centre Zone</p> <p>General Industrial Zone</p> <p>Neighbourhood Centre Zone</p> <p>Local Centre Zone</p> <p>Mixed Use Zone</p> <p>Commercial Zone</p> <p>Airport Zone</p> <p>Hospital Zone</p> <p>Port Zone</p> <p>Stadium Zone</p> <p>Tertiary Education Zone</p> <p>Waterfront Zone</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p style="padding-left: 40px;">a. Compliance with the requirements of SIGN-R5.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in SIGN-P1, SIGN-P2 and SIGN-P3; 2. The Signs Design Guide; and 3. The extent and effect of non-compliance with any relevant Standard and the matters as specified in the associated assessment criteria for the infringed Standards.
<p>General Residential Zone</p> <p>Medium Density Residential Zone</p>	<p>3. Activity status: Discretionary</p>

<p>General Rural Zone</p> <p>Large Lot Residential Zone</p> <p>Future Urban Zone</p> <p>Natural Open Space Zone</p> <p>Open Space Zone</p> <p>Sport and active recreation Zone</p>	
<p>SIGN-R6</p>	<p>Digital Signs</p>
<p>City Centre Zone</p> <p>General Industrial Zone</p> <p>Stadium Zone</p>	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <p>i. SIGN-S5; and</p> <p>ii. SIGN-S8.</p> <p>Matters of discretion are restricted to:</p> <p>1. The matters in SIGN-P1, SIGN-P2 and SIGN-P3; and</p> <p>2. The Signs Design Guide.</p>
<p>City Centre Zone</p> <p>General Industrial Zone</p> <p>Stadium Zone</p>	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of SIGN-R6.1 cannot be achieved.</p>
<p>Neighbourhood Centre Zone</p> <p>Local Centre Zone</p> <p>Mixed Use Zone</p> <p>Commercial Zone</p>	<p>3. Activity status: Discretionary</p>

Airport Zone Hospital Zone Port Zone Tertiary Education Zone Waterfront Zone	
General Residential Zone Medium Density Residential Zone General Rural Zone Large Lot Residential Zone Future Urban Zones Natural Open Space Zone Open Space Zone Sport and active recreation Zone	4. Activity status: Non-complying
SIGN-R7	Signs on scheduled heritage buildings and objects and their sites, or on a site within a heritage area
All zones	1. Activity status: Permitted Where: a. Compliance with SIGN-S12 is achieved.
All zones	1. Activity status: Restricted Discretionary Where:

	<p>a. Compliance with the requirements of SIGN-R7.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters SIGN-P3; and 2. The Signs Design Guide and the Heritage Design Guide.
SIGN-R8	Signs within the extent of a scheduled archaeological site
All zones	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Signs are for safety or interpretation purposes; and b. Compliance with SIGN-S13 is achieved.
All zones	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of SIGN-R8.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in SIGN-P4; and 2. The Signs Design Guide and the Heritage Design Guide.
SIGN-R9	Airport Zone Signage
Airport Zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is achieved with standard SIGN-S14; b. A sign is temporary, in relation to standard SIGN-S14.3.d; c. Any sign is for the purpose of directing pedestrian or vehicular traffic, or to provide safety and security information; and d. Signage of the requiring authority is consistent with the Purposes of Airport designations as set out in standard AIRPZ-S1, and relevant designation conditions.
Airport Zone	<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with standard SIGN-S14; and b. Signage is not otherwise a Permitted, Discretionary or Non-complying activity. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters AIRPZ-P3; 2. The extent and effect of non-compliance with any relevant standard and the matters as specified in the associated assessment criteria for the infringed Standards; 3. Position and dimensions; 4. Visibility from road reserve or adjacent land; 5. The nature of moving images, text or lights; 6. Nature of signage, when attached to a building over 12m above ground level; and 7. Traffic and pedestrian safety. <p>Note:</p> <p>Signage of the requiring authority that exceeds the limits of standard SIGN-S14.2 to 7 is</p>

	authorised by the Airport Main Site designation under condition 1D (without the need for resource consent) but requires the submission of an outline plan to council.
Airport zone	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. Signage is not for the Purposes of the requiring authority; and</p> <p>b. The height of a freestanding sign in the Main Site designation exceeds 9 metres.</p> <p>Notification Status: An application for resource consent made in respect of this rule may be publicly notified.</p>
All zones	<p>1. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance is not achieved with:</p> <p>i. Standard SIGN-S14.1, in relation to the Airport East Side designation.</p> <p>ii. Standard SIGN-S14.2, in relation to the Airport Miramar South designation.</p> <p>Notification Status: An application for resource consent made in respect of this rule must be publicly notified.</p>
SIGN-R10	All other signs
All zones	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.</p>

Activity Standards			
SIGN-S1	Maximum area of any sign		
1. The following maximum sign areas for any sign must be complied with:	Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Visual amenity effects. 2. The impact of the sign on traffic, pedestrian and cycling safety. 3. The extent to which any size infringement is necessary to provide for functional needs or operational needs. 4. How the sign fits with the design and proportions of the building it is placed on. 5. Any positive effects of the sign. 		
Location:			Limit:
a. Residential Zones Rural Zones			i. The area of a single sign must not exceed 1.5m ²
b. City Centre Zone Mixed Use Zone General Industrial Zone			i. The area of a single sign must not exceed 20m ²
c. Neighbourhood Centre Zone Local Centre Zone Commercial Zone			i. The area of a single sign must not exceed 5m ²
d. Open Space Zones			i. The area of a single sign must not exceed 4m ²
e. Stadium Zone			i. The area of a single sign must not exceed 40m ² .

2. The maximum sign area calculation must include the frame of the sign within this maximum area.		
SIGN-S2	Maximum total area of signs	
1. The following maximum sign areas for any sign must be complied with:		Assessment Criteria where the standard is infringed: 1. Visual amenity effects. 2. The impact of the sign on traffic, pedestrian and cycling safety. 3. The extent to which any size infringement is necessary to provide for functional needs or operational needs. 4. Any positive effects of the sign.
Location:	Limit:	
a. Residential and Rural Zones	i. The maximum total area of signs per site must not exceed 1.5m ² .	
b. City Centre Zone Neighbourhood Centre Zone Local Centre Zone Mixed Use Zone Commercial Zone General Industrial Zone	i. The maximum total area of a sign affixed to an elevation of a building or structure must not exceed 10% of the total area of the elevation. ii. The maximum total area of free-standing signs along a street frontage of a building must not exceed 35m ² .	
c. Open Space Zones	i. The maximum total area of a sign, per site, must not exceed 4m ² .	
SIGN-S3	Maximum number of signs	
Residential and Rural Zones	1. The maximum number of signs on any site is 1.	Assessment Criteria where the standard is infringed: 1. Visual amenity effects. 2. The impact of the sign on traffic, pedestrian and cycling safety. 3. The extent to which any size infringement is necessary to provide for functional needs or operational needs. 4. Any positive effects of the sign.
SIGN-S4	Maximum height of Freestanding Signs	
1. The following maximum height requirements for freestanding signs must be complied with:		Assessment Criteria where the standard is infringed: 1. Visual amenity effects. 2. The impact of the sign on traffic, pedestrian and cycling safety. 3. The extent to which any size infringement is necessary to provide for functional needs or operational needs. 4. Any positive effects of the sign. 5. Dominance and shading effects on adjoining properties.
Location:	Limit:	
a. Residential and Rural Zones Neighbourhood Centre Zone Local Centre Zone Mixed Use Zone Open Space Zones	i. The maximum height of any freestanding sign must not exceed 4m.	

City Centre Zone		
b. Commercial Zone General Industrial Zone	i. The maximum height of any freestanding sign must not exceed 8m.	
SIGN-S5	Signs located on a building or structure	
All Zones	<ol style="list-style-type: none"> The sign must only be displayed on plain wall surfaces or fences. The sign must not obscure windows or architectural features. The sign must not project above the highest part of the building or structure. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Visual amenity effects. The impact of the sign on traffic, pedestrian and cycling safety. The extent to which any size infringement is necessary to provide for functional needs or operational needs. Any positive effects of the sign. Any impact of fixing the sign to a building or structure on the structural integrity of the building or structure.
SIGN-S6	Veranda Signs	
All Zones	<ol style="list-style-type: none"> The sign must only be affixed to the fascia of the veranda or underneath the veranda. A maximum of one veranda sign per tenancy. For any sign affixed to the underneath of a veranda, 2.5m of clearance must be provided between the ground level directly below the sign and the lowest part of the sign. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Visual amenity effects. The impact of the sign on traffic, pedestrian and cycling safety. The extent to which any size infringement is necessary to provide for functional needs or operational needs. Any positive effects of the sign.
SIGN-S7	Traffic Safety	
All zones	<ol style="list-style-type: none"> Where any sign is located adjacent to any road, the sign must not contain any flashing or moving lights. Where any sign is located within 100m of an intersection and visible from a legal road, the sign must only contain static messaging and images. Signs must not be shaped or use images or colours, including changeable messages, that could be mistaken for a traffic control device in colour, shape or appearance. Signs must not obstruct the line of sight of any corner, bend, intersection or vehicle or rail crossing. Signs must not obstruct, obscure or impair the view of any traffic or railway sign or signal. All signs within 10m of a legal road must comply with the minimum lettering height in 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Visual amenity effects. The impact of the sign on traffic, pedestrian and cycling safety. The extent to which any size infringement is necessary to provide for functional needs or operational needs. Any positive effects of the sign.

<p>Table 11 – SIGN: Minimum Lettering heights below.</p> <p>Table 11 – SIGN: Minimum Lettering heights</p> <table border="1"> <thead> <tr> <th>Speed Limit of Road (KM/H)</th> <th>Main Message Minimum Lettering Height (mm)</th> <th>Secondary Message Minimum Lettering Height (mm)</th> </tr> </thead> <tbody> <tr> <td>0-50</td> <td>150</td> <td>75</td> </tr> <tr> <td>51-70</td> <td>200</td> <td>100</td> </tr> <tr> <td>71-80</td> <td>250</td> <td>125</td> </tr> <tr> <td>>80</td> <td>300</td> <td>150</td> </tr> </tbody> </table> <p>7. All signs within 10m of a legal road must comply with the minimum setback distances from other signs in Table 12 – SIGN: Minimum Separation Distances from Other Signs below.</p> <p>Table 12 – SIGN: Minimum Separation Distances from Other Signs</p> <table border="1"> <thead> <tr> <th>Speed Limit of Road (KM/H)</th> <th>Minimum Separation Distance (m)</th> </tr> </thead> <tbody> <tr> <td>0-70</td> <td>50</td> </tr> <tr> <td>71-80</td> <td>100</td> </tr> <tr> <td>>80</td> <td>200</td> </tr> </tbody> </table>			Speed Limit of Road (KM/H)	Main Message Minimum Lettering Height (mm)	Secondary Message Minimum Lettering Height (mm)	0-50	150	75	51-70	200	100	71-80	250	125	>80	300	150	Speed Limit of Road (KM/H)	Minimum Separation Distance (m)	0-70	50	71-80	100	>80	200
Speed Limit of Road (KM/H)	Main Message Minimum Lettering Height (mm)	Secondary Message Minimum Lettering Height (mm)																							
0-50	150	75																							
51-70	200	100																							
71-80	250	125																							
>80	300	150																							
Speed Limit of Road (KM/H)	Minimum Separation Distance (m)																								
0-70	50																								
71-80	100																								
>80	200																								
SIGN-S8	Digital Signs																								
All zones	<p>1. Digital signs must not:</p> <ol style="list-style-type: none"> Flash or contain moving images, moving text or moving lights; Obstruct or obscure, including partially, any traffic control device; Play music or sound; Provide advertising over multiple messages which are displayed across transitioning screens; Contain phone numbers, email addresses, web addresses, physical addresses or contact details; Contain more than 40 characters; or Be located adjacent to a State Highway. <p>2. Each image on a digital sign shall:</p> <ol style="list-style-type: none"> Be static only; Be displayed for a minimum of 15 seconds for roads with posted speed limits of less than and equal to 80km/h and a minimum of 35 seconds for roads with a posted speed limit of greater than 80km/h; 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Visual amenity effects. The impact of the sign on traffic, pedestrian and cycling safety. The extent to which any size infringement is necessary to provide for functional needs or operational needs. Any positive effects of the sign. The frequency and intensity of any light sources. The frequency of any image changes. The timing and hours of operation of the sign. Any light spill or glare effects. 																							

	<ul style="list-style-type: none"> c. Transition to another image within 0.1 to 0.5 seconds; and d. Transition to another image without flashing, blinking, fading, scrolling, or dissolving. <p>3. In the event of a malfunction, a digital sign shall default to a blank screen.</p> <p>4. Illumination of any sign shall:</p> <ul style="list-style-type: none"> a. Automatically adjust to allow for ambient light levels; and b. Not result in the illuminance of a roadway by over 4 lux in residential and rural areas and 20 lux in all other areas; and c. Shall not exceed: <ul style="list-style-type: none"> i. Daytime: 5,000cd/m² ii. Dawn and dusk: 600cd/m² iii. Night-time: 250cd/m² 	
SIGN-S9	Illuminated Signs	
All zones	<ol style="list-style-type: none"> 1. Any illuminated sign must be designed, measured and assessed in accordance with AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting. 2. The Light standards for the relevant zone in the Light Chapter must be met. 3. Illumination of any sign shall: <ul style="list-style-type: none"> a. Automatically adjust to allow for ambient light levels; and b. Not result in the illuminance of a roadway by over 4 lux in residential and rural areas and 20 lux in all other areas; and c. Shall not exceed: <ul style="list-style-type: none"> i. Daytime: 5,000cd/m² ii. Dawn and dusk: 600cd/m² iii. Night-time: 250cd/m² 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Visual amenity effects. 2. The impact of the sign on traffic, pedestrian and cycling safety. 3. The extent to which any size infringement is necessary to provide for functional needs or operational needs. 4. Any positive effects of the sign. 5. The frequency and intensity of any light sources. 6. The frequency of any image changes. 7. The timing and hours of operation of the sign. 8. Any light spill or glare effects.
SIGN-S10	Temporary Signs	
All zones	<ol style="list-style-type: none"> 1. The sign shall not be displayed any earlier than 28 days prior to the event or activity the sign is advertising. 2. The sign must be removed within 7 days of the completion of the event or activity. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Visual amenity effects. 2. The impact of the sign on traffic, pedestrian and cycling safety. 3. The extent to which any size infringement is necessary to provide for functional needs or operational needs. 4. Any positive effects of the sign.
SIGN-S11	Wellington Regional Stadium Signs	
Stadium Zone	<ol style="list-style-type: none"> 1. The maximum area of any one sign attached to the stadium building shall be 40m². 	<p>Assessment Criteria where the standard is infringed:</p>

	<ol style="list-style-type: none"> 2. Any signs located on the stadium must be flush with the building surface, and not project out from the wall or above the roof of the stadium. This does not apply to small wayfinding and information signs which relate to stadium activities. 3. The sign must bear only the name and/or logo of the building owner/sponsor/customer or relate to the stadium occupier(s) and/or stadium activities. 	<ol style="list-style-type: none"> 1. Visual amenity effects. 2. The impact of the sign on traffic, pedestrian and cycling safety. 3. The extent to which any size infringement is necessary to provide for functional needs or operational needs. 4. Any positive effects of the sign.
SIGN-S12	Signs on a heritage building or heritage structure	
All zones	<p>Only one sign is installed:</p> <ol style="list-style-type: none"> 1. The size of the sign does not exceed 0.5m²; and 2. The sign displays only: <ol style="list-style-type: none"> a. The name or purpose of any activity undertaken on the site; or b. Interpretative content about the values and history of the building/object. 	
SIGN-S13	Permitted signs within the extent of a scheduled archaeological site	
All zones	<p>Safety and interpretation signs must not:</p> <ol style="list-style-type: none"> 1. Exceed 0.5m²; 2. Be installed with a post hole greater than 100mm in diameter; and 3. Exceed one safety and one interpretation sign per scheduled archaeological site. 	
SIGN-S14	Airport Zone signs and billboards	
Airport Zone	<ol style="list-style-type: none"> 1. Signs are not permitted in the Airport East Side designation. 2. Any sign which is erected in the Airport Miramar South designation, and which is visible from the road reserve or immediately adjacent land: <ol style="list-style-type: none"> a. Shall not contain moving images, moving text or moving lights; and b. Shall not be for the purpose of third party advertising. <p><u>Airport Main Site Designation</u></p> <ol style="list-style-type: none"> 3. Signs on buildings shall: <ol style="list-style-type: none"> a. Be affixed to the underneath of a verandah and shall provide at least 2.5 metres clearance directly above the footpath or ground level. b. Be displayed only on plain wall surfaces. c. Not obscure windows or architectural features. d. Not project above the parapet level, or the highest part of that part of the building/structure to which it is attached (including above verandah). 4. Signs on buildings, where the sign projects 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Relevant terms and conditions of Airport Zone designations. 2. District Plan Design Guide for Signs. 3. In the Airport Miramar South precinct, signage provisions of the Airport Miramar South Integrated Design Management Plan (IDMP). 4. Traffic safety. 5. Residential amenity.

	<p>more than 12 metres in height above ground shall:</p> <ol style="list-style-type: none">a. Bear only the name and/or logo of the building owner or occupier, or the building on which the sign is located.b. Not flash. <p>5. Any illuminated sign (excluding signs below verandah level) within 50 metres and visible from any Residential zone shall not flash.</p> <p>6. For any free-standing sign or sign located on a structure within any part of the Airport area, except the (Airport Main Site) Terminal Precinct:</p> <ol style="list-style-type: none">a. the maximum area is 8m².b. the maximum height is 4m.c. any illuminated sign must not flash.d. any sign that is visible from Residential zoned land must be located a minimum of 50 metres from that area.e. no sign shall front onto State Highway 1, Moa Point Road, or Lyall Parade.f. In relation to requiring authority signage in the (Airport Main Site) Terminal precinct, any free-standing sign or sign located on a structure shall not exceed a maximum height of 9 metres (above ground level).	
--	---	--

Temporary Activities

TEMP	Temporary Activities
-------------	-----------------------------

Introduction

The purpose of this chapter is to recognise the strategic importance of temporary activities to Wellington City, acknowledging the role that they play in adding to the vibrancy, vitality and identity of the city. Temporary activities benefit the city through the contribution they make to the social, cultural and economic well-being of communities.

Temporary activities are short-term activities and events that occur on public and private land, which can include but are not limited to temporary activation of spaces, cultural, community, musical, recreational or sporting orientated events. These can include events such as concerts, parades, fairs, markets, pop-up spaces, ceremonies, art exhibitions and circuses. In addition to the types of events listed above, this chapter also provides for public firework displays, temporary military training, and filming.

Temporary activities are often held in areas such as the Waterfront, which have long established historical and cultural associations for the mana whenua of Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira. Temporary activities must recognise mana whenua as kaitiaki, alongside their relationship with the land. Active engagement with mana whenua will assist in ensuring the mouri/mauri of these areas of importance to mana whenua are not diminished through any adverse effects created by temporary activities.

Temporary activities include structures needed to facilitate an activity. Temporary activities are predominantly held in public spaces and outdoor events venues across the city such as the Waterfront or on public streets. Temporary activities generate various benefits, attract and retain talent, and give a sense of community belonging and place. Major temporary activity events are a key economic contributor to Wellington's economy, attracting residents and visitors to the city and providing jobs. The city and community benefit more widely through associated expenditure into the city's retail, hospitality and visitor attraction industries.

Without adequate controls, temporary activities can potentially generate adverse effects on the sites the events are occupying, as well as on surrounding environments. Types of adverse effects generated from such activities can include adverse environmental, traffic, transport network, public health and safety, noise, visual and lighting effects. The limited duration of these events and the benefits they provide help to generally minimise adverse effects felt in the surrounding environment.

This chapter encourages and seeks to safeguard temporary activities within Wellington City, whilst balancing potential adverse effects that these events may produce. Where temporary activities do not meet permitted activity standards within this chapter, a resource consent will be required to ensure that any potential effects of these activities will be appropriately managed.

In addition to the District Plan, temporary activities are also managed by the Wellington City Council Wellington Consolidated Bylaw 2008 (Part 5 Public Places), Solid Waste Management and Minimisation Bylaw 2020*, Trading in Public Places Policy 2006 and Wellington City Council's Events Policy 2012.

*This is due to be replaced by the Trading and Events in Public Places Policy in 2022.

Cross references to 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 chapters also contain provisions that may be relevant for activities in underlying Zone chapters, including:

- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Sites of Significance to Māori** - Archaeological sites and sites and areas of significance to Māori are spread throughout Wellington City. Specific provisions for the protection of these sites (including rules for signs) are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Tangata Whenua** – The Tangata Whenua chapter enables and recognises the relationship of Tangata Whenua with their land, resources and traditions, articulates relevant matters that significant to Tangata Whenua, and protects and mitigates activities that may impact on Tangata Whenua land, resources and traditions.
- **Infrastructure** - Provisions relating to infrastructure are located in the Infrastructure Chapter

Objectives

TEMP-O1	<p>Purpose</p> <p>A diverse range of temporary activities occur throughout the City that enhance the vibrancy and vitality of Wellington City and contribute to the social, cultural and economic well-being of communities.</p>
TEMP-O2	<p>Managing adverse effects</p> <p>The adverse effects of temporary activities are managed effectively.</p>

Policies

TEMP-P1	<p>Recognising and providing for temporary activities</p> <p>Recognise that temporary activities provide social, cultural and economic benefits to the city.</p>
TEMP-P2	<p>Minimise and Mitigate Adverse Effects</p> <p>Provide for temporary activities where their scale, frequency, nature, and duration are compatible with the surrounding environment.</p>
TEMP-P3	<p>Managing Adverse Effects on Sensitive Environments</p> <p>Manage the effects of temporary activities so that the values of any scheduled Māori sites of significance, ecological, natural character, natural features, landscape and historical heritage are maintained, and any adverse effects on the natural environment are avoided, remedied or mitigated.</p>
TEMP-P4	<p>Mana Whenua</p> <p>Manage temporary activities which are located near or on scheduled Māori sites of</p>

	significance and statutory acknowledgement areas by actively engaging with mana whenua to preserve the mouri/mauri of these sites.
TEMP-P5	Filming Activities Enable short-term outdoor filming, including associated film sets, while managing any adverse effects.
TEMP-P6	Temporary Military Training Activities Enable temporary military training activities in appropriate locations, where they remedy or mitigate their adverse effects on the amenity values of the site and the surrounding area.
TEMP-P7	Special Entertainment Events Enable special entertainment events at Wellington Regional Stadium and the Basin Reserve, whilst: 1. Recognising that that adverse effects may not be able to be fully internalised; and 2. Having regard to the event scheduling, duration, frequency and intensity.

Land Use Activities	
TEMP-R1	Temporary activities
All Zones	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: i. TEMP-S1; and ii. TEMP-S3; and iii. TEMP-S4.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of TEMP-R1.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters in TEMP-P1, TEMP-P2, TEMP-P3, TEMP-P4, TEMP-P5, TEMP-P6, and TEMP-P7; 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards; and 3. The provision of an events management plan in Appendix 7. Notification status: An application for resource consent made in respect of rule TEMP-R1 for all zones is precluded from being publicly notified.
TEMP-R2	Council Organised Public Firework Displays
Special Purpose Waterfront Zone City Centre Zone	1. Activity status: Permitted Where: a. Compliance with TEMP-S5 is achieved.

<p>All Zones</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of TEMP-R2.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in TEMP-P1, TEMP-P2, TEMP-P3, and TEMP-P4; 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards; 3. The provision of an events management plan in Appendix 7; and 4. The provision of information to the public regarding the proposed activity and its hours and duration. <p>Notification Status: An application for resource consent made in respect of rule TEMP-R2 is precluded from being publicly notified.</p>
<p>TEMP-R3 Filming Activities</p>	
<p>All Zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with TEMP-S2 and TEMP-S3 is achieved.</p>
<p>All Zones</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of TEMP-R3.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in TEMP-P1, TEMP-P2, TEMP-P3, TEMP-P4 and TEMP-P5; 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards; 3. The provision of an events management plan in Appendix 7; and 4. The provision of information to local residents and businesses regarding the proposed activity and its hours and duration. <p>Notification status: An application for resource consent made in respect of rule TEMP-R3 is precluded from being publicly notified.</p>
<p>TEMP-R4 Temporary Military Training Activities</p>	
<p>Open Space Zones</p> <p>Rural Zones</p> <p>Special Purpose Port Zone</p> <p>General Industrial Zone</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with TEMP-S6 is achieved; and b. No permanent structures are constructed; and c. Noise does not exceed the levels in APP6 - Noise Standards for Temporary Military Training Activities.
<p>Open Space Zones</p>	<p>2. Activity status: Restricted discretionary</p> <p>Where:</p>

<p>Rural Zone Special Purpose Port Zone General Industrial Zone</p>	<p>a. Compliance with the requirements of TEMP-R4.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in TEMP-P2 and TEMP-P6; 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards; 3. The proposed location, duration, hours, times and days of the week on which the activity will occur; and 4. The provision of information to local residents regarding the proposed activity and its hours and duration. <p>Notification status: An application for resource consent made in respect of rule TEMP-R4.2 is precluded from being publicly notified.</p>
<p>All Other Zones</p>	<p>3. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in TEMP-P2 and TEMP-P6; 2. The proposed location, duration, hours, times and days of the week on which the activity will occur; and 3. The provision of information to local residents regarding the proposed activity and its hours and duration. <p>Notification status: An application for resource consent made in respect of rule TEMP-R4.3 must be publicly notified.</p>
<p>TEMP-R5</p>	<p>Emission of noise from a temporary activity excluding temporary military training activities</p>
<p>All zones</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with TEMP-S4 is achieved.</p>
<p>All zones</p>	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of TEMP-R5.1 cannot be achieved.</p> <p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> 1. The matters in TEMP-P2; and 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards.
<p>TEMP-R6</p>	<p>Special entertainment events at Wellington Regional Stadium and Basin Reserve</p>
<p>Basin Reserve</p>	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with TEMP-S8 is achieved.</p>
<p>Wellington Regional Stadium</p>	<p>2. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with TEMP-S9 is achieved.</p>

Basin Reserve Wellington Regional Stadium	3. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of TEMP-R6.1 and TEMP-R6.2 cannot be achieved. Matters over which discretion is restricted: 1. The matters in TEMP-P2 and TEMP-P7; 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards; 3. Whether noise emission levels would raise the background noise levels in noise sensitive areas and in particular Residential Areas resulting in a noise nuisance for residents; 4. Whether the sound characteristics of the noise emissions or the time of day at which noise occurs is likely to lead to sleep disturbance or other form of nuisance associated with noise; 5. The manner in which buildings, structures or machinery are designed and arranged to reduce the noise emission levels likely to emanate from either the Basin Reserve or Wellington Regional Stadium; and 6. Reasonable options available for measures to reduce the adverse effects of the noise.
--	---

Building and Structure Activities	
TEMP-R7	Temporary buildings or structures ancillary to a temporary activity
All Zones	1. Activity status: Permitted Where: a. Compliance with TEMP-S7 is achieved. This rule does not apply to temporary military training activities.
All Zones	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of TEMP-R7.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters in TEMP-P1, TEMP-P2, TEMP-P3, TEMP-P4, TEMP-P5, TEMP-P6, and TEMP-P7; 2. The design, scale and configuration of the proposed temporary structures required for filming; and 3. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards. Notification status: An application for resource consent made in respect of rule TEMP-R7 is precluded from being publicly notified.

Activity Standards			
TEMP-S1	Maximum duration of a temporary activity excluding Filming Activities and Temporary Military Training Activities		
Special Purpose	1. On any one site the maximum duration for a temporary activity shall be: <table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;">Assessment Criteria where the standard is infringed:</td> </tr> </table>		Assessment Criteria where the standard is infringed:
	Assessment Criteria where the standard is infringed:		

<p>Waterfront Zone</p>	<ol style="list-style-type: none"> a. 30 consecutive days within any 12 month period; and b. Event set up and take down, including site clean-up and restoration, must be completed within two weeks either side of the event; <ol style="list-style-type: none"> 2. On any one site: <ol style="list-style-type: none"> a. No more than 4 temporary activities may occur within any 30 day period; 3. Temporary activities must return sites to their original condition after the temporary activity is finished. 	<ol style="list-style-type: none"> 1. The extent to which the nature, intensity and scale of the activity adversely effects: <ol style="list-style-type: none"> a. Amenity values; b. The safety and efficiency of the transport network, including on pedestrians and cyclists.
<p>All Other Zones</p>	<ol style="list-style-type: none"> 1. On any one site the maximum duration for a temporary activity shall be: <ol style="list-style-type: none"> a. 7 consecutive days or 7 days within a 30 day period; and b. Event set up and take down, including site clean-up and restoration, must be completed within two days either side of the event. 2. On any one site: <ol style="list-style-type: none"> a. No more than 3 temporary activities occurs within any 30 day period; 3. Temporary activities must return sites to their original condition after the temporary activity is finished. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Adverse effects on: <ol style="list-style-type: none"> a. Amenity values of the surrounding properties; b. Pedestrian health and safety; c. The efficiency of the transport network; 2. The proposed location, scale, intensity of the activity. 3. The proposed duration, hours, times and day/s of the week on which the event will occur. 4. The measures proposed to mitigate noise and light spill. 5. The measures to address any effects from traffic generated by the activity, including effects on public transport and other activities at the location. 6. The measures to address pedestrian safety and to address any restrictions on public access. 7. The provision of information to local residents and businesses regarding the proposed activity and its duration.
<p>TEMP-S2 Maximum duration of Short-term Filming Activities</p>		
<p>All zones</p>	<ol style="list-style-type: none"> 1. On any one site the maximum duration for a short-term filming activity shall be: <ol style="list-style-type: none"> a. 30 days within a 12 month period; and b. A maximum duration (including site preparation and site clean-up and restoration) of 5 consecutive days within a 12 month period. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Adverse effects on: <ol style="list-style-type: none"> a. Amenity values of the surrounding properties; b. The efficiency of the transport network; 2. The proposed location, scale, intensity of the activity. 3. The proposed duration, hours, times and day/s of the week on which the event will occur. 4. The measures proposed to mitigate noise and light spill.

		<ol style="list-style-type: none"> 5. The measures to address any effects from traffic generated by the activity, including effects on public transport and other activities at the location. 6. The measures to address pedestrian safety and to address any restrictions on public access. 7. The provision of information to local residents and businesses regarding the proposed activity and its duration.
TEMP-S3	Hours of operation	
All zones	<ol style="list-style-type: none"> 1. All temporary activities, including activity set-up and take down, must operate between the hours of <ol style="list-style-type: none"> a. Monday to Thursday, 0730 – 2100; b. Friday and Saturday, 0730 – 2300; and c. Sunday, 0730 – 2200. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the nature, intensity and scale of the activity adversely effects amenity values. 2. The public must be notified no less than 14 working days prior to the temporary event, including information about the proposed activity, its hours and duration.
TEMP-S4	Maximum noise levels – activity specific, excluding temporary military training activities	
All zones	<ol style="list-style-type: none"> 1. All temporary activity noise (excluding set up and pack down of any associated structures and restoration of the site) must not exceed the following noise levels, when measured at any point within the boundary of any site other than the site the temporary activity is located on: <ol style="list-style-type: none"> a. 75 dB L_{Aeq} (5 min) b. 85 dB L_{AFMax} 2. No adjustments for amplified sound containing Special Audible Characteristics in accordance with Section 6.3 or Appendix B of New Zealand Standards NZS6802: 2008 Acoustics – Environmental Noise shall apply. 3. On New Year’s Eve, 31 December, the temporary noise standards set out above do not apply between the hours of 2300hrs to 0000hrs (midnight). 4. The public must be notified not less than 14 working days prior to the temporary event, including information about: <ol style="list-style-type: none"> a. Name and nature of the event; b. Date(s) and start and finish time of the event itself; and c. Date(s) times of any sound testing, set up and take down 5. Noise resulting from construction work associated with any temporary activity 	

	(including set up and pack down of any associated structures and restoration of the site) shall be measured and assessed in accordance with NZS6803: 1999 Acoustics – Construction Noise.	
TEMP-S5	Hours for Council Organised Public Firework Displays	
All zones	<ol style="list-style-type: none"> 1. The lighting of fireworks must: <ol style="list-style-type: none"> a. Be undertaken between 6pm and 10:30pm, except for New Year’s Eve; and b. Be undertaken between 8pm on New Year’s Eve and 1am on New Year’s Day. 	Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. The extent to which the nature, intensity and scale of the activity adversely effects amenity values. 2. The provision of information to the nearby community regarding the proposed activity and its hours and duration.
TEMP-S6	Temporary Military Training Activities	
Open Space Zones Rural Zone Special Purpose Port Zone General Industrial Zone	<ol style="list-style-type: none"> 1. The duration of a temporary military training activity must not exceed a period of 14 consecutive days (excluding set up and pack down activities); and 2. No activity to be undertaken on Sundays; and 3. Temporary military training activities involving weapons firing or the use of explosives must: <ol style="list-style-type: none"> a. provide notice, and a noise management plan prepared by a suitably qualified acoustic engineer, to the Council at least three working days prior to the commencement of the activity, with the notice specifying: <ol style="list-style-type: none"> i. whether the activity involves live firing and/or the use of explosives or firing of blank ammunition; ii. the location of the activity and the boundaries within which the activity will take place; iii. the distances to buildings used for activities sensitive to noise; and iv. the timing and duration of the activity; b. meet the APP6 temporary military training activities noise separation distances. 4. Temporary military training activities must return sites to their original condition after the temporary activity is finished. 	Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Adverse effects on: <ol style="list-style-type: none"> a. Pedestrian health and safety; b. The efficiency of the transport network. 2. The proposed location, scale, intensity of the activity. 3. The proposed duration, hours, times and day/s of the week on which the event will occur. 4. The measures proposed to mitigate noise and light spill. 5. The measures to address any effects from traffic generated by the activity, including effects on public transport and other activities at the location. 6. The measures to address pedestrian safety and to address any restrictions on public access. 7. The public must be notified no less than 14 working days prior to the temporary military training activities, including information about the proposed activity, its hours and duration.
TEMP-S7	Temporary Building or Structure	
All Zones	The temporary building or structure is erected no more than two weeks prior to the temporary activity taking place and is removed no more	Assessment Criteria where the standard is infringed:

	<p>than two weeks after it concludes.</p>	<ol style="list-style-type: none"> 1. Adverse effects on: <ol style="list-style-type: none"> a. Pedestrian health and safety; b. The efficiency of the transport network; and c. Any restrictions on public access. 2. The proposed location, scale, intensity of the activity.
TEMP-S8	Basin Reserve Special Entertainment Event Noise Emissions	
<p>Basin Reserve</p>	<ol style="list-style-type: none"> 1. There are to be no more than 6 special entertainment events per calendar year. 2. An event must meet the APP6 Basin Reserve Special Entertainment Event Noise Emissions. 3. The special entertainment event (excluding site set up, site take down, sound testing, and calibration of equipment) must only operate between 14:00hrs and 22:30hrs; 4. No adjustments for amplified sound containing Special Audible Characteristics in accordance with Section 6.3 and Appendix B of New Zealand Standards NZS6802:2008 Acoustics – Environmental Noise must apply. 5. Sound testing and calibration may only commence after 1000hrs on the day of the special entertainment event and must not last for longer than 2 hours and must stop 2 hours before the concert begins. 6. Noise resulting from construction work (including set up and pack down of any associated structures and restoration of the site) shall be measured and assessed in accordance with NZS6803: 1999 Acoustics – Construction Noise. 7. The public must be notified not less than 14 working days prior to the event, including (but not limited to) the following information: <ol style="list-style-type: none"> a. Name and nature of the event; b. Date(s) and start and finish time of the event itself; c. Date(s) times of any sound testing, set up and take down; d. Possible alternative dates in the case of an event postponement. 8. Real time sound level monitoring must be undertaken during the event. Monitoring must be conducted at the front road boundary of 21 Ellice Street and front road boundary of 62 Tasman Street. The sound level monitoring must be conducted by a suitable qualified and experienced acoustic engineer suitable to Council. 9. Following each special entertainment event, a written noise compliance report must be 	

	submitted to the Compliance Manager, Wellington City Council within 5 days of the event. The report must as a minimum include the results of the real time noise monitoring and details of any complaints received and actions taken in response.	
TEMP-S9	Wellington Regional Stadium Special Entertainment Event Noise Emissions	
Wellington Regional Stadium	<ol style="list-style-type: none"> 1. There are to be no more than 6 special entertainment events per calendar year. 2. A special entertainment event must meet the APP6 Wellington Regional Stadium Special Entertainment Event Noise Emissions. 3. Real time sound level monitoring must be undertaken during the duration of the six special entertainment events. The sound level monitoring must be conducted by a suitable qualified and experienced acoustic engineer approved by Council. 4. Following each special entertainment event, a written noise compliance report must be submitted to the Compliance Manager, Wellington City Council within 5 days of the event. The report must as a minimum include the results of the real time noise monitoring and details of any complaints received and actions taken in response. 5. The public must be notified not less than 14 working days prior to any special entertainment event, including (but not limited to) the following information: <ol style="list-style-type: none"> a. the type and nature of the special entertainment event; b. the proposed dates of the special entertainment event; c. the start and finish times of any sound testing; d. the start and finish times of the special entertainment event; and e. Possible alternative dates in the case of an event postponement. 6. Noise resulting from construction work (including set up and pack down of any associated structures and restoration of the site) shall be measured and assessed in accordance with NZS6803: 1999 Acoustics – Construction Noise. 7. Sound testing and the calibration of equipment or practice sessions for any special entertainment event, must be limited to: <ol style="list-style-type: none"> a. the day of the event, and/or up to three days prior to the event; b. between the hours of 9.00am and 5.00pm; 	

	<ul style="list-style-type: none">c. no more than three hours on any one day; andd. if testing is undertaken on the day of the event, testing must be completed two hours prior to the commencement of the special entertainment event.	
--	--	--

Wind

WIND	Wind
-------------	-------------

Introduction

The purpose of the Wind Chapter is to manage new developments, additions and alterations so as to maintain or enhance comfortable and safe wind conditions for pedestrians and public space users. The management of building design for wind effects provides environmental benefits for people and communities.

Wellington’s windy climate necessitates management of new development in order to manage the ground level wind effects in urban areas. New development, particularly buildings that are much larger than their surroundings, can cause downdrafts and channelling, which accelerates winds at ground level. This can negatively affect pedestrian-level comfort and even become hazardous. The taller a building is, the greater its exposure to higher wind speeds, which increases its impact on the ground level winds around it and requires greater wind mitigation measures through building design.

Adverse wind conditions can be often mitigated through the design of buildings. Architectural devices and structures added to a building may also assist in reducing high speed winds and provide protection for pedestrians.

The provisions within this chapter apply to public spaces in a number of zones across the district including the City Centre and different Centres Zones.

Council encourages the consideration of wind effects and aerodynamics early in the design phase. The provisions seek to manage the individual and cumulative effects of new building works, additions and alterations on pedestrian amenity, comfort, safety and the progressive deterioration of the wind environment.

Quantitative wind studies or qualitative wind assessments and certification may be required to understand the effects of a development on wind conditions, including any cumulative effects.

Objectives	
WIND-01	<p>Purpose</p> <p>The adverse impact of wind from new developments, additions and alterations on public spaces is managed to:</p> <ol style="list-style-type: none"> 1. Provide comfortable conditions for pedestrians, whilst acknowledging that not all wind effects can be mitigated; 2. Ensure that new developments, additions and alterations do not generate unsafe wind conditions in public spaces and, where possible, ameliorate existing unsafe wind conditions; and 3. Prevent the gradual degradation of Wellington’s pedestrian wind environment over time.

Policies	
WIND-P1	Early consideration of wind in design

	Encourage consideration of wind during the early stages of building design to achieve: <ol style="list-style-type: none"> 1. Optimum design for wind that minimises the impact of the development on the public realm; and 2. Wind mitigation that is contained within the site.
WIND-P2	Managing effects Require that larger-scale buildings, including additions and alterations, are designed to: <ol style="list-style-type: none"> 1. Manage adverse wind effects that they create; 2. Improve the wind environment as far as practical where existing wind conditions are dangerous; and 3. Consider any cumulative effects on the: <ol style="list-style-type: none"> a. Safety and amenity of pedestrians; and b. Existing wind mitigation measures.
WIND-P3	Comfort and safety in public spaces Require building design and wind mitigation measures to maintain and where possible enhance pedestrian safety and comfort of public space.
WIND-P4	Comfort and safety in new public spaces Encourage new public spaces to have wind conditions that are appropriate for the expected public use of the space.

Building and Structure Activities

WIND-R1	Construction, alteration and additions to buildings and structures
City Centre Zone Metropolitan Centre Zone - excluding Metropolitan Centre Zone Height Control Area 2 Inner Harbour Port Precinct Multi-User Ferry Precinct Special Purpose Waterfront Zone Special Purpose	<ol style="list-style-type: none"> 1. Activity status: Permitted Where: <ol style="list-style-type: none"> a. New or altered buildings or structures are less than or equal to 20m in height above ground level; or b. Additions are less than or equal to 8m in height when measured from the highest point of the building or structure; or c. Rooftop additions are setback at least 5m from the building facades adjacent to public spaces and are less than 33% of the existing building volume; or d. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. WIND-S1; ii. WIND-S2; iii. WIND-S3; and iv. WIND-S4.

<p>Stadium Zone</p> <p>Special Purpose Hospital Zone</p> <p>Special Purpose Tertiary Education Zone</p>	
<p>Local Centre Zone</p> <p>Neighbourhood Centre Zone</p> <p>Metropolitan Centre Zone - excluding Metropolitan Centre Zone Height Control Area 1</p>	<p>2. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. New or altered buildings or structures are less than or equal to 12m in height above ground level; or b. Additions are less than or equal to 4m in height when measured from the highest point of the building or structure; or c. Rooftop additions are setback at least 3m from the building facades adjacent to public spaces and are less than 33% of the existing building volume; or d. Compliance with the following standards is achieved: <ul style="list-style-type: none"> i. WIND-S1; ii. WIND-S2; iii. WIND-S3; and iv. WIND-S5.
<p>City Centre Zone</p> <p>Metropolitan Centre Zone</p> <p>Local Centre Zone</p> <p>Neighbourhood Centre Zone</p> <p>Inner Harbour Port Precinct</p> <p>Multi-User Ferry Precinct</p> <p>Special Purpose Waterfront Zone</p> <p>Special Purpose</p>	<p>3. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with WIND-R1.1 or WIND-R1.2 cannot be achieved <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in WIND-P1, WIND-P2, WIND-P3 and WIND-P4; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 3. The extent of compliance with the quantitative wind study and qualitative wind assessment requirements included in Appendix 8; and 4. The level of consistency with the Wind Chapter Best Best Practice Guidance Document.

Stadium Zone	
Special Purpose Hospital Zone	
Special Purpose Tertiary Education Zone	
WIND-R2	Construction, alteration and additions to buildings and structures
All other Zones	1. Activity status: Permitted

Effects Standards		
WIND-S1	Safety	
City Centre Zone	1. The proposed building, additions or alterations must not result in an annual maximum gust speed in excess of 20 m/s in any public space.	Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. The extent to which pedestrians can easily avoid dangerous gust speeds created by the proposed development, including effects on building entrances, pedestrian crossings, or major walking routes. 2. The extent to which pedestrian use in areas where dangerous wind speeds occur is low and wind conditions elsewhere are improved by the proposed development. 3. The extent to which dangerous wind speeds at one location results from wind being redirected or shifted from another location, with no significant change in the overall wind conditions. 4. The extent to which an existing dangerous gust speed is reduced, improving the overall wind conditions. 5. The extent to which it is shown that the proposed design is the optimum aerodynamic solution, including whether changes in bulk or location of the proposed development are documented and do not significantly improve the situation. 6. The extent to which the proposed development design is consistent with the Wind Chapter Best Practice Guidance Document.
Metropolitan Centre Zone		
Local Centre Zone		
Neighbourhood Centre Zone		
Special Purpose Port Zone: Inner Harbour Port Precinct		
Special Purpose Port Zone: Multi-User Ferry Precinct		
Special Purpose Waterfront Zone		
Special Purpose Stadium Zone		
Special		

Purpose Hospital Zone		
Special Purpose Tertiary Education Zone		
WIND-S2	Deterioration of the wind environment	
City Centre Zone	<ol style="list-style-type: none"> 1. Wind conditions overall must not deteriorate in public spaces that are affected by the development when undesirable wind conditions are assessed by the number of hours a mean wind speed of 2.5 m/s is equalled or exceeded each year; and 2. Wind conditions at any specific locations may deteriorate by up to 500 hours per year, provided the average wind conditions over all the public spaces do not deteriorate. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which pedestrians can easily avoid dangerous gust speeds created by the proposed development, including effects on building entrances, pedestrian crossings, or major walking routes. 2. The extent to which pedestrian use in areas where dangerous wind speeds occur is low and wind conditions elsewhere are improved by the proposed development. 3. The extent to which dangerous wind speeds at one location results from wind being redirected or shifted from another location, with no significant change in the overall wind conditions. 4. The extent to which existing wind conditions are maintained or improved. 5. The extent to which it is shown that the proposed design is the optimum aerodynamic solution, including whether changes in bulk or location of the proposed development are documented and do not significantly improve the situation. 6. The extent to which the proposed development design is consistent with the Wind Chapter Best Practice Guidance Document.
Metropolitan Centre Zone		
Local Centre Zone		
Neighbourhood Centre Zone		
Special Purpose Port Zone: Inner Harbour Port Precinct		
Special Purpose Port Zone: Multi- User Ferry Precinct		
Special Purpose Waterfront Zone		
Special Purpose Stadium Zone		
Special Purpose Hospital Zone		
Special Purpose Tertiary Education Zone		
WIND-S3	Comfort	
WIND-S3 applies to	1. A proposed development must not cause uncomfortable wind conditions in public	Assessment Criteria where the standard is infringed:

<p>public spaces listed in Appendix 9 City Centre Zone and Special Purpose Waterfront Zone – Minimum Sunlight Access – Public Space Requirements.</p>	<p>spaces identified in Appendix 9.</p> <p>2. A development must not cause existing uncomfortable wind conditions to deteriorate.</p>	<ol style="list-style-type: none"> 1. The extent to which pedestrians can easily avoid areas where winds deteriorate and use other areas where the winds do not deteriorate. 2. The extent to which pedestrian use and expectations for the area where winds deteriorate are low and wind conditions elsewhere improve. 3. The extent to which a deterioration in winds at one location results from wind being redirected or shifted from one area to another, with no significant change in the overall wind conditions. 4. The extent to which existing wind conditions have been maintained or improved. 5. The extent to which very low existing winds speeds have been increased towards the comfort threshold. 6. The extent to which it is shown that the proposed design is the optimum aerodynamic solution, e.g. changes in bulk or location of the proposed development are documented and do not significantly improve the situation. A “significant” improvement would be a difference of more than 175 hours per year. 7. The extent to which the proposed development design is consistent with advice and recommendations in the Wind Chapter Best Practice Guidance Document.
<p>WIND-S4 Quantitative Wind Study</p>		
<p>City Centre Zone</p> <p>Special Purpose Stadium Zone</p> <p>Special Purpose Port Zone: Inner Harbour Port Precinct</p> <p>Special Purpose Port Zone: Multi-User Ferry Precinct</p> <p>Special</p>	<ol style="list-style-type: none"> 1. A wind report, which is based on the results of a quantitative wind study, must be submitted to show compliance with WIND-S1, WIND-S2, and WIND-S3. 2. The wind report must address the wind report information requirements set out in Appendix 8 WIND-A1 and: <ol style="list-style-type: none"> a. Be based on the results of testing that complies with the requirements given in Appendix 8 WIND-A1; and b. Show the effects of the proposed building upon all public spaces; and c. Compare the effects of the proposed building against the existing situation, except where the site is currently cleared. If the site is cleared, the proposed building must be compared against any building which existed on the site within the previous 5 years; and d. Where WIND-S1, WIND-S2, or where 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether any alternative method of assessment is appropriate to demonstrate wind effects on amenity and safety are managed effectively.

Purpose Waterfront Zone	<p>applicable WIND-S3, is not complied with, show the proposed building most closely complies with these standards when compared to any other practical alternative building design (i.e. it is the optimum aerodynamic design for the site); and</p> <p>e. Comply with the reporting requirements in Appendix 8 WIND-A1 and be consistent with the Wind Chapter Best Practice Guidance Document; and</p> <p>f. Be consistent with the proposed design in the resource consent application and any associated urban design analysis and landscaping proposals.</p>	
Local Centre Zone		
Neighbourhood Centre Zone		
Metropolitan Centre Zone		
WIND-S5	Qualitative Wind Assessment and Certification	
Local Centre Zone	<ol style="list-style-type: none"> 1. A qualitative wind assessment and certification must be submitted to show compliance with WIND-S1, WIND-S2, and where applicable WIND-S3. 2. The qualitative wind assessment must: <ol style="list-style-type: none"> a. Be based on the expert opinion of a suitably qualified and experienced person; and b. Consider the effects of the proposed building upon all public spaces; and c. Conclude that the proposed building will comply with WIND-S1, WIND-S2, and where applicable WIND-S3; and d. Comply with the reporting requirements in Appendix 8 WIND-A2 and be consistent with the rules of thumb for estimating wind effects in the Wind Chapter Best Practice Guidance Document; and e. Be consistent with the proposed design in the resource consent application and any associated urban design analysis and landscaping proposals. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether any alternative method of assessment is appropriate to demonstrate wind effects on amenity and safety are managed effectively.
Neighbourhood Centre Zone		
Metropolitan Centre Zone		
City Centre Zone		
Special Purpose Hospital Zone		
Special Purpose Stadium Zone		
Special Purpose Tertiary Education Zone		
Special Purpose Port Zone: Inner Harbour Port Precinct		
Special Purpose Port Zone: Multi-User Ferry Precinct		
Special		

Purpose Waterfront Zone		
-------------------------------	--	--

General Residential Zone

GRZ	General Residential Zone
------------	---------------------------------

Introduction

The General Residential Zone comprises predominantly residential activities with a variety of building types that are generally one or two storeys in height.

The suburbs within the General Residential Zone have developed at different times and with varying topography and characteristics across its neighbourhoods.

The efficient use of land within the General Residential Zone is important to meet the strategic objective of maintaining a compact urban form and providing new housing to help address the City's housing needs.

Two residential units per site is permitted subject to compliance with development standards. Multi-unit housing is also anticipated subject to development standards and design guidance.

The General Residential Zone accommodates a range of compatible non-residential uses that support the needs of local communities. Incompatible non-residential activities are not anticipated in this zone.

There are some sites and areas within the General Residential Zone that have particular constraints or opportunities that require specific development controls. These are Tapu Te Ranga, the Spenmoor Street Area, and Land above Patna Street and Huntleigh Park Way.

GRZ-PREC01	Residential Coastal Edge Precinct
<p>The Residential Coastal Edge Precinct is within the General Residential Zone and is subject to specific provisions that apply in addition to the objectives, policies and rules of the General Residential Zone. Where there is a conflict with the General Residential Zone provisions, the Precinct provisions prevail.</p> <p>The Residential Coastal Edge Precinct contributes to Wellington City's sense of place and provides an important visual amenity for local residents and the public generally. The vegetated coastal escarpments give the Precinct a visual prominence and intensity that makes it more sensitive to change than a typical suburban townscape. Additional building and structure controls apply in the Precinct to protect its unique qualities from inappropriate or unsympathetic development. There is also specific design guidance for the Precinct in the Residential Design Guide.</p>	

Cross references to 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 chapters also contain provisions that may be relevant for activities in the GRZ zone, including:

- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Historic heritage** - The General Residential Zone may contain heritage buildings, heritage structures. Specific provisions for the protection of these sites are located in the Historic Heritage Chapter.

- **Sites and areas of significance to Māori** - The General Residential Zone may contain sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the sites and areas of significance to Māori chapter.
- **Notable Trees** - The General Residential Zone contains notable trees. Specific provisions for the protection of these trees are located in the notable trees chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the General Residential Zone.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Natural hazards** – The Natural Hazards Chapter contains specific controls in relation to buildings, structures and other activities near surface water bodies.
- **Contaminated land** - The Contaminated land Chapter contains provisions regarding the use and development of contaminated land.
- **Hazardous substances** - The Hazardous substances Chapter contains provisions regarding hazardous substances.
- **Ecosystems and Indigenous Biodiversity** - the Ecosystems and Indigenous Biodiversity contains provisions that manage the use and development of land including within Significant Natural Areas.
- **Temporary activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the General Residential Zone.

Objectives	
GRZ-O1	<p>Purpose</p> <p>The General Residential Zone provides for predominantly residential activities with a mix of building types that are primarily one or two storeys in height.</p>
GRZ-O2	<p>Efficient use of land</p> <p>Land within the General Residential Zone is used efficiently for maintaining and improving existing housing, providing new housing, and delivering more housing choice.</p>
GRZ-O3	<p>Healthy, safe, accessible and attractive environments</p> <p>The General Residential Zone provides healthy, safe, accessible and attractive living environments and streets.</p>
GRZ-PREC01-O1	<p>Residential Coastal Edge Precinct</p> <p>The unique qualities of the Residential Coastal Edge Precinct are maintained or enhanced.</p>

Policies	
GRZ-P1	<p>Enabled activities</p> <p>Enable residential activities and other activities that are compatible with the purpose of the General Residential Zone, while ensuring their scale and intensity is appropriate in the local context, including:</p>

	<ol style="list-style-type: none"> 1. Home business; 2. Boarding houses; 3. Visitor accommodation; 4. Supported residential care activities; 5. Childcare services; and 6. Community Gardens.
GRZ-P2	<p>Non-residential activities and buildings</p> <p>Only allow non-residential activities and buildings that:</p> <ol style="list-style-type: none"> 1. Support the needs of local communities; 2. Are of an intensity, scale and design that maintain the amenity of nearby residential properties and the surrounding neighbourhood; 3. Reduce reliance on travel by private motor vehicle; 4. Maintain the safety and efficiency of the transport network; and 5. Are adequately serviced by three waters infrastructure or can address any constraints on the site.
GRZ-P3	<p>Multi-unit housing</p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Retains existing prominent vegetation and minimises hard surfaces or mitigates the removal of vegetation and extent of hard surfaces with new landscaping of equal or better quality; 4. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; and 5. Is adequately serviced by three waters infrastructure or can address any constraints on the site.
GRZ-P4	<p>Housing choice</p> <p>Encourage a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities.</p>
GRZ-P5	<p>Retirement Villages</p> <p>Only allow retirement villages where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide; 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3. Retains existing prominent vegetation and minimises hard surfacing or mitigates the removal of vegetation and extent of hard surfacing with new landscaping of equal or better quality; 4. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 5. Is located with good access to public and/or active transport networks; 6. Is adequately serviced by three waters infrastructure or can address any constraints on the site; and 7. Is of an intensity, scale and design that maintains the amenity of nearby residential properties and the surrounding neighbourhood.

GRZ-P6	<p>Residential buildings and structures</p> <p>Provide for a range of residential buildings and structures, including additions and alterations, that:</p> <ol style="list-style-type: none"> 1. Are of a form and scale that are compatible with the built environment anticipated for General Residential Zone; and 2. Contribute positively to the urban environment and achieve attractive and safe streets.
GRZ-P7	<p>Permeable surface</p> <p>Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.</p>
GRZ-P8	<p>Vegetation and landscaping</p> <p>Encourage the retention of existing vegetation, particularly native vegetation and visually prominent trees that may not otherwise be protected. Where vegetation is proposed to be removed, require new landscaping of equal or better quality to help integrate new development into the surrounding environment.</p>
GRZ-P9	<p>Roading capacity in the Spenmoor Street Area</p> <p>Only allow additional housing where it can be demonstrated that the local roading network has the capacity to accommodate any increase in traffic associated with the new development, and that the safety and efficiency of the roading network will be maintained.</p>
GRZ-P10	<p>Urban agriculture and waste minimisation</p> <p>Encourage the development of small-scale urban agriculture and circular approaches to production, consumption and management of waste (particularly organic waste), while managing adverse effects.</p>
GRZ-Placeholder	<p>Land above Patna Street and Huntleigh Park Way</p> <p><i>Yet to be determined...work in progress</i></p>
GRZ-Placeholder	<p>Tapu Te Ranga</p> <p><i>Yet to be determined...work in progress</i></p>
GRZ-PREC01-P1	<p>Sympathetic development in the Residential Coastal Edge Precinct</p> <p>Ensure that new development maintains or enhances the visual character of the coastal escarpment having regard to whether it:</p> <ol style="list-style-type: none"> 1. Is visually unobtrusive; 2. Compatible with existing development patterns; 3. Reduces the visual amenity or threatens the intactness of the escarpment; and 4. Avoids visual intrusion from retaining structures, fences and walls that can negatively impact on the continuous visual character of the escarpment.

Land Use Activities

GRZ-R1	Residential activities, excluding retirement villages, supported residential care activities and boarding houses
---------------	--

	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. Within any of the following areas no more than one residential unit occupies the site: <ul style="list-style-type: none"> i. Spenmoor Street; ii. Tapu Te Ranga; or iii. Land above Patna Street and Huntleigh Park Way. b. In all other areas no more than two residential units occupy the site. 		
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRZ-R1.1.a.i; and b. No more than two residential units occupy the site. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The capacity of the local roading network to accommodate additional traffic. 2. Whether the activity maintains the safety and efficiency of the roading network. 		
	<p>3. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRZ-R1.1.a.ii; and b. No more than two residential units occupy the site <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. <i>Yet to be determined...work in progress.</i> 		
	<p>4. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRZ-R1.1.b, GRZ-R1.2.b or GRZ-R1.3.b. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in GRZ-P3, GRZ-P4 and GRZ-P8. <p>Notification status: An application for resource consent made in respect of rule GRZ-R1.4 is precluded from being either publicly or limited notified.</p>		
	<p>5. Activity status: Non-complying</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance is not achieved with GRZ-R1.1.a.iii. 		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">GRZ-R2</td> <td>Home business</td> </tr> </table> <p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence; 	GRZ-R2	Home business
GRZ-R2	Home business		

- b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time.
- c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;
- d. Activities do not create a dust nuisance.
- e. The home business does not involve the use of trucks or other heavy vehicles;
- f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;
- g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and
- h. No retailing must be conducted on the site, except:
 - i. goods retailed online and do not result in customer visits to the site, or
 - ii. goods ancillary and related to a service provided by the home business.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of GRZ-R3.1 cannot be achieved.

Matters of discretion are restricted to:

- 1. The extent and effects of non-compliance with any requirement not met; and
- 2. extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule GRZ-R2.2 is precluded from being publicly notified.

GRZ-R3 Supported residential care activities

1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed 10 residents.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with GRZ-R3.1.a cannot be achieved.

Matters of discretion are restricted to:

- 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule GRZ-R3.2 is precluded from being publicly notified.

GRZ-R4 Boarding houses

1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed 10 guests per night.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with GRZ-R4.1.a cannot be achieved.

Matters of discretion are restricted to:

- 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule GRZ-R4.2 is precluded from being publicly notified.

GRZ-R5**Visitor accommodation**1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed 10 guests per night.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with GRZ-R5.1.a cannot be achieved.

Matters of discretion are restricted to:

- 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule GRZ-R5.2 is precluded from being publicly notified.

GRZ-R6**Childcare services**1. Activity status: **Permitted**

Where:

- a. The maximum number of children who are not normally resident on the site does not exceed 10;
and
- b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with GRZ-R6.1.a or GRZ-R6.1.b cannot be achieved.

Matters of discretion are restricted to:

- 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule GRZ-R6.2 is precluded from being publicly notified.

GRZ-R7**Retirement Village**1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

<p>1. The matters in GRZ-P5 and GRZ-P8. Notification status: An application for resource consent made in respect of rule GRZ-R7 is precluded from being publicly notified.</p>	
GRZ-R8	Education Facility, Community Facility, Health Care Facility, Emergency Facility
<p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <p>1. The matters in GRZ-P2 and GRZ-P8. Notification status: An application for resource consent made in respect of rule GRZ-R8 is precluded from being publicly notified.</p>	
GRZ-R9	Community Gardens
<p>1. Activity status: Permitted</p>	
GRZ-R10	All Other Activities
<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted, restricted discretionary or non-complying activity.</p>	

Building and Structure Activities	
GRZ-R11	Maintenance and repair of buildings and structures
<p>1. Activity status: Permitted</p>	
GRZ-R12	Demolition or removal of buildings and structures
<p>1. Activity status: Permitted</p>	
GRZ-R13	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; viii. GRZ-S8; and ix. GRZ-S9. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p>	

a. Compliance with any of the requirements of GRZ-R13.1.a cannot be achieved.

Matters of discretion are restricted to:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
2. The matters in GRZ-P6, GRZ-P7 and GRZ-P8; and
3. The matters in GRZ-PREC01-P1 for any site in the Residential Coastal Edge Precinct.

Notification Status:

An application for resource consent made in respect of rule GRZ-R12.2 which results from non-compliance with GRZ-S1, GRZ-S8, or GRZ-S9 is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule GRZ-R12.2 which results from non-compliance with GRZ-S2, GRZ-S3, GRZ-S4, GRZ-S5, or GRZ-S7 is precluded from being publicly notified.

GRZ-R14	Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village
----------------	--

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:
 - i. GRZ-S1;
 - ii. GRZ-S2;
 - iii. GRZ-S3;
 - iv. GRZ-S4;
 - v. GRZ-S5;
 - vi. GRZ-S6;
 - vii. GRZ-S7;
 - viii. GRZ-S12;
 - ix. GRZ-S13; and
 - x. GRZ-S14.

2. The matters in GRZ-P3, GRZ-P4, GRZ-P5, {Link, 7140,GRZ-P6, GRZ-P8; and
3. The matters in GRZ-PREC01-P1 for any site in the Residential Coastal Edge Precinct.

Notification status: An application for resource consent made in respect of rule GRZ-R14 is precluded from being publicly notified.

GRZ-R15	Fences and standalone walls
----------------	------------------------------------

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:
 - i. GRZ-S10; and
 - ii. GRZ-S11 P1 for any site in the Residential Coastal Edge Precinct.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of GRZ-R15.1.a cannot be achieved.

Matters of discretion are restricted to:

<ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 2. The matters in GRZ-P6; and 3. The matters in GRZ-PREC01-P1 for any site in the Residential Coastal Edge Precinct. <p>Notification status: An application for resource consent made in respect of rule GRZ-R15.2 is precluded from being publicly notified.</p>
--

GRZ-R16	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
----------------	---

<ol style="list-style-type: none"> 1. Activity status: Restricted Discretionary <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining properties; 3. Maintaining safe access and safety for road users, including pedestrians; 4. The matters in GRZ-P8; and 5. The matters in GRZ-PREC01-P1 for any site in the Residential Coastal Edge Precinct. <p>Notification status: An application for resource consent made in respect of rule GRZ-R16 is precluded from being publicly notified.</p>
--

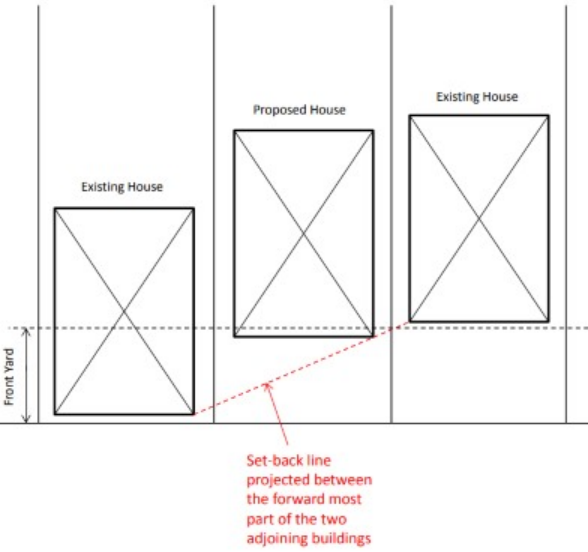
GRZ-R17	Any other building or structure, including additions and alterations and accessory buildings
----------------	---

<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the following standards is achieved: <ol style="list-style-type: none"> i. GRZ-S1; ii. GRZ-S2; iii. GRZ-S3; iv. GRZ-S4; v. GRZ-S5; vi. GRZ-S6; vii. GRZ-S7; and viii. GRZ-S9.

<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance is not achieved with any of the requirements of GRZ-R17.1.a cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 2. The matters in GRZ-P2, GRZ-P7 and GRZ-P8; and 3. The matters in GRZ-PREC01-P1 for any site in the Residential Coastal Edge Precinct. <p>Notification status: An application for resource consent made in respect of rule GRZ-R17.2 is precluded from being publicly notified.</p>
--

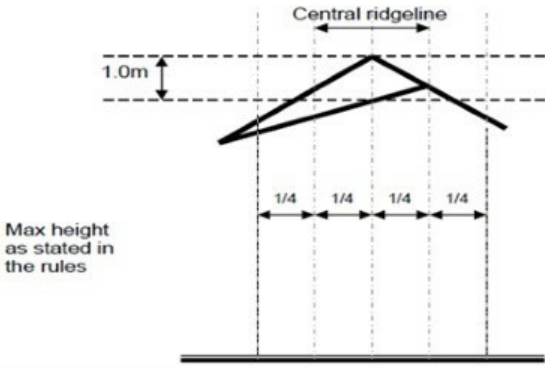
Effects Standards	
--------------------------	--

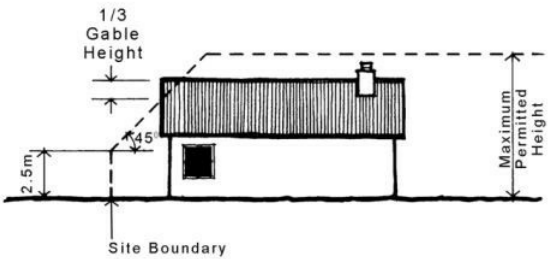
GRZ-S1	Road boundary setback
---------------	------------------------------

<p>1. No building or structure may be located within 3m of a road boundary unless provided for in 2, 3 or 4 below.</p> <p>2. Buildings and structures, excluding accessory buildings, may extend into the road boundary setback if the part of the building nearest the street does not project forward of a line from the forward most part of the two adjoining residential buildings.</p> <p><u>Diagram 1 – GRZ: Road Boundary Setback</u></p>  <p>3. Accessory buildings may be erected in the road boundary setback if the maximum combined width of all accessory buildings in the road boundary setback does not exceed:</p> <ul style="list-style-type: none"> a. 4m in the Residential Coastal Edge Precinct; or b. 6m in all other areas. <p>4. This standard does not apply to fences or standalone walls.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects.
--	--

GRZ-S2	Other boundary setbacks
---------------	--------------------------------

<p>1. No building or structure may be located within 1m of any side or rear boundary.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Fences or standalone walls. b. Uncovered decks and uncovered structures no more than 500mm in height above ground level. c. Eaves up to 600mm in width. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites.
--	---

<ul style="list-style-type: none"> d. An accessory building or structure that is 6m or less in length where this only occurs once per site. e. Multi-unit housing and Retirement Villages where the setback standard only applies to the external boundary of the site. 	
<p>GRZ-S3</p>	<p>Building coverage</p>
<p>1. Maximum building coverage is 40%.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Eaves up to 600mm in width. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
<p>GRZ-S4</p>	<p>Maximum height</p>
<p>1. Buildings and structures must not exceed a maximum height of 8m above ground level.</p> <p>2. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge).</p> <p><u>Diagram 4: GRZ Maximum Height Diagram</u></p>  <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Accessory buildings. b. Fences or standalone walls. c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
<p>GRZ-S5</p>	<p>Maximum height of an accessory building</p>
<p>1. Any accessory building must not exceed a maximum height of 3.5m above ground level.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and

	2. Dominance, privacy and shading effects on adjoining sites.
GRZ-S6	Additional height control in the Residential Coastal Edge Precinct (GRZ-PREC01)
<p>1. The highest point of any building, structure or accessory building must not exceed 13 metres above mean sea level.</p> <p>This standard does not apply to existing buildings, structures and accessory buildings located entirely above the 13 metre contour.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Nil – the relevant matters are set out in Policy GRZ-PREC01-P1.</p>
GRZ-S7	Height in relation to boundary
<p>1. No part of any building, accessory building or structure may project beyond a building line of 45° from a height of 2.5m above ground level from all side and rear boundaries of the site, unless provided for in 2. or 3. below.</p> <p>2. A gable may breach 1. above by no more than one third of the gable height.</p> <p><u>Diagram 3 – GRZ: Height in relation to boundary</u></p>  <p>3. Where the site abuts a boundary shared with an access strip, access lot, public accessway, or right of way, the measurement must be taken from the furthest boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. Boundaries adjoining the City Centre Zone, any Centres Zone, Mixed Use Zone or General Industrial Zone. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Dominance, privacy and shading effects on adjoining sites; and The effects on the function and associated amenity values of any adjacent open space zone.
GRZ-S8	Outdoor living space

<p>1. Every residential unit must be provided with an outdoor living space that is:</p> <ul style="list-style-type: none"> i. A minimum area of 20m² with a minimum dimension of 3m; ii. For the exclusive use of the residential unit; iii. Free of any access, parking or manoeuvring areas; and iv. Free of buildings and structures, except for uncovered decks. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Multi-unit housing. b. Retirement villages. 	<p>Assessment Criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site.
<p>GRZ-S9 Permeable surface area</p>	
<p>1. A minimum of 30% of the site must be permeable surface.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater network.
<p>GRZ-S10 Fences and standalone walls</p>	
<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; and b. The height in relation to boundary standard in GRZ-S7. <p>2. On a road boundary or in a road boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <ul style="list-style-type: none"> a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length. <p>GRZ-S10.2 does not apply to a State Highway.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties.
<p>GRZ-S11 Fences in the Residential Coastal Edge Precinct</p>	
<p>1. Any fence erected above the 10 metre contour line must be of post and wire construction and comprise at least 80 percent transparent voids or gaps.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Nil – the relevant matters are set out in Policy GRZ-PREC01-P1.
<p>GRZ-S12 Minimum residential unit size for multi-unit housing</p>	
<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>	<p>Assessment Criteria where the standard is infringed:</p>

Residential Unit Type:	Minimum Net Floor Area	
a. Studio unit	35m ²	
b. 1 bedroom unit	45m ²	
c. 2+ bedroom unit	55m ²	

The extent to which:
 1. The design of the proposed unit provides a good standard of amenity; and
 2. Other on-site factors compensate for a reduction in unit sizes.

GRZ-S13	Outdoor living space for multi-unit housing	
1. Each residential unit, including any dual key unit, must be provided with an outdoor living space that is: <ul style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below. Except: <p>This does not apply for any units where communal living space is provided as an alternative.</p> 2. Where communal living space is provided it must be: <ul style="list-style-type: none"> a. Accessible from the residential units it serves; b. A single contiguous space; and c. Of the minimum area and dimension specified in the table below. 	Assessment Criteria where the standard is infringed: The extent to which: <ul style="list-style-type: none"> 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size of the outdoor living space; and 3. The availability of public open space in proximity to the site. 	
Living Space Type	Minimum area	Minimum Dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	2m
ii. 2+ bedroom unit	8m ²	2m
b. Communal		
i. For every 5 units	10m ²	8m

GRZ-S14	Minimum daylight access for multi-unit housing	
1. Each residential unit must be designed to achieve a minimum of 2 hours daylight into all habitable rooms between 9am and 3pm on the winter solstice.	Assessment Criteria where the standard is infringed: The extent to which: <ul style="list-style-type: none"> 1. The design of the proposed unit provides a good standard of amenity; and 2. Other on-site factors compensate for a reduction in daylight access. 	

Medium Density Residential Zone

MRZ	Medium Density Residential Zone
------------	--

Introduction

The Medium Density Residential Zone encompasses areas of the city located near commercial centres and with good public transport accessibility. These are areas used predominantly for residential activities with moderate concentration and bulk of buildings, such as detached, semi-detached and terraced housing, low-rise apartments and other compatible activities.

The Medium Density Residential Zone provides for a range of housing types at a greater density and scale than the General Residential Zone. It gives effect to the requirements of the NPS-UD by enabling intensification and increasing the development capacity for housing in accessible locations.

It is anticipated that the form, appearance and amenity of neighbourhoods within the Medium Density Residential Zone will change over time. This change will be managed through standards and design guidance.

Multi-unit housing and retirement villages are subject to enabling standards that provide for the increased density and scale of development that is anticipated in this Zone. Developments of one or two houses that do not deliver the same level of housing are subject to different lower standards.

Non-residential activities that support the needs of local communities may also occur in the Medium Density Residential Zone where they are of a compatible scale and nature.

Within the Medium Density Residential Zone are the Character Precincts, Mt Victoria North Townscape Precinct, and the Oriental Bay Height Precinct.

MRZ-PREC01	Character Precincts
-------------------	----------------------------

Introduction

The purpose of the Character Precincts is to provide for the management of effects on character values within specifically identified residential areas of the City.

The Precincts are located within the City's older suburbs and are comprised of a range of older houses that are reflective of the historical development pattern of the City. The Precincts are generally in close proximity to the central area of the City and are anticipated to undergo a degree of change. The District Plan endeavours to balance the ongoing maintenance of character with the demands of future residential growth.

The District Plan seeks to manage pre-1930 buildings within the Character Precincts in order to maintain the character of those neighbourhoods where the concentration of coherent development defines and contributes to their distinct character and sense of place.

The Character Precincts are located in the following suburbs:

- Berhampore;
- Newtown;
- Mt Cook;
- Mt Victoria;

- Aro Valley; and
- Thorndon.

The Character Precincts do not seek to protect historic heritage values. While some areas may also be identified as heritage areas in the District Plan, the majority of the Precincts seek to identify existing concentrations of consistent character and prevent its further erosion. This character is a product of the architectural values of the dwellings in these areas, patterns of subdivision and the resultant streetscape. The Character Precincts have been identified and mapped based on the consistency and coherence of character of the houses in these areas.

The particular characteristics of each Precinct are described in the Residential Design Guide character statements.

The Land Use Activities Rules for the Medium Density Residential Zone apply to the Character Precincts.

The Building and Structure Activity Rules and Standards for the Medium Density Residential Zone apply within the Character Precincts in addition to any rules and standards identified specifically for the Character Precincts.

Where there is any conflict between the Medium Density Residential Zone provisions and the Precinct provisions, the Precinct provisions prevail.

MRZ-PREC02	Mt Victoria North Townscape Precinct
-------------------	---

Introduction

The purpose of the Mt Victoria North Townscape Precinct is to provide for the management of townscape values within the Mt Victoria North area.

The Mt Victoria North area has been identified as important due to its high visibility and proximity to St Gerard's Monastery and the escarpment below. When viewed from the City Centre (and the waterfront) the houses, monastery and escarpment combine to form one of Wellington's most iconic urban landscapes.

The District Plan seeks to manage the design of new buildings and additions and alterations to existing buildings in this area. The controls are provided to ensure that new development is well designed, respects the predominant patterns of the area and the setting of St Gerard's Monastery.

The Mt Victoria North Townscape Precinct does not seek to protect historic heritage values. While some parts of this area may also be identified as heritage areas or buildings in the District Plan, this precinct reflects the collective unique identity and townscape values present within the area. Similarly, this precinct is separate from the Character Precincts which are identified due to the predominance of buildings constructed prior to 1930 and the contribution of those buildings to broader streetscape characteristics. While there are some sites within the Mt Victoria North Townscape Precinct which are also included in Character Precincts, the focus of these provisions is different. Townscape focuses on long-range views from public spaces, which differs from streetscape values which are enjoyed by those in the immediate streetscape, rather than from a long-range viewpoint. The benefits of streetscape values can contribute to townscape characteristics and values but is not the primary factor.

Building proposals will be assessed against the Residential Design Guide (including the relevant appendices including the Character Precinct Design Guide where a development is also within a Character Precinct) and the Mt Victoria North Character Area Design Guide, as relevant to the proposal. Where a proposal is also located within an identified Character Precinct, an assessment against the relevant Character Precinct design guide for that Character Precinct will also be undertaken.

The Land Use Activities Rules for the Medium Density Residential Zone apply to the Mt Victoria North Townscape Precinct.

The Building and Structure Activity Rules and Standards for the Medium Density Residential Zone apply within

the Mt Victoria North Townscape Precinct in addition to any rules and standards identified specifically for the Mt Victoria North Townscape Precinct.

Where there is any conflict between the Medium Density Residential Zone provisions and the Precinct provisions, the Precinct provisions prevail.

MRZ-PREC03 Oriental Bay Height Precinct

Introduction

The Oriental Bay Height Precinct recognises the unique setting, characteristics and development potential of this area. Medium to high rise residential development is suitable here. It is also a popular recreational destination.

The Land Use Activities Rules of the Medium Density Residential Zone apply to the Oriental Bay Height Precinct, except that there is no restriction on the number of permitted residential units on a site on the Oriental Bay Height Precinct.

The Building and Structure Activities Rules and Standards for the Medium Density Residential Zone do not apply to the Oriental Bay Height Precinct. There are separate Building and Structure Activities Rules and Standards for the Oriental Bay Height Precinct.

Permitted building heights have been set on a site by site basis to maximise residential development potential while at the same time offering protection for the amenity of properties to the rear and the public amenity along Oriental Parade. The heights also serve to protect views of St Gerard's Monastery and the escarpment below.

New buildings, and significant additions and alterations to existing buildings will be assessed against the Residential Design Guide to ensure that they make a positive contribution to townscape values and general amenity of the area.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the MDRZ zone, including:

- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Historic heritage** - The Medium Density Residential Zone may contain heritage buildings, heritage structures. Specific provisions for the protection of these sites are located in the Historic Heritage Chapter.
- **Sites and areas of significance to Māori** - The Medium Density Residential Zone may contain sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the sites and areas of significance to Māori chapter.
- **Notable Trees** - The Medium Density Residential Zone contains notable trees. Specific provisions for the protection of these trees are located in the notable trees chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Medium Density Residential Zone.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-

- S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
 - **Natural hazards** – The Natural Hazards Chapter contains specific controls in relation to buildings, structures and other activities near surface water bodies.
 - **Contaminated land** - The Contaminated land Chapter contains provisions regarding the use and development of contaminated land.
 - **Hazardous substances** - The Hazardous substances Chapter contains provisions regarding hazardous substances.
 - **Ecosystems and Indigenous Biodiversity** - the Ecosystems and Indigenous Biodiversity chapter contains provisions that manage the use and development of land including within Significant Natural Areas.
 - **Temporary activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the Medium Density Residential Zone.

Objectives	
Medium Density Residential Zone	
MRZ-O2	<p>Efficient use of land</p> <p>Land within the Medium Density Residential Zone is used efficiently for residential development that increases housing supply and choice, and contributes positively to a changing and well-functioning urban environment.</p>
MRZ-O3	<p>Healthy, safe and accessible living environments</p> <p>The Medium Density Residential Zone provides healthy, safe and accessible living environments with attractive and safe streets.</p>
Character Precincts	
MRZ-PREC01-O1	<p>Purpose</p> <p>Character Precincts are managed to:</p> <ol style="list-style-type: none"> 1. Minimise the further erosion of their character; 2. Provide for their ongoing use and development that maintains or enhances their character; and 3. Ensure development within a Precinct recognises and responds to the character of the Precinct.
Mt Victoria North Townscape Precinct	
MRZ-PREC02-O1	<p>Purpose</p> <p>The area around St Gerard's Monastery in the northern portion of Mt Victoria and western portion of Oriental Bay are:</p> <ol style="list-style-type: none"> 1. Recognised as a townscape precinct; 2. Managed to maintain or enhance the iconic landscape setting and townscape values; 3. Developed in a manner that recognises and responds to the townscape values of the area; and 4. Enabled for their ongoing use and appropriate future development.
Oriental Bay Height Precinct	
MRZ-PREC03-O1	<p>Purpose</p> <p>The Oriental Bay Height Precinct accommodates medium to high rise residential</p>

development and a range of compatible non-residential activities at ground floor that maintain or enhance the unique qualities of the precinct.

Policies

Medium Density Residential Zone

MRZ-P1	<p>Enabled activities</p> <p>Enable residential activities and other activities that are compatible with the purpose of the Medium Density Residential Zone, while ensuring their scale and intensity is appropriate in the local context, including:</p> <ol style="list-style-type: none"> 1. Home business; 2. Boarding houses; 3. Visitor accommodation; 4. Supported residential care activities; 5. Childcare services; and 6. Community Gardens.
MRZ-P2	<p>Non-residential activities and buildings</p> <p>Only allow non-residential activities and buildings that:</p> <ol style="list-style-type: none"> 1. Support the needs of local communities; 2. Are of an intensity, scale and design that maintain the amenity of nearby residential properties and the surrounding neighbourhood; 3. Contribute positively to the urban environment and achieve attractive and safe streets; 4. Reduce reliance on travel by private motor vehicle; 5. Maintain the safety and efficiency of the transport network; and 6. Are adequately serviced by three waters infrastructure or can address any constraints on the site.
MRZ-P3	<p>Increased housing supply and choice</p> <p>Enable the efficient use of land by:</p> <ol style="list-style-type: none"> 1. Providing for increased housing at a density and scale that is anticipated in the Medium Density Residential Zone; and 2. Encouraging a variety of housing types, sizes and tenures to cater for people of all ages, lifestyles and abilities.
MRZ-P4	<p>Multi-unit housing</p> <p>Provide for multi-unit housing where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide; 2. Provides a minimum area of private or shared outdoor living space that is sufficient to cater for the needs of future occupants; 3. Retains existing prominent vegetation and minimises hard surfacing or mitigates the removal of vegetation and extent of hard surfacing with new landscaping of equal or better quality; 4. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 5. Is adequately serviced by three waters infrastructure or can address any constraints on the site.

MRZ-P5	<p>Retirement Villages</p> <p>Only allow retirement villages where it can be demonstrated that the development:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Residential Design Guide; 2. Includes outdoor space that is sufficient to cater for the needs of the residents of the village; 3. Retains existing prominent vegetation and minimises hard surfacing or mitigates the removal of vegetation and extent of hard surfacing with new landscaping of equal or better quality; 4. Provides an adequate and appropriately located area on site for the management, storage and collection of all waste, recycling and organic waste potentially generated by the development; 5. Is adequately serviced by three waters infrastructure or can address any constraints on the site; and 6. Is of an intensity, scale and design that maintains the amenity of nearby residential properties and the surrounding neighbourhood.
MRZ-P6	<p>Residential buildings and structures</p> <p>Provide for a range of residential buildings and structures, including additions and alterations, that:</p> <ol style="list-style-type: none"> 1. Are of a form and scale that are compatible with the built environment anticipated for the Medium Density Residential Zone; 2. Provide healthy, safe and accessible living environments; and 3. Contribute positively to a changing urban environment and achieve attractive and safe streets.
MRZ-P7	<p>Permeable surface</p> <p>Require development to provide a minimum level of permeable surface to assist with reducing the rate and amount of storm water run-off.</p>
MRZ-P8	<p>Vegetation and landscaping</p> <p>Encourage the retention of existing vegetation in association with new development, particularly native vegetation and visually prominent trees that may not otherwise be protected, and where vegetation is proposed to be removed, require new landscaping of equal or better quality to help integrate new development into the surrounding environment.</p>
MRZ-P9	<p>Urban agriculture and waste minimisation</p> <p>Encourage the development of small-scale urban agriculture and circular approaches to production, consumption and management of waste (particularly organic waste), while managing adverse effects.</p>
MRZ-P10	<p>City Outcomes Contribution</p> <p>Require over height, large-scale residential development in the Medium Density Residential Zone to deliver City Outcomes Contributions as detailed and scored in the Residential Design Guide, including through either:</p> <ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area by: <ol style="list-style-type: none"> a. Vesting a portion of the site as public space for the use and enjoyment of the public; or b. Providing publicly accessible space such as a laneway or through block connection; or

	<ul style="list-style-type: none"> c. Providing a building frontage or set back that helps activate street life and encourage social interaction; or d. Providing access to permanent on-site amenities such as public toilets; and/or <ol style="list-style-type: none"> 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating a feasible range and quantity of affordable housing options; and/or 5. Enabling ease of access for people of all ages and mobility.
--	--

Character Precincts

MRZ-PREC01-P1	<p>Maintenance of character</p> <p>Require new development, and alterations and additions to existing development in Character Precincts, to have regard and respond positively to the character values of the Precinct, as identified in the Residential Design Guide character precinct statement, and to:</p> <ol style="list-style-type: none"> 1. Maintain the continuity or coherence of the identified character values of the area; 2. Maintain the qualities and cohesiveness of the streetscape; 3. Respond positively to: <ul style="list-style-type: none"> a. The design, scale, height, setback, and massing of existing development; b. Any distinctive pattern of subdivision; c. Its relationship to the street; and d. Ensure development is of a compatible form which contributes to the identified character values of the area. 4. Maintain: <ul style="list-style-type: none"> a. The relationship of built form to open space and landscape context; and b. The setting of the character areas where features such as mature trees and landform contribute to character values; 5. Enable the removal of additions and features that detract from the character of the Precinct; 6. Encourage maintenance and repair; and 7. Recover or reveal character values of buildings and features.
----------------------	--

MRZ-PREC01-P2	<p>Restrictions on demolition</p> <p>Only allow the demolition of pre-1930 buildings, including the demolition or removal of architectural features from the primary elevation of any pre-1930 building, where either:</p> <ol style="list-style-type: none"> 1. It can be demonstrated that the contribution of the building to the character of the area is low, with reference to: <ul style="list-style-type: none"> a. The level of visibility of the existing building from surrounding public spaces; b. Whether the building is consistent in form and style with other pre-1930 buildings that contribute positively to the character of the area; c. The extent to which the existing building retains its original design features relating to form, materials, and detailing and the extent to which those features have been modified; d. Whether the building is an integral part of a row of buildings that are consistent in form, scale, and siting; and e. Whether the building represents a rare or unique example of pre-1930 architecture. 2. The building is shown to be in poor condition, particularly in terms of: <ul style="list-style-type: none"> a. Its structural integrity, so that its retention is impractical or economically unviable; b. Whether the building presents a hazard; and c. Whether the building presents a risk to life in the event of an earthquake.
----------------------	---

MRZ-PREC01-P3	Intensification
----------------------	------------------------

	Enable residential intensification within Character Precincts provided that it does not detract from the character and amenity of the Precinct in which it is located.
MRZ-PREC01-P4	On-going use and repair and maintenance Enable the on-going use, and repair and maintenance of buildings in Character Precincts.
MRZ-PREC01-P5	Car parking and accessory buildings Design and locate car parking, garaging and accessory buildings to maintain and enhance the character of the Precinct.
MRZ-PREC01-P6	Special features Encourage the retention of special features such as boundary walls, fences, paths, trees and plantings that contribute to the character of the Precinct. Where such features are proposed to be removed, consider appropriate mitigation to help integrate new development into the surrounding environment.
Mt Victoria North Townscape Precinct	
MRZ-PREC02-P1	Maintenance of townscape Require new development to have regard to and respond positively to the townscape values of the Mt Victoria North Area, as identified in the Residential Design Guide and relevant appendices to consider: <ol style="list-style-type: none"> 1. Design, location, bulk, scale and height of any new development; 2. Landscaping, parking areas, vehicle manoeuvring and site access; and 3. The extent to which the development is makes a positive contribution to the predominant pattern of development of the Mt Victoria North Townscape Precinct including building orientation, construction, style, and relationship to St Gerard’s Monastery.
Oriental Bay Height Precinct	
MRZ-PREC03-P1	Managing development Manage development in the Oriental Bay Height Precinct in a manner that recognises the unique characteristics and development potential of the precinct.

Rules: Land Use Activities	
MRZ-R1	Residential Activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than two residential units occupy the site, except in the MRZ-PREC03 where there is no limit.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R1.1.a cannot be achieved.</p> <p>Matters of discretion are restricted to:</p>

<p>1. The matters in MRZ-P3, MRZ-P4 and MRZ-PREC01-P1.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R1.2 is precluded from being either publicly or limited notified.</p>	
MRZ-R2	Home business
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-R2.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effects of non-compliance with any requirement not met; and 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood. <p>Notification status: An application for resource consent made in respect of rule MRZ-R2.2 is precluded from being publicly notified.</p>	
MRZ-R3	Supported residential care activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 residents.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R3.1.a is not achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood. <p>Notification status: An application for resource consent made in respect of rule MRZ-R3.2 is precluded from being publicly notified.</p>	
MRZ-R4	Boarding houses
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed ten guests per night.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-R4.1.a is not achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood. <p>Notification status: An application for resource consent made in respect of rule MRZ-R4.2 is precluded from being publicly notified.</p>	

MRZ-R5	Visitor accommodation
1. Activity status: Permitted	<p>Where:</p> <p>a. The maximum occupancy does not exceed 10 guests per night.</p>
2. Activity status: Restricted Discretionary	<p>Where:</p> <p>a. Compliance with MRZ-R5.1.a is not achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R5.2 is precluded from being publicly notified.</p>
MRZ-R6	Childcare services
1. Activity status: Permitted	<p>Where:</p> <p>a. The maximum number of children who are not normally resident on the site does not exceed 10; and</p> <p>b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday.</p>
2. Activity status: Restricted Discretionary	<p>Where:</p> <p>a. Compliance with MRZ-R6.1.a or MRZ-R6.1.b cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R6.2 is precluded from being publicly notified.</p>
MRZ-R7	Retirement Village
1. Activity status: Restricted Discretionary	<p>Matters of discretion are restricted to:</p> <p>1. The matters in MRZ-P5 and MRZ-P8.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R7 is precluded from being publicly notified.</p>
MRZ-R8	Education Facility, Community Facility, Health Care Facility, Emergency Facility
1. Activity status: Restricted Discretionary	<p>Matters of discretion are restricted to:</p> <p>1. The matters in MRZ-P2 and MRZ-P8.</p> <p>Notification status: An application for resource consent made in respect of rule MRZ-R8 is precluded from being publicly notified.</p>

MRZ-R9	Community Gardens
1. Activity status: Permitted	
MRZ-R10	All Other Activities
1. Activity status: Discretionary	
Where:	
a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.	

Rules: Building and Structure Activities, excluding the Oriental Bay Height Precinct	
MRZ-R11	Maintenance and repair of buildings and structures
1. Activity status: Permitted	
MRZ-R12	Demolition or removal of buildings and structures, excluding within the Character Precincts
1. Activity status: Permitted	
MRZ-R13	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing, a retirement village and the Character and Townscape Precincts
1. Activity status: Permitted	
Where:	
a. Compliance with the following standards is achieved:	
i. MRZ-S1;	
ii. MRZ-S2;	
iii. MRZ-S3;	
iv. MRZ-S4;	
v. MRZ-S5;	
vi. MRZ-S6;	
vii. MRZ-S7; and	
viii. MRZS16.	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with any of the requirements of MRZ-R13.1.a cannot be achieved.	
Matters of discretion are restricted to:	
1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and	
2. The matters in MRZ-P6 and MRZ-P8.	
Notification Status:	
An application for resource consent made in respect of rule MRZ-R13.2 which results from non-compliance with MRZ-S1, MRZ-S6, or MRZ-S7 is precluded from being either publicly or limited notified.	
An application for resource consent made in respect of rule MRZ-R13.2 which results from non-compliance with MRZ-S2, MRZ-S3, MRZ-S4, MRZ-S5, or MRZ-S16 is precluded from being publicly notified.	

MRZ-R14	Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village, but excluding the Character and Townscape Precincts
<p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard: <ol style="list-style-type: none"> i. MRZ-S8; ii. MRZ-S9; iii. MRZ-S10; iv. MRZ-S11; v. MRZ-S12; vi. MRZ-S13; vii. MRZ-S14; viii. MRZ-S15; and ix. MRZ-S16; 2. The matters in MRZ-P3, MRZ-P4, MRZ-P6, MRZ-P8 and MRZ-P10 for multi-unit housing; 3. The matters in MRZ-P5, MRZ-P6, MRZ-P8 and MRZ-P10 for a retirement village; and 4. The Residential Design Guide, including guideline G146 - City Outcomes Contribution for any building that exceeds the maximum height requirement and comprises 25 or more residential units. <p>Notification status: An application for resource consent made in respect of rule MRZ-R14 is precluded from being publicly notified.</p>	
MRZ-R15	Fences and standalone walls, excluding within the Character Precincts
<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with MRZ-S17 is achieved. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of MRZ-R14.1.a is not achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard. <p>Notification status: An application for resource consent made in respect of rule MRZ-R15.2 is precluded from being publicly notified.</p>	
MRZ-R16	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
<p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining properties; 3. Maintaining safe access and safety for road users, including pedestrians; and 4. The matters in MRZ-P6 and MRZ-P8. 	
MRZ-R17	Any other building or structure, including additions and alterations and accessory buildings

<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S7; and viii. MRZS16.
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-R17.1.a cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. 2. The matters in MRZ-P2 and MRZ-P8. <p>Notification status: An application for resource consent made in respect of rule MRZ-R17.2 is precluded from being publicly notified.</p>

Rules: Building and Structure Activities in the Character Precincts (MRZ-PREC01)	
MRZ-PREC01-R1	Construction, addition or alteration of residential buildings, structures, including multi-unit housing, but excluding accessory buildings
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard. <ul style="list-style-type: none"> i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S7; viii. MRZ-S13 for multi unit housing; ix. MRZ-S14 for multi unit housing; x. MRZ-S15 for multi unit housing; xi. MRZS16; and xii. MRZ-PREC01-S1. 2. The matters in MRZ-PREC01-P1, MRZ-PREC01-P3, MRZ-PREC01-P6; 3. The Residential Design Guide Character Precincts Appendix; and 4. The matters in MRZ-P4 for multi unit housing. <p>Notification Status: An application for resource consent made in respect of rule MRZ-PREC01-R1 is precluded from being publicly notified.</p>	
MRZ-PREC01-R2	Construction, addition, and alteration of accessory buildings

<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The accessory building is not located between the road boundary and the primary elevation of a residential building on the site; and b. Compliance with the following standards is achieved: <ul style="list-style-type: none"> i. MRZ-S2; ii. MRZ-S3; iii. MRZ-S5; iv. MRZ-S7; and v. MRZ-S16. 		
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of MRZ-PREC01-R2.1.a or b cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard. 2. The matters in MRZ-PREC01-P1, MRZ-PREC01-P5, MRZ-PREC01-P6; and 3. The Residential Design Guide Character Precincts Appendix. <p>Notification Status: An application for resource consent made in respect of rule MRZ-PREC01-R2.2 is precluded from being publicly notified.</p>		
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">MRZ-PREC01-R3</td> <td>Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930</td> </tr> </table>	MRZ-PREC01-R3	Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930
MRZ-PREC01-R3	Demolition of any building or part of any building, excluding accessory buildings, constructed prior to 1930	
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters contained in MRZ-PREC01-P2. 		

Building and Structure Activities in the Mt Victoria North Townscape Precinct (MRZ-PREC02)		
<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">MRZ-PREC02-R1</td> <td>Construction, addition or alteration of any buildings, accessory buildings or structures</td> </tr> </table>	MRZ-PREC02-R1	Construction, addition or alteration of any buildings, accessory buildings or structures
MRZ-PREC02-R1	Construction, addition or alteration of any buildings, accessory buildings or structures	
<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent and effect of non-compliance with any of the following standards as specified in the associated assessment criteria for the infringed standard. <ul style="list-style-type: none"> i. MRZ-S1; ii. MRZ-S2; iii. MRZ-S3; iv. MRZ-S4; v. MRZ-S5; vi. MRZ-S6; vii. MRZ-S7; viii. MRZ-S13 for multi unit housing; ix. MRZ-S14 for multi unit housing; x. MRZ-S15 for multi unit housing; 		

- xi. MRZ-S16;
- 2. The matters in MRZ-PREC02-P1; and
- 3. The Residential Design Guide Mt Victoria North Townscape Precinct Appendix.

Building and Structure Activities in the Oriental Bay Height (MRZ-PREC03)

MRZ-PREC03-R1	Additions or alterations to existing buildings, structures or accessory buildings
----------------------	--

1. Activity status: **Permitted**
- Where:
- a. The additions or alterations are to existing buildings three storeys or less in height (including garaging), provided that the works do not increase the height of the building above the existing highest point of the building and compliance is achieved with MRZ-PREC03-S1 and MRZ-PREC03-S2. For the purpose of this rule chimneys, flues, ventilation shafts, aerials, satellite dishes less than 1 metre in diameter, spires, flagpoles, or other decorative features shall be excluded from the measurement of the highest point;
 - b. The additions or alterations do not alter the external appearance of the building, structure or accessory building;
 - c. The additions or alterations are not visible from public places; or
 - d. The additions or alterations do not require an application for building consent.

MRZ-PREC03-R2	Construction, alteration or addition to buildings, structures or accessory buildings that are not Permitted Activities
----------------------	---

1. Activity status: **Restricted Discretionary**
- Where:
- a. Compliance is achieved with MRZ-PREC03-S1, MRZ-PREC03-S2; MRZ-PREC03-S3, MRZ-PREC03-S4 and MRZ-PREC03-S5.
- Matters of discretion are restricted to:
- 1. Design (including building bulk, height, and scale), external appearance and siting, and the Residential Design Guide.
- Notification status: An application for resource consent made in respect of rule MRZ-PRE03-R2.1 is precluded from being publicly being publicly or limited notified.

2. Activity status: **Restricted Discretionary**
- Where:
- a. Compliance with any of the requirements of MRZ-PREC03-S4 or MRZ-PREC03-S5 cannot be achieved.
- Matters of discretion are restricted to:
- 1. Design, (including building bulk, height, and scale), external appearance and siting, and the Residential Design Guide; and
 - 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard.
- Notification status: An application for resource consent made in respect of rule MRZ-PRE03-R2.2 is precluded from being publicly being publicly or limited notified.

3. Activity status: **Non-Complying**

	<p>Where:</p> <p>a. Compliance with any of the requirements of MRZ-PREC03-S1, MRZ-PREC03-S2 or MRZ-PREC03-S3 cannot be achieved.</p>
MRZ-PREC03-R3	Fences and standalone walls
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with MRZ-OBPH-S6 is achieved.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with MRZ-OBPH-S6 is not achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining properties. <p>Notification status: An application for resource consent made in respect of rule MRZ-PREC03-R3.2 is precluded from being publicly notified.</p>
MRZ-PREC03-R4	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on a legal road
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Design (including bulk, height and scale), external appearance and siting; 2. Amenity protection; and 3. Safety.

<p>Effects Standards for:</p> <p>Any residential building or structure on a site containing one or two residential units.</p> <p>Any other building or structure not associated with multi-unit housing or a retirement village.</p> <p>Any buildings or structures within the Character Precincts and Mt Victoria North Townscape Precinct as specified in the relevant rule.</p>	
MRZ-S1	Road boundary setback

1. No building or structure may be located within 1.5m from a road boundary unless provided for in 2, 3 or 4 below.

2. Buildings and structures, excluding accessory buildings, may extend into the road boundary setback if the part of the building nearest the street does not project forward of a line from the forward most part of the two adjoining residential buildings.

Diagram 4 – MDRZ: Road boundary setback

3. Accessory buildings may be erected in the road boundary setback if the maximum combined width of all accessory buildings in the road boundary setback does not exceed 4m.

4. This standard does not apply to fences or standalone walls.

Assessment Criteria where the standard is infringed:

1. Streetscape and visual amenity effects.

MRZ-S2 Other boundary setbacks

1. No building or structure may be located within 1m of any side or rear boundary.

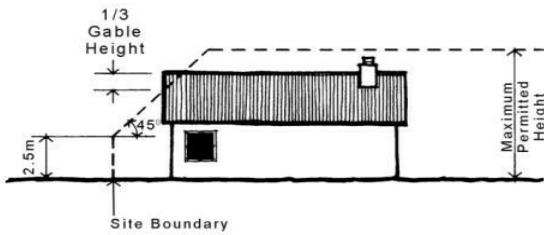
This standard does not apply to:

- a. Fences or standalone walls.
- b. Uncovered decks and uncovered structures no more than 500mm in height above ground level.
- c. Eaves up to 600mm in width.
- d. An accessory building or structure that is 6m or less in length where this only occurs once per site.
- e. Multi-unit housing and Retirement Villages where the setback standard only applies to

Assessment Criteria where the standard is infringed:

1. Dominance, privacy and shading effects on adjoining properties.

the external boundary of the site.		
MRZ-S3	Building coverage	
1. Maximum building coverage is 50%.	Assessment Criteria where the standard is infringed:	
This standard does not apply to eaves up to 600mm in width.	1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties.	
MRZ-S4	Maximum height	
1. Buildings and structures must not exceed a maximum height of 11m above ground level.	Assessment Criteria where the standard is infringed:	
This standard does not apply to: <ul style="list-style-type: none"> a. Accessory buildings. b. Fences or standalone walls. c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. 	1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.	
MRZ-S5	Height in relation to boundary	
1. No part of any building, accessory building or structure may project beyond a building line of 56° or 63° measured from a height of 2.5m above ground level from all side and rear boundaries of the site dependant on the orientation of the site boundary as shown in the following diagram, unless provided for in 2 or 3 below.	Assessment Criteria where the standard is infringed:	
<p><u>Diagram 5 – MDRZ: Height in relation to boundary</u></p>	1. Dominance, privacy and shading effects on adjoining sites.	
2. A gable may breach 1 above by no more than one third of the gable height.		
<u>Diagram 6 – MDRZ: Gable breach</u>		



3. Where the site abuts a boundary shared with an access strip, access lot, public accessway, or right of way, the measurement must be taken from the furthest boundary.

This standard does not apply to:

- a. A boundary with a road.
- b. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm.
- c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.
- d. Boundaries adjoining the City Centre Zone, any Centres Zone, Hospital Zone, Tertiary Zone, Mixed Use Zone or General Industrial Zone.

MRZ-S6	Outdoor living space	
<p>1. Every residential unit must be provided with an outdoor living space that is:</p> <ul style="list-style-type: none"> a. A minimum area of 20m² with a minimum dimension of 3m; b. For the exclusive use of the residential unit; c. Free of any access, parking or manoeuvring areas; and d. Free of buildings and structures, except for uncovered decks. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> i. Multi-unit housing. ii. Retirement villages. 	<p>Assessment Criteria where the standard is infringed:</p> <p>The extent to which:</p> <ul style="list-style-type: none"> 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other on-site factors compensate for a reduction in the size or dimension of the outdoor living space; and 3. The availability of public open space in proximity to the site. 	
MRZ-S7	Permeable surface area	
<p>1. A minimum of 30% of the site must be permeable surface.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Any measures used to mitigate stormwater runoff; and 2. The capacity of, and effects on, the stormwater 	

	network.
--	----------

Effects Standards for buildings or structures associated with multi-unit housing or a retirement village

MRZ-S8	Maximum height		
1. Buildings and structures must not exceed the following maximum heights above ground level:			Assessment Criteria where the standard is infringed: 1. Streetscape and visual amenity effects; 2. Dominance, privacy and shading effects on adjoining sites; and 3. Wind effects for buildings exceeding 21m.
Location	Limit		
a. Height Control Area 1	11m		
b. Height Control Area 2	14m		
c. Height Control Area 3	21m		
This standard does not apply to: a. Accessory buildings. b. Fences or standalone walls. c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.			

MRZ-S9	Height in relation to boundary		
1. For any site within Height Control Area 1 or 2 adjoining another site within the Medium Density Residential Zone: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground level from all side and rear boundaries. 2. For any site within Height Control Area 3 adjoining another site within the Medium Density Residential Zone: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 12m above ground level from all side and rear boundaries. 3. For any site adjoining a site within the General Residential Zone, Character Precincts, Mt Victoria North Townscape Precinct, or an Open Space Zone: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 5m above ground level from all side and rear boundaries that adjoin that precinct or zone.			Assessment Criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining sites; and 2. The effects on the function and associated amenity values of any adjacent open space zone.
This standard does not apply to:			

<p>a. A boundary with a road.</p> <p>b. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm.</p> <p>c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.</p> <p>d. Boundaries adjoining the City Centre Zone, any Centres Zone, Hospital Zone, Tertiary Zone, Mixed Use Zone or General Industrial Zone.</p> <p>e. Multi-unit housing where the height to boundary standard only applies to the external boundaries of the site.</p>		
MRZ-S10	Maximum building length	
<p>1. No part of any building or structure must exceed 20m in continuous length.</p> <p>This standard does not apply to:</p> <p>a. Fences or standalone walls.</p>		<p>Assessment Criteria where the standard is infringed:</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Dominance, privacy and shading effects on adjoining sites.</p>
MRZ-S11	Minimum building separation	
<p>1. Buildings must be set back at least 10m from the nearest part of any other building on the same site.</p> <p>This standard does not apply to:</p> <p>a. Accessory buildings.</p>		<p>Assessment Criteria where the standard is infringed:</p> <p>1. Dominance and privacy effects between residential units on the same site; and</p> <p>2. Dominance, privacy and shading effects on adjoining sites.</p>
MRZ-S12	Minimum privacy separation to a boundary	
<p>1. Any outdoor living space or habitable room window above ground floor level must be at least 2m from any boundary except a road boundary.</p> <p><i>Diagram 7 - MRZ: Minimum privacy separation to boundary</i></p>		<p>Assessment Criteria where the standard is infringed:</p> <p>1. Privacy effects on adjoining sites.</p>
MRZ-S13	Minimum residential unit size	
<p>1. Residential units, including any dual key unit, must meet the following minimum sizes:</p>		<p>Assessment Criteria where the standard is infringed:</p> <p>The extent to which:</p> <p>1. The design of the proposed unit provides a good standard of amenity; and</p> <p>2. Other on-site factors compensate for a reduction in unit sizes.</p>
Residential Unit Type	Minimum Net Floor Area	
a. Studio unit	35m ²	
b. 1 bedroom unit	45m ²	
c. 2+ bedroom unit	55m ²	
MRZ-S14	Outdoor Living Space	
<p>1. Each residential unit, including any dual key unit, must be provided with an outdoor living space that</p>		<p>Assessment Criteria where the standard is infringed:</p> <p>The extent to which:</p>

<p>is:</p> <ol style="list-style-type: none"> a. For the exclusive use of residents; b. Directly accessible from a habitable room; c. A single contiguous space; and d. Of the minimum area and dimension specified in the table below. <p>Except:</p> <p>This does not apply for any units where communal living space is provided as an alternative.</p> <ol style="list-style-type: none"> 2. Where communal living space is provided it must be: <ol style="list-style-type: none"> a. Accessible from the residential units it serves; b. A single contiguous space; and c. Of the minimum area and dimension specified in the table below. 	<ol style="list-style-type: none"> 1. The design of the proposed outdoor living space provides a good standard of amenity; 2. Other design or on-site factors compensate for a reduction in the size of the outdoor living space; and 3. The availability of public open space in proximity to the site. 																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Living Space Type</th> <th style="width: 20%;">Minimum Area</th> <th style="width: 20%;">Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td colspan="3">a. Private</td> </tr> <tr> <td style="padding-left: 20px;">i. Studio unit and 1-bedroom unit</td> <td style="text-align: center;">5m²</td> <td style="text-align: center;">2m</td> </tr> <tr> <td style="padding-left: 20px;">ii. 2+ bedroom unit</td> <td style="text-align: center;">8m²</td> <td style="text-align: center;">2m</td> </tr> <tr> <td colspan="3">b. Communal</td> </tr> <tr> <td style="padding-left: 20px;">i. For every 5 units</td> <td style="text-align: center;">10m²</td> <td style="text-align: center;">8m</td> </tr> </tbody> </table>		Living Space Type	Minimum Area	Minimum Dimension	a. Private			i. Studio unit and 1-bedroom unit	5m ²	2m	ii. 2+ bedroom unit	8m ²	2m	b. Communal			i. For every 5 units	10m ²	8m
Living Space Type	Minimum Area	Minimum Dimension																	
a. Private																			
i. Studio unit and 1-bedroom unit	5m ²	2m																	
ii. 2+ bedroom unit	8m ²	2m																	
b. Communal																			
i. For every 5 units	10m ²	8m																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">MRZ-S15</th> <th style="width: 85%;">Minimum daylight access</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <ol style="list-style-type: none"> 1. Each residential unit must be designed to achieve a minimum of 2 hours daylight into all habitable rooms between 9am and 3pm on the winter solstice. </td> <td style="vertical-align: top;"> <p>Assessment Criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> 1. The design of the proposed unit provides a good standard of amenity; and 2. Other or on-site factors compensate for a reduction in daylight access. </td> </tr> </tbody> </table>		MRZ-S15	Minimum daylight access	<ol style="list-style-type: none"> 1. Each residential unit must be designed to achieve a minimum of 2 hours daylight into all habitable rooms between 9am and 3pm on the winter solstice. 	<p>Assessment Criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> 1. The design of the proposed unit provides a good standard of amenity; and 2. Other or on-site factors compensate for a reduction in daylight access. 														
MRZ-S15	Minimum daylight access																		
<ol style="list-style-type: none"> 1. Each residential unit must be designed to achieve a minimum of 2 hours daylight into all habitable rooms between 9am and 3pm on the winter solstice. 	<p>Assessment Criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> 1. The design of the proposed unit provides a good standard of amenity; and 2. Other or on-site factors compensate for a reduction in daylight access. 																		

Effects standards for height of accessory buildings, fences and standalone walls					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">MRZ-S16</th> <th style="width: 85%;">Maximum height of an accessory building</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <ol style="list-style-type: none"> 1. Accessory buildings must not exceed a maximum height of 3.5m above ground level. </td> <td style="vertical-align: top;"> <p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites. </td> </tr> </tbody> </table>		MRZ-S16	Maximum height of an accessory building	<ol style="list-style-type: none"> 1. Accessory buildings must not exceed a maximum height of 3.5m above ground level. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites.
MRZ-S16	Maximum height of an accessory building				
<ol style="list-style-type: none"> 1. Accessory buildings must not exceed a maximum height of 3.5m above ground level. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining sites. 				
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">MRZ-S17</th> <th style="width: 85%;">Fences and standalone walls</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <ol style="list-style-type: none"> 1. Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> a. A maximum height of 2m above ground level </td> <td style="vertical-align: top;"> <p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and </td> </tr> </tbody> </table>		MRZ-S17	Fences and standalone walls	<ol style="list-style-type: none"> 1. Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> a. A maximum height of 2m above ground level 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and
MRZ-S17	Fences and standalone walls				
<ol style="list-style-type: none"> 1. Any fence or standalone wall, or combination of these structures, must not exceed: <ol style="list-style-type: none"> a. A maximum height of 2m above ground level 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 				

<p>where within 1m of any side or rear boundary; and</p> <p>b. The height in relation to boundary standard in MRZ-S5.</p> <p>2. On a road boundary or in a road boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <p>a. A maximum height of 2m above ground level; and</p> <p>b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length.</p> <p>MRZ-S19.2 does not apply to a State Highway.</p>	<p>2. Dominance and shading effects on adjoining properties.</p>
--	--

Character Precincts (MRZ-PREC01)

MRZ-PREC01-S1	Fences and standalone walls	
<p>Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level within 1m of any site boundary. Except that:</p> <p>1. Any fence or standalone wall, or combination of these structures along a road boundary, must not exceed a maximum height of 1m above ground level within 1m of the boundary.</p>		<p>Assessment Criteria where the standard is infringed:</p> <p>1. Streetscape and visual amenity effects and character of the area; and</p> <p>2. Dominance and shading effects on adjoining properties.</p>

Effects standards for buildings and structures in the Oriental Bay Height Precinct (MRZ-PREC03)

MRZ-PREC03-S1	Boundary setbacks	
<p>1. No boundary setbacks except:</p> <p>a. For 282-300 Oriental Parade a minimum 1 metre rear boundary setback is required.</p> <p>b. For 232-234 Oriental Parade a minimum 6 metre rear boundary setback is required.</p>		
MRZ-PREC03-S2	Height in relation to boundary	
<p>1. No height in relation to boundary except on boundaries with adjacent residential properties that are located outside the Oriental Bay Height Precinct.</p> <p>2. Where a boundary is adjacent to a residential property located outside the Oriental Bay Height Precinct, the height in relation to boundary standard of the underlying zone of the adjacent</p>		

residential property will apply.		
MRZ-PREC03-S3	Maximum height	
1. Buildings, structures and accessory buildings must not exceed the maximum heights shown on the Oriental Bay Height Precinct Map, except for 20A Oriental Terrace where the maximum height must not be exceeded by more than 20%.		
MRZ-PREC03-S4	Minimum residential unit size	
1. Residential units must meet the following minimum sizes:		Assessment Criteria where the standard is infringed: The extent to which: 1. The design of the proposed unit provides a good standard of amenity; and 2. Other on-site factors compensate for a reduction in unit sizes.
Residential Unit Type	Minimum Net Floor Area	
a. Studio unit	35m ²	
b. 1 bedroom unit	45m ²	
c. 2+ bedroom unit	55m ²	
MRZ-PREC03-S5	Minimum daylight access	
1. Each residential unit must be designed to achieve a minimum of 2 hours direct daylight into all habitable rooms between 9am and 3pm on the winter solstice.		Assessment Criteria where the standard is infringed: The extent to which: 1. The design of the proposed unit provides a good standard of amenity; and 2. Other on-site factors compensate for a reduction in daylight access.
MRZ-PREC03-S6	Fences and standalone walls	
1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level where within 1m of any side or rear boundary. 2. On a road boundary: any fence or standalone wall, or combination of these structures, must not exceed: a. A maximum height of 2m above ground level; and b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length.		

Large Lot Residential Zone

LLRZ	Large Lot Residential Zone
-------------	-----------------------------------

Introduction

The Large Lot Residential Zone provides for lower density development on the periphery of urban areas on sites that are typically larger than in the General Residential Zone.

The zone provides for people who wish to live in a semi-urban setting but not on a large rural site or within the rural area. The zone typically provides a rural outlook, along with a greater sense of privacy than what would be expected within the General Residential Zone.

The zone provides for lower density residential development through development controls which limit the scale of buildings and number of residential units.

Cross references to other relevant District Plan provisions
<p>It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in the Large Lot Residential Zone, including:</p> <ul style="list-style-type: none"> • Transport - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2). • Historic Heritage and Sites and Areas of Significance to Māori - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter. • Subdivision - The Subdivision Chapter contains provisions which manage subdivision of land in the Residential Zones. • Earthworks - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards. • Light - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas. • Noise - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels). • Signs - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter. • Ecosystems and indigenous biodiversity-The Ecosystems and Indigenous Biodiversity chapter contains provisions that manage the use and development of land including within Significant Natural Areas.

Objectives	
LLRZ-01	<p>Purpose</p> <p>The Large Lot Residential Zone provides for residential development on sites located on the periphery of urban areas that are typically larger than in the General Residential Zone.</p>
LLRZ-02	<p>Amenity values</p>

	The low level of building density and associated open character and amenity values of the Large Lot Residential Zone are maintained.
LLRZ-03	Non-Residential Activities Non-residential activities are in keeping with the amenity of the Large Lot Residential zone and provide for the community’s social, economic, and cultural well-being.

Policies

LLRZ-P1	Residential Activities Allow residential activities in the Large Lot Residential Zone and limit the number of residents units able to be established on a site to maintain a low density of building form and open character.
LLRZ-P2	Enabled Activities Provide for Home Business, Visitor Accommodation and Childcare Services where the scale is such that the amenity of the Large Lot Residential Zone is maintained.
LLRZ-P3	Rural Activity Only allow rural activity to occur where the activity is of an appropriate scale and maintains the amenity and environmental values of the Large Lot Residential Zone.
LLRZ-P4	Community Facilities Only allow community facilities where: <ol style="list-style-type: none"> 1. The activity is of an appropriate scale and maintains the amenity and environmental values of the neighbouring properties and surrounding area; 2. There is adequate infrastructure to support the activity; and 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
LLRZ-P5	Inappropriate Activities Avoid activities that are incompatible with the purpose and the amenity values of the Large Lot Residential Zone.
LLRZ-P6	Buildings and Structures Allow buildings in the Large Lot Residential Zone subject to controls on the size and number of buildings able to be established on a site to maintain the low-density amenity of the zone.

Land Use Activities

LLRZ-R1	Residential Activities
	1. Activity status: Permitted
LLRZ-R2	Home Business
	2. Activity status: Restricted Discretionary

	<p>Where:</p> <p>a. Compliance with LLRZ-R2.1.a-h cannot be achieved</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effects of non-compliance with any requirement not met. 2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties. 3. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
LLRZ-R3	Visitor Accommodation
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The maximum occupancy does not exceed 10 guests per night.</p>
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with LLRZ-R4.1.a cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby properties. 2. The local roading network has the capacity to accommodate any increase in traffic associated with the activity, and the safety and efficiency of the roading network will be maintained.
LLRZ-R4	Childcare Services
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The maximum number of children who are not normally resident on the site does not exceed 10; and b. The hours of operation are 0700 – 1900, Monday to Friday.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with LLRZ-R4.1.a or b cannot be achieved.</p>
LLRZ-R5	Rural Activity
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity is limited to: <ol style="list-style-type: none"> i. The grazing and keeping of livestock; ii. Equestrian activities; and iii. Horticulture.
	<p>2. Activity Status: Discretionary</p>

	Where: a. Compliance with LLRZ-R5.1.a cannot be achieved.
LLRZ-R6	Community Facility
	1. Activity status: Discretionary
LLRZ-R7	Any Activity not otherwise listed as Permitted, Restricted Discretionary, or Discretionary.
	1. Activity status: Non-complying

Building and Structure Activities	
LLRZ-R8	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
LLRZ-R9	Demolition or removal of a building or structure
	1. Activity status: Permitted
LLRZ-R10	Construction, addition or alteration of residential buildings and structures including accessory buildings.
	1. Activity status: Permitted Where: a. Compliance with the following standards is achieved: <ul style="list-style-type: none"> i. LLRZ-S1; ii. LLRZ-S2; iii. LLRZ-S3; iv. LLRZ-S4; v. LLRZ-S5; vi. LLRZ-S6; vii. LLRZ-S7; viii. LLRZ-S8; and ix. LLRZ-S9.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of LLRZ-R10.1.a cannot be achieved Matters of discretion are restricted to: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards. 2. The matters in LLRZ-P6.
LLRZ-R11	Fences and Standalone Walls
	1. Activity status: Permitted Where: a. Compliance with LLRZ-S7 is achieved

<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of LLRZ-R10.1.a cannot be achieved</p> <p>Matters of discretion are restricted to:</p> <p>1. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards.</p>	
<p>LLRZ-R11</p>	<p>Any building or structure not otherwise provided for as a permitted or restricted discretionary activity</p>
<p>1. Activity status: Discretionary</p>	

Activity Standards	
<p>LLRZ-S1</p>	<p>Maximum number of residential buildings</p>
<p>1. There shall be a maximum number of:</p> <p>a. One residential unit per site; or</p> <p>b. One residential unit and one minor residential unit per site.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and amenity effects. Dominance, privacy and shading effects on adjoining sites. Whether the topography of the site mitigates or exacerbates effects. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
<p>LLRZ-S2</p>	<p>Maximum floor area of accessory buildings and Minor Residential Units</p>
<p>1. Maximum floor area of an accessory building: 120m²</p> <p>2. Maximum floor area of a Minor Residential Unit: 80m².</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and amenity effects. Dominance, privacy and shading effects on adjoining sites. Whether the topography of the site mitigates or exacerbates the effects. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
<p>LLRZ-S3</p>	<p>Maximum height</p>
<p>1. Buildings, structures and accessory buildings must not exceed a maximum height of 8m above ground level.</p> <p>2. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge).</p> <p>This standard does not apply to:</p> <p>a. Fences or standalone walls.</p> <p>b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and amenity effects. Dominance, privacy and shading effects on adjoining sites. Whether the topography of the site mitigates or exacerbates the effects. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.

c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m.	
LLRZ-S4	Height in relation to boundary
1. No part of any building, accessory building or structure may project beyond a building line of 45° from a height of 2.5m above ground level from all boundaries of the site.	Assessment Criteria where the standard is infringed: 1. Streetscape and amenity effects. 2. Dominance, privacy and shading effects on adjoining sites. 3. Whether the topography of the site mitigates or exacerbates the effects. 4. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
LLRZ-S5	Building Coverage
1. Maximum site coverage: 35%	Assessment Criteria where the standard is infringed: 1. Streetscape and amenity effects. 2. Dominance, privacy and shading effects on adjoining sites. 3. Whether the topography of the site mitigates or exacerbates the effects. 4. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
LLRZ-S6	Boundary setback
1. Buildings or structures must not be located within: a. A 5m setback from a road boundary. b. A 3m setback from a side or rear boundary. Except that water tanks for water supply and firefighting purposes can be located within these setbacks.	Assessment Criteria where the standard is infringed: 1. Streetscape and amenity effects. 2. Dominance, privacy and shading effects on adjoining sites. 3. Whether the topography of the site mitigates or exacerbates the effects. 4. The extent to which site layout or landscaping has been incorporated into the design to mitigate any resulting amenity effects.
LLRZ-S7	Fences and standalone walls
1. Any fence or standalone wall, or combination of these structures, must not exceed: a. A maximum height of 2m above ground level where within 1m of any boundary; and b. The height in relation to boundary standard in LLRZ-S4.	Assessment Criteria where the standard is infringed: 1. Streetscape effects. 2. Dominance and shading effects on adjoining properties
LLRZ-S8	Permeable Area
1. A minimum of 60% of the site must be permeable surface.	Assessment Criteria where the standard is infringed: 1. Any measures used to mitigate stormwater runoff. 2. The capacity of, and effects on, the stormwater network.
LLRZ-S9	On-site services

<ol style="list-style-type: none">1. Where a connection to Council's reticulated wastewater systems is not available, all water supply and wastewater treatment and disposal systems must be contained within the site that the supply or system serves and be connected to a septic tank or soakage field, or an approved alternative means to dispose of sewage in a sanitary manner in accordance with Section 5.2.6 of the Wellington Water Regional Standard for Water Services May 2019.2. Where a connection to Council's reticulated wastewater systems is not available and sewage is to be disposed to ground, that area must not be subject to instability or inundation or used for the disposal of stormwater.	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none">1. The engineering measure to provide on-site services and measures to maintain the health of future occupants and neighbouring properties.2. The ability for the engineering measure to provide a level of service to support the proposed development;3. The ongoing maintenance of the engineering measure.
--	--

General Rural Zone

GRUZ	General Rural Zone
-------------	---------------------------

Introduction

The General Rural Zone is the largest zone in terms of land area. It generally covers land located to the north and west of the urban boundary of the City, and includes South Karori, Makara, Ohariu Valley, Takapu Valley and Horokiwi. The landform varies from steep hillsides and narrow valleys to areas of rolling countryside.

The General Rural Zone has important landscape values for the City and contains significant areas of indigenous vegetation and habitat for indigenous fauna. Parts of the zone, particularly around Makara, Ohariu Valley and South Karori, also have important recreational values, providing opportunities for cycling, mountain biking, tramping, horse-riding and other outdoor activities in close proximity to the City.

Characteristics of the zone include a sense of remoteness and spaciousness, with pastoral farming and regenerating indigenous bush interspersed with buildings and structures of a low density and scale. Other features include the narrow windy roads and a general absence of urban infrastructure.

The zone predominately provides for rural farming activities, although the extent of these activities is limited by physical constraints including the steep topography and low soil fertility. Other activities that require a rural location, or support the existing community needs, can also be accommodated where they can demonstrate through a resource consent process that they will be compatible with the rural character and amenity.

To support the Council's strategic compact city objective, provision for rural lifestyle development is limited. This is achieved through subdivision controls to discourage the fragmentation of land and a limit of one residential unit per allotment. Subdivisions and new dwellings are also assessed against the principles of the Rural Area Design Guide to ensure that they are sensitively located and designed to maintain the rural character and amenity.

Activities and developments typically associated with urban areas are not provided for in the wider General Rural Zone.

GRUZ- PREC01	Makara Beach and Makara Village Precinct
-------------------------	---

Introduction

Within the Makara Beach and Makara Village settlements the properties are smaller in size (generally less than 1200m² in area) and more residential in character than in the wider General Rural Zone. These areas are contained in the Makara Beach and Makara Village Precinct and have specific objectives, policies and rules that apply. Where there is a conflict with the General Rural Zone provisions, the precinct provisions prevail. The provisions of the Natural Hazard chapter are also particularly relevant to building and development within the Makara Beach portion of the Precinct.

Cross references to 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

chapters also contain provisions that may be relevant for activities in the General Rural Zone, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation, parking and site access.
- **Historic Heritage and Sites and Areas of Significance to Māori** – The General Rural Zone contains archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the General Rural Zone.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **{Link, 7279,Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **{Link, 11644,Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards.
- **Signs** - The Signs Chapter contains specific provisions relating to their scale, number, illumination, motion and placement to ensure they are compatible with their location.
- **Natural Environment and Natural Hazards** – contain overlays and associated provisions that are relevant to the General Rural Zone.

Other relevant regulations

The provisions for the General Rural Zone do not apply to plantation forestry. This is managed under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

Objectives

General Rural Zone

GRUZ-01	Purpose The General Rural Zone is predominately for rural activities, with some outdoor recreation and other activities that have a functional need for a rural location.
GRUZ-02	Character and amenity values Activities and development maintain or enhance the predominant character and amenity values of the General Rural Zone, including a predominance of natural features over human man-made features, a low density and scale of buildings and structures, and a general absence of urban infrastructure.
GRUZ-03	Managing effects Adverse effects from activities and development in the General Rural Zone are managed effectively both within the zone and at the zone interface, and rural activities are not constrained or compromised by incompatible activities and/or reverse sensitivity effects.

Makara Beach and Makara Village Precinct

GRUZ- PREC01-01	Purpose The Makara Beach and Makara Village Precinct consists of predominantly residential activities.
GRUZ- PREC01-02	Character and amenity values Activities and development will maintain or enhance the predominant character and amenity

values of the Makara Beach and Makara Village Precinct which includes:

1. Low density residential development (standalone and primarily 1 or 2 storeys in height); and
2. The coastal character of the Makara Beach settlement.

Policies

General Rural Zone

GRUZ-P1	<p>Enabled activities</p> <p>Enable activities that are compatible with the purpose of the General Rural Zone, while ensuring that their design, scale and intensity is appropriate to the rural environment, including:</p> <ol style="list-style-type: none"> 1. Rural activities; 2. Residential activities in lawfully established residential buildings; 3. Informal recreation activities; and 4. Small scale cleanfill areas.
GRUZ-P2	<p>Keeping of goats</p> <p>Provide for the keeping of goats where they are contained and managed to avoid adverse ecological effects within identified Significant Natural Areas.</p>
GRUZ-P3	<p>Residential visitor accommodation and home business</p> <p>Allow small scale visitor accommodation and home business to operate where the nature, scale and intensity of the activity is compatible with the character and amenity values of the surrounding area.</p>
GRUZ-P4	<p>Potentially compatible activities</p> <p>Only allow other activities where it can be demonstrated that:</p> <ol style="list-style-type: none"> 1. They are compatible with the character and amenity values of the zone; 2. They will not limit or constrain rural activities, or other lawfully established or permitted activities in the zone; 3. A rural location is required, or the activity is associated with a rural activity, or the needs of the local community will be supported; 4. There are measures to manage adverse effects, including reverse sensitivity effects; 5. In relation to quarrying activities, mining, cleanfill areas, and intensive indoor primary production activities, the adverse effects can be managed through industry best practice, management plans, monitoring and self-reporting; 6. There is adequate capacity in the road network; appropriate provision of on-site loading and manoeuvring, and the safe and efficient operation of the road network is maintained for all road users, including cyclists, pedestrians and horse riders; 7. Adequate on-site infrastructure is available or can be provided to service the activity's needs; 8. Indigenous vegetation and visually prominent trees are retained where practicable; and 9. Adverse effects on waterbodies and their margins are managed effectively.
GRUZ-P5	<p>Quarrying and mining site rehabilitation</p> <p>Require any new mining or quarrying activities and changes of use on existing quarry or</p>

	<p>mining sites to demonstrate, through a detailed Management Plan, how the site will be rehabilitated, having particular regard to:</p> <ol style="list-style-type: none"> 1. Objectives, methodology and timescales for rehabilitation; 2. The intended end use; 3. The location, gradient and depth of excavation; 4. The availability of cleanfill material, including topsoil; 5. Funding required for rehabilitation; 6. The surrounding landform and drainage pattern; 7. The ability to establish complete vegetation cover; 8. The outcomes of any consultation undertaken with mana whenua; 9. Any adverse effects associated with rehabilitation; and 10. The planned monitoring and reporting on rehabilitation.
GRUZ-P6	<p>Incompatible activities</p> <p>Avoid activities and development that:</p> <ol style="list-style-type: none"> 1. Are incompatible with the purpose, character and amenity of the General Rural Zone; or 2. Will result in urbanisation inconsistent with the compact city urban growth objective.
GRUZ-P7	<p>Rural buildings and structures</p> <p>Recognise that a range of buildings and structures associated with rural activities are an integral part of the rural environment, while ensuring that rural character and amenity will not be compromised by their scale and location.</p>
GRUZ-P8	<p>New residential buildings</p> <p>Maintain the rural character and amenity of the General Rural Zone by restricting the number of residential units to one per allotment, and by requiring that the design, external appearance, siting and site landscaping is consistent with the Rural Area Design Guide.</p>
GRUZ-P9	<p>Residential additions, alterations, accessory buildings, and structures</p> <p>Provide for residential alterations, additions, accessory buildings and structures to ensure that the character and amenity values of the local area will not be compromised by their scale and location.</p>
GRUZ-P10	<p>Potentially compatible buildings and structures</p> <p>Only allow other buildings and structures where it can be demonstrated that they are compatible with the character and amenity values of the General Rural Zone, having regard to:</p> <ol style="list-style-type: none"> 1. The Rural Area Design Guide; 2. The nature and extent of the adverse effects on nearby properties, including outlook, privacy and shading; 3. Whether there is a functional need for a specific design or location within the site; 4. Whether indigenous vegetation and visually prominent trees are retained where practicable; and 5. The ability to mitigate adverse effects through screening, planting and landscaping.
GRUZ-P11	<p>Vegetation retention</p> <p>Encourage the retention of existing vegetation in association with site development, particularly native vegetation and visually prominent trees that may not otherwise be protected.</p>

Makara Beach and Makara Village Precinct

GRUZ- PREC01-P1	<p>Residential buildings and structures</p> <p>Provide for residential buildings and structures, including alterations and additions, that are compatible with the character and amenity values of the Makara Beach and Makara Village Precinct.</p>
----------------------------	---

Land Use Activities

GRUZ-R1	<p>Rural activities</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is not the keeping of goats.</p>
GRUZ-R2	<p>Keeping of goats</p> <p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. Compliance with the requirements of GRUZ-S8 is achieved.</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. Annual inspection of fences by the consent holder and reporting to the Council; 2. Annual reporting of stock numbers; 3. Procedures for reporting breaches of the fence and escapes to the Council and neighbours; 4. Procedures for retrieval of stock; 5. Method of stock identification; and 6. Methods of disposal of stock if farming ceases. <p>Notification status: An application for resource consent made in respect of rule GRUZ-R2.1 is precluded from being publicly notified or limited notified.</p> <p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of GRUZ-S8 is not achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in GRUZ-P2; and 2. The extent and effect of non-compliance with the standard as specified in the associated assessment criteria for the infringed standard. <p>Notification status: An application for resource consent made in respect of rule GRUZ-R2.2 is precluded from being publicly notified.</p>
GRUZ-R3	<p>Cleanfill areas</p> <p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The volume of material is less than 100m³ per title per year.</p> <p>2. Activity status: Discretionary</p>

	<p>Where:</p> <p>a. Compliance with the requirements of GRUZ-R3.1.a is not achieved.</p>
GRUZ-R4	Residential activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than one residential unit occupies the site.</p>
	<p>2. Activity Status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of GRUZ-R4.1.a is not be achieved.</p>
GRUZ-R5	Recreation Activity
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is an informal recreation activity; and b. There is no payment of a fee for participation, including for membership.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of GRUZ-R5.1 cannot be achieved.</p>
GRUZ-R6	Conservation activity
	<p>1. Activity status: Permitted</p>
GRUZ-R7	Home business
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence; b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time. c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities; d. Activities do not create a dust nuisance. e. The home business does not involve the use of trucks or other heavy vehicles; f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the <i>site</i>; and h. No retailing must be conducted on the site, except: i. Goods retailed online that do not result in customer visits to the site, or</p>

ii. Goods ancillary and related to a service provided by the home business.	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with any of the requirements of GRUZ-R7.1 cannot not achieved.	
Matters of discretion are restricted to:	
<ol style="list-style-type: none"> 1. The effects of non-compliance with any requirement not met. 2. The matters in GRUZ-P3. 3. Whether the type of home business may result in conflict and /or reverse sensitivity effects with lawfully established or permitted activities occurring on nearby properties. 	
Notification status: An application for resource consent made in respect of rule GRUZ-R7.2 is precluded from being publicly notified.	
GRUZ-R8	Visitor accommodation
1. Activity status: Permitted	
Where:	
<ol style="list-style-type: none"> a. The visitor accommodation operates within a residential unit; and b. The maximum occupancy does not exceed 10 guests per night. 	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with the requirements of GRUZ-R8.1.b cannot be achieved.	
Matters of discretion are restricted to:	
<ol style="list-style-type: none"> 1. The effects of non-compliance with any requirement not met. 2. The matters in GRUZ-P3. 3. Whether the visitor accommodation may result in conflict or reverse sensitivity effects with lawfully established or permitted activities occurring on nearby properties. 	
Notification status: An application for resource consent made in respect of rule GRUZ-R8.2 is precluded from being publicly notified.	
3. Activity status: Discretionary	
Where:	
a. Compliance with the requirements of GRUZ-R8.1.a cannot be achieved.	
GRUZ-R9	Rural industry
1. Activity status: Discretionary	
GRUZ-R10	Intensive indoor primary production
1. Activity status: Discretionary	
GRUZ-R11	Pet animal boarding and breeding and day-care
1. Activity status: Discretionary	
GRUZ-R12	Quarrying or mining activities
1. Activity status: Discretionary	

GRUZ-R12	Emergency service facility
1. Activity status: Discretionary	
GRUZ-R13	Any activity not otherwise listed in this table
1. Activity status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted, controlled, restricted discretionary or non-complying activity.	

Building and Structure Activities

GRUZ-R14	Repair and maintenance of buildings and structures
-----------------	---

1. Activity status: **Permitted**

GRUZ- R15	Demolition or removal of a building or structure
------------------	---

1. Activity status: **Permitted**

GRUZ-R16	Construction, alteration or addition to buildings and structures associated with rural activities
-----------------	--

1. Activity status: **Permitted**

Where:

a. Compliance is achieved with:

- i. GRUZ-S1;
- ii. GRUZ-S2; and
- iii. GRUZ-S5.

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance with any of the requirements of GRUZ-R16.1.a cannot be achieved.

Matters of discretion are restricted to:

- 1. The extent and effect of non-compliance with any standard not being met as specified in the associated assessment criteria for the infringed standards.
- 2. The matters in GRUZ-P7.

Notification status: An application for resource consent made in respect of rule GRUZ-R16.2 is precluded from being publicly notified.

GRUZ-R17	Construction, addition or alteration to residential buildings and structures
-----------------	---

1. Activity status: **Permitted**

Where:

- a. The activity is not the construction of a new residential unit; and
- b. Compliance with the following standards is achieved:
 - i. GRUZ-S1;
 - ii. GRUZ-S2;
 - iii. GRUZ-S3;
 - iv. GRUZ-S4; and

v. GRUZ-S6.	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of GRUZ-R17.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in Policy GRUZ-P1, GRUZ-P8, GRUZ-P9, and GRUZ-P11. 2. The extent and effect of non-compliance with any standard not being met as specified in the associated assessment criteria for the infringed standards. 3. The Rural Design Guide. 4. Whether the proposal makes adequate provision for services including water supply, stormwater run-off control and wastewater treatment. 5. Where a proposal is located near an existing urban area or an existing residential subdivision, whether services could be underground. 	
GRUZ- PREC01-R1	Construction, addition or alteration to residential buildings or structures in the Makara Beach and Makara Village Precinct
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. No more than one residential unit occupies the site.</p> <p>b. Compliance is achieved with GRUZ-S1, GRUZ-S3, GRUZ-S4, and GRUZ-S6.</p>	
<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of GRUZ-PREC01-R1.1.b cannot be achieved.</p> <p>Notification status: An application for resource consent made in respect of rule GRUZ-PREC01-R1.2 is precluded from being publicly notified.</p>	
<p>3. Activity Status: Non-complying</p> <p>Where:</p> <p>a. Compliance with GRUZ-PREC01-R1.1.a is not achieved.</p>	

Effects Standards		
GRUZ-S1	Maximum height	
Building or structure	Limit	Assessment Criteria where the standard is infringed:
1. Residential buildings and structures outside the Makara Beach and Makara Village Precinct	5m, or the height of the existing residential building, whichever is the greater, up to a maximum of 8m	<ol style="list-style-type: none"> 1. Effects on rural character and amenity. 2. Dominance, privacy and shading effects on adjoining properties. 3. The ability to mitigate adverse effects through screening, planting and landscaping.

2. Residential buildings and structures within the Makara Beach and Makara Village Precinct	8m or 3.5m for accessory buildings	4. Whether topographical or other site constraints make compliance with the standard impractical. 5. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site. 6. The extent to which the additional height is necessary to support a rural activity.
3. Buildings and structures associated with rural activities	8m	
This standard does not apply to fences or standalone walls.		
GRUZ-S2 Maximum gross floor area		
Building or structure	Limit	Assessment Criteria where the standard is infringed:
1. Residential buildings and structures outside the Makara Beach and Makara Village Precinct	400m ² combined gross floor area for all buildings and structures	1. Effects on rural character and amenity. 2. Dominance or privacy effects on adjoining properties. 3. The ability to mitigate adverse effects through screening, planting and landscaping. 4. Whether topographical or other site constraints make compliance with the standard impractical. 5. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site. 6. The extent to which the additional floor area is necessary to support a rural activity.
2. Buildings and structures associated with rural activities	i. maximum gross floor area of 400m ² for one building or structure; or ii. an aggregated total gross floor area for all buildings and structures of 800m ² for the site.	
This standard does not apply to up to two rainwater tanks being a maximum diameter of 3.5m and a maximum height of 3m.		
GRUZ-S3 Building coverage		
1. Within the Makara Beach and Makara Village Precinct: maximum building coverage is 40%. This standard does not apply to eaves up to 600mm.		Assessment Criteria where the standard is infringed: 1. Dominance, privacy or shading effects on adjoining properties. 2. Design, siting and compatibility with other buildings in the vicinity of the site. 3. The ability to mitigate adverse effects through screening, planting and landscaping. 4. Whether topographical or other site constraints make compliance with the standard impractical.
GRUZ-S4 Minimum boundary setbacks for residential buildings		
Building type and location	Setback	Assessment Criteria where the standard is infringed:

<p>1. Residential buildings, accessory buildings and structures outside the Makara Beach and Makara Village Precinct. This standard does not apply to:</p> <ul style="list-style-type: none"> i. fences or standalone walls; and ii. up to two rainwater tanks in a side or rear yard, not exceeding a maximum diameter of 3.5m or a maximum height of 3m. 	<p>6m from any site boundary</p>	<ul style="list-style-type: none"> 1. Dominance, privacy or shading effects on adjacent properties. 2. Design, siting and compatibility with other buildings in the vicinity of the site. 3. The ability to mitigate adverse effects through screening, planting and landscaping. 4. Whether topographical or other site constraints make compliance with the standard impractical.
<p>2. Residential buildings, accessory buildings and structures within the Makara Beach and Makara Village Precinct This standard does not apply to:</p> <ul style="list-style-type: none"> iii. fences or standalone walls; iv. uncovered decks and uncovered structures no more than 500mm in height above ground level; and v. eaves up to 600mm in width. 	<p>3m from a road boundary. 1m from any other site boundary.</p> <p>Accessory buildings may be located within the road boundary setback if the maximum combined width of all accessory buildings in the road boundary setback does not exceed 6m.</p> <p>An accessory building that is 6m or less in length may be located within any other site boundary setback where this exemption only occurs once per site.</p>	

GRUZ-S5	Minimum boundary setbacks for rural buildings
----------------	--

Rural building or structure	Setback	Assessment Criteria where the standard is infringed:
1. Buildings under 50m ²	3m minimum from all yards	<ul style="list-style-type: none"> 1. Effects on rural character and amenity. 2. Dominance, privacy or shading effects on adjacent properties. 3. The ability to mitigate adverse effects through screening, planting and landscaping. 4. Whether topographical or other site constraints make compliance with the standard impractical. 5. Whether the form and scale of the building or structure is compatible with other buildings in the vicinity of the site.
2. Buildings over 50m ²	6m minimum from all yards	
<p>This standard does not apply to up to two rainwater tanks in a side or rear yard, being a maximum diameter of 3.5m and a maximum height of 3m.</p>		

GRUZ-S6	Height in relation to boundary within the Makara Beach and Makara Village Precinct
----------------	---

<p>1. No part of any building, accessory building or structure may project beyond a building line of 45° from a height of 2.5m above ground level from all side and rear boundaries of the site, unless provided for in 2. or 3. below.</p> <p>2. A gable may breach 1. above by no more than one third of the gable height.</p> <p>3. Where the site abuts a boundary shared with an access strip, access lot, public accessway, or right of way, the measurement must be taken from the furthest boundary.</p> <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road. b. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm. c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g., finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. 	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Dominance, privacy and shading effects on adjoining sites.</p>
--	--

GRUZ-S7	Fences and standalone walls
----------------	------------------------------------

<p>1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level where within 1m of any site boundary.</p> <p>This standard does not apply to fencing for the keeping of goats which is provided in GRUZ-S8.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Effects on rural character and amenity. 2. Dominance effects on adjoining properties. 3. The ability to mitigate adverse effects through screening, planting and landscaping. 4. Whether topographical or other site constraints make compliance with the standard impractical. 5. The extent to which the additional height is necessary to support a rural activity.
---	---

GRUZ-S8	Fencing requirements for the keeping of goats
----------------	--

<p>1. All goats shall be contained within fenced areas, with fencing that meets the following requirements:</p> <ul style="list-style-type: none"> a. Wire post-and-batten fence with no internal or external stays and with a minimum of high tensile 2.5mm diameter galvanised steel, and either: <ul style="list-style-type: none"> i. Nine wires, with the bottom wire placed no higher than 80mm above ground level and, above that, wires placed at the following intervals: 100, 100, 100, 110, 120, 135, 150 and 165mm. The top wire should be approximately 50mm below the top of the post; or 	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Whether the proposed alternative fence design or other means of containment (by enclosure or tether) will adequately contain the keeping of goats within the site.</p>
--	--

ii. Seven wires, with the bottom wire barbed, and no higher than 80mm above ground level and, above that, wires placed at the following intervals 100, 120, 140, 160, 210 and 250mm. The top wire should be approximately 50mm below the top of the post. An electric wire on an outrigger shall also extend for the full length of the fence.

b. Posts must be at the following intervals:

- i. Less than 30 degrees ground slope: 5m.
- ii. 30 degrees to less than 45 degrees: 4m.
- iii. 45 degrees or more: 3m.

c. Battens must be at 1m intervals.

d. Fences across water bodies shall also require a floodgate to be constructed of H3 treated 100mm x 50mm timber suspended from an overhead wire or rail in such a way that the spacings will allow the passage of water but will not allow goats to pass through. A crossbar shall be positioned in the top third of the floodgate. Wire netting will not be used in floodgate construction. Flood gates across culverted watercourses shall be on the downstream side of the culvert.

Neighbourhood Centre Zone

NCZ	Neighbourhood Centre Zone
------------	----------------------------------

Introduction

The purpose of the Neighbourhood Centre Zone is to provide for predominantly for small-scale commercial activities and community activities that service the needs of the immediate residential neighbourhood and support the role and function of other Centre Zones in the hierarchy of centres.

The Neighbourhood Centre Zone includes a range of small commercial centres across Wellington that provide a neighbourhood function in the City's hierarchy of centres. The Neighbourhood Centre Zone is the lowest in the hierarchy due to its make-up of small spot zones for very small commercial clusters. Neighbourhood centres service the surrounding residential neighbourhood and offer small-scale convenience-based retail for day-to-day needs. These Centres tend to have easy pedestrian access for locals and have some community services and small-scale offices.

The transition to more intensive use in some Neighbourhood Centres will result in changes to existing amenity values in the centres and their surrounds. Consequently, redevelopment will be supported by a range of measures to promote good development, design and environmental outcomes and address amenity issues. Good building design is a focus for Centres. Accordingly, most building activities require a resource consent and design guides demonstrate how density can be done well. Requirements for verandahs and active frontages also apply to ensure a pleasant and interesting pedestrian environment.

The Neighbourhood Centre Zone provides for a range of activities, some centres have a substantial height limit, a wide range of non-notification statements for design matters, and a focus on effects beyond those anticipated by the plan. Given the need for significant residential intensification within and around the Neighbourhood Centre Zone a range of activities that have off site effects, such as industrial activities and different retail formats, will need to be managed. There is however a desire for larger scale retail to locate in centres, where they are of an appropriate form and scale, rather than in out-of-centre locations to support the vitality and viability of centres.

Comprehensive development, the integrated and coordinated development of larger sites is required in the Ngaio Neighbourhood centre to act as a catalyst for positive change and demonstrate density done well.

Cross references to 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 chapters also contain provisions that may be relevant to activities in underlying Zone chapters, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Historic Heritage and Sites and Areas of Significance to Māori** – The Neighbourhood Centre Zone may contain heritage buildings, heritage structures and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Neighbourhood Centre Zone.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to

property and the creation or increase in the risk of natural hazards.

- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Wind** – Wind effects in the Neighbourhood Centre Zone are managed by the Wind Chapter
- **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the Neighbourhood Centre Zone.
- **Natural Hazards** – The identification and response to hazard risk in the Neighbourhood Centre Zone is managed by the Natural Hazards Chapter.
- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three Waters Infrastructure** - The Three Waters chapter deals with the provision or disposal of water in the City.

Objectives

NCZ-O1	<p>Purpose</p> <p>The Neighbourhood Centre Zone meets the needs of communities, businesses and residents in the immediate residential neighbourhood in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.</p>
NCZ-O2	<p>Activities</p> <p>Activities will be of an appropriate scale and type to enhance the vibrancy and viability of Neighbourhood centres and support their neighbourhood purpose.</p>
NCZ-O3	<p>Amenity and Design</p> <p>Medium density, mixed-use development is achieved that positively contributes to creating a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Neighbourhood Centre Zone and their surrounding residential areas.</p>
NCZ-O4	<p>Accommodating growth</p> <p>The Neighbourhood Centre Zone has sufficient serviced, resilient development capacity to meet residential and commercial growth needs.</p>

Policies

NCZ-P1	<p>Accommodating growth</p> <p>Provide for the use and development of the Neighbourhood Centre Zone to meet the City's needs for housing, business activities and community facilities, including:</p> <ol style="list-style-type: none"> 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability and vibrancy of the Local and Metropolitan Centres zones and primacy of the City Centre Zone; 2. A mix of medium density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
---------------	---

NCZ-P2	<p>Enabled activities</p> <p>Enable a range of activities that contribute positively to the purpose of the zone and meet the convenience needs of the immediate neighbourhood and passers-by including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Visitor accommodation; 8. Industrial activities; and 9. Public transport activities.
NCZ-P3	<p>Managed activities</p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Neighbourhood Centre Zone, and the function of the transport network.</p>
NCZ-P4	<p>Potentially incompatible activities</p> <p>Only allow activities that are potentially incompatible with the role and function of the Neighbourhood Centre zone, where they will not have an adverse effect on its vibrancy and amenity. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.
NCZ-P5	<p>Heavy Industrial Activities</p> <p>Avoid heavy industrial activities from locating in the Neighbourhood Centre Zone.</p>
NCZ-P6	<p>Managing Effects</p> <p>New development in the Neighbourhood Centre Zone responds to the site context, particularly where it is located adjacent to:</p> <ol style="list-style-type: none"> 1. Heritage buildings, heritage structures and heritage areas; 2. Scheduled sites and areas of significance to tangata whenua and to other Māori; 3. Residential zoned areas; and 4. Open space zoned areas.
NCZ-P7	<p>Quality design outcomes</p> <p>Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of Neighbourhood Centre Zone by ensuring that it, where relevant:</p> <ol style="list-style-type: none"> 1. Responds to the evolving, more intensive local context; 2. Responds to the site, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. A scheduled site of significance to tangata whenua or other Māori;

	<ul style="list-style-type: none"> b. Heritage buildings, heritage structures and heritage areas; c. An identified character precinct; d. Residential zoned areas; e. Open space zoned areas; <ol style="list-style-type: none"> 3. Providing continuous pedestrian shelter along identified verandah coverage streets, informal access routes and public open space; 4. Reinforces the visual quality and design of ground floor development, including requiring active frontages and ground floor glazing along identified street edges; 5. Maintains and, where possible, enhances existing informal pedestrian routes and creating new links that increase access and connectivity; 6. Achieves good accessibility for people of all ages and mobility and encourages social interaction; 7. Provides a safe environment for people that promotes a sense of security and allows informal surveillance; 8. Contributes to the visual interest public open space; 9. Provides spaces for urban greening; 10. Integrates with existing and planned active and public transport movement networks, including planned rapid transit stops, where relevant; 11. Connects with existing and planned public open space; 12. Supports reduction of greenhouse gas emissions by incorporating sustainable building technologies that increase energy efficiency; 13. Incorporates water sensitive design measures; 14. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential; and 15. Requires storage and/or service areas that are screened from public view.
NCZ-P8	<p>Quality and Amenity</p> <p>Achieve a good standard of amenity in the Neighbourhood Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing building occupants with access to an adequate level of daylight; 2. Ensuring access to convenient outdoor space, including private and shared communal living areas and pocket parks; 3. Providing for the storage needs of occupants; 4. Requiring storage and/or service areas that are screened from public view; and 5. Encouraging use of roof top levels for green roofs, communal spaces and/or stormwater retention as well as for building services.
NCZ-P9	<p>Amenity – Minimising adverse development effects</p> <p>Recognise the evolving, higher density development context of the zone by providing for mixed-use development that minimises any adverse effects beyond those anticipated by the plan including:</p> <ol style="list-style-type: none"> 1. Shading; 2. Loss of daylight; 3. Privacy, and 4. Scale and dominance.
NCZ-P10	<p>Comprehensive Development</p> <p>Provide for integrated, comprehensive, well-designed intensification in the Neighbourhood Centre Zone at Ngaio, Berhampore and Aro Valley that:</p> <ol style="list-style-type: none"> 1. Optimises the development capacity of land, particularly sites that are: <ul style="list-style-type: none"> a. Large; or b. Narrow; or

	<ul style="list-style-type: none"> c. Vacant; or d. Ground level parking areas; and <ol style="list-style-type: none"> 2. Acts as a positive catalyst for future change by reflecting the nature and scale of development proposed within the zone and in the vicinity; 3. Makes a positive contribution to the amenity and evolving identity of the area; 4. Provides for the increased levels of residential accommodation anticipated; 5. Provides for a range of supporting business, open space and community facilities; 6. Has good pedestrian connectivity to streets, public spaces and existing and planned rapid transit stops; and 7. Activates ground floors and outdoor spaces for public access and use
NCZ-P11	<p>City Outcomes Contribution</p> <p>Require over height, large-scale residential, non-residential and comprehensive development in the Neighbourhood Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, including through either:</p> <ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area by: <ul style="list-style-type: none"> a. Vesting a portion of the site as public space for the use and enjoyment of the public; or b. Providing publicly accessible space such as a laneway or through block connection; or c. Providing a building frontage or set back that helps activate street life and encourage social interaction; or d. Providing access to permanent on-site amenities such as public toilets; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating a feasible range and quantity of affordable housing options; and/or 5. Enabling ease of access for people of all ages and mobility.

Land Use Activities	
NCZ-R1	Commercial Activities, excluding Integrated Retail Activities
	1. Activity status: Permitted
NCZ-R2	Community Facilities
	1. Activity status: Permitted
NCZ-R3	Educational Facilities
	1. Activity status: Permitted
NCZ-R4	Recreation Activities
	1. Activity status: Permitted
NCZ-R5	Arts, Culture and Entertainment Activities
	1. Activity status: Permitted
NCZ-R6	Emergency Service Facilities
	1. Activity status: Permitted
NCZ-R7	Visitor Accommodation

1. Activity status: Permitted	
NCZ-R8	Industrial Activities
1. Activity status: Permitted	
NCZ-R9	Public transport activities
1. Activity status: Permitted	
NCZ-R10	Residential activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is located:</p> <ol style="list-style-type: none"> i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; or iii. At ground floor level along any street edge not identified as a non-residential activity frontage. 	
<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R10.1 cannot be achieved.</p> <p>Notification status: An application for resource consent made in respect of rule NCZ-R10 must be publicly notified.</p>	
NCZ-R11	Integrated retail activity
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The total gross floor area does not exceed 20,000m².</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of NCZ-R11.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in NCZ-P1, NCZ-P2, NCZ-P3, and NCZ-P4; 2. The cumulative effect of the development on: <ol style="list-style-type: none"> i. The ongoing viability and vibrancy of the City Centre Zone and Golden Mile; ii. The safety and efficiency of the roading network, including providing for a range of transport modes; iii. The hierarchy of roads travel demand or vehicle use; and 3. The compatibility with other activities provided for in the zone. <p>Council will not apply a permitted baseline assessment when considering the effects of integrated retail developments that cannot comply with NCZ-R11.1.a.</p>	
NCZ-R12	Industrial Activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is not a Heavy Industrial Activity.</p>	

2. Activity Status: Non-complying

Where:

- a. Compliance with the requirements of NCZ-R12.1 cannot be achieved

Notification status: An application for resource consent made in respect of rule LCZ-R12 must be publicly notified.

NCZ-R13**Carparking Activities****1. Activity status: Permitted**

Where:

- a. The activity involves:
 - i. Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage; or
 - ii. Provision of carparks above ground floor level; or
 - iii. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes.

2. Activity status: Discretionary

Where:

- a. Compliance with the requirements of NCZ-R13.1 cannot be achieved

NCZ-R14**Yard-based Retailing Activities****1. Activity status: Discretionary**

Notification status: An application for resource consent made in respect of rule LCZ-R14 must be publicly notified

NCZ-R15**All Other Land Use Activities****1. Activity status: Discretionary**

Where:

- a. the activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.

Building and Structures**NCZ-R16****Maintenance and Repair of Buildings and Structures****1. Activity status: Permitted****NCZ-R17****Demolition or Removal of Buildings and Structures****1. Activity status: Permitted**

Where:

- a. The demolition or removal of a building:
 - i. Is required to avoid an imminent threat to life and/or property; or
 - ii. Enables the creation of public space or private outdoor living space; or
 - iii. Is required for the purposes of constructing a new building or structure or to the addition or alteration of an existing building or structure; or

- b. The building or structure for demolition or removal does is not on a site that has an active frontage or non-residential activity frontage; or
- c. The demolition or removal involves a structure, excluding any building.

2. Activity status: **Discretionary**

Where:

- a. Compliance with any of the requirements of NCZ-R17.1 cannot be achieved

Notification status: An application for resource consent made in respect of rule NCZ-R17.2 is precluded from being either publicly or limited notified.

NCZ-R18

Construction, Additions and Alterations to Buildings and Structures, excluding comprehensive development

1. Activity status: **Permitted**

Where:

- a. Alterations or additions to a building or structure:
 - i. Do not alter the external appearance of the building or structure; or
 - ii. Relate to a building frontage below verandah level, including entranceways and glazing; or
 - iii. Are not visible from public spaces; and
 - iv. Complies with Effects Standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5 and NCZ-S6.
- b. The construction of any building or structure:
 - i. Is not located on a site with an active frontage or non-residential activity frontage; or
 - ii. Is not visible from a public open space; and
 - iii. Will have a gross floor area of less than 100m²; and
 - iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and
 - v. Complies with Effects Standards NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5 and NCZ-S6; and
 - vi. The activity is not the construction of a new building for residential activities.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of NCZ-R18.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9 and NCZ-P11;
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
3. The Centres and Mixed-Use Design Guide, including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height limit requirement at Ngaio, Berhampore and Aro Valley centres and either comprises 25 or more residential units or is a non-residential building; and
4. The Residential Design Guide;
5. The extent and effect of any identifiable site constraints; and
6. The availability and connection to existing or planned three waters infrastructure.

Notification Status:

Notification status: An application for resource consent made in respect of rule NCZ-R18.2 which complies with both NCZ-S1 and NCZ-S4 is precluded from being either publicly or limited notified.

Notification status: An application for resource consent made in respect of rule NCZ-R18.2 which results from non-compliance with NCZ-S1 to NCZ-S6 is precluded from being publicly notified.

NCZ-R19	Conversion of Buildings or Parts of Buildings for Residential Activities
<p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in NCZ-P1, NCZ-P3 and NCZ-P8; 2. The extent of compliance with standards NCZ-S7, NCZ-S8 and NCZ-S9 and satisfaction of associated assessment criteria; 3. The Residential Design Guide; and 4. The availability and connection to existing or planned three waters infrastructure. <p>Notification Status:</p> <p>An application for resource consent made in respect of rule NCZ-R19 is precluded from being either publicly or limited notified.</p>	
NCZ-R20	Comprehensive Development of land 1200m2 in area or greater at Ngaio, Berhampore and Aro Valley centres
<p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in NCZ-P6, NCZ-P7, NCZ-P8, NCZ-P9, NCZ-P10 and NCZ-P11; 2. The extent of compliance with NCZ-S1, NCZ-S2, NCZ-S3, NCZ-S4, NCZ-S5, NCZ-S6, NCZ-S7, NCZ-S8, NCZ-S9, NCZ-S10 and NCZ-S11 and satisfaction of associated assessment criteria; 3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any buildings or buildings within the development that: <ol style="list-style-type: none"> a. Exceed the maximum height requirements; and b. Comprise 25 or more residential units; 4. The extent of compliance with the Residential Design Guide; and 5. The availability and connection to existing or planned three waters infrastructure. <p>Notification Status:</p> <p>An application for resource consent made in respect of rule NCZ-R20 is precluded from being either publicly or limited notified.</p>	
NCZ-R21	Outdoor Storage Areas
<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of NCZ-R21.1 cannot be achieved <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in NCZ-P6 and NCZ-P7 2. The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; 3. The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from residential or open space areas. <p>Notification Status: An application for resource consent made in respect of rule NCZ-R21 is precluded from being either publicly or limited notified.</p>	

Effects Standards	
NCZ-S1	Maximum Height
1. The following maximum height limits above ground level must be complied with:	
Location	Height
Height control area 1 All Neighbourhood centres, except as stated below in Height Control Area 2 Within the Aro Valley Centre Heritage Area	12 metres
Height control area 2 Aro Valley centre Berhampore centre Ngaio centre Oxford Street Tawa centre Crofton Road, Ngaio	22 metres
<p>This standard does not apply to:</p> <ol style="list-style-type: none"> Accessory buildings; Fences or standalone walls no greater than 1.8m in height; Fences or standalone walls; Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm; Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m; Lift overruns provided these do not exceed the height by more than 4m. 	
Assessment Criteria where the standard is infringed:	
<ol style="list-style-type: none"> Streetscape and visual amenity effects. Dominance, privacy and shading effects on adjoining sites. 	
NCZ-S2	Minimum Building Height
1. A minimum height of 7m is required for:	
<ol style="list-style-type: none"> New buildings or structures; and Additions to the frontages of existing buildings and structures. 	
Assessment Criteria where the standard is infringed;	
<ol style="list-style-type: none"> The extent to which a reduced height: <ol style="list-style-type: none"> Is necessary to provide for the functional needs or operational needs of a proposed activity. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary. Whether, for any additions or alterations, the existing ground floor height infringes the standard. 	
NCZ-S3	Minimum ground floor height

<p>1. The minimum ground floor height to underside of structural slab or equivalent shall be 4m.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which a reduced height: <ol style="list-style-type: none"> a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for the functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
NCZ-S4	Height in relation to boundary
<ol style="list-style-type: none"> 1. For any site adjoining a site in the General residential zone no part of any building, accessory building or structure may project beyond a line of: 45° measured from a height of 2.5m above ground level from all side and rear boundaries. 2. For any site adjoining a site in the Medium Density Residential Zone Height Area 2 or Open Space zone no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 5m above ground level from all side and rear boundaries. 3. For any site adjoining a site in the Medium Density Residential Zone Height Area 3 no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 8m above ground level from all side and rear boundaries. 4. For any site adjoining a site in the Medium Density Residential Zone Height Area 4 no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 12m above ground level from all side and rear boundaries. <p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation; 3. Effects on public open spaces.
NCZ-S5	Verandah control

<ol style="list-style-type: none"> 1. Verandahs must be provided on building elevations on identified street frontages. 2. Any verandah must: <ol style="list-style-type: none"> a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; d. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and f. Not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. Any heritage building identified in Schedule 1; b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any non-compliance: <ol style="list-style-type: none"> a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public open space as part the development; 2. The continuity of verandah coverage along the identified street, informal access route or public open space.
NCZ-S6 Active frontage and non-residential activity frontage controls	
<ol style="list-style-type: none"> 1. Any new building or addition to an existing building on an identified street with an active frontage control must: <ol style="list-style-type: none"> a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage c. Locate the principal public entrance on the front boundary 2. Any ground level addition to, or alteration of, a building or structure facing a public open space must not result in a featureless façade that: <ol style="list-style-type: none"> a. Is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: <ol style="list-style-type: none"> a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary. b. Locate the principal public entrance on the 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. Any non-compliance is required for on-site functional or operational needs b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.

front boundary			
NCZ-S7	Minimum Residential Unit Size		
1. Residential units, including dual key units, must meet the following minimum sizes:		Assessment Criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity. b. Other on-site factors compensate for a reduction in unit sizes. c. The balance of unit mix and size within the overall development is such that a minor reduction in area of a few of the units may be warranted.	
Residential Unit Type	Minimum Net Floor Area		
a. Studio unit	35m ²		
b. 1 bedroom unit	40m ²		
c. 2+ bedroom unit	55m ²		
NCZ-S8	Residential – Outdoor Living Space		
1. Each residential unit, including any dual key unit, must be provided with an outdoor living space that is: a. For the exclusive use of residents; b. Accessible from a habitable room; and c. A single contiguous space. Except: This does not apply for any residential unit where communal outdoor living space is provided as an alternative 2. Where communal outdoor living space is provided it must be: a. For the shared use of all building residents; b. Accessible to all building residents; and c. A single contiguous space. 3. Minimum Area and Dimension:		Assessment Criteria where the standard is infringed: 1. The extent to which: a. The size of the proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size of the outdoor living space (e.g. communal living space); 2. Whether any alternative publicly available open space adjoins or is in close proximity to the site; 3. Whether topographical or other site constraints make compliance with the standard impracticable.	
Living Space Type	Minimum Area		Minimum Dimension
a. Private			
i. Studio unit and 1-bedroom unit	5m ²		2m
ii. 2+ bedroom unit	8m ²		2m
b. Communal			
i. For every 5 units	10m ²		8m
NCZ-S9	Minimum Daylight Access for Multi-unit housing		
1. Every residential unit must be designed to achieve		Assessment Criteria where the standard is infringed:	

<p>a minimum of 2 hours daylight to all habitable rooms between 9am and 3pm on the winter solstice.</p>	<p>1. The extent to which:</p> <ol style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity. b. Other on-site factors compensate for a reduction in daylight access.
NCZ-S10	Building Separation Distance
<p>1. Any new building or addition to an existing building used for residential activities must provide a 6m separation distance between buildings located on the same site.</p> <p>This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio centres.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site.
NCZ-S11	Maximum Building Depth
<p>1. Any new building or additions to existing building must not result in the continuous depth of any external side wall being greater than 20m.</p> <p>This standard does not apply to Neighbourhood centres other than Aro Valley, Berhampore and Ngaio centres.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. The design mitigates the effect of a long featureless building elevation.

Local Centre Zone

LCZ	Local Centre Zone
------------	--------------------------

Introduction

The purpose of the Local Centre Zone is to provide for a range commercial, community, recreational and residential activities. These centres service the needs of the surrounding residential catchment and neighbouring suburbs. Local centres support the role and function of other Centre Zones in the hierarchy of centres.

The Local Centre Zone is distributed across the city and will play a crucial role in accommodating and servicing the needs of the existing and forecast population growth. The Medium Density Residential Zone surrounds most Local Centres. This intensification is due to the capacity of the area to absorb more housing with enablers of growth such as walkability access to public transport, community facilities and services.

The transition to more intensive use in the Local Centre Zone will result in significant changes to existing amenity values in the centres and their surrounds. Consequently, redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. Good building design is a focus for Centres. Accordingly, most building activities require a resource consent and design guides demonstrate how density can be done well. Requirements for verandahs and active frontages also apply to ensure a pleasant and interesting pedestrian environment.

Local Centres contain a broad range of community, recreational, entertainment activities and have good access to public transport. Residential activity is a key focus of Local Centres, and is enabled above ground floor. Given the need for significant residential intensification within and around the Local Centre Zone a range of activities that have off site effects, such as industrial activities and different retail formats, will need to be managed. There is however a desire for larger scale retail to locate in centres, where they are of an appropriate form and scale, rather than in out-of- centre locations, to support the vitality and viability of centres.

To support and encourage intensification, the Local Centre Zone provides a substantial height limit, a wide range of non-notification statements for design matters, and a focus on effects beyond those anticipated by the plan. Comprehensive development, the integrated and coordinated development of larger sites is required in Local centres to act as a catalyst for positive change and demonstrate density done well.

Cross references to 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 chapters also contain provisions that may be relevant to activities in underlying Zone chapters, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Historic Heritage and Sites and Areas of Significance to Māori** – The Local Centre Zone may contain heritage buildings, heritage structures and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Local Centre Zone.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to

property and the creation or increase in the risk of natural hazards.

- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Wind** – Wind effects in the Local Centre Zone are managed by the Wind Chapter
- **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the Local Centre Zone.
- **Natural Hazards** – The identification and response to hazard risk in the Local Centre Zone is managed by the Natural Hazards Chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three Waters Infrastructure** - The Three Waters chapter deals with the provision or disposal of water in the City.

Objectives

LCZ-O1	<p>Purpose</p> <p>The Local Centre Zone meets the needs of communities, businesses and residents in the surrounding residential catchment and neighbouring suburbs in a manner that supports the City's compact urban growth objectives and its role and function in the City's hierarchy of centres.</p>
LCZ-O2	<p>Activities</p> <p>Activities will be of an appropriate scale and type to enhance the vibrancy and viability of Local Centres and support their local purpose.</p>
LCZ-O3	<p>Amenity and Design</p> <p>Medium density mixed-use development is achieved that positively contributes to creating a high quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Local Centre Zone and their surrounding residential areas.</p>
LCZ-O4	<p>Accommodating growth</p> <p>The Local Centre Zone has an important role in accommodating growth and has sufficient serviced, resilient development capacity to meet residential and commercial growth needs.</p>

Policies

LCZ-P1	<p>Accommodating growth</p> <p>Provide for the use and development of the Local Centre Zone to meet the City's needs for housing, business activities and community facilities, including:</p> <ol style="list-style-type: none"> 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the viability and vibrancy of the Metropolitan Centre zone and the primacy of the City Centre; 2. Forms of medium density housing; 3. Convenient access to active, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
---------------	--

<p>LCZ-P2</p>	<p>Enabled activities</p> <p>Enable a range of activities that contribute positively to the role and function of the zone and meet the needs of the residential catchment and surrounding suburbs including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture, and entertainment activities; 6. Emergency service facilities; 7. Visitor accommodation; 8. Industrial activities; and 9. Public transport activities.
<p>LCZ-P3</p>	<p>Managed activities</p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Local Centre Zone, and the function of the transport network.</p>
<p>LCZ-P4</p>	<p>Potentially incompatible activities</p> <p>Only allow activities that are potentially incompatible with the role and function of the Local Centre zone, where they will not have an adverse effect on its vitality, vibrancy and amenity. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.
<p>LCZ-P5</p>	<p>Heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the Local Centre Zone.</p>
<p>LCZ-P6</p>	<p>Managing effects</p> <p>New development in the Local Centre Zone responds to the site context, particularly where it is located adjacent to:</p> <ol style="list-style-type: none"> 1. Heritage buildings, heritage structures and heritage areas; 2. Scheduled sites and areas of significance to tangata whenua and to other Māori; 3. Residential zoned areas; and 4. Open space zoned areas.
<p>LCZ-P7</p>	<p>Quality design outcomes</p> <p>Require new development, and alterations and additions to existing development at a site scale, to positively contribute to the sense of place, quality and amenity of Local Centre Zone by ensuring that it, where relevant:</p> <ol style="list-style-type: none"> 1. Responds to the evolving, more intensive local context; 2. Responds to the site, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. A scheduled site of significance to tangata whenua or other Māori; b. Heritage buildings, heritage structures and heritage areas;

	<ul style="list-style-type: none"> c. An identified character precinct; d. Residential zoned areas; e. Open space zoned areas; <ol style="list-style-type: none"> 3. Providing continuous pedestrian shelter along identified verandah coverage streets, informal access routes and public open space; 4. Reinforces the visual quality and design of ground floor development, including requiring active frontages and ground floor glazing along identified street edges; 5. Maintains and, where possible, enhances existing informal pedestrian routes and creating new links that increase access and connectivity; 6. Achieves good accessibility for people of all ages and mobility and encourages social interaction; 7. Provides a safe environment for people that promotes a sense of security and allows informal surveillance; 8. Contributes to the visual interest public open space; 9. Provides spaces for urban greening; 10. Integrates with existing and planned active and public transport movement networks, including planned rapid transit stops, where relevant; 11. Connects with existing and planned public open space; 12. Supports reduction of greenhouse gas emissions by incorporating sustainable building technologies that increase energy efficiency; 13. Incorporates water sensitive design measures; 14. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential; and 15. Requires storage and/or service areas that are screened from public view.
LCZ-P8	<p>Quality and Amenity</p> <p>Achieve a high standard of amenity in the Local Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing building occupants with access to an adequate level of daylight; 2. Ensuring access to convenient outdoor space, including private and shared communal living areas and pocket parks; 3. Providing for the storage needs of occupants; 4. Requiring storage and/or service areas that are screened from public view; and 5. Encouraging use of roof top levels for green roofs, communal spaces and/or stormwater retention as well as for building services.
LCZ-P9	<p>Amenity – Minimising adverse development effects</p> <p>Recognise the evolving, higher density development context of the zone by providing for mixed-use development that minimises any adverse effects beyond those anticipated by the plan including:</p> <ol style="list-style-type: none"> 1. Shading; 2. Loss of daylight; 3. Privacy, and 4. Scale and dominance.
LCZ-P10	<p>Comprehensive Development</p> <p>Enable and encourage integrated, comprehensive, well-designed intensification throughout the Local Centre Zone that:</p> <ol style="list-style-type: none"> 1. Optimises the development capacity of land, particularly sites that are: <ul style="list-style-type: none"> a. Large; b. Narrow; or c. Vacant; and

	<ul style="list-style-type: none"> d. Ground level parking areas; and 2. Acts as a positive catalyst for future change by reflecting the nature and scale of development proposed within the zone and in the vicinity; 3. Makes a positive contribution to the amenity and evolving identity of the area; 4. Provides for the increased levels of residential accommodation anticipated; 5. Provides for a range of supporting business, open space and community activities; 6. Has good pedestrian connectivity to streets, public spaces and existing and planned rapid transit stops; and 7. Activates ground floors and outdoor spaces for public access and use.
LCZ-P11	<p>City Outcomes Contribution</p> <p>Require over height, large-scale residential, non-residential and comprehensive development in the Local Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, including through either:</p> <ul style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area by: <ul style="list-style-type: none"> a. vesting a portion of the site as public space for the use and enjoyment of the public; or b. providing publicly accessible space such as a laneway or through block connection; or c. providing a building frontage or set back that helps activate street life and encourage social interaction; or d. providing access to permanent on-site amenities such as public toilets; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating a feasible range and quantity of affordable housing options; and/or 5. Enabling ease of access for people of all ages and mobility.

Land Use Activities	
LCZ-R1	Commercial Activities, excluding Integrated Retail Activities
	1. Activity status: Permitted
LCZ-R2	Community Facilities
	1. Activity status: Permitted
LCZ-R3	Educational Facilities
	1. Activity status: Permitted
LCZ-R4	Recreation Activities
	1. Activity status: Permitted
LCZ-R5	Arts, Culture and Entertainment Activities
	1. Activity status: Permitted
LCZ-R6	Emergency Service Facilities
	1. Activity status: Permitted
LCZ-R7	Visitor Accommodation
	1. Activity status: Permitted

LCZ-R8	Industrial Activities
1. Activity status: Permitted	
LCZ-R9	Public transport facilities
1. Activity status: Permitted	
LCZ-R10	Residential activities
1. Activity status: Permitted	
Where:	
a. The activity is located:	
i. Above ground floor level;	
ii. At ground floor level along any street edge not identified as an active frontage; or	
iii. At ground floor level along any street edge not identified as a non-residential activity frontage.	
2. Activity status: Discretionary	
Where:	
a. Compliance with the requirements of LCZ-R10.1.a cannot be achieved.	
Notification status: An application for resource consent made in respect of rule LCZ-R10 must be publicly notified.	
LCZ-R11	Integrated retail activity
1. Activity status: Permitted	
Where:	
a. The total gross floor area does not exceed 20,000m ² .	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with the requirements of LCZ-R11.1 cannot be achieved.	
Matters of discretion are restricted to:	
1. The matters in LCZ-P1, LCZ-P2, LCZ-P3, and LCZ-P4.	
2. The cumulative effect of the development on:	
i. The viability and vitality of the City Centre Zone and Golden Mile	
ii. The safety and efficiency of the roading network, including providing for a range of transport modes	
iii. The hierarchy of roads travel demand or vehicle use; and	
3. The compatibility with other activities provided for in the zone.	
Council will not apply a permitted baseline assessment when considering the effects of integrated retail developments that cannot comply with LCZ-R11.1.a.	
LCZ-R12	Industrial Activities
1. Activity status: Permitted	
Where:	
a. The activity is not a Heavy Industrial Activity	

2. Activity Status: Non-complying

Where:

- a. Compliance with the requirements of LCZ-R11.1.a cannot be achieved

Notification status: An application for resource consent made in respect of rule LCZ-R12 must be publicly notified.

LCZ-R13**Carparking Activities****1. Activity status: Permitted**

Where:

- a. The activity involves:
- i. Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage; or
 - ii. Provision of carparks above ground floor level; or
 - iii. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes

2. Activity status: Discretionary

Where:

- a. Compliance with the requirements of LCZ-R13.1 cannot be achieved

Notification Status: Public notification

LCZ-R14**Yard-based Retailing Activities****1. Activity status: Discretionary**

Notification status: An application for resource consent made in respect of rule LCZ-R14 must be publicly notified

LCZ-R15**All Other Land Use Activities****1. Activity status: Discretionary**

Where:

- a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.

Building and Structures**LCZ-R16****Maintenance and Repair of Buildings and Structures****1. Activity status: Permitted****LCZ-R17****Demolition or Removal of Buildings and Structures****1. Activity status: Permitted**

Where:

- a. The demolition or removal of a building:
- i. Is required to avoid a threat to life and/or property; or
 - ii. Enables the creation of public space or private outdoor living space; or
 - iii. Is required for the purposes of constructing a new building or structure or to the addition or

- alteration of an existing building or structure; or
- b. The building or structure for demolition or removal does is not on a site that has an active frontage or non-residential activity frontage; or
- c. The demolition or removal involves a structure, excluding any building.

2. Activity status: **Discretionary**

Where:

- a. Compliance with any of the requirements of LCZ-R16.1 cannot be achieved

Notification status: An application for resource consent made in respect of rule LCZ-R17.2 is precluded from being either publicly or limited notified.

LCZ-R18

Construction, Additions and Alterations to Buildings and Structures, excluding comprehensive development

1. Activity status: **Permitted**

Where:

- a. Any alterations or additions to a building or structure:
 - i. Do not alter the external appearance of the building or structure; or
 - ii. Relate to a building frontage below verandah level, including entranceways and glazing; or
 - iii. Are not visible from public spaces; and
 - iv. Complies with Effects Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-S6.
- b. The construction of any building or structure:
 - i. Is not located on a site with an active frontage or non-residential activity frontage; or
 - ii. Is not visible from a public space; and
 - iii. Will have a gross floor area of less than 100m²; and
 - iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and
 - v. Complies with Effects Standards LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-S6; and
- c. The activity is not the construction of a new building for residential activities.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of LCZ-R18.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in LCZ-P6, LCZ-P7, LCZ-P8, LCZ-P9 and LCZ-P11;
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
3. The Centres and Mixed-Use Design Guide, including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building;
4. The Residential Design Guide;
5. The extent and effect of any identifiable site constraints; and
6. The availability and connection to existing or planned three waters infrastructure.

Notification Status:

Notification status: An application for resource consent made in respect of rule LCZ-R18.2 which complies with both LCZ-S1 and LCZ-S4 is precluded from being either publicly or limited notified.

Notification status: An application for resource consent made in respect of rule LCZ-R18.2 which results from non-compliance with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5 and LCZ-S6 is precluded from being

publicly notified.

LCZ-R19**Conversion of Buildings or Parts of Buildings for Residential Activities**

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The matters in LCZ-P1, LCZ-P3, and LCZ-P8;
2. The extent of compliance with standards LCZ-S7, LCZ-P8 and LCZ-S9 and satisfaction of associated assessment criteria;
3. The Residential Design Guide; and
4. The availability and connection to existing or planned three waters infrastructure.

Notification Status:

An application for resource consent made in respect of rule LCZ-R19 is precluded from being either publicly or limited notified.

LCZ-R20**Comprehensive Development of land 1200m² in area or greater**

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The matters in LCZ-P6, LCZ-P7, LCZ-P8, LCZ-P9, LCZ-P10 and LCZ-P11;
2. The extent of compliance with LCZ-S1, LCZ-S2, LCZ-S3, LCZ-S4, LCZ-S5, LCZ-S6, LCZ-S7, LCZ-S8, LCZ-S9, LCZ-S10 and LCZ-S11 and satisfaction of associated assessment criteria;
3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any buildings or buildings within the development that:
 - a. Exceed the maximum height requirements; and
 - b. Comprise 25 or more residential units;
4. The extent of compliance with the Residential Design Guide; and
5. The availability and connection to existing or planned three waters infrastructure.

Notification Status:

An application for resource consent made in respect of rule LCZ-R20 is precluded from being either publicly or limited notified.

LCZ-R21**Outdoor Storage Areas**

1. Activity status: **Permitted**

Where:

- a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of LCZ-R21.1 cannot be achieved

Matters of discretion are restricted to:

1. The matters in LCZ-P6 and LCZ-P7
2. The extent to which any lesser screening is necessary to provide for the functional needs or operational needs of the activities on the site, or for people's health and safety;
3. The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from residential or open space areas.

An application for resource consent made in respect of rule LCZ-R21 is precluded from being either publicly or limited notified

Effects Standards	
LCZ-S1	Maximum Height
1. The following maximum height limits above ground level must be complied with:	
Location	Limit
Height Control Area 1 Newtown Local Centre Heritage Area Island Bay Local Centre Heritage Area Hataitai Local Centre Heritage Area	12 metres
Height Control Area 2 Karori	18 metres
Height Control Area 3 Brooklyn Churton Park Crofton Downs Island Bay Kelburn Khandallah Linden Miramar Newlands Hataitai Newtown Tawa	22 metres
<p>This standard does not apply to:</p> <ol style="list-style-type: none"> Accessory buildings. Fences or standalone walls no greater than 1.8m in height. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. Lift overruns provided these do not exceed the height by more than 4m. 	
Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> Streetscape and visual amenity effects. Dominance, privacy and shading effects on adjoining sites. 	
LCZ-S2	Minimum Building Height
1. A minimum height of 7m is required for: <ol style="list-style-type: none"> New buildings or structures; and Additions to the frontages of existing 	
Assessment Criteria where the standard is infringed; <ol style="list-style-type: none"> The extent to which a reduced height: <ol style="list-style-type: none"> Is necessary to provide for the 	

buildings and structures.	<p>functional needs or operational needs of a proposed activity.</p> <ol style="list-style-type: none"> 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary. 3. Whether, for any additions or alterations, the existing ground floor height infringes the standard.
LCZ-S3	Minimum ground floor height
<ol style="list-style-type: none"> 1. The minimum ground floor height to underside of structural slab or equivalent shall be 4m. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which a reduced height: <ol style="list-style-type: none"> a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for the functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
LCZ-S4	Height in relation to boundary
<ol style="list-style-type: none"> 1. For any site adjoining a site in the General Residential Zone, no part of any building, accessory building or structure may project beyond a line of: 45° measured from a height of 2.5m above ground level from all side and rear boundaries. 2. For any site adjoining a site in the Medium Density Residential Zone Height Area 2, or the Open Space zone no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 5m above ground level from all side and rear boundaries. 3. For any site adjoining a site in the Medium Density Residential Zone Height Area 3 no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 8m above ground level from all side and rear boundaries. 4. For any site adjoining a site in the Medium Density Residential Zone Height Area 4 no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 12m above ground level from all side and rear boundaries. <p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar power and heating components attached to 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy, and shading effects on adjoining sites. 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation. 3. Effects on public open spaces.

<p>a building provided these do not exceed the height in relation to boundary by more than 500mm;</p> <p>d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.</p>	
LCZ-S5	Verandah control
<p>1. Verandahs must be provided on building elevations on identified street frontages.</p> <p>2. Any verandah must:</p> <ol style="list-style-type: none"> Extend the full width of the building elevation; Connect with any existing adjoining verandah; Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and Not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Any heritage building identified in Schedule 1- Heritage Buildings; Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any non-compliance: <ol style="list-style-type: none"> Will adversely affect the comfort and convenience of pedestrians; Will result in further street trees being added to public open space as part the development; The continuity of verandah coverage along the identified street, informal access route or public open space.
LCZ-S6	Active frontage and non-residential activity frontage controls
<ol style="list-style-type: none"> Any new building or addition to an existing building adjoining an identified street with an active frontage control must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage Locate the principal public entrance on the front boundary Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: <ol style="list-style-type: none"> Is more than 3 metres wide; and Extends from a height of 1m above ground level to a maximum height of 2.5m. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> Any non-compliance is required for on-site functional needs or operational needs; The building frontage is designed and located to create a strong visual alignment with adjoining buildings; An acceptable level of passive surveillance is maintained between the interior of the building and the street.

<p>building must be at least 50% visually transparent.</p> <p>4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must:</p> <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary. Locate the principal public entrance on the front boundary 											
LCZ-S7	Minimum Residential Unit Size										
<p>1. Residential units, including dual key units must meet the following minimum sizes:</p> <table border="1"> <thead> <tr> <th>Residential Unit Type</th> <th>Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>		Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity. Other on-site factors compensate for a reduction in unit sizes. The balance of unit mix and size within the overall development is such that a minor reduction in area of a few of the units may be warranted 	
Residential Unit Type	Minimum Net Floor Area										
a. Studio unit	35m ²										
b. 1 bedroom unit	40m ²										
c. 2+ bedroom unit	55m ²										
LCZ-S8	Residential – Outdoor Living Space										
<p>1. Each residential unit, including any dual key unit, must be provided with an outdoor living space that is:</p> <ol style="list-style-type: none"> For the exclusive use of residents; Accessible from a habitable room; and A single contiguous space. <p>Except:</p> <p>This does not apply for any residential unit where communal outdoor living space is provided as an alternative</p> <p>2. Where communal outdoor living space is provided it must be:</p> <ol style="list-style-type: none"> For the shared use of all building residents; Accessible from all residential units; and A single contiguous space. <p>3. Minimum Area and Dimension:</p> <table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td>a. Private</td> <td></td> <td></td> </tr> <tr> <td>i. Studio unit and 1-bedroom unit</td> <td>5m²</td> <td>2m</td> </tr> </tbody> </table>		Living Space Type	Minimum Area	Minimum Dimension	a. Private			i. Studio unit and 1-bedroom unit	5m ²	2m	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The size of the proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; Other on-site factors compensate for a reduction in the size of the outdoor living space (e.g. communal living space); Whether any alternative publicly available open space adjoins or is in close proximity to the site; Whether topographical or other site constraints make compliance with the standard impracticable.
Living Space Type	Minimum Area	Minimum Dimension									
a. Private											
i. Studio unit and 1-bedroom unit	5m ²	2m									

iii. 2+ bedroom unit	8m ²	2m	
a. Communal			
i. For every 5 units	10m ²	8m	
LCZ-S9	Minimum Daylight Access for Multi-unit housing		
1. Every residential unit must be designed to achieve a minimum of 2 hours daylight to all habitable rooms between 9am and 3pm on the winter solstice.	Assessment Criteria where the standard is infringed: 1. The extent to which: a. The design of the proposed unit provides a good standard of amenity. b. Other on-site factors compensate for a reduction in daylight access.		
LCZ-S10	Building Separation Distance		
1. Any new residential building or addition to an existing residential building must provide a 6m separation distance between buildings located on the same site.	Assessment Criteria where the standard is infringed: 1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site.		
LCZ-S11	Maximum Building Depth		
1. Any new building or additions to existing building must not result in the continuous depth of any external side wall being greater than 20m.	Assessment Criteria where the standard is infringed: 1. The extent to which: a. The design mitigates the effect of a long featureless building elevation.		

Commercial Zone

COMZ	Commercial Zone
-------------	------------------------

Introduction

The purpose of the Commercial Zone is to provide for a mixture of commercial and residential activities.

The Commercial Zone applies to an area of land on Curtis Street in Karori and supports the City's hierarchy of centres.

Development in the Commercial Zone needs to be of a nature and scale that supports the social, cultural and economic importance of the City Centre and other Centres. It is vital that the City Centre remains the economic and employment hub for the Region and that the Metropolitan, Local and Neighbourhood Centres are vibrant and well-functioning. Accordingly, the Commercial Zone does not anticipate large supermarkets or integrated retail activity, which is more appropriately located in the Centres or City Centre Zone.

Development is supported by a range of measures to ensure good design, environmental outcomes and address amenity effects.

Cross references to 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 chapters also contain provisions that may be relevant to activities in underlying Zone chapters, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Commercial Zone.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** - The infrastructure chapter contains controls on development to ensure the efficient operation of infrastructure.
- **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the Local Centre Zone.
- **Natural Hazards** – The identification and response to hazard risk in the Commercial Zone is managed by the Natural Hazards Chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three Waters Infrastructure** - The Three Waters chapter deals with the provision or disposal of water in the City.

Objectives	
COMZ-O1	<p>Purpose</p> <p>The Commercial Zone contributes to meeting the City's needs for business land and supports the hierarchy of centres.</p>
COMZ-O2	<p>Activities</p> <p>Activities and development will be of an appropriate scale and type that do not undermine the vibrancy and viability of the Neighbourhood, Local and Metropolitan Centres and the primacy of the City Centre Zone.</p>
COMZ-O3	<p>Amenity and Design</p> <p>Development in the Commercial Zone is achieved that positively contributes to creating a good quality, well-functioning urban environment and is compatible with the surrounding residential context.</p>

Policies	
COMZ-P1	<p>Enabled activities</p> <p>Enable a range of activities in the Commercial Zone that contribute positively to the purpose of the zone including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Retail activities; 3. Carparking activities; and 4. Residential activities.
COMZ-P2	<p>Managed activities</p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of commercial activities within the Commercial Zone, and the function of the transport network.</p>
COMZ-P3	<p>Potentially incompatible activities</p> <p>Only allow all other activities where they will not have an adverse effect on the use of the zone for business activities. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Community facilities; 2. Integrated retail activity; 3. Emergency service facilities; 4. Visitor accommodation; 5. Public transport activities; 6. Residential activities at ground floor level; and 7. Carparking activities.
COMZ-P4	<p>Avoiding industrial activities</p> <p>Avoid locating industrial activities and heavy industrial activities in the Commercial Zone.</p>
COMZ-P5	<p>Quality design outcomes</p> <p>Require new development, and alterations and additions to existing development at a site</p>

	<p>scale, to positively contribute to the sense of place, quality and amenity of the Commercial Zone by ensuring that it, where relevant:</p> <ol style="list-style-type: none"> 1. Responds to the site, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. Residential zoned areas; b. Open space zoned areas; 2. Reinforces the visual quality and design of ground floor development; 3. Maintains and, where possible, enhances existing informal pedestrian routes and creating new links that increase access and connectivity; 4. Achieves good accessibility for people of all ages and mobility and encourages social interaction; 5. Provides a safe environment for people that promotes a sense of security and allows informal surveillance; 6. Contributes to the visual interest public open space; 7. Provides spaces for urban greening; 8. Connects with existing and planned public open space; 9. Supports reduction of greenhouse gas emissions by incorporating sustainable building technologies that increase energy efficiency; 10. Incorporates water sensitive design measures; 11. Allows sufficient flexibility for ground floor space to be converted for a range of activities; and 12. Requires storage and/or service areas that are screened from public view.
<p>COMZ-P6</p>	<p>Quality and Amenity</p> <p>Achieve a high standard of amenity for residential activities in the Commercial Zone by:</p> <ol style="list-style-type: none"> 1. Providing building occupants with access to an adequate level of daylight; 2. Ensuring access to convenient outdoor space, including private and shared communal living areas; 3. Providing for the storage needs of occupants; 4. Requiring storage and/or service areas that are screened from public view; and 5. Encouraging use of roof top levels for green roofs, communal spaces and/or stormwater retention as well as for building services.
<p>COMZ-P7</p>	<p>Zone interfaces</p> <p>Require use and development of the Commercial Zone to maintain reasonable amenity for the adjoining Residential Zone, Open Space Zone and other sensitive uses.</p>

<p>Land Use Activities</p>	
<p>COMZ-R1</p>	<p>Commercial activities</p>
<p>1. Activity status: Permitted</p>	<p>Where:</p> <ol style="list-style-type: none"> a. The commercial activity is a retail activity and does not exceed 500m² total cumulative GFA; b. The commercial activity is a supermarket and does not exceed 1500m² total cumulative GFA; or c. Any other commercial activity, including integrated retail activity that does not exceed 2500m² total cumulative GFA.
<p>2. Activity status: Restricted Discretionary</p>	<p>Where:</p>

a. Compliance with the requirements of COMZ-R1.1 cannot be achieved.
Matters of discretion are restricted to:

1. The matters in COMZ-P1 and COMZ-P2 and COMZ-P3.

COMZ-R2	Residential activities
----------------	-------------------------------

1. Activity status: **Permitted**

Where:

- a. The activity is located above ground floor level.

2. Activity status: **Restricted Discretionary**

Where:

a. Compliance with the requirements of COMZ-R2.1 cannot be achieved.
Matters of discretion are restricted to:

1. The matters in COMZ-P1 and COMZ-P3;
2. The extent to which the activity is the most appropriate to meet Wellington's future growth needs;
3. The compatibility with existing activities nearby and other activities provided for in the Commercial Zone;
4. The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and
5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level.

COMZ-R3	Carparking activities
----------------	------------------------------

Activity status: **Permitted**

COMZ-R4	All Other Land use Activities
----------------	--------------------------------------

1. Activity status: **Discretionary**

Where:

- a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.

COMZ-R5	Industrial activities
----------------	------------------------------

1. Activity Status: **Non-complying**

COMZ-R6	Heavy industrial activities
----------------	------------------------------------

1. Activity Status: **Non-complying**

Building and Structure Activities	
--	--

COMZ-R7	Demolition or Removal of Buildings and Structures
----------------	--

1. Activity status: **Permitted**

COMZ-R8	Maintenance and Repair of Buildings and Structures
----------------	---

1. Activity status: **Permitted**

COMZ-R9	Construction, additions or alterations of buildings and structures
----------------	---

<p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters in COMZ-P5 and COMZ-P6; The extent of compliance with COMZ-S1, COMZ-S2, COMZ-S3, COMZ-S4, COMZ-S5, COMZ-S6, COMZ-S7, COMZ-S8 and COMZ-S9 The Centres and Mixed-Use Design Guide; and The Residential Design Guide for any part of a building used for residential activities. 	
COMZ-R10	Conversion of Buildings or Parts of Buildings for Residential Activities or Visitor Accommodation
<p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> The matters in COMZ-P1, COMZ-P3 and COMZ-P6; The extent of compliance with Effects Standards COMZ-S6, COMZ-S7 and COMZ-S8; The Residential Design Guide; and The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities. 	

Effects Standards	
COMZ-S1	Maximum height
<p>1. The following maximum height limits must be complied with:</p> <ol style="list-style-type: none"> Height Control Area – 8 metres above ground level <p>These standards do not apply to:</p> <ol style="list-style-type: none"> Accessory buildings. Fences or standalone walls no greater than 1.8m in height. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. Lift overruns provided these do not exceed the height by more than 1m. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects. Dominance, privacy and shading effects on adjoining sites.
COMZ-S2	Height in relation to boundary
<p>1. For any boundary adjoining a site in the General Residential Zone or Open Space Zone, no part of any building, accessory building or structure may project beyond a line of 45° measured from a height of 2.5m above ground level from all side and rear boundaries.</p> <p>These standards do not apply to:</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Dominance, privacy, and shading effects on adjoining sites. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation. Effects on public open spaces.

<ul style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. 	
COMZ-S3	Minimum ground floor height
<ul style="list-style-type: none"> 1. The minimum ground floor height to underside of structural slab or equivalent shall be 4m. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which a reduced height: <ul style="list-style-type: none"> a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for the functional or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
COMZ-S4	Windows adjacent to Residential Zones
<ul style="list-style-type: none"> 1. Opaque privacy glazing must be installed in windows where: <ul style="list-style-type: none"> a. The associated building wall faces a site in any Residential Zone; and b. The wall is located within 5m of the boundary of a site in any Residential Zone. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public space.
COMZ-S5	Verandah control
<ul style="list-style-type: none"> 1. Any verandah constructed on any building frontage facing a public space, including roads, must: <ul style="list-style-type: none"> a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; b. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; c. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and d. Not exceed a maximum width of 3m from the front of the building. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which any non-compliance is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; 2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; 3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.
COMZ-S6	Minimum residential unit size
<ul style="list-style-type: none"> 1. Residential units, including dual key units, must meet the following minimum sizes: 	<p>Assessment Criteria where the standard is infringed:</p>

Residential Unit Type	Minimum Net Floor Area	
a. Studio unit	35m ²	1. The extent to which: <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity. Other on-site factors compensate for a reduction in unit sizes. The balance of unit mix and size within the overall development is such that a minor reduction in area of a few of the units may be warranted.
b. 1 bedroom unit	40m ²	
c. 2+ bedroom unit	55m ²	

COMZ-S7 Outdoor living space for residential units

<p>1. Each residential unit, including any dual key unit, must be provided with an outdoor living space that is:</p> <ol style="list-style-type: none"> For the exclusive use of residents; and Accessible from a habitable room; and A single contiguous space. <p>Except:</p> <p>This does not apply for any residential unit where communal outdoor living space is provided as an alternative</p> <p>2. Where communal outdoor living space is provided it must be:</p> <ol style="list-style-type: none"> For the shared use of all building residents; Accessible to all building residents; and A single contiguous space. <p>3. Minimum Area and Dimension:</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The size of the proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; Other on-site factors compensate for a reduction in the size of the outdoor living space (e.g. communal living space); Whether any alternative publicly available open space adjoins or is in close proximity to the site; Whether topographical or other site constraints make compliance with the standard impracticable.
---	---

Living Space Type	Minimum Area	Minimum Dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	2m
ii. 2+ bedroom unit	8m ²	2m
b. Communal		
i. For every 5 units	10m ²	8m

COMZ-S8 Daylight access for residential units

<p>1. Every residential unit must be designed to achieve a minimum of 2 hours daylight to all habitable rooms between 9am and 3pm on the winter solstice.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity. Other on-site factors compensate for a reduction in daylight access.
---	--

COMZ-S9 Building setback controls

<p>1. Buildings must be located outside of the Building Setback controls (Western Escarpment) and Building Setback (Whitehead Road).</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none">1. The extent to which:<ol style="list-style-type: none">a. Landscaping mitigates the placement of buildings within the setback;b. There is a functional need or operational need for the buildings or structures to be located within the Building Setback control (Western Escarpment) and the Building Setback (Whitehead Road).
--	--

Mixed Use Zone

MUZ	Mixed Use Zone
------------	-----------------------

Introduction

The purpose of the Mixed Use Zone is to provide for a compatible mixture of residential, commercial, light industrial, recreational and/or community activities. It continues the long-standing approach of enabling a wide range of compatible activities in Wellington's suburban employment areas. The zone covers areas where people can live, work, play, and conduct business but with fewer day-to-day conveniences than may be available in the Central City and other Centres.

A broad range of activities are enabled to occur alongside one another in the Mixed Use Zone. It needs to be noted that, due to the wide range of non-residential activities provided for and the potential for industrial activities to establish, the zone may experience moderate to high levels of noise, vehicle trip generation or other environmental effects associated activities of this type. While such effects may be tolerable within the Zone, they could undermine the amenity of zones nearby if not appropriately managed. Effects from new use and development of the Mixed Use Zone need to be compatible with the local context, and the appropriateness of a given activity will vary depending on location, scale or intensity. Activities that generate adverse effects of a nature or scale that is potentially objectionable or offensive will typically not be anticipated in the Mixed Use Zone unless such activities can comprehensively demonstrate they are able to co-exist with more sensitive activities in the vicinity.

Because of this range of uses a different level of external amenity should be expected for residential uses that locate within the zone, compared to the Centres or residential zones. To ensure the supply of business land is sufficient to meet the City's short, medium and long term needs, the Mixed Use Zone discourages ground floor residential development. New residential uses and conversions of existing non-residential activities for residential use above ground floor can be established in the Mixed Use Zone where appropriate. Such uses will need to provide quality on-site amenity and be designed and constructed in a manner that does not undermine the ongoing functional operation and development of the Mixed Use Zone for a wide range of non-residential activities.

Development in the Mixed Use Zone needs to be of a nature and scale that supports the social, cultural and economic importance of the Central City and other Centres. It is vital that the Central City remains the economic and employment hub for the Region and that the Metropolitan, Town, Local and Neighbourhood Centres are vibrant and well-functioning. The zone does not anticipate large supermarkets or integrated retail activity, which is more appropriately located in the Centres or City Centre Zone.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the Mixed Use Zone including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Historic Heritage** and **Sites and Areas of Significance to Māori** – The Mixed use zone may contain heritage buildings, heritage structures and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Mixed

use zone.

- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards. Some activities in the Mixed Use Zone must meet minimum noise insulation requirements.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Natural Hazards** – The Natural Hazards Chapter contains specific controls in relation to buildings, structures and other activities near surface water bodies.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three Waters Infrastructure** - The Three Waters chapter deals with the provision or disposal of water in the City.

Objectives

MUZ-O1	Purpose The Mixed Use Zone is developed and used for a wide range of compatible activities.
MUZ-O2	Compatibility with other employment areas and the hierarchy of centres Activities and development will be of an appropriate scale and type that do not undermine the vitality, role and function of the Central City and other Centres as set out in the hierarchy of centres.
MUZ-O3	Amenity and Design Development in the Mixed Use Zone positively contributes to creating a well-functioning urban environment and a diverse local context.
MUZ-O4	Managing effects Adverse effects from use and development of the Mixed Use Zone are managed effectively, particularly on more sensitive environments in neighbouring zones.
MUZ-O5	Accommodating growth The Mixed Use Zone has sufficient serviced, resilient development capacity to meet business, and to a lesser extent residential growth needs including: <ol style="list-style-type: none"> 1. A choice of building type, size, affordability and distribution, including forms of medium and density housing; 2. Efficient, well integrated and strategic use of available development sites; and 3. Convenient access to state highways and key transport routes.

Policies

MUZ-P1	Enabled Activities Enable a wide range of compatible activities in the Mixed Use Zone where they are of an appropriate nature, scale and intensity for the zone and the hierarchy of centres, including:
---------------	--

	<ol style="list-style-type: none"> 1. Commercial activities; 2. Community facilities; 3. Educational facilities; 4. Recreation activities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Visitor accommodation; 8. Residential activities; and 9. Industrial activities.
MUZ-P2	<p>Managing larger-scale retail activities</p> <p>Only allow the establishment of integrated retail activities and large supermarkets in the Mixed Use Zone if it can be demonstrated that they will:</p> <ol style="list-style-type: none"> 1. Not result in significant adverse impacts on the viability, vitality, role and function of the City Centre or any Metropolitan, Local or Neighbourhood Centres; 2. Not result in significant adverse impacts on the sustainability, safety or efficiency of the transport network and the hierarchy of roads from trip patterns, travel demand or vehicle use; and 3. Be compatible with adjoining land uses.
MUZ-P3	<p>Avoiding heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the Mixed Use Zone.</p>
MUZ-P4	<p>Residential activities</p> <p>Ensure the ongoing functional use of the Mixed Use Zone for a range of business uses by:</p> <ol style="list-style-type: none"> 1. Restricting residential activities being established at the ground floor level of buildings; and 2. Ensuring residential activities are designed and constructed to provide reasonable on-site amenity and to avoid reverse sensitivity effects on non-residential activities in the area.
MUZ-P5	<p>Design of new development</p> <p>Encourage a high standard of built form and amenity, while enabling innovation and choice in the design of new built development to reflect the diverse neighbourhood context of the Mixed Use Zone.</p>
MUZ-P6	<p>Zone interfaces</p> <p>Require use and development of the Mixed Use Zone to maintain a reasonable amenity for adjoining Residential or Open Space Zones or other sensitive uses.</p>

Land Use Activities	
MUZ-R1	Commercial Activities, excluding integrated retail activities and supermarkets
	1. Activity status: Permitted
MUZ-R2	Community Facilities
	1. Activity status: Permitted
MUZ-R3	Educational Facilities
	1. Activity status: Permitted

MUZ-R4	Recreation Activities
	1. Activity status: Permitted
MUZ-R5	Arts, Culture and Entertainment Activities
	1. Activity status: Permitted
MUZ-R6	Emergency Service Facilities
	1. Activity status: Permitted
MUZ-R7	Visitor Accommodation
	1. Activity status: Permitted
MUZ-R8	Public transport facilities
	1. Activity status: Permitted
MUZ-R9	Industrial activities
	1. Activity status: Permitted Where: a. The activity is not a heavy industrial activity.
	2. Activity status: Non-complying Where: a. Compliance with the requirements of MUZ-R9.1 cannot be achieved Notification status: An application for resource consent made in respect of rule MUZ-R9 must be publicly notified.
MUZ-R10	Integrated retail activity
	1. Activity status: Permitted Where: a. The integrated retail activity comprises large format retail and does not exceed 10,000m ² total cumulative GFA; or b. The integrated retail activity does not comprise large format retail and does not exceed 2,500m ² cumulative total GFA.
	2. Activity status: Restricted Discretionary Where: a. Compliance any of the requirements of MUZ-R10.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters in MUZ-P2. Council will not apply a permitted baseline assessment when considering the effects of integrated retail developments that cannot comply with MUZ-R10.1.
MUZ-R11	Supermarkets
	1. Activity status: Permitted

	Where: a. The total gross floor area does not exceed 1,500m ² .
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MUZ-R11.1 cannot be achieved. Matters of discretion are restricted to: 1. The matters in MUZ-P2. Council will not apply a permitted baseline assessment when considering the effects of supermarkets that cannot comply with MUZ-R11.1.
	MUZ-R12 Residential activities
	1. Activity status: Permitted Where: a. The activity is located above ground floor level.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of MUZ-R12.1 cannot be achieved Matters of discretion are restricted to: 1. The matters in MUZ-P1, MUZ-P4 and MUZ-P5; 2. The extent to which the activity is the most appropriate to meet Wellington's future growth needs; 3. The compatibility with existing activities nearby and other activities provided for in the Mixed Use Zone; 4. The effect on the visual quality of the streetscape and the extent to which the development contributes to or detracts from the pedestrian environment; and 5. The extent to which the activity enables or limits adaptability for future non-residential activity at ground floor level.
	MUZ-R13 All other activities
	1. Activity status: Discretionary Where: a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or non-complying activity.

Building and Structure Activities	
	MUZ-R14 Maintenance and repair of buildings and structures
	1. Activity status: Permitted
	MUZ-R15 Demolition or removal of buildings and structures
	1. Activity status: Permitted
	MUZ-R16 Construction, additions or alterations of buildings and structures
	1. Activity status: Permitted

Where:

- a. Compliance with the following standards is achieved:
 - i. MUZ-S1;
 - ii. MUZ-S3;
 - iii. MUZ-S4;
 - iv. MUZ-S5;
 - v. MUZ-S6;
 - vi. MUZ-S7;
 - vii. MUZ-S11; and
- b. The activity is not the construction of a new building for residential activities.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of MUZ-R16.1 cannot be achieved.

Matters of discretion are restricted to:

- 1. The matters in MUZ-P1, MUZ-P5, and MUZ-P6;
- 2. The extent and effect of non-compliance with MUZ-S1, MUZ-S3, MUZ-S4, MUZ-S5, MUZ-S6, MUZ-S7 and MUZ-S11 as specified in the associated assessment criteria for the infringed standards;
- 3. The extent of compliance with MUZ-S2;
- 4. The extent of compliance with MUZ-S8, MUZ-S9 and MUZ-S10 for any part of the building used for residential activities;
- 5. The extent of compliance with the Centres and Mixed-Use Design Guide; and
- 6. The extent of compliance with the Residential Design Guides for any part of a building used for residential activities.

Notification Status:

An application for resource consent made in respect of rule MUZ-R16.2 which results from non-compliance with MUZ-S4 or MUZ-S6 is precluded from being publicly or limited notified.

An application for resource consent made in respect of rule MUZ-R16.2 which results from non-compliance with MUZ-S1 but which comply with both MUZ-S2 and MUZ-S3 are precluded from being publicly or limited notified.

MUZ-R17 Conversion of Buildings or Parts of Buildings for Residential Activities

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

- 1. The matters in MUZ-P1 and MUZ-P4;
- 2. The extent of compliance with standards MUZ-S8, MUZ-S9 and MUZ-S10;
- 3. The extent of compliance with the Residential Design Guide; and
- 4. The extent to which the conversion enables the ground floor level to be used or adapted for future non-residential activities.

Notification status: An application for resource consent made in respect of rule MUZ-R17 is precluded from being either publicly or limited notified.

MUZ-R18 Outdoor storage areas

1. Activity status: **Permitted**

Where:

- a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.

2. Activity status: **Restricted discretionary**

Where:

- a. Compliance with the requirements of MUZ-R18.1 cannot be achieved

Matters of discretion are restricted to:

1. The matters in MUZ-P5 and MUZ-P6;
2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety; and
3. Visual amenity effects.

Notification Status:

Notification status: An application for resource consent made in respect of rule MUZ-R18 is precluded from being publicly notified.

Effects Standards

MUZ-S1	Maximum height for the purposes of MUZ-R16.1
MUZ-S2	Maximum height for the purposes of MUZ-R16.2
MUZ-S3	Height in relation to boundary
<ol style="list-style-type: none"> 1. For any site adjoining a site in the General Residential Zone, no part of any building, accessory building or structure may project beyond a line of 45° measured from a height of 2.5m above ground level from all side and rear boundaries. 2. For any site adjoining a site in any open space zone or in Height Area 2 or Height Area 3 in the Medium Density Residential Zone, no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 5m above ground level from all side and rear boundaries. 3. For any site adjoining a site in the Height Area 4 in the Medium Density Residential Zone, no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 12m above ground level from all side and rear boundaries. <p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm measured vertically; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any infringement is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the standard impracticable; and 4. The effect on the function and associated amenity values of any adjacent open space zone.

<p>1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically; and</p> <p>e. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically.</p>	
MUZ-S4	Minimum ground floor height
<p>1. The minimum ground floor height to the underside of structural slab or equivalent for any new building, or addition or alterations to an existing building shall be 4m.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which a reduced height: <ol style="list-style-type: none"> a. Will compromise or preclude future alternative ground floor uses; b. Is necessary to provide for functional needs or operational needs of a proposed activity. 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary 3. The extent to which the ground floor level will be able to be used or adapted for future non-residential activities. 4. Whether, for any additions or alterations, the existing ground floor height infringes the standard.
MUZ-S5	Windows adjacent to Residential Zones
<p>1. Opaque privacy glazing must be installed in windows where:</p> <ol style="list-style-type: none"> a. The associated building wall faces a site in any Residential Zone; and b. The wall is located within 5m of the boundary of a site in any Residential Zone. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public space.
MUZ-S6	Maximum gross floor area of buildings
<p>1. Any building must not exceed a maximum gross floor area of 500m²</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. The extent to which the design, appearance and location of the building on the site mitigates the visual impact or dominance effects of the additional building area on the surrounding area.
MUZ-S7	Verandah control
<ol style="list-style-type: none"> 1. Any verandah constructed on any building frontage facing a public space, including roads, must: 2. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; 3. Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any non-compliance is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; 2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any

<p>4. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and</p> <p>5. Not exceed a maximum width of 3m from the front of the building.</p>	<p>verandah is proposed lower than 2.5m above the footpath or ground surface level;</p> <p>3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.</p>
--	--

MUZ-S8	Minimum residential unit size
---------------	--------------------------------------

<p>1. Residential units, including dual key units, must meet the following minimum sizes</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Residential Unit Type</th> <th>Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The extent to which:</p> <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity. b. Other on-site factors compensate for a reduction in unit sizes. c. The balance of unit mix and size within the overall development is such that a minor reduction in area of a few of the units may be warranted
Residential Unit Type	Minimum Net Floor Area								
a. Studio unit	35m ²								
b. 1 bedroom unit	40m ²								
c. 2+ bedroom unit	55m ²								

MUZ-S9	Outdoor living space for residential units
---------------	---

<p>1. Each residential unit, including any dual key unit, must be provided with an outdoor living space that is:</p> <ul style="list-style-type: none"> a. For the exclusive use of residents; and b. Accessible from a habitable room; and c. A single contiguous space. <p>Except:</p> <p>This does not apply for any residential unit where communal outdoor living space is provided as an alternative.</p> <p>2. Where communal outdoor living space is provided it must be:</p> <ul style="list-style-type: none"> a. For the shared use of all building residents; b. Accessible to all building residents; c. A single contiguous space. <p>3. Minimum Area and Dimension:</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. The extent to which:</p> <ul style="list-style-type: none"> a. The size of the proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; b. Other on-site factors compensate for a reduction in the size of the outdoor living space (e.g. communal living space); <p>2. Whether any alternative publicly available open space adjoins or is in close proximity to the site;</p> <p>3. Whether topographical or other site constraints make compliance with the standard impracticable.</p>
--	--

Living Space Type	Minimum Area	Minimum Dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	2m
ii. 2+ bedroom unit	8m ²	2m
b. Communal		
i. For every 5 units	10m ²	8m

MUZ-S10	Minimum Daylight Access for Multi-unit housing	
<p>1. Every residential unit must be designed to achieve a minimum of 2 hours daylight to all habitable rooms between 9am and 3pm on the winter solstice.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity. b. Other on-site factors compensate for a reduction in daylight access. 	
MUZ-S11	Lyllall Bay Parade Frontage Control	
<ol style="list-style-type: none"> 1. New buildings built on a site adjoining the Open Space A zoned land fronting Lyall Parade must be built in alignment with the existing Lyall Parade street frontage. 2. Any addition to, alteration or modification of a building or structure on a site adjoining the Open Space zoned land fronting Lyall Bay Parade, where the works are confined to the area below verandah level must not create a featureless façade. 	<p>Assessment Criteria where the standard is infringed</p> <ol style="list-style-type: none"> 1. The extent to which: <ol style="list-style-type: none"> a. The effectiveness of any landscaping, screening or other site mitigation proposed creates visual interest of the streetscape and façade relief. 	

Metropolitan Centre Zone

MCZ	Metropolitan Centre Zone
------------	---------------------------------

Introduction

The purpose of the Metropolitan Centre Zone is to provide predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments and provides significant support to the City Centre Zone by offering key services to the outer suburbs of Wellington City and the wider region. This is identified in the Wellington Regional Policy Statement.

The Metropolitan Centre Zone is applied to the centres at Johnsonville and Kilbirnie which will play a critical role in accommodating forecast population growth and have significant development/redevelopment potential. These centres, and surrounding residential areas are subject to the intensification policies 3 (b) and (c) of the National Policy Statement on Urban Development 2020 (NPS-UD). Accordingly, the Medium Density Residential Zone has been applied within a walkable catchment of the edge of these centres. The cumulative risk from natural hazards in Kilbirnie is that the intensification of this area has been tempered as a qualifying matter under Subpart 6, clause 3.32 of the NPS-UD.

The transition to more intensive use in Metropolitan Centres will result in significant changes to existing amenity values and design in the centres and their surrounds. Consequently, redevelopment will be supported by a range of measures to promote good design and environmental outcomes and address amenity issues. Good building design is a focus for Centres. Accordingly, most building activities require a resource consent and design guides demonstrate how density can be done well. Requirements for verandahs and active frontages also apply to ensure a pleasant and interesting pedestrian environment.

Metropolitan Centres contain a wide range of commercial, civic and government services, office, community, recreational, entertainment and residential activities and have excellent access to public transport, including existing and planned rapid transit. Residential activity is a key focus of Metropolitan Centres, and is enabled above ground floor. Given the need for significant residential intensification within and around the zone a range of activities that have off site effects, such as industrial activities and different retail formats, will need to be managed. There is however a desire for larger scale retail to locate in centres, where they are of an appropriate form and scale, rather than in out-of- centre locations, to support the vitality and viability of centres.

To support and encourage intensification, the Metropolitan Centre Zone provides substantial height limits, a wide range of non-notification statements for design matters, and a focus on effects beyond those anticipated by the plan. Given the significant development potential in these areas, Comprehensive development, the integrated and coordinated development of larger sites, is required in Metropolitan centres to act as a catalyst for positive change and demonstrate density done well.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the Metropolitan Centre zone, including:

- **Transport** – The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Historic Heritage and Sites and Areas of Significance to Māori** – The Metropolitan Centre Zone contains heritage buildings, heritage structures and sites and areas of significance to Māori. Specific

- provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori
- **Subdivision** – The Subdivision Chapter contains provisions which manage subdivision of land in the Metropolitan Centre Zone.
 - **Earthworks** – The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
 - **Light** – The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
 - **Noise** – The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
 - **Signs** – To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
 - **Wind** – Wind effects in the Metropolitan Centre Zone are managed by the Wind Chapter
 - **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the Metropolitan Centre Zone.
 - **Natural Hazards** – The identification and response to hazard risk in the Metropolitan Centre Zone is managed by the Natural Hazards Chapter.
 - **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
 - **Three Waters Infrastructure** - The Three Waters chapter deals with the provision or disposal of water in the City.

Objectives	
MCZ-O1	<p>Purpose</p> <p>The Metropolitan Centre zone meets the sub-regional needs of communities, businesses and residents in a manner that supports the City's compact urban growth objectives and its sub-regional role and function in the City's hierarchy of centres.</p>
MCZ-O2	<p>Activities</p> <p>Activities will be of an appropriate scale and type to enhance the vibrancy and viability of Metropolitan centres and support their sub-regional purpose.</p>
MCZ-O3	<p>Amenity and Design</p> <p>Medium and high density mixed-use development is achieved that positively contributes to creating a good quality, well-functioning urban environment that reflects the changing urban form and amenity values of the Metropolitan Centre zone and surrounding residential areas.</p>
MCZ-O4	<p>Accommodating growth</p> <p>The Metropolitan Centre Zone plays a significant role in accommodating growth and has sufficient serviced, resilient development capacity to meet residential and commercial growth needs.</p>

Policies	
MCZ-P1	<p>Accommodating growth</p> <p>Provide for the use and development of the Metropolitan Centre Zone to meet the City's needs for housing, business activities and community facilities, including:</p> <ol style="list-style-type: none"> 1. A variety of building types, sizes, tenures, affordability and distribution of a scale and intensity that does not undermine the ongoing viability, vibrancy and primacy of the City

	<p>Centre Zone;</p> <ol style="list-style-type: none"> 2. A mix of medium and high-density housing; 3. Convenient access to active transport, public transport and rapid transit options; 4. Efficient, well integrated and strategic use of available development sites; and 5. Convenient access to a range of open spaces.
MCZ-P2	<p>Enabled activities</p> <p>Enable a range of activities that contribute positively to the purpose of the zone and meet sub-regional needs including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Residential activities; 3. Community facilities; 4. Educational facilities; 5. Arts, culture, and entertainment activities; 6. Emergency service facilities; 7. Visitor accommodation; 8. Industrial activities; and 9. Public transport activities.
MCZ-P3	<p>Managed activities</p> <p>Manage the location and scale of commercial activities which could result in cumulative adverse effects on the viability and vibrancy of centres, the retention and establishment of a mix of activities within the Metropolitan Centre Zone, and the function of the transport network.</p>
MCZ-P4	<p>Potentially incompatible activities</p> <p>Only allow activities that are potentially incompatible with the purpose of the Metropolitan Centre zone, where they will not have an adverse effect on its vibrancy and amenity. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Carparking visible at street edge along an active frontage or non-residential activity frontage; 2. Demolition of buildings that results in the creation of vacant land; 3. Ground floor residential activities on street edges identified as having an active frontage or non-residential activity frontage; and 4. Yard-based retail activities.
MCZ-P5	<p>Heavy Industrial Activities</p> <p>Avoid heavy industrial activities from locating in the Metropolitan Centre Zone.</p>
MCZ-P6	<p>Managing Effects</p> <p>New development in the Metropolitan Centre Zone responds to the site context, particularly where it is located adjacent to:</p> <ol style="list-style-type: none"> 1. Heritage buildings, heritage structures and heritage areas; 2. Scheduled sites and areas of significance to tangata whenua and to other Māori; 3. Residential zoned areas; and 4. Open space zoned areas.
MCZ-P7	<p>Quality design outcomes</p> <p>Require new development, and alterations and additions to existing development at a site</p>

	<p>scale, to positively contribute to the sense of place, quality and amenity of Metropolitan Centre Zone by ensuring that it, where relevant:</p> <ol style="list-style-type: none"> 1. Responds to the evolving, more intensive local context; 2. Responds to the site, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. A scheduled site of significance to tangata whenua or other Māori; b. A heritage building, heritage structure or heritage area; c. Residential zoned areas; d. Open space zoned areas; 3. Providing continuous pedestrian shelter along identified verandah coverage streets, informal access routes and public open space; 4. Reinforces the visual quality and design of ground floor development, including requiring active frontages and ground floor glazing along identified street edges; 5. Maintains and, where possible, enhances existing informal pedestrian routes and creating new links that increase access and connectivity; 6. Achieves good accessibility for people of all ages and mobility and encourages social interaction; 7. Provides a safe environment for people that promotes a sense of security and allows informal surveillance; 8. Contributes to the visual interest of public space; 9. Provides spaces for urban greening; 10. Integrates with existing and planned active and public transport movement networks, including planned rapid transit stops, where relevant; 11. Connects with existing and planned public open space; 12. Supports reduction of greenhouse gas emissions by incorporating sustainable building technologies that increase energy efficiency; 13. Incorporates water sensitive design measures; 14. Allows sufficient flexibility for ground floor space to be converted for a range of activities, including residential; and 15. Requires storage and/or service areas that are screened from public view.
MCZ-P8	<p>Quality and Amenity</p> <p>Achieve a good standard of amenity in the Metropolitan Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing building occupants with access to an adequate level of daylight; 2. Ensuring access to convenient outdoor space, including private and shared communal living areas and pocket parks; 3. Providing for the storage needs of occupants; 4. Requiring storage and/or service areas that are screened from public view; and 5. Encouraging use of roof top levels for green roofs, communal spaces and/or stormwater retention as well as for building services.
MCZ-P9	<p>Amenity – Minimising adverse development effects</p> <p>Recognise the evolving, higher density development context of the zone by providing for mixed-use development that minimises any adverse effects beyond those anticipated by the plan including:</p> <ol style="list-style-type: none"> 1. Shading; 2. Loss of daylight; 3. Privacy, and 4. Scale and dominance.
MCZ-P10	<p>Comprehensive Development</p> <p>Provide for integrated, comprehensive, well-designed intensification throughout the</p>

	<p>Metropolitan Centre Zone that:</p> <ol style="list-style-type: none"> 1. Optimises the development capacity of land, particularly sites that are: <ol style="list-style-type: none"> a. Large; or b. Narrow; or c. Vacant; or d. Ground level parking areas; and 2. Acts as a positive catalyst for future change by reflecting the nature and scale of development proposed within the zone and in the vicinity; 3. Makes a positive contribution to the amenity and evolving identity of the area; 4. Provides for the increased levels of residential accommodation anticipated; 5. Provides for a range of supporting business, open space and community facilities; 6. Has good pedestrian connectivity to streets, public spaces and existing and planned rapid transit stops; and 7. Activates ground floors and outdoor spaces for public access and use.
MCZ-P11	<p>City Outcomes Contribution</p> <p>Require over height, large-scale residential, non-residential and comprehensive development in the Metropolitan Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, including through either:</p> <ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area by: <ol style="list-style-type: none"> a. vesting a portion of the site as public space for the use and enjoyment of the public; or b. providing publicly accessible space such as a laneway or through block connection; or c. providing a building frontage or set back that helps activate street life and encourage social interaction; or d. providing access to permanent on-site amenities such as public toilets; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating a feasible range and quantity of affordable housing options; and/or 5. Enabling ease of access for people of all ages and mobility.

Land Use Activities	
MCZ-R1	Commercial Activities, excluding Integrated Retail Activities
	1. Activity status: Permitted
MCZ-R2	Community Facilities
	1. Activity status: Permitted
MCZ-R3	Educational Facilities
	1. Activity status: Permitted
MCZ-R4	Recreation Activities
	1. Activity status: Permitted
MCZ-R5	Arts, Culture, and Entertainment Activities
	1. Activity status: Permitted

MCZ-R6	Emergency Service Facilities
1. Activity status: Permitted	
MCZ-R7	Visitor Accommodation
1. Activity status: Permitted	
MCZ-R8	Industrial Activities
1. Activity status: Permitted	
MCZ-R9	Public transport activities
1. Activity status: Permitted	
MCZ-R10	Residential activities
1. Activity status: Permitted	
Where:	
a. The activity is located:	
i. Above ground floor level;	
ii. At ground floor level along any street edge not identified as an active frontage; or	
iii. At ground floor level along any street edge not identified as a non-residential activity frontage.	
2. Activity status: Discretionary	
Where:	
a. Compliance with the requirements of MCZ-R10.1 cannot be achieved.	
Notification status: An application for resource consent made in respect of rule MCZ-R10 must be publicly notified.	
MCZ-R11	Integrated retail activity
1. Activity status: Permitted	
Where:	
a. The total gross floor area does not exceed 20,000m ² .	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with the requirements of MCZ-R11.1 cannot be achieved.	
Matters of discretion are restricted to:	
1. The matters in MCZ-P1, MCZ-P2, MCZ-P3, and MCZ-P4;	
2. The cumulative effect of the development on:	
a. The ongoing viability and vibrancy of the City Centre Zone and Golden Mile;	
b. The safety and efficiency of the roading network, including providing for a range of transport modes	
c. The hierarchy of roads travel demand or vehicle use; and	
3. The compatibility with other activities provided for in the zone.	
Council will not apply a permitted baseline assessment when considering the effects of integrated retail developments that cannot comply with MCZ-R11.1.a.	
MCZ-R12	Industrial Activities
1. Activity status: Permitted	

Where:

- a. The activity is not a Heavy Industrial Activity

2. Activity Status: Non-complying

Where:

- a. Compliance with the requirements of MCZ-R11.1 cannot be achieved

Notification status: An application for resource consent made in respect of rule MCZ-R12 must be publicly notified.

MCZ-R13 Carparking Activities

1. Activity status: Permitted

Where:

- a. The activity involves:
- i. Provision of carparks not visible at street edge along an active frontage or non-residential activity frontage; or
 - ii. Provision of carparks above ground floor level; or
 - iii. Provision of ground floor level carparks that form part of a building specifically constructed and used for carparking purposes.

2. Activity status: Discretionary

Where:

- a. Compliance with the requirements of MCZ-R13.1 cannot be achieved

MCZ-R14 Yard-based Retailing Activities

1. Activity status: Discretionary

Notification status: An application for resource consent made in respect of rule MCZ-R14 must be publicly notified

MCZ-R15 All Other Land Use Activities

1. Activity status: Discretionary

Where:

- a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.

Building and Structures

MCZ-R16 Maintenance and Repair of Buildings and Structures

1. Activity status: Permitted

MCZ-R17 Demolition or Removal of Buildings and Structures

1. Activity status: Permitted

Where:

- a. The demolition or removal of a building:

- i. Is required to avoid an imminent threat to life and/or property; or
- ii. Enables the creation of public space or private outdoor living space; or
- iii. Is required for the purposes of constructing a new building or structure or to the addition or alteration of an existing building or structure; or
- b. The building or structure for demolition or removal is not on a site that has an active frontage or non-residential activity frontage; or
- c. The demolition or removal involves a structure, excluding any building.

2. Activity status: **Discretionary**

Where:

- a. Compliance with any of the requirements of MCZ-R17.1 cannot be achieved

Notification status: An application for resource consent made in respect of rule MCZ-R17.2 is precluded from being either publicly or limited notified.

MCZ-R18

Construction, Additions, and Alterations to Buildings and Structures, excluding comprehensive development

1. Activity status: **Permitted**

Where:

- a. Any alterations or additions to a building or structure:
 - i. Do not alter the external appearance of the building or structure; or
 - ii. Relate to a building frontage below verandah level, including entranceways and glazing; or
 - iii. Are not visible from public spaces; and
 - iv. Complies with Effects Standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6.
- b. The construction of any building or structure:
 - i. Is not located on a site with an active frontage or non-residential activity frontage; or
 - ii. Is not visible from public open space; and
 - iii. Will have a gross floor area of less than 100m²; and
 - iv. Will result in a total coverage (together with other buildings) of no more than 20 percent of the site; and
 - v. Complies with Effects Standards MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6; and
 - vi. The activity is not the construction of a new building for residential activities.

2. Activity status: **Restricted Discretionary**

Where:

- a. compliance with any of the requirements of MCZ-R18.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in MCZ-P6, MCZ-P7, MCZ-P8 and MCZ-P9;
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
3. The Centres and Mixed-Use Design Guide, including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 25 or more residential units or is a non-residential building;
4. The Residential Design Guide;
5. The extent and effect of any identifiable site constraints; and
6. The availability and connection to existing or planned three waters infrastructure..

Notification Status:

Notification status: An application for resource consent made in respect of rule MCZ-R18.2 which complies

with both MCZ-S1 and MCZ-S4 is precluded from being either publicly or limited notified.

Notification status: An application for resource consent made in respect of rule MCZ-R18.2 which results from non-compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5 and MCZ-S6 is precluded from being publicly notified.

MCZ-R19**Conversion of Buildings or Parts of Buildings to Residential Activities**

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The matters in MCZ-P1, MCZ-P3 and MCZ-P8;
2. The extent of compliance with standards MCZ-S7, MCZ-S8 and MCZ-S9 and satisfaction of associated assessment criteria;
3. The Residential Design Guide; and
4. The availability and connection to existing or planned three waters infrastructure.

Notification Status:

An application for resource consent made in respect of rule MCZ-R19 is precluded from being either publicly or limited notified.

MCZ-R20**Comprehensive Development of land 1600m² in area or greater**

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The matters in MCZ-P6, MCZ-P7, MCZ-P8, MCZ-P9, MCZ-P10 and MCZ-P11
2. The extent of compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11 and satisfaction of associated assessment criteria;
3. The Centres and Mixed-Use Design Guide, including guideline G107 – City Outcomes Contribution for any buildings or buildings within the development that:
 - a. exceed the maximum height requirements; and
 - b. comprise 25 or more residential units;
4. The extent of compliance with the Residential Design Guide; and
5. The availability and connection to existing or planned three waters infrastructure.

Notification Status:

An application for resource consent made in respect of rule MCZ-R20 is precluded from being either publicly or limited notified.

MCZ-R21**Outdoor Storage Areas**

1. Activity status: **Permitted**

Where:

- a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of MCZ-R21.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in MCZ-P6 and MCZ-P7;
2. The extent to which any lesser screening is necessary to provide for the functional needs or operational needs of the activities on the *site*, or for people's health and safety; and
3. The extent to which outdoor storage is visible to surrounding areas, including any associated effects on

amenity values where visible from residential or open space areas.

Notification Status:

An application for resource consent made in respect of rule MCZ-R21 is precluded from being either publicly or limited notified.

Effects Standards							
MCZ-S1	Maximum Height						
1. The following maximum height limits above ground level must be complied with:	Assessment Criteria where the standard is infringed:						
<table border="1"> <thead> <tr> <th>Location</th> <th>Limit</th> </tr> </thead> <tbody> <tr> <td>Height Control Area 1 Johnsonville Kilbirnie (except as below)</td> <td>27m</td> </tr> <tr> <td>Height Control Area 2 Kilbirnie, north of Rongotai Road</td> <td>15m</td> </tr> </tbody> </table>	Location	Limit	Height Control Area 1 Johnsonville Kilbirnie (except as below)	27m	Height Control Area 2 Kilbirnie, north of Rongotai Road	15m	<ol style="list-style-type: none"> Streetscape and visual amenity effects. Dominance, privacy and shading effects on adjoining sites.
Location	Limit						
Height Control Area 1 Johnsonville Kilbirnie (except as below)	27m						
Height Control Area 2 Kilbirnie, north of Rongotai Road	15m						
<p>This standard does not apply to:</p> <ol style="list-style-type: none"> Accessory buildings. Fences or standalone walls no greater than 1.8m in height. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. Lift overruns provided these do not exceed the height by more than 4m. 							
MCZ-S2	Minimum Building Height						
1. A minimum height of 7m is required for: <ol style="list-style-type: none"> New buildings or structures; and Additions to the frontages of existing buildings and structures. 	Assessment Criteria where the standard is infringed; <ol style="list-style-type: none"> The extent to which a reduced height: <ol style="list-style-type: none"> Is necessary to provide for functional needs or operational needs of a proposed activity. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary. Whether, for any additions or alterations, the existing ground floor height infringes the standard. 						
MCZ-S3	Minimum ground floor height						
1. The minimum ground floor height to underside of structural slab or equivalent shall be 4m.	Assessment Criteria where the standard is infringed:						

		<ol style="list-style-type: none"> 1. The extent to which a reduced height: <ol style="list-style-type: none"> a. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; b. Is necessary to provide for functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
MCZ-S4	Height in relation to boundary	
<ol style="list-style-type: none"> 1. For any site adjoining a site in the General Residential Zone, Medium Density Residential Zone Height Area 2 or Open Space zone no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 5m above ground level from all side and rear boundaries. 2. For any site adjoining a site in the Medium Density Residential Zone Height Area 3 no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 8m above ground level from all side and rear boundaries. 3. For any site adjoining a site in the Medium Density Residential Zone Height Area 4 no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 12m above ground level from all side and rear boundaries. <p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy, and shading effects on adjoining sites. 2. Whether an increase in height in relation to boundary results from a response to natural hazard mitigation. 3. Effects on public open spaces. 	
MCZ-S5	Verandah control	
<ol style="list-style-type: none"> 1. Verandahs must be provided on building elevations on identified street frontages. 2. Any verandah must: <ol style="list-style-type: none"> a. Extend the full width of the building elevation; b. Connect with any existing adjoining verandah; c. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; d. Not exceed a maximum height of 4m measured between the base of the verandah 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which any non-compliance: <ol style="list-style-type: none"> a. Will adversely affect the comfort and convenience of pedestrians; b. Will result in further street trees being added to public open space as part the development; 2. The continuity of verandah coverage along the 	

<p>fascia and the footpath or formed ground surface directly below;</p> <ul style="list-style-type: none"> e. Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and f. Not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Any scheduled building identified in SCHED1- Heritage buildings. b. Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. 	<p>identified street, informal access route or public open space.</p>
<p>MCZ-S6 Active frontage and non-residential activity frontage controls</p>	
<ul style="list-style-type: none"> 1. Any new building or addition to an existing building adjoining an identified street with an active frontage control must: <ul style="list-style-type: none"> a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary b. Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage c. Locate the principal public entrance on the front boundary 2. Any ground level addition to, or alteration of, a building or structure facing a public space must not result in a featureless façade that: <ul style="list-style-type: none"> a. Is more than 3 metres wide; and b. Extends from a height of 1m above ground level to a maximum height of 2.5m. 3. Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 4. Any new building or addition to an existing building on a site with a non-residential activity frontage control must: <ul style="list-style-type: none"> a. Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary. b. Locate the principal public entrance on the front boundary 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which: <ul style="list-style-type: none"> a. Any non-compliance is required for on-site functional needs or operational needs; b. The building frontage is designed and located to create a strong visual alignment with adjoining buildings; c. An acceptable level of passive surveillance is maintained between the interior of the building and the street.
<p>MCZ-S7 Minimum Residential Unit Size</p>	
<p>1. Residential units, including dual-key units must meet the following minimum sizes:</p>	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which: <ul style="list-style-type: none"> a. The design of the proposed unit provides a good standard of amenity.
<p>Residential Unit Type</p>	<p>Minimum Net Floor Area</p>

a. Studio unit	35m ²	b. Other on-site factors compensate for a reduction in unit sizes. c. the balance of unit mix and size within the overall development is such that a minor reduction in area of a few of the units may be warranted
b. 1 bedroom unit	40m ²	
c. 2+ bedroom unit	55m ²	
MCZ-S8	Residential – Outdoor Living Space	
<p>1. Each residential unit, including any dual key unit, must be provided with an outdoor living space that is:</p> <ol style="list-style-type: none"> For the exclusive use of residents; Accessible from a habitable room; and A single contiguous space. <p>Except:</p> <p>This does not apply for any residential unit where communal outdoor living space is provided as an alternative</p> <p>2. Where communal outdoor living space is provided it must be:</p> <ol style="list-style-type: none"> For the shared use of all building residents; Accessible to all building residents; and A single contiguous space. <p>3. Minimum Area and Dimension:</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The size of the proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; Other on-site factors compensate for a reduction in the size of the outdoor living space (e.g. communal living space); Whether any alternative publicly available open space adjoins or is in close proximity to the site; Whether topographical or other site constraints make compliance with the standard impracticable. 	
Living Space Type	Minimum Area	Minimum Dimension
a. Private		
i. Studio unit and 1-bedroom unit	5m ²	2m
ii. 2+ bedroom unit	8m ²	2m
b. Communal		
i. For every 5 units	10m ²	8m
MCZ-S9	Minimum Daylight Access for Multi-unit housing	
<p>1. Every residential unit must be designed to achieve a minimum of 2 hours daylight to all habitable rooms between 9am and 3pm on the winter solstice.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which; <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity; and Other on-site factors compensate for a reduction in daylight access. 	
MCZ-S10	Building Separation Distance	
<p>1. Any new building or addition to an existing building used for residential activities must provide a 8m separation distance between buildings</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which a reduced setback will 	

located on the same site	increase dominance and shadowing related effects on residential units within the development site.
MCZ-S11	Maximum Building Depth
1. Any new building or additions to existing building must not result in the continuous depth of any external side wall being greater than 20m.	Assessment Criteria where the standard is infringed: 1. The extent to which: a. The design mitigates the effect of a long featureless building elevation.

City Centre Zone

CCZ	City Centre Zone
------------	-------------------------

Introduction

The purpose of the City Centre Zone is to enable and reinforce the continued primacy of the Wellington central city area as the principal commercial and employment centre servicing the city and metropolitan region. The City Centre Zone is the commercial heart of Wellington and the wider region and New Zealand's Capital City. It is also a major employment hub for the region and contains a vibrant and diverse mix of inner city living, entertainment, educational, government and commercial activity. Relative to other areas of the city it exhibits a heightened intensity and scale of development.

As well as a diversity of activity, the City Centre Zone contains a variety of environments ranging from high-rise office towers and residential apartments through to distinct heritage areas and buildings, and an array of public and open space, including the waterfront. These combine to give the City Centre Zone a distinctive identity and character.

This distinctiveness is further reinforced by the long established traditional, historical, cultural, and spiritual associations and more recent development interests that the mana whenua of Te Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira, have with many places and sites across the City Centre Zone. Some of the more significant of these include Pipitea Marae and Pā, Kumutoto Kāinga and stream, Te Aro Kainga, Waitangi and Whairepo Lagoons and statutory acknowledgement areas such as the Old Government Buildings and Turnbull House Historic Reserves.

To maximise development capacity to accommodate projected growth, an increase in the scale and intensity of development is enabled across the zone. This includes building height, density and urban form tailored to align with the outcomes sought by the National Policy Statement – Urban Development (NPS-UD) and to reflect the higher, denser nature of development within the City Centre Zone. To complement this the Zone also contains measures to ensure that buildings and spaces are designed to:

- be of accessible and of a good quality;
- positively contribute to public space and built form of the City Centre;
- offer a suitable level of amenity for users such as access to sunlight and open space;
- provide opportunities for active and passive recreational pursuits; and
- mitigate relevant adverse effects.

To ensure the continued vibrancy and viability of the City Centre Zone a wide range of activities are permitted and encouraged throughout most parts of the zone. This is supported by measures to manage activities and development that have the potential to adversely affect public and private amenity or to create reverse sensitivity effects, including along the boundary with adjoining residentially zoned areas or identified public space.

In locations where rapid transit investment has been signalled measures have been included to enable opportunities for more intensive, comprehensive development to occur, particularly in areas within a walkable distance of planned rapid transit stops.

Cross references to 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

chapters also contain provisions that may be relevant to activities in underlying Zone chapters, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Historic Heritage and Sites and Areas of Significance to Māori** – The City Centre contains archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Viewshafts** - Viewshafts within the City Centre are managed by the Viewshafts Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the City Centre.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Wind** – Wind effects in the City Centre are managed by the Wind Chapter
- **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the City Centre.
- **Natural Hazards** – The identification and response to hazard risk in the City Centre is managed by the Natural Hazards Chapter.
- **Three Waters Infrastructure** - The Three Waters chapter deals with the provision or disposal of water in the City.

Objectives	
CCZ-O1	<p>Purpose</p> <p>The City Centre Zone continues to be the primary commercial and employment centre servicing Wellington and the wider region, supported by residential and a diverse mix of other compatible activities that reflect its role and function in the hierarchy of centres.</p>
CCZ-O2	<p>Accommodating Growth</p> <p>The City Centre Zone plays a significant role in accommodating residential, business and supporting community service growth, and has sufficient serviced development capacity to meet its short, medium and long term residential and business growth needs, including:</p> <ol style="list-style-type: none"> 1. A choice of building type, size, affordability and distribution, including forms of medium and high-density housing; 2. Convenient access to active and public transport activity options; 3. Efficient, well integrated and strategic use of available development sites; and 4. Convenient access to a range of open space options.
CCZ-O3	<p>Urban Form and Scale</p> <p>The scale and form of development in the City Centre Zone reflects its purpose as Wellington’s primary commercial and employment centre, with the highest and most intensive form of development concentrated in the zone relative to other parts of the city.</p>
CCZ-O4	<p>Ahi Kā</p>

	Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations, and landowner and development interests are recognised in planning and developing the City Centre Zone.
CCZ-05	<p>Amenity and Design</p> <p>Development in the City Centre Zone positively contributes to creating a high quality, well-functioning urban environment, including:</p> <ol style="list-style-type: none"> 1. Reinforcing the City Centre Zone's distinctive sense of place; 2. Providing a quality and level of public and private amenity in the City Centre Zone that evolves and positively responds to anticipated growth and the diverse and changing needs of residents, businesses and visitors; 3. Maintaining and enhancing the amenity and safety of public space; 4. Contributing to the general amenity of neighbouring residential areas; 5. Producing a resilient urban environment that effectively adapts and responds to natural hazard risks and the effects of climate change; 6. Protecting current areas of open space and providing greater choice of space for residents, workers and visitors to enjoy, recreate and shelter from the weather; and 7. Acknowledging and sensitively responding to adjoining heritage buildings and areas and sites of significance to tangata whenua.
CCZ-06	<p>Development Near Rapid Transit</p> <p>Activities and development near existing and planned rapid transit stops:</p> <ol style="list-style-type: none"> 1. Are located to enable convenient access by local residents, workers and visitors, particularly around transport hubs; 2. Are of sufficient residential scale and intensity to support a frequent and rapid transit network and associated mixed use development; and 3. Provide vibrant, attractive and easily accessible public space.
CCZ-07	<p>Managing Adverse Effects</p> <p>Adverse effects of activities and development in the City Centre Zone are managed effectively both:</p> <ol style="list-style-type: none"> 1. Within the City Centre Zone; and 2. At interfaces with: <ol style="list-style-type: none"> a. Heritage buildings, heritage structures and heritage areas; b. Scheduled sites and areas of significance to tangata whenua; c. Identified public spaces; d. Identified pedestrian streets; e. Residential zoned areas; f. Open space zoned areas; and g. The Waterfront Zone.

Policies	
CCZ-P1	<p>Enabled activities</p> <p>Enable a range and diversity of activities that support the purpose and ongoing viability of the City Centre Zone and enhances its vibrancy and amenity, including:</p> <ol style="list-style-type: none"> 1. Commercial activities; 2. Residential activities; 3. Community facilities;

	<ol style="list-style-type: none"> 4. Educational facilities; 5. Arts, culture and entertainment activities; 6. Emergency service facilities; 7. Marae activities; 8. Public transport activities; 9. Visitor accommodation; 10. Repair and maintenance service activities; and 11. Recreation activities.
CCZ-P2	<p>Potentially incompatible activities</p> <p>Only allow activities that are potentially incompatible with the purpose of the City Centre Zone, where they will not have an adverse effect on its vitality, vibrancy and amenity. Potentially incompatible activities include:</p> <ol style="list-style-type: none"> 1. Industrial activities; 2. Yard-based retail activities; 3. Carparking at ground level; 4. Demolition of buildings that result in the creation of vacant land; and 5. Ground floor residential activities on streets identified as having either an active frontage or verandah coverage and in any identified hazard risk areas.
CCZ-P3	<p>Heavy industrial activities</p> <p>Avoid heavy industrial activities from locating in the City Centre Zone.</p>
CCZ-P4	<p>Housing choice</p> <p>Enable high density, good quality residential development that:</p> <ol style="list-style-type: none"> 1. Contributes towards accommodating anticipated growth in the city; and 2. Offers a range of housing price, type, size and tenure that is accessible to people of all ages, lifestyles, cultures and abilities.
CCZ-P5	<p>Urban Form and Scale</p> <p>Recognise the benefits of intensification by:</p> <ol style="list-style-type: none"> 1. Enabling greater overall height and scale of development to occur in the City Centre Zone relative to other centres; and 2. Requiring the available development capacity of land within the zone to be efficiently optimised.
CCZ-P6	<p>Adaptive use</p> <p>Encourage new development and redevelopment in the City Centre Zone that is sustainable, resilient and adaptable to change in use over time, including enabling:</p> <ol style="list-style-type: none"> 1. Sufficient flexibility for ground floor space to be used and converted for a range of activities; and 2. Residential activities at ground floor along identified streets.
CCZ-P7	<p>Ahi Kā</p> <p>Recognise and enable Taranaki Whānui and Ngāti Toa Rangatira cultural associations and landowner and development interests in the City Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing for the development of papakāinga, kaumātua housing and affordable Māori

	<p>housing on their landholdings;</p> <ol style="list-style-type: none"> 2. Managing new development adjoining scheduled sites of significance to tangata whenua; and 3. Collaborating on the design and incorporation of traditional cultural elements into public space within the zone.
CCZ-P8	<p>Comprehensive Development</p> <p>Provide for integrated, comprehensive, well-designed intensification throughout the City Centre Zone that:</p> <ol style="list-style-type: none"> 1. Optimises the development capacity of land, particularly sites that are: <ol style="list-style-type: none"> a. Large; or b. Narrow; or c. Vacant land; or d. Ground level carparking areas; and 2. Acts as a positive catalyst for future change by reflecting the nature and scale of development proposed within the Zone and in the vicinity; 3. Makes a positive contribution to the amenity and evolving identity of the area; 4. Provides for the increased levels of residential accommodation anticipated; 5. Provides for a range of supporting business, open space and community facilities; 6. Has good pedestrian connectivity to streets, public spaces and existing and planned rapid transit stops; and 7. Activates ground floors and outdoor spaces for public access and use.
CCZ-P9	<p>Sense of place</p> <p>Provide for good quality new development and supporting public space that reinforces the City Centre's identity and unique sense of place at a city scale, including its:</p> <ol style="list-style-type: none"> 1. Surrounding topography and harbour setting; 2. Rich Māori and tauīwi/non-Māori history; 3. Compact, walkable city structure; 4. Diversified and vibrant mix of activities; 5. Visually prominent buildings and variety of architectural styles; and 6. Diversity of accessible, well designed civic and public space.
CCZ-P10	<p>Quality Design Outcomes</p> <p>Require new development, and alterations and additions to existing development, at a site scale to positively contribute to the sense of place and distinctive form, quality and amenity of the City Centre Zone by ensuring that, where relevant, it:</p> <ol style="list-style-type: none"> 1. Responds to its evolving, more intensive local context; 2. Responds to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. A heritage building, heritage structure or heritage area; b. An identified character precinct; c. A listed public space; d. Identified pedestrian streets; e. Residential zones; f. Open space zones; and g. The Waterfront Zone; 3. Responds to the pedestrian scale of narrower pedestrian streets; 4. Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 5. Provides continuous pedestrian shelter along streets requiring verandah coverage, informal access routes and public space;

	<ol style="list-style-type: none"> 6. Reinforces the visual quality and design of ground floor development, including requiring active frontages and ground floor glazing along identified street edges; 7. Maintains and, where possible, enhances existing informal pedestrian routes and creating new links that increase access and connectivity; 8. Achieves good accessibility for people of all ages and mobility and encourages social interaction; 9. Provides a safe environment for people that promotes a sense of security and allows informal surveillance; 10. Contributes to the visual interest of public space; 11. Incorporates green open space; 12. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; 13. Connects with existing and planned public space; 14. Supports reduction of greenhouse gas emissions by incorporating sustainable building technologies that increase energy efficiency; 15. Incorporates water sensitive design measures; and 16. Requires storage and/or service areas that are screened from public view.
CCZ-P11	<p>Quality and Amenity</p> <p>Achieve a high standard of on-site amenity in the City Centre Zone by:</p> <ol style="list-style-type: none"> 1. Providing building occupants with access to an adequate level of daylight; 2. Ensuring access to convenient outdoor space, including private and shared communal living areas and pocket parks; 3. Providing for the storage needs of building occupants; and 4. Encouraging use of roof top levels for green roofs, communal spaces and/or stormwater retention as well as for building services.
CCZ-P12	<p>City Outcomes Contribution</p> <p>Require over and under height, large-scale residential, non-residential and comprehensive development in the City Centre Zone to deliver City Outcomes Contributions as detailed and scored in the Centres and Mixed Use Design Guide guideline G107, including through either:</p> <ol style="list-style-type: none"> 1. Positively contributing to public space provision and the amenity of the site and surrounding area by: <ol style="list-style-type: none"> a. Vesting a portion of the site as public space for the use and enjoyment of the public; or b. Providing publicly accessible space such as a laneway or through block connection; or c. Providing a building frontage or set back that helps activate street life and encourage social interaction; or d. Providing access to permanent on-site amenities such as public toilets; and/or 2. Incorporating a level of building performance that leads to reduced carbon emissions and increased climate change resilience; and/or 3. Incorporating construction materials that increase the lifespan and resilience of the development and reduce ongoing maintenance costs; and/or 4. Incorporating a feasible range and quantity of affordable housing options; and/or 5. Enabling ease of access for people of all ages and mobility.
CCZ-P13	<p>Managing adverse effects</p> <p>Recognise the evolving, higher density development context anticipated in the City Centre Zone, while managing any associated adverse effects including:</p> <ol style="list-style-type: none"> 1. The impacts of building dominance and the height and scale relationship;

2. Building mass effects, including the amount of light and outlook around buildings; and
3. The impacts on sunlight access to identified public space.

Land Use Activities	
CCZ-R1	Commercial Activities
1.	Activity status: Permitted
CCZ-R2	Community Facilities
1.	Activity status: Permitted
CCZ-R3	Educational Facilities
1.	Activity status: Permitted
CCZ-R4	Recreation Activities
1.	Activity status: Permitted
CCZ-R5	Arts, Culture, and Entertainment Activities
1.	Activity status: Permitted
CCZ-R6	Emergency Service Facilities
1.	Activity status: Permitted
CCZ-R7	Marae Activities
1.	Activity status: Permitted
CCZ-R8	Public Transport Activities
1.	Activity status: Permitted
CCZ-R9	Visitor Accommodation Activities
1.	Activity status: Permitted
CCZ-R10	Repair and Maintenance Service Activities
1.	Activity status: Permitted
CCZ-R11	Residential Activities
1.	Activity status: Permitted
	Where:
	<ol style="list-style-type: none"> a. The activity is located: <ol style="list-style-type: none"> i. Above ground floor level; ii. At ground floor level along any street edge not identified as an active frontage; iii. At ground level along any street not identified as requiring verandah coverage; or iv. At ground level along any street that is not identified on hazard risk overlay.
2.	Activity status: Discretionary
	Where:
	<ol style="list-style-type: none"> a. Compliance with the requirements of CCZ-R11.1.a cannot be achieved.
	Notification Status: An application for resource consent made in respect of rule CCZ-R11.2 is precluded from being publicly notified.

CCZ-R12	Industrial Activities, excluding repair and maintenance service activities
<p>1. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. The activity is not a Heavy Industrial Activity.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The compatibility with, and nature and form of, neighbouring activities; 2. The effect on the visual quality of the streetscape and the extent to which the activity contributes to or detracts from the surrounding public space; and 3. Effects on the amenity of the area, particularly in relation to noise, traffic generation, dust, odour and light spill. <p>Notification Status: An application for resource consent made in respect of rule CCZ-R12.1 is precluded from being publicly notified.</p>	
<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of CCZ-R12.1.a cannot be achieved</p> <p>Notification Status: An application for resource consent made in respect of rule CCZ-R12.2 must be publicly notified.</p>	
CCZ-R13	Carparking Activities
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity involves:</p> <ol style="list-style-type: none"> i. Provision of carpark above ground level; or ii. Provision of ground level carpark that form part of a building specifically constructed and used for carparking purposes. 	
<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of CCZ-R13.1.a cannot be achieved.</p> <p>Notification Status: An application for resource consent made in respect of rule CCZ-R13 must be publicly notified.</p>	
CCZ-R14	Yard-based Retailing Activities
<p>1. Activity status: Discretionary</p> <p>Notification Status: An application for resource consent made in respect of rule CCZ-R14 must be publicly notified.</p>	
All Other Land Use Activities	
CCZ-R15	All Other Land Use Activities
<p>1. Activity status: Discretionary</p> <p>Where:</p>	

- a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity.

Building and Structure Activities

CCZ-R16 Maintenance and Repair of Buildings and Structures

1. Activity status: **Permitted**

CCZ-R17 Demolition or Removal of Buildings and Structures

1. Activity status: **Permitted**

Where:

- a. The demolition or removal of a building:
 - i. Is required to avoid an imminent threat to life and/or property; or
 - ii. Enables the creation of public space or for private outdoor living space; or
 - iii. Is required for the purposes of constructing a new building or adding to or altering an existing building; or
- b. The demolition or removal involves a structure, excluding any building.

2. Activity status: **Non-complying**

Where:

- a. Compliance with any of the requirements of CCZ-R17.1.a - c cannot be achieved

Notification Status: An application for resource consent made in respect of rule CCZ-R17.2 is precluded from being either publicly or limited notified.

CCZ-R18 Alterations and Additions to Buildings and Structures

1. Activity status: **Permitted**

Where:

- a. Any alterations or additions to a building or structure that:
 - i. Do not alter the external appearance of the building or structure ; or
 - ii. Relate to a building frontage below verandah level, including entranceways and glazing and compliance with CCZ-S9 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of CCZ-R18.1 cannot be achieved.
- b. Compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S7, CCZ-S8, CCZ-S10, CCZ-S11, CCZ-S12, CCZ-S13 and CCZ-S14 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P9, CCZ-P10, CCZ-P11, CCZ-P12 and CCZ-P13;
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and
3. The Centres and Mixed-Use Design Guide, including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building.

Notification Status: An application for resource consent made in respect of rule {Link, 11249,CCZ-R18 which results in non-compliance with CCZ-S6, CCZ-S10, CCZ-S11, CCZ-S12, CCZ-S13 and CCZ-S14 is precluded

from being either publicly or limited notified.

Notification Status: An application for resource consent made in respect of rule {Link, 11249,CCZ-R18 which results in non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S7, CCZ-S8 and CCZ-S9 is precluded from being publicly notified.

CCZ-R19

Construction of Buildings and Structures, excluding comprehensive development

1. Activity status: **Permitted**

Where:

- a. It involves the construction of any new building or structure that:
 - i. Will have a gross floor area of 100m² or less; and
 - ii. Will result in a building coverage of no more than 20 percent; and
- b. Compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8,{Link, 11290,CCZ-S9, CCZ-S10, CCZ-S11, CCZ-S12, CCZ-S13 and CCZ-S14 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of CCZ-R19.1, excluding CCZ-S5, cannot be achieved

Matters of discretion are restricted to:

1. The matters in CCZ-P1, CCZ-P2, CCZ-P3, CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, CCZ-P11, CCZ-P12 and {Link, 11204,CCZ-P13;
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard;
3. The Centres and Mixed-Use Design Guide, including guideline G107 - City Outcomes Contribution for any building that exceeds the maximum height requirement and either comprises 50 or more residential units or is a non-residential building;
4. The extent and effect of any identifiable site constraints; and
5. The availability and connection to existing or planned three waters infrastructure.

Notification Status: An application for resource consent made in respect of rule R19.2 which results in non-compliance with CCZ-S6, CCZ -S10, CCZ-S11, CCZ-S12, CCZ-S13 and CCZ-S14 is precluded from being either publicly or limited notified.

Notification Status: An application for resource consent made in respect of rule R19.2 which results from non-compliance with CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S7, CCZ-S8 and CCZ-S9 is precluded from being publicly notified.

3. Activity status: **Discretionary**

Where:

- a. Compliance with the requirements of CCZ-S5 cannot be achieved

Notification Status: An application for resource consent made in respect of rule CCZ- R19.3 which results in non-compliance with CCZ-S5 is precluded from being either publicly or limited notified.

CCZ-R20

Conversion of Buildings or Parts of Buildings for Residential Activities

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The matters in CCZ-P11;
2. The extent of -compliance with standards CCZ-S10 and CCZ-S11 and satisfaction of associated assessment criteria;

- 3. The relevant guidance contained within the Residential Design Guide; and
 - 4. The availability and connection to existing or planned three waters infrastructure.
- Notification Status: An application for resource consent made in respect of rule CCZ-R20 is precluded from being either publicly or limited notified.

CCZ-R21	Comprehensive Development of land 2000m² in area or greater
----------------	---

1. Activity status: **Restricted Discretionary**
Matters of discretion are restricted to:
- 1. The matters in CCZ-P4, CCZ-P5, CCZ-P6, CCZ-P7, CCZ-P8, CCZ-P9, CCZ-P10, CCZ-P11, CCZ-P12 and CCZ-P13;
 - 2. The extent of compliance with {Link, 11264,CCZ-S1, CCZ-S2, CCZ-S3, CCZ-S4, CCZ-S5, CCZ-S6, CCZ-S7, CCZ-S8, CCZ-S9, CCZ-S10, CCZ-S11, {Link, 11296,CCZ-S12, CCZ-S13 and CCZ-S14 and satisfaction of associated assessment criteria;
 - 3. The Centres and Mixed-Use Design Guide, including G107 - City Outcomes Contribution for any building or buildings within the development that:
 - a. Exceed the maximum height requirements; or
 - b. Are below the minimum height requirement; and
 - c. Comprise 50 or more residential units; and
 - 4. The availability and connection to existing or planned three waters infrastructure.
- Notification Status: An application for resource consent made in respect of rule CCZ-R21 is precluded from being either publicly or limited notified.

CCZ-R22	Outdoor Storage Areas
----------------	------------------------------

1. Activity status: **Permitted**
Where:
a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.
2. Activity status: **Restricted Discretionary**
Where:
a. Compliance with the requirements of CCZ-R22.1 cannot be achieved
- Matters of discretion are restricted to:
- 1. The matters in CCZ-P7 and CCZ-P10;
 - 2. The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people’s health and safety; and
 - 3. The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from residential or open space areas.
- Notification Status: An application for resource consent made in respect of rule CCZ-R22 is precluded from being publicly and limited notified.

Effects Standards	
--------------------------	--

CCZ-S1	Maximum Height	
1. The following maximum height limits above ground level must be complied with:		Assessment Criteria where the standard is infringed:
Location	Limit	1. Streetscape and visual amenity effects; and 2. Dominance and shading effects on adjoining


a. Height Control Area 1 – Thorndon Quay	35.4m	sites.
b. Height Control Area 2 – Waterloo Quay section	50m	
c. Height Control Area 3 – Bulk of Thorndon	27m	
d. Height Control Area 4 – Mid and Upper Molesworth Street	43.8m	
e. Height Control Area 5 - CBD	55-95m	
f. Height Control Area 6– Eastern edge of CBD	43.8m	
g. Height Control Area 7 –Te Aro	42.5m	
h. Height Control Area 8 - South-East, South-West Zone Edge	28.5m	
i. Height Control Area 9 - Adelaide Road	42.5m	
<p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Fences or standalone walls no greater than 1.8m in height. b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. d. Lift overruns provided these do not exceed the height by more than 4m. 		
CCZ-S2	Old St Paul's Church – Adjoining Site Specific Building Height	
<p>1. Buildings and structures on sites bounded by Mulgrave Street, Pipitea Street, Moore Street and Thorndon Quay (refer to Diagram 7 – CCZ: Old St Paul's Church – Adjoining Site Specific Building Height below):</p> <ul style="list-style-type: none"> a. Maximum height: <ul style="list-style-type: none"> i. Southern, western and eastern site boundaries: 10m above and parallel to each of the Old St Paul's site boundaries, rising at an angle to the horizontal of 1.5 vertical to 1 horizontal outwards in a direction perpendicular to the boundary ii. Northern site boundary: 10m above and parallel to the Old St Paul's site boundary, rising at an angle to the horizontal of 1.5 vertical to 1 horizontal extending outwards in a north (i.e. perpendicular to the boundary) and north east direction (i.e. 45 degrees off 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Dominance and shading effects on Old St Paul's Church and associated setting. 	

- perpendicular)
- iii. Building line restriction area: Existing ground level

Diagram 7 – CCZ: Old St Paul’s Church –
Adjoining Site Specific Building Height

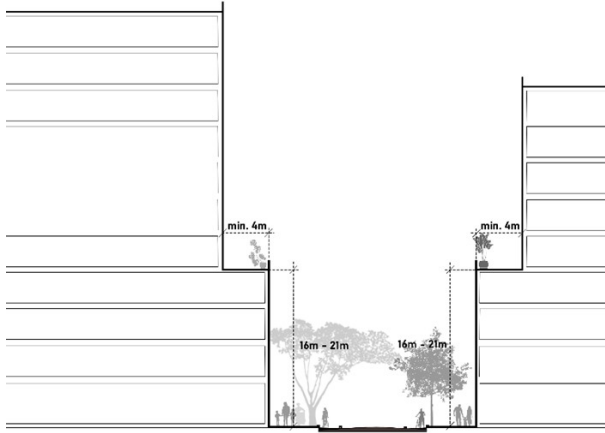


KEY

-  Old St Paul's Church Site
-  Building Line
-  Recession Plane Section Cut

(Note: this standard prevails over the general height requirements specified in CCZ-S1)

CCZ-S3	Character Precincts – Adjoining Site Specific Building Height	
<p>1. Identified character precinct:</p> <ul style="list-style-type: none"> a. For any site adjoining a site identified within a Character Precinct: no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 12m above ground level from all side and rear boundaries that adjoin that precinct. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. Fences or standalone walls no greater than 1.8m in height. b. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. d. Lift overruns provided these do not exceed the height by more than 4m. <p>(Note: this standard prevails over the general height requirements specified in CCZ-S1)</p>		<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Dominance and shading effects on adjoining sites.
CCZ-S4	Street Edge Height	

<p>1. The street edge height of any new building frontage or addition to an existing building frontage facing an identified street that has a width of 21 meters or less must not exceed a height of 16m or the width of the street, whichever is the greater, for the first 4m of frontage depth (refer to Diagram 8 – CCZ: Street Edge Height Diagram below).</p> <p><u>Diagram 8 – CCZ: Street Edge Height Diagram</u></p> 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Scale and dominance effects on the streetscape. 2. The extent to which a site is overly constrained by multiple narrow street frontages.
--	--

<p>CCZ-S5</p>	<p>Minimum Building Height</p>	
<p>1. A minimum height of 21.5m is required for new buildings or structures, subject to compliance with CCZ-S4.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. The first four meters of frontage depth of any building located on a street subject to CCZ-S4 up to a maximum of 21.5m. 		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which a reduced height is necessary to provide for the functional needs or operational needs of a proposed activity; 2. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
<p>CCZ-S6</p>	<p>Minimum ground floor height</p>	
<p>1. The minimum ground floor height to underside of structural slab or equivalent shall be 4m.</p>		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which a reduced height: 2. Will compromise or preclude future use or adaptation of the ground floor for non-residential activities; 3. Is necessary to provide for functional needs or operational needs of a proposed activity; 4. Whether topographical or other site constraints make compliance with the standard impracticable or unnecessary.
<p>CCZ-S7</p>	<p>Minimum Sunlight Access – Public space</p>	
<p>1. Buildings or structures on sites adjoining any</p>		<p>Assessment Criteria where the standard is infringed:</p>

<p>public space identified in Appendix 9 must be designed and located to maintain sunlight access during the time periods specified in Table 1 within Appendix 9.</p> <p>Except that this standard shall not apply to:</p> <ol style="list-style-type: none"> The first 14.4m of building or structure height above ground level; Any temporary structure erected and dismantled in less than 30 days; or Any public amenity facility erected within an identified public space. 	<ol style="list-style-type: none"> The extent of increased shadowing and any associated adverse amenity effects on the open space.
<p>CCZ-S8 Verandahs</p>	
<ol style="list-style-type: none"> Verandahs must be provided on building elevations on identified street frontages. Any verandah must: <ol style="list-style-type: none"> Extend the full width of the building elevation; Connect with any existing adjoining verandah; Have a minimum clearance of 2.5m directly above the footpath or formed ground surface; Not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; Be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and Not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Any scheduled building identified in SCHED1 - Heritage Buildings; Any building where compliance with the standard results in an encroachment into the dripline of an existing street tree. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any non-compliance: <ol style="list-style-type: none"> Will adversely affect the comfort and convenience of pedestrians; Will result in further street trees being added to public space as part the development; The continuity of verandah coverage along the identified street, informal access route or public space.
<p>CCZ-S9 Active Frontage Control</p>	
<ol style="list-style-type: none"> Any new building or addition to an existing building adjoining an identified street with an active frontage control must: <ol style="list-style-type: none"> Be built up to the street edge on all street boundaries and along the full width of the site bordering any street boundary; and Provide a minimum of 60% of continuous display windows or transparent glazing along the width of the ground floor building frontage; and Locate the principal public entrance on the front boundary <p>Except: This does not apply to any heritage building identified in SCHED1-heritage buildings.</p> Any ground level addition to, or alteration of, a 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> Any non-compliance is required for on-site functional needs or operational needs; The building frontage is designed and located to create a strong visual alignment with adjoining buildings; An acceptable level of passive surveillance is maintained between the interior of the building and the street.

<p>building or structure facing a public space must not result in a featureless façade that:</p> <ol style="list-style-type: none"> Is more than 4 metres wide; and Extends from a height of 1m above ground level to a maximum height of 2.5m; Any roller shutter doors, security grilles, screens or similar structures fitted to the facade of any building must be at least 50% visually transparent. 														
CCZ-S10	Minimum Residential – Unit Size													
<p>1. Residential units, including for each dual key unit, must meet the following minimum sizes:</p> <table border="1"> <thead> <tr> <th>Residential Unit Type</th> <th>Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>40m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>		Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	40m ²	c. 2+ bedroom unit	55m ²	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity; Other on-site factors compensate for a reduction in unit size; The balance of unit mix and size within the overall development is such that a minor reduction in area of a few of the units may be warranted. 				
Residential Unit Type	Minimum Net Floor Area													
a. Studio unit	35m ²													
b. 1 bedroom unit	40m ²													
c. 2+ bedroom unit	55m ²													
CCZ-S11	Residential – Outdoor Living Space													
<p>1. Each residential unit, including any dual key unit, must be provided with an outdoor living space that is:</p> <ol style="list-style-type: none"> For the exclusive use of residents; and Accessible from a habitable room; and A single contiguous space. <p>Except: This does not apply for any residential unit where communal outdoor living space is provided as an alternative.</p> <p>2. Where communal outdoor living space is provided it must be:</p> <ol style="list-style-type: none"> For the shared use of all building residents; Accessible to all building residents; and A single contiguous space. <p>3. Minimum Area and Dimension:</p> <table border="1"> <thead> <tr> <th>Living Space Type</th> <th>Minimum Area</th> <th>Minimum Dimension</th> </tr> </thead> <tbody> <tr> <td>a. Private</td> <td></td> <td></td> </tr> <tr> <td>i. Studio unit and 1-bedroom unit</td> <td>5m²</td> <td>2m</td> </tr> <tr> <td>ii. 2+ bedroom unit</td> <td>8m²</td> <td>2m</td> </tr> </tbody> </table>		Living Space Type	Minimum Area	Minimum Dimension	a. Private			i. Studio unit and 1-bedroom unit	5m ²	2m	ii. 2+ bedroom unit	8m ²	2m	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which: <ol style="list-style-type: none"> The size of the proposed outdoor living space provides a good standard of amenity relative to the number of occupants the space is designed for; Other on-site factors compensate for a reduction in the size of the outdoor living space (e.g. communal living space); Whether any alternative publicly available open space adjoins or is in close proximity to the site; Whether topographical or other site constraints make compliance with the standard impracticable.
Living Space Type	Minimum Area	Minimum Dimension												
a. Private														
i. Studio unit and 1-bedroom unit	5m ²	2m												
ii. 2+ bedroom unit	8m ²	2m												

b. Communal			
i. For every 5 units	10m ² per unit	8m	
CCZ-S12	Building Separation Distance		
1. Any new building or addition to an existing building used for residential activities must provide a 10m separation distance between buildings located on the same site.	Assessment Criteria where the standard is infringed: 1. The extent to which a reduced setback will increase dominance and shadowing related effects on residential units within the development site.		
CCZ-S13	Maximum Building Depth		
1. Any new building or additions to existing building must not result in the continuous depth of any external side wall being greater than 20m.	Assessment Criteria where the standard is infringed: 1. The extent to which: a. The design mitigates the effect of a long featureless building facade.		
CCZ-S14	Building Setbacks		
1. Living rooms facing onto any non-road boundary must have a setback of 3m.	Assessment Criteria where the standard is infringed: 1. The extent of dominance and shading related effects on adjoining sites.		

General Industrial Zone

GIZ	General Industrial Zone
------------	--------------------------------

Introduction

The purpose of the General Industrial Zone is to provide predominantly for a range of industrial activities. The zone is also used for activities that are compatible with the adverse effects generated from industrial activities, as well as ancillary activities.

If activities which are sensitive to the nature and scale of effects from industrial activities locate in the General Industrial Zone, the ongoing functional operation of industrial activities may be compromised. Accordingly, sensitive activities will not be authorised in the General Industrial Zone unless they are ancillary to, or support the functional use of, activities anticipated in the zone. Such activities will also need to be designed and constructed in a manner that effectively reduces the elevated effects of industrial uses in order to minimise the potential for reverse sensitivity.

To ensure the supply of land available for industrial activities is not reduced, Council will accordingly limit the nature and scale of commercial activities in the General Industrial Zone. Ancillary retail and office activities are recognised as necessary components of areas providing for industrial-based activities. Accordingly, those commercial activities are considered to be appropriate in the General Industrial Zone.

Other appropriate retail activities in this zone include trade supply retail, wholesalers and yard-based retail activities. These activities typically generate infrequent visits as purchase prices are high and the goods for sale are often not consumables but capital assets. Stores selling these products are by necessity, large and require extensive building footprints and large servicing and carparking areas. These types of retail activity are commonly found outside of established centres; and rather than competing with Centres, these types of activities can complement them.

The General Industrial Zone covers areas which are primarily utilitarian working environments in locations where industrial activities can operate without having to compete for land with, or be interfered with by, non-industrial activities requiring higher amenity standards. Compared to other Centres and employment areas, lower levels of amenity are acceptable in the General Industrial Zone as a result. The Council will encourage new development to contribute positively to the local neighbourhood context, while recognising and providing for the operational and functional needs of activities anticipated in the zone.

Many industrial activities are characterised by moderate to high levels of noise, dust, odour, heavy vehicle trip generation or other environmental effects associated with high-intensity activity. The location of the General Industrial Zone is such that many of these activities can be enabled without concern about their impacts on the surrounding environment; however, more careful management will be required for:

- new industrial use and development near sensitive activities in other Zones; and
- activities that generate adverse effects of a nature or scale that is potentially noxious, objectionable or offensive.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the General Industrial Zone, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Historic Heritage and Sites and Areas of Significance to Māori** - The General Industrial Zone may contain heritage buildings, heritage structures and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter..
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the General Industrial Zone.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels). Some activities in the General Industrial Zone must meet minimum noise insulation requirements.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Natural Hazards** – The Natural Hazards Chapter contains specific controls in relation to buildings, structures and other activities near surface water bodies.
- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives	
GIZ-O1	<p>Purpose</p> <p>The General Industrial Zone is developed and used primarily for industrial activities and the City's short, medium and long term needs for land for such activities are met.</p>
GIZ-O2	<p>Sensitive activities</p> <p>Sensitive Activities are not established in the General Industrial Zone unless they are necessary for, and do not undermine, the functional operation of industrial activities.</p>
GIZ-O3	<p>Commercial activities</p> <p>Commercial activities are not established in the General Industrial Zone unless they:</p> <ol style="list-style-type: none"> 1. Are ancillary to industrial activities; or 2. Are of a nature and scale that does not undermine the hierarchy of Centres.
GIZ-O4	<p>Amenity and design</p> <p>The scale, form and design of new development in the General Industrial Zone positively contributes to creating a well-functioning urban environment, and responds to any functional needs or operational needs.</p>
GIZ-O5	<p>Managing effects</p> <p>Adverse effects from use and development of the General Industrial Zone are compatible with the local neighbourhood and managed effectively, particularly in relation to any sensitive activities in neighbouring zones.</p>

Policies

GIZ-P1	Enabled activities Enable industrial activities in the General Industrial Zone.
GIZ-P2	Heavy industrial activities Only allow heavy industrial activities in the General Industrial Zone where adverse effects on other activities are adequately managed.
GIZ-P3	Sensitive Activities Avoid the establishment of sensitive activities in the General Industrial Zone, unless such activities are: 1. Ancillary to a permitted or consented activity on the same site; and 2. Sufficiently insulated from noise effects of existing activities or other activities permitted in the zone.
GIZ-P4	Commercial activities Avoid commercial activities in the General Industrial Zone except for: 1. Office, retail and other commercial activities which are ancillary to industrial activities; and 2. Trade supply retail, wholesalers, building improvement centres, service retail and yard based retail.
GIZ-P5	Design of new development Encourage enhancements to local context and amenity, while enabling innovation and choice in the design of new built development and recognising the functional needs and operational needs of industrial activities.
GIZ-P6	Zone interfaces Require uses and developments within the General Industrial Zone to maintain a reasonable level of amenity for adjoining Residential Zones or other sensitive activities.
GIZ-PREC01-P1	Miramar/Burnham Wharf precinct Provide for operational port activities in the Miramar/Burnham Wharf precinct and manage the height, bulk and location of buildings and structures in a way that: 1. Mitigates any adverse effects on the amenity of nearby residential properties; and 2. Ensures that the height of proposed buildings and structures does not adversely affect the safe and efficient operation of Wellington International Airport.

Land Use Activities

GIZ-R1	Industrial activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> The activity is not a heavy industrial activity; and Any ancillary retail activity is limited to the display and sale of goods produced, processed or stored on the site and does not exceed 10% of the gross floor area of all buildings on the site.

2. Activity status: Discretionary	
Where:	
a. Compliance with any of the requirements of GIZ-R1.1 cannot be achieved.	
GIZ-R2	Trade and industrial training facilities
1. Activity status: Permitted	
GIZ-R3	Emergency service facilities
1. Activity status: Permitted	
GIZ-R4	Commercial activities
1. Activity status: Permitted	
Where:	
a. The activity is trade supply retail, a wholesaler, a building improvement centre, service retail or yard based retail.	
2. Activity status: Non-complying	
Where:	
a. Compliance with the requirements of GIZ-R4.1 cannot be achieved.	
GIZ-R5	Sensitive activities not ancillary to a permitted activity
1. Activity status: Non-complying	
GIZ-R6	Other activities
1. Activity status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted activity or non-complying activity.	

Building and Structure Activities	
GIZ-R7	Maintenance and repair of buildings and structures
1. Activity status: Permitted	
GIZ-R8	Demolition or removal of buildings and structures
1. Activity status: Permitted	
GIZ-R9	Construction and addition or alteration of buildings and structures
1. Activity status: Permitted	
Where:	
a. Compliance with GIZ-S1, GIZ-S3, GIZ-S4, GIZ-S5 and GIZ-S6 is achieved.	
2. Activity status: Restricted Discretionary	

Where:

- a. Compliance with any of the requirements of GIZ-R9.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in GIZ-P5 and GIZ-P6;
2. The extent of compliance with GIZ-S2; and
3. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards.
4. In the Miramar/Burnham Wharf precinct, the height of construction related equipment and the construction methodology proposed to ensure no penetration of the airspace height restriction in Airport Designation (G2).

Notification status: An application for resource consent made in respect of rule GIZ-R9.2 which results from non-compliance with GIZ-S1 but which complies with both GIZ-S2 and GIZ-S3 is precluded from being either publicly or limited notified.

GIZ-R10 Outdoor storage areas

1. Activity status: **Permitted**

Where:

- a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of GIZ-R10.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in GIZ-P5 and GIZ-P6;
2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people’s health and safety; and
3. Visual amenity effects.

Notification Status:

Notification status: An application for resource consent made in respect of rule GIZ-R10.2 is precluded from being publicly notified.

Effects Standards

GIZ-S1 Maximum height for the purpose of GIZ-R9.1

1. The following maximum height limits above ground level must be complied with:

Location	Limit

Assessment Criteria where the standard is infringed:

1. The extent to which the additional height is necessary to provide for functional needs or

Height Control Area 1 Southern Landfill Rongotai East Miramar south Tawa street Glenside Area 1A, Area 1B and Area 2 Miramar/Burnham wharf precinct Moa Point	12 metres	operational needs of the activities on the site; 2. Visual and amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; and 4. Proximity of the building to any residential zone, open space zone or sensitive activities in other zones and the extent to which the separation distance mitigates the effects of the additional height.				
Height Control Area 2 Tawa: Collins Avenue Newlands Lincolnshire Farm	15 metres					
Height Control Area 3 Grenada North Ngauranga Area 1A and 1B Miramar/Burnham wharf precinct (buildings and structures associated with operational port activities only) Hyde Farm	18 metres					
These standards do not apply to: Cranes, elevators and similar cargo handling equipment and lighting poles in the Miramar/Burnham Wharf precinct.						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:15%; text-align: center;">GIZ-S2</td> <td style="text-align: center;">Maximum height for the purpose of GIZ-R9.2</td> </tr> </table>			GIZ-S2	Maximum height for the purpose of GIZ-R9.2		
GIZ-S2	Maximum height for the purpose of GIZ-R9.2					
1. The following maximum height limits above ground level must be complied with:		Assessment Criteria where the standard is infringed: 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Visual and amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; 4. Proximity of the building to any Residential Zone, Open Space Zone or sensitive activities in other zones and the extent to which the separation distance mitigates the effects of the additional height.				
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:70%;">Location</th> <th style="width:30%;">Limit</th> </tr> </table>	Location		Limit	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:70%;">Location</th> <th style="width:30%;">Limit</th> </tr> </table>	Location	Limit
Location	Limit					
Location	Limit					
Height Control Area 1 Landfill Rongotai East Miramar South Glenside Area 1A, Area 1B and Area 2 Miramar/Burnham wharf precinct Lincolnshire Farm	18 metres					
Height Control Area 2 Area 1B Miramar/Burnham wharf precinct (buildings and structures associated with operational port activities only)	21 metres					
Height Control Area 3	22 metres					

Tawa street and Main road		
Height Control Area 4		22.5 metres
Tawa: Collins avenue Newlands		
Height Control Area 5		24 metres
Ngauranga Grenada North Area 1A Miramar/Burnham wharf precinct (buildings and structures associated with operational port activities only) Hyde Farm		
GIZ-S3	Height in relation to boundary	
<p>1. For any boundary adjoining a site in the General Residential Zone, no part of any building, accessory building or structure may project beyond a line of 45° measured from a height of 2.5m above ground level from all side and rear boundaries.</p> <p>2. For any boundary adjoining a site in the Open Space Zone or Height Area 1 or 2 in the Medium Density Residential Zone no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 5m above ground level from all side and rear boundaries.</p> <p>3. For any boundary adjoining a site in the Height Area 4 Medium Density Residential Zone no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 8m above ground from all side and rear boundaries.</p> <p>These standards do not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm measured vertically; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. e. Lift overruns, provided these do not exceed the 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the standard impracticable; and 4. The effect on the function and associated amenity values of any adjacent open space zone. 	

height in relation to boundary by more than 1m measured vertically.		
GIZ-S4	Maximum gross floor area	
1. The maximum gross floor area on any site adjoining any Residential Zone must not exceed 4,000m ² .	Assessment Criteria where the standard is infringed: 1. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy, and shading effects on adjoining sites.	
GIZ-S5	Windows adjacent to Residential Zones	
1. Opaque privacy glazing must be installed in windows where: a. Above ground floor level; and b. The associated building wall faces a site in any Residential Zone; and c. The wall is located within 5m of the boundary of a site in any Residential Zone.	Assessment Criteria where the standard is infringed: 1. Privacy effects on adjoining sites; and 2. Positive safety implications of over-looking public space.	
GIZ-S6	Verandah control	
1. Any verandah constructed on any building frontage facing a public space must: a. Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia; b. Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia; c. Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and d. Extend no more than 3m from the front of the building, measured horizontally.	Assessment Criteria where the standard is infringed: 1. The extent to which any non-compliance is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety; 2. Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; 3. The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.	

Natural Open Space Zone

NOSZ	Natural Open Space Zone
-------------	--------------------------------

Introduction

The purpose of the Natural Open Space Zone is to recognise and provide for open spaces that contain high natural, ecological, landscape and historic heritage values. It includes undeveloped ridges and hills within the Outer Green Belt, areas within the coastal environment and around waterbodies, as well as nature-based attractions such as Zealandia and Otari-Wilton's Bush and the historic Government House. Land within the Wellington Town Belt is separately provided for in the Wellington Town Belt Zone.

Within the zone there are expansive areas of natural open space that are accessible to the public for informal recreation. Activities may include walking and tramping, running, mountain biking, bird watching, picnicking and fishing as well as tours or educational activities associated with the area. Some of the spaces are also used for cultural and customary activities, such as gathering mahinga kai, and are rich in historic heritage values. The zone also provides an important natural edge to urban development within the City and as an ecological corridor.

A low level of development and built form is anticipated to protect the existing values, with buildings, structures and roads principally accessory to informal recreation and conservation activities. The Natural Open Space Zone also provides for burials and cremations at existing cemeteries and urupā.

Most of the land zoned Natural Open Space is publicly owned and held by the Council for reserves purposes. The majority of the reserves are scenic reserve that are managed by the Council in accordance with the Reserves Act 1977.

All activities and uses on public land must obtain permission (such as a lease or licence) from Wellington City Council as the landowner and administering authority, and are assessed as required by the Reserves Act 1977 and any relevant management plan. This is, in addition to, any resource consent requirements under the District Plan.

In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area. The reserve management plans that are relevant to the zone are:

- Outer Green Belt Management Plan 2019
- Northern Reserves 2008
- Suburban Reserves 2016
- Botanic Gardens 2014
- South Coast 2002
- Oruaiti 2011
- Cemeteries 2003

Note: These reserve management plans may be superseded by other plans in the future.

Cross references to 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 chapters also contain provisions that may be relevant for activities in Natural Open Space Zone, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Historic Heritage and Sites and Areas of Significance to Māori** - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Viewshafts** - Viewshafts within the Residential zones are managed by the Viewshafts Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Open Space Zones.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

NOSZ-O1	<p>Purpose</p> <p>Natural open space areas are predominately used by the public for informal recreation activities, within undeveloped natural areas, in such a way that protects, and where possible enhances, the predominant character and amenity values of the Natural Open Space Zone which include:</p> <ol style="list-style-type: none"> 1. Large undeveloped open areas; 2. High natural, ecological, landscape and historic heritage values; 3. A low level of built form and scale, with buildings, structures and roads principally ancillary to informal recreation activities; and 4. A general absence of urban infrastructure.
NOSZ-O2	<p>Managing effects</p> <p>Adverse effects of activities undertaken in the Natural Open Space Zone at the zone interface and surrounding area are managed effectively.</p>
NOSZ-O3	<p>Mana whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their cultural associations with and role in exercising kaitiakitanga over Wellington's parks and reserves are recognised and facilitated.</p>

Policies

NOSZ-P1	<p>Enabled activities</p> <p>Enable activities that are compatible with the purpose, predominant character and amenity values of the Natural Open Space Zone, while ensuring that their scale and intensity is</p>
----------------	---

	appropriate.
NOSZ-P2	Small scale mobile commercial activities Allow small scale mobile commercial activities that are ancillary and complementary to the predominant purpose of the zone.
NOSZ-P3	Rural activities Only allow rural activities such as grazing or forestry where they are part of a management programme identified in the relevant reserve management plan for the area.
NOSZ-P4	Potentially compatible activities Only allow other activities to establish where it can be demonstrated that they are compatible with the purpose, character and amenity values of the zone, having regard to whether: <ol style="list-style-type: none"> 1. They are consistent with the relevant reserve management plan for the site; 2. They support or are complementary to informal recreation activities, or there is a functional need for a location at that site; 3. The activity will not limit or constrain the existing or future use of the open space, or restrict public access; and 4. Any reverse sensitivity effects can be appropriately managed.
NOSZ-P5	Enabled buildings and structures Enable buildings and structures that are small in scale and ancillary to informal recreation or conservation activities, while ensuring that an overall predominance of open space is retained.
NOSZ-P6	Potentially compatible buildings and structures Only allow other buildings and structures where it can be demonstrated that they will be compatible with the character and amenity values of the zone, having regard to whether: <ol style="list-style-type: none"> 1. They are consistent with the relevant management plan for the site; 2. They support or are complementary to informal recreation activities, or there is a functional need for a location at that site; 3. The open and spacious character of the area will be retained; 4. Any adverse visual amenity and character effects will be avoided, or if avoidance is not possible adequately mitigated through the design, siting or landscaping; 5. Any adverse residential amenity effects will be minimised; 6. Hard surfacing is minimised, and indigenous vegetation and visually prominent trees will be retained; and 7. Public accessibility will be maintained or enhanced through connections to walkways, cycleways and pedestrian access points.
NOSZ-P7	Mana whenua Provide for the use and management of Wellington's parks and reserves in partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.

Land Use Activities

NOSZ-R1	Informal recreation activities
	1. Activity status: Permitted

NOSZ-R2	Conservation activities
	1. Activity status: Permitted
NOSZ-R3	Burials and cremations at existing cemeteries and urupā
	1. Activity status: Permitted
NOSZ-R4	Rural activities as part of a management programme for the reserve
	1. Activity status: Permitted
NOSZ-R5	Customary Activity
	1. Activity status: Permitted
NOSZ-R6	Gardens, including community gardens
	1. Activity status: Permitted
NOSZ-R7	Mobile commercial activities ancillary to informal recreation and conservation activities
	1. Activity status: Permitted
NOSZ-R8	Parks maintenance and repair
	1. Activity status: Permitted
NOSZ-R9	Construction, maintenance, alteration of or addition to footpaths and tracks
	1. Activity status: Permitted
NOSZ-R10	Construction, maintenance, alteration of, or addition to, car parking areas and access drives
	1. Activity status: Permitted
NOSZ-R11	Any other activity not otherwise provided for as a Permitted Activity
	1. Activity status: Discretionary

Building and Structure Activities

NOSZ-R12	Demolition or removal of buildings and structures
	1. Activity status: Permitted
NOSZ-R13	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
NOSZ-R14	Construction, alteration of and addition to buildings and structures
	1. Activity status: Permitted
	Where:
	a. Compliance with the following standards is achieved:
	i. NOSZ-S1;
	ii. NOSZ-S2;
	iii. NOSZ-S3; and
	iv. NOSZ-S4.
	2. Activity status: Discretionary

Where:

- a. Compliance with any of the requirements of NOSZ-R14.1.a cannot be achieved.

Standards	
NOSZ-S1	Maximum height
1. The following maximum height limits above ground level must be complied with:	
Structure	Maximum height limit above ground level
a. Playground equipment and pou	8m
b. Poles for lighting or surveillance	18m
c. Fences and gates	2m
d. All other buildings and structures	4m
NOSZ-S2	Maximum gross floor area
1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m ² .	
NOSZ-S3	Maximum building coverage
Maximum building coverage is 5%.	
NOSZ-S4	Boundary setbacks
1. The following minimum boundary setbacks from any residential or future urban zones must be complied with:	
Structure	Minimum boundary setback
a. Playground equipment	1.5m
b. All other buildings or structures	10m

Open Space Zone

OSZ	Open Space Zone
------------	------------------------

Introduction

The Open Space Zone caters for both passive and active recreational activities, with limited associated facilities, buildings and structures. Open spaces within this zone are primarily recreation reserves. They include a wide range of spaces, from small local suburban playgrounds and 'pocket' parks in the City centre, to larger playing fields or open grassed areas. Some of the open areas are located near waterbodies and the coast, others are located within urban areas and contribute to an attractive living environment within the City.

These open spaces are used for a variety of recreational activities, from informal recreation activities such as playing, skateboarding, games and kicking a ball around to more organised sports and recreation activities on playing fields. Buildings are generally small in scale and ancillary to the recreational use, such as toilet facilities, buildings for maintenance and associated storage, small pavilions and clubrooms. Examples include, Seatoun Park, Linden and Linden West Parks, Wilton Park, and Cummings Park.

Most of the land zoned Open Space Zone is publicly owned and subject to reserve management plans prepared under the Reserves Act 1977.

All activities and uses located on public land must obtain permission (such as a lease or licence) from Wellington City Council as the landowner and administering authority. This is, in addition to, any resource consent requirements under the District Plan or a National Environmental Standard.

In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area. Reserve management plans that are relevant to areas within the Open Space zone, include:

- Suburban Reserves 2015
- Northern Reserves 2008
- Botanic Gardens 2014
- Glover Park 2011

Note: These reserve management plans may be superseded by other plans in the future.

Cross references to other relevant District Plan provisions
<p>It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in the Open Space Zone, including:</p> <ul style="list-style-type: none"> • Transport - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2). • Historic Heritage and Sites and Areas of Significance to Māori - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter. • Viewshafts - Viewshafts within the Residential zones are managed by the Viewshafts Chapter. • Subdivision - The Subdivision Chapter contains provisions which manage subdivision of land in the Open

Space Zones.

- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

OSZ-O1	<p>Purpose</p> <p>Open space areas are predominately used by the public for a wide range of passive and active recreation activities, and may accommodate community activities, in such a way that maintains, and where possible, enhances the predominant character and amenity values of the Open Space Zone, which include:</p> <ol style="list-style-type: none"> 1. An open and spacious character; 2. A low level of built form and development; and 3. Buildings and structures are predominately ancillary to recreation activities.
OSZ-O2	<p>Managing effects</p> <p>Adverse effects of activities and development undertaken in the Open Space Zone at the zone interface and the surrounding area are managed effectively.</p>
OSZ-O3	<p>Mana whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their cultural associations with and role in exercising kaitiakitanga over Wellington's parks and reserves are recognised and facilitated.</p>

Policies

OSZ-P1	<p>Enabled activities</p> <p>Enable a wide range of recreational activities, and a limited range of other activities that are compatible with the predominant purpose, character and amenity of the Open Space Zone, while ensuring that their scale and intensity is appropriate.</p>
OSZ-P2	<p>Small scale mobile commercial activities</p> <p>Provide for small scale mobile commercial activities that are ancillary and complementary to the predominant purpose of the zone.</p>
OSZ-P3	<p>Potentially compatible activities</p> <p>Only allow other activities to establish where it can be demonstrated that they are compatible with the purpose, character and amenity values of the zone, having regard to whether:</p>

	<ol style="list-style-type: none"> 1. The proposal is consistent with the relevant reserve management plan for the site; 2. The activity is compatible with or supports activities anticipated in the zone, or will enhance the open space values, or social connection, or there is a functional need or operational need for a location at that site; 3. The activity maximises the use of existing buildings; and 4. Any reverse sensitivity effects can be appropriately managed.
OSZ-P4	<p>Enabled buildings and structures</p> <p>Enable buildings and structures that are small in scale and necessary to maintain or enhance the public's ability to use and enjoy the open space for recreation activities or conservation activities.</p>
OSZ-P5	<p>Potentially compatible buildings and structures</p> <p>Only allow other buildings and structures to establish where it can be demonstrated that they will maintain or enhance the character and amenity values of the zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. The development is consistent with the relevant reserve management plan for the site; 2. The building or structure supports or is complementary to permitted activities, or there is a functional need for a location at that site; 3. The siting, design and external appearance of the buildings and structures is compatible with the open space area in which they will be located; 4. Streetscape amenity will be maintained or enhanced; 5. There are opportunities to locate or cluster buildings to minimise the loss of spaciousness; 6. The building design maximises opportunities for multi-functional recreational use; 7. Any adverse residential amenity effects will be minimised; 8. Hard surfacing is minimised, and native vegetation and visually prominent trees are retained where practicable; and 9. Public accessibility will be maintained or enhanced, including through connections to walkways, cycleways and pedestrian access points.
OSZ-P6	<p>Mana whenua</p> <p>Provide for the use and management of Wellington's parks and reserves in partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.</p>

Land Use Activities	
OSZ-R1	Informal recreation activities
	1. Activity status: Permitted
OSZ-R2	Organised sport and recreation activities
	1. Activity status: Permitted
OSZ-R3	Conservation activities
	1. Activity status: Permitted
OSZ-R4	Customary Activity
	1. Activity status: Permitted
OSZ-R5	Gardens, including community gardens

1. Activity status: Permitted	
OSZ-R6	Mobile commercial activities ancillary to permitted recreation and conservation activities
1. Activity status: Permitted	
OSZ-R7	Parks maintenance and repair
1. Activity status: Permitted	
OSZ-R8	Construction, maintenance, alteration of or addition to footpaths and tracks
1. Activity status: Permitted	
OSZ-R9	Construction, maintenance, alteration of, or addition to car parking areas and access drives
1. Activity status: Permitted	
OSZ-R10	Community activities in an existing building
1. Activity status: Permitted	
OSZ-R11	Any other activity not otherwise provided for in this table
1. Activity status: Discretionary	

Building and Structure Activities

OSZ-R12	Demolition or removal of buildings and structures
1. Activity status: Permitted	
OSZ-R13	Maintenance and repair of buildings and structures
1. Activity status: Permitted	
OSZ-R14	Construction, alteration of and addition to buildings and structures
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> i. OSZ-S1; ii. OSZ-S2; iii. OSZ-S3; iv. OSZ-S4; and v. OSZ-S5. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with only one of the standards in OSZ-R14.1.a is not achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed standards. <p>Notification Status: An application for resource consent made in respect of rule OSZ-R14.2 is precluded from being publicly notified.</p>	

3. Activity status: **Discretionary**

Where:

- a. Compliance with more than one of the standards in OSZ-R14.1.a is not achieved.

Standards	
OSZ-S1	Maximum height
1. The following maximum height limits above ground level must be complied with:	
Structure	Maximum height limit above ground level
a. Playground equipment and pou	8m
b. Poles for lighting or surveillance	18m
d. All other buildings and structures	7m
Assessment Criteria where the standard is infringed:	
<ol style="list-style-type: none"> 1. Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space; 2. Dominance, privacy and shading effects on adjoining sites; 3. Streetscape and visual amenity effects; 4. The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; 5. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 6. Whether topographical or other site constraints make compliance with the standard impractical. 	
OSZ-S2	Height in relation to boundary
1. All parts of a building shall be contained within a 45 degree plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries that abut a Residential Zone.	
Assessment Criteria where the standard is infringed:	
<ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional height in relation to boundary can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 4. Whether topographical or other site constraints make compliance with the standard impractical. 	
OSZ-S3	Maximum gross floor area
1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 100m ² .	
Assessment Criteria where the standard is infringed:	
<ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional height in relation to boundary additional height can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site. 	
OSZ-S4	Maximum building coverage

Maximum building coverage is 10%.		Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the increased site coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the additional site coverage is necessary to provide for functional needs or operational needs of the activities on the site. 4. Whether topographical or other site constraints make compliance with the standard impractical.
OSZ-S5	Boundary setbacks	
1. The following minimum boundary setbacks from any residential or future urban zones must be complied with:		Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the reduced setback can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the reduced setback is necessary to provide for functional needs or operational needs of the activities on the site; 4. Whether topographical or other site constraints make compliance with the standard impractical.
Structure	Minimum boundary setback	
a. Playground equipment	1.5m	
b. All other buildings or structures	5m	

Sport and Active Recreation Zone

SARZ	Sport and Active Recreation Zone
-------------	---

Introduction

The Sport and Active Recreation Zone applies to open spaces that are predominately used for organised sport and recreation activities, that have a regional as well as local community focus. The zone includes most of the City's sports hubs. These sports hubs accommodate multiple sporting activities, either indoors within buildings and/ or outdoors on sports fields, hardcourts or other surfaces. Examples include Alex Moore Park, Karori Park, Kilbirnie Park and Miramar Park.

While this zone anticipates a higher intensity of use and built development than provided for in other open space zones, the intention is that a predominance of open space over built form will be retained. Buildings vary in scale depending on the sport and recreation activities that take place within them and include indoor stadiums and training facilities, swimming pools, clubrooms and changing rooms and toilets. Because of the more intensive use, carparking is generally provided within the site.

The facilities in this zone are also used for informal recreation activities such as jogging, kicking a ball around and informal games. In some locations the buildings may also accommodate commercial activities ancillary to and for the benefit of users of the facility, and community activities.

The more intensive activities and the greater scale of building provided for in this zone have the potential to generate adverse noise, traffic, lighting and other effects for the surrounding area which need to be appropriately managed.

All of the land zoned Sport and Active Recreation Zone is publicly owned and subject to reserve management plans prepared under the Reserves Act 1977.

All activities and development located on public land must obtain permission (such as a lease or licence) from Wellington City Council as the landowner and administering authority. This is, in addition to, any resource consent requirements under the District Plan or a National Environmental Standard.

In assessing resource consent applications required under the District Plan, the Council will have regard to the relevant reserve management plan for the area. Reserve management plans that are relevant to areas zoned Sport and Active Recreation include:

- Suburban Reserves 2015
- Northern Reserves 2008

Note: These reserve management plans may be superseded by other plans.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the Sport and Active Recreation Zone, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic

generation (TR-R2).

- **Historic Heritage and Sites and Areas of Significance to Māori** - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Viewshafts** - Viewshafts within the Residential zones are managed by the Viewshafts Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Open space zones.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

SARZ-O1	<p>Purpose</p> <p>The Sport and Active Recreation Zone is predominately used by the public for a wide range of indoor and outdoor organised sport and recreation activities and associated facilities, and community activities in such a way that maintains and, where possible, enhances the predominant values of the zone, which include:</p> <ol style="list-style-type: none"> 1. Open space land with multiple recreation facilities (indoors and/ or outdoors); 2. The presence of buildings, structures and on-site car parking necessary to support recreation and community activities, including multi-sport facilities; halls, grandstands, pavilions, clubrooms, changing rooms; and 3. An overall predominance of open space to built form.
SARZ-O2	<p>Managing effects</p> <p>Adverse effects of activities and development undertaken in the Sport and Active Recreation Zone are managed effectively at the zone interface and surrounding area.</p>
SARZ-O3	<p>Mana whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their cultural associations with and role in exercising kaitiakitanga over Wellington's parks and reserves are recognised and facilitated.</p>

Policies

SARZ-P1	<p>Enabled activities</p> <p>Enable a wide range of recreational activities that are compatible with the purpose, character and amenity values of the Sport and Active Recreation Zone, or enhance the public use and enjoyment of the open space, while ensuring that their scale and intensity is appropriate.</p>
----------------	---

SARZ-P2	<p>Potentially compatible activities</p> <p>Only allow other activities to establish where it can be demonstrated that they are compatible with the purpose, character and amenity values of the zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. The activity is consistent with the relevant reserve management plan for the site; 2. The activity is compatible with, or supports activities anticipated in the zone, or will enhance the open space values or social connection, or there is an operational need or a functional need for a location at that site; 3. The activity maximises the use of existing buildings; 4. The existing or future use of the open space will not be constrained, or public access restricted; and 5. Any adverse residential amenity effects will be minimised.
SARZ-P3	<p>Enabled buildings and structures</p> <p>Enable a range of buildings and structures that are compatible with the purpose, character and amenity values of the Sport and Active Recreation Zone, while ensuring that an overall predominance of open space is retained.</p>
SARZ-P4	<p>Potentially compatible buildings and structures</p> <p>Only allow other buildings and structures to establish where it can be demonstrated that they will maintain or enhance the character and amenity values of the zone, having regard to whether:</p> <ol style="list-style-type: none"> 1. The development is consistent with the relevant reserve management plan for the site; 2. The building or structure supports or is ancillary to recreation activities, or there is a functional need for a location at that site; 3. The siting, design and external appearance of the buildings and structures is compatible with area in which they will be located; 4. Streetscape amenity will be maintained or enhanced; 5. There are opportunities to locate or cluster buildings to minimise the loss of spaciousness; 6. Building design maximises opportunities for multi-functional recreational use; 7. Hard surfacing is minimised, and indigenous vegetation and visually prominent trees are retained where practicable; and 8. Public accessibility will be maintained or enhanced, including through connections to walkways, cycleways and pedestrian access points.
SARZ-P5	<p>Mana whenua</p> <p>Provide for the use and management of Wellington's parks and reserves in partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.</p>

Land Use Activities	
SARZ-R1	Organised sport and recreation activities
	1. Activity status: Permitted
SARZ-R2	Informal recreation activities
	1. Activity status: Permitted

SARZ-R3	Conservation activities
	1. Activity status: Permitted
SARZ-R4	Educational activities ancillary to a Permitted Activity
	1. Activity status: Permitted
SARZ-R5	Commercial activities ancillary to a Permitted Activity
	1. Activity status: Permitted
	Where:
	a. The commercial activity is located within: <ul style="list-style-type: none"> i. An existing building, and no more than 50m² of the building is utilised; or ii. A mobile structure or vehicle.
SARZ-R6	Community activities in an existing building
	1. Activity status: Permitted
SARZ-R7	Customary activity
	1. Activity status: Permitted
SARZ-R8	Gardens, including community gardens
	1. Activity status: Permitted
SARZ-R9	Parks maintenance and repair
	1. Activity status: Permitted
SARZ-R10	Construction, maintenance, alteration of, or addition to footpaths and tracks
	1. Activity status: Permitted
SARZ-R11	Construction, maintenance, alteration of, or addition to car parking areas and access drives
	1. Activity status: Permitted
SARZ-R12	Any other activity not otherwise provided for as a Permitted Activity
	1. Activity status: Discretionary

Building and Structure Activities

SARZ-R13	Demolition or removal of buildings and structures
	1. Activity status: Permitted
SARZ-R14	Maintenance and repair of buildings and structures
	1. Activity status: Permitted
SARZ-R16	Construction, alteration of, and addition to buildings and structures
	1. Activity status: Permitted
	Where:
	a. Compliance with the following standards is achieved:

- i. SARZ-S1;
- ii. SARZ-S2;
- iii. SARZ-S3;
- iv. SARZ-S4; and
- v. SARZ-S5.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of SARZ-R15.1 cannot be achieved

Matters of discretion are restricted to:

- 1. The assessment criteria of the infringed standard; and
- 2. The matters in SARZ-P4 and P5.

Notification Status: An application for resource consent made in respect of rule SARZ-R16.2 is precluded from being publicly notified.

Standards	
SARZ-S1	Maximum height
1. The following maximum height limits above ground level must be complied with:	
Structure	Maximum height limit above ground level
a. Poles for lighting or surveillance	18m
b. All other buildings and structures	10m
Assessment Criteria where the standard is infringed:	
<ul style="list-style-type: none"> 1. Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space; 2. Dominance, privacy and shading effects on adjoining sites; 3. Streetscape and visual amenity effects; 4. The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; 5. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 6. Whether topographical or other site constraints make compliance with the standard impractical. 	
SARZ-S2	Height in relation to boundary
1. All parts of a building shall be contained within a 45 degree plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries that abut a Residential Zone.	
Assessment Criteria where the standard is infringed:	
<ul style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional height in relation to boundary can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 4. Whether topographical or other site constraints make compliance with the standard impractical. 	
SARZ-S3	Maximum gross floor area
1. Each individual building and /or structure on a site, including any external alterations or	
Assessment Criteria where the standard is infringed:	
<ul style="list-style-type: none"> 1. Dominance, privacy and shading effects on 	

<p>additions, must not exceed a maximum gross floor area of 300m².</p>		<p>adjoining sites;</p> <ol style="list-style-type: none"> 2. The extent to which adverse effects of the additional height in relation to boundary additional height can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site.
SARZ-S4	Maximum building coverage	
<ol style="list-style-type: none"> 1. Maximum building coverage is 30%. 		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the increased site coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the additional site coverage is necessary to provide for functional needs or operational needs of the activities on the site. 4. Whether topographical or other site constraints make compliance with the standard impractical.
SARZ-S5	Boundary setbacks	
<ol style="list-style-type: none"> 1. The following minimum boundary setbacks from any Residential or Future Urban Zones must be complied with: 		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the reduced setback can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the reduced setback is necessary to provide for functional needs or operational needs of the activities on the site; 4. Whether topographical or other site constraints make compliance with the standard impractical.
Structure	Minimum boundary setback	
a. Playground equipment	1.5m	
b. All other buildings and structures	6m	

Wellington Town Belt Zone

WTBZ	Wellington Town Belt Zone
-------------	----------------------------------

Introduction

The Wellington Town Belt is an elongated U-shaped green open space that covers the hills immediately surrounding the central city and inner city suburbs. Because of its proximity to the inner city and central city area, the Wellington Town Belt is readily accessible and provides important connections between inner city suburbs. It also has rich historical and cultural links with Wellington citizens and mana whenua, and plays an important role in bringing nature back into the City.

The Wellington Town Belt was first set aside by the Wellington City founders in 1840. It was subsequently conveyed to the Mayor, Councillors, and citizens of the City of Wellington on 20 March 1873 under the Town Belt Deed to be forever used as '*public recreation ground for the inhabitants of the City of Wellington.*'

Since May 2016 the Wellington Town Belt has been the subject of the Wellington Town Belt Act 2016 (WTBA). The guiding principles set out in section 4 of the WTBA inform the objectives and policies which guide the development, management, protection and operation and public use of the land.

Today, the Wellington Town Belt comprises a variety of parks and open spaces that are publicly owned and administered under the terms of the WTBA and the Wellington Town Belt Management Plan. They range from the more natural undeveloped skylines and vegetated slopes which provide an unbuilt visual backdrop to the City and provide for informal recreation, through to existing developed sport and recreation facilities. Together these areas provide both residents and visitors with a wide range of recreational opportunities, from informal recreation activities (such as jogging, walking, mountain biking, birdwatching and dog walking), through to organised sports and recreation activities (such as football, netball, rugby, hockey, tennis, cycling, softball and cricket) in the zone.

Wakefield Park, Hataitai Park, Newtown Park, Kelburn Park and the Renouf Tennis Centre are existing developed sport and recreation facilities within the Wellington Town Belt.

Note: All activities and uses located on the Wellington Town Belt must obtain permission (e.g., lease or licence) from Wellington City Council as the trustee of the Wellington Town Belt. This permission is required in addition to any resource consents required per the District Plan or a National Environmental Standard and/or any other approvals or consents required at law.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the Wellington Town Belt Zone, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Historic Heritage and Sites and Areas of Significance to Māori** - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.

- **Viewshafts** - Viewshafts within the Residential zones are managed by the Viewshafts Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Open Space Zones.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

WTBZ-O1	<p>Purpose</p> <p>The Wellington Town Belt is used by and accessible to the public as a public recreation ground in such a way that maintains and, where possible, enhances the predominant values of the zone, which include:</p> <ol style="list-style-type: none"> 1. Large areas of public open space with a high degree of accessibility; 2. A low extent and scale of built development and paving that is ancillary to public access to and use of the Wellington Town Belt for informal recreation activities, organised sport and recreation activities, and conservation activities; and 3. A patchwork of vegetation of varying types, with the proportion of native vegetation increasing through continued planting and regeneration.
WTBZ-O2	<p>Managing effects</p> <p>Adverse effects of activities and development undertaken in the Wellington Town Belt Zone are managed effectively at the zone interface and surrounding area.</p>
WTBZ-O3	<p>Mana whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington). Their cultural associations with and role in exercising kaitiakitanga over the Wellington Town Belt is recognised and facilitated.</p>

Policies

WTBZ-P1	<p>Enabled activities</p> <p>Enable activities in the Wellington Town Belt that are compatible with its use as a public recreation ground.</p>
WTBZ-P2	<p>Managed activities</p> <p>Only allow other activities to establish in the Wellington Town Belt Zone where it can be demonstrated that they are compatible with the purpose and values of the zone, having particular regard to whether:</p>

	<ol style="list-style-type: none"> 1. The activity is consistent with the Wellington Town Belt Act 2016; 2. The activity is consistent with the relevant Town Belt management plan; 3. The activity is compatible with and does not constrain the use of the Wellington Town Belt as a public recreation ground; and 4. Any adverse residential amenity effects will be minimised.
WTBZ-P3	<p>Mana whenua</p> <p>Provide for the use and management of the Wellington Town Belt in partnership with mana whenua. This includes but is not limited to providing for customary practices within parks and reserves for the benefit of all.</p>

Land Use Activities	
WTBZ-R1	Informal Recreation Activities
	1. Activity status: Permitted
WTBZ-R2	Organised Sport and Recreation Activities
	1. Activity status: Permitted
WTBZ-R3	Conservation Activities
	1. Activity status: Permitted
WTBZ-R4	Customary Activities
	1. Activity status: Permitted
WTBZ-R5	Parks Maintenance and Repair
	1. Activity status: Permitted
WTBZ-R6	Construction, Alteration and Additions to Footpaths and Tracks
	1. Activity status: Permitted
WTBZ-R7	Construction, Alteration and Additions to Car Parking Areas and Vehicle Access
	1. Activity status: Permitted
WTBZ-R8	Any other activity not otherwise provided for as a Permitted Activity, Restricted Discretionary Activity or Discretionary Activity
All zones	1. Activity status: Discretionary

Building and Structure Activities	
WTBZ-R9	Demolition or Removal of Buildings and Structures
	1. Activity status: Permitted
WTBZ-R10	Maintenance and Repair of Buildings and Structures
	1. Activity status: Permitted
WTBZ-R11	Construction, alteration of, and addition to buildings and structures
	1. Activity status: Restricted Discretionary
	Where:

a. Compliance with the following standards is achieved:

- i. WTBZ-S1;
- ii. WTBZ-S2;
- iii. WTBZ-S3;
- iv. WTBZ-S4; and
- v. WTBZ-S5.

Matters of discretion are restricted to:

1. The assessment criteria of the infringed standard; and
2. The matters in WTBZ-P2.

2. Activity status: **Discretionary**

Where:

- a. Compliance with any of the requirements of WTBZ-R11.1 cannot be achieved.

Effects Standards

WTBZ-S1	Maximum height	
1. The following maximum height limits above ground level must be complied with:		Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Design, appearance and siting of the building or structure in terms of the impact on the character and amenity of the open space; 2. Dominance, privacy and shading effects on adjoining sites; 3. Visual amenity effects; 4. The extent to which adverse effects of additional height can be mitigated by the natural or physical features of the site, setbacks, landscaping or screening; 5. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 6. Whether topographical or other site constraints make compliance with the standard impractical.
Structure	Maximum height limit above ground level	
a. Poles for lighting or surveillance	18m	
b. All other buildings and structures	8m	
WTBZ-S2	Height in Relation to Boundary	
1. All parts of a building shall be contained within a 45 degree plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries that abut a Residential Zone.		Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the additional height in relation to boundary can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 4. Whether topographical or other site constraints make compliance with the standard impractical.
WTBZ-S3	Maximum Gross Floor Area	
1. Each individual building and /or structure on a site, including any external alterations or additions, must not exceed a maximum gross		Assessment Criteria where the standard is infringed: <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites;

floor area of 30m ² .		<ol style="list-style-type: none"> 2. The extent to which adverse effects of the additional height in relation to boundary additional height can be mitigated by the natural or physical features of the site, landscaping or screening; 3. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site.
WTBZ-S4	Maximum Building Coverage	
1. Maximum building coverage is 5%.		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the increased site coverage can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the additional site coverage is necessary to provide for functional needs or operational needs of the activities on the site; 4. Whether topographical or other site constraints make compliance with the standard impractical.
WTBZ-S5	Setbacks	
1. The following minimum boundary setbacks from any Residential Zones must be complied with:		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Dominance, privacy and shading effects on adjoining sites; 2. The extent to which adverse effects of the reduced setback can be mitigated, including by the natural or physical features of the site, setbacks, landscaping or screening; 3. The extent to which the reduced setback is necessary to provide for functional needs or operational needs of the activities on the site; 4. Whether topographical or other site constraints make compliance with the standard impractical.
Structure	Minimum boundary setback	
a. Playground equipment	1.5m	
b. All other buildings or structures	10m	

Special Purpose Airport Zone

AIRPZ	Special Purpose Airport Zone
--------------	-------------------------------------

Note for Draft District Plan consultation: there are current appeals that relate to two Notices of Requirement for Wellington International Airport Limited. The outcomes of these appeals are relevant to the Special Purpose Airport Zone and therefore this chapter is subject to change dependent on those outcomes. The Air Noise Overlay and associated provisions also require further work and are subject to review and change as part of the District Plan review process.

Introduction

The purpose of the Airport Zone is to provide for the ongoing management and development of Wellington International Airport. The Airport is identified by the Wellington Regional Policy Statement (RPS) as regionally significant infrastructure. As such, the RPS requires the district plan to recognise the benefits of the Airport, and to include policies and rules that protect it.

Wellington International Airport Limited (WIAL) is the Airports owner and operator and is also a Requiring Authority in relation to designations. WIAL undertakes masterplanning as part of its overall business – adopting a planning horizon of twenty years. The Airport’s development is underpinned by a masterplan, which is a non-statutory document, being entirely separate from the district plan, and may be subject to change on an ongoing basis. However, the masterplan does highlight WIAL’s long term expectations for growth in air traffic and associated implications for physical development at the Airport. As such, the masterplan has informed WIAL’s designations and has therefore also influenced the underlying district plan zone provisions.

The provisions of the Airport Zone must recognise and align with the higher order expectations of the RPS. It is also good practice that the zone provisions dovetail with the development enabled by WIAL’s overlying designations. The Airport Zone therefore anticipates a significant degree of built development and increased air traffic movement, which is consistent with the designations. The timing of development and its ultimate extent will be driven by diverse local and international factors over the life of this district plan and beyond.

Because there are designations in place, much of the potential Airport related development is authorised – either without further process, or subject to conditions, or with the submission of an outline plan of works to the Council. Where proposed development is not covered by the terms and conditions of the designations, resource consent may be required. The Airport Zone chapter therefore sets out the policy and regulatory framework for land use activities undertaken within the Zone that trigger the need for resource consent (if not authorised by the designations). The Zone provisions also apply to third parties who are not the requiring authority.

Airport Precincts

The Airport land comprises three designations Main Site, East Side and Miramar South and the geographic area governed by the three designations is in turn identified as eight precincts. The district plan adopts those same precincts. In summary the precincts are:

Terminal Precinct

For passengers, the Terminal Precinct is the Airport’s heart. It comprises the main passenger terminal, access and roading, car parking, and commercial and passenger support services including visitor accommodation and

conference facilities. It also contains airside airport facilities such as hangars, aircraft parking stands, and aviation support facilities. The Terminal precinct is subject to Designation [ref to the Main Site designation].

Airside Precinct

The Airside Precinct comprises the runway, north-south taxiways, and associated aprons. The Airside precinct is subject to Designation [ref to the Main Site designation]. The apron / taxiway area of the Airside Precinct is contiguous with the apron / taxiway area of the East Side Precinct.

East Side Precinct

The East Side Precinct covers land which previously comprised the southern half of the Miramar golf course. The precinct will enable growth of the Airport by providing room for aprons / taxiways / aircraft parking areas to service future growth in passengers and flights. The East Side precinct is subject to Designation [ref to the East Side designation].

West Side Precinct

The West Side Precinct includes the Tirangi Road Retail Park on the eastern side of Tirangi Road. It comprises mainly commercial uses and associated parking. It also includes the Airport's flight control tower, fire station, and some aircraft hangars. Urban design 'edge effects' are an important consideration where the land faces adjacent residential zoned land. The precinct is a valuable resource for the Airport, providing a source of income from ground leases which help to support other aspects of the business. In the long term, as noted by the designation and the Airport's masterplan, the land may instead be used for Airport operational purposes. The West Side Precinct is subject to Designation [ref to the Main Site designation].

Rongotai Ridge Precinct

The Rongotai Ridge Precinct comprises land located between Wexford Road and Miramar Avenue. The upper (ridge) part of the precinct has an existing commercial building used for non-Airport purposes but most of the area is predominantly open space. Any further development of it is constrained by the obstacle limitation surface (OLS) designation which precludes most potential development opportunities. Although the Rongotai Ridge Precinct is within the Airport Zone it is not subject to an Airport designation.

Miramar South Precinct

Most of the Miramar South Precinct was previously the site of Miramar South School. The precinct now provides for support services to the Airport, including flight catering, rental car operations, and freight operations. At its Broadway end, the Miramar South Precinct forms an important 'gateway' to both the Airport and suburbs to the east. The Miramar South Precinct is subject to Designation [ref to Miramar South designation].

Broadway Precinct

The Broadway Precinct is located at the entrance 'gateway' to the Airport. Although much of the nearby area is zoned for residential use, the Broadway Precinct is a 'transitional' location with a mix of land uses. Together with the Miramar South Precinct, it forms an important 'gateway' to both the Airport and suburbs to the east. The Broadway precinct is subject to Designation [ref to the Main Site designation].

South Coast Precinct

The South Coast Precinct fronts the southern coastline and shares a short section of boundary with adjacent residential land. It also abuts land occupied by the Moa Point wastewater treatment plant which is subject to

Designation [ref #]. The South Coast Precinct is subject to Designation [ref to the Main Site designation].

Airport Noise

The management of noise associated with the Airport's operations is addressed in the District Plan Noise Chapter. Noise is subject to the following interrelated controls:

1. District plan provisions which reference specific noise restrictions.
2. District plan provisions which reference the Airport's Noise Management Plan (NMP).
3. The NMP, which sits outside of the district plan.
4. The Air Noise overlay (ANO) – which is demarcated on the district plan maps, and referenced in district plan provisions and the NMP.
5. Designation conditions which reference or reflect district plan provisions and the NMP.

Airport Designations

The Airport and its operations are subject to designations issued by WIAL and other requiring authorities. The main designations include associated conditions that control the nature of development and the extent of WIAL's authority under relevant provisions of the Resource Management Act.

District Plan standards may paraphrase or reorder some Airport designation conditions. In the event of doubt, the Airport designation condition wording has precedence.

The designations are:

Airspace Designation

There is an airspace designation, the purpose of which is to help ensure the safe and efficient operation of the Airport. The designation limits the height of objects, such as new buildings below airplane flight paths, by imposing an obstacle limitation surface (OLS). The OLS applies to obstacles both within and outside of the Airport. The airspace designation is an overlay in the district plan.

The airspace designation OLS restrictions are defined and explained in [ref to location in Designations chapter] and illustrated on district plan Maps [ref]. Development that breaches the OLS can only occur with the prior written consent of WIAL.

Land Use Designations

WIAL has four designations covering different parts of the Airport and surrounding land. The designations cover separate areas because they were issued at different times for different purposes. In brief summary, the WIAL designations are:

- Designation # (Main Site): The main Airport land, including the Terminal, most of the runway areas, and the Tirangi Road Retail Park.
- Designation # (RESA): The southern runway end safety area extension.
- Designation # (East Side): Land adjoining and immediately east of the main Airport land which was historically the southern part of Miramar golf course. This designation is mostly to enable development and use of the land for aircraft taxiing / parking.
- Designation # (Miramar South): Land bordered by Miro, Kauri, Kedah and Broadway Streets, enabling its development and use for flight catering, rental car operations, and freight operations.

The land use designations and their associated conditions are structured so that works can proceed either:

1. without the need for an outline plan of works under section 176A of the RMA, if the works are within defined 'first-level' thresholds; or
2. with the submission of an outline plan to Council, if the works are above a first-level threshold (and in some case, also below an upper 'second-level' threshold); or
3. with the submission of a resource consent application if the works are above a second-level threshold or otherwise fall outside the terms and conditions of the designations.

Not all activities enabled by the Airport designations have first or second level thresholds defined by designation conditions.

Other Designations

Other non-WIAL designations which affect the Airport land include those associated with air traffic control and weather monitoring. They are:

- Designation #: Meteorological purposes
- Designation #: Moa Point Sewage Treatment Plant
- Designation #: Control Tower Height Restriction Controls.

Material Incorporated by Reference

The following material is incorporated by reference in the district plan:

- Integrated Design Management Plan – required by Airport Main Site designation, Condition 10
- Integrated Design Management Plan - required by Airport Miramar South designation, Condition 1
- Urban Design Principles – required by Airport Main Site designation, Condition 8
- Landscape and Urban Design Statement – required by Airport Main Site designation, Condition 9

Cross References to 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 chapters also contain provisions that may be relevant for activities in the Special Purpose Airport Zone, including:

- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Historic Heritage and Sites and Areas of Significance to Māori** - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Infrastructure** - The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives	
AIRPZ-O1	Purpose of the Airport Zone
Wellington International Airport is recognised and protected as locally and regionally significant infrastructure.	
AIRPZ-O2	Development of the Airport Zone
The predominant character of the Airport Zone is maintained, and where possible enhanced, while recognising: <ol style="list-style-type: none"> 1. The Airport’s role as an air and land transport hub that provides for the safe and efficient movement of people and goods; 2. There will be development that reflects the purpose of the Airport Zone or which provides the Airport with other forms of support; and 3. A high standard of design is necessary where large buildings or structures are visible to the public. 	
AIRPZ-O3	Compatibility of other activities
Non-Airport activities either within or outside the Airport Zone are: <ol style="list-style-type: none"> 1. Compatible with the efficient operation, maintenance, and upgrading of the Airport and its associated effects; 2. Compatible with the efficient functioning of other transport networks; and 3. The operation of the Airport is protected from reverse sensitivity effects. 	
AIRPZ-O4	Adverse effects generated by activities
Adverse effects of activities are avoided, remedied, or mitigated, while recognising: <ol style="list-style-type: none"> 1. The need for effects management within the Airport Zone, to avoid or limit effects on the amenity of the surrounding area; and 2. The need for effects management in adjacent areas outside the Airport Zone, to avoid or limit effects on the efficiency and safety of the Airport. 	
AIRPZ-O5	Decarbonisation
Activities are enabled which contribute to: <ol style="list-style-type: none"> 1. Decarbonisation of airport and aircraft operations; and 2. Generation and use of low carbon energy for the airport. 	
AIRPZ-O6	Airport resilience
The resilience of the Airport and its supporting infrastructure, including other transport links, is maintained or enhanced.	

Policies	
AIRPZ-P1	Activities, buildings and structures
Enable a range of activities, buildings and structures which are compatible with the role and function of the Airport Zone and Airport designations, including but not limited to those which: <ol style="list-style-type: none"> 1. Are compatible with the safe and efficient operation, maintenance, and upgrading of the Airport; and 2. Are compatible with terms and conditions of the relevant Airport designations; and 3. Provide for social, economic, cultural, environmental, decarbonisation, or resilience benefits. 	
AIRPZ-P2	Commercial activities
Allow for commercial activity in the following locations, provided that: <p><u>(Airport Main Site) Terminal Precinct</u></p> <ol style="list-style-type: none"> 1. The activity is associated with aircraft operations or serves the needs of passengers, crew, ground staff, airport workers, and other associated workers and visitors; or 2. The activity otherwise supports the economic viability of the Airport and it can be demonstrated that it: <ol style="list-style-type: none"> a. Is compatible with the role and function of the Airport Zone; 	

- b. Is of appropriate design, scale and location;
- c. Will not significantly detract from the economic viability of other commercial activities in Kilbirnie or Miramar; and
- d. Will not create significant adverse traffic and parking effects.

(Airport Main Site) West Side Precinct

- 3. The activity is subject to the considerations in 1 and 2 above; and
- 4. Retail activity does not exceed the gross floor area of the Tirangi Road Retail Park existing at the date of district plan notification.

(Airport Main Site) Broadway Precinct

- 5. The activity is subject to the considerations in 1 and 2 above; and
- 6. The activity supports the gateway function of the precinct and is consistent with the precinct's Integrated Design Management Plan; and
- 7. Retail activity is not located on the land between Calabar Road and Miro Street.

Airport Miramar South Designation

- 8. The activity is not retail in the Miramar South designation.

AIRPZ-P3	Airport Character
-----------------	--------------------------

Maintain and enhance public character, including through consideration of and compatibility with:

- 1. Any management plan developed to meet the conditions of an Airport designation;
- 2. The Urban Design Principles required as a condition of the Airport Main Site designation;
- 3. The use of a Landscape and Urban Design Statement, as required under the Airport Main Site designation; and
- 4. The Integrated Design Management Plans, as required under the Airport Main Site and Miramar South designations.

AIRPZ-P4	Management of effects
-----------------	------------------------------

Manage activity, building and structure effects in the Airport Zone that are not otherwise permitted by designations, having regard to:

- 1. Design, scale and location, and associated public and private effects.
- 2. Compatibility with the role and function of the Airport Zone.
- 3. Whether they are ancillary to and/or support Airport activities;
- 4. Safety, security or resilience of the Airport as an air and land transport hub;
- 5. Potential conflict with established or permitted activities on adjacent land outside the Airport Zone;
- 6. The need to maximise decarbonisation of Airport related activities; and
- 7. Safety, efficiency, resilience or capacity of both the Airport and other infrastructure and services.

Land Use Activities	
----------------------------	--

AIRPZ-R1	Airport Purposes
-----------------	-------------------------

1. Activity status: **Permitted**

Where:

- a. An activity of or for the requiring authority is specified by the Purposes of an Airport Zone designation and complies with all relevant associated conditions; or
- b. An activity of or for the requiring authority is specified by the Purposes Statement of an Airport Zone designation but the designation does not specify associated conditions.
- c. Any activity relating to or supporting Aircraft Operations within the Airside Precinct.

Note:

- 1. See AIRPZ-S1 for a list of activities specified by the Purpose statements of the Airport requiring authority designations.

AIRPZ-R2	Non-Airport Activities
-----------------	-------------------------------

1. Activity status: **Permitted**

Where:

- a. The activity is commercial; and
 - i. Is located within the (Airport Main Site) Terminal Precinct; and
 - ii. Is for a purpose authorised by the Airport Main Site designation (AIRPZ-S1).
- b. The activity is commercial (excluding retail); and
 - i. Is located in the Airport Miramar South designation; and
 - ii. Is for a purpose authorised by the Airport Miramar South designation (AIRPZ-S1).

Note:

1. This rule permits third parties (i.e. not the Airport authority) to operate in the (Airport Main Site) Terminal precinct or Miramar South designation, provided they have permission from the requiring authority, and it is consistent with the Purposes of the designation.

2. Activity status: **Controlled**

Where:

- a. The activity is not Permitted by Rule AIRPZ-R2.1; and
- b. The activity is in the (Airport Main Site) Terminal Precinct; and
- c. Any relevant standard in the Airport Zone chapter is met.

Matters of control are limited to:

1. Relevant matters listed in Policies AIRPZ-P1 to AIRPZ-P4.
2. Design, external appearance and siting.
3. Landscaping.
4. Parking provision and use.
5. Site access.
6. Loading and servicing.
7. Internal traffic circulation.
8. Traffic effects on the surrounding road network.

3. Activity status: **Restricted Discretionary**

Where:

- a. The activity is not Permitted or Controlled under Rule AIRPZ-R2; and
- b. The activity is commercial; and
 - i. Is in the (Airport Main Site) West Side, Broadway or South Coast precincts; and
 - ii. The activity is not retail in the South Coast precinct; and
 - iii. The gross floor area of retail activity in the precinct does not exceed that existing at the date of District Plan notification.

Matters of discretion are restricted to:

1. Any relevant standard in the Airport Zone chapter.
2. Relevant matters listed in Policy AIRPZ-P2.
3. The matters listed for Rule AIRPZ-R2.2.
4. Consistency with the (Airport Main Site) Broadway Precinct Integrated Design Management Plan.

4. Activity status: **Discretionary**

Where:

- a. The activity is not Permitted, Controlled or Restricted Discretionary under Rule AIRPZ-R2; and
- b. The activity is commercial; and
 - i. Is in the (Airport Main Site) West Side or Broadway precincts; and
 - ii. Rule AIRPZ-R2.3.b.iii is not met.
- c. The activity is commercial; and

- i. Is in the Airport Miramar South designation;
- ii. Is not for a purpose authorised by the Airport Miramar South designation.

5. Activity status: **Non-complying**

Where:

- a. The activity is commercial or retail on the land between Calabar Road and Miro Street (part of the (Airport Main Site) Broadway precinct).
- b. The activity is retail within the Miramar South designation or the Rongotai Ridge Precinct.
- c. The activity is within the East Side designation.
- d. Vehicle access is proposed from the (Airport Main Site) Broadway Precinct across the Calabar Road frontage.

Note:

The Calabar Road frontage is all frontage to the west of the roundabout existing at the date of district plan notification.

Notification Status: An application for resource consent made in respect of AIRPZ-R2(5) must be publicly notified.

Building and Structure Activities

AIRPZ-R3	Buildings and Structures
-----------------	---------------------------------

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with AIRPZ-S2 (Airport Main Site) or AIRPZ-S3 (Airport Miramar South).
- b. Buildings or structures of the requiring authority are consistent with the Purposes of an Airport designation as set out in standard AIRPZ-S1, and relevant designation conditions, as set out in standard AIRPZ-S2 (Airport Main Site) or AIRPZ-S3 (Airport Miramar South).
- c. The activity is building or structure maintenance or repair.

Notes:

In the (Airport Main Site) Terminal Precinct, buildings of the requiring authority that exceed the following limits are authorised by the designation (without the need for resource consent) but require the submission of an outline plan to council.

- Gross floor area 1,500m² (Main Site condition 1B).
- Height above ground level 12m (Main Site condition 1C).

In all other circumstances, buildings of the requiring authority that comply with AIRPZ-S2 (Airport Main Site) are authorised by the designation (without the need for resource consent) and without the need for submission of an outline plan to council.

2. Activity status: **Controlled**

Where:

- a. For non-airport activities, a building or other structure in the (Airport Main Site) Terminal Precinct:
 - i. Does not exceed 12m; and
 - ii. Is not subject to a stricter activity status by another rule.

Matters of control are limited to:

- 1. The matters listed in Policies AIRPZ-P1 to AIRPZ-P4.
- 2. Consistency with (Airport Main Site) Terminal Precinct Urban Design Principles prepared by the

<ul style="list-style-type: none"> requiring authority under Main Site condition 8. 3. Design, external appearance and siting. 4. Height control adjoining the golf course. 5. Landscaping. 6. Traffic generation, parking, loading and access.
<p>3. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with height control adjoining residential areas or the golf course is not achieved, but: <ul style="list-style-type: none"> i. Is not exceeded by more than 20%; and ii. Compliance with standard AIRPZ-S2 is otherwise achieved. b. The building or structure is in the Rongotai Ridge Precinct. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters listed in Policies AIRPZ-P1 to AIRPZ-P4. 2. Airport Main Site designation Urban Design Principles. 3. Maximum height. 4. Gross floor area. 5. Height control adjoining residential areas 6. Height control adjoining the golf course. 7. Traffic generation, parking, loading and access. 8. Visual and landscape impacts of development in the Rongotai Ridge Precinct.
<p>4. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. A building or structure for any purpose is not a Permitted, Controlled, or Restricted Discretionary activity. <p>Notification Status: An application for resource consent made in respect of Rule AIRPZ-R3.4 must be publicly notified.</p>

Activity Standards		Assessment Criteria
AIRPZ-S1	Permitted Activities and Structures	
<p>1. Unless otherwise restricted by designation conditions or rules in the District Plan, permitted activities and structures of the requiring authority are:</p> <p><u>East Side and Main Site</u></p> <ul style="list-style-type: none"> a. Aircraft operations and associated activities, including all ground-based infrastructure, plant and machinery necessary to assist aircraft operations; b. Taxiways, aprons, and other aircraft movement areas; c. Navigation and safety aids, lighting and telecommunication facilities, car parking d. Car parking, roads, accessways, stormwater facilities, monitoring activities, infrastructure and utility activities (including sustainable infrastructure), and landscaping; e. All demolition (if required) construction and earthworks activities, including associated 		

<p>structures;</p> <p>f. Ancillary activities, buildings and structures related to any Main Site or East Side activity; and</p> <p>g. Servicing, testing and maintenance activities related to any Main Site or East Side activity.</p> <p><u>East Side Only</u></p> <p>a. Pedestrian ways;</p> <p>b. Landscaping, planting, tracks and trails;</p> <p>c. Wastewater infrastructure; and</p> <p>d. Security fencing.</p> <p><u>Main Site Only</u></p> <p>a. Aircraft rescue training facilities and emergency services;</p> <p>b. Runways;</p> <p>c. Airport terminal, hangars, control towers, rescue and fire facilities, maintenance and service facilities, catering facilities, freight facilities, quarantine and incineration facilities, border control and immigration facilities, medical facilities, fuel storage and fuelling facilities, facilities for the handling and storage of hazardous substances;</p> <p>d. Associated administration and office activities;</p> <p>e. Site investigation activities;</p> <p>f. Vehicle parking and storage, rental vehicle facilities, vehicle valet activities, and public transport facilities;</p> <p>g. Signage, artwork or sculptures, billboards and flags;</p> <p>h. Hotel/visitor accommodation, conference facilities and services;</p> <p>i. Retail activities, service retail, restaurants and other food and beverage facilities including takeaway food facilities and commercial activities, provided they are located within the Terminal Precinct;</p> <p>j. Industrial and commercial activities provided they are associated with aircraft operations or serve the needs of passengers, crew, ground staff, airport workers, and other associated workers and visitors; and</p> <p>k. Structures to mitigate against the impact of natural hazards.</p> <p><u>Miramar South</u></p> <p>a. Flight catering;</p> <p>b. Rental car storage, maintenance and grooming;</p> <p>c. Freight reception, storage and transfer to/from air;</p> <p>d. Ground Service Equipment (GSE) storage; and</p> <p>e. Associated carparking, signage, service infrastructure and landscaping.</p>	
<p>AIRPZ-S2</p>	<p>Height and Location of Buildings and Structures (Main Site designation)</p>
<p>1. The height of buildings and structures shall not exceed:</p> <p>a. 30m in the (Airport Main Site) Terminal</p>	<p>Assessment Criteria where the standard is infringed, or proposed activities are not otherwise authorised by designation conditions:</p>

<p>precinct.</p> <p>b. 18m outside the (Airport Main Site) Terminal Precinct, except:</p> <ul style="list-style-type: none"> i. 15m for hangars used for Code C (or smaller) aircraft. ii. 20m for hangars used for Code E or other wide body aircraft. <p>2. In addition to 1 above, the height and / or location of all buildings and structures shall be further restricted:</p> <ul style="list-style-type: none"> a. In the (Airport Main Site) Terminal Precinct, no closer than 20m to an external site boundary. b. No higher than 15m, if within 8m of the golf course boundary. c. No higher than 4m, if within 5m of a residential zone boundary. d. Code E hangars may only be in the (Airport Main Site) West Side Precinct, and no closer than 10m to an external site boundary. e. In the case of the (Airport Main Site) South Coast precinct, no closer than 10m to the Moa Point Road boundary. <p>3. Gross floor area of a building in the (Airport Main Site) Terminal Precinct shall not exceed 1,500m². Except:</p> <p>4. Lift shafts, plant rooms, stairwells, water tanks, air conditioning units, ventilation ducts, chimneys, lighting poles and similar features on buildings or structures are excluded from the consideration of maximum height.</p>	<ul style="list-style-type: none"> a. Relevant terms and conditions of the Designation. b. Urban design / visual impact, including: <ul style="list-style-type: none"> i. Height and bulk. ii. Visual interest. iii. Urban Design Principles established under Main Site condition 8. iv. Any relevant Landscape and Urban Design Statement prepared in accordance with Main Site designation condition 9. c. Minimisation of visual impacts, including by: <ul style="list-style-type: none"> i. Limits to visual massing. ii. Visual permeability (maintenance of view lines). d. Effects on adjacent sites, including: <ul style="list-style-type: none"> i. Length of contiguous or near contiguous development on or near a zone boundary. ii. Shading and privacy impacts. e. Landscape impacts, including: <ul style="list-style-type: none"> i. Screening, planting and landscaping. ii. Effects on existing significant vegetation. f. Traffic generation, parking, and public transport impacts, including: <ul style="list-style-type: none"> i. Parking. ii. Public transport. iii. Site access. iv. Loading and servicing. v. Internal traffic circulation. vi. Traffic effects on the surrounding road network. g. The impacts of retail development on nearby Commercial or Mixed Use zones, and communities.
---	--

AIRPZ-S3	Height and Location of Buildings and Structures (Miramar South designation and Rongotai Ridge Precinct)
-----------------	--

<p>1. The height of buildings and structures shall not exceed:</p> <ul style="list-style-type: none"> a. In the Airport Miramar South designation, a wall height greater than 8 metres from existing ground level. b. A roof height greater than 9 metres from existing ground level if located within Area A of the Airport Miramar South designation, or within the Rongotai Ridge Precinct. c. A roof height greater than 10 metres from existing ground level if located within Area B of the airport Miramar South designation. <p>2. The coverage, location and length of buildings and structures shall not:</p> <ul style="list-style-type: none"> a. Exceed total site coverage of 35% in the Airport Miramar South designation. b. Be closer than 5 metres to the Site boundary. c. Exceed 10 metres of continuous wall length 	<p>Assessment Criteria where the standard is infringed, or proposed activities are not otherwise authorised by designation conditions:</p> <ul style="list-style-type: none"> a. Relevant terms and conditions of a Designation. b. Urban design / visual impact, including: <ul style="list-style-type: none"> i. Height and bulk. ii. Visual interest. iii. The Airport Miramar South designation Integrated Design Management Plan (IDMP). c. Scale and context appropriate to the surrounding area, including: <ul style="list-style-type: none"> i. Form of rooflines. ii. Variation in bulk, form, scale and coverage of buildings. iii. Minimisation of roof lighting visible to residential properties. d. Effects on adjacent sites, including: <ul style="list-style-type: none"> i. Length of contiguous or near contiguous
--	--

<p>without a step in the wall profile of the wall of at least one metre in depth, or via the use of another architectural device or change in materials or colour.</p> <p>Except:</p> <p>3. Lift shafts, plant rooms, stairwells, water tanks, air conditioning units, ventilation ducts, chimneys, lighting poles and similar features on buildings or structures are excluded from the consideration of maximum height.</p>	<p>development on or near a zone boundary.</p> <p>ii. Shading and privacy impacts.</p> <p>e. Landscape impacts, including screening, planting and landscaping.</p> <p>f. Traffic generation, parking, and public transport.</p> <p>g. The impacts of commercial development on nearby communities.</p>
---	--

Special Purpose Corrections Zone

CORZ	Special Purpose Corrections Zone
-------------	---

Introduction

Ara Poutama Aotearoa, the Department of Corrections operates a custodial prison facility for women located at 13 Main Road, Tawa, known as Arohata Prison. Ara Poutama Aotearoa, the Department of Corrections is responsible for the operational management of the prison. The site is designated by the Minister of Corrections for the purpose of "Arohata Prison".

Arohata Prison is an important part of the corrections facility network which provides for the safety and security of all New Zealand communities and is of national significance. It is one of just three women's prison facilities in the country and the only women's prison in the Greater Wellington area, and therefore has significance in a regional and district context. The facility plays a vital role in the region in allowing Ara Poutama Aotearoa, the Department of Corrections to meet its responsibilities under the Corrections Act 2004 for enforcing sentences and orders of the criminal courts and the New Zealand parole board.

In accordance with Section 176 of the RMA, the provisions of the District Plan shall apply in relation to the land that is subject to the designation only to the extent that the land is used for a purpose other than the designated purpose.

While custodial corrections facilities and ancillary activities are enabled under the designation, additional non-custodial justice sector activities are enabled under the Corrections Zone provided that they are appropriate for the site and their effects on the surrounding environment are managed. This includes non-custodial reintegration activities, community corrections activities and supported residential accommodation. The Corrections Zone also adopts some of the provisions of the adjacent Rural Zone.

Cross references to other relevant District Plan provisions
<p>It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in the Special Purpose Corrections Zone, including:</p> <ul style="list-style-type: none"> • Transport - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2). • Historic Heritage and Sites and Areas of Significance to Māori - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter. • Subdivision - The Subdivision Chapter contains provisions which manage subdivision of land. • Earthworks - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards. • Light - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas. • Noise - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels). • Signs - To ensure signs are compatible with an area, their scale, number, illumination, motion and

- placement are managed by the Signs Chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
 - **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.
 - **Ecosystems and Indigenous Biodiversity** - the Ecosystems and Indigenous Biodiversity chapter contains provisions that manage the use and development of land including within Significant Natural Areas.

Objectives	
CORZ-01	<p>Corrections Zone</p> <p>The Corrections Zone provides for:</p> <ol style="list-style-type: none"> 1. The continued operation and development of Arohata Prison. 2. The ongoing maintenance, upgrading, and expansion of Arohata Prison. 3. Activities with operational needs and functional needs to be located within the Corrections Zone without being constrained or compromised by incompatible activities.
CORZ-02	<p>Managing Effects</p> <p>Adverse effects of activities and development in the Corrections Zone are managed effectively within the Zone and at interfaces with adjoining zones, scheduled sites, public spaces and key movement streets.</p>
CORZ-03	<p>National Importance</p> <p>Arohata Prison is recognised as a nationally important facility which contributes to the economic and social well-being, and health and safety of the region and district.</p>

Policies	
CORZ-P1	<p>Operation and Development</p> <p>Enable the ongoing operation and development of custodial corrections facilities and associated activities.</p>
CORZ-P2	<p>Compatible Activities</p> <p>Provide for activities that are compatible with the purpose and function of the Corrections Zone, including:</p> <ol style="list-style-type: none"> 1. The following activities provided for as permitted activities in the Rural Zone: <ol style="list-style-type: none"> a. Rural activities; b. Cleanfill areas; and c. Conservation activities. 2. Non-custodial rehabilitation activities; 3. Community corrections activities; and 4. Supported residential accommodation.
CORZ-P3	<p>Other Activities</p> <p>Manage the effects of other activities which are otherwise compatible with the function and predominant character of the Rural Zone.</p>
CORZ-P4	<p>Amenity Values</p>

Manage activities within the Corrections Zone so that they do not unduly detract from the rural and residential amenity values of properties beyond the Corrections Zone.

Rules

Land Use Activities	
CORZ-R1	Custodial corrections facilities
	1. Activity status: Permitted
CORZ-R2	Non-custodial reintegration activities
	1. Activity status: Permitted Where: a. The loading and unloading of vehicles, or the receiving of deliveries, will only occur between the hours of 7:00am and 7:00pm on any day; and b. The operation of machinery only occurs between the hours of 7:30am and 7:00pm on any day.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CORZ-R2.1 cannot be achieved. Matters of discretion are restricted to: 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule CORZ-R2.2.a is precluded from being publicly notified.
CORZ-R3	Community corrections activities
	1. Activity status: Permitted Where: a. The hours of operation are between the hours of 7:00am and 7:00pm on any day.
	2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CORZ-R3.1.a cannot be achieved. Matters of discretion are restricted to: 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood. Notification status: An application for resource consent made in respect of rule CORZ-R3.2.a is precluded from being publicly notified.

CORZ-R4	Supported residential accommodation
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The maximum number of residents to be accommodated at any one time is 30; and b. No more than five supported residential accommodation buildings are to be located within the Corrections Zone.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of CORZ-R4.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood. <p>Notification status:</p> <p>An application for resource consent made in respect of rule GRZ-R4.2.a is precluded from being publicly notified.</p>
CORZ-R5	Rural activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The activity does not include the keeping of goats.
CORZ-R6	Cleanfill areas
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The volume of material is less than 100m³ per title, per year.
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of GRZ-R6.1.a cannot be achieved. <p>Notification status:</p> <p>An application for resource consent made in respect of rule GRZ-R6.2.a is precluded from being publicly notified.</p>
CORZ-R7	Conservation activity
	<p>1. Activity status: Permitted</p>
CORZ-R8	Rural Industry
	<p>1. Activity status: Discretionary</p>
CORZ-R9	Intensive indoor primary production
	<p>1. Activity status: Discretionary</p>

CORZ-R10	Quarrying or mining activities
1. Activity status: Discretionary	
CORZ-R11	Any activity not otherwise listed in this table
1. Activity status: Non-complying	

Building and Structure Activities	
CORZ-R12	Maintenance and repair of buildings and structures
1. Activity status: Permitted	
CORZ-R13	Demolition or removal of buildings and structures
1. Activity status: Permitted	
CORZ-R14	Construction, addition or alteration of buildings and structures including accessory buildings, relating to non-custodial reintegration, community corrections or supported residential accommodation activities
1. Activity status: Permitted Where: a. Compliance is achieved with CORZ-S1.	
2. Activity status: Restricted Discretionary Where: a. Compliance with the requirements of CORZ-R14.1.a cannot be achieved. Matters of discretion are restricted to: 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. 2. The matters in CORZ-P4. Notification Status: An application for resource consent made in respect of rule CORZ-R14.2.a is precluded from being publicly notified.	

Effects Standards	
CORZ-S1	Maximum height
1. Buildings and structures must not exceed a maximum height of 8m above ground level. This standard does not apply to: a. Buildings, accessory buildings and structures associated with custodial corrections facilities.	Assessment Criteria where the standard is infringed: 1. Dominance, privacy and shading effects on adjoining properties. 2. The ability to mitigate adverse effects through screening, planting and landscaping; 3. Whether topographical or other site constraints make compliance with the standard impractical; and 4. Whether the form and scale of the building is compatible with other buildings in the immediate

vicinity of the site.

Special Purpose Future Urban Zone

FUZ	Special Purpose Future Urban Zone
------------	--

Introduction

The purpose of the Future Urban Zone is to identify greenfield land that is suitable for urban development. The Future Urban Zone is used for land that is not ready for a residential, open space, centres or industrial zoning but has been identified for future urban use. This might be because there are a mix of activity areas that will need different zones at the end of the development phase. The Future Urban Zone allows for continued rural, conservation and recreational uses while land uses transition to urban activities. Activities and development that have the potential to obstruct or compromise future urban land uses such as fragmentation of land or contamination are restricted.

Prior to urban development, an associated Development Area overlay must be developed and incorporated into the District Plan. Development Areas contain a Development Plan for the area showing what activities are anticipated in which locations. The Development Plan ensures that development results in an integrated and cohesive urban area. Development Area overlays also contain all provisions for the Development Area, including objectives, policies, rules, standards and any particular requirements for the area to transition into a well-functioning, high-quality urban environment.

The objectives, policies and rules in this chapter will only apply where a Development Area overlay has not been incorporated into the District Plan for a given Future Urban Zone area.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the Future Urban Zone, including:

- **Strategic Direction** – the Strategic Direction chapter contains objectives relating to where and how future development in Wellington City will occur, and the priority matters for the City for the life of the District Plan. The Strategic Direction objectives must be referenced in the implementation of the Future Urban Zone including in the preparation and processing of resource consent applications and private plan changes.
- **Transport** - The Transport Chapter contains provisions relating to transport matters.
- **Historic Heritage and Sites and Areas of Significance to Māori** - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the Future Urban Zone.
- **Natural Hazards** – The identification and response to hazard risk in the Future Urban Zone is managed by

the Natural Hazards Chapter.

- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.
- **Ecosystems and Indigenous Biodiversity** - the Ecosystems and Indigenous Biodiversity chapter contains provisions that manage the use and development of land including within Significant Natural Areas.

Objectives

FUZ-O1	Purpose The Future Urban Zone assists Wellington City to meet its residential and business growth needs through efficient greenfield developments.
FUZ-O2	Activities The Future Urban Zone provides for a variety of rural activities that enable continued productive use of the rural land until such time as the land is urbanised.
FUZ-O3	Coordinated Planning and Development Development within the Future Urban Zone is comprehensively designed.
FUZ-O4	Mana Whenua Mana whenua values and aspirations are recognised and provided for in Development Areas controlling new urban development in the Future Urban Zone.

Policies

FUZ-P1	Accommodating Growth Enable activities that are in accordance with an associated Development Area.
FUZ-P2	Rural Activities Enable rural activities during the transition of the Future Urban Zone for urban development.
FUZ-P3	Incompatible Activities Avoid activities that result in fragmented land parcels or would otherwise compromise future urban development anticipated in the zone.
FUZ-P4	Mana Whenua Enable Development Areas to be used to recognise and provide for mana whenua values and aspirations.

Land Use Activities

FUZ-R1	Rural Activities
	1. Activity status: Permitted Where:

	a. The activity does not involve the keeping of goats.
FUZ-R2	Keeping of Goats
	<p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. The fencing standard in FUZ-S5 is complied with.</p> <p>Matters of control are limited to:</p> <ol style="list-style-type: none"> 1. Annual inspection of fences by the consent holder and reporting to the Council. 2. Annual reporting of stock numbers. 3. Procedures for reporting breaches of the fence and escapes to the Council and neighbours. 4. Procedures for retrieval of stock. 5. Method of stock identification. 6. Methods of disposal of stock if farming ceases.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of FUZ-R2.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The effects of non-compliance with any standard not being met.
FUZ-R3	Quarrying and Mining activities
	1. Activity status: Non-complying
FUZ-R4	Rural Industry
	1. Activity status: Non-complying
FUZ-R5	Intensive indoor primary production
	1. Activity status: Non-complying
FUZ-R6	Pet animal boarding, breeding or day-care activities
	1. Activity status: Non-complying
FUZ-R7	All other activities
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise listed as a permitted, controlled, restricted discretionary, or non-complying activity.</p>

Building and Structure Activities	
FUZ-R8	Construction, addition or alteration to buildings and structures
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is not the construction of a new building; and</p>

<p>b. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. FUZ-S1 ii. FUZ-S2 iii. FUZ-S3; and iv. FUZ-S4;
<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of FUZ-R8.1 cannot be achieved.</p>

Effects Standards		
FUZ-S1	Maximum height	
<p>1. The following maximum height limits above ground level must be complied with:</p>		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether the activity may restrict urban development anticipated in the Future Urban Zone; 2. Dominance, privacy and shading effects on adjoining properties; 3. The ability to mitigate adverse effects on adjoining properties; 4. The ability to mitigate adverse effects through screening, planting and landscaping; 5. Whether topographical or other site constraints make compliance with the standard impractical; 6. Whether the form and scale of the building is compatible with other buildings in the immediate vicinity of the site; 7. The extent to which the additional height is necessary to support a rural activity; 8. Additional criteria for accessory buildings: <ul style="list-style-type: none"> a. Whether the form and scale of the building is compatible with other buildings in the immediate vicinity of the site; and b. The extent to which the additional height is necessary to support a rural activity.
Type of structure	Maximum height above ground level	
a. Residential buildings and structures	5m, or the height of the existing residential building, whichever is the greater, up to a maximum of 8m	
b. Accessory buildings and structures associated with rural activities	8m	
<p>This standard does not apply to fences or standalone walls, which are provided for in FUZ-S4.</p>		
FUZ-S2	Maximum gross floor area	
<p>1. The following maximum gross floor area limits must be complied with:</p>		<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether the activity may restrict urban development anticipated in the Future Urban Zone;
Type of structure	Maximum gross floor area	

a. Residential buildings and accessory buildings	The combined gross floor area of all residential buildings and accessory buildings on the site shall not exceed 400m ² in area.	2. Dominance or privacy effects on adjoining properties; 3. The ability to mitigate adverse effects through screening, planting and landscaping; 4. Whether topographical or other site constraints make compliance with the standard impractical; 5. Additional criteria for accessory buildings and structures: <ol style="list-style-type: none"> The design and siting of buildings and structures; Associated streetscape and visual amenity effects; Whether the form and scale of the building is compatible with other buildings in the immediate vicinity of the site; and The extent to which the additional floor area is necessary to support a rural activity.
b. Accessory buildings for rural activities	A maximum gross floor area of 400m ² for one accessory building or an aggregated total gross floor area of 800m ² for the site.	
This standard does not apply to up to two rain water tanks, being a maximum diameter of 3.5m and a maximum height of 3m.		

FUZ-S3	Boundary setbacks
---------------	--------------------------

1. The following minimum boundary setback requirements must be complied with:		Assessment criteria where the standard is infringed: <ol style="list-style-type: none"> Whether the activity may restrict urban development anticipated in the Future Urban Zone; Dominance or privacy effects on adjacent properties; The ability to mitigate adverse effects through screening, planting and landscaping; Whether topographical or other site constraints make compliance with the standard impractical; Additional criteria for rural accessory buildings and structures: <ol style="list-style-type: none"> The design and siting of buildings and structures.
Type of structure	Minimum boundary setback	
a. Residential buildings, or accessory buildings or structures	6m from any site boundary	
b. Rural accessory buildings under 50m ² in area	3m from any site boundary	
c. Rural accessory buildings over 50m ² in area	6m from any site boundary	
This standard does not apply to: <ul style="list-style-type: none"> Fences or standalone walls Up to two rain water tanks in a side or rear yard, not exceeding a maximum diameter of 3.5m or a maximum height of 3m. 		

FUZ-S4	Fences and standalone walls
---------------	------------------------------------

1. Any fence or standalone wall, or combination of these structures, must not exceed a maximum height of 2m above ground level where within 1m of any site boundary This standard does not apply to fencing for the keeping of goats which is provided in FUZ-S5.	
--	--

FUZ-S5	Fencing requirements for the keeping of goats
---------------	--

1. All goats shall be contained within fenced areas, with fencing that meets the following requirements:	Assessment Criteria where the standard is infringed:
--	--

- a. Wire post-and-batten fence with no internal or external stays and with a minimum of high tensile 2.5mm diameter galvanised steel, and either:
 - i. Nine wires, with the bottom wire placed no higher than 80mm above ground level and, above that, wires placed at the following intervals: 100, 100, 100, 110, 120, 135, 150 and 165mm. The top wire should be approximately 50mm below the top of the post; or
 - ii. Seven wires, with the bottom wire barbed, and no higher than 80mm above ground level and, above that, wires placed at the following intervals 100, 120, 140, 160, 210 and 250mm. The top wire should be approximately 50mm below the top of the post. An electric wire on an outrigger shall also extend for the full length of the fence.
- b. Posts must be at the following intervals:
 - i. Less than 30 degrees ground slope: 5m.
 - ii. 30 degrees to less than 45 degrees: 4m.
 - iii. 45 degrees or more: 3m.
- c. Battens must be at 1m intervals.
- d. Fences across water bodies shall also require a floodgate to be constructed of H3 treated 100 mm x 50 mm timber suspended from an overhead wire or rail in such a way that the spacings will allow the passage of water but will not allow goats to pass through. A crossbar shall be positioned in the top third of the floodgate. Wire netting will not be used in floodgate construction. Flood gates across culverted watercourses shall be on the downstream side of the culvert.

1. Whether the proposed alternative fence design or other means of containment (by enclosure or tether) will adequately contain the keeping of goats within the site.

Special Purpose Hospital Zone

HOSZ	Special Purpose Hospital Zone
-------------	--------------------------------------

Introduction

The purpose of the Special Purpose Hospital Zone is to enable the efficient and effective operation and development of the Wellington Regional Hospital (Ngā Puna Wai ora) located in Newtown. The zone provisions provide for a range of hospital activities and ancillary activities and the Hospital's special operational needs and functional needs. Wellington Regional Hospital (Ngā Puna Wai ora) is the main public regional hospital in the Wellington Region.

Wellington Regional Hospital provides a wide range of services and ancillary activities that are critical to the health and social wellbeing of communities throughout the Wellington Region.

The hospital is also a major employment and education hub for Wellington. Ancillary activities provided for in this zone include but are not limited to pharmacies, cafes, offices and administrative activities and commercial activities. These ancillary activities play a key role in supporting the functions of the Hospital.

Wellington Regional Hospital (Ngā Puna Wai ora) and the land on which it sits has long established historical and cultural associations for the mana whenua of Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira. Activities and development within the Hospital Zone must recognise mana whenua as kaitiaki, alongside their relationship with the land and the health benefits associated with the land and springs that the Hospital sits on, as well as the manaaki that Ngā Puna Wai ora (Wellington Regional Hospital) provides. Active engagement with mana whenua will assist in ensuring the mouri/mauri of this area of importance to mana whenua is not diminished through any potential adverse effects created by activities within the Zone.

This zone chapter seeks to ensure that the evolving health care needs of Wellington City, and the wider region, are supported by the efficient development of Wellington's hospital sites, whilst also recognising the visual character and amenity values of the surrounding environment. The zone manages the bulk, scale and location of built form and the location and management of activities around the site. Activities that are not compatible with the Hospital Zone functions or which are more appropriately located in other zones are discouraged.

It is essential that the zone provides sufficient flexibility for the Hospital to develop, undertake maintenance, upgrade, expand and/or adapt in the future. This is necessary to enable the Hospital to continue to cater to the diverse needs and comfort, safety and accessibility requirements of the users, employees and visitors to the Hospital.

Cross references to other relevant District Plan provisions
<p>It is important to note that in addition to the provisions in this chapter, a number of other Part 2: District-Wide chapters also contain provisions that may be relevant for activities in Special Purpose Hospital Zone, including:</p> <ul style="list-style-type: none"> • Earthworks - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards. • Historic Heritage and Sites and Areas of Significance to Māori –Special Purpose Hospital Zone potentially could contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori

Chapter and Historic Heritage Chapter.

- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Infrastructure** – The Infrastructure chapter enables network utilities and manages potential adverse effects.
- **Noise** - The Noise Chapter contains specific controls in relation to noise.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land
- **Transport** - The Transport Chapter contains provisions relating to transport matters.
- **Temporary Activities** – The Temporary Activities Chapter contains provisions which manage the duration and effects of temporary activities.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives	
HOSZ-01	<p>Purpose</p> <p>Wellington Regional Hospital (Ngā Puna Wai ora) operates efficiently and effectively as a regionally and nationally significant hospital and its ongoing operation, function and development to support the economic, health and social well-being of the district and region is provided for.</p>
HOSZ-02	<p>Mana Whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations to Ngā Puna Wai ora (Wellington Regional Hospital), the manaaki that Ngā Puna Wai ora provides, the land and the values of the network of Awa are recognised in planning and developing the Hospital Zone.</p>
HOSZ-03	<p>Evolving Demands, Service and Technological Changes</p> <p>The evolving health care facility needs of Wellington City and the wider region are supported through land use activities and development that:</p> <ol style="list-style-type: none"> 1. Are undertaken in an efficient, well-integrated and strategic manner; 2. Provides a greater choice of open space for patients, staff and visitors to enjoy, recreate and shelter; and 3. Positively contributes to maintaining, and where possible enhancing a safe, comfortable and accessible hospital environment including opportunities to enhance connectivity through the site.
HOSZ-04	<p>Managing Effects</p> <p>Adverse effects of activities and development in the Special Purpose Hospital Zone are managed effectively both within the Zone and at interfaces with adjoining zones, scheduled sites, public spaces and key movement streets.</p>

Policies	
HOSZ-P1	<p>Enabled activities</p> <p>Enable hospital activities in the Special Purpose Hospital Zone.</p>
HOSZ-P2	<p>Potentially incompatible activities</p>

	<p>Only allow other activities within the Hospital Zone where they:</p> <ol style="list-style-type: none"> 1. Are compatible with the purpose of the Zone; and 2. Will not have adverse effects on the vitality and amenity of the Zone.
HOSZ-P3	<p>Mana Whenua</p> <p>Recognise and enable Taranaki Whānui and Ngāti Toa Rangatira cultural associations in the Hospital Zone by:</p> <ol style="list-style-type: none"> 1. Ensuring that use and development in the Zone recognises and has regard to the historical and contemporary relationship between mana whenua and this site, the land, network of awa and the manaaki that Ngā Puna Wai ora (Wellington Regional Hospital) activities provide; 2. Managing new development adjoining scheduled sites of significance to tangata whenua; and 3. Collaborating on the design and incorporation of traditional cultural elements into public space within the zone.
HOSZ -P4	<p>Urban Form, Quality and Amenity</p> <p>Deliver high-quality new development, alterations and additions, and public spaces within the Hospital site to positively contribute to the distinctive form, quality and amenity of the Special Purpose Hospital Zone and adjoining zones by ensuring that, where relevant, it:</p> <ol style="list-style-type: none"> 1. Has regard to the location of existing and future primary and ancillary activities; 2. Responds to the local context, particularly where the site is located adjoining: <ol style="list-style-type: none"> a. A scheduled site of significance to tangata whenua; b. A heritage building, heritage structure or heritage area; and c. A residential or open space zone. 3. Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 4. Maintains and, where possible, enhances existing informal pedestrian and cycling routes and creates new links that increase access and connectivity; 5. Achieves good accessibility for people of all ages and mobility and encourages social interaction; 6. Provides a safe environment for people that promotes a sense of security and allows informal surveillance; 7. Contributes to the visual interest of public space; 8. Incorporates green open space; 9. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; 10. Connects with existing and planned public space; 11. Supports reduction of greenhouse gas emissions by incorporating sustainable building technologies that increase energy efficiency; 12. Incorporates water sensitive design measures; 13. Incorporates high-quality visual and architectural quality design based on such factors as the form, scale, design and detailing of the building/structure or building additions/alterations; 14. Provides storage and/or service areas that are screened from public view; and 15. Has regard to the benefits and use of open space, landscaping and mature trees within the site on the streetscape, and on the character and visual amenity of the Hospital site and adjoining areas.
HOSZ-P5	Resilience

Encourage new development within the Hospital site that:

1. Is sustainable, resilient and adaptable to change in use over time; and
2. Support Wellington Regional Hospital's role and function as a resilience anchor during and after natural hazard events.

Land Use Activities

HOSZ-R1 Hospital Activities

1. Activity status: **Permitted**

HOSZ-R2 All Other Activities

1. Activity status: **Non-Complying**

Building and Structure Activities

HOSZ-R3 Maintenance and Repair of Buildings and Structures

1. Activity status: **Permitted**

HOSZ-R4 Demolition or Removal of Buildings and Structures

1. Activity status: **Permitted**

HOSZ-R5 Additions and alterations to Buildings and Structures

1. Activity status: **Permitted**

Where:

- a. The proposed additions or alterations:
 - i. Do not alter the external appearance of the building or structure; or
 - ii. Are not visible from public spaces; and
 - iii. Compliance with Effects Standards HOSZ-S1 and HOSZ-S2 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of HOSZ-R5.1 cannot be achieved

Matters of discretion are restricted to:

1. Any relevant matters in HOSZ-P3, HOSZ-P4 and HOSZ-P5;
2. The extent and effect of non-compliance with and relevant standard as specified in the associated assessment criteria for the infringed standard;
3. The Centres and Mixed-Use Design Guide;
4. The efficacy of landscaping proposed; and
5. The extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or public open space zone can be integrated as part of the façade or roof of the building.

Notification Status: An application for resource consent made in respect of rule HOSZ-R5.2 which results in non-compliance with HOSZ-S1 and HOSZ-S2 is precluded from being publicly notified.

HOSZ-R6 Construction of new buildings and structures

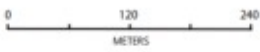
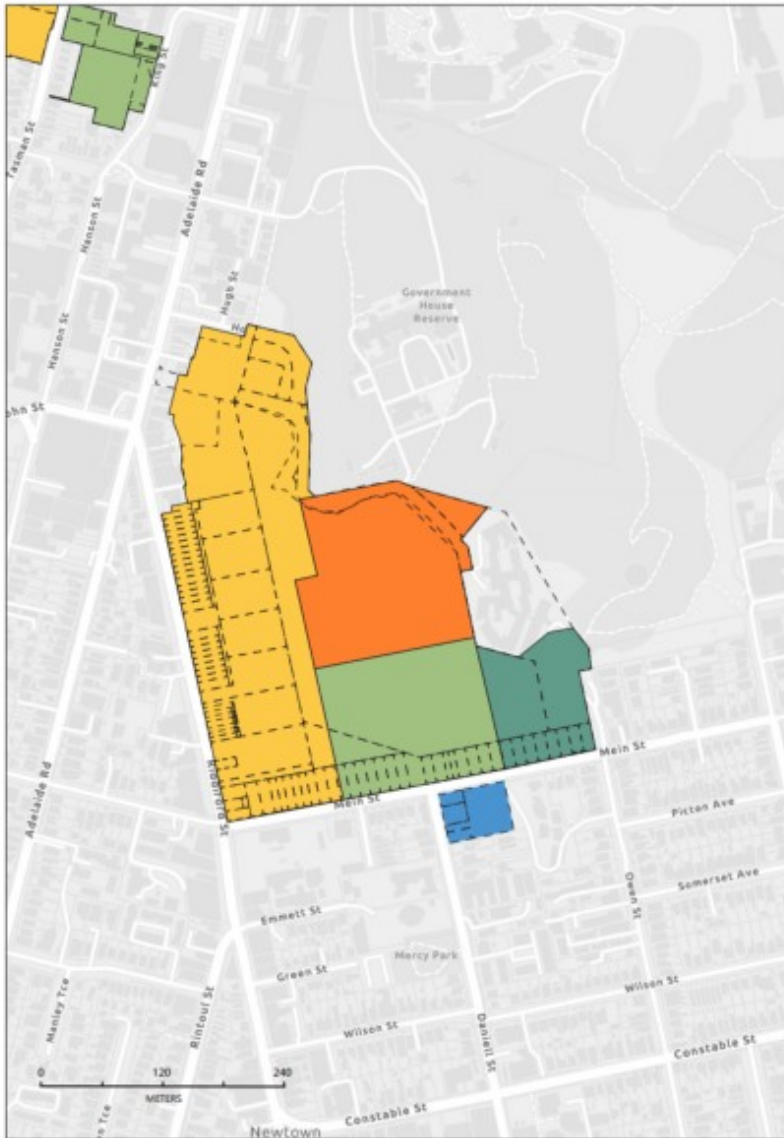
1. Activity status: **Permitted**

<p>Where:</p> <p>a. The new building or structure:</p> <ul style="list-style-type: none"> i. Is not visible from a public space; and ii. Will have a gross floor area of less than 100m²; and <p>b. Compliance with HOSZ-S1 HOSZ-S2 is achieved.</p>
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of HOSZ-R6.1 cannot be achieved:</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Any relevant matters in HOSZ-P3, HOSZ-P4 HOSZ-P5; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 3. The Centres and Mixed-Use Design Guide; 4. The efficacy of landscaping proposed; and 5. The extent to which any service elements (e.g. roof plant, exhaust and intake units, and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building. <p>Notification Status: An application for resource consent made in respect of rule HOSZ-R6.2 which results in non-compliance with HOSZ-S1 and HOSZ-S2 is precluded from being publicly notified.</p>
<p>HOSZ-R7 Outdoor storage areas</p>
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.</p>
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of HOSZ-R7.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in HOSZ-P4; 2. The extent to which any lesser screening is necessary to provide for functional needs and operational needs of the activities on the site; and 3. Visual amenity effects. <p>Notification Status: An application for resource consent made in respect of rule HOSZ-R7.2 is precluded from being either publicly or limited notified.</p>







Effects Standards				
HOSZ-S1	Maximum Height			
1. The following maximum height limits above ground level must be complied with:	Assessment Criteria where the standard is infringed: 1. The extent to which the additional height is necessary to provide for functional needs and operational needs of the hospital activities.			
<table border="1" style="width: 100%;"> <thead> <tr> <th style="background-color: #D3D3D3;">Location</th> <th style="background-color: #D3D3D3;">Limit</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>		Location	Limit	
Location	Limit			

Height Control Area 1	16.8 metres	<ol style="list-style-type: none">2. Design and siting of the building or structure.3. Whether the additional height provides for intensification of services within the existing site enabling greater efficiency of use of the existing hospital facility, rather than extending beyond the site boundaries.4. Any adverse effects on the streetscape.5. The extent to which the infringement is necessary due to the shape or natural and physical features of the site.6. The extent to which the building or structure has the potential to become a dominant feature in the landscape.
Height Control Area 2	25.2 metres	
Height Control Area 3	33.6 metres	
Height Control Area 4	50.4 metres	
Height Control Area 5	21.0 metres	

WELLINGTON REGIONAL HOSPITAL



KEY

-  Height Control Area 1 (16.8m)
-  Height Control Area 2 (25.2m)
-  Height Control Area 3 (33.6m)
-  Height Control Area 4 (50.4m)
-  Height Control Area 5 (21.0m)
-  Parcel Boundaries

<p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. Satellite dishes, antennas, aerials, chimneys, flues and flag poles provided these do not exceed 1m in diameter and do not exceed the height limit by more than 1m measured vertically. 2. Solar power and heating components provided these do not exceed the height limit by more than 500mm measured vertically. 3. Lift overruns provided these do not exceed the height limit by more than 4m measured vertically. 	
HOSZ-S2	Height in relation to boundary
<ol style="list-style-type: none"> 1. For any site adjoining a site in the Medium Density Residential Zone, no part of any building or structure may project beyond a line of 60° measured into the site from a height of 8m above ground level from all side and rear boundaries. 2. For any site adjoining a site in the General Residential Zone or any Open Space Zone, no part of any building or structure may project beyond a line of 60° measured into the site from a height of 5m above ground level from all side and rear boundaries. 3. Where HOSZ-S1 or HOSZ-S2 applies and the site boundary abuts an access in excess of 2.5m in width, the measurement must be taken from the furthest boundary of the access. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> 1. A boundary with a road; 2. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm; 3. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; or 4. Satellite dishes, antennas, aerials, flues, and architectural features (e.g. finials, spires) provided these do not exceed 1m in diameter and do not exceed the height in relation to boundary by more than 1m measured vertically. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs and operational needs of the hospital activities on the site. 2. Design and siting of the building or structure. 3. Whether the additional height provides for efficient intensification of the site, rather than extending beyond site boundaries. 4. Streetscape and visual amenity effects. 5. Dominance and shading effects on adjoining sites.

Special Purpose Port Zone

PORTZ	Special Purpose Port zone
--------------	----------------------------------

Introduction

The purpose of the Special Purpose Port zone is to enable the commercial port to operate efficiently and effectively as a locally, regionally and nationally significant shipping and passenger port and freight intermodal hub, while managing effects on the amenity of surrounding zones so that adverse effects are mitigated as far as practicable, and people's health and safety is maintained. The Special Purpose Port zone provides for activities that have a functional need or operational need to locate in the coastal environment, and for activities already established in the Special Purpose Port zone, while ensuring the continued safe and efficient operation of the commercial port.

The Special Purpose Port zone occupies a large prominent area at the entrance to the city. It is located within the coastal environment and extends inland to the west to include areas occupied by railyards and freight activities. It is bordered by the City Centre zone and Waterfront zone. Its strategic location at the northern gateway to the city, terminus of the north island main trunk railway, and linkage across the Cook Strait between the North and South Islands makes the commercial port and railyard area regionally significant infrastructure.

As regionally significant infrastructure, the ability of the commercial port to develop and adapt is important. The commercial port has specific functional needs and operational needs, which as a result of the port's operation and nature of operational port activities means that adverse effects, including noise, are not able to be fully internalised.

The Special Purpose Port zone includes the commercial port area where CentrePort operates, extending from Kaiwharawhara in the north to Railway/Interisland Wharf in the south. The interrelationship between domestic and international shipping, freight, cruise, and rail transport networks facilitates employment, access, trade, and tourism – generating economic and social benefits at the local, regional, and national level.

The railyard area is covered by a designation that provides for rail activities and buildings and structures for railway purposes. All other activities, buildings, and structures, in the railyard area are covered by this chapter.

Within the Special Purpose Port zone there are two distinct Precincts – the Multi-User Ferry Precinct, and the Inner Harbour Port Precinct. The Inner Harbour Port Precinct is an area of land to the east of Waterloo Quay and south of the Commercial Port Area. The Multi-User Ferry Precinct covers the area in Kaiwharawhara to the north of the Commercial Port Area which contains the Interislander Ferry Terminal. Whilst each Precinct has distinct characteristics and different levels of development anticipated over the short to long-term, both Precincts are forecast to undergo a degree of change involving the provision of passenger port facilities in response to evolving demands, services and technological changes in the port's passenger and shipping capacity, and its connections with other transport modes.

For the Inner Harbour Port Precinct the long-term vision aligns with the Special Purpose Waterfront Zone. However, the Special Purpose Port zone recognises existing operational port activities and passenger port facilities that are anticipated to continue to locate and operate in that Precinct in the short to medium term during the transitional period of both Precincts. For the Multi-User Ferry Precinct, the Special Purpose Port zone's operational port activities and passenger port facilities effectively aligns with the short, medium and long-term vision for the precinct. The Multi-User Ferry Precinct itself provides for the anticipated comprehensive redevelopment of the precinct site.

Shipping/freight and passenger functionality are two key aspects of the Special Purpose Port zone that have compatible yet distinct needs. This interface is managed through the application of the Multi-User Ferry Precinct and Inner Harbour Port Precinct which contain additional provisions to control built form, urban design, access and connections with public transport modes and networks, and infrastructure requirements to meet current and foreseeable future needs.

Noise generated by the commercial port in the Special Purpose Port zone and coastal marine area is managed through the Port Noise Management Plan for CentrePort Ltd 2008. Noise generated in the coastal marine area is subject to the Natural Resources Plan administered by Greater Wellington Regional Council.

PORTZ- PREC01	Inner Harbour Port Precinct
--------------------------	------------------------------------

Introduction

The purpose of the Inner Harbour Port Precinct is to provide for the evolving demands, service and technological changes of the port's passenger and shipping capacity as the Precinct transitions towards a mixed-use environment that is integrated, connected, and reflective of the adjoining Waterfront Zone and City Centre Zone.

The Inner Harbour Port Precinct is to provide a clear long-term vision for anticipated development, by way of a masterplan, while recognising existing and ongoing operational port activities and passenger port facilities. The long-term vision for the Inner Harbour Port Precinct area is a vibrant mixed-use environment with enhanced integration between the port, waterfront and city, providing more space for buildings, greater pedestrian connections, and a public waterfront space for Wellingtonian's and visitors to enjoy. As the transition of the Inner Harbour Port Precinct is inter-dependant on the development of the Multi-User Ferry Precinct, operational port activities and passenger port facilities will likely continue to be the primary purpose of the Inner Harbour Port Precinct in the short to medium term. The Inner Harbour Port Precinct area also has potential for better connections with adjacent transport networks, including the Wellington City bus terminal and Wellington Railway Station.

The Inner Harbour Port Precinct aims to:

1. Meet the changing needs of existing and new functions and users, in a manner that does not detract from the operational ports long-term viability;
2. Support current established activities, and the upgrading, redevelopment and future development of the Precinct;
3. Manage the transitional period from operational port uses in the short to medium term, to a fully functioning, vibrant mixed-use space which is successfully integrated into the overall urban fabric and transport network;
4. Provide a distinctive waterfront environment in the medium to long-term; and
5. Ensure future buildings and public environments are of a high-quality design to complement and enhance this area of the City Centre and waterfront gateway.

Building height, bulk and design controls are intended to provide a framework which, while providing flexibility and being enabling of operational port activities, encourages a high-quality built environment, positive well-defined waterfront space and a visual transition in the height of built form extending from the water's edge to the established City Centre.

The eventual vision for the Inner Harbour Port Precinct is that it becomes an extension of the Waterfront Zone. However, any comprehensive redevelopment and rezoning, will need to occur through a plan change process, which will include incorporating a masterplan to guide any intended comprehensive redevelopment. Masterplan requirements for the Inner Harbour Port Precinct can be found in Multi-User Ferry Precinct and Inner Harbour Port Precinct Masterplan Requirements.

Mana whenua, particularly Te Ati Awa, have an important connection with Te Whanganui a Tara. Both Taranaki Whānui and Ngati Toa's Claims Settlement Acts identify the Wellington Harbour as a statutory area. Activities within the Inner Harbour Port Precinct must recognise mana whenua as kaitiaki, alongside their relationship with the land. Active engagement with mana whenua will assist in ensuring the mouri/mauri of this area of importance to mana whenua is not diminished through any potential adverse effects created by activities or development within the Precinct.

The Land Use Activities Rules for the Special Purpose Port Zone apply to the Inner Harbour Port Precinct. The Building and Structure Activity Rules and Standards for the Special Purpose Port Zone apply within the Inner Harbour Port Precinct in addition to any rules and standards identified specifically for the Inner Harbour Port Precinct.

Where there is any conflict between the Special Purpose Port Zone provisions and the Precinct provisions, the Precinct provisions prevail.

PORTZ- PREC02	Multi-User Ferry Precinct
--------------------------	----------------------------------

Introduction

The purpose of the Multi-User Ferry Precinct is to enable the potential reconfiguration of the Cook Strait ferry operations (Interislander and Strait NZ Bluebridge) to a co-located single precinct with enhanced active and public transport network multi-modal connections.

The Multi-User Ferry Precinct, located at Kaiwharawhara, has a strong locational prominence at the main entrance to Wellington, is an integral part of the northern gateway, and has strategic inter-regional connectivity between the North and South Islands. The significance of this is reflected in the classification of ferry terminals as regionally significant infrastructure, in recognition of their importance as a resilient strategic asset and critical piece of infrastructure for New Zealand and the Wellington region, particularly in response to a major natural disaster.

Evolving demands, service and technological changes may lead to urgent need for new, modified, and/or flexible port or passenger port buildings and structures as the Precinct develops. The purpose of Multi-User Ferry Precinct is to provide a clear long-term vision for anticipated development by way of a masterplan, while recognising the need for flexibility to provide for the reconfiguration and transition of ferry operations and passenger port facilities in the short to medium term. Masterplan requirements for the Multi-User Ferry Precinct can be found in Multi-User Ferry Precinct and Inner Harbour Port Precinct Masterplan Requirements .

Kaiwharawhara has long established historical and cultural associations for the mana whenua of Whanganui a Tara (Wellington), Taranaki Whānui and Ngati Toa Rangatira. Activities within the Multi-User Ferry Precinct must recognise mana whenua as kaitiaki, alongside their relationship with the land. Active engagement with mana whenua will assist in ensuring the mouri/mauri of this area of importance to mana whenua is not diminished through any potential adverse effects created by activities and development within the Precinct.

The Land Use Activities Rules for the Special Purpose Port Zone apply to the Multi-User Ferry Precinct. The Building and Structure Activity Rules and Standards for the Special Purpose Port Zone apply within the Multi-User Ferry Precinct in addition to any rules and standards identified specifically for the Multi-User Ferry Precinct.

Where there is any conflict between the Special Purpose Port Zone provisions and the Precinct provisions, the Precinct provisions prevail.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the Port zone, including:

- **Earthworks** – The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Coastal Environment** – The Coastal Environment Chapter management activities within the Coastal Environment.
- **Contaminated Land** – The Contaminated Land Chapter contains provisions regarding the management and remediation of contaminated land.
- **Designations** – The Designation Chapter contains KiwiRail designations apply to the rail yard area which is located within the Port Zone.
- **Hazardous Substances** – The Hazardous Substances chapter contains provisions to manage hazardous substances and the potential threats to the health and safety of the district’s people, property and natural environment.
- **Historic Heritage and Sites and Areas of Significance to Māori** – The Port zone can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Light** – The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Natural Hazards** – The Natural Hazards Chapter manages the identification and response to hazard risk in the Port Zone.
- **Infrastructure** – This Infrastructure Chapter contains provisions to manage the ongoing operation, maintenance, development upgrade of infrastructure.
- **Natural Hazards and Risks** –This chapter including Contaminated land, Hazardous substances, Natural hazards, and Coastal hazards.
- **Transport** – The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Viewshafts** – Viewshafts within the Port zone are managed by the Viewshafts Chapter.
- **Public Access** – The Public Access Chapter contains provisions to manage public access to the District’s water bodies and Coastal Marine Area.
- **Subdivision** – The Subdivision Chapter contains provisions which manage subdivision of land in the Port zone.
- **Noise** – The Noise Chapter contains specific controls in relation to noise and the management of noise within the Port Zone.
- **Signs** – To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

Special Purpose Port Zone

PORTZ-O1	<p>Purpose</p> <p>Activities in the Special Purpose Port Zone operate safely, efficiently and effectively as:</p> <ol style="list-style-type: none"> 1. A locally, regionally and nationally significant shipping and passenger port and freight hub; and 2. A commercial port area whose functional needs and operational needs are not constrained or compromised by non-port activities, reverse sensitivity, incompatible built
-----------------	--

	form or subdivision.
PORTZ-O2	<p>Managing effects</p> <p>Adverse effects from activities and development within the Special Purpose Port Zone are managed effectively, particularly on more sensitive environments in adjoining zones.</p>
Inner Harbour Port Precinct	
PORTZ-PREC01-O1	<p>Purpose</p> <p>The Inner Harbour Port Precinct is a safe, resilient, and flexible environment that:</p> <ol style="list-style-type: none"> 1. Enables the effective operation of passenger port facilities and operational port activities and responds to evolving demands, services and technological changes in the port's passenger and shipping capacity; 2. Transitions in a co-ordinated and integrated manner to a mixed-use waterfront environment in the long-term; 3. Is an attractive place for development and investment that contributes to the long-term vision of a mixed-use environment; and 4. Is integrated with existing and future active and public transport networks.
PORTZ-PREC01-O2	<p>Amenity and design</p> <p>The Inner Harbour Port Precinct complements and connects with the surrounding urban environment to create a distinctive waterfront identity, characterised by good quality buildings, urban design, and public spaces.</p>
Multi-User Ferry Precinct	
PORTZ-PREC02-O1	<p>Purpose of the Multi-User Ferry Precinct</p> <p>The Multi-User Ferry Precinct is a safe, resilient, convenient, and accessible environment that:</p> <ol style="list-style-type: none"> 1. Is recognised for its strategic importance and function; 2. Optimises existing and future active and public transport network connectivity both inter-regionally and locally; 3. Provides safe and efficient integration with inter island and regional transport network, including freight and passenger vehicles; 4. Provides flexibility for the precinct to transition and develop in a comprehensive manner; 5. Improves the quality of Wellington passenger port facilities infrastructure, access and services for ferry users and the wider Wellington public; and 6. Optimises investment to support future passenger port facilities, freight efficiency, tourism spend, port operations and benefits to Wellington City Centre.
PORTZ-PREC02-O2	<p>Amenity and design</p> <p>Development in the Multi-User Ferry Precinct positively contributes to creating a well-functioning urban environment and enhances the entrance to the city.</p>

Policies

Special Purpose Port Zone

PORTZ-P1	<p>Port Activities</p> <p>Maintain and protect the efficient and effective operation of the commercial port by:</p>
-----------------	--

	<ol style="list-style-type: none"> 1. Enabling operational port activities and associated buildings and structures of an appropriate scale; 2. Avoiding the establishment of incompatible activities that may compromise or conflict with existing or permitted operational port activities and the ability of the Special Purpose Port zone to operate safely, efficiently and effectively; and 3. Only allowing non-operational port activities to establish in the Special Purpose Port Zone where the activity: <ol style="list-style-type: none"> a. Has a functional need or operational need to locate in the Special Purpose Port Zone; or b. Is necessary for the safe and efficient use and operation of the commercial port.
PORTZ-P2	<p>Management areas and activities</p> <p>Identify different areas within the Special Purpose Port zone that provide for distinct activities, including:</p> <ol style="list-style-type: none"> 1. The commercial port area to provide for a range of operational port activities; 2. The Multi-User Ferry Precinct at Kaiwharawhara to provide for the comprehensive redevelopment of the area for passenger port facilities; 3. The Inner Harbour Port Precinct to enable ongoing passenger port facilities and the transitional redevelopment of the Precinct with activities that support a public waterfront environment; and 4. The railyard area to provide for rail activities and buildings and structures for freight and railway purposes.
PORTZ-P3	<p>Access and Connections</p> <p>Maintain and provide efficient, safe and effective access and connections with other transport modes and networks, in recognition of the Special Purpose Port zone as a locally, regionally and nationally significant passenger, shipping and freight hub.</p>
PORTZ-P4	<p>Adverse effects</p> <p>Manage the adverse effects associated with noise and light emissions and building and structure bulk, scale and location effects from use and development in the Port Zone.</p>
PORTZ-P5	<p>Sensitive Activities</p> <p>Ensure that any new sensitive activities seeking to establish adjacent to the Special Purpose Port Zone are appropriately located to avoid adverse reverse sensitivity effects and/or potential conflict with lawfully established activities occurring within the Special Purpose Port Zone, and where avoidance is not possible, that any adverse effects are appropriately remedied or mitigated.</p>
Inner Harbour Port Precinct	
PORTZ-PREC01-P1	<p>Use and development of the Inner Harbour Port Precinct</p> <p>Provide for the staged redevelopment of the Inner Harbour Port Precinct, and its connections with the transport network and Waterfront zone by:</p> <ol style="list-style-type: none"> 1. Ensuring land use activities and development is planned and designed in a co-ordinated, site-responsive and integrated manner through development and implementation of a comprehensive masterplan; 2. Enabling the ongoing operation, upgrading and redevelopment of existing activities; and 3. Enabling new development and a range of activities in the Inner Harbour Port Precinct that are adaptable, integrated, and compatible with surrounding land uses and activities.

<p>PORTZ- PREC01-P2</p>	<p>Managing effects</p> <p>Enable and manage the transition and development of the Inner Harbour Port Precinct by ensuring that intensification, redevelopment, and growth within the Inner Harbour Port Precinct be planned and designed in a site responsive and integrated manner, while:</p> <ol style="list-style-type: none"> 1. Ensuring that development does not compromise or constrain the safe and efficient operation of the commercial port, operational port activities and passenger port facilities; 2. Ensuring that development does not significantly adversely affect activities on the surface of the water; 3. Recognising the locational context, including whether the activity will compromise cultural, spiritual and/or historical values and interests and associations of importance to tangata whenua, particularly where the site is located adjoining: <ol style="list-style-type: none"> a. A scheduled site of significance to tangata whenua; b. A heritage building, heritage structure or heritage area; and 4. Ensuring that there is adequate existing and/or planned infrastructure to service the activity.
<p>PORTZ- PREC01-P3</p>	<p>Access, connections and open space</p> <p>Require that the use, development, and operation of the Inner Harbour Port Precinct:</p> <ol style="list-style-type: none"> 1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks; 2. Promotes and enhances existing and planned pedestrian and cycle access and connections between the Waterfront Zone and City Centre; 3. Provides public open spaces and well-designed, safe pedestrian and cycle access within the Precinct; and 4. Does not compromise or conflict with the safe and efficient operation of operational port activities or passenger port facilities.
<p>PORTZ- PREC01-P4</p>	<p>Amenity and design</p> <p>Require development within the Inner Harbour Port Precinct to complement and enhance the city centre gateway and contribute positively to the visual quality, amenity, interest and public safety of the Precinct, by:</p> <ol style="list-style-type: none"> 1. Providing building forms and facades that reflect their visual prominence; 2. Encouraging resilient building design that is adaptable to change in use over time; 3. Responding to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. A heritage building, heritage structure or heritage area; and b. Scheduled sites of significance to tangata whenua; 4. Responding to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 5. Incorporating high-quality visual and architectural design based on factors such as the bulk, form, scale, design, location and detailing of the building/structure or building additions/alterations; 6. Recognising mana whenua cultural values through design of public spaces; 7. Achieving good accessibility for people of all ages and mobility; 8. Encouraging and enhancing a distinctive waterfront environment with features, character, and sense of place which reflects the context and character of its port and maritime surroundings; 9. Complementing the established part of the Waterfront Zone; 10. Providing for activated frontages adjoining the waterfront and, where practical, publicly accessible spaces; 11. Retaining visual connections to the city and harbour; and 12. Recognising and contributing positively to the amenity values, safety, character and

	coherence of the surrounding area at the site boundary and street interfaces, both at its interface with public areas and waterfront.
Multi-User Ferry Precinct	
PORTZ- PREC02-P1	<p>Multi-User Ferry Precinct Re-development</p> <p>Provide for the staged redevelopment of the Multi-User Ferry Precinct to meet the changing needs of existing and expanding passenger port facilities by:</p> <ol style="list-style-type: none"> 1. Developing and implementing a comprehensive masterplan; 2. Enabling the ongoing operation, upgrading and redevelopment of established activities; and 3. Enabling the development of new regionally significant infrastructure that are compatible with passenger port facilities or operational port activities.
PORTZ- PREC02-P2	<p>Managing effects</p> <p>Manage the effects of development within the Multi-User Ferry Precinct by ensuring that:</p> <ol style="list-style-type: none"> 1. The development does not compromise or constrain: <ol style="list-style-type: none"> a. The safe and efficient operation of operational port activities and the Commercial Port; b. Opportunities for intensification or expansion of passenger port facilities; 2. The development does not create significant adverse effects on activities on the surface of water; and 3. The activity does not compromise cultural, spiritual and/or historical values and interests and associations of importance to tangata whenua, particularly where the site is located adjoining: <ol style="list-style-type: none"> a. A scheduled site of significance to tangata whenua; and b. A heritage building, heritage structure or heritage area.
PORTZ- PREC02-P3	<p>Access and connections</p> <p>Require that the use, development, and operation of the Multi-User Ferry Precinct provides attractive, safe, efficient, and convenient connections to existing and planned transport networks.</p>
PORTZ- PREC02-P4	<p>Quality and Amenity</p> <p>Require new development and alterations and additions to existing development within the Multi-User Ferry Precinct contribute to a well-functioning urban environment, complement and enhance the entrance to the city, and contribute positively to visual quality and amenity, by:</p> <ol style="list-style-type: none"> 1. Providing building forms and facades that reflect their visual prominence; 2. Ensuring the bulk, scale and location of built form is appropriate for the context; 3. Responding to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. A heritage building, heritage structure or heritage area; and b. Scheduled sites of significance to tangata whenua; 4. Responding to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 5. Achieving good accessibility for people of all ages and mobility; 6. Providing a safe environment for people that promotes a sense of security and allows informal surveillance; 7. Supporting reduction of greenhouse gas emissions by incorporating sustainable building technologies that increase energy efficiency; 8. Incorporating water sensitive design measures; 9. Requiring storage and/or service areas that are screened from public view; 10. Incorporating high-quality visual and architectural design; and

	11. Incorporating public artwork and wayfinding including provision of interpretation and references to the area's heritage and culture.
PORTZ- PREC02-P5	<p>Cultural, historical and ecological values</p> <p>Ensure that use and development within the Multi-User Ferry Precinct recognises and has regard to the significance of the Kaiwharawhara area, in particular:</p> <ol style="list-style-type: none"> 1. The cultural and ecological significance of the area; and 2. The historical and contemporary relationship between mana whenua and the Kaiwharawhara area.

Rules: Land Use Activities in the Special Purpose Port Zone

PORTZ-R1	Operational Port Activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with Effects Standards PORTZ-S1 is achieved.
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of PORTZ-R1.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in PORTZ-P1, PORTZ-P2, PORTZ-P3, PORTZ-P4, and PORTZ-P5; and 2. The extent and effect of non-compliance with any Effects Standards as specified in the associated assessment criteria for the infringed standard(s). <p>Notification Status: An application for resource consent made in respect of rule PORTZ-R1.2 is precluded from being either publicly or limited notified.</p>
PORTZ-R2	All Other Activities
	<p>1. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity has an operational need or functional need to locate in the Special Purpose Port Zone.
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of PORTZ-R2.1 cannot be achieved. <p>Notification Status: An application for resource consent made in respect of rule PORTZ-R2.2 must be publicly notified.</p>

Land Use Activities in the Inner Harbour Port Precinct

PORTZ- PREC01-R1	Commercial Activities
-----------------------------	------------------------------

1. Activity status: Permitted	
Where:	
a. The area of net lettable floor space occupied by commercial activities must not exceed 500m ²	
PORTZ- PREC01-R2	Office Activities
1. Activity status: Permitted	
Where:	
a. The area of net lettable floor space occupied by office activities does not exceed 68,000m ²	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with PORTZ-PREC01-R2.1 cannot be achieved.	
Matters of discretion are restricted to:	
1. The matters in PORTZ-PREC01-P1 and PORTZ-PREC01-P2;	
2. The potential economic impact of the additional office space on the viability and vibrancy of the City Centre;	
3. The extent to which the proposal compromises or enhances the ability to achieve mixed-use within the Inner Harbour Port Precinct; and	
4. The extent to which the proposal will enhance the vibrancy, vitality and safety of the public environment within the Inner Harbour Port Precinct.	
PORTZ- PREC01-R3	All Other Activities
1. Activity Status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or non-complying activity.	

Land Use Activities in the Multi-user Ferry Precinct	
PORTZ- PREC02-R1	Commercial Activities
1. Activity status: Permitted	
Where:	
a. The area of net lettable floor space occupied by commercial activities must not exceed 500m ²	
PORTZ- PREC02-R2	All Other Activities
1. Activity Status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or	

non-complying activity.

Rules: Building and Structure Activities in the Special Purpose Port Zone

PORTZ-R3 Maintenance and Repair of Buildings and Structures

1. Activity status: **Permitted**

PORTZ-R4 Demolition or Removal of Buildings and Structures

1. Activity status: **Permitted**

PORTZ-R5 Construction and Alterations and Additions to Buildings and Structures

1. Activity status: **Permitted**

Where:

- a. The building or structure is for operational port activities; and
- b. Compliance with Standard PORTZ-S1 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of PORTZ-R5.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in PORTZ-P1 and PORTZ-P4;
2. The extent and effect of non-compliance with any Effects Standards as specified in the associated assessment criteria for the infringed standard(s);
3. The design, scale and configuration of the proposed building/structure or building additions/alterations, including:
4. The scale of development anticipated within the zone and in the vicinity of the site;
5. The visual and architectural quality based on such factors as the form, scale, design and detailing of the building/structure or building additions/alterations;
6. The extent of landscaping or other means to provide amenity when viewed from public areas; and
7. The safe movement of people and vehicles to and from the site and within the site and surrounding transport network.

Building and Structure Activities in the Inner Harbour Port Precinct (PORTZ-PREC01)

PORTZ-PREC01-R4 Passenger Port Facilities

1. Activity status: **Permitted**

PORTZ-PREC01-R5 Maintenance and Repair of Buildings and Structures

1. Activity Status: **Permitted**

PORTZ-PREC01-R6 Demolition or Removal of Buildings and Structures

1. Activity Status: **Permitted**

Where:

	<ul style="list-style-type: none"> a. The demolition or removal is required to avoid a threat to life and/or property; or b. The demolition or removal enables the creation of public open space or for outdoor living space; or c. The demolition or removal is necessary for the construction of a new building or structure or to the addition or alteration of an existing building or structure; or d. The demolition or removal involves a structure, excluding any building. 		
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of PORTZ-PREC01-R6.1 cannot be achieved 		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">PORTZ-PREC01-R7</td> <td>Construction of Buildings and Structures and Alterations and Additions to Buildings and Structures not related to Passenger Port Facilities or Operational Port Activities in the Inner Harbour Port Precinct</td> </tr> </table>	PORTZ-PREC01-R7	Construction of Buildings and Structures and Alterations and Additions to Buildings and Structures not related to Passenger Port Facilities or Operational Port Activities in the Inner Harbour Port Precinct
PORTZ-PREC01-R7	Construction of Buildings and Structures and Alterations and Additions to Buildings and Structures not related to Passenger Port Facilities or Operational Port Activities in the Inner Harbour Port Precinct		
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The alterations or additions to a building/structure: <ul style="list-style-type: none"> i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below verandah level; or iii. Do not extend the existing building footprint by more than 10 percent; and b. The activity involves the construction of any new building or structure that: <ul style="list-style-type: none"> i. Will have a gross floor area of 100m² or less; and ii. Will result in a building coverage of no more than 20 percent; and c. Compliance with PORTZ-PREC01-S1 and PORTZ-PREC01-S2 is achieved. 		
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of PORTZ-PREC01-R7.1 cannot be achieved. 		
	<table border="1" style="width: 100%;"> <tr> <td style="width: 15%;">PORTZ-PREC01-R8</td> <td>Outdoor Storage Areas</td> </tr> </table>	PORTZ-PREC01-R8	Outdoor Storage Areas
PORTZ-PREC01-R8	Outdoor Storage Areas		
	<p>1. Activity Status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site. 		
	<p>2. Activity Status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of PORTZ-PREC01-R8.1 cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in PORTZ-PREC01-P4 2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people’s health and safety; and 3. Visual amenity effects. <p>Notification status: An application for resource consent made in respect of PORTZ-PREC01-R8.2 is precluded from being publicly notified.</p>		

Building and Structure Activities in the Multi-User Ferry Precinct (PORTZ-PREC02)	
PORTZ-PREC02-R3	Passenger Port Facilities
1. Activity status: Permitted	
PORTZ-PREC02-R4	Maintenance and Repair of Buildings and Structures
1. Activity Status: Permitted	
PORTZ-PREC02-R5	Demolition or Removal of Buildings and Structures
1. Activity Status: Permitted	
Where:	
<ul style="list-style-type: none"> a. The demolition or removal is required to avoid a threat to life and/or property; or b. The demolition or removal enables the creation of public open space or for outdoor living space; or c. The demolition or removal is necessary for the construction of a new building or structure or to the addition or alteration of an existing building or structure; or d. The demolition or removal involves a structure, excluding any building. 	
2. Activity status: Discretionary	
Where:	
<ul style="list-style-type: none"> a. Compliance with any of the requirements of PORTZ-PREC02-R5.1 cannot be achieved 	
PORTZ-PREC02-R6	Construction of Buildings and Structures, Alterations and Additions to Buildings and Structures for Passenger Port Facilities
1. Activity status: Permitted	
Where:	
<ul style="list-style-type: none"> a. The alterations or additions to a building or structure: <ul style="list-style-type: none"> i. Do not alter the external appearance of the building or structure; or ii. Relate to a building frontage below verandah level; or iii. Do not extend the existing building footprint by more than 10 percent; and b. The activity involves the construction of any new building or structure that: <ul style="list-style-type: none"> i. Will have a gross floor area of 100m² or less; and ii. Will result in a building coverage of no more than 20 percent; and c. Compliance with PORTZ-PREC02-S1 is achieved. 	
2. Activity status: Restricted Discretionary	
Where:	
<ul style="list-style-type: none"> a. Compliance with any of the requirements of PORTZ-PREC02-R6.1, cannot be achieved. 	
Matters of discretion are restricted to:	
<ul style="list-style-type: none"> 1. The matters in PORTZ-PREC02-P1, PORTZ-PREC02-P2, PORTZ-PREC02-P3, PORTZ-PREC02-P4 and PORTZ-PREC02-P5; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; 3. The Centres and Mixed-Use Design Guide, 	

4. The extent of compliance with general information requirements included in the Masterplan Requirements in Appendix 10;
5. The design, scale and configuration of the proposed building/structure or building additions/alterations, including:
6. The scale of development anticipated within the zone and in the vicinity of the site;
7. The visual and architectural quality based on such factors as the form, scale, design and detailing of the building/structure or building additions/alterations;
8. The extent of landscaping or other means to provide amenity when viewed from public areas; and
9. The safe movement of people and vehicles to and from the site and within the site and surrounding transport network.

**PORTZ-
PREC02-R7**

Construction of Buildings and Structures, Alterations and Additions to Buildings and Structures not related to Passenger Port Facilities or Operational Port Activities

1. Activity status: **Permitted**

Where:

- a. The alterations or additions to a building or structure:
 - i. Do not alter the external appearance of the building or structure; or
 - ii. Relate to a building frontage below verandah level; or
 - iii. Do not extend the existing building footprint by more than 10 percent; and
- b. It involves the construction of any new building or structure that:
 - i. Will have a gross floor area of 100m² or less; and
 - ii. Will result in a building coverage of no more than 20 percent; and
- c. Compliance with PORTZ-PREC02-S1 is achieved.

2. Activity status: **Discretionary**

Where:

- a. Compliance with any of the requirements of PORTZ-PREC02-R7.1 cannot be achieved.

**PORTZ-
PREC02-R8**

Outdoor Storage Areas

1. Activity Status: **Permitted**

Where:

- a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.

2. Activity Status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of PORTZ-PREC02-R8.1 cannot be achieved.

Matters of discretion are restricted to:

1. The matters in PORTZ-PREC02-P4;
2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety; and
3. Visual amenity effects.

Notification status: An application for resource consent made in respect of PORTZ-PREC02-R8.2 is precluded from being publicly notified.

Effects Standards for any building or structure in the Special Purpose Port Zone

PORTZ-S1		Maximum Building Height	
1. The following maximum height limits above ground level must be complied with:		Assessment Criteria where the standard is infringed: 1. Visual amenity and dominance effects 2. The extent to which the additional height is necessary for the functional needs or operational needs of the Port.	
Building or structure	Maximum height limit above ground level		
a. Cranes, elevators and similar cargo or passenger handling equipment, and lighting poles	No limit		
b. All other buildings and structures	27m		
Inner Harbour Port Precinct (PORTZ-PREC01)			
PORTZ-PREC01-S1		Maximum Height	
1. The following maximum height limits above ground level must be complied with:		Assessment Criteria where the standard is infringed: 1. Visual amenity, dominance, and streetscape effects. 2. The extent to which the additional height is necessary for the functional needs or operational needs of Passenger Port Facilities.	
Building or structure	Maximum height limit above ground level		
a. Cranes, elevators and similar cargo or passenger handling equipment, and lighting poles	No limit		
b. All other buildings and structures	40m		
PORTZ-PREC01-S2		Verandahs	
<p>1. Verandahs must be provided on building elevations on street frontages identified.</p> <p>2. Any verandah must:</p> <ol style="list-style-type: none"> extend the full width of the building elevation; connect with any existing adjoining verandah; have a minimum clearance of 2.5m directly above the footpath or formed ground surface; not exceed a maximum height of 4m measured between the base of the verandah fascia and the footpath or formed ground surface directly below; be setback a minimum of 450mm from any point along the kerbing extending back to the site boundary; and not exceed a maximum width of 3m from the front of the building. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> any scheduled building identified in SCHED1-Heritage Buildings; 		Assessment Criteria where the standard is infringed: 1. The extent to which any non-compliance: <ol style="list-style-type: none"> Will adversely affect the comfort and convenience of pedestrians; Will result in further street trees being added to <i>public space</i> as part the development; 2. The continuity of verandah coverage along the identified street, informal access route or public space.	

b. any building where compliance with the standard results in an encroachment into the dripline of an existing street tree.		
Multi-User Ferry Precinct (PORTZ-PREC02)		
PORTZ-PREC02-S1	Maximum Height	
1. The following maximum height limits above ground level must be complied with:		Assessment Criteria where the standard is infringed: 1. Visual amenity, dominance, and streetscape effects. 2. The extent to which the additional height is necessary for the functional needs or operational needs of Passenger Port Facilities.
Building or structure	Maximum height limit above ground level	
a. Cranes, elevators and similar cargo or passenger handling equipment, and lighting poles	No limit	
b. All other buildings and structures	18.6m	

Special Purpose Quarry Zone

QUARZ	Special Purpose Quarry Zone
--------------	------------------------------------

Introduction

The purpose of the Special Purpose Quarry Zone is to enable the continued use and operation of Wellington's large-scale quarries. This zone provides for quarrying activities where quarrying activities may operate as the primary land use activity on the site.

Quarry operations involve the extraction, processing, storage, management of aggregate and other quarry products. The quarry site itself is also subject to blasting, bulk earthworks, cleanfilling and site rehabilitation.

The provisions of the Special Purpose Quarry Zone enable quarrying activities subject to standards that seek to manage the environmental effects of quarrying activities. These effects relate to residential amenity and site vegetation and rehabilitation. These effects are proposed to be managed within the required Site Rehabilitation Plan.

The provisions of the Special Purpose Quarry Zone also broadly discourage non-quarrying land uses on the site except where those activities do not compromise or constraint the continued operation of any quarrying activities.

Within the Special Purpose Quarry Zone is the Kiwi Point Precinct which manages quarrying activities at Kiwi Point Quarry at Ngauranga Gorge. The Precinct provisions are contained in this Zone Chapter. Where there is any conflict between the Precinct provisions and the Zone provisions, the Precinct provisions prevail.

Kiwi Point Precinct (QUARZ-KPP)

The purpose of the Kiwi Point Precinct is to enable the continued use, operation, and development of the quarry at Kiwi Point in Ngauranga Gorge. The Kiwi Point Quarry is an important local and regional business that contributes to the social and economic well-being of the Wellington District and Region. The quarry operations are detailed in the required Quarry Management Plan.

However, the Kiwi Point Quarry operates in close proximity to residential properties in the suburbs of Broadmeadows and Johnsonville, and is accessed off State Highway 1. Both the State Highway 1 and the neighbouring residential sites are potentially sensitive to the effects of the nearby quarrying activities. These effects are proposed to be managed within the required Quarry Management Plan.

This Quarry Management Plan, in conjunction with the complementary rules of this Chapter, provides a guide for:

1. Managing quarry operations to be safe for workers, neighbours and the wider public, and
2. Managing the inevitable adverse effects from quarry activities onto the surrounding environment.

This Chapter seeks to ensure the continued safe and effective operation of the Kiwi Point Quarry, subject to management conditions, while managing the effects on the surrounding environment and neighbouring sites.

The provisions of the Zone and Precinct should be read in conjunction. The Zone provisions set the general

direction for use and operations of the site as a quarry site. Meanwhile, the Precinct provisions allow for site-specific management in accordance with a Quarry Management Plan.

Cross references to 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 chapters also contain provisions that may be relevant for activities in Special Purpose Quarry Zone, including:

- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Historic Heritage and Sites and Areas of Significance to Māori** –Special Purpose Quarry Zone potentially could contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Network Utilities** – The Network Utilities chapter enables network utilities and manages potential adverse effects.
- **Noise** - The Noise Chapter contains specific controls in relation to noise.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land
- **Transport** - The Transport Chapter contains provisions relating to transport matters.
- **Temporary Activities** – The Temporary Activities Chapter contains provisions which manage the duration and effects of temporary activities.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

QUARZ-O1	<p>Purpose</p> <p>Quarries operate as locally and regionally significant:</p> <ol style="list-style-type: none"> 1. Sources of quarry products; and 2. Enablers of Wellington’s economic well-being.
QUARZ-O2	<p>Adverse Effects</p> <p>Adverse effects generated by quarrying activities onto adjacent residential sites are appropriately managed.</p>
QUARZ-O3	<p>Site Rehabilitation</p> <p>Quarry sites and faces are progressively rehabilitated as soon as practicable when surplus to the functional needs and operational needs of quarry activities.</p>
QUARZ-KPP-O1	<p>Purpose</p> <p>Kiwi Point Quarry is used, operated and developed effectively for the ongoing supply of aggregate for Wellington City.</p>

Policies	
QUARZ-P1	<p>Enabled Activities</p> <p>Enable quarrying activities within the zone and provide for their functional needs and operational needs.</p>
QUARZ-P2	<p>Other Activities</p> <p>Only allow non-quarrying activities to establish or operate where they do not constrain or compromise quarrying activities within the zone.</p>
QUARZ-P3	<p>Zone Interface</p> <p>Require use and development of the Quarry Zone to maintain reasonable amenity for adjoining residential zones or other sensitive uses.</p>
QUARZ-P4	<p>Site Rehabilitation</p> <p>Require the progressive rehabilitation of quarry sites and faces in accordance with Site Rehabilitation Plans.</p>
QUARZ-KPP-P1	<p>Quarry Management Plan</p> <p>Require the preparation, regular updating and implementation of a Quarry Management Plan for quarrying activities and rehabilitation activities at Kiwi Point Quarry.</p>
QUARZ-KPP-P2	<p>Enabled Activities</p> <p>Enable quarrying activities and site rehabilitation where they are carried out in accordance with the Quarry Management Plan.</p>

Land Use Activities in the Special Purpose Quarry Zone	
QUARZ-R1	<p>Rural Activities</p> <p>1. Activity status: Permitted</p>
QUARZ-R2	<p>Conservation Activities</p> <p>1. Activity status: Permitted</p>
QUARZ-R3	<p>Quarrying Activities</p> <p>1. Activity status: Controlled</p> <p>Where:</p> <p>a. Compliance with the following standards cannot be achieved:</p> <ul style="list-style-type: none"> i. QUARZ-S1; ii. QUARZ-S2; iii. QUARZ-S3; and iv. QUARZ-S4. <p>Matters of control are limited to:</p> <ul style="list-style-type: none"> 1. The matters in QUARZ-P1, QUARZ-P3 and QUARZ-P4; 2. Traffic and access; 3. Noise, vibration, dust and illumination; 4. Visual amenity for residential sites; and

<p>5. Quarry site and face rehabilitation. Notification Status: An application for resource consent made in respect of rule QUARZ-R3.1 is precluded from being publicly notified.</p>
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of QUARZ-R3.1 cannot be achieved. Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in QUARZ-P1, QUARZ-P3 and QUARZ-P4; 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards; 3. Traffic and access; 4. Noise, vibration, dust and illumination; 5. Visual amenity for residential sites; and 6. Quarry site and face rehabilitation. <p>Notification Status: An application for resource consent made in respect of rule QUARZ-R3.2 is precluded from being publicly notified.</p>

All Other Land Use Activities in the Special Purpose Quarry Zone

QUARZ-R4	All Other Land Use Activities
<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, controlled activity or restricted discretionary activity.</p>	

Building and Structures in the Special Purpose Quarry Zone

QUARZ-R5	Demolition of Buildings and Structures
<p>1. Activity status: Permitted</p>	
QUARZ-R6	Maintenance and Repair of Buildings and Structures
<p>1. Activity status: Permitted</p>	
QUARZ-R7	Construction, additions and alterations to Buildings and Structures
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ol style="list-style-type: none"> i. QUARZ-S2; ii. QUARZ-S3; and iii. QUARZ-S4. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of QUARZ-R8.1.a cannot be achieved.</p>	

Matters of discretion are restricted to:

1. The matters in QUARZ-P1, QUARZ-P2 and QUARZ-P3; and
2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards

Notification Status: An application for resource consent made in respect of rule QUARZ-R7.2 is precluded from being publicly notified.

Land Use Activities in the Kiwi Point Precinct

QUARZ-KPP-R1	Quarrying Activities
---------------------	-----------------------------

1. Activity status: **Controlled**

Where:

- a. Compliance with QUARZ-S1 is achieved; and
- b. Compliance is achieved with the following standards:
 - i. QUARZ-KPP-S1;
 - ii. QUARZ-KPP-S2;
 - iii. QUARZ-KPP-S3;
 - iv. QUARZ-KPP-S4; and
 - v. QUARZ-KPP-S5.

Matters of control are limited to:

1. The matters in QUARZ-P1, QUARZ-P3, QUARZ-KPP-P1 and QUARZ-KPP-P2;
2. Measures required to maintain effective vegetation and visual buffers;
3. Measures required to manage noise, vibration, dust and illumination;
4. Measures required to maintain reasonable amenity for adjoining residential sites; and
5. Measures required to manage quarry site and face rehabilitation.

Notification Status: An application for resource consent made in respect of rule QUARZ-KPP-R1.1 is precluded from being publicly notified.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of QUARZ-KPP-R1.1 cannot be achieved

Matters of discretion are restricted to:

1. The matters in QUARZ-P1, QUARZ-P3, QUARZ-KPP-P1 and QUARZ-KPP-P2;
2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards;
3. Measures required to maintain effective vegetation and visual buffers;
4. Measures required to manage noise, vibration, dust and illumination;
5. Measures required to maintain reasonable amenity for adjoining residential sites; and
6. Measures required to manage quarry site and face rehabilitation.

Notification Status: An application for resource consent made in respect of rule QUARZ-KPP-R1.2 is precluded from being publicly notified.

All Other Land Use Activities in the Kiwi Point Precinct

QUARZ-KPP-R2	All Other Land Use Activities
---------------------	--------------------------------------

<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, controlled activity or restricted discretionary activity.</p>

Building and Structures in the Kiwi Point Precinct

QUARZ-KPP-R3	Construction and External Alterations and Additions to Buildings and Structures
---------------------	--

<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with the following standards is achieved:</p> <ul style="list-style-type: none"> i. QUARZ-S2; ii. QUARZ-S3; iii. QUARZ-S4; and iv. QUARZ-KPP-S1.

<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance any of the requirements of QUARZ-KPP-R2.1.a cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in QUARZ-P1, QUARZ-P2, QUARZ-P3 and QUARZ-KPP-P2; and 2. The extent and effect of non-compliance with any relevant Standard as specified in the associated assessment criteria for the infringed Standards. <p>Notification Status: An application for resource consent made in respect of rule QUARZ-KPP-R3.2 is precluded from being publicly notified.</p>

Standards in the Special Purpose Quarry Zone

QUARZ-S1	Site Rehabilitation Plan
-----------------	---------------------------------

<ul style="list-style-type: none"> 1. Quarrying activities must be carried out in accordance with a Site Rehabilitation Plan. 2. A Site Rehabilitation Plan must set out the following information as a minimum: <ul style="list-style-type: none"> a. The objectives, methodology and timescales for rehabilitation; b. The intended end use of the site or parts of the site; c. The location, gradient and depth of excavation; d. The availability of clean fill material, including top soil, and consequent timeframes for rehabilitation; e. The funding required for rehabilitation; f. The surrounding landform and drainage pattern; g. The ability to establish complete vegetation 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Whether any alternative measures or methods for site rehabilitation will be effective.
--	---

<p>cover;</p> <p>h. The outcomes of any consultation with mana whenua;</p> <p>i. Any adverse effects associated with the rehabilitation;</p> <p>j. Processes for the regular review and updating of the Site Rehabilitation Plan; and</p> <p>k. Processes for receiving and responding to complaints.</p>	
QUARZ-S2	Maximum Height
<p>1. Buildings and structures must not exceed a maximum height of 12m above ground level.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Visual amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; and 4. The effectiveness of any landscaping, screening or other site mitigation proposed.
QUARZ-S3	Height in Relation to Boundary
<ol style="list-style-type: none"> 1. For any boundary adjoining a site in the General Residential Zone , no part of any building, accessory building or structure may project beyond a line of: 45° measured from a height of 2.5m above ground level. 2. For any boundary adjoining a site in the Open Space Zone no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 5m above ground level. 3. No building or structures shall be higher than 3 metres within 5 metres of a General Residential Zone boundary. <p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the infringement is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the permitted standard impracticable; and 4. The effectiveness of any landscaping, screening or other site mitigation proposed.
QUARZ-S4	Maximum Gross Floor Area
<p>1. The maximum gross floor area on any site</p>	<p>Assessment Criteria where the standard is infringed:</p>

<p>adjoining a Residential Zone must not exceed 4,000m²</p>	<ol style="list-style-type: none"> 1. The extent to which the additional floor area is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. The extent to which the design, appearance and location of the building on the site mitigates the visual impact or dominance effects of the additional building area on the surrounding area; and 4. The effectiveness of any site landscaping, screening or other site mitigation proposed.
--	--

Effects Standards in the Kiwi Point Precinct	
QUARZ-KPP-S1	Land Stability
<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. The finished slope of quarry faces must not exceed 55 degrees from the horizontal; 2. The maximum height of finished batters must not exceed 15m; and 3. Cleanfill must only be deposited within the areas shown on the Quarry Layout Plan in Appendix 1. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Stability and safety effects; and 2. The extent to which proposed finished faces are able to be rehabilitated following works.
QUARZ-KPP-S2	Buffer Areas and Vegetation
<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. For the northern face, a buffer area with a minimum width of 25m must be maintained as shown on the Quarry Layout Plan in Appendix 1; 2. The buffer area for the northern face must be allowed to revegetate naturally or through restoration planting associated with site rehabilitation; 3. For the southern face, a buffer area with a minimum width of 70m must be maintained as shown on the Quarry Layout Plan in Appendix 1; 4. The buffer area for the southern face must be revegetated through restoration planting; and 5. Quarrying activities must not be undertaken within any buffer area. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effects on safety and amenity values of adjacent residential sites; and 2. The effectiveness of buffer vegetation.
QUARZ-KPP-S3	Screening and Fencing
<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. Security fencing must be established prior to commencement of any quarrying operations and maintained along the buffer area boundary for the duration of site works; 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effectiveness of buffer vegetation fencing and other screening.

<ol style="list-style-type: none"> 2. The northern buffer area must be fenced prior to the commencement of quarry operations at the northern face. The southern buffer area must be fenced prior to the commencement of quarry operations at the southern face. Where any fence adjoins a residential site boundary it must be 1.2m high; 3. For the southern face near State Highway 1, a vegetated screening bank must be established prior to commencement of any quarrying operations and maintained for the duration of site works, as shown on the Quarry Layout Plan in Appendix 1. 	
--	--

QUARZ-KPP-S4	Rehabilitation
---------------------	-----------------------

<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. All land within the quarry boundary must be progressively rehabilitated; 2. Planting for rehabilitation must take place as soon as practicable following the completion of quarrying activities or deposition of cleanfill; 3. Planting for rehabilitation will be undertaken using indigenous species from local sources; however, exotic species may be used where required to provide erosion control or temporary nursery cover for rehabilitation with indigenous specimens; and 4. As soon as practicable following completion of quarrying activities or deposition of cleanfill, dust and erosion control measures must be applied to all exposed surfaces. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> • Land that is being used for permitted or consented activities. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effectiveness of site rehabilitation works and vegetation; 2. The effectiveness of dust and erosion control works.
--	--

QUARZ-KPP-S5	Quarry Management Plan
---------------------	-------------------------------

<ol style="list-style-type: none"> 1. Quarrying activities must be carried out in accordance with a Quarry Management Plan. 2. The Quarry Management Plan must set out the following information as a minimum: <ol style="list-style-type: none"> a. Intended staging of the excavation and cleanfilling activities b. The means of management of surface and groundwater c. Management of on-site traffic, including maintenance of safe vehicle access and egress for the abattoir d. Provision for any onsite processing and temporary storage of quarry material e. Any specific provisions relating to onsite management of noise, dust, vibration, visual impact, water quality and land stability f. Community liaison practices and a procedure 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether any alternative measures or methods for quarry management and rehabilitation will be effective.
--	--

<p>for addressing any complaints</p> <p>g. Objectives, principles and measures for the rehabilitation of the site, including:</p> <ul style="list-style-type: none"> i. A phasing plan to indicate order of works, potential greatest extent of cut faces and timetable and associated budget for the rehabilitation of quarry faces ii. Processes and timeframes for monitoring the effectiveness of rehabilitation measures and contingency plans to improve measures shown to be ineffective iii. Measures to create soil conditions which will support plant growth iv. Measures to create a variety of site conditions to support a range of species v. Means of controlling runoff to avoid erosion vi. Means of control of plant and animal pests vii. Measures to avoid fire risks viii. Means to assist native vegetation to regenerate on grazing land ix. Rehabilitation which is compatible with Open Space strategy for adjacent areas of land and with the Ngauranga Gorge's location as a gateway to Wellington City <p>h. Management of buffer areas including any integrated ecological and landscape remediation and rehabilitation measures</p> <p>i. Practices and methods that will be adopted to ensure that all permitted and controlled activity standard applying to the activities will be met including descriptions and locations of any monitoring equipment</p> <p>j. Staged daylighting of identified sections(s) of Waitohi Stream and restoration of its riparian vegetation including widening riparian vegetation to 20 metres where this is feasible</p> <p>k. Procedures for monitoring the effectiveness of management plan measures and for improving effectiveness over time where needed</p>	
--	--

QUARZ-KPP-S6	Maximum height and relocation
---------------------	--------------------------------------

<p>New buildings or structures must comply with the following:</p> <ul style="list-style-type: none"> 1. Buildings and structures must not exceed a maximum height of 12m above ground level; 2. Any processing plant or buildings within the southern part of the quarry must be relocatable; and 3. The primary crusher may be relocated to meet the functional needs and operational needs of the quarrying activities. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. Visual amenity effects; 2. The extent to which the additional height is necessary to provide for the functional needs or operational needs of activities on the site.
---	---

Special Purpose Stadium Zone

STADZ	Special Purpose Stadium Zone
--------------	-------------------------------------

Introduction

The purpose of the Special Purpose Stadium zone is to enable the continuing use, operation, and development of the Wellington Regional Stadium in a way that provides for its role as a multi-purpose stadium facility catering to a wide range of sporting, entertainment, education, cultural, and conference functions and events.

Wellington Regional Stadium is a landmark building at the entrance to the city and highly visible within the cityscape due to its size, function, and prominence. The Special Purpose Stadium zone is bordered by port and freight activities, and rail activities in the adjacent Special Purpose Port zone and City Centre zone.

Wellington Regional Stadium is directly connected to the railway station, in close proximity to the bus interchange, and has extensive car park provision. These pedestrian connections and public transport networks are accessed via the Fran Wilde Walkway which connects Wellington Regional Stadium to the City Centre zone, Waterfront zone, Inner Harbour Port Precinct and surrounding suburbs. Maintenance of pedestrian networks and integration with public transport nodes supports the operation and use of Wellington Regional Stadium without compromising residential amenity and the efficiency of the roading network.

The operation, use, and function of the Wellington Regional Stadium, and associated structures contribute to the social, cultural, and economic wellbeing of people and communities and have significant benefits at both the local and regional level. It is important to recognise and provide for special entertainment events at Wellington Regional Stadium. However, controls are needed to provide the community with some certainty about the degree of any effects generated from these type of events.

This chapter seeks to ensure that Wellington Regional Stadium and any associated structures are designed and maintained in a way that enhances the 'landmark' status of the Stadium as a prominent building within the cityscape at the entrance to city. This chapter also seeks to ensure that Wellington Regional Stadium is well integrated with existing and any future public transport nodes and pedestrian routes to maintain high quality pedestrian access, particularly via the Fran Wilde Walkway.

Cross references to 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 chapters also contain provisions that may be relevant for activities in the Stadium zone, including:

- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Historic Heritage and Sites and Areas of Significance to Māori** – The Stadium zone can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Natural Hazards** – The identification and response to hazard risk in the Stadium Zone is managed by the Natural Hazards Chapter.

- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Stadium zone.
- **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in the Stadium Zone, including Special Entertainment Events.
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Viewshafts** - Viewshafts within the Stadium zone are managed by the Viewshafts Chapter.
- **Wind** – Wind effects in the Stadium Zone are managed by the Wind Chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City

Objectives	
STADZ-O1	<p>Purpose</p> <p>Wellington Regional Stadium operates efficiently and effectively as a multi-purpose facility, that contributes to the economic, social, and cultural wellbeing of the local and regional community.</p>
STADZ-O2	<p>Amenity and design</p> <p>Development in the Stadium Zone positively contributes to creating a well-functioning urban environment as a landmark building within the cityscape.</p>
STADZ-O3	<p>Fran Wilde Walkway</p> <p>The Fran Wilde Walkway is retained and enhanced as a key pedestrian connection between Wellington Regional Stadium and Wellington city including the Central City, Waterfront, and Thorndon.</p>
STADZ-O4	<p>Managing effects</p> <p>Adverse effects generated by use and development in the Stadium Zone will be managed effectively particularly in relation to more sensitive environments in neighbouring zones.</p>

Policies	
STADZ-P1	<p>Stadium activities</p> <p>Enable stadium activities.</p>
STADZ-P2	<p>Compatible activities</p> <p>Provide for compatible activities, having regard to:</p> <ol style="list-style-type: none"> 1. Whether the activity has potential to compromise or constrain the safe and efficient use, development and operation of Wellington Regional Stadium; 2. Whether the activity is necessary for the safe and efficient operation of the Wellington Regional Stadium; 3. Whether the activity will result in any positive effects either within the Zone or beyond its

	<p>boundary; and</p> <p>4. Whether the activity has potential to result in adverse effects that cannot be avoided or appropriately remedied or mitigated, including on:</p> <ol style="list-style-type: none"> Amenity values of adjacent sensitive activities, including visual, light-spill and noise effects; and A heritage building, heritage structure or heritage area.
STADZ-P3	<p>Access and connections</p> <p>Require that the use, development, and operation of Wellington Regional Stadium:</p> <ol style="list-style-type: none"> Incorporates universal design principles; Contributes to creating an accessible environment for people of all ages and mobility; Retains, facilitates, and encourages pedestrian access and connections between the Stadium, city centre and waterfront; Retains and promotes key links to existing and planned active and public transport nodes, including access and connections to the railway station and bus interchange; and Does not negatively affect the safe and efficient operation of the transport network, including both roading network and public transport network.
STADZ-P4	<p>Fran Wilde Walkway</p> <p>Maintain and enhance the safety, efficiency and connectivity of the Fran Wilde Walkway and enable new connections.</p>
STADZ-P5	<p>Urban Form, Quality and Amenity</p> <p>Require new development to positively contribute to the quality and amenity of the Special Purpose Stadium Zone and adjoining zones by ensuring that, where relevant, it:</p> <ol style="list-style-type: none"> Maintains or enhances the Stadium's landmark status; Recognises the amenity values, safety, character and coherence of the surrounding area at the site boundary and street interfaces; Has regard to the form, scale, design and detailing of the building/structure or building additions/alterations; Encourages sustainable, seismically and climatically resilient buildings; Recognises and incorporates public artwork, and the provision of interpretation and references to the area's heritage and culture; Maintains and enhances existing pedestrian network routes, particularly the Fran Wilde Walkway, and creates new links that increase access and connectivity; and Integrates with existing and planned active and public transport movement networks, including proposed rapid transport stops.
STADZ-P6	<p>Cultural, historical and ecological values</p> <p>Ensure that use and development within the Stadium Zone recognises and has regard to the cultural and historical and significance of the area, in particular:</p> <ol style="list-style-type: none"> The cultural, spiritual and historical values and interests and associations of importance to tangata whenua and other Māori, including scheduled sites and areas of significance within or adjoining the site; and recognises and incorporates public artwork, and the provision of interpretation and references to the area's heritage and culture.

Land Use Activities

STADZ-R1	Stadium Activities
-----------------	---------------------------

1. Activity status: Permitted	
STADZ-R2	All Other Activities
1. Activity status: Discretionary	
Where:	
a. The activity is not otherwise provided for as a permitted or restricted discretionary activity.	
Building and Structure Activities	
STADZ-R3	Maintenance and Repair of Buildings and Structures
1. Activity status: Permitted	
STADZ-R4	Construction, Alterations and Additions to Buildings and Structures
1. Activity status: Permitted	
Where:	
a. The construction, alteration or addition of a building or structure: <ul style="list-style-type: none"> i. Is not visible from public spaces; and ii. Complies with STADZ-S1 and STADZ-S2 is achieved. 	
2. Activity status: Restricted Discretionary	
Where:	
a. Compliance with any of the requirements of STADZ-R4.1 cannot be achieved. Matters of discretion are restricted to:	
<ul style="list-style-type: none"> 1. The matters in STADZ-P3, STADZ-P4, STADZ-P5 and STADZ-P6; 2. The extent and effect of non-compliance with any relevant Standard and satisfaction of associated assessment criteria. 	
STADZ-R5	Demolition and removal of buildings and structures
1. Activity status: Permitted	
Where:	
<ul style="list-style-type: none"> a. The demolition or removal is required to avoid an imminent threat to life and/or property; or b. The demolition or removal enables the creation of public open space; or c. The demolition or removal is required for the purposes of constructing a new building or structure or adding to or altering an existing building or structure; or d. The demolition or removal involves a structure, excluding any building. 	
2. Activity status: Discretionary	
Where:	
a. Compliance with any of the requirements of STADZ-R5.1.a-c cannot be achieved.	
STADZ-R6	Outdoor Storage Areas
1. Activity status: Permitted	

<p>Where:</p> <p>a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.</p>
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of STADZ-R6.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in STADZ-P6; 2. The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people’s health and safety; and 3. The extent to which outdoor storage is visible to surrounding areas, including any associated effects on amenity values where visible from residential or open space areas. <p>Notification Status: An application for resource consent made in respect of rule STADZ-R6 is precluded from being publicly notified.</p>

Effects Standards								
STADZ-S1	Maximum Building Height							
<p>1. The following maximum height limits above ground level must be complied with:</p> <table border="1"> <thead> <tr> <th style="background-color: #D3D3D3;">Building or structure</th> <th style="background-color: #D3D3D3;">Maximum height limit above ground level</th> </tr> </thead> <tbody> <tr> <td>a. Lighting towers associated with the stadium</td> <td>60m</td> </tr> <tr> <td>b. All other buildings and structures</td> <td>27m</td> </tr> </tbody> </table>		Building or structure	Maximum height limit above ground level	a. Lighting towers associated with the stadium	60m	b. All other buildings and structures	27m	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Visual amenity and dominance effects; and 2. The extent to which the additional height is necessary for the functional needs and operational needs of Wellington Regional Stadium.
Building or structure	Maximum height limit above ground level							
a. Lighting towers associated with the stadium	60m							
b. All other buildings and structures	27m							
STADZ-S2	Wellington Regional Stadium site access							
<ol style="list-style-type: none"> 1. Only three vehicle access points may be provided, two of which shall be for emergency vehicles only. 2. Site layout shall enable all vehicles to enter or leave the site in a forward direction. 		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which development supports active and public transport; and 2. Contribution to the visual quality and interest of streets and other public open spaces. 						

Special Purpose Tertiary Education Zone

TERT	Special Purpose Tertiary Education Zone
-------------	--

Introduction

The Special Purpose Tertiary Education Zone applies to Victoria University's Kelburn campus and Massey University's Mount Cook campus. The purpose of the zone is to enable the efficient and effective operation and development of these tertiary education facilities across both campus sites. The zone provisions reflect the importance of these existing institutions by providing for their growth and a diverse range of education, research and development activities and facilities.

Victoria University and Massey University provide for a combined student population of approximately 25,000. This includes domestic students from outside Wellington and international students. Both Universities are major employment, research, educational, technological, commercial and social hubs for Wellington.

These institutions provide a wide range of primary and ancillary activities that are important to the social, cultural and economic wellbeing of communities throughout the Wellington region. Ancillary activities are provided for in this zone as they play a key role in supporting the functions of the Universities. Activities that are not compatible with the Zone functions or which are more appropriately located in other zones are discouraged.

Iconic buildings on both sites are complemented by other learning, student support, recreation and accommodation facilities, and green spaces. Victoria University sits within a wider residential landscape, whilst Massey University is located in a prominent Central City location behind Pukeahu National War Memorial Park and the National War Museum.

The built form of the Kelburn campus is characterised by a mixture of buildings including heritage buildings, new development such as Te Toki a Rata and culturally significant sites including the Living Pā, Te Herenga Waka Marae and Pasifika Haos. The Massey campus is also characterized by a mix of different buildings ranging from 1960s era Tower blocks, the Heritage Museum Building, and numerous prefab structures. More recent development on the university site includes the School of Music and Creative Media Production, and Te Kuratini Marae.

These campus sites and universities have long established historical and cultural associations for the mana whenua of Whanganui ā Tara (Wellington), Taranaki Whānui and Ngāti Toa Rangatira. Activities and development within the Tertiary Education Zone must recognise mana whenua as kaitiaki, alongside their relationship with the land. Active engagement with mana whenua will assist in ensuring the mouri/ mauri of this area of importance to mana whenua is not diminished through any potential adverse effects created by activities within the Zone.

The zone chapter seeks to ensure that the evolving educational, employment and commercial needs of Wellington City, and the wider region, are supported by the efficient development of University sites. At the same time the provisions in this chapter seek to manage the built form and location of buildings and activities in order to recognise the visual character and amenity values of the surrounding environments.

It is important that the zone provides sufficient flexibility for the Universities to develop, undertake maintenance, upgrade, expand and/or adapt in the future. This is necessary to enable the Universities to continue to cater to the diverse needs and comfort, safety and accessibility requirements of the students, employees and visitors to their university sites. This chapter also seeks to ensure that both university sites are well integrated with

existing and any future public transport nodes and pedestrian routes to maintain high quality pedestrian access.

Cross references to 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 chapters also contain provisions that may be relevant for activities in underlying Zone chapters, including:

- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Historic Heritage and Sites and Areas of Significance to Māori** –Special Purpose Tertiary Education Zone potentially could contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Infrastructure** – The Infrastructure chapter enables network utilities and manages potential adverse effects.
- **Noise** - The Noise Chapter contains specific controls in relation to noise.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Temporary Activities** – The Temporary Activities Chapter contains provisions which manage the duration and effects of temporary activities.
- **Wind** – Wind effects in the Tertiary Education Zone are managed by the Wind Chapter
- **Viewshafts** - Viewshafts within the Tertiary Education Zone are managed by the Viewshafts Chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

TERT-01	<p>Purpose</p> <p>Victoria University's Kelburn Campus and Massey University's Mt Cook Campus operate efficiently and effectively and are recognised as regionally, nationally, and internationally significant educational facilities supported by a range of primary and ancillary activities.</p>
TERT-02	<p>Mana Whenua</p> <p>Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations to these sites and the land are recognised in planning and developing the Tertiary Education Zone.</p>
TERT-03	<p>Amenity and Design</p> <p>Changes in land use and the built form of Victoria university's Kelburn campus and Massey University's Mt Cook campus' occur in a coordinated and integrated manner, contribute to a well-functioning urban environment and recognise the functional and operational needs of the university campus'.</p>

TERT-O4	<p>Managing effects</p> <p>Adverse effects of activities and development in the Special Purpose Tertiary Education Zone are managed effectively both within the Zone and at interfaces with adjoining zones, scheduled sites, open space zoned areas and key movement streets.</p>
----------------	---

Policies	
TERT-P1	<p>Enabled activities</p> <p>Enable a range of primary and ancillary activities in the Special Purpose Tertiary Education Zone. Primary activities include:</p> <ol style="list-style-type: none"> 1. Tertiary education facility activities; 2. Research activities; 3. Sport and recreation activities; 4. Health and wellbeing; 5. Marae activities; 6. Student accommodation activities, including student hostels; and 7. Building maintenance activities.
TERT-P2	<p>Potentially incompatible activities</p> <p>Only allow other activities within the Special Purpose Tertiary Education Zone where they:</p> <ol style="list-style-type: none"> 1. Are compatible with the purpose of the Zone; and 2. Will not have adverse effects on the vitality and amenity of the Zone.
TERT-P3	<p>Mana Whenua</p> <p>Recognise and enable Taranaki Whānui and Ngāti Toa Rangatira cultural associations in the Tertiary Education Zone by:</p> <ol style="list-style-type: none"> 1. Ensuring that use and development in the Zone recognises and has regard to the historical and contemporary relationship between mana whenua and these sites and universities; 2. Managing new development adjoining scheduled sites of significance to tangata whenua; and 3. Collaborating on the design and incorporation of traditional cultural elements into public space within the zone.
TERT-P4	<p>Providing for future needs</p> <p>Recognise and provide for the changing needs of the tertiary education sector including changes in:</p> <ol style="list-style-type: none"> 1. Student numbers; 2. Teaching formats; 3. Learning and research requirements; and 4. Student accommodation requirements and the need to provide for a range of accommodation types.
TERT-P5	<p>Sense of Place</p> <p>Provide for good quality new development and supporting public space that reinforces the university sites' identity and unique sense of place at a city scale, including their:</p>

	<ol style="list-style-type: none"> 1. Compact site structure; 2. Visually prominent buildings, historic heritage and variation in architectural styles; 3. Visual prominence as landmark development in the city's landscape; 4. Te Herenga Waka Marae, Te Rau Karamu Marae and the Living Pā; and 5. Multi-cultural significance.
TERT-P6	<p>Quality Design Outcomes and Amenity</p> <p>Require new development, alterations and additions and public space, at a site scale to positively contribute to the distinctive form, quality and amenity of the Special Purpose Tertiary Education Zone and adjoining zones by ensuring that, where relevant, it:</p> <ol style="list-style-type: none"> 1. Has regard to the location of existing and future primary and ancillary activities; 2. Responds to the site context, particularly where it is located adjacent to: <ol style="list-style-type: none"> a. A scheduled site of significance to tangata whenua; b. A heritage building, heritage structure or heritage area; c. A listed public space; and d. Residential zones; 3. Responds to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; 4. Maintains and, where possible, enhances existing informal pedestrian and cycling routes and creates new links that increase access and connectivity; 5. Achieves good accessibility for people of all ages and mobility and encourages social interaction; 6. Provides a safe environment for people that promotes a sense of security and allows informal surveillance; 7. Contributes to the visual interest of public space; 8. Incorporates green open space; 9. Integrates with existing and planned active and public transport activity movement networks, including planned rapid transit stops; 10. Connects with existing and planned public space; 11. Supports reduction of greenhouse gas emissions by incorporating sustainable building technologies that increase energy efficiency; 12. Incorporates water sensitive design measures; 13. Requires storage and/or service areas that are screened from public view; and 14. Has regard to the benefits and use of open space, landscaping and mature trees within the site on the streetscape, and on the character and visual amenity of the Victoria University's Kelburn campus and Massey University's Mt Cook campus and adjoining areas.
TERT-P7	<p>Resilience</p> <p>Encourage new development within Victoria University's Kelburn campus and Massey University's Mt Cook campus that:</p> <ol style="list-style-type: none"> 1. Is sustainable, resilient and adaptable to change in use over time; and 2. Supports the universities' role and function as resilience anchors during and after natural hazard events.

Land Use Activities	
TERT-R1	Tertiary Education Facility
	1. Activity status: Permitted
TERT-R2	All other activities

1. Activity status: **Discretionary**

Where:

- a. The activity is not otherwise provided for as a permitted activity.

Building and Structure Activities**TERT-R3****Maintenance and Repair of Buildings and Structures**1. Activity status: **Permitted****TERT-R4****Demolition or Removal of Buildings and Structures**1. Activity status: **Permitted**

Where:

- a. The demolition or removal is not of Gordon Wilson Flats at 320 the Terrace.

2. Activity status: **Controlled**

Where:

- a. Compliance with any of the requirements of TERT-R4.1.a cannot be achieved

Matters of control are limited to:

1. The preparation and implementation of a demolition management plan;
2. Management of demolition effects on local amenity values; and
3. Recording of the building prior to demolition.

TERT-R5**Additions and alterations to Buildings and Structures**1. Activity status: **Permitted**

Where:

- a. The proposed additions or alterations:
 - i. Do not alter the external appearance of the building or structure; or
 - ii. Are not visible from public spaces; and
 - iii. Compliance with TERT-S1, TERT-S2 and TERT-S3 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of TERT-R5.1 cannot be achieved

Matters of discretion are restricted to:

1. Any relevant matters in TERT-P3, TERT-P4, TERT-P5 and TERT-P6;
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;
3. The Centres and Mixed-Use Design Guide; and
4. The extent to which any service elements (e.g. roof plant, exhaust and intake units, and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building.

Notification Status: An application for resource consent made in respect of rule TERT-R5.2 which results in non-compliance with TERT-S1, TERT-S2 and TERT-S3 is precluded from being publicly notified.

TERT-R6	Construction of new buildings and structures
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The new building or structure: <ul style="list-style-type: none"> i. Is not visible from a public space; and ii. Will have a gross floor area of less than 100m²; and b. Compliance with TERT-S1, TERT-S2 and TERT-S3 is achieved. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with any of the requirements of TERT-R6.1 cannot be achieved: <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Any relevant matters in TERT-P3, TERT-P4, TERT-P5, TERT-P6, and TERT-P7; 2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; 3. The Centres and Mixed-Use Design Guide; and 4. The extent to which any service elements (e.g. roof plant, exhaust and intake units, and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building. <p>Notification Status: An application for resource consent made in respect of rule TERT-R6.2 which results in non-compliance with TERT-S1, TERT-S2 and TERT-S3 is precluded from being publicly notified.</p>	
TERT-R7	Outdoor storage areas
<p>1. Activity status: Permitted</p> <p>Where:</p> <ul style="list-style-type: none"> a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site. 	
<p>2. Activity status: Restricted discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of TERT-R7.1.a cannot be achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. The matters in TERT-P3 and TERT-P6; 2. The extent to which any lesser screening is necessary to provide for functional needs or operational needs of the activities on the site; 3. Visual amenity effects. <p>Notification Status: An application for resource consent made in respect of rule TERT-R7 is precluded from being either publicly or limited notified.</p>	

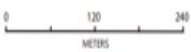
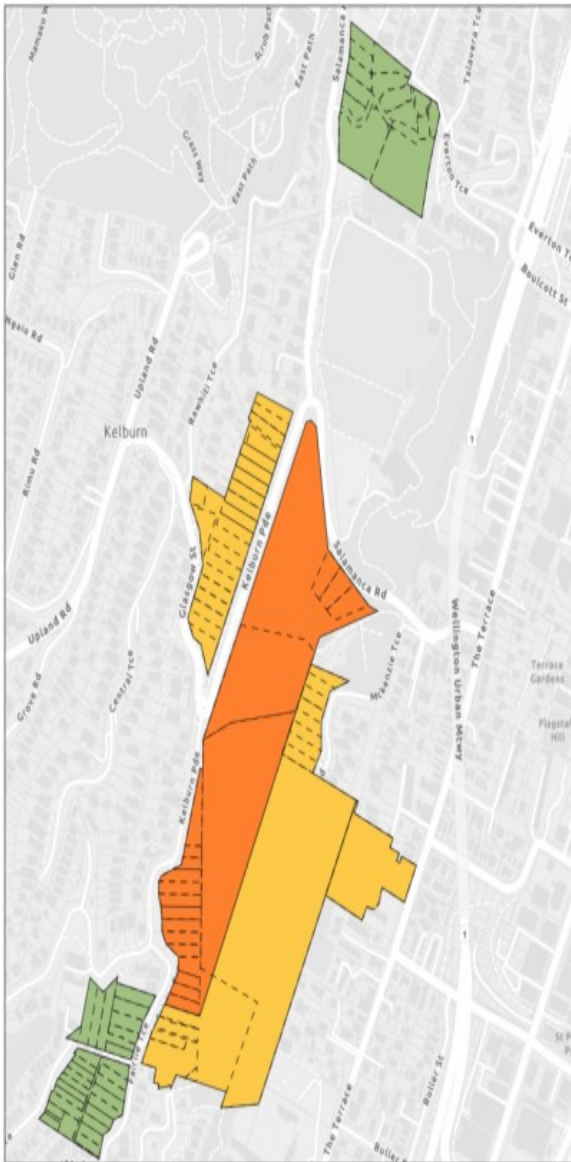
Effects Standards	
TERT-S1	Maximum Height
<p>1. The following maximum height limits above ground level must be complied with:</p>	
Location	Limit
<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or 	

Height Control Area 1	25.2 metres	operational needs of the activities on the site; 2. Design and siting of the building or structure; 3. Whether the additional height provides for efficient intensification within the existing site, rather than extending beyond the site boundaries;
Height Control Area 2	33.6 metres	

Height Control Area 3

50.4 metres

VICTORIA UNIVERSITY

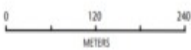
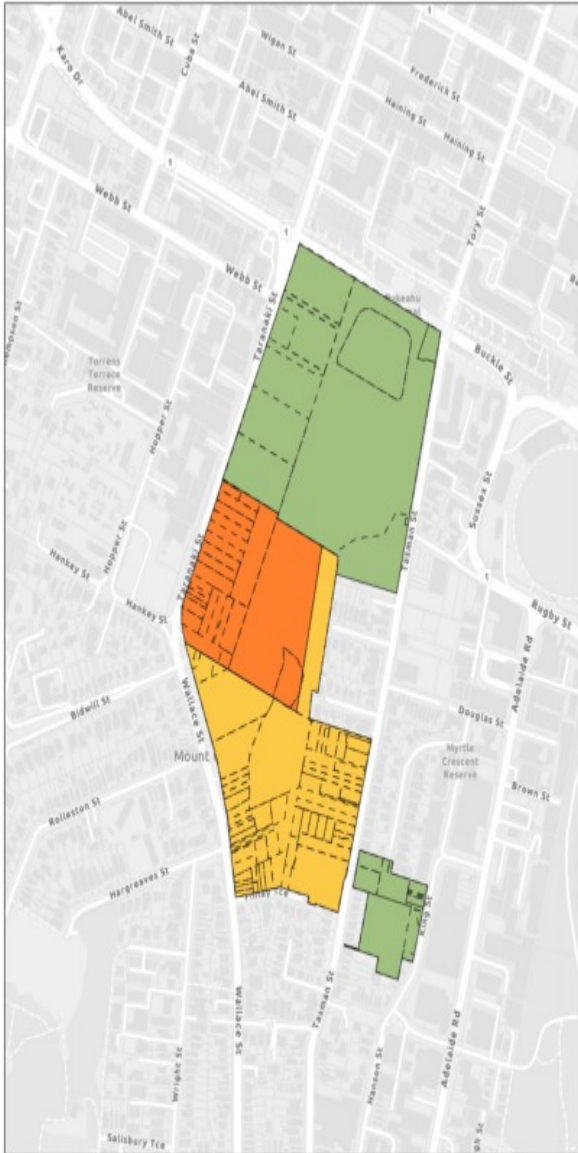


KEY

- Height Control Area 1 (25.2m)
- Height Control Area 2 (33.6m)
- Height Control Area 3 (50.4m)
- Parcel Boundaries

4. Streetscape and visual amenity effects;
5. Whether topographical or other site constraints make compliance with the standard impracticable;
6. Dominance, privacy and shading effects on adjoining sites; and
7. The extent to which the building or structure has the potential to become a dominant feature in the landscape.

MASSEY UNIVERSITY



KEY

-  Height Control Area 1 (25.2m)
-  Height Control Area 2 (33.6m)
-  Height Control Area 3 (50.4m)
-  Parcel Boundaries

This standard does not apply to:

<ul style="list-style-type: none"> a. Satellite dishes, antennas, aerials, chimneys, flues and flag poles provided these do not exceed 1m in diameter and do not exceed the height limit by more than 1m measured vertically. b. Solar power and heating components provided these do not exceed the height limit by more than 500mm measured vertically. c. Lift overruns provided these do not exceed the height limit by more than 4m measured vertically. 	
TERT-S2	Height in relation to boundary
<ul style="list-style-type: none"> 1. For any site adjoining a site in the Medium Density Residential Zone, no part of any building or structure may project beyond a line of 60° measured into the site from a height of 8m above ground level from all side and rear boundaries. 2. For any site adjoining a site in the General Residential Zone or any Open Space Zone, no part of any building or structure may project beyond a line of 60° measured into the site from a height of 5m above ground level from all side and rear boundaries. 3. Where TERT-S1 or TERT-S2 applies and the site boundary abuts an access in excess of 2.5m in width, the measurement must be taken from the furthest boundary of the access. <p>This standard does not apply to:</p> <ul style="list-style-type: none"> a. A boundary with a road; b. Solar power or heating components provided these do not exceed the height in relation to boundary by more than 500mm; c. Chimney structures not exceeding 1.1m in width on any elevation and provided these do not exceed the height in relation to boundary by more than 1m; or d. Satellite dishes, antennas, aerials, flues, and architectural features (e.g. finials, spires) provided these do not exceed 1m in diameter and do not exceed the height in relation to boundary by more than 1m measured vertically. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Design and siting of the building or structure; 3. Whether the additional height provides for efficient intensification of the site, rather than extending beyond site boundaries; 4. Streetscape and visual amenity effects; 5. Whether topographical or other site constraints make compliance with the standard impracticable; and 6. Dominance, shading effects on adjoining sites.
TERT-S3	Building setbacks
<ul style="list-style-type: none"> 1. No building or structure may be located within 3m of any boundary with: <ul style="list-style-type: none"> a. any Residential Zone; or b. any Open Space Zone. 	<p>Assessment Criteria where the standard is infringed:</p> <ul style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Design and siting of the building or structure; 3. Dominance, privacy and shading effects on adjoining sites; 4. Whether topographical or other site constraints make compliance with the standard

	impracticable; 5. Streetscape and visual amenity effects; and 6. Screening, planting, and landscaping.
--	--

Special Purpose Waterfront Zone

WFZ	Special Purpose Waterfront Zone
------------	--

Introduction

The Waterfront Zone provides an interface between the city centre and Te Whanganui a Tara. It contains one of the city's primary promenades along with two major parks: Frank Kitts Park and Waitangi Park. It caters to a variety of cultural, recreation and entertainment activities and includes buildings such as Te Papa, Te Wharewaka o Pōneke and the Events Centre along with residential apartment living.

The land now covered by the Waterfront Zone was created through reclamation, structures and encroachments into the harbour that are seaward of the original natural shoreline from the late 1800s to 1970. Its original purpose was to facilitate travel, trade, and general industry and commerce. The Zone has a number of remaining heritage buildings and other structures from this era that influence its character today.

Development since the 1980s on the land covered by the Waterfront Zone has transformed the area into a space for recreation, events, arts and culture, business, residences, and active transport including walking and cycling. This evolution of the waterfront is in line with the vision of the Wellington Waterfront Framework (2001), which is still relevant and important today:

Wellington's Waterfront is a special place that welcomes all people to live, work and play in the beautiful and inspiring spaces and architecture that connects our city to the sea and protect our heritage for future generations.

The Council uses the Wellington Waterfront Framework to help manage the waterfront in its role as property owner and manager of the land and public assets. The Framework has also helped inform the Waterfront Zone content in this district plan.

Mana whenua, particularly Te Āti Awa, have an important connection with Te Whanganui a Tara and the Whairepo Lagoon. Both Taranaki Whānui and Ngāti Toa's Claims Settlement Acts identify the Wellington Harbour as a statutory area. Wellington City Council must have regard to these statutory acknowledgments. The Natural Resources Plan for the Wellington Region (Schedule C4 Map 6) identifies a coastal site adjoining the Waterfront Zone with significant mana whenua values linked to the historic Te Aro Pā. The Waterfront Zone recognises the landward side of this site as also having particular significance to mana whenua, anchored by Te Wharewaka o Pōneke, through a method enabling greater mana whenua involvement in resource consents and plan changes affecting this area.

Management of the Waterfront area needs to be integrated across mean high water springs and actively engage mana whenua and other agencies with management responsibilities.

When constructing new and redeveloped buildings and public spaces, the Waterfront Zone requires public involvement and weighs the public interest very highly. Applications for significant new development in the Waterfront Zone are generally publicly notified.

Eventually, the Waterfront Zone is anticipated to be extended further north to the ramp that connects to the Fran Wilde Walkway (the walkway to the Wellington Regional Stadium). This extension is currently CentrePort land that was previously partly redeveloped into office buildings. Any Zone extension will be done through a plan change.

Activities that cross the mean high water springs boundary will be managed by having regard to the Proposed Natural Resources Plan for the Wellington Region and in conjunction with the Greater Wellington Regional Council.

The Waterfront has three areas where specific controls apply. These areas of specific controls are identified in the Planning Maps.

1. Areas of change. These are areas identified for redevelopment into buildings and/or public spaces.
2. Public open space. These are areas to be retained for public activities with minimal buildings.
3. Queens Wharf buildings. These areas have specific height standards and external alternation and addition rules.

Cross references to 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 chapters also contain provisions that may be relevant to activities in underlying Zone chapters, including:

- **Coastal Environments** – This overlay does not apply to the Waterfront Zone as it is a human-built, urban area.
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Historic Heritage and Sites and Areas of Significance to Māori** – The Waterfront Zone contains archaeological sites (pre-1900) and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Viewshafts** - Viewshafts within the Waterfront Zone are managed by the Viewshafts Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Waterfront Zone.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels). This is in addition to the provisions in this chapter for noise sensitive activities.
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Wind** – The Wind Chapter manages wind effects. It is unlikely to affect buildings in the Waterfront Zone unless they exceed 18.6 m in height.
- **Temporary Activities** – The Waterfront Zone hosts a wide range of temporary activities. The land use controls for these are in the Temporary Activities Chapter.
- **Port Zone and Passenger Port Precinct** – The Port Zone covered by the southern Passenger Port Precinct is adjacent to the Waterfront Zone. Eventually, the land affected by this Zone and Precinct is expected to become Waterfront Zone.
- **Tangata Whenua** – the involvement of mana whenua in the management of the Waterfront Zone and in design outcomes is within the context set in this chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

WFZ-O1	Purpose

	Activities and development in the Waterfront Zone contribute to Wellington's identity and sense of place, with public open spaces, buildings and other structures that reflect the unique and special components and elements that make up the waterfront.
WFZ-O2	Ahi Kā Taranaki Whānui and Ngāti Toa Rangatira are acknowledged as the mana whenua of Te Whanganui ā Tara (Wellington) and their cultural associations and landowner and development interests are recognised in planning and developing the Waterfront Zone.
WFZ-O3	Protection of public open spaces The Waterfront's public open spaces are protected for temporary activities, events and recreation.
WFZ-O4	Areas of change Areas of change are redeveloped over time into public open spaces and high-quality buildings.
WFZ-O5	Connections to harbour, public transport and the city Active transport and micro-mobility connections between the harbour's edge, public transport and the City Centre are maintained or enhanced.
WFZ-O6	Vibrant, diverse activities The Waterfront Zone has a diverse and vibrant mix of activities that collectively provide public interest and enjoyment day and night.
WFZ-O7	Managing effects Activities and development in the Waterfront Zone are managed to minimise relevant adverse effects: 1. Within the zone, including on its role and function; and 2. At interfaces with: a. Heritage buildings, heritage structures and heritage areas; b. Scheduled sites and areas of significance to tangata whenua and to other Māori; c. Identified public open spaces; d. Identified movement streets; e. Residential zoned areas; f. Open space zoned areas; and g. The waterfront.

Policies

WFZ-P1	Enabled activities Enable a range and diversity of activities that support the role and function of the Waterfront Zone and enhance the Zone's vitality, vibrancy and amenity at all times of the day and night, including: 1. Commercial activities; 2. Community facilities; 3. Recreation activities; 4. Emergency service facilities; 5. Marae activities; 6. Public transport activities;
---------------	--

	<ul style="list-style-type: none"> 7. Visitor accommodation; and 8. Residential activities above ground floor.
WFZ-P2	<p>Managed activities</p> <p>Manage the location and scale of activities which could result in cumulative adverse effects on the vitality, vibrancy and amenity of the Waterfront Zone, including:</p> <ul style="list-style-type: none"> 1. Industrial activities; 2. Construction of apartments and visitor accommodation; 3. New and expanded buildings; 4. New and modified public open space; and 5. Demolition of buildings that results in the creation of unutilised vacant land.
WFZ-P3	<p>Incompatible activities</p> <p>Only allow activities that are incompatible with the role and functions of the Waterfront Zone, where they will not have an adverse effect on its vitality, vibrancy and amenity. Incompatible activities include:</p> <ul style="list-style-type: none"> 1. Heavy industrial activities; 2. Demolition of buildings that results in the creation of unutilised vacant land; 3. Ground floor residential activities; 4. Significant buildings in public open space; 5. Surface-level carparks, other than car parks for people with mobility issues, for service vehicles, and pick-up/drop-off parking
WFZ-P4	<p>Access, connections and open space</p> <p>Require that the use, development, and operation of the Waterfront Zone:</p> <ul style="list-style-type: none"> 1. Provides attractive, safe, efficient, and convenient connections to existing and planned transport networks; 2. Promotes and enhances existing and planned pedestrian and cycle access and connections between to the City Centre Zone; 3. Provides public open spaces and well-designed, safe, pedestrian, cycle and micro-mobility access; 4. Provides equitable access to and along the harbour's edge; and 5. Provides a safe environment for people that promotes a sense of security and allows informal surveillance, including crime prevention through environmental design.
WFZ-P5	<p>Sense of place</p> <p>Require development of public open spaces, buildings and other structures to maintain or enhance the sense of place and distinctive form, quality and amenity of the Waterfront Zone including, where relevant:</p> <ul style="list-style-type: none"> 1. A balance of buildings and open space with no more than 35% building site coverage over the whole Waterfront Zone to form a sense of openness and transition between the dense city centre environment and the expansiveness of the harbour; 2. Design relating to the maritime location and activities; 3. Rich Māori and tauīwi/non-Māori history; 4. Sunlight to parks, plazas and other open spaces where people regularly congregate; 5. Visual connections to the City and harbour; and 6. Accessibility for people of all ages and mobility levels.
WFZ-P6	<p>Development of buildings</p>

	<p>Require new and altered buildings to be high quality, including:</p> <ol style="list-style-type: none"> 1. Building forms and facades that reflect their visual prominence; 2. Bulk, scale and heights that are complementary to and of a scale appropriate to the existing nearby buildings in the Waterfront Zone; 3. Heights that are consistent with the low-rise nature of buildings in this zone; 4. Active building frontages and publicly-accessible areas on the ground floors of buildings, except for storage and/or service areas; 5. Storage and/or service areas screened from public view; 6. Sustainable, resilient building design that is adaptable to changes in use over time; 7. Buildings that respond to any identified significant natural hazard risks and climate change effects, including the strengthening and adaptive reuse of existing buildings; and 8. Design that responds positively to identified heritage structures, buildings and areas, including those seaward of mean high water springs and identified in the Regional Natural Resources Plan, that are adjacent to the new or altered building.
WFZ-P7	<p>Protection of public open space</p> <p>Protect the Waterfront Zone's public open spaces by avoiding new permanent buildings above-ground on public open space except where they improve the space for public use and enjoyment and do not dominate or cumulatively diminish the public open space.</p>
WFZ-P8	<p>Areas of change</p> <p>Enable re-development of Areas of Change from car parking to buildings and/or public open spaces.</p>
WFZ-P9	<p>Sustainable long term use</p> <p>Encourage new development and redevelopment in the Waterfront Zone to be sustainable, resilient and adaptable to change in use over time, including enabling sufficient flexibility for ground floor space to be used and converted for a range of activities and responding to future coastal hazards</p>
WFZ-P10	<p>Ahi kā</p> <p>Recognise and provide for the cultural associations and development interests of Ngāti Toa Rangatira and Taranaki Whānui ki te Upoko o te Ika in the Waterfront Zone by:</p> <ol style="list-style-type: none"> 1. Managing new development adjoining scheduled sites of significance to tangata whenua or other Māori; and 2. Collaborating on the design and incorporation of Māori cultural elements into public open space within the zone.

Methods	
WFZ-M1	<p>Mana whenua involvement in managing the Waterfront Zone</p> <p>For all resource consent applications and private plan change requests:</p> <ol style="list-style-type: none"> 1. In the Waterfront Zone from Te Papa to Frank Kitts Park inclusive, and 2. Elsewhere in the Waterfront Zone, that affect Te Whanganui a Tara, Wellington City Council will: 3. Require the applicant to include a record of engagement with Te Aro Pā Trust and Te Rūnanga o Toa Rangatira with the application for resource consent or request for private plan change; and 4. If a public hearing is required, enable Te Aro Pā Trust and Te Rūnanga o Toa Rangatira to

	select up to half of the hearing commissioners on the panel to hear submissions and make recommendations or delegated decisions, provided these commissioners are certified by the Ministry for the Environment for this purpose.
WFZ-M2	<p>Integrated management across mean high water springs</p> <p>Wellington City Council will work with mana whenua, Wellington Regional Council, and other agencies with management responsibilities, on the integrated management of resource management matters across mean high water springs, in particular:</p> <ol style="list-style-type: none"> 1. Activities and development on structures in the coastal marine area that are connected to land; 2. Activities and development, and their effects, that cross the mean high water springs boundary; 3. Communication and information sharing; 4. Improved biodiversity values; and 5. Improved public access to the coast.

Land Use Activities	
WFZ-R1	Commercial Activities
	1. Activity status: Permitted
WFZ-R2	Community Facilities
	1. Activity status: Permitted
WFZ-R3	Recreation Activities
	1. Activity status: Permitted
WFZ-R4	Emergency Service Activities
	1. Activity status: Permitted
WFZ-R5	Marae Activities
	1. Activity status: Permitted
WFZ-R6	Public Transport Activities
	1. Activity status: Permitted
WFZ-R7	Visitor Accommodation Activities
	1. Activity status: Permitted
WFZ-R8	Residential Activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is located above ground floor level.</p> <p>Cross-reference – also refer to NOISE-R5 and NOISE-S4 for noise-sensitive controls near the Port Zone.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with any of the requirements of WFZ-R8.1.a cannot be achieved</p>

WFZ-R9	Industrial Activities
	<p>1. Activity status: Restricted discretionary</p> <p>Where:</p> <p>a. The activity is not a Heavy Industrial Activity.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which the activity contributes to or detracts from the surrounding activities and public enjoyment; 2. The design of the activity relating to the maritime location and adjacent public open space 3. Effects on the safety and amenity of the area, particularly in relation to noise, vehicle movements, dust, odour, fumes and hazardous substances. <p>Notification Status: An application for resource consent made in respect of WFZ-R9 is precluded from being publicly notified.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R9.1.a cannot be achieved</p> <p>Notification Status: An application for resource consent made in respect of WFZ-R9 must be publicly notified.</p>
WFZ-R10	Car parking activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is providing:</p> <ol style="list-style-type: none"> i. Car parking for people with mobility issues, or ii. Pick-up/drop-off parking of 10 minutes or less, or iii. For service vehicles; or <p>b. The activity is located within a building below ground floor or under public open space.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R10.1 cannot be achieved</p>

Building and Structure Activities	
WFZ-R11	Maintenance and Repair of Buildings, Other Structures, Public Open Space
Entire zone	1. Activity status: Permitted
WFZ-R12	Alterations or additions to buildings and other structures
Public Open Space	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The building or structure is:</p> <ol style="list-style-type: none"> i. Waterfront furniture; or ii. Play equipment; or

	<ul style="list-style-type: none"> iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment <p style="text-align: center;">Or</p> <ul style="list-style-type: none"> b. The alterations or additions result in the building or structure being: <ul style="list-style-type: none"> a. Site coverage less than 30 m²; and b. Less than 4 metres high; and c. the aggregate area of all buildings in the contiguous public open space does not exceed 200 m² per hectare.
Public Open Space	<p>2. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of WFZ-R12.1 cannot be achieved <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p>
Queens Wharf Buildings	<p>3. Activity status: Controlled</p> <p>Where:</p> <ul style="list-style-type: none"> a. The alterations or additions do not exceed the existing site coverage of the existing building; and b. Compliance with the requirements of WFZ-S1 – WFZ-S5 are achieved. <p>Notification status: An application for resource consent made in respect of WFZ-R12.4 is precluded from being either publicly or limited notified</p> <p>Matters of control are:</p> <ul style="list-style-type: none"> 1. Building design 2. External appearance of the building 3. Siting of the building
Queens Wharf Buildings	<p>4. Activity status: Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. Compliance with the requirements of WFZ-R16.1 cannot be achieved <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p>
Entire zone, except Public Open Space, Queens Wharf Buildings	<p>5. Activity status: Restricted Discretionary</p> <p>Where:</p> <ul style="list-style-type: none"> a. The alterations or additions do not extend the footprint of the existing building by more than 5%; and b. Compliance with the requirements of WFZ-S1 – WFZ-S5 are achieved. <p>Matters of discretion are restricted to:</p> <ul style="list-style-type: none"> 1. Screening of activities and storage 2. Dust 3. Lighting 4. Design

	<p>5. External appearance 6. Height and the placement of building mass</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p>
Entire zone except Public Open Space, Queens Wharf Buildings	<p>6. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R12.5 cannot be achieved</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p>
WFZ-R13	Construction of new buildings and other structures
Public Open Space	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The building or structure is:</p> <ol style="list-style-type: none"> i. Outdoor furniture; or ii. Play equipment; or iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment <p>Or</p> <p>b. The new building or structure:</p> <ol style="list-style-type: none"> i. Has site coverage less than 30 m²; and ii. Is less than 4 metres high; and c. the aggregate area of all buildings in the contiguous public open space does not exceed 200 m² per hectare.
Public Open Space	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R13.1.a or b cannot be achieved</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p>
Public Open Space	<p>3. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R13.1.c cannot be achieved</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022]. The assessment of the activity must have regard to standards WFZ-S1, WFZ-S2, and WFZ-S5.</p>
Areas of Change	<p>4. Activity status: Permitted</p> <p>Where:</p>

	<p>a. The structure is:</p> <ul style="list-style-type: none"> i. Outdoor furniture; or ii. Servicing transport functions; or iii. Sculptures or public art.
Entire Zone except Public Open Space, Areas of Change	<p>5. Activity status: Permitted</p> <p>Where:</p> <p>a. The building or structure is:</p> <ul style="list-style-type: none"> i. Outdoor furniture; or ii. Play equipment; or iii. Sculptures or public art; or iv. Former cargo handling equipment, cranes or similar port-related equipment <p>Or</p> <p>b. The new building or structure:</p> <ul style="list-style-type: none"> i. Has site coverage less than 30 m²; and ii. Is less than 4 metres high.
Entire zone except Public Open Space	<p>6. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R13.6 or 7 cannot be achieved</p> <p>The bulk, scale and height of any new buildings must achieve WFZ-P6.b and c. The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022]. The assessment of the activity must have regard to standards WFZ-S1 – WFZ-S5.</p> <p>Notification Status: An application for resource consent made in respect of WFZ-R12.5 must be publicly notified.</p>
WFZ-R14	Development of new, or modification of existing public open space
Public Open Space	<p>1. Activity status: Discretionary</p> <p>The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].</p> <p>Note this rule does not apply to activities in WFZ-R11, WFZ-R12 or WFZ-R13.</p>
WFZ-R15	Demolition or Removal of Buildings
Entire zone	<p>1. Activity status: Permitted</p> <p>Where the demolition or removal:</p> <ul style="list-style-type: none"> a. Is required to avoid a threat to life and/or property; or b. Enables the creation of public open space; or c. Is required to enable the construction of a building or structure that is permitted in this Plan, has existing use rights or has a resource consent.
Entire zone	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with the requirements of WFZ-R15.1 cannot be achieved</p>

	The assessment of the activity must have regard to the Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022].
WFZ-R16	Conversion of Buildings or Parts of Buildings to Residential Activities
Entire zone	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent of compliance with standards WFZ-S3 and WFZ-S4 and associated assessment criteria; 2. The Residential Design Guide [2022]; 3. The Principles and Outcomes in the Wellington City Council Design Guides Introduction [2022]; 4. The availability and connection existing or planned three waters infrastructure; and 5. The safe movement of people and vehicles to and from the site and within the surrounding area. <p>Notification Status: An application for resource consent made in respect of WFZ-R16 is precluded from being either publicly or limited notified.</p>
WFZ-R17	Outdoor Storage Areas
Entire zone	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.
Entire zone	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with the requirements of WFZ-R17.1 cannot be achieved <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent to which any lesser screening is necessary to provide for functional or operational requirements of the activities on the site, or for people's health and safety; 2. The extent to which outdoor storage is visible to surrounding areas, including any effects on the distinctive form, quality and amenity of the Waterfront Zone. <p>Notification Status: An application for resource consent made in respect of rule WFZ-R17 is precluded from being publicly and limited notified.</p>

All Other Activities

WFZ-R18	All Other Activities
Entire zone	<p>1. Activity status: Discretionary</p> <p>Where:</p> <ol style="list-style-type: none"> a. The activity is not otherwise provided for as a permitted activity, restricted discretionary activity, or a non-complying activity

Effects Standards

WFZ-S1		Maximum Building Height outside of Public Open Space and Areas of Change	
Entire zone, except Queens Wharf Buildings		<p>1. The building at any point does not exceed the height of the existing building heights.</p> <p>Note that new buildings outside of existing building footprints and Queens Wharf Buildings do not have a maximum building height. Instead, each building height must be justified through a discretionary or non-complying consent, with particular regard to Policy 6(b and c).</p>	
Queens Wharf Buildings		The building does not exceed [18.5 metres above Wellington Vertical Datum 1953].	
WFZ-S2		Minimum Sunlight Access	
<p>1. Buildings or structures on sites adjoining any sunlight access areas identified in Appendix 9 must be designed and located to maintain sunlight access during the time periods:</p> <p>a. Frank Kitts Park: 10 am to 4 pm b. Kumutoto Plaza: 12 noon to 2 pm c. South Whairepo Lagoon: 12 noon to 2 pm d. Post Office Square: 12 noon to 1:30 pm</p> <p>Except that this standard shall not apply to:</p> <p>e. the first 14.4m of building or structure height above ground level; f. any temporary structure erected and dismantled in less than 30 days; or g. any public amenity facility erected within an identified public space</p>		<p>Assessment Criteria where the standard is infringed:</p> <p>a. The extent of increased shadowing and any associated adverse amenity effects on the sunlight access area.</p>	
WFZ-S3		Minimum Residential Unit Size	
1. Residential units, including dual key unit, must meet the following minimum sizes:		Assessment Criteria where the standard is infringed:	
Residential Unit Type	Minimum Net Floor Area	<p>1. The extent to which:</p> <p>a. The design of the proposed unit provides a good standard of amenity; b. Other on-site factors compensate for a reduction in unit size; c. the balance of unit mix and size within the overall development is such that a minor reduction in area of a few of the units may be warranted.</p>	
a. Studio unit	35m ²		
b. 1 bedroom unit	40m ²		
c. 2+ bedroom unit	55m ²		
WFZ-S4		Residential Building Separation Distance	
1. Any new residential building or addition to an existing residential building must provide a 10m separation distance between buildings located on the same site.		<p>Assessment Criteria where the standard is infringed:</p> <p>1. The extent to which a reduced setback will increase dominance and shadowing related</p>	

		effects on residential units within the development site.
WFZ-S5	Waterfront Zone Site Coverage	
1. All development must result in the sum of all buildings in the Waterfront Zone having a site coverage of less than 35% of the whole Waterfront Zone.	Assessment Criteria where the standard is infringed:	1. The extent to which an exceedance is temporary, or is not perceived as a dominant above-ground building (for example, a low-level building with easily accessible public space on top).

Development Area: Kilbirnie Bus Barns

DEV1 Development Area – Kilbirnie Bus Barns

Introduction

The 'Bus Barns' site in Kilbirnie has the potential to be developed into a high quality mixed-use development. The provisions contained in this Development Area will guide the future comprehensive redevelopment of the site from its current use as a bus depot, should this transition occur.

The Bus Barns site includes the Metropolitan Centre Zone land bound by Onepu Road, Endeavour Street, Ross Street and Coutts Street, title WN58A/1

Eight residential zoned properties all zoned Medium Density Residential Zone (52-58, 62-64 and 85 Ross St and 47 Endeavour Street, and 73 Onepu Road are also part of the current Kilbirnie Bus Barn operations. The provisions of the Development Area do not apply to these sites, but are identified in the Development Plan as they may be involved in future works.

The provisions do not affect the current use of the site as a bus depot. In the event that the site is redeveloped for use as a bus depot the Development Area provisions would not apply. In those circumstances the provisions of the Metropolitan Centre Zone would apply.

The Development Area provisions apply in addition to those of the Metropolitan Centre Zone. Where there are any inconsistencies between the underlying zoning and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.

Cross references to 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 chapters also contain provisions that may be relevant, including:

- **Strategic Direction** – the Strategic Direction chapter contains objectives relating to where and how future development in Wellington City will occur, and the priority matters for the City for the life of the District Plan.
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation (TR-R2).
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land in the Residential Zones.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.

Objectives

DEV1-O1	Purpose High quality mixed use development is achieved on the Kilbirnie 'Bus Barns' site through a comprehensive development process.
----------------	---

Policies	
DEV1-P1	Comprehensive Development of the Bus Barns site Provide flexibility for development and subdivision of the Kilbirnie 'Bus Barns' site, while ensuring that development is undertaken in general accordance with the development principles of the Development Plan.

Land Use Activities	
DEV1-R1	Comprehensive Development of land 1600m² in area or greater
<p>1. Activity status: Restricted Discretionary Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in MCZ-P6, MCZ-P7, MCZ-P8, MCZ-P9, MCZ-P10 and MCZ-P11 2. The extent of compliance with MCZ-S1, MCZ-S2, MCZ-S3, MCZ-S4, MCZ-S5, MCZ-S6, MCZ-S7, MCZ-S8, MCZ-S9, MCZ-S10 and MCZ-S11 and satisfaction of associated assessment criteria; 3. The Centres and Mixed-Use Design Guide, guideline G107 – City Outcomes Contribution for any buildings or buildings within the development that: <ol style="list-style-type: none"> a. Exceed the maximum height requirements; and b. Comprise 25 or more residential units; 4. The extent of compliance with the Residential Design Guide; 5. The extent of compliance with the Kilbirnie Bus Barns Development Plan; and 6. The availability and connection to existing or planned three waters infrastructure. <p>Notification Status:</p> <p>An application for resource consent made in respect of DEV1-R1.1 is precluded from being either publicly or limited notified.</p>	

Development Area: Lincolnshire Farm

DEV2	Development Area – Lincolnshire Farm
------	--------------------------------------

Introduction

The Lincolnshire Farm Development Area has been identified for urban development since the 1970s. A Structure Plan was first developed in 2006 and adopted into the District Plan in 2013. This Development Area replaces the earlier Structure Plan. The Lincolnshire Farm Development Area is located between Tawa and Johnsonville. At a regional level the site contributes to a compact urban form by connecting development between Porirua and Wellington City. It is also strategically located with easy access to State Highway 1 and the railway line.

There are limited areas suitable for greenfield development in Wellington City so they must be used efficiently, providing medium density where practical and ensuring that there are a variety of housing types to suit different needs. It is crucial that the area is designed comprehensively so that infrastructure, services and facilities are provided in the most suitable location and are planned to service the entire neighbourhood. A local centre is intended to act as a focal point and meeting space for the suburb and provide community services including local shops, hospitality venues, and a supermarket. An industrial business area is included to provide local employment opportunities and contribute to the industrial land supply of Wellington City. Bus, cycle, and walking infrastructure should be planned from the outset and integrated into the design of the earthworks and subdivision. Water sensitive urban design methods will be used which will benefit water quality and reduce impacts from runoff.

The Development Plan in Appendix 12 shows the extent and location of each activity area, as well as an indication of where special features should be located. The location of the map lines indicating boundaries between activity areas or location of roads and special features are not intended to be immovable. The best location for roads and building platforms will need to be informed by detailed earthworks modelling which may reveal that activities and special features should be consented outside of where they are indicated on the Development Plan.

An east/west link road from Petone to Grenada is intended to go through Lincolnshire Farm. The link road has been in the planning phase with Waka Kotahi (NZ Transport Agency) since the Structure Plan was first developed. The link road is significant for urban development on Lincolnshire Farm. An interchange on Lincolnshire Farm will provide excellent connectivity to other parts of the region and would increase the viability of industrial activities planned in the area. **Note for Draft District Plan: We are expecting more detailed information on the Petone to Grenada link road from Waka Kotahi NZ Transport Agency early 2022, which will enable us to include the alignment in the Development Plan.**

The streams and Significant Natural Areas (SNAs) will form part of an open space network within the Development Area. The open space network consists of the natural areas of gullies, ridgelines, SNAs and streams which provide natural amenity and opportunities for recreation. As well as these natural open spaces, there will be a network of formal neighbourhood parks which provide features such as flat kick-about areas, play facilities, seating, walking paths, shade trees, and dog-walking facilities. The provision of these neighbourhood parks is based on the housing typologies and their walking catchments. All dwellings should be within walking distance of a neighbourhood park. In addition, a sports and active recreation reserve will be provided in a central location to provide for formal sports.

Where there are any inconsistencies between the underlying zoning and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.

Cross references to 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 chapters also contain provisions that may be relevant for activities in Lincolnshire Farm Development Area, including:

- **Strategic Direction** – the Strategic Direction chapter contains objectives relating to where and how future development in Wellington City will occur, and the priority matters for the City for the life of the District Plan. The Strategic Direction objectives must be referenced in the implementation of DEV2 including in the preparation and processing of resource consent applications and private plan changes.
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Historic Heritage and Sites and Areas of Significance to Māori** - the Lincolnshire Farm Development Area can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in DEV2.
- **Natural Hazards** – The identification and response to hazard risk in DEV2 is managed by the Natural Hazards Chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

DEV2-01	<p>Purpose</p> <p>Lincolnshire Farm is a well-connected suburb that accommodates new residential and business growth supported by a range of activity types.</p>
DEV2-02	<p>Activities and development</p> <p>Activities are carried out in an integrated and coordinated way.</p>
DEV2-03	<p>Amenity and Design</p> <p>Development in the Lincolnshire Farm Development Area creates an attractive and well-functioning urban environment that delivers compact urban form and a high level of accessibility and amenity.</p>
DEV2-04	<p>Natural Environment</p> <p>Access to and within natural open space is maintained and enhanced as part of the</p>

	comprehensive urban development of the area.
DEV2-O5	Petone to Grenada Link Road: Urban development does not compromise the implementation of the Petone to Grenada Link Road expected to be constructed by Waka Kotahi New Zealand Transport Agency.

Policies	
DEV2-P1	<p>Coordinated Development</p> <p>Provide flexibility for development and subdivision in the Lincolnshire Farm Development Area while ensuring that:</p> <ol style="list-style-type: none"> 1. Development is undertaken in general accordance with the location and extent shown on the Development Plan in Appendix 12; 2. Residential activities are prioritised in residential areas; 3. The local centre has a mix of activities including residential, retail and commercial services, and is centrally located along the principal road; 4. A variety of open space types are provided across the Development Area to create a logical, accessible open space network; 5. All dwellings are within walking distance of a neighbourhood park; 6. Access and connections to and within natural open spaces and reserves are provided; 7. Social infrastructure is provided, such as a school and community facilities, that is centrally located within the Development Area and easily accessible; 8. The road corridor network provides high connectivity, key connections, and a high-quality street environment for people; 9. The development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 10. The development achieves stormwater neutrality over the entire Development Area; 11. Buildings and sensitive activities are not located in overland flow paths; and 12. Development does not result in the fragmentation of sites in a manner that may compromise the anticipated future urban form of the area.
DEV2-P2	<p>Residential Activities</p> <p>Encourage residential activities in the residential activity areas identified on the Development Plan in Appendix 12 that:</p> <ol style="list-style-type: none"> 1. Avoid a pattern of homogenous housing types, sizes and densities; 2. Comprise a mix of detached and attached dwellings, including smaller one- and two-bedroom dwellings; 3. Cater for people of all ages, lifestyles and abilities; and 4. Fulfil the intent of the Subdivision Design Guide and Residential Design Guide.
DEV2-P3	<p>Potentially Compatible Activities</p> <p>Only allow activities that are not in general accordance with the Development Plan or do not meet the requirements in Appendix 12 where:</p> <ol style="list-style-type: none"> 1. The activity supports further anticipated urban development; 2. It can be demonstrated that the activity is part of an integrated design that will achieve the outcomes listed in DEV2-P1; 3. Adverse effects are appropriately managed; and 4. The activity is consistent with the overall purpose outcome in DEV2-O1 above.

DEV2-P4	<p>Earthworks</p> <p>Provide for earthworks where:</p> <ol style="list-style-type: none"> 1. It supports urban development and a subdivision plan that is general accordance with the Development Plan in Appendix 12; 2. Medium and long-term visual effects are mitigated; 3. Water sensitive urban design is considered in the design of the earthworks; 4. Access to and intended use of open space areas is included in the design of the earthworks; 5. Overland flowpaths are either designed or retained to ensure their function in conveying flood waters minimises risk to new residential properties within the Development Area and there is no increase in risk downstream of the proposed earthworks.
DEV2-P5	<p>Sensitive activities within the Industrial Area</p> <p>Avoid the establishment of sensitive activities in the industrial area unless such activities are:</p> <ol style="list-style-type: none"> 1. Ancillary to a permitted or consented activity on the same site; and 2. Sufficiently insulated from noise effects of existing activities or other activities permitted in the zone.
DEV2-P6	<p>Interface between Industrial and Sensitive Activities</p> <p>Only allow industrial activities on sites that are adjacent with residential sites, open spaces and other sensitive activities where adverse effects are managed effectively.</p>
DEV2-P7	<p>Amenity and Design</p> <p>Require new development, and alterations and additions to existing development in the Lincolnshire Farm Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Subdivision Design Guide, Centres and Mixed Use Design Guide and Residential Design Guide; and 2. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.
DEV2-P8	<p>Local Centre</p> <p>Require a local centre to be provided that is designed and delivered in general accordance with the Development Plan and Concept Plan in Appendix 12 and meets the requirements of Appendix 12, and that:</p> <ol style="list-style-type: none"> 1. Supports the local centre's role and function in the City's hierarchy of centres described in CEKP-O2; 2. Promotes a strong sense of place and identity; 3. Integrates mana whenua design elements; 4. Fulfils the intent of the Centres and Mixed Use Design Guide and Residential Design Guide; 5. Delivers well-functioning, mixed use living and working environments that provide opportunities for people to live, play, gather and meet community; 6. Provides for low carbon modes of transport; 7. Delivers safe and accessible pedestrian connections, public areas, and buildings, including for people with restricted mobility; and 8. Locates any off-street carparks away from the street frontage and at the rear of retail premises or within a shared courtyard.

DEV2-P9	<p>Petone to Grenada Link Road:</p> <p>Ensure that urban development does not compromise the implementation of the Petone to Grenada Link Road expected to be constructed by Waka Kotahi New Zealand Transport Agency.</p>
----------------	---

Land Use Activities in the General Industrial activity area	
DEV2-R1	Industrial activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is not a heavy industrial activity; and</p> <p>b. Any ancillary retail activity is limited to the display and sale of goods produced, processed or stored on the site and does not exceed 10% of the GFA of all buildings on the site.</p>
	<p>2. Activity status: Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV2-R1.1 cannot be achieved.</p>
DEV2-R2	Trade and industrial training facilities
	1. Activity status: Permitted
DEV2-R3	Emergency service facilities
	1. Activity status: Permitted
DEV2-R4	Sensitive activities not ancillary to a permitted activity
	1. Activity Status: Non-complying
DEV2-R5	Commercial activities
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The activity is trade supply retail, a wholesaler, a building improvement centre, service retail or yard-based retail.</p>
	<p>2. Activity status: Non-complying</p> <p>Where:</p> <p>a. Compliance with the requirements of DEV2-R5.1.a cannot be achieved.</p>
DEV2-R6	Outdoor storage areas
	<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. The storage area is screened by 1.8m high fencing or landscaping from any adjoining road or site.</p>
	2. Activity status: Restricted Discretionary

Where:

- a. Compliance with the requirements of DEV2-R6.1.a cannot be achieved.

Matters of discretion are restricted to:

1. The matters in DEV2-P6;
2. The extent to which any lesser screening is necessary to provide for functional or operational needs of the activities on the site, or for people's health and safety; and
3. Visual amenity effects.

Notification Status:

Notification status: An application for resource consent made in respect of rule DEV2-R6.2 is precluded from being publicly notified.

DEV2-R7	Other activities
----------------	-------------------------

1. Activity status: **Discretionary**

Where:

- a. The activity is not otherwise provided for as a permitted activity, discretionary activity, or non-complying activity.

Land Use Activities in the General Residential and Medium Density Residential Activity Areas

DEV2-R8	Residential activities
----------------	-------------------------------

1. Activity status: **Permitted**

Where:

- a. No more than two residential units occupy the site.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with DEV2-R8.1.a cannot be achieved.

Matters of discretion are restricted to:

1. The matters in DEV2-P2 and MRZ-P4.

Notification status: An application for resource consent made in respect of rule DEV2-R8.2 is precluded from being either publicly or limited notified.

DEV2-R9	Construction activities
----------------	--------------------------------

1. Activity status: **Permitted**

DEV2-R10	Recreation activities
-----------------	------------------------------

1. Activity status: **Permitted**

DEV2-R11	Informal recreation activities
-----------------	---------------------------------------

1. Activity status: **Permitted**

DEV2-R12	Organised sport and recreation activities
-----------------	--

1. Activity status: **Permitted**

DEV2-R13	Conservation activities
	1. Activity status: Permitted
DEV2-R14	Gardens, including community gardens
	1. Activity status: Permitted
DEV2-R15	Mobile commercial activities ancillary to permitted recreation and conservation activities
	1. Activity status: Permitted
DEV2-R16	Parks maintenance and repair
	1. Activity status: Permitted
DEV2-R17	Construction, maintenance, alteration of or addition to footpaths and tracks
	1. Activity status: Permitted
DEV2-R18	Construction, maintenance, alteration of, or addition to car parking areas and access drives
	1. Activity status: Permitted
DEV2-R19	Commercial Activities, excluding Integrated Retail Activities
	1. Activity status: Permitted Where: a. Located in a building that forms part of the local centre in general accordance with the Development Plan in Appendix 12.
	2. Activity status: Discretionary Where: a. Compliance with DEV2-R19.1.a cannot be achieved.
DEV2-R20	Community Facilities
	1. Activity status: Permitted
DEV2-R21	Educational Facilities
	1. Activity status: Permitted
DEV2-R22	Arts, Culture and Entertainment Activities
	1. Activity status: Permitted
DEV2-R23	Emergency Service Facilities
	1. Activity status: Permitted
DEV2-R24	Public transport facilities
	1. Activity status: Permitted
DEV2-R25	Home Business
	1. Activity status: Permitted

Where:

- a. The site is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence;
- b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time;
- c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities;
- d. Activities do not create a dust nuisance;
- e. The home business does not involve the use of trucks or other heavy vehicles;
- f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles;
- g. Any external storage of materials associated with the home business must be screened so they are not visible from outside the site; and
- h. No retailing must be conducted on the site, except:
 - i. Goods retailed online and do not result in customer visits to the site; or
 - ii. Goods ancillary and related to a service provided by the home business.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the standards in DEV2-R25.1 cannot be achieved.

Matters of discretion are restricted to:

1. The extent and effects of non-compliance with any requirement not met; and
2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule DEV2-R25.2 is precluded from being publicly notified.

DEV2-R26 Supported residential care activities

1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed ten residents.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance is not achieved with DEV2-R26.1.a.

Matters of discretion are restricted to:

1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification Status: An application for resource consent made in respect of rule DEV2-R26.2 is precluded from being publicly notified.

DEV2-R27 Boarding houses

1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed ten guests per night.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with DEV2-R27.1.a cannot be achieved.

Matters of discretion are restricted to:

1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule DEV2-R27.2 is precluded from being publicly notified.

DEV2-R28

Visitor accommodation

1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed ten guests per night.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with DEV2-R28.1.a cannot be achieved.

Matters of discretion are restricted to:

1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule DEV2-R28.2 is precluded from being publicly notified.

DEV2-R29

Childcare services

1. Activity status: **Permitted**

Where:

- a. The maximum number of children who are not normally resident on the site does not exceed ten; and
b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with DEV2-R29.1.a and DEV2-R29.1.b cannot be achieved.

Matters of discretion are restricted to:

1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule DEV2-R29.2 is precluded from being publicly notified.

DEV2-R30

Retirement Village

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The matters in GRZ-P5 and GRZ-P8.

Notification status: An application for resource consent made in respect of rule DEV2-R30.1 is precluded from being publicly notified.

DEV2-R31	All Other Activities
-----------------	-----------------------------

1. Activity status: **Discretionary**

Where:

- a. The activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.

Land Use Activities in the Natural Open Space Activity Area

DEV2-R32	Informal recreation activities
-----------------	---------------------------------------

1. Activity status: **Permitted**

DEV2-R33	Conservation activities
-----------------	--------------------------------

1. Activity status: **Permitted**

DEV2-R34	Rural activities as part of a management programme for the reserve
-----------------	---

1. Activity status: **Permitted**

DEV2-R35	Gardens, including community gardens
-----------------	---

1. Activity status: **Permitted**

DEV2-R36	Mobile commercial activities ancillary to informal recreation and conservation activities
-----------------	--

1. Activity status: **Permitted**

DEV2-R37	Parks maintenance and repair
-----------------	-------------------------------------

1. Activity status: **Permitted**

DEV2-R38	Construction, maintenance, alteration of or addition to footpaths and tracks
-----------------	---

1. Activity status: **Permitted**

DEV2-R39	Construction, maintenance, alteration of, or addition to, car parking areas and access drives
-----------------	--

1. Activity status: **Permitted**

DEV2-R40	Any other activity not otherwise provided for as a Permitted Activity
-----------------	--

1. Activity status: **Discretionary**

Buildings and Structures

DEV2-R41	Maintenance and repair of buildings and structures in all activity areas
-----------------	---

1. Activity Status: **Permitted**

DEV2-R42	Demolition or removal of buildings and structures in all activity areas
-----------------	--

1. Activity Status: Permitted	
DEV2-R43	Buildings and Structures in the General Industrial Activity Area
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. DEV2-S1; ii. DEV2-S2; iii. DEV2-S3; iv. DEV2-S4; and v. DEV2-S5. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV2-R43.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV2-P1, DEV2-P5 and DEV2-P7. 	
DEV2-R44	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – General Residential Activity Area
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance is achieved with:</p> <ol style="list-style-type: none"> i. DEV2-S6; ii. DEV2-S8; iii. DEV2-S9; iv. DEV2-S11; v. DEV2-S12; vi. DEV2-S13; vii. DEV2-S14; and viii. DEV2-S15. 	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of DEV2-R44.1 cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and 2. The matters in DEV2-P2 and GRZ-P8. <p>Notification Status:</p> <p>An application for resource consent made in respect of rule DEV2-R44.2 which results from non-compliance with DEV2-S12, DEV2-S14, or DEV2-S15 is precluded from being either publicly or limited notified.</p>	

An application for resource consent made in respect of rule DEV2-R44.2 which results from non-compliance with DEV2-S6, DEV2-S8, DEV2-S9, DEV2-S11 or DEV2-S13 is precluded from being publicly notified.

DEV2-R45 Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Medium Density Residential Activity Area

1. Activity status: **Permitted**

Where:

- a. Compliance is achieved with:
 - i. DEV2-S7;
 - ii. DEV2-S8;
 - iii. DEV2-S10;
 - iv. DEV2-S12;
 - v. DEV2-S13;
 - vi. DEV2-S14; and
 - vii. DEV2-S15.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with the requirements of DEV2-R45.1 cannot be achieved.

Matters of discretion are restricted to:

- 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards; and
- 2. The matters in DEV2-P2 and GRZ-P8.

Notification Status:

An application for resource consent made in respect of rule DEV2-R45.2 which results from non-compliance with DEV2-S12, DEV2-S14, DEV2-S15, or DEV2-S16 is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule DEV2-R45.2 which results from non-compliance with DEV2-S7, DEV2-S8, DEV2-S10, DEV2-S11, or DEV2-S13 is precluded from being publicly notified.

DEV2-R46 Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – General Residential Activity Area

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

- 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:
 - i. DEV2-S6;
 - ii. DEV2-S8;
 - iii. DEV2-S11;
 - iv. DEV2-S12;
 - v. DEV2-S13;
 - vi. DEV2-S16;
 - vii. DEV2-S18;
 - viii. DEV2-S19; and
 - ix. DEV2-S20.

2. The extent and effect of non-compliance with the requirements in Appendix 12;
3. The matters in DEV2-P1, DEV2-P2, DEV2-P7, GRZ-P3, and GRZ-P8 for multi-unit housing; and
4. The matters in DEV2-P1, DEV2-P7, GRZ-P5, and GRZ-P8 for a retirement village.

Notification status:

An application for resource consent made in respect of rule DEV2-R46.1 is precluded from being publicly notified.

DEV2-R47	Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Medium Density Residential Activity Area
-----------------	---

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:
 - i. DEV2-S7;
 - ii. DEV2-S8;
 - iii. DEV2-S10;
 - iv. DEV2-S16;
 - v. DEV2-S17;
 - vi. DEV2-S18;
 - vii. DEV2-S19; and
 - viii. DEV2-S20.

2. The extent and effect of non-compliance with the requirements in Appendix 12.
 3. The matters in DEV2-P1, DEV2-P2, DEV2-P7, GRZ-P3, and GRZ-P8 for multi-unit housing.
 4. The matters in DEV2-P7, GRZ-P5, and GRZ-P8 for a retirement village
- Notification status: An application for resource consent made in respect of rule DEV2-R47.1 is precluded from being publicly notified.

DEV2-R48	Fences and standalone walls
-----------------	------------------------------------

1. Activity status: **Permitted**

Where:

- a. Compliance with DEV2-S21 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with DEV2-48.1.a cannot be achieved.

Matters of discretion are restricted to:

1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard; and
2. The matters in DEV2-P7.

Notification status:

An application for resource consent made in respect of rule DEV2-R48.2 is precluded from being publicly notified.

DEV2-R49	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
-----------------	---

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

1. Streetscape and visual amenity effects.
2. Dominance, privacy and shading effects on adjoining properties.
3. Maintaining safe access and safety for road users, including pedestrians.
4. The matters in GRZ-P8.

Notification status:

An application for resource consent made in respect of rule DEV2-R49.1 is precluded from being publicly notified.

DEV2-R50	Any other building or structure, including additions and alterations and accessory buildings not provided for as a permitted or restricted discretionary activity in the General Residential Activity Area or Medium Density Residential Activity Area
-----------------	---

1. Activity status: Restricted Discretionary
- Matters of discretion are restricted to:

1. Whether the building or structure is associated with a permitted activity in the General Residential and Medium Density Residential Activity areas;
2. The extent and effect of non-compliance with any of the requirements in Appendix 12;
3. The extent to which the scale of the building may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood; and
4. The matters in DEV2-P1, DEV2-P7 and DEV2-P8.

DEV2-R51	Construction, alteration of and addition to buildings and structures in the Natural Open Space Activity Area
-----------------	---

1. Activity status: **Permitted**

Where:

- a. Compliance with the following standards is achieved:
 - i. DEV2-S22;
 - ii. DEV2-S23;
 - iii. DEV2-S24; and
 - iv. DEV2-S25.

2. Activity status: **Discretionary**

Where:

- a. Compliance with any of the requirements of DEV2-R51.1.a cannot be achieved.

Effects Standards - General Industrial Area

DEV2-S1	Maximum height – General Industrial Activity Area
----------------	--

1. All buildings and structures must not exceed a maximum height of 12m above ground level.

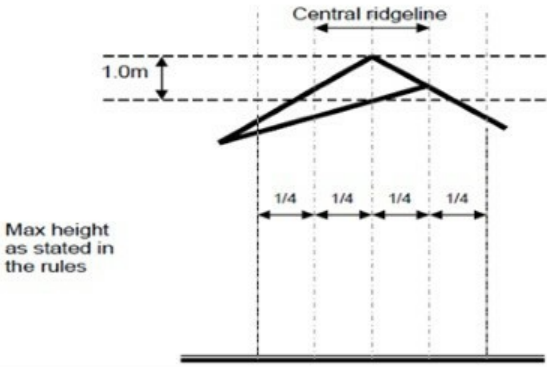
Assessment Criteria where the standard is infringed:

1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site;
2. Visual amenity effects;
3. Dominance, privacy and shading effects on adjoining sites;
4. Proximity of the building to any residential zone, Open space zone or sensitive activities in other zones and the extent to which the separation

		distance mitigates the effects of the additional height; and 5. The effectiveness of any landscaping, screening or other site mitigation proposed.
DEV2-S2	Height in relation to boundary – General Industrial Activity Area	
<p>No part of any building, accessory building or structure may project beyond a line of:</p> <p>1. For any boundary adjoining a site used for residential or open space activities no part of any building, accessory building or structure may project beyond a line of 60° measured from a height of 5m above ground level</p> <p>These standards do not apply to:</p> <ol style="list-style-type: none"> A boundary with a road. Internal boundaries. Solar power and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm measured vertically. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. Lift overruns, provided these do not exceed the height in relation to boundary by more than 1m measured vertically. <p>2. In addition, no industrial building or structures shall be higher than 3 metres within 5 metres of a boundary of a site used for residential activities.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any infringement is necessary to provide for functional or operational needs of the activities on the site; Dominance, privacy and shading effects on adjoining sites; Whether topographical or other site constraints make compliance with the standard impracticable; and The effect on the function and associated amenity values of any adjacent open space zone. 	
DEV2-S3	Gross floor area for industrial activities	
<p>1. Maximum gross floor area for industrial buildings on any site adjoining a residential site or State Highway is 4,000m².</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which the additional floor area is necessary to provide for functional or operational needs of the activities on the site; and Dominance, privacy, and shading effects on adjoining sites. 	
DEV2-S4	Windows adjacent to Residential Areas – Industrial Activity Area	
<p>1. Opaque, privacy glazing must be installed in windows where:</p> <ol style="list-style-type: none"> Above ground floor level; The associated building wall faces a site in any Residential Zone or Area; and The wall is located within 5m of the boundary of any Residential Zone or Area. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Privacy effects on adjoining sites; and Positive safety implications of over-looking public space. 	
DEV2-S5	Verandah control	

<p>1. Any verandah constructed on any building frontage facing a public space must:</p> <ol style="list-style-type: none"> Have a minimum clearance of 2.5m directly above the footpath or formed ground surface, measured from the base of the veranda fascia; Be no more than 4m directly above the footpath or formed ground surface, measured from the base of the verandah fascia; Be setback a minimum horizontal distance of 450mm from any kerbing extending to the site boundary; and Extend no more than 3m from the front of the building, measured horizontally. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> The extent to which any non-compliance is necessary to provide for functional needs or operational needs of the activities on the site, or for people's health and safety; Whether sufficient clearance is provided for pedestrians and the delivery of goods where any verandah is proposed lower than 2.5m above the footpath or ground surface level; and The extent to which any verandahs wider than 3m or within 450mm of any kerbing allow clearance for unencumbered vehicle movement, parking and loading.
--	---

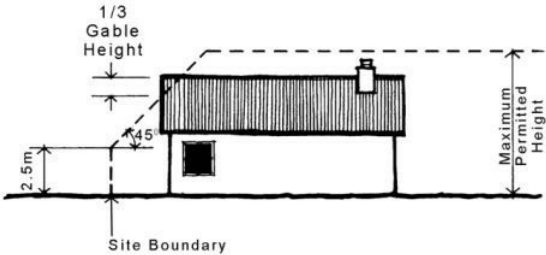
DEV2-S6	Maximum height – General Residential Activity Area
----------------	---

<p>1. Buildings and structures must not exceed a maximum height of 8m above ground level.</p> <p>2. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge).</p> <p><u>Diagram 1 – DEV2: Maximum Height</u></p>  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Accessory buildings. Fences or standalone walls. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and Dominance, privacy and shading effects on adjoining sites.
--	---

DEV2-S7	Maximum height – Medium Density Residential Activity Area
----------------	--

<p>1. Buildings and structures must not exceed a maximum height of 11m above ground level.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and
--	---

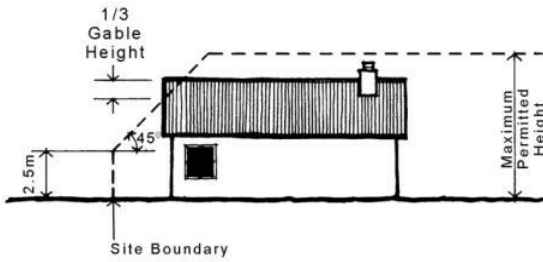
<p>This standard does not apply to:</p> <ol style="list-style-type: none"> a. Accessory buildings. b. Fences or standalone walls. c. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. 	<ol style="list-style-type: none"> 2. Dominance, privacy and shading effects on adjoining sites.
DEV2-S8	Maximum height of an accessory building
<ol style="list-style-type: none"> 1. All accessory buildings must not exceed a maximum height of 3.5m above ground level. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects; and 2. Dominance, privacy and shading effects on adjoining properties.
DEV2-S9	Height in relation to boundary – General Residential Activity Area

<p>1. No part of any building, accessory building or structure may project beyond a building line of 45° from a height of 2.5m above ground level from all side and rear boundaries of the site, unless provided for in 2. or 3. below.</p> <p>2. A gable may breach 1. above by no more than one third of the gable height.</p> <p><u>Diagram 2 – DEV2: Height in relation to boundary (General Residential)</u></p>  <p>3. Where the site abuts a boundary shared with an access strip, access lot, public accessway, or right of way, the measurement must be taken from the furthest boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. Boundaries adjoining a <i>site</i> in the General Industrial Activity Area. Multi-unit housing and Retirement Villages where the height in relation to boundary standard only applies to the external boundary of the site. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Dominance, privacy and shading effects on adjoining sites; and The effects on the function and associated amenity values of any adjacent open space zone.
---	--

<p>DEV2-S10</p>	<p>Height in relation to boundary – Medium Density Residential Activity Area</p>
<p>1. No part of any building, accessory building or structure may project beyond a building line of 56° or 63° measured from a height of 2.5m above ground level from all side and rear boundaries of the site dependant on the orientation of the site boundary as shown in Diagram S9a, unless provided for in DEV2-S10.2 or DEV2-S10.3.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Dominance, privacy and shading effects on adjoining sites.

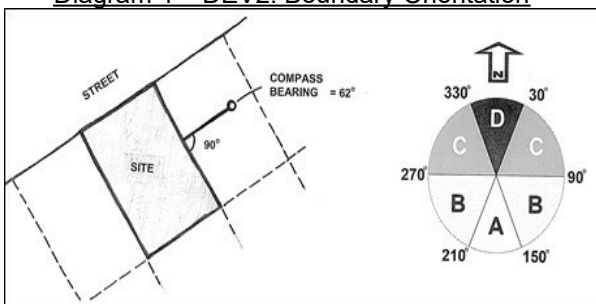
below.

Diagram 3 – DEV2: Height in relation to boundary (Medium Density Res)



2. A gable may breach (1) above by no more than one third of the gable height.

Diagram 4 – DEV2: Boundary Orientation



3. Where the site abuts a boundary shared with an access strip, access lot, public accessway, or right of way, the measurement must be taken from the furthest boundary.

This standard does not apply to:

- a. A boundary with a road.
- b. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm.
- c. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically.
- d. Multi-unit housing and Retirement Villages where the height in relation to boundary standard only applies to the external boundary of the site.

DEV2-S11

Building coverage – General Residential and Medium Density Residential Activity Areas

<p>1. Maximum building coverage is:</p> <p>a. 40% in General Residential activity area; or</p> <p>b. 50% in Medium Density Residential activity area.</p> <p>This standard does not apply to eaves up to 600mm in width.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Streetscape and visual amenity effects; and</p> <p>2. Dominance, privacy and shading effects on adjoining properties.</p>
<p>DEV2-S12 Road boundary setback – General Residential and Medium Density Residential Activity Areas</p>	
<p>1. No building or structure, excluding accessory buildings, may be located within:</p> <p>a. 3m from a road boundary in the General Residential activity areas; or</p> <p>b. 1m from a road boundary in the Medium Density Residential activity areas.</p> <p>unless provided for in DEV2-S12.2, DEV2-S12.3 or DEV2-S12.4 below.</p> <p>2. Buildings and structures, excluding accessory buildings, may extend into the road boundary setback if the part of the building nearest the street does not project forward of a line from the forward most part of the two adjoining residential buildings.</p> <p>3. Accessory buildings may be erected in the road boundary setback if the maximum combined width of all accessory buildings in the road boundary setback does not exceed:</p> <p>a. 6m in the General Residential activity area; or</p> <p>b. 4m in the Medium Density Residential activity area.</p> <p>4. This standard does not apply to fences or standalone walls.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Streetscape and visual amenity effects.</p>
<p>DEV2-S13 Other boundary setbacks – General Residential and Medium Density Residential Activity Areas</p>	
<p>1. No building or structure may be located within 1m of any side or rear boundary.</p> <p>This standard does not apply to:</p> <p>a. Fences or standalone walls.</p> <p>b. Uncovered decks and uncovered structures no more than 500mm in height above ground level.</p> <p>c. Eaves up to 600mm in width.</p> <p>d. An accessory building or structure that is 6m or less in length where this exemption only occurs once per site.</p> <p>e. Multi-unit housing and Retirement Villages where the setback standard only applies to the external boundary of the site.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Dominance, privacy and shading effects on adjoining properties.</p>
<p>DEV2-S14 Outdoor living space – General Residential and Medium Density Residential Activity Areas</p>	
<p>1. Every residential unit must be provided with an</p>	<p>Assessment Criteria where the standard is infringed:</p>

<p>outdoor living space that is:</p> <ol style="list-style-type: none"> A minimum area of 20m² with a minimum dimension of 3m; For the exclusive use of the residential unit; Free of any access, parking or manoeuvring areas; and Free of buildings and structures, except for uncovered decks. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing. Retirement villages. 		<p>The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity; Other design or on-site factors compensate for a reduction in the size of the outdoor living space; and The availability of public open space in proximity to the site.
DEV2-S15	Permeable surface area – General Residential and Medium Density Residential Activity Areas	
1. A minimum of 30% of the site must be permeable surface.	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Any measures used to mitigate stormwater runoff; and The capacity of, and effects on, the stormwater network. 	
DEV2-S16	Minimum density	
<ol style="list-style-type: none"> <u>General Residential activity area:</u> A minimum density of 25 dwellings per hectare must be achieved within the General Residential activity area. <u>Medium Density residential activity area:</u> A minimum density of 40 dwellings per hectare must be achieved within the Medium Density activity area. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Whether there are physical or infrastructural constraints restricting compliance; and Whether allotments contain undevelopable land (for example structural embankments or streams). 	
DEV2-S17	Minimum privacy separation to a boundary for multi-unit housing – Medium Density Residential Activity Area	
1. Any outdoor living space or habitable room window above ground floor level must be at least 2m from any boundary except a road boundary.	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Privacy effects on adjoining sites. 	
DEV2-S18	Minimum residential unit size for multi-unit housing – General Residential and Medium Density Residential Activity Areas	
1. Residential units must meet the following minimum sizes:	<p>Assessment Criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity; and Other on-site factors compensate for a reduction in unit sizes. 	
Residential Unit Type	Minimum Net Floor Area	
a. Studio unit	35m ²	
b. 1 bedroom unit	40m ²	
c. 2+ bedroom unit	55m ²	

DEV2-S19	Outdoor Living Space for multi-unit housing – General Residential and Medium Density Residential Activity Areas	
<p>1. Each residential unit must be provided with an outdoor living space that is:</p> <ol style="list-style-type: none"> for the exclusive use of residents; directly accessible from a habitable room; a single contiguous space; and of the minimum area and dimension specified in the table below. <p>Except:</p> <p>This does not apply for any units where communal living space is provided as an alternative.</p> <p>2. Where communal living space is provided it must be:</p> <ol style="list-style-type: none"> accessible from the residential units it serves; a single contiguous space; and of the minimum area and dimension specified in the table below. 		<p>Assessment Criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity; Other on-site factors compensate for a reduction in the size of the outdoor living space; and The availability of public open space in proximity to the site.
Living Space Type		Minimum Area
Private		Minimum Dimension
i. Studio unit	5m ²	2m
ii. 1-bedroom unit	5m ²	2m
iii. 2-bedroom unit	8m ²	2m
iv. 3+ bedroom unit	8m ²	2m
Communal		
i. 4-7 units	8m ² per unit	6m
ii. 8+ units	8m ² per unit	8m
DEV2-S20	Minimum daylight access for multi-unit housing – General Residential and Medium density Residential Activity Areas	
<p>1. Every residential unit must be designed to achieve a minimum of 2 hours daylight into any habitable room between 9am and 3pm on the winter solstice.</p>		<p>Assessment Criteria where the standard is infringed: The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity; and Other design or on-site factors compensate for a reduction in daylight access.
DEV2-S21	Fences and standalone walls	
<p>1. Any fence or standalone wall, or combination of these structures, must not exceed:</p> <ol style="list-style-type: none"> A maximum height of 2m above ground level 		<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects; and

<p>where within 1m of any side or rear boundary; and</p> <p>b. The height in relation to boundary standard in DEV2-S9 or DEV2-S10.</p> <p>2. On a road boundary or in a road boundary setback any fence or standalone wall, or combination of these structures, must not exceed:</p> <p>a. A maximum height of 2m above ground level; and</p> <p>b. Any part of a fence or standalone wall above 1.2m in height must be 50% visually transparent for its entire length.</p> <p>DEV2-S21.2 does not apply to a State Highway, Arterial, Principal or Collector Road.</p>	<p>2. Dominance and shading effects on adjoining properties.</p>
---	--

DEV2-S22	Maximum height – Natural Open Space Activity Area
-----------------	--

1. The following maximum height limits above ground level must be complied with:	
Structure	Maximum height limit above ground level
a. Playground equipment and pou	8m
a. Poles for lighting or surveillance	18m
a. Fences and gates	2m
a. All other buildings and structures	4m

DEV2-S23	Maximum gross floor area – Natural Open Space Activity Area
-----------------	--

1. Each individual buildings and/or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m ² .	
---	--

DEV2-S24	Maximum building coverage – Natural Open Space Activity Area
-----------------	---

1. Maximum building coverage is 5%.	
-------------------------------------	--

DEV2-S25	Boundary setbacks – Natural Open Space Activity Area
-----------------	---

1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with:	
Structure	Minimum boundary setback
a. Playground equipment	1.5m
b. All other buildings or structures	10m

Development Area - Upper Stebbings and Glenside West

DEV3**Development Area: Upper Stebbings and Glenside West**

Introduction

The Upper Stebbings and Glenside West developments are some of the final stages of urban development in the northern suburbs. The areas have been identified for urban development since the 1970s. At a regional level they contribute to a compact urban form by connecting development between Tawa and Churton Park which is already partially developed. They are also strategically located with easy access to State Highway 1 and the railway spine and not far from existing town centres and facilities.

A vision and set of development principles were developed for these areas through engagement with the surrounding communities in 2018. The vision that was developed is as follows:

People living in a community unique to Wellington that is an inclusive and diverse urban area with green spaces, quality transport systems, and effective infrastructure.

A master planning process was then undertaken based on the vision and principles. Extensive earthworks modelling, landscape, ecological and transport studies, as well as a cultural values and local history report were produced and taken into account in this process. The provisions in this Development Area and the layout of the Development Plan in Appendix 13 are based on the Upper Stebbings Glenside West Concept Masterplan (20 October 2020). The concept masterplan was again circulated with the community in 2020 for feedback. The feedback gained from this process helped to inform the Development Plan included in this chapter as well as the provisions that manage development in the area.

The Development Plan is divided into 'built' and 'no build areas' due to the topography of the area. The built areas are intended as the areas where buildings will be located. This will be predominantly residential buildings with the potential for a community facility should one be found necessary in the future. The no build areas are intended to contain a mix of natural open space and the balance of residential lots. While no residential buildings are anticipated in the no build areas, it is expected that earthworks to facilitate the residential building platforms will be required. It is also expected that residential lots will encompass both build and no build areas.

Upper Stebbings is an extension of Churton Park. The existing bus service on Melksham Drive will be extended to provide public transport services. Cycle and walking infrastructure will be planned up front and integrated into the earthwork and subdivision design of the neighbourhood. Water sensitive urban design will be used to incorporate best practice infrastructure, improving water quality and runoff effects.

The streams and Significant Natural Areas will form part of an open space network within the Development Area. The open space network consists of the natural areas of gullies, ridgelines, Significant Natural Areas and streams which provide natural amenity and opportunities for recreation. As well as these natural open spaces, there will be a network of formal neighbourhood parks which provide features such as flat kick-about areas, play facilities, seating, walking paths, shade trees, and dog-walking facilities. The provision of these neighbourhood parks is based on the housing typologies and their walking catchments. All dwellings should be within walking distance of a neighbourhood park.

Where there are any inconsistencies between the underlying zoning and the provisions in this Development Area chapter, the provisions in this chapter shall prevail.

Cross references to 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 chapters also contain provisions that may be relevant for activities in Upper Stebbings Glenside West Development Area, including:

- **Strategic Direction** – the Strategic Direction chapter contains objectives relating to where and how future development in Wellington City will occur, and the priority matters for the City for the life of the District Plan. The Strategic Direction objectives must be referenced in the implementation of DEV3 including in the preparation and processing of resource consent applications and private plan changes.
- **Transport** - The Transport Chapter contains provisions relating to transport matters, including traffic generation.
- **Historic Heritage and Sites and Areas of Significance to Māori** - Residential areas can contain archaeological sites and sites and areas of significance to Māori. Specific provisions for the protection of these sites are located in the Sites and Areas of Significance to Māori Chapter and Historic Heritage Chapter.
- **Subdivision** - The Subdivision Chapter contains provisions which manage subdivision of land.
- **Earthworks** - The Earthworks Chapter manages the adverse effects of earthworks on the environment, including visual amenity values and stability of land plus adverse health and safety effects, damage to property and the creation or increase in the risk of natural hazards.
- **Light** - The Light Chapter contains specific provisions relating to light spill and the management of effects on residential areas.
- **Noise** - The Noise Chapter contains specific controls in relation to noise, including effects standards NOISE-S1 (maximum noise levels).
- **Signs** - To ensure signs are compatible with an area, their scale, number, illumination, motion and placement are managed by the Signs Chapter.
- **Temporary Activities** – The Temporary Activities Chapter contains provisions to manage the effects of temporary activities in DEV3.
- **Natural Hazards** – The identification and response to hazard risk in DEV3 is managed by the Natural Hazards Chapter.
- **Infrastructure** -The Infrastructure Chapter seeks to provide for the ongoing use, maintenance and development of Infrastructure for the City.
- **Three waters Infrastructure** - The Three Waters Chapter deals with the provision or disposal of water in the City.

Objectives

DEV3-01	Purpose Upper Stebbings and Glenside West are well-connected neighbourhoods that accommodate new residential growth supported by community and open space activities.
DEV3-02	Activities and development Activities are carried out in an integrated and coordinated way.
DEV3-03	Amenity and Design Development in the Upper Stebbings and Glenside West Development Area creates an attractive and well-functioning urban environment that delivers compact urban form and a high level of accessibility and amenity.
DEV3-04	Natural Environment

Access to and within natural open space is maintained and enhanced as part of the comprehensive urban development of the area.

Policies	
DEV3-P1	<p>Activities</p> <p>Enable activities that are in accordance with the Development Plans in Appendix 13, that:</p> <ol style="list-style-type: none"> 1. Confine construction of residential buildings to within the Built Areas; 2. Enable activities in the No Build Areas that: <ol style="list-style-type: none"> a. Are associated with open space and recreation activities; or b. Are activities that facilitate residential activities in the Built Areas.
DEV3-P2	<p>Residential Activities</p> <p>Encourage residential activities within the residential areas indicated on the Development Plans in Appendix 13 that:</p> <ol style="list-style-type: none"> 1. Avoid a pattern of homogenous housing types, sizes and densities; 2. Comprise a mix of detached and attached dwellings, including smaller one- and two-bedroom dwellings; 3. Cater for people of all ages, lifestyles and abilities; and 4. Fulfil the intent of the Subdivision Design Guide and Residential Design Guide.
DEV3-P3	<p>Potentially Compatible Activities</p> <p>Only allow activities that are not in general accordance with the Development Plan or the requirements in Appendix 13 where:</p> <ol style="list-style-type: none"> 1. The activity supports further anticipated urban development; 2. It can be demonstrated that the activity is part of an integrated design that will achieve the outcomes listed in DEV3-P1 and DEV3-P5; 3. Adverse effects are appropriately managed; and 4. The activity is consistent with the overall purpose outcome in DEV3-O1 above.
DEV3-P4	<p>Provide for Earthworks</p> <p>Provide for earthworks where:</p> <ol style="list-style-type: none"> 1. It supports urban development and a subdivision plan that is in general accordance with the Development Plan in Appendix 13; 2. Medium and long-term visual effects are mitigated; 3. Water sensitive urban design is considered in the design of the earthworks; 4. Access to intended use of open space areas is included in the design of the earthworks; 5. Overland flowpaths are either designed or retained to ensure their function in conveying flood waters minimises risk to new residential properties within the Development Area and there is no increase in risk downstream of the proposed earthworks.
DEV3-P5	<p>Coordinated Development</p> <p>Ensure that land development and subdivision in the Upper Stebbings and Glenside West Development Area is undertaken in an integrated and coordinated manner and:</p> <ol style="list-style-type: none"> 1. the development is supported by sufficient infrastructure that considers the needs across the entire Development Area and land is allocated for installations from network utility operators; 2. provides safe and convenient access to a well-connected transport network, including

	<p>roads, public transport links and continuous walking and cycling routes that assist in reducing carbon emissions and traffic congestion;</p> <ol style="list-style-type: none"> 3. ensures that all dwellings are within walking distance of a neighbourhood park 4. ensures that a variety of open space types are provided across the Development Area to create a logical open space network; 5. provides access and connections to and within natural open spaces and reserves; 6. protects the natural ridgetop around the Upper Stebbings valley to provide a natural backdrop to Upper Stebbings and Tawa valleys and a connected reserves network; 7. achieves stormwater neutrality over the Development Area; 8. avoids buildings and sensitive activities located in overland flow paths; and 9. avoids fragmentation of sites in a manner that may compromise the appropriate form or nature of future urban development.
DEV3-P6	<p>Amenity and Design</p> <p>Require new development, and alterations and additions to existing development in the Upper Stebbings and Glenside West Development Area to positively contribute to the creation of a well-functioning urban environment by ensuring that it:</p> <ol style="list-style-type: none"> 1. Fulfils the intent of the Subdivision Design Guide and Residential Design Guide; 2. Creates an accessible environment for people of all ages and mobility; 3. Provides a safe and convenient road network for people that promotes a sense of security and allows informal surveillance; and 4. Adds visual diversity and interest through the overall street design and the form, landscaping, design, and siting of buildings.

Land use activities in all areas	
DEV3-R1	Residential activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted <p>Where:</p> <ol style="list-style-type: none"> a. No more than two residential units occupy the site.
	<ol style="list-style-type: none"> 2. Activity status: Restricted Discretionary <p>Where:</p> <ol style="list-style-type: none"> a. Compliance with DEV3-R1.1.a cannot be achieved. <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The matters in DEV3-P2 and MRZ-P4. <p>Notification status: An application for resource consent made in respect of rule DEV3-R1.2 is precluded from being either publicly or limited notified.</p>
DEV3-R2	Construction activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
DEV3-R3	Recreation activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted
DEV3-R4	Informal recreation activities
	<ol style="list-style-type: none"> 1. Activity status: Permitted

DEV3-R5	Organised sport and recreation activities
	1. Activity status: Permitted
DEV3-R6	Conservation activities
	1. Activity status: Permitted
DEV3-R7	Gardens, including community gardens
	1. Activity status: Permitted
DEV3-R8	Mobile commercial activities ancillary to permitted recreation and conservation activities
	1. Activity status: Permitted
DEV3-R9	Parks maintenance and repair
	1. Activity status: Permitted
DEV3-R10	Construction, maintenance, alteration of or addition to footpaths and tracks
	1. Activity status: Permitted
DEV3-R11	Construction, maintenance, alteration of, or addition to car parking areas and access drives
	1. Activity status: Permitted
DEV3-R12	Community Facilities
	1. Activity status: Permitted
DEV3-R13	Educational Facilities
	1. Activity status: Permitted
DEV3-R14	Emergency Service Facilities
	1. Activity status: Permitted
DEV3-R15	Public transport facilities
	1. Activity status: Permitted
DEV3-R16	Home Business
	<p>1. Activity status: Permitted</p> <p>Where:</p> <ol style="list-style-type: none"> a. The <i>site</i> is occupied by a residential building and used for residential activities by the person or persons living on the site as their principal place of residence; b. No more than four people in total work in the home business at any one time, and the maximum number of people on site associated with the home business does not exceed 10 people at any one time. c. No more than one third of the total gross floor area of all buildings on the site is used for home business activities; d. Activities do not create a dust nuisance. e. The home business does not involve the use of trucks or other heavy vehicles; f. The home business does not include the repair, alteration, restoration or maintenance of motor vehicles or internal combustion engines, or the spray painting of motor vehicles, excluding the residents' motor vehicles; g. Any external storage of materials associated with the home business must be screened so they

- are not visible from outside the *site*; and
- h. No retailing must be conducted on the site, except:
- i. Goods retailed online and do not result in customer visits to the *site*, or
 - ii. Goods ancillary and related to a service provided by the *home business*.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the standards in DEV3-R16.1 cannot be achieved.

Matters of discretion are restricted to:

1. The extent and effects of non-compliance with any requirement not met.
2. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule DEV3-R16.2 is precluded from being publicly notified.

DEV3-R17 Supported residential care activities

1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed ten residents.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance is not achieved with DEV3-R17.1.a.

Matters of discretion are restricted to:

1. The extent to which the intensity and scale of the activity adversely impacts on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification Status: An application for resource consent made in respect of rule DEV3-R17.2 is precluded from being publicly notified..

DEV3-R18 Boarding houses

1. Activity status: **Permitted**

Where:

- a. The maximum occupancy does not exceed ten guests per night.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with DEV3-R18.1.a cannot be achieved.

Matters of discretion are restricted to:

1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.

Notification status: An application for resource consent made in respect of rule DEV3-R18.2 is precluded from being publicly notified.

DEV3-R19 Visitor accommodation

1. Activity status: Permitted
Where:
a. The maximum occupancy does not exceed ten guests per night.
2. Activity status: Restricted Discretionary
Where:
a. Compliance with DEV3-R19.1.a cannot be achieved.
Matters of discretion are restricted to:
1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.
Notification status: An application for resource consent made in respect of rule DEV3-R19.2 is precluded from being publicly notified.
DEV3-R20 Childcare services
1. Activity status: Permitted
Where:
a. The maximum number of children who are not normally resident on the site does not exceed ten; and
b. The hours of operation are between 7.00am and 7.00pm, Monday to Friday
2. Activity status: Restricted Discretionary
Where:
a. Compliance with DEV3-R20.1.a and DEV3-R20.1.b cannot be achieved.
Matters of discretion are restricted to:
1. The extent to which the intensity and scale of the activity may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood.
Notification status: An application for resource consent made in respect of rule DEV3-R20.2 is precluded from being publicly notified.
DEV3-R21 Retirement Village
1. Activity status: Restricted Discretionary
Matters of discretion are restricted to:
1. The matters in GRZ-P5 and GRZ-P8.
Notification status: An application for resource consent made in respect of rule DEV3-R21.1 is precluded from being publicly notified.
DEV3-R22 All Other Activities
1. Activity status: Discretionary
Where:
a. the activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.

Land Use Activities in the No Build and Natural Open Space Areas	
DEV3-R23	Informal recreation activities
	1. Activity status: Permitted
DEV3-R24	Conservation activities
	1. Activity status: Permitted
DEV3-R25	Community Facilities
	1. Activity status: Permitted
DEV3-R26	Gardens, including community gardens
	1. Activity status: Permitted
DEV3-R27	Mobile commercial activities ancillary to informal recreation and conservation activities
	1. Activity status: Permitted
DEV3-R28	Parks maintenance and repair
	1. Activity status: Permitted
DEV3-R29	Construction, maintenance, alteration of or addition to footpaths and tracks
	1. Activity status: Permitted
DEV3-R30	Construction, maintenance, alteration of, or addition to, car parking areas and access drives
	1. Activity status: Permitted
DEV3-R31	Any other activity not otherwise provided for as a Permitted Activity
	1. Activity status: Discretionary Where: a. the activity status is not otherwise provided for as a permitted activity or restricted discretionary activity.

Buildings and Structures	
DEV3-R32	Maintenance and repair of buildings and structures in all activity areas
	1. Activity Status: Permitted
DEV3-R33	Demolition or removal of buildings and structures in all activity areas
	1. Activity Status: Permitted
DEV3-R34	Construction, addition or alteration of residential buildings and structures including accessory buildings, but excluding multi-unit housing – Built Areas
	1. Activity status: Permitted Where: a. Compliance is achieved with: i. DEV3-S1;

- ii. DEV3-S2;
- iii. DEV3-S3;
- iv. DEV3-S4;
- v. DEV3-S5;
- vi. DEV3-S6;
- vii. DEV3-S7; and
- viii. DEV3-S8

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of DEV3-R34.1 cannot be achieved.

Matters of discretion are restricted to:

- 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.
- 2. The matters in DEV3-P2 and GRZ-P8.

Notification Status:

An application for resource consent made in respect of rule DEV3-R34.2 which results from non-compliance with DEV3-S5, DEV3-S7 or DEV3-S8 is precluded from being either publicly or limited notified.

An application for resource consent made in respect of rule DEV3-R34.2 which results from non-compliance with DEV3-S1, DEV3-S2, DEV3-S3, DEV3-S4 or DEV3-S6 is precluded from being publicly notified.

DEV3-R35	Construction of buildings, accessory buildings or structures for multi-unit housing or a retirement village, and additions or alterations to multi-unit housing or a retirement village – Built Areas
-----------------	--

1. Activity status: **Restricted Discretionary**

Matters of discretion are restricted to:

- 1. The extent and effect of non-compliance with any of the follow standards as specified in the associated assessment criteria for any infringed standard:

- a. DEV3-S1;
- b. DEV3-S2;
- c. DEV3-S3;
- d. DEV3-S4;
- e. DEV3-S5;
- f. DEV3-S6;
- g. DEV3-S9;
- h. DEV3-S10;
- i. DEV3-S11; and
- j. DEV3-S12.

- 2. The extent and effect of non-compliance with the requirements in Appendix 13.
- 3. The matters in DEV3-P2, DEV3-P5, DEV3-P6, GRZ-P3, and GRZ-P8 for multi-unit housing.
- 4. The matters in DEV3-P2, DEV3-P6, GRZ-P5, and GRZ-P8 for a retirement village.

Notification status: An application for resource consent made in respect of rule DEV3-R35.1 is precluded from being publicly notified.

DEV3-R36	Fences and standalone walls – Built and No Build areas
-----------------	---

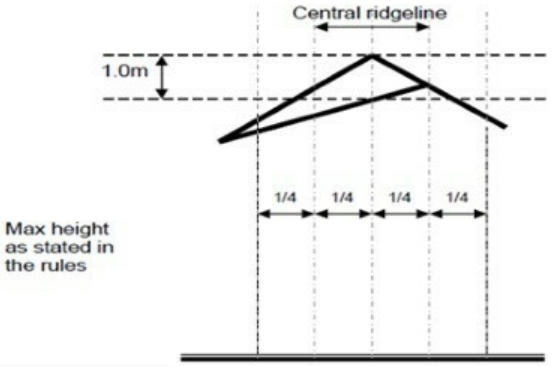
1. Activity status: **Permitted**

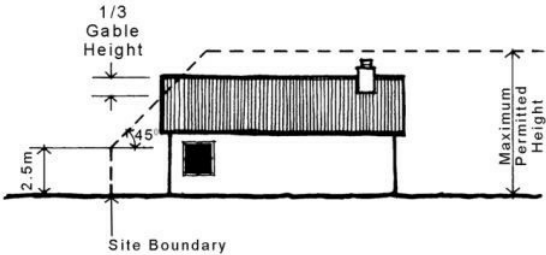
Where:

	a. Compliance with DEV3-S13 is achieved.
	<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with DEV3-36.1.a cannot be achieved.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standard. 2. The matters in DEV3-P6. <p>Notification status: An application for resource consent made in respect of rule DEV3-R36.2 is precluded from being publicly notified.</p>
DEV3-R37	Buildings and structures, including additions and alterations, accessory buildings, and fences and standalone walls, on or over a legal road
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Streetscape and visual amenity effects. 2. Dominance, privacy and shading effects on adjoining properties. 3. Maintaining safe access and safety for road users, including pedestrians. 4. The matters in GRZ-P8. <p>Notification status: An application for resource consent made in respect of rule DEV3-R37.1 is precluded from being publicly notified.</p>
DEV3-R38	Any other building or structure, including additions and alterations and accessory buildings not provided for as a permitted or restricted discretionary activity in the Built Areas
	<p>1. Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. Whether the building or structure is associated with a permitted activity in the Built Area. 2. The extent and effect of non-compliance with any of the requirements in Appendix 13. 3. The extent to which the scale of the building may adversely impact on the amenity values of nearby residential properties and the surrounding neighbourhood 4. The matters in DEV3-P1, DEV3-P5, and DEV3-P6.
DEV3-R39	Construction, alteration of and addition to buildings and structures in the No Build and Natural Open Space Activity Area
	1. Activity status: Discretionary
DEV3-R40	Construction of buildings and structures in the Ridgetop
	1. Activity status: Non-complying

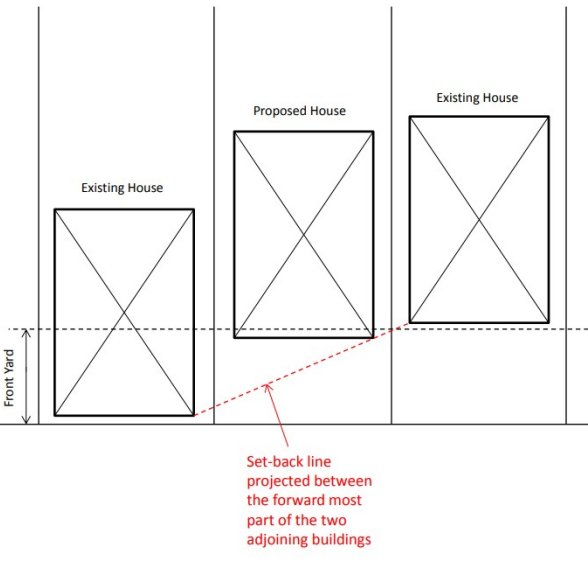
Effects Standards

DEV3-S1	Maximum height
----------------	-----------------------

<p>1. Buildings and structures must not exceed a maximum height of 8m above ground level.</p> <p>2. An additional 1m can be added to the maximum height of any building or structure with a roof slope of 15 degrees or greater (rising to a central ridge).</p> <p><u>Diagram S1 – DEV3 Maximum Height</u></p>  <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Accessory buildings. Fences or standalone walls. Solar panel and heating components attached to a building provided these do not exceed the height by more than 500mm. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height by more than 1m. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects. Dominance, privacy and shading effects on adjoining sites.
<p>DEV3-S2 Maximum height of an accessory building</p>	
<p>1. All accessory buildings must not exceed a maximum height of 3.5m above ground level.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects Dominance, privacy and shading effects on adjoining properties.
<p>DEV3-S3 Height in relation to boundary</p>	

<p>1. No part of any building, accessory building or structure may project beyond a building line of 45° from a height of 2.5m above ground level from all side and rear boundaries of the site, unless provided for in 2. or 3. below.</p> <p>2. A gable may breach 1. above by no more than one third of the gable height.</p> <p><u>Diagram S2 – DEV3 Height in relation to boundary</u></p>  <p>3. Where the site abuts a boundary shared with an access strip, access lot, public accessway, or right of way, the measurement must be taken from the furthest boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> A boundary with a road. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. Boundaries adjoining a <i>site</i> in the General Industrial Activity Area. Multi-unit housing and Retirement Villages where the height in relation to boundary standard only applies to the external boundary of the site. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Dominance, privacy and shading effects on adjoining sites. The effects on the function and associated amenity values of any adjacent open space zone.
---	--

<p>DEV3-S4</p>	<p>Building coverage</p>
<p>Maximum building coverage is 40%.</p> <p>This standard does not apply to eaves up to 600mm in width.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Streetscape and visual amenity effects. Dominance, privacy and shading effects on adjoining properties.
<p>DEV3-S5</p>	<p>Road boundary setback</p>

<p>1. No building or structure may be located within 3m of a road boundary unless provided for in 2., 3. or 4. below.</p> <p>2. Buildings and structures, excluding accessory buildings, may extend into the road boundary setback if the part of the building nearest the street does not project forward of a line from the forward most part of the two adjoining residential buildings.</p> <p><u>Diagram S3 – DEV3 Road boundary setback</u></p>  <p>3. Accessory buildings may be erected in the road boundary setback if the maximum combined width of all accessory buildings in the road boundary setback does not exceed 6m.</p> <p>4. This standard does not apply to fences or standalone walls.</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Streetscape and visual amenity effects.</p>
--	---

DEV3-S6	Other boundary setbacks
----------------	--------------------------------

<p>1. No building or structure may be located within 1m of any side or rear boundary.</p> <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Fences or standalone walls. Uncovered decks and uncovered structures no more than 500mm in height above ground level. Eaves up to 600mm in width. An accessory building or structure that is 6m or less in length where this exemption only occurs once per site. Multi-unit housing and Retirement Villages where the setback standard only applies to the external boundary of the site. 	<p>Assessment Criteria where the standard is infringed:</p> <p>1. Dominance, privacy and shading effects on adjoining properties.</p>
--	---

DEV3-S7	Outdoor living space									
<p>1. Every residential unit must be provided with an outdoor living space that is:</p> <ol style="list-style-type: none"> A minimum area of 20m² with a minimum dimension of 3m; For the exclusive use of the residential unit; Free of any access, parking or manoeuvring areas; and Free of buildings and structures, except for uncovered decks. <p>This standard does not apply to:</p> <ol style="list-style-type: none"> Multi-unit housing. Retirement villages. 	<p>Assessment Criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity. Other design or on-site factors compensate for a reduction in the size of the outdoor living space. The availability of public open space in proximity to the site. 									
DEV3-S8	Permeable surface area									
<p>1. A minimum of 30% of the <i>site</i> must be permeable surface.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Any measures used to mitigate stormwater runoff. The capacity of, and effects on, the stormwater network. 									
DEV3-S9	Minimum density									
<p>A minimum density of 25 dwellings per hectare must be achieved.</p>	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> Whether there are physical or infrastructural constraints restricting compliance. Whether allotments contain undevelopable land (for example structural embankments or streams). 									
DEV3-S10	Minimum residential unit size for multi-unit housing									
<p>Residential units must meet the following minimum sizes:</p> <table border="1"> <thead> <tr> <th>Residential Unit Type</th> <th>Minimum Net Floor Area</th> </tr> </thead> <tbody> <tr> <td>a. Studio unit</td> <td>35m²</td> </tr> <tr> <td>b. 1 bedroom unit</td> <td>45m²</td> </tr> <tr> <td>c. 2+ bedroom unit</td> <td>55m²</td> </tr> </tbody> </table>	Residential Unit Type	Minimum Net Floor Area	a. Studio unit	35m ²	b. 1 bedroom unit	45m ²	c. 2+ bedroom unit	55m ²	<p>Assessment Criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed unit provides a good standard of amenity. Other on-site factors compensate for a reduction in unit sizes. 	
Residential Unit Type	Minimum Net Floor Area									
a. Studio unit	35m ²									
b. 1 bedroom unit	45m ²									
c. 2+ bedroom unit	55m ²									
DEV3-S11	Outdoor Living Space for multi-unit housing									
<p>1. Each residential unit must be provided with an outdoor living space that is:</p> <ol style="list-style-type: none"> for the exclusive use of residents; directly accessible from a habitable room; a single contiguous space; and of the minimum area and dimension specified in the table below. <p>Except:</p>	<p>Assessment Criteria where the standard is infringed:</p> <p>The extent to which:</p> <ol style="list-style-type: none"> The design of the proposed outdoor living space provides a good standard of amenity. Other on-site factors compensate for a reduction in the size of the outdoor living space. The availability of public open space in proximity to the site. 									

This does not apply for any units where communal living space is provided as an alternative.

2. Where communal living space is provided it must be:
 - a. accessible from the residential units it serves;
 - b. a single contiguous space; and
 - c. of the minimum area and dimension specified in the table below.

Living Space Type	Minimum Area	Minimum Dimension
a. Private		
i. Studio unit	5m ²	2m
ii. 1-bedroom unit	5m ²	2m
iii. 2-bedroom unit	8m ²	2m
iv. 3+ bedroom unit	8m ²	2m
Communal		
i. 4-7 units	8m ² per unit	6m
ii. 8+ units	8m ² per unit	8m

DEV3-S12 Minimum daylight access for multi-unit housing

1. Every residential unit must be designed to achieve a minimum of 2 hours daylight into any habitable room between 9am and 3pm on the winter solstice.

Assessment Criteria where the standard is infringed:

The extent to which:

1. The design of the proposed unit provides a good standard of amenity.
2. Other design or on-site factors compensate for a reduction in daylight access.

DEV3-S13 Fences and standalone walls

1. Any fence or standalone wall, or combination of these structures, must not exceed:
 - a. A maximum height of 2m above ground level where within 1m of any side or rear boundary; and
 - b. The height in relation to boundary standard in DEV3-S3
2. On a road boundary or in a road boundary setback any fence or standalone wall, or combination of these structures, must not exceed:
 - a. A maximum height of 2m above ground level; and
 - b. Any part of a fence or standalone wall above

Assessment Criteria where the standard is infringed:

1. Streetscape and visual amenity effects.
2. Dominance and shading effects on adjoining properties.

1.2m in height must be 50% visually transparent for its entire length. DEV3-S13.2 does not apply to a State Highway, Arterial, Principal or Collector Road.	
--	--

Effects Standards – Natural Open Spaces Activity Area

DEV3-S14	Maximum height	
1. The following maximum height limits above ground level must be complied with:		
Structure	Maximum height limit above ground level	
a. Playground equipment and pou	8m	
a. Poles for lighting or surveillance	18m	
a. Fences and gates	2m	
a. All other buildings and structures	4m	
DEV3-S15	Maximum gross floor area	
1. Each individual buildings and /or structures on a site, including any external alterations or additions, must not exceed a maximum gross floor area of 30m ² .		
DEV3-S16	Maximum building coverage	
1. Maximum building coverage is 5%.		
DEV3-S17	Boundary setbacks	
1. The following minimum boundary setbacks from any residential zones or activity areas must be complied with:		
Structure	Minimum boundary setback	
a. Playground equipment	1.5m	
b. All other buildings or structures	10m	

ACNZ – Airways Corporation of NZ Limited

Airways Corporation of NZ Limited

Non-Directional Beacon (NDB) navigational aid site Newlands	
Designation unique identifier	ACNZ1
Designation purpose	Provides navigation support related to safety of air traffic
Site identifier	Section 1 SO24411, Lot 231 DP22898. 8 D10 26 Kenmore Street, Newlands
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover designation, formerly designation A1

Designation conditions:

Siting criteria restrictions mean any new developments within 150m of the facility require ACNZ to be notified as they may potentially impact on the facility and its function to provide safe navigation to air traffic.

Siting criteria include but are not limited to;

- any new overhead power lines;
- any large metallic structure exceeding 5m any dimension;
- steel masts or towers must subtend angles of less than 3 degrees measured from ground level at the centre of the NDB antenna system.

Radio communications site Hawkins Hill (South)	
Designation unique identifier	ACNZ2
Designation purpose	Provides radio communications support related to safety of air traffic
Site identifier	Section 6 SO24952 & Section 1 SO28033 Hawkins Hill, off Karepa Street, Brooklyn
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	Yes
Additional information	Rollover designation, formerly designation A4

Designation conditions:

Siting criteria restrictions mean any new developments within 300m of the facility require ACNZ to be notified as they may potentially impact on the facility and its function to provide safe navigation to air traffic.

Siting criteria include but are not limited to;

- any new overhead power lines or wind turbines;
- any large metallic structure exceeding 5m in any dimension including fences, roofs, buildings;
- any new structures including vegetation plantings must subtend angles of less than 2 degrees measured from 2 meters above ground level at the centre of the facility antenna system.

Radar & Communications site Hawkins Hill	
Designation unique identifier	ACNZ3
Designation purpose	Provides primary & secondary surveillance radar support related to safety of air traffic
Site identifier	Section 1 & 2 SO31242, Section 4 on SO24952. Hawkins Hill, off Karepa Street, Brooklyn.
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover designation, formerly designation A6

Designation conditions:

Siting criteria restrictions mean any new developments within 300m of the facility require ACNZ to be notified as they may potentially impact on the facility and its function to provide safe navigation to air traffic.

Siting criteria include but are not limited to;

- any new overhead power lines or wind turbines;
- any large metallic structure exceeding 5m in any dimension including fences, roofs, buildings;
- any new structures including vegetation plantings must subtend angles of less than 2 degrees measured from 2 meters above ground level at the centre of the facility antenna system.

Hawkins Hill (North) Radio Communications site	
Designation unique identifier	ACNZ4
Designation purpose	Transmitting station providing radio communications support related to safety of air traffic
Site identifier	Section 1 & Section 2 on SO24952

	Hawkins Hill, off Karepa Street, Brooklyn
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover designation, former designation A8

Designation conditions:

Siting criteria restrictions mean any new developments within 300m of the facility require ACNZ to be notified as they may potentially impact on the facility and its function to provide safe navigation to air traffic.

Siting criteria include but are not limited to;

- any new overhead power lines or wind turbines;
- any large metallic structure exceeding 5m in any dimension including fences, roofs, buildings;
- any new structures including vegetation plantings must subtend angles of less than 2 degrees measured from 2 meters above ground level at the centre of the facility antenna system.

Palmer Head (Moa Point) Navigational Aids site	
Designation unique identifier	ACNZ5
Designation purpose	Provides navigation support related to safety of air traffic.
Site identifier	Section 1 on SO35088 Strathmore, Palmer Head.
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover designation, formerly designation A9

Designation conditions:

Siting criteria restrictions mean any new developments within 300m of the facility require ACNZ to be notified as they may potentially impact on the facility and its function to provide safe navigation to air traffic.

Siting criteria include but are not limited to;

- any new overhead power lines;
- any large metallic structure exceeding 5m in any dimension including fences, roofs, buildings;
- any new structures including vegetation plantings must subtend angles of less than 2 degrees measured from 2 meters above ground level at the centre of the DVOR antenna system

CNZ – Chorus NZ Limited

Chorus NZ Limited

Courtenay Place Exchange	
Designation unique identifier	CNZ1
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lot 2 Deposited Plan 67814, held in Record of Title WN35D/879 25-27 Cambridge Tce, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T2

Hataitai Exchange	
Designation unique identifier	CNZ2
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lots 1 & 2 Deposited Plan 4651, held in Record of Title WN36A/841 32-34 Waitoa Road, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T3

Island Bay Exchange	
Designation unique identifier	CNZ3
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lot 21 Block II Deposited Plan 1340, held in Record of Title WN152/191 228 The Parade, Island Bay, Wellington

Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T4

Johnsonville Exchange	
Designation unique identifier	CNZ4
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 215 Porirua District and Section 1 Survey Office Plan 30445, held in Record of Title WN35C/881 19-21 Johnsonville Road, Johnsonville, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T5

Karori Exchange	
Designation unique identifier	CNZ5
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lot 1 & 2 DP 1930, held in Record of Title WN36A/684 232 Karori Road, Karori, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T6

Kelburn Exchange	
Designation unique identifier	CNZ6
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 1 Survey Office Plan 17385, Section 1 Survey Office Plan 18077 and Section 1 Survey Office Plan 28456, held in Record of Title WN36A/663 119 Upland Road, Kelburn, Wellington

Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T7

Khandallah Exchange	
Designation unique identifier	CNZ7
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 1 Survey Office Plan 26390, held in Record of Title WN36B/456. 86-88 Khandallah Road, Khandallah, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T8

Kilbirnie Exchange	
Designation unique identifier	CNZ8
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 1 Survey Office Plan 21636, held in Record of Title WN35C/885 55 Coutts Street, Kilbirnie, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T9

Miramar Exchange	
Designation unique identifier	CNZ9
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 1-2 Survey Office Plan 17728 held in Record of Title 39A/326 383 Broadway, Miramar, Wellington

Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T11

Mount Crawford	
Designation unique identifier	CNZ10
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lot 2 Deposited Plan 85451, held in Record of Title WN54D/634 276 Nevay Road, Maupuia
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T12

Tawa Exchange	
Designation unique identifier	CNZ11
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lot 1 Deposited Plan 73764, held in Record of Title WN41A/661 91 Oxford Street, Tawa
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T14

Wellington Radio	
Designation unique identifier	CNZ12
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 1 Survey Office Plan 452140, held in Record of Title 590651 128A Orangi Kaupapa Road, Northland, Wellington

Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T15

Wellington South Exchange	
Designation unique identifier	CNZ13
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lot 8 and Part Lot 9 Deposited Plan 63, held in Record of Title WN34D/455 5 Hall Street, Newtown, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T16

Wrights Hill	
Designation unique identifier	CNZ14
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 15 Survey Office Plan 31460 Upper Kaiwharawhara District, held in Record of Title WN54C/957 129 Wrights Hill Road, Karori, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T17

KRH – KiwiRail Holdings Limited

KiwiRail Holdings Limited

Wellington Railway Lines	
Designation unique identifier	KRH1
Designation purpose	Railway purposes
Site identifier	The following assets are included in this designation: <ol style="list-style-type: none"> 1. Johnsonville Line (includes tunnels and bridges) 2. Wellington Rail Ferry Terminal 3. Wellington Railway Station 4. North Island Main Trunk and Wairarapa Line (includes tunnels and bridges)
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1 (applies to Wellington Railway Station)
Additional information	Rollover designation, formerly designations R1, R2, R4 and R5. Rollover Conditions, Conditions 1 formerly Appendix P

Radio Station – Te Kopahao, Hawkins Hill	
Designation unique identifier	KRH2
Designation purpose	Railway purposes
Site identifier	Radio Station – Te Kopahao, Hawkins Hill
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation R3

Conditions 1: KiwiRail Holdings Limited (Wellington Railway Station) Conditions

The following conditions shall apply to the designation containing the Wellington Railway Station (designation KRH1) in the Wellington District Plan:

1. Nothing in this designation authorises the demolition or partial demolition of the following parts of the Wellington Railway Station:
 - the 3 streets facades including the Thorndon Quay addition

- the main concourse
- the roofline without air-conditioning units
- the plaques at the office entrance

which are heritage features. Any such proposal shall require KiwiRail to either obtain any necessary resource consent or to seek the alteration of this designation by the removal of this condition. For the avoidance of doubt, this condition does not cover repairs or maintenance, or additions or alterations, or any other activity requiring an outline plan under section 176A.

2. Prior to the preparation of any proposal to undertake any additions or alterations to the identified heritage features of the Wellington Railway Station building, KiwiRail shall meet with Heritage New Zealand to discuss the proposal.
3. KiwiRail shall provide any subsequent plan(s) of any additions or alterations, as specified above, for comment by Heritage New Zealand within 15 working days. In the event that there are any points raised by Heritage New Zealand, KiwiRail shall arrange to meet with Heritage New Zealand to discuss the points raised.
4. KiwiRail shall provide a copy of any application for outline plan approved in respect of the identified heritage features of the Wellington Railway Station building to Heritage New Zealand at the same time it is lodged with the Council. Heritage New Zealand will then forward its comments on the proposal to the Council within 5 working days.

KL – Kordia Limited

Kordia Limited

Mt Kaukau Broadcasting and Telecommunications Facility	
Designation unique identifier	KL1
Designation purpose	Broadcasting and Telecommunications Facility
Site identifier	CT10A-838 Mt Kaukau
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes; any new structures should be confined to the area shown in Condition 1
Additional information	Rollover designation, formerly designation B1 Rollover Conditions, Conditions 1 formerly Appendix I

Makara High Broadcasting and Telecommunications Facility	
Designation unique identifier	KL2
Designation purpose	Broadcasting and Telecommunications Facility
Site identifier	CT31A-137 Makara
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation B2

Condition 1: Kordia Limited Conditions



MSNZ – Meteorological Service of New Zealand Limited

Meteorological Service of New Zealand Limited

MetService Head Office	
Designation unique identifier	MSNZ1
Designation purpose	Meteorological and Related Administrative Purposes
Site identifier	Pt Secs 1223 & 1231, Town of Wellington, Block VI, Port Nicholson Survey District, MetService Head Office 30 Salamanca Road, Kelburn
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover designation, formerly designation M1

Designation conditions:

This designation does not authorise antennae which project more than 5 metres above the highest part of the roof of the existing MetService Building.

MetService Outlook Hill	
Designation unique identifier	MSNZ2
Designation purpose	Meteorological Purposes
Site identifier	Secs 55 & 56 Block VIII Port of Nicholson SD, CT 10B/306 MetService Outlook Hill Weather Radar, Outlook Hill, Terawhiti Station accessed off Oteranga Bay
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly M2

MetService Mount Kaukau Automatic Weather Station

Designation unique identifier	MSNZ3
Designation purpose	Meteorological Purposes
Site identifier	Lot 2 DP 27542, CT WN 10A/838 MetService Mount Kaukau Automatic Weather Station, Mount Kaukau, accessed off Rifle Range Road, Ohariu Valley. Automatic weather station located on the Kordia Mount Kaukau communications/TV tower
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation M4

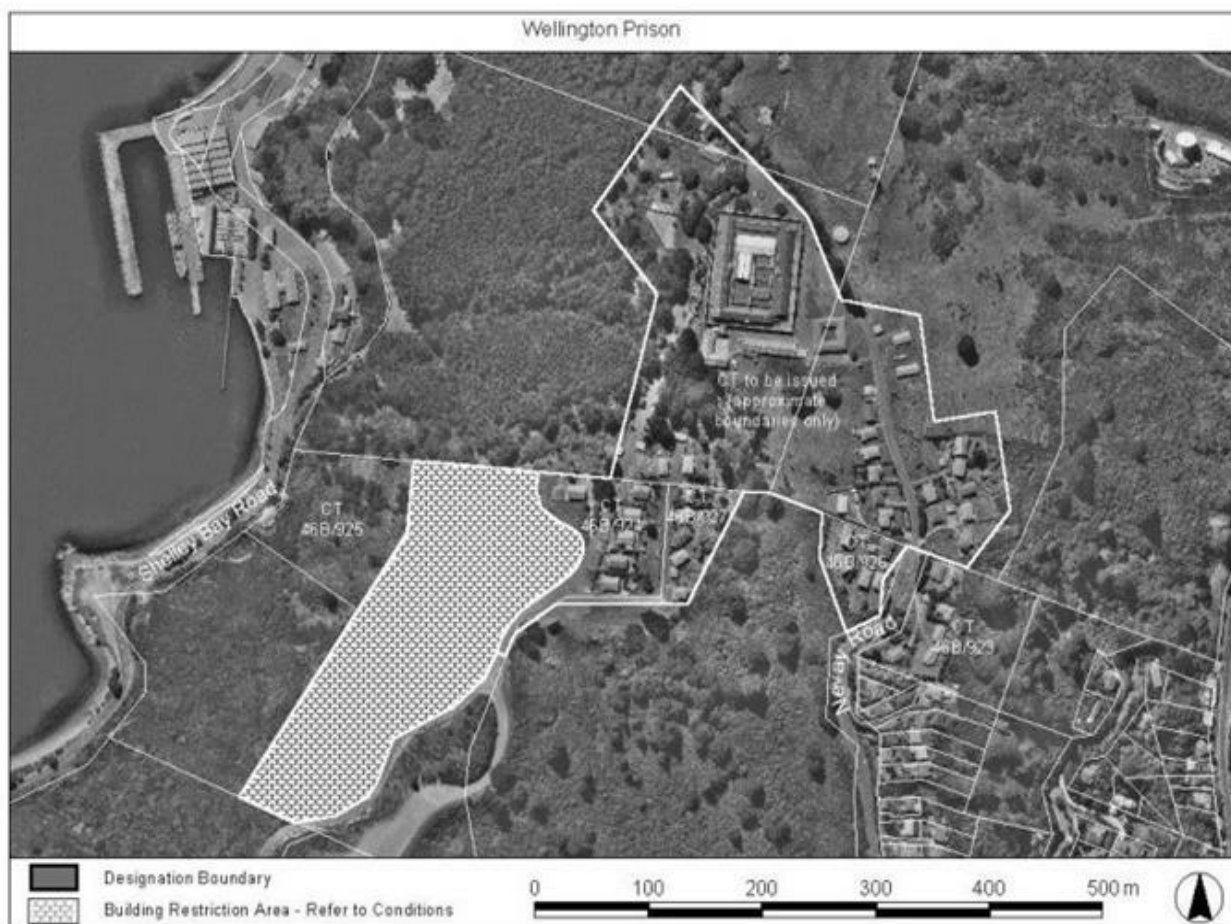
MetService Wellington Airport	
Designation unique identifier	MSNZ4
Designation purpose	Meteorological Purposes
Site identifier	Part Lot 1 DP78304, CT 518352 MetService Wellington Airport Automatic Weather Station, Wellington International Airport, Stewart Duff Drive, Rongotai, Wellington. Automatic weather station located north of the Airways Instrument Landing System (ILS) bunker near the southern end of the runway, Wellington International Airport
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation M5

Minister of Corrections

Wellington Prison – Mt Crawford	
Designation unique identifier	MCOR1
Designation purpose	Corrections purposes
Site identifier	Pt Lot 1, DP 4741 – RT 46B/926 Pt Lot 1, DP 4741 – RT 46B/927 Section 1 SO 477035 – RT 760897 Section 3 SO 477035 – RT 760897 Section 4 SO 477035 – RT 760898 Section 6 SO 477035 – RT 760898 Section 7 SO 477035 – RT 760898
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover designation, formerly designation K1

Designation conditions:

No building or structures, except buildings or structures for security purposes, shall be located on the area shown hatched on the map:



Arohata Prison - Tawa	
Designation unique identifier	MCOR2
Designation purpose	Corrections purposes
Site identifier	Pt Section 34 Porirua District SO 21047 (RT WN46C/286) Pt Section 32 Porirua District SO 21078 (RT WN46C/384)
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation K2

MCOU – Minister for Courts

Minister for Courts

Wellington District Court	
Designation unique identifier	MCOU1
Designation purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes.
Site identifier	Lot 1 Deposited Plan 6634 and Section 1 Block VI Thorndon Reclamation and Section 2 Block VI Thorndon Reclamation and Section 3 Block VI Thorndon Reclamation Cnr Balance Street and Stout Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation J1. Rollover Conditions, Conditions 1 formerly Appendix W

Wellington High Court	
Designation unique identifier	MCCOU2
Designation purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes.
Site identifier	Section 1 Survey Office Plan 35741 and Section 2 Survey Office Plan 35741 Corner Molesworth Street and Sydney Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation J2

Wellington Court of Appeal	
-----------------------------------	--

Designation unique identifier	MCOU3
Designation purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes.
Site identifier	Section 1 Survey Office Plan 37158 Town of Wellington Corner Molesworth Street and Aitken Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation J3

Wellington Supreme Court	
Designation unique identifier	MCOU4
Designation purpose	Judicial, court, tribunal and related purposes including collection of fines and reparation, administration, support, custodial services, and ancillary activities. Works include development and operation of land and buildings for aforementioned purposes
Site identifier	Section 1 Survey Office Plan 37067, Section 2 Survey Office Plan 37067, Section 1 Survey Office Plan 37081 Corner Molesworth Street and Aitken Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation J4. Rollover Conditions, Conditions 1 formerly Appendix W

Conditions 1: Minister for Courts Conditions

The Designation for the Supreme Court Site is subject to the following conditions:

Assessment of Environmental Effects

1. An assessment of environmental effects (in the form envisaged by Schedule 4 of the Resource Management Act 1991, but excluding clause (1)(b) relation to alternative locations or methods) of any work(s) proposed should be submitted with any future Outline Plans, the assessment of effects shall include the information required under section 3.2.2 and section 3.2.4 of the Wellington City Council District Plan.

Building Height

2. No building on the site shall exceed 20m in height above ground level. The requiring authority shall obtain the agreement of the New Zealand Historic Places Trust for any material works on the new building that extend above the parapet height of the old High Court building.

Construction

3. The Requiring Authority shall prepare and submit a Construction Management Plan (CMP) to the Manager, Compliance Monitoring and Enforcement, Wellington City Council for approval at least 10 working days prior to works commencing. Works shall not commence until the CMP has been approved by the Manager, Compliance Monitoring and Enforcement.
4. The CMP shall include specific details relating to demolition, excavation, construction and restoration of all works associated with the Project, including:
 - i. Details of the site or project manager, including their contact details (phone, facsimile, postal address, email address);
 - ii. The location of large notice boards that clearly identify the project name, together with the name, telephone number, email and address for service of the site or project manager;
 - iii. An outline of the construction programme;
 - iv. Days and hours of work;
 - v. An outline of anticipated construction related traffic and how it will be managed both onsite and offsite;
 - vi. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
 - vii. Location of workers' offices and conveniences (e.g. portaloos);
 - viii. Means of ensuring the safety of the general public;
 - ix. The protocol for the discovery of archaeological remains as referred to in condition 8 below.
 - x. Methods of avoiding, remedying or mitigating any potential adverse construction related effect (including dust, debris and mud on public roads etc).
5. The CMP shall be implemented and maintained throughout the entire construction and restoration period.
6. Noise associated with the work must comply in all aspects with the controls set out in NZS 6803:1999 and all persons undertaking day-to-day activity management will adopt the best practical option at all times to ensure the emission of noise from the site does not exceed a reasonable level in accordance with section 16 of the Resource Management Act 1991.
7. Temporary protection shall be installed to prevent vehicles damaging drains, footpaths, kerbs, vehicle crossings during construction. Any damage to the drains, footpaths, berms, kerbs, vehicle crossings and the roads attributable to any vehicle associated with construction activities shall be repaired to the same or similar standard as existed prior to such damage at no cost to the Wellington City Council.

Archaeological

8. Prior to works commencing, an Archaeological Management Plan shall be prepared by the Requiring Authority in consultation with the site engineer, primary contractor, project archaeologist and the New

Zealand Historic Places Trust. This plan shall include the following:

- i. procedures for any archaeological investigation or monitoring,
- ii. the role, responsibility and level of authority of the approved archaeologist(s),
- iii. protocols for the unexpected discovery of archaeological material,
- iv. timeframes for archaeological work,
- v. requirements for stand down periods to enable archaeological work,
- vi. the responsibilities of contractors with regard to notification of archaeological sites, and
- vii. mechanisms for dispute resolution.

Note: The Historic Places Act 1993 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. Section 10 of the Act directs that an authority is required from the New Zealand Historic Places Trust if there is “reasonable cause” to suspect an archaeological site (recorded or unrecorded), may be modified, damaged or destroyed in the course of any activity. An authority is required for such work whether or not the land on which an archaeological site may be present is designated, or a resource or building consent has been granted.

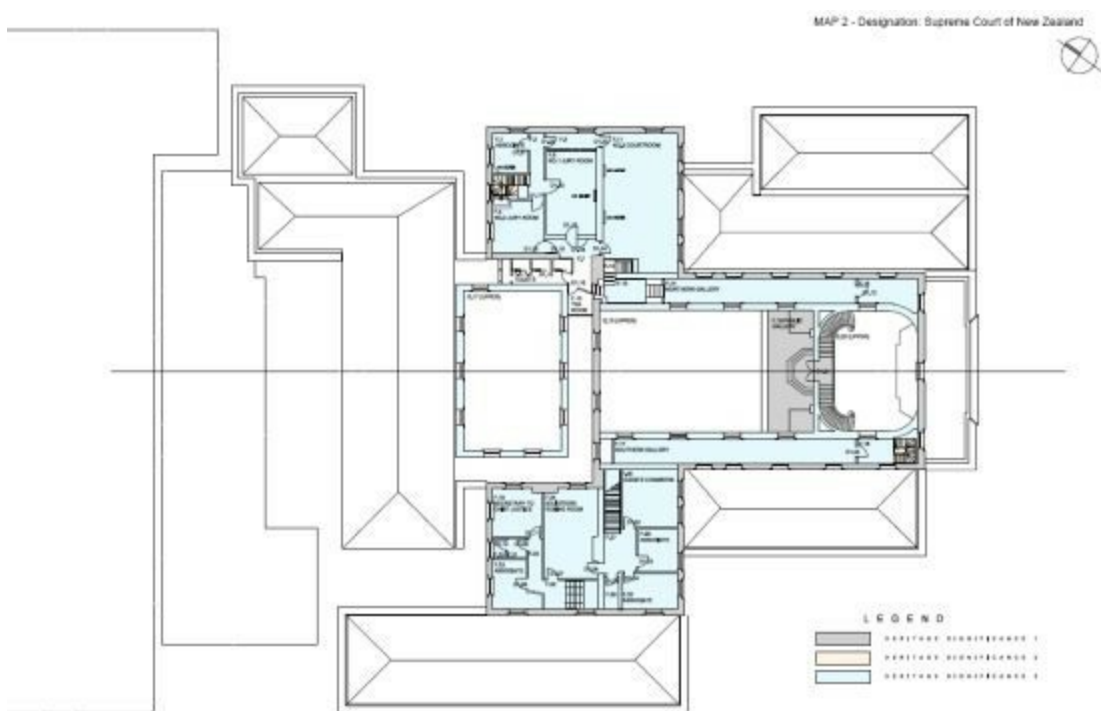
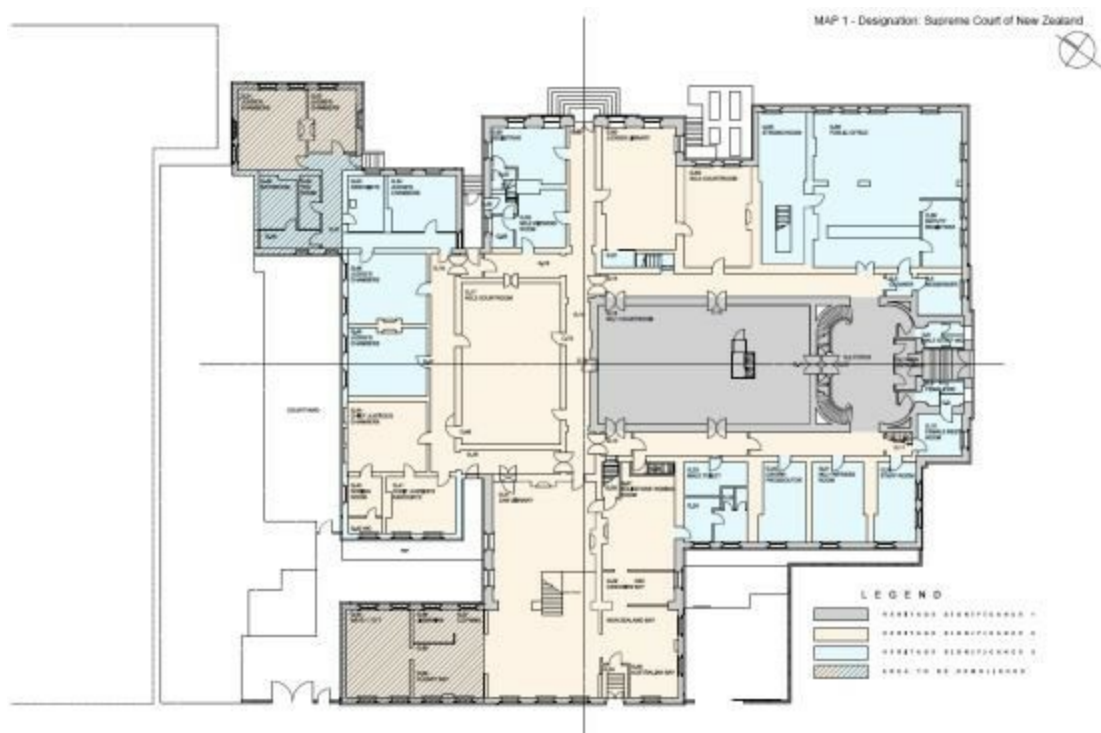
Cultural

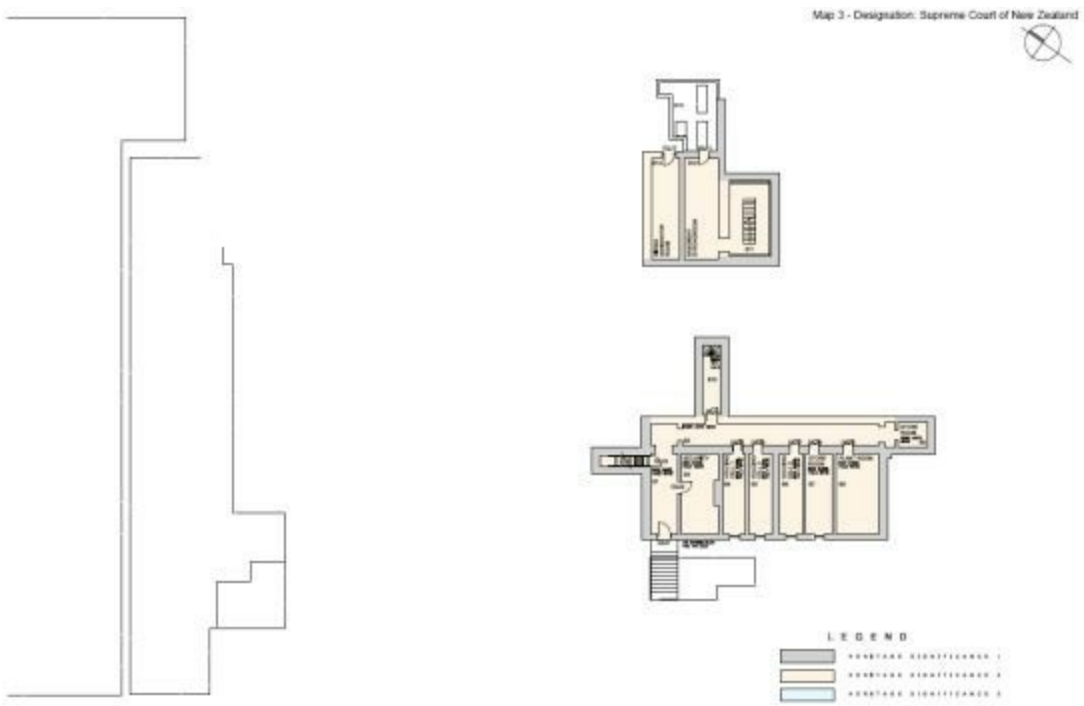
9. Prior to any works commencing on the site, a ground breaking and blessing ceremony shall be carried out by kaumatua from Wellington Tenth Trust.
10. If, during any earthworks any koiwi (human skeletal remains) or other Māori cultural materials are unearthed, work in the immediate vicinity shall cease immediately. The area shall be immediately secured and the project archaeologist along with representatives of the Wellington Tenth Trust must be promptly advised to carry out an initial examination. The New Zealand Historic Places Trust is also to be advised. The Police must be contacted if any human remains are uncovered
11. If, as a result of this initial investigation there is a need for an appropriate ceremony the iwi authority representatives will arrange for the process at the Requiring Authority's expense.

Heritage Conditions

12. For those parts of the Old High Court Building that are to be demolished and not replaced (shown on Map 1 (Attached as Appendix 1) as hatched areas and listed in Table 1) there are no heritage restrictions.
13. For the parts of the Old High Court Building listed as Heritage Significance Category 1, 2 or 3 in Table2 below (and shown on Maps 1, 2, 3 and 4 (Attached as Appendix 1)):
 - i. “Modifications” shall include maintenance, stabilisation and strengthening, repair, adaptive reuse, removal and reuse, and the demolition required for the new Supreme Court and the Old High Court Building complex.
 - ii. Modifications to Heritage Significance 1 parts of the Old High Court Building may occur only for the purposes of meeting essential functional, construction or restoration requirements as determined by the Secretary for Justice in consultation with the New Zealand Historic Places Trust and the Manager of Urban Design Policy, Wellington City Council, safeguarding the building, or meeting statutory requirements. Any modifications shall be as discreet as practicable in the circumstances and the minimum reasonably necessary in the circumstances.

- iii. Modifications to Heritage Significance 2 parts of the Old High Court Building may occur only for the purposes of meeting functional, construction or restoration requirements as determined by the Secretary for Justice in consultation with the New Zealand Historic Places Trust and the Manager of Urban Design Policy, Wellington City Council, safeguarding the building, or meeting statutory requirements. Any modifications shall be as discreet as practicable in the circumstances and the minimum reasonably necessary in the circumstances.
 - iv. Modifications to Heritage Significance 3 parts of the Old High Court Building may occur only for the purposes of meeting functional, construction or restoration requirements or improvements as determined by the Secretary for Justice in consultation with the New Zealand Historic Places Trust and the Manager of Urban Design Policy, Wellington City Council.
 - v. Any other modifications to Heritage Significance 1, 2 and 3 parts of the Old High Court Building which the Secretary for Justice thinks desirable for the complex may occur if agreed to by the New Zealand Historic Places Trust and the Manager of Urban Design Policy, Wellington City Council.
14. items listed in Table 2 below (and shown on Maps 1 and 2 (Attached as Appendix 1)) as Significant Fabric in Heritage Significance 1 parts of the Old High Court Building shall only be modified in consultation with a suitably qualified conservation architect.
 15. Public access to the No 1 Courtroom in the Old High Court Building will be provided in accordance with access protocols, prepared and approved by the Secretary for Justice in consultation with the New Zealand Historic Places Trust. The access protocol will balance the interests of the public in being able to see and enjoy the spaces, and the functional requirements of the Supreme Court and other justice purposes in using the spaces and the Old High Court Building efficiently and securely. Access protocols may be amended from time to time by the Secretary for Justice in consultation with the New Zealand Historic Places Trust and the Manager of Urban Design Policy Wellington City Council. The Secretary of Justice shall forward to the Chief Executive Officer of the Wellington City Council any such protocol once approved.
 16. For the interior spaces in the Old High Court Building listed as No Heritage Significance in Table 2 below (and shown on Maps 1 and 2(Attached as Appendix 1)), there are no restrictions on modifications.
 17. The designation holder must compile a thorough photographic record to show areas of the building that are Heritage Significance Category 1, 2 or 3, which will be subject to additions/alterations/partial demolition before, during and after each stage. This record must be lodged with the Manager Urban Design Policy and the New Zealand Historic Places Trust in two stages. The before photos must be lodged prior to commencement of work and the remaining photos must be submitted within 2 months of the work being completed.
 18. Any parts of the old High Court building identified in the Tables below as Heritage Significance 1 or 2 which are to be removed and reused in the building or are required for future maintenance of the building shall be removed and stored with reasonable care and in accordance with good practice.





MDEF – Minister of Defence

Minister of Defence

Point Jerningham Saluting Battery Site	
Designation unique identifier	MDEF1
Designation purpose	Defence Purposes – Ceremonial Gun Saluting
Site identifier	Section 167 Evans Bay District Block VII, Port Nicholson SD SO28542 Gazette 1982 pg 1177 Recreation Purposes Point Jerningham, Roseneath, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation D3

HMNZS Olphet Defence Establishment	
Designation unique identifier	MDEF2
Designation purpose	Defence Purposes – Military Training / Administration / Logistics / Support facility
Site identifier	Town acre number 90, City of Wellington, Wellington Land District 1985 pg 4089 Defence Purposes Part Section 89 Block VI, Port Nicholson SD SO32418, Gazette 1986 pg 3318 Defence Purposes 211 Taranaki Street, Te Aro, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation D4

MEDU – Minister of Education

Minister of Education

Bellevue School (Newlands)	
Designation unique identifier	MEDU1
Designation purpose	Educational Purposes
Site identifier	Part Section 43, 44 & 45 Horokiwi Road DIST 12 Bancroft Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E1. Rollover Conditions, Conditions 1 formerly Appendix E

Berhampore School	
Designation unique identifier	MEDU2
Designation purpose	Educational Purposes
Site identifier	Lot 2 DP 316161, Lot 10 DP 2504 105 Britomart Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E2. Rollover Conditions, Conditions formerly Appendix E

Brooklyn School (Wellington)	
Designation unique identifier	MEDU3
Designation purpose	Educational Purposes
Site identifier	Part Section 33 Owhiro DIST 58 Washington Avenue
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E3. Rollover Conditions, Conditions1 formerly Appendix E

Cardinal McKeefry School (Wilton)	
Designation unique identifier	MEDU4
Designation purpose	Educational Purposes
Site identifier	Lot 1 DP 34828 66 Albemarle Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E4. Rollover Conditions, Conditions1 formerly Appendix E

Cashmere Avenue School	
Designation unique identifier	MEDU5
Designation purpose	Educational Purposes
Site identifier	Part Lot 1 DP 9871, Lots 8 & 9 & 10 DP 2424, Part Lot 11 Block III DP 2424 106 Cashmere Avenue
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E5. Rollover Conditions, Conditions1 formerly Appendix E

Crofton Downs Primary School	
Designation unique identifier	MEDU6
Designation purpose	Educational Purposes
Site identifier	Lot 61 DP 29071 21 Chartwell Drive
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1

Additional information	Rollover designation, formerly designation E6. Rollover Conditions, Conditions1 formerly Appendix E
------------------------	---

Churton Park School	
Designation unique identifier	MEDU7
Designation purpose	Educational Purposes
Site identifier	Part Lot 1 DP 31539 90 Churton Drive
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E7. Rollover Conditions, Conditions1 formerly Appendix E

Clifton Terrace Model School	
Designation unique identifier	MEDU8
Designation purpose	Educational Purposes
Site identifier	Lot 1 DP 89602, Lot 4 & 5 DP 9047, Part Section 1254 TN OF Wellington & Section 1 Survey Office Plan 547086 s 15 Clifton Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E8. Rollover Conditions, Conditions 1 formerly Appendix E. Any combination of buildings or structures on Section 1 Survey Office Plan 547086 must be less than 30m2 in area and 4m in height.

Clyde Quay School	
Designation unique identifier	MEDU9
Designation purpose	Educational Purposes
Site identifier	Section 1251 TN OF Wellington 27 Elizabeth Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E9. Rollover Conditions, Conditions 1 formerly Appendix E

Evans Bay Intermediate	
Designation unique identifier	MEDU10
Designation purpose	Educational Purposes
Site identifier	Section 107 Evans Bay DIST, Part Sections 109 & 110, Evans Bay District 14A Kemp Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E111. Rollover Conditions, Conditions 1 formerly Appendix E

Hampton Hill School	
Designation unique identifier	MEDU11
Designation purpose	Educational Purposes
Site identifier	Part Section 245 DIST Porirua, Part Lot 10 DP 20144 4 Rimu Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E12. Rollover Conditions, Conditions 1 formerly Appendix E

Hataitai School	
Designation unique identifier	MEDU12
Designation purpose	Educational Purposes
Site identifier	Section 134 Evans Bay DIST 2 Arawa Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1

Additional information	Rollover designation, formerly designation E13. Rollover Conditions, Conditions1 formerly Appendix E
------------------------	---

Houghton Valley School	
Designation unique identifier	MEDU13
Designation purpose	Educational Purposes
Site identifier	Lots 293 & 296, 298 & 300 DP 171, Part Lots 295 & 297 DP171, Section 1 SO 384813 110 Houghton Bay Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E14. Rollover Conditions, Conditions 1 formerly Appendix E

Island Bay School	
Designation unique identifier	MEDU14
Designation purpose	Educational Purposes
Site identifier	Section 19 & 20 Town DIST 6 Thames Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E15. Rollover Conditions, Conditions1 formerly Appendix E

Johnsonville School	
Designation unique identifier	MEDU15
Designation purpose	Educational Purposes
Site identifier	Section 19 Block VI Hawtrey SETT 2 Morgan Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E16. Rollover Conditions, Conditions1 formerly Appendix E

West Park School	
Designation unique identifier	MEDU16
Designation purpose	Educational Purposes
Site identifier	Part Wiremutaone 8, 28 Block 97 Broderick Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Appendix 1
Additional information	Rollover designation, formerly designation E17. Rollover Conditions, Conditions1 formerly Appendix E

Karori West Normal School	
Designation unique identifier	MEDU17
Designation purpose	Educational Purposes
Site identifier	Section 72 Karori DIST, Part Section 43 Karori DIST 19 Allington Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E18. Rollover Conditions, Conditions1 formerly Appendix E

Karori Normal School	
Designation unique identifier	MEDU18
Designation purpose	Educational Purposes
Site identifier	Part Section 36 Karori DIST 2 Donald Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E19. Rollover Conditions, Conditions1 formerly Appendix E

Kelburn Normal School	
------------------------------	--

Designation unique identifier	MEDU19
Designation purpose	Educational Purposes
Site identifier	Lot 1 DP 325905, Part Lot 37 Block XIV DP 2325, Sections 71 & 76 Karori DIST 16 Kowhai Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E20. Rollover Conditions, Conditions 1 formerly Appendix E

Khandallah School	
Designation unique identifier	MEDU20
Designation purpose	Educational Purposes
Site identifier	Section 233 Porirua DIST 20 Clark Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E21. Rollover Conditions, Conditions1 formerly Appendix E

Kilbirnie School	
Designation unique identifier	MEDU21
Designation purpose	Educational Purposes
Site identifier	Section 143 & 144 Evans Bay DIST 99 Moxham Avenue
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E22. Rollover Conditions, Conditions 1 formerly Appendix E

Capital Montessori School	
Designation unique identifier	MEDU22

Designation purpose	Educational Purposes
Site identifier	Lot 110 DP 28460 17 Camrose Grove
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E24. Rollover Conditions, Conditions 1 formerly Appendix E

Linden School and He Huarahi Tamariki	
Designation unique identifier	MEDU23
Designation purpose	Educational Purposes
Site identifier	Section 299 Porirua DIST, Part Lot 26, 29 & 30 DP 14282 58 Ranui Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E25. Rollover Conditions, Conditions 1 formerly Appendix E

Lyllall Bay School	
Designation unique identifier	MEDU24
Designation purpose	Educational Purposes
Site identifier	Section 133 Evans Bay DIST, Part Lot 68 DP 876 40 Freyberg Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E26, Rollover Conditions, Conditions 1 formerly Appendix E

Makara Model School	
Designation unique identifier	MEDU25
Designation purpose	Educational Purposes

Site identifier	Lot 1 DP 28745 399 Makara Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E27. Rollover Conditions, Conditions 1 formerly Appendix E

Holy Cross School (Miramar)	
Designation unique identifier	MEDU26
Designation purpose	Educational Purposes
Site identifier	Lots 1, 2, 3 & 4 DP 58498, Lot 2 DP 70902, Lot 1 DP 314848 2-6 Athens Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E28. Rollover Conditions, Conditions 1 formerly Appendix E

Miramar Central School	
Designation unique identifier	MEDU27
Designation purpose	Educational Purposes
Site identifier	Lot 1 DP 4550 38 Park Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E29. Rollover Conditions, Conditions 1 formerly Appendix E

Miramar North School	
Designation unique identifier	MEDU28
Designation purpose	Educational Purposes
Site identifier	Section 45 Watts Peninsula DIST

	23 Weka Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E30. Rollover Conditions, Conditions 1 formerly Appendix E

Mt Cook School (Wellington)	
Designation unique identifier	MEDU29
Designation purpose	Educational Purposes
Site identifier	Section 234 & 235 & 236 TN OF Wellington, Lot 1 & 2 DP 4351 160 Tory Street Part
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E32. Rollover Conditions, Conditions1 formerly Appendix E

Newlands College and Newlands Intermediate	
Designation unique identifier	MEDU30
Designation purpose	Educational Purposes
Site identifier	Part Sections 24 & 38 & 39 Paparangi Settlement, Part Section 2 Horokiwi Road DIST, Section 57 Paparangi Settlement 68 Bracken Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E33. Rollover Conditions, Conditions 1 formerly Appendix E

Newlands School	
Designation unique identifier	MEDU31
Designation purpose	Educational Purposes
Site identifier	Part Section 231 Porirua DIST, Part Lot 1 DP 41877

	200 Newlands Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E34. Rollover Conditions, Conditions 1 formerly Appendix E

Newtown School	
Designation unique identifier	MEDU32
Designation purpose	Educational Purposes
Site identifier	Section 1241 Town of Wellington, Lots 16, 17 & 18 DP 728 16 Mein Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E35. Rollover Conditions, Conditions 1 formerly Appendix E

Ngaio School	
Designation unique identifier	MEDU33
Designation purpose	Educational Purposes
Site identifier	Part Section 18 Kaiwharawhara DIST 45 Abbott Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E36. Rollover Conditions, Conditions1 formerly Appendix E

Northland School	
Designation unique identifier	MEDU34
Designation purpose	Educational Purposes
Site identifier	Section 73 Karori DIST, Section 74 Karori DIST, Lot 146 DP 1087 8-14 Harbour View Road

Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E37. Rollover Conditions, Conditions1 formerly Appendix E

Onslow College	
Designation unique identifier	MEDU35
Designation purpose	Educational Purposes
Site identifier	Part Lot 1 DP 15239, Part Section 6 Porirua DIST, Section 323 Porirua DIST, Section 116 Porirua DIST, Lot 2 DP 303169 49 Bannister Avenue
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E39. Rollover Conditions, Conditions1 formerly Appendix E

Owhiro Bay School	
Designation unique identifier	MEDU36
Designation purpose	Educational Purposes
Site identifier	Part Lot 1 DP 8023, Section 1 SO 25608, Lot 1 DP 20891 96 Happy Valley Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E40. Rollover Conditions, Conditions1 formerly Appendix E

Paparangi School	
Designation unique identifier	MEDU37
Designation purpose	Educational Purposes
Site identifier	Lot 1 DP 27198 57 Beazley Avenue

Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E41. Rollover Conditions, Conditions 1 formerly Appendix E

Pipitea Childcare Centre	
Designation unique identifier	MEDU38
Designation purpose	Educational Purposes
Site identifier	Lots 11 & 12 DP 861 21 Hobson Crescent
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E42. Rollover Conditions, Conditions 1 formerly Appendix E

Raroa Normal Intermediate	
Designation unique identifier	MEDU39
Designation purpose	Educational Purposes
Site identifier	Part Subdivisions 19A1 & 19A2 & 19A3 & 19A4 & 19A5 of Section 7 Porirua DIST, Part Subdivision 19B Section 7 Porirua DIST, Part Section 6 Porirua DIST, Lot 2 DP 15239 37 Haumia Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E43. Rollover Conditions, Conditions 1 formerly Appendix E

Redwood School (Tawa)	
Designation unique identifier	MEDU40
Designation purpose	Educational Purposes
Site identifier	Part Lot 1 DP 28388 69B Redwood Avenue

Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E44. Rollover Conditions, Conditions 1 formerly Appendix E

Ridgeway School	
Designation unique identifier	MEDU41
Designation purpose	Educational Purposes
Site identifier	Section 34 Owhiro DIST 120 Mornington Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E45. Rollover Conditions, Conditions 1 formerly Appendix E

Rongotai College	
Designation unique identifier	MEDU42
Designation purpose	Educational Purposes
Site identifier	Part Section 8 Evans Bay DIST, Lot 9 DP 7728, Lot 1 DP 7738, Part Lot 1 & 2 DP 4183, Lot 1 DP 8866 170 Coutts Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E46. Rollover Conditions, Conditions 1 formerly Appendix E

Roseneath School	
Designation unique identifier	MEDU43
Designation purpose	Educational Purposes
Site identifier	Section 158 Evans Bay DIST 13 Maida Vale Road
Lapse date	Given effect to

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E47. Rollover Conditions, Conditions 1 formerly Appendix E

Saint Mary's College (Wellington)	
Designation unique identifier	MEDU44
Designation purpose	Educational Purposes
Site identifier	Part Lot 1 DP 10013, Section 1409 TN of Wellington, Lot 2 A 2975, Part Lot 1 A 2975, Part Lot 4 DP 3284 15 Guildford Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation E48. Rollover Conditions, Conditions 1 formerly Appendix E

Te Kura Kaupapa Māori O Nga Mokopuna	
Designation unique identifier	MEDU45
Designation purpose	Educational Purposes
Site identifier	Lot 1 & 2 DP 352046 4 Falkirk Avenue
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E49. Rollover Conditions, Conditions 1 formerly Appendix E

South Wellington Intermediate	
Designation unique identifier	MEDU46
Designation purpose	Educational Purposes
Site identifier	Section 1002-1005 Tn of Wellington, Part Lot 1 DP 3077, Lot 8 DP 323, Part Lot 9 DP 323 30 Waripori Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the	Primary

Resource Management Act	
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E50. Rollover Conditions, Conditions1 formerly Appendix E

St Annes School (Newton)	
Designation unique identifier	MEDU47
Designation purpose	Educational Purposes
Site identifier	Lot 1, 2 & 3 DP 18626, Part Section 780 & 782 TN of Wellington 22 Green Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E51. Rollover Conditions, Conditions 1 formerly Appendix E

St Anthony's School (Seatoun)	
Designation unique identifier	MEDU48
Designation purpose	Educational Purposes
Site identifier	Lot 1-3 DP 54750 10 Ludlam Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E52. Rollover Conditions, Conditions 1 formerly Appendix E

St Benedict's School (Kandallah)	
Designation unique identifier	MEDU49
Designation purpose	Educational Purposes
Site identifier	Part Lot 2 A 3182 50 Nicholson Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E53. Rollover Conditions, Conditions 1 formerly Appendix E

St Bernard's School (Brooklyn)	
Designation unique identifier	MEDU50
Designation purpose	Educational Purposes
Site identifier	Lot 41 & 76 DP 392, Part Lot 42 DP 392, Lot 1 DP 14535 40 Taft Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E54. Rollover Conditions, Conditions 1 formerly Appendix E

St Brigid's School (Johnsonville)	
Designation unique identifier	MEDU51
Designation purpose	Educational Purposes
Site identifier	Part Lot 49 DP 242, Lot 3-6 DP 1778 6 Dr Taylor Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E55. Rollover Conditions, Conditions 1 formerly Appendix E

St Catherine's College (Kilbirnie)	
Designation unique identifier	MEDU52
Designation purpose	Educational Purposes
Site identifier	Lots 27-30 & 35-36 DP 1791, Part Lot 15 DP 2333, Lot 10 & 16 & 17 DP 2333, Lot 3 DP 70452 12 Childers Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1

Additional information	Rollover designation, formerly designation E56. Rollover Conditions, Conditions1 formerly Appendix E
------------------------	---

St Francis De Sales School (Is. Bay)	
Designation unique identifier	MEDU53
Designation purpose	Educational Purposes
Site identifier	Lot 2 DP 51820 11 Mersey Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E57. Rollover Conditions, Conditions 1 formerly Appendix E

St Patrick's College (Kilbirnie)	
Designation unique identifier	MEDU54
Designation purpose	Educational Purposes
Site identifier	Lot 1 DP 45771 581 Evans Bay Parade
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E58. Rollover Conditions, Conditions 1 formerly Appendix E

St Patrick's School (Kilbirnie)	
Designation unique identifier	MEDU55
Designation purpose	Educational Purposes
Site identifier	Part Lot 31-32 DP 145, Lot 3 DP 7588 1 Childers Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E59. Rollover Conditions, Conditions 1 formerly Appendix E

St Teresa's School (Karori)	
Designation unique identifier	MEDU56
Designation purpose	Educational Purposes
Site identifier	Lot 7 DP 72837 299 Karori Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E60. Rollover Conditions, Conditions 1 formerly Appendix E

Kahurangi School	
Designation unique identifier	MEDU57
Designation purpose	Educational Purposes
Site identifier	Part section 46 Watts Peninsula DIST 45 Strathmore Avenue
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E61. Rollover Conditions, Conditions 1 formerly Appendix E

Tawa College & Tawa Intermediate	
Designation unique identifier	MEDU58
Designation purpose	Educational Purposes
Site identifier	Section 46 & 48 Porirua DIST, Lot 41-45 DP 18679 1 Ranui Terrace Part
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E62. Rollover Conditions, Conditions 1 formerly Appendix E

Tawa School	

Designation unique identifier	MEDU59
Designation purpose	Educational Purposes
Site identifier	Part Section 42 Porirua DIST, Part Lot 19 DP 2013, Part Lot 34-35 & 37-45 DP 2012 6A Oxford Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E63. Rollover Conditions, Conditions 1 formerly Appendix E

Te Aro School	
Designation unique identifier	MEDU60
Designation purpose	Educational Purposes
Site identifier	Part Section 435 TN OF Wellington, Section 1 SO 534067, Part Town Belt Town of Wellington 360 The Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E64. Rollover Conditions, Conditions1 formerly Appendix E

Thorndon School	
Designation unique identifier	MEDU61
Designation purpose	Educational Purposes
Site identifier	Lot 11 & 17 & 20 & 24 DEEDS 27, Part Lot 13 DEEDS 27, Lot 2 DP 352333, Lot 1 DP 76023, Lot 1 A 2947, Lot 1 DP 4659, Lot 1 DP 5859, Lot 1 DP 5443, Part Lot 1 A 648, Lot 1 DP 808, Part Lot 1 A 1202, Part Section 586 TN OF Wellington, Part Lot 10-12 DP 861, Part Res 2 TN OF Wellington 20-21 Turnbull Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E65.

Rollover Conditions, Conditions 1 formerly Appendix E

Wadestown School (1)	
Designation unique identifier	MEDU62
Designation purpose	Educational Purposes
Site identifier	Part Section 3 Kaiwharawhara DIST, Lot 2 DP 299, Part Lot 3 DP 299 33 Cecil Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designations E23 and E66. Rollover Conditions, Conditions 1 formerly Appendix E

Wadestown School (2)	
Designation unique identifier	MEDU63
Designation purpose	Educational Purposes
Site identifier	Section 16 Kaiwharawhara DIST 4 Rose Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E67. Rollover Conditions, Conditions 1 formerly Appendix E

Wellington High School and Com Ed Centre	
Designation unique identifier	MEDU64
Designation purpose	Educational Purposes
Site identifier	Part Section 83-84 Town Of Wellington, Section 86-88 Town Of Wellington, Section 1232 Town Of Wellington, Section 1 SO 36519, Section 3 SO 17327, Lot 1 A 303, Lot 1 A 701, Lot 1 & 2 DP 10867, Lot 2 DP 357528, Lot 2, 3 & 4 DP 62, Part Lot 1 A 732, Part Lot 1 & 5 DP 62, Section 1 SO 37358 249 Taranaki Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the	Primary

Resource Management Act	
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E68. Rollover Conditions, Conditions 1 formerly Appendix E

Wellington College & Wellington East Girl's College	
Designation unique identifier	MEDU65
Designation purpose	Educational Purposes
Site identifier	Part Town Belt Town of Wellington, Part Section 1250 TN OF Wellington, Part Lot 8 DP 696, Part Lot 1-3 DP 696, Part Lot 1 DP 8519 15 Dufferin Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designations E69 and E71. Rollover Conditions, Conditions 1 formerly Appendix E

Te Ara	
Designation unique identifier	MEDU66
Designation purpose	Educational Purposes
Site identifier	Section 170 Harbour DIST 7 Fore Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E70. Rollover Conditions, Conditions 1 formerly Appendix E

Wellington Girl's College	
Designation unique identifier	MEDU67
Designation purpose	Educational Purposes
Site identifier	Section 2 SO 523197, Section 594 TN OF Wellington, Part Section 584 & 585 TN OF Wellington, Section 3 & 4 SO 523197, Lot 4 DP 6786 4 Pipitea Street

Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E72. Rollover Conditions, Conditions1 formerly Appendix E

Otari School	
Designation unique identifier	MEDU68
Designation purpose	Educational Purposes
Site identifier	Part Lot 1 & 2 DP 3647 166 Wilton Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E73. Rollover Conditions, Conditions 1 formerly Appendix E

Worser Bay School	
Designation unique identifier	MEDU69
Designation purpose	Educational Purposes
Site identifier	168 Seatoun Heights Road Section 44 Watts Peninsula DIST
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E74. Rollover Conditions, Conditions 1 formerly Appendix E

Greenacres School	
Designation unique identifier	MEDU70
Designation purpose	Educational Purposes
Site identifier	Lot 1 & 2 DP 425673 60 Raroa Terrace
Lapse date	Given effect to
Designation hierarchy under section 177 of the	Primary

Resource Management Act	
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E75. Rollover Conditions, Conditions 1 formerly Appendix E

Rewa Rewa School	
Designation unique identifier	MEDU71
Designation purpose	Educational Purposes
Site identifier	Lot 1 DP 27635, Lots 8-11 DP 27942, Part section 33 & 45 Paparangi SETT 18 Padnell Crescent Part
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E76. Rollover Conditions, Conditions 1 formerly Appendix E

Seatoun School	
Designation unique identifier	MEDU72
Designation purpose	Educational Purposes
Site identifier	Part Section 18 DIST Watts Peninsula, Section 1 SO 38122 59 Burnham Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E77. Rollover Conditions, Conditions 1 formerly Appendix E

Amesbury School	
Designation unique identifier	MEDU73
Designation purpose	Educational Purposes
Site identifier	Section 1 SO 489163, Lot 2 DP 87935 48 Amesbury Drive
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary

Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation E78. Rollover Conditions, Conditions 1 formerly Appendix E

Conditions 1: Minister of Education Conditions

The following advice notes and standard conditions apply to all Minister of Education designations (where applicable). Should a designation also be subject to site-specific conditions, the site-specific condition shall take precedence in the instance of conflicting provisions.

Explanatory Notes

1. Designation Purpose

“Educational Purposes” for the purposes of these designations shall, in the absence of specific conditions to the contrary:

- a. Enable the use of the facilities on the designated site by and for the educational benefit of any school age students (ie: years 0 to 13) regardless of whether they are enrolled at any institution located on that designated site.
- b. Enable the provision of supervised care and study opportunities for students outside school hours in school facilities
- c. Enable the provision of community education (eg: night classes for adults) outside school hours in school facilities
- d. Include but not be limited to the provision of academic, sporting, social and cultural education including through:
 - i. Formal and informal recreational, sporting and outdoor activities and
 - ii. competitions whether carried out during or outside school hours;
 - iii. Formal and informal cultural activities and competitions whether carried out during or outside school hours; and
 - iv. The provision of specialist hubs and units (including language immersion units and teen parent units) for students with particular educational requirements or special needs.
- e. Enable the use of facilities for purposes associated with the education of students including school assemblies, functions, fairs and other gatherings whether carried out during or outside school hours.
- f. Enable the provision of associated administrative services; carparking and vehicle manoeuvring; and health, social service and medical services (including dental clinics and sick bays).
- g. Enable the housing on site for staff members whose responsibilities require them to live on site (eg: school caretaker) and their families.

2. Heritage

These designations do not constitute approvals under the Heritage New Zealand Pouhere Taonga Act 2014

(HNZPTA 2014). Before undertaking works on listed heritage items located within the Minister's designations, it is important to determine whether or not the proposed work requires an historic authority prior to physical works commencing.

The Requiring Authority is advised to contact Heritage New Zealand Pouhere Taonga (Central Regional Office, Wellington) to discuss the proposal before undertaking works on any heritage listed items.

Conditions

1. Building recession planes

Any new building or building extension (excluding goal posts and similar structures) shall comply with the zones building recession plane controls of the Wellington District Plan for any adjoining residential zoned land. For clarity, this condition shall only apply to the external designation boundary and adjoining residential zoned land.

Any Outline Plan for works which does not comply with the standards shall identify and assess the effects of the non-compliance or provide written approval from the landowner of the affected parcel.

MPOL – Minister of Police

Minister of Police

Wellington Central Police Station	
Designation unique identifier	MPOL1
Designation purpose	Police Station
Site identifier	Lot 1 DP 56299 39 Victoria Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation P1

Kilbirnie Community Policing Centre	
Designation unique identifier	MPOL2
Designation purpose	Police Station
Site identifier	Part Section 24 Evans Bay District 639 Evans Bay Parade
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation P3

NZME – New Zealand Media and Entertainment

New Zealand Media and Entertainment

New Zealand Media and Entertainment Mount Victoria Communications Site	
Designation unique identifier	NZME1
Designation purpose	Telecommunication, radiocommunication and ancillary purposes
Site identifier	Part Section 2 Evans Bay District being also Lot 1 DP32170 and Part Lot 1 DP8174, contained within title WN9A/606 22 & 22A Alexandra Road, Roseneath, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation I2. NZME designation at Mt Victoria gains vehicle access to and from Lookout Road. Lookout Road was legally established as a formal road and gazetted circa 2000-2002. NZME had existing formed vehicle access to and from Lookout Road prior to the 2000-2002 and WCC's isolation strip that is located along the Lookout Road frontage. Vehicle access from Alexandra Road is not practicable in order to maintain and operate the designation due to topography constraints

NZTA – Waka Kotahi New Zealand Transport Agency

Waka Kotahi New Zealand Transport Agency

State Highway 1	
Designation unique identifier	NZTA1
Designation purpose	To construct, operate, maintain, and improve state highway and associated infrastructure
Site identifier	State Highway 1 from the Porirua City Council boundary to the north to the intersection (roundabout) with Broadway and Stewart Duff Drive to the south
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	<p>Rollover designation, formerly designation H1 (H1 has been split into NZTA1 and NZTA2), H2 and H3</p> <p>Rollover Conditions, Conditions 1 formerly Appendix Q</p> <p>Notes:</p> <ol style="list-style-type: none"> The following section of State Highway 1 is Limited Access Road, as declared under Section 88 of the Government Roding Powers Act 1989: <ul style="list-style-type: none"> from the southern end of the Centennial Highway at Newlands in the north (RS/RP 001N 1060/5781*) to the Hutt Road Off-Ramp, Ngauranga Gorge, in the south (RS/RP 001N 1060/8069*). <p>* Approximate location as per Argonaut Roadrunner</p> The following sections of State Highway 1 are classified as a 'Motorway' under Section 71 of the Government Roding Powers Act 1989: <ul style="list-style-type: none"> from the Porirua City Council boundary in the north (RS/RP 01N 1050/6300*) to just north of the Johnsonville off-ramp in the south (RS/RP 01N 1060/5284*); from near the Ngauranga Interchange in the north (RS/RP 01N 1060/7531*) to the south end of the

	<p>Terrace Tunnel in the south (RS/RP 01N 1068/6180*).</p> <p>* Approximate location as per Argonaut Roadrunner</p>
--	---

State Highway 2	
Designation unique identifier	NZTA2
Designation purpose	To construct, operate, maintain, and improve a state highway and associated infrastructure
Site identifier	State Highway 2 from the Hutt City Council boundary (at Hutt Road North) to the north, including Part Lot 3 DP 4739, to Hutt Road North to the south
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	None
Additional information	<p>Rollover designation, formerly designation H1 (H1 has been split into NZTA1 and NZTA2) and H4</p> <p>Notes:</p> <ol style="list-style-type: none"> The following section of State Highway 2 is Limited Access Road, as declared under Section 88 of the Government Roading Powers Act 1989: <ul style="list-style-type: none"> from the Hutt City Council boundary (at Hutt Road North) to the north (RS/RP 002 962/1203*) to the Hutt Road Off-Ramp, Ngauranga Gorge, in the south (RS/RP 001N 1060/8069*). <p>* Approximate location as per Argonaut Roadrunner</p> The following section of State Highway 2 is classified as a 'Motorway' under Section 71 of the Government Roading Powers Act 1989: <ul style="list-style-type: none"> from near the Petone Ngauranga on-ramp merge in the north (RS/RP 002 0962/15847*) to near the Petone-Ngauranga off-ramp diverge in the south (RS/RP 002 0962/16962*). <p>* Approximate location as per Argonaut Roadrunner</p>

Transmission Gully Main Alignment	
Designation unique identifier	NZTA3
Designation purpose	The construction, operation and maintenance of the Transmission Gully Main Alignment

Site identifier	Adjacent to WCC/Porirua City Boundary (see Conditions 2)
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 2, duration 15 years
Additional information	Rollover designation, formerly designation H9. Rollover Conditions, Conditions 2 formerly Appendix Z

Kenepuru Link Road	
Designation unique identifier	NZTA4
Designation purpose	The construction, operation and maintenance of the Kenepuru Link Road
Site identifier	Adjacent to Wellington City Council / Porirua City Boundary (see Appendix 2)
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 2, duration 15 years
Additional information	Rollover designation, formerly designation H10. Rollover Conditions, Conditions 2 formerly Appendix Z

Te Ara Tupua – Ngā Ūranga Ki Pito-One – Shared Path	
Designation unique identifier	NZTA5
Designation purpose	Te Ara Tupua Ngāūranga to Petone shared path
Site identifier	Adjacent to State Highway 2 on the seaward side from Ngāūranga to HCC district boundary
Lapse date	2 years
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 3
Additional information	Rollover designation, formerly designation H11. Rollover Conditions, Conditions 3 formerly Appendix AD

Conditions 1: NZTA Conditions (SH 1)

The following conditions apply to the section of State Highway 1 between Ngauranga Gorge to Porirua City Boundary:

1. The NZ Transport Agency will submit an outline plan to the Wellington City Council for any carriageway widening where all of the following apply:
 - a. The carriageway is widened so that the outside edgeline of the outside traffic line will be moved closer to the boundary of the designated area; and

- b. The widening is adjacent to any residentially zoned properties between the Newlands interchange and the district boundary between Porirua City and Wellington City; and
 - c. The relocated edgeline will be less than 50m from the boundary of adjacent property.
2. The outline plan will be in accordance with s176A of the Resource Management Act 1991 and will detail the following:
 - a. Existing ambient noise levels measured by a suitably qualified noise expert in accordance within New Zealand or any other appropriate standards at key locations agreed with an appropriate officer of the Wellington City Council;
 - b. That expert's assessment of any changes likely to the traffic noise received at adjoining residential zoned properties caused by the proposed works; and
 - c. The mitigation measures proposed (if any) to ensure that, where practicable, ambient noise levels measured at those key locations are not exceeded by more than 2dB 12 months after completion of the works.

Note: The edgeline is the edge of the marked traffic lane, as opposed to the edge of the sealed carriageway area. New layby areas etc are not subject to condition.

The following conditions apply to the section of State Highway 1 between the Basin Reserve and the southern end of the Terrace tunnel:

Landscaping

1. Landscape shall be designed and maintained to achieve the following objectives:
 - a. the provision of safe and aesthetically pleasing amenities for pedestrians and residents;
 - b. providing for a range of public uses (pedestrians, cyclists, open space);
 - c. assisting with the retention of the character of the relocated buildings in their new surroundings;
 - d. assisting with the integration of the arterial road within the built environment;
 - e. remedying or mitigating adverse effects of the arterial road;
 - f. providing a contrast with the built edge.

Noise

2. The NZ Transport Agency shall comply with the processes and requirements of NZS6806:2010 Acoustics – Road-traffic Noise – New and Altered Roads (or subsequent version) when altering (as defined in Section 1.5 of NZS6806:2010) an existing road within the designation.

Lighting and Signage

3. Appropriate lighting and signage shall be provided and maintained for the road, cycle path, and footpath in accordance with the New Zealand Transport Agency's standard for lighting and signage.
4. Permanent lighting shall be designed, screened and maintained to minimise the amount of lighting overspill and illumination of residential areas.

Conditions 2: NZTA Conditions (Transmission Gully and Kenepuru Link)

Advice Notes

- A. New Zealand Transport Agency (NZTA) is the requiring authority responsible for the designations.
- B. The proposed work for Designation NZTA3 consists of the construction, operation and maintenance of the Transmission Gully Main Alignment.
- C. The proposed work for Designation NZTA4 consists of the construction, operation and maintenance of the Kenepuru Link Road.
- D. Where either NZTA3 or NZTA4 (or both) are bracketed beside each designation condition number, this indicates to which designations the condition applies.
- E. Conditions are numbered according to the designation conditions issued by the Board of Inquiry and are not entirely sequential.
- F. The following conditions or part conditions issued by the Board of Inquiry are not referenced within Appendix F, as they are not applicable to Wellington City Council designations NZTA3 or NZTA4:

NZTA3:

NZTA.3B; NZTA.14A; points (b), (c), (e), (f) and (g) of NZTA.16; NZTA.17-NZTA.18; NZTA.30A; the words “and Battle Hill Eventing where works are being undertaken within Battle Hill Farm Forest Park.” of NZTA.41; Points 2, 3 and 5 and 42(a) of NZTA.42; points 46(d)(ix) bullet 3, and 46(f) of NZTA.46; points 8-9 of NZTA.47; point 50A(b) of NZTA.50A; point 51(b) of NZTA.51; points 1-2 of NZTA.62; and NZTA.63.

NZTA4:

NZTA.3B; NZTA.14-14A; points (b), (c), (e), (f) and (g) of NZTA.16; NZTA.17- NZTA.18; NZTA.24- NZTA.25; NZTA30A; NZTA.37-38; the words “and Battle Hill Eventing where works are being undertaken within Battle Hill Farm Forest Park.” of NZTA.41; Points 2, 3, 5 and 42(a) of NZTA.42; points 46(d)(ix) bullet 3, (e), (f), (g) and (h) of NZTA.46; NZTA.47A- NZTA.48; the words “Except as specified in condition NZTA.50A” of NZTA.50; NZTA.50A; point 51(b) of NZTA.51; and NZTA.62- NZTA.63.

- G. The diagram below shows the approximate locations of the designations:



Figure 1: Designation Locations

Conditions

General Conditions and Administration

NZTA 1
(NZTA3,
NZTA4)

Except as modified by the conditions below, and subject to final design, the Project shall be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of Requirement dated August 2011, May 2014 and October 2014 supporting documents being:

*Updated via
s181(3);
Granted on
23/06/2014*

- a. Assessment of Environmental Effects report, dated 8 August 2011 and 8 May 2014.
- b. Plan sets:

*Updated via
Section 181 (1)
Granted on
12/02/15
Added (c) (d)*

- i. LR00-20: Land requirement plans
 - ii. GM01-21: Road layout plans except as amended by Drawing No: TG- DRG-ALL-PW-3001 rev.C
 - iii. GM22-84: Longitudinal sections and cross sections except as amended by Figures 2 – 5 Revision 1 entitled Transmission Gully – James Cook Drive Interchange dated May 2014 (File Ref:W13134_Figs_JamesCook_A3)
 - iv. DR01-21: Drainage layout plans
 - v. SO1-29: Structures plans
 - vi. LA01-21: Landscape plans except as amended by Drawing No: TG-DRG-FCP-LD-1053 rev.B
 - vii. AC01-21: Construction access plans
- c. Alterations to Designations – Bridge 25 Volume 1 (Planning and Technical Reports) and Volume 2 (Plan Set – Attachments A –H) all dated October 2014

d. Alterations to Designations – Bridge 27 & Kenepuru Link Road, Volume 1 (Planning and Technical Reports) and Volume 2 (Plan Set – Attachments A – I) all dated October 2014. For the avoidance of doubt, none of these conditions prevent or apply to works required for the ongoing operation or maintenance of the Project following construction such as changes to street furniture or signage over time. Depending upon the nature of such works, Outline Plans or Outline Plan waivers may be required for any such works. Where there is conflict between the documents listed above and these conditions, these conditions shall prevail.

NZTA.2
(NZTA3,
NZTA4)

As soon as practicable following completion of construction of the Project, the Requiring Authority shall:

- a. Review the width of the area designated for the Project;
- b. Identify any areas of designated land that are no longer necessary for the ongoing operation, or maintenance of the Project or for ongoing mitigation measures; and
- c. Give notice to the Council in accordance with section 182 of the RMA for the removal of those parts of the designation identified in NZTA.2(b) above.

NZTA.3
(NZTA3,
NZTA4)

The designation shall lapse if not given effect to within 15 years from the date on which it is included in the District Plan under Section 175 of the RMA.

NZTA.3A
(NZTA3,
NZTA4)

The Requiring Authority shall reimburse the Council for its actual and reasonable costs incurred in carrying out its functions pursuant to Section 36(1)(d) of the RMA.

Outline Plans and Management Plans

NZTA.4
(NZTA3,
NZTA4)

Subject to Condition NZTA.5 below, the Requiring Authority shall submit an Outline Plan (OP) (or Plans) to the Council for the part of the Project located within the District or for each Project stage within the District, in accordance with section 176A of the RMA.

NZTA.6
(NZTA3,
NZTA4)

The OP(s) shall include the following Plans for the relevant stage(s) of the Project:

- a. Heritage Management Plan (HMP);
- b. Construction Traffic Management Plan (CTMP);
- c. Landscape and Urban Design Management Plan (LUDMP);
- d. Construction Noise and Vibration Management Plan; and
- e. Construction Air Quality (Dust) Management Plan.

Advice Note: The Construction Environmental Management Plan (CEMP) may be submitted with the OP for information – but recognising that the Wellington Regional Council shall have a role in certifying this Plan. The Requiring Authority shall ensure that if the CEMP is changed or updated as a result of the WRC and relevant Territorial Authority certification process that the most up to date version is provided to the Council.

NZTA.6A
(NZTA3,
NZTA4)

Any management plan(s) specified in Condition NZTA.6 may be submitted to the Council as part of an Outline Plan(s) and be processed in accordance with section 176A of the RMA (as specified in Condition NZTA.4) without including the requirements of Conditions NZTA.24, NZTA.37, NZTA.47 and NZTA.48, provided that:

- No construction traffic shall use Rangatira Road adjoining the properties referred to in NZTA.24; and
- No works shall commence within 200m of the properties (either individually or as a group) referred to in Conditions NZTA.37, NZTA.47 and NZTA.48, and no further action shall be taken to reduce the 200m zone in whole or in part;

*Updated via
s181(3);
Granted on
19/06/2014*

until such time as an amendment to the relevant management plan(s) fulfilling the requirements of those conditions is submitted to the Council and processed in accordance with NZTA.7A below. If the amendments included in the relevant management plan(s) require an associated amendment to an aspect of an Outline Plan(s), then this shall also be submitted to the Council and processed at the same time, in accordance with NZTA.7A.

NZTA. 6B
(NZTA3,
NZTA4)

*Updated via
s181(3);
Granted on
19/06/2014*

The LUDMP specified in Condition NZTA.6 may be submitted to the Council as part of an Outline Plan(s), and be processed in accordance with section 176A of the RMA (as specified in Condition NZTA.4), without including specific landscape design details for the Project areas identified in the LUDMP in accordance with Condition NZTA.46(fa), provided that no works shall commence within these Project areas until such time as an amendment to the LUDMP, which includes the specific landscape design details for these areas, is submitted to the Council and processed in accordance with NZTA.7A below. If these amendments to the LUDMP require an associated amendment to an aspect of an Outline Plan(s), then this shall also be submitted to the Council and processed at the same time, in accordance with NZTA.7A.

NZTA.7
(NZTA3,
NZTA4)

*Updated via
s181(3);
Granted on
19/06/2014*

All works shall be carried out in accordance with the Outline Plan and management plans required by these conditions subject to Conditions NZTA.6A and NZTA.6B.

NZTA.7A
(NZTA3,
NZTA4)

*Updated via
s181(3);
Granted on
19/06/2014*

- a. The Requiring Authority may submit to the Council amendments to the Outline Plan(s) or management plan(s) required under Conditions NZTA.4 and NZTA.6, provided that such amendments have been identified in the revised programme required under condition NZTA.8;
- b. Any amendments to the management plan(s) shall remain consistent with the overall intent of the relevant management plan;
- c. For the avoidance of doubt, amendments to any Outline Plan(s) or management plan(s) required under Condition NZTA.4 or NZTA.6 shall be processed under the relevant NZTA conditions and under the provisions of section 176A of the RMA in relation to those aspects of the Outline Plan(s) or management plan(s) that are amended.

Advice Note: For the avoidance of doubt, where an Outline Plan or management plan is amended in accordance with Condition NZTA.7A, any works in accordance with that amended Outline Plan or management plan (that were not in accordance with the Outline Plan or management plan prior to its amendment) shall not commence until the process under section 176A of the RMA has been completed in relation to those aspects of the Outline Plan or management plan that is being amended.

NZTA.8
(NZTA3,
NZTA4)

*Updated via
s181(3);
Granted on
19/06/2014*

In order to assist the Council with planning for staff resourcing, at least three months prior to the submission of the first Outline Plan for the Project, the Requiring Authority shall provide the Manager with a programme. The programme shall set out:

- a. The estimated timing for undertaking all the required consultation on the development of any management plans that are required to be prepared under these conditions and/or as part of the Outline Plan (or Plans);
- b. The estimated timing for provision of the EMMP and CEMP that are required under the regional consent conditions for Council comments, and/or the timing of provision of draft management plans (if any) for comments;
- c. Expected response times for Council officers; and
- d. The date proposed for the submission of the Outline Plan (or Plans).

The Requiring Authority shall give reasonable consideration to accommodating any concerns raised by the Council over the proposed timing; and

If requested by the Council, the Requiring Authority shall give reasonable consideration to extending the timeframes for processing the Outline Plan (or Plans) beyond that set out in section 176A of the Act.

Prior to commencement of construction, the Requiring Authority shall provide the Manager with a revised programme at least one month before the submission of amendments to the Outline Plan(s) or management plan(s) required under Conditions NZTA.4 and NZTA.6.

NZTA.9
(NZTA3,
NZTA4)

Once construction has commenced, the Requiring Authority shall provide the Manager with an updated schedule of construction activities and timing of any updates to, or further management plans, Outline Plans and/or other reports that are required to be prepared for the Project at monthly intervals throughout the construction phase of the entire Project.

*Updated via
s181(3);
Granted on
19/06/2014*

NZTA.11
(NZTA3,
NZTA4)

The following Outline Plan(s) and management plans shall be made available for public viewing at one or more of the Project site offices:

- a. Confirmed Outline Plan(s);
- b. Construction Environmental Management Plan (CEMP);
- c. Construction Noise and Vibration Management Plan (CNVMP);
- d. Construction Air Quality Management Plan (CAQMP);
- e. Heritage Management Plan (HMP);
- f. Construction Traffic Management Plan (CTMP); and
- g. Landscape and Urban Design Management Plan (LUDMP).

Where practicable, electronic copies of the management plans shall be made available upon request.

Communications and Public Liaison – Construction

NZTA.12
(NZTA3,
NZTA4)

A liaison person shall be appointed by the Requiring Authority for the duration of the construction phase of the Project to be the main and readily accessible point of contact at all times for persons affected by the construction work. The Requiring Authority shall take appropriate steps to seek to advise all affected parties of the liaison person's name and contact details. If the liaison person will not be available for any reason, an alternative person shall be nominated. The Requiring Authority shall seek to ensure that a Project contact person is available by telephone 24 hours per day/seven days per week during the construction phase of the Project.

NZTA.13
(NZTA3,
NZTA4)

Prior to the commencement of construction and/or enabling works, the Requiring Authority shall prepare and implement a Communications Plan that sets out procedures detailing how the public will be communicated with throughout the construction period. As a minimum, the Communications Plan shall include:

- a. Details of a contact person available on site at all times during works. Contact details shall be prominently displayed at the entrance to the site(s) so that they are clearly visible to the public at all times;
- b. Methods to consult on and to communicate the proposed hours of construction activities outside of normal working hours and on weekends and public holidays, to surrounding

residential communities, and methods to deal with concerns raised about such hours;

- c. Methods to record concerns raised about hours of construction activities and, where practicable, methods to avoid particular times of day which have been identified as being particularly sensitive for neighbours;
- d. Details of communications activities proposed including:
 - i. Publication of a newsletter, or similar, and its proposed delivery area.
 - ii. Newspaper advertising
 - iii. Notification and consultation with individual property owners and occupiers with dwellings within 20 metres of construction activities;

The Communications Plan shall also include linkages and cross-references to methods set out in other management plans where relevant.

NZTA.14
(NZTA3)

The Communications Plan required by Condition NZTA.13. shall be prepared in consultation with the owners and occupiers of the following properties:

- 4 Rangatira Road;
- 17 Rangatira Road;
- 19 Rangatira Road;
- 21 Rangatira Road;
- 23 Rangatira Road;
- 25 Rangatira Road;
- 55 Collins Avenue.

The Communications Plan shall set out how any issues raised in consultation with these owners and occupiers have been incorporated, or if they have not been incorporated, the reasons why.

Complaints – Construction

NZTA.15
(NZTA3,
NZTA4)

At all times during construction work, the Requiring Authority shall maintain a permanent record of any complaints received alleging adverse effects from, or related to, the exercise of this designation. The record shall include:

- a. the name and address (as far as practicable) of the complainant;
- b. identification of the nature of the complaint;
- c. location, date and time of the complaint and of the alleged event;
- d. weather conditions at the time of the complaint (as far as practicable), and including wind direction and approximate wind speed if the complaint relates to air quality.
- e. the outcome of the Requiring Authority's investigation into the complaint;
- f. measures taken to respond to the complaint; and
- g. Any other activities in the area, unrelated to the Project that may have contributed to the complaint, such as non-Project construction, fires, traffic accidents or unusually dusty conditions generally.

The Requiring Authority shall also keep a record of any remedial actions undertaken.

This record shall be maintained on site and shall be made available to the Manager and Wellington Regional Council, upon request. The Requiring Authority shall notify the Manager and Wellington Regional Council in writing of any such complaint within 5 working days of the complaint being brought to the attention of the Requiring Authority.

Archaeology and Heritage

Advice note: An authority under section 12 of the Historic Places Act will be sought prior to the commencement of construction and is also likely to require the preparation of an HMP (or an Archaeological Management Plan).

NZTA.16
(NZTA3,
NZTA4)

An Outline Plan (or Plans) for the construction of any part of the Project located within the District or for the construction of any Project stage within the District shall include Heritage Management Plan (HMP). The HMP shall be prepared in consultation with the Council, Te Rūnanga o Toa Rangatira Inc and the New Zealand Historic Places Trust. Any comments and inputs received from these parties shall be clearly documented within the management plan, along with clear explanation of where any comments have not been incorporated and the reasons why.

The HMP shall include:

- a. A map showing the area covered by the HMP;
- b. A map showing all other known archaeological sites and features located within 500 metres of the designation boundary;
- c. Any heritage monitoring requirements;
- d. Methods for reporting monitoring results to the relevant Council, New Zealand Historic Places Trust and Ngati Toa;
- e. Procedures, stand down periods and dispute resolution processes to be applied in the event of an archaeological discovery; and
- f. Methods for transferring any relevant information to Council and the New Zealand Historic Places Trust upon completion of works.

The HMP shall be consistent with any conditions imposed by any relevant New Zealand Historic Places Trust authority.

NZTA.19
(NZTA3,
NZTA4)

The Requiring Authority, in consultation with, Te Rūnanga o Toa Rangatira Inc and the New Zealand Historic Places Trust, shall prepare an accidental discovery protocol, and provide a copy to the Council at the same time as submission of the Outline Plan. The protocol shall be implemented in the event of accidental discovery of cultural or archaeological artefacts or features during the construction of the Project. The protocol shall include, but not be limited to:

- a. Training procedures for all contractors regarding the possible presence of cultural or archaeological sites or material, what these sites or material may look like, and the relevant provisions of the Historic Places Act 1993 if any sites or material are discovered;
- b. Parties to be notified in the event of an accidental discovery shall include, but need not be limited to Te Rūnanga o Toa Rangatira Inc, the New Zealand Historic Places Trust, the WRC, the relevant District or City Council and the New Zealand Police (if koiwi are discovered);
- c. Procedures to be undertaken in the event of an accidental discovery (these shall include immediate ceasing of all physical works in the vicinity of the discovery); and
- d. Procedures to be undertaken before Work under this designation may recommence in the

vicinity of the discovery. These shall include allowance for appropriate tikanga (protocols), recording of sites and material, recovery of any artefacts, and consulting with Te Rūnanga o Toa Rangatira Inc and the New Zealand Historic Places Trust prior to recommencing works in the vicinity of the discovery.

Construction Environmental Management Plan

Advice Note: The CEMP is required to be certified by the Wellington Regional Council and the relevant Territorial Authority. The CEMP is to be supplied to the Councils for an initial consultation process, and then the final document is required to be supplied for information, and display in a site office.

NZTA.20
(NZTA3,
NZTA4)

The Requiring Authority shall, at least 20 working days prior to submitting the Construction Environmental Management Plan required by Condition NZTA.21 (and by the regional consent conditions) to the Councils for certification, submit a draft to the Councils for comment. Any comments received shall be supplied to the Wellington Regional Council and the relevant Territorial Authority when the CEMP is submitted, along with clear explanation of where any comments have not been incorporated and the reasons why.

NZTA.21
(NZTA3,
NZTA4)

The CEMP shall confirm final Project details, staging of Work, and detailed engineering design to ensure that the Project remains within the limits and standards approved on this designation and that the construction and operation activities avoid, remedy or mitigate adverse effects on the environment in accordance with the conditions imposed on this designation, and any resource consents granted to assist the Requiring Authority in constructing the Project.

The draft CEMP submitted with the application (dated July 2011) shall be used as a basis for the preparation of the CEMP. The CEMP shall provide details of the responsibilities, reporting frameworks, coordination and management required for Project quality assurance; final detailed design; construction methodologies; timeframes and monitoring processes and procedures.

A CEMP shall include but need not be limited to:

1. Quality Assurance

A Quality Assurance section which shall include management frameworks, systems and procedures for quality management of all on-site activities and compliance with the conditions imposed on this designation and any resource consents granted to assist the Requiring Authority in constructing the Project. Among other matters this section shall provide details of the following:

- a. Name, qualifications, relevant experience and contact details of an appropriately qualified and experienced project manager, who shall be responsible for overseeing compliance with the CEMP;
- b. Names, qualifications, relevant experience, and methods for contacting principal staff employed on the relevant part of the Project, along with details of their roles and responsibilities;
- c. Methods and systems to inform and train all persons working on site of potential environmental issues and how to comply with conditions of the consent;
- d. Systems and processes whereby the public are informed of contact details of the project manager and principal staff identified above;
- e. Liaison procedures with the Council; and
- f. Communication protocols.

2. Site Management

The Site Management section of the CEMP shall detail procedures to manage the relevant part of the Project throughout the entire construction process in a safe manner. Among other

matters, this section shall provide details of the following:

- a. Details of the site access for all Work associated with construction of the part of the Project;
- b. Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- c. Location of workers' conveniences (e.g. portaloos);
- d. Procedures for controlling sediment run-off into the watercourses/streams, dust and the removal of soil, debris and construction materials from the watercourses/streams and riparian margins (including identifying the location of wheel wash facilities);
- e. A contingency plan in the event that there is any unconsented discharge to watercourses/streams;
- f. Details of the storage of fuels and lubricants (which shall require that storage be bunded or contained in such a manner so as to prevent the discharge of contaminants from spillages);
- g. Details of the proposed maintenance of machinery and plant to minimise the potential for leakage of fuels and lubricants;
- h. Location of vehicle and construction machinery access and storage during the period of site works;
- i. Procedures for thoroughly cleaning all machinery of unwanted vegetation (e.g. weeds), seeds or contaminants prior to entering the site and any other methods to avoid the introduction or spread of unwanted weeds or pests;
- j. Methods for the clear identification and marking of the construction zones including those which extend into watercourses;
- k. A methodology that prescribes the extent to which machinery can operate in the vicinity of watercourses so as to minimise disruption and damage to the watercourses and associated vegetation;
- l. Methods to manage public health and safety during the construction works, and notification to the public of temporary access restrictions to the immediate works area during the staged construction;
- m. Confirmation that no equipment or machinery will be cleaned, or refuelled in any part of any watercourses/streams, except as otherwise specifically provided for in the CEMP or an SSEMP; and
- n. Procedures for removing all contaminants (e.g. fuel, hydraulic oils, lubricants etc) from the site at the end of the construction period, except for those required for ongoing maintenance of the road and operational activities.

3. Construction Programme and Methodology

A Construction Programme which shall include a programme of works that seeks to enable the relevant part of the Project to be constructed in a manner that is timely, adequately co-ordinated and manages the adverse effects of construction on the environment. This section shall, among other matters, provide details on the following:

- a. A detailed staging programme and anticipated timetable for construction works during the relevant part of the Project; and
- b. A methodology to identify how earthworks will be staged during the relevant part of the

Project to manage the effects of the Project on the Pauatahanui Inlet.

4. Layout Drawings

Drawings showing the proposed layout of the carriageway design and footprint, construction yards and compounds, including associated buildings, fencing and site accesses. The layout drawings shall, as far as practicable, show the location of the following:

- a. The main access to the construction yards which shall be located as far away as practicable from residential dwellings;
- b. Noisy construction activities which shall be located as far away as practicable from residential dwellings; and
- c. Temporary acoustic fences and visual barriers.

Traffic Management and Roading – Construction

NZTA.22
(NZTA3,
NZTA4)

An Outline Plan (or Plans) for the construction of any part of the Project located within the District or for the construction of any Project stage within the District shall include a Construction Traffic Management Plan (CTMP). The CTMP submitted with the application (dated May 2011) shall be updated and used as a basis for developing and finalising this plan.

This CTMP shall address the following:

- a. The staging of the works, including details of any proposals to work on multiple sections of the Project route concurrently;
- b. Details of construction yard access points where they gain access directly from a local road;
- c. A general methodology for selecting detour routes;
- d. The potential effects on the detour routes selected and how these will be managed to seek to ensure safety for all road users; and
- e. A process for the submission of Site Specific Traffic Management Plans.

NZTA.23
(NZTA3,
NZTA4)

The CTMP shall be prepared in consultation with the Council's Road Asset Manager (or their nominee(s)), and this consultation shall commence at least 20 working days prior to submission of the Outline Plan using a draft plan as a starting point for discussions.

Any comments and inputs received shall be clearly documented within the management plan, along with clear explanation of where any comments have not been incorporated and the reasons why.

NZTA.24
(NZTA3)

The CTMP required by Condition NZTA.22. shall be prepared in consultation with the owners and occupiers of the following properties:

- 4 Rangatira Road
- 17 Rangatira Road
- 19 Rangatira Road
- 21 Rangatira Road
- 23 Rangatira Road
- 25 Rangatira Road

The CTMP shall set out how any issues raised in consultation with these owners and occupiers

have been incorporated, or if they have not been incorporated, the reasons why.

NZTA.25
(NZTA3)

As far as practicable, the CTMP required by Condition NZTA.22 and any associated Site Specific Traffic Management Plans required by Condition NZTA.28 shall seek to minimise the use of Rangatira Road for staff or construction related carparking, and as a construction access route, and shall prohibit heavy vehicles from using Rangatira Road to access the site as much as practicable.

NZTA.26
(NZTA3,
NZTA4)

A copy of the CTMP shall be provided to the Road Asset Manager at least 20 working days prior to commencement of construction of any part of the Project within the District.

NZTA.27
(NZTA3,
NZTA4)

The CTMP, or the Enabling Works Management Plan (EWMP) if an EWMP is prepared in accordance with conditions NZTA.84 to NZTA.89, shall contain a section setting out methods to manage the construction traffic effects of the harvesting of plantation forestry as part of the enabling works for the Project. These methods shall include but not be limited to:

*Updated via
s181(3);
Granted on
11/09/2014*

- a. Traffic and access considerations;
- b. Methods to manage effects on the amenity of surrounding residential neighbourhoods including hours of operation and number of heavy vehicle movements per day;
- c. The areas to be cleared at any one time; and
- d. Methods to maintain the quality of local roads used as access routes.

NZTA.28
(NZTA3,
NZTA4)

1. Site Specific Traffic Management Plans (SSTMPs) shall be prepared following consultation with the following key stakeholders:
 - a. The Council;
 - b. Emergency services (police, fire and ambulance).
 - c. Schools and childcare centres with frontage or access to roads within which works in relation to the relevant part of the Project will take place.
2. The SSTMPs shall be provided to the Manager at least 5 working days for a “minor” SSTMP and at least 10 working days for a “major” SSTMP prior to the commencement of work in that area for certification that:
 - a. They are consistent with the CTMP
 - b. Consultation has been undertaken with key stakeholders; and
 - c. That all the details required under this condition are shown, along with any other matters relevant to managing the effects of construction traffic.
3. The SSTMP shall describe the measures that will be taken to manage the traffic effects associated with the construction of specific parts of the Project prior to construction of the relevant part(s) of the Project commencing.

In particular SSTMPs shall describe:

- a. How it is consistent with the CTMP;
- b. Temporary traffic management measures required to manage impacts on road users during proposed working hours;
- c. Delay calculations associated with the proposed closure/s and detour routes;

- d. The capacity of any proposed detour route(s) and their ability to carry the additional traffic volumes and any known safety issues associated with the detour route, including any mitigation measures the Requiring Authority proposes to put in place to address any identified safety issues;
- e. Individual traffic management plans for intersections of the proposed Project with arterial roads;
- f. Measures to maintain, where practicable, existing vehicle access to adjacent properties and businesses;
- g. Measures to maintain, where practicable, safe and clearly identified pedestrian and cyclist access on roads and footpaths adjacent to the construction works. Where detours are necessary to provide such access the Requiring Authority shall provide for the shortest and most convenient detours, which it is reasonably practicable to provide, having regard to safety;
- h. Any proposed temporary changes in speed limit;
- i. Provision for safe and efficient access of construction vehicles to and from construction site(s); and
- j. The measures that will be undertaken by the Requiring Authority to communicate traffic management measures to affected road users and stakeholders.

4. For the purposes of this condition, a “minor” SSTMP shall be defined as involving works of 5 or less days in duration, and a “major” SSTMP shall be defined as involving works of more than 5 days in duration.

NZTA.29
(NZTA3,
NZTA4)

The CTMP and SSTMP(s) shall be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management (COPTTM) which applies at the time the CTMP or the relevant SSTMP is prepared.

NZTA.30
(NZTA3,
NZTA4)

The CTMP and SSTMP(s) shall undergo an independent safety and traffic operational review, by a suitably qualified independent party, prior to being submitted to the Council.

NZTA.31
(NZTA3,
NZTA4)

The Requiring Authority shall carry out random auditing of temporary road closure/s in accordance with COPTTM at regular intervals throughout the construction of the Project. The intervals shall be stated in the CTMP.

NZTA.32
(NZTA3,
NZTA4)

Prior to the commencement of any part of the Project, or any enabling works within the District, the Requiring Authority shall undertake a pre-construction condition survey of the carriageway/s along those local roads affected by the Project for which the Council is the road controlling authority and submit it to the Manager and the Roading Asset Manager. The condition survey shall consist of a photographic or video record of the carriageway, and shall include roughness, rutting defects and surface condition.

NZTA.33
(NZTA3,
NZTA4)

The Requiring Authority shall, carry out regular inspections of the road networks affected by the Project during construction, to ensure that all potholes and other damage resulting from the construction of the Project are repaired as soon as practicable.

NZTA.33A
(NZTA3,
NZTA4)

The Requiring Authority shall ensure that procedures are adopted to prevent the deposition of slurry, clay or other materials on the roads by vehicles leaving the site where such material is liable to cause a nuisance or hazard. Procedures shall include but not be limited to use of an on-site wheel wash.

NZTA.34
(NZTA3,
NZTA4)

As soon as practicable following completion of construction of the Project the Requiring Authority shall, at its expense, conduct a post-construction condition survey of the road network affected by the Project. The results of the pre and post construction surveys will be compared and where necessary, the Requiring Authority shall at its expense arrange for repair of any

damage to the carriageways and footpaths (and associated road components), for which the Council is the road controlling authority, where that damage has resulted from the impacts of construction of the Project. Any repairs shall be undertaken to the satisfaction of the Road Controlling Authority.

Construction Noise and Vibration Management

NZTA.35
(NZTA3,
NZTA4)

An Outline Plan (or Plans) for the construction of any part of the Project located within the District or for the construction of any Project stage within the District shall include a Construction Noise and Vibration Management Plan (CNVMP) that shall:

1. Be generally consistent with the draft CNVMP submitted with the application (dated July 2011);
2. Demonstrate that appropriate consultation has been undertaken with parties listed in Condition NZTA.37; and
3. Address all the matters listed in condition NZTA.36.

The CNVMP shall be prepared in consultation with the Council, and this consultation shall commence at least 20 working days prior to submission of the Outline Plan using a draft plan as a starting point for discussions. Any comments and inputs received from the Council shall be clearly documented within the management plan, along with clear explanation of where any comments have not been incorporated and the reasons why.

NZTA.36
(NZTA3,
NZTA4)

The CNVMP shall:

- a. Be prepared by a suitably qualified acoustics specialist;
- b. Include specific details relating to methods for the control of noise associated with all relevant Project construction works, which shall be formulated to, as far as practicable, comply with the following criteria in accordance with NZS 6803:1999:

Day	Time	LAeq(15 min)	LAFmax
Weekdays	0630h - 0730h	55 dB	75 dB
	0730h - 1800h	70 dB	85 dB
	1800h - 2000h	65 dB	80 dB
	2000h - 0630h	45 dB	75 dB
Saturday	0630h - 0730h	45 dB	75 dB
	0730h - 1800h	70 dB	85 dB
	1800h - 2000h	45 dB	75 dB
	2000h - 0630h	45 dB	75 dB
Sundays and Public Holidays	0630h - 0730h	45 dB	75 dB
	0730h - 1800h	55 dB	85 dB
	1800h - 2000h	45 dB	75 dB
holidays	2000h - 0630h	45 dB	75 dB

- c. Address the following aspects with regard to managing the adverse effects of construction noise:
 - i. Noise sources, including machinery, equipment and construction techniques to be used;
 - ii. Predicted construction noise levels;

- iii. Hours of operation, including times and days when noisy construction work and blasting would occur;
- iv. The identification of activities and locations where structural noise mitigation measures such as temporary barriers or enclosures may be used;
- v. Details of which road-traffic noise mitigation options will be implemented early to also mitigate construction noise;
- vi. The measures that will be undertaken by the Requiring Authority to communicate noise management measures to affected stakeholders;
- vii. Mitigation options, including alternative strategies where full compliance with the noise criteria set out in the table above cannot practicably be achieved;
- viii. Schedules containing information specific to each area of the site where this is relevant to managing construction noise and vibration effects;
- ix. Methods for monitoring and reporting on construction noise; and
- x. Include specific details relating to methods for the control of vibration and airblast associated with all relevant Project construction works, which shall be formulated to, as far as practicable, comply with the Category A criteria in the following table, measured in accordance with ISO 4866:2010 and AS 2187-2:2006:

Receiver	Details	Category A	Category B
Occupied dwellings	Night-time 2000h – 0630h (transient vibration)	0.3 mm/s ppv	1 mm/s ppv
	Daytime 0630h – 2000h	1 mm/s ppv	5 mm/s ppv
All occupied buildings	Daytime blasting - vibration - airblast	5 mm/s ppv 120 dB LZpeak	10 mm/s ppv -
All buildings	Vibration – transient (including blasting)	5 mm/s ppv	BS 5228-2 Table B.2
	Vibration - continuous		BS 5228-2 50% of Table B
	Airblast	-	133 dB LZpeak

- d. Describe the measures to be adopted in relation to managing construction vibration including:
 - i. Identification of vibration sources, including machinery, equipment and construction techniques to be used;
 - ii. Identification of procedures for building condition surveys at locations close to activities generating significant vibration, prior to and after completion of the works (including all buildings predicted to experience vibration which exceeds the Category A vibration criteria);
 - iii. Procedures for management of vibration, if measured or predicted vibration and airblast levels exceed the Category A criteria;
 - iv. Procedures for approval by the Council and continuous monitoring of vibration levels and

effects by suitably qualified experts if measured or predicted vibration and airblast levels exceed the Category B criteria; and

- v. The measures that will be undertaken by the Requiring Authority to communicate vibration management measures to affected stakeholders.

NZTA.37
(NZTA3)

For construction works within 200 metres of the following properties:

- 4 Rangatira Road
- 17 Rangatira Road
- 19 Rangatira Road
- 21 Rangatira Road
- 23 Rangatira Road
- 25 Rangatira Road
- 55 Collins Avenue

methods to be adopted within the CNVMP to manage construction noise and vibration shall be formulated by the Requiring Authority having first consulted with the owners and occupiers of these properties.

The CNVMP shall set out how any issues raised in consultation with the owners and occupiers of the properties listed above have been incorporated, and where they have not, the reasons why.

NZTA.38
(NZTA3)

At least 5 working days prior to commencement of the works which are planned to occur within 200m the properties identified in Condition NZTA.37 the Requiring Authority shall ensure that the owners and occupiers of the properties:

- a. are each provided with a copy of the schedule of construction activities required by Condition NZTA.9; and
- b. clear information setting out when works are proposed to occur at night (that is, between the hours of 2000h and 0630h) and the nature and reason for the proposed night works.

Construction Air Quality (including Dust) Management

NZTA.39
(NZTA3,
NZTA4)

An Outline Plan (or Plans) shall include a Construction Air Quality (Dust) Management Plan (CAQMP) that:

- a. Shall be consistent with the draft CAQMP submitted with the application (dated March 2011); and

- b. Shall demonstrate how Conditions NZTA.40 and NZTA.41 will be met

The CAQMP shall be prepared in consultation with the Council, and this consultation shall commence at least 20 working days prior to submission of the Outline Plan using a draft plan as a starting point for discussions. Any comments and inputs received from the Council shall be clearly documented within the management plan, along with clear explanation of where any comments have not been incorporated and the reasons why.

NZTA.40
(NZTA3,
NZTA4)

The CAQMP shall provide a methodology for managing the effects of dust from construction activities occurring at the site, and shall, as a minimum include:

- a. Identification and implementation of dust suppression measures appropriate to the environment in which the works are located, and the sensitivity of nearby receptors; and
- b. Identification of contingency measures to address identified and verified adverse effects on sensitive receptors. Contingency measures may include options such as:
 - i. Cleaning of water tanks and replenishment of water supplies;
 - ii. Cleaning of houses; and

iii. Cleaning of other buildings and infrastructure.

NZTA.41
(NZTA3,
NZTA4)

The CAQMP shall include a process for advising and consulting with the owners and/or occupiers of any residential property where construction activities that have the potential to generate dust will be undertaken within 100 metres of a residential dwelling on that land. The advice and consultation process shall be undertaken at least 20 working days prior to commencement of the works. The Requiring Authority shall manage construction activities as far as it is practicable to be in accordance with the methods discussed with the consulted property owners and occupiers.

The CAQMP shall set out how any issues raised in consultation with the owners and occupiers of the properties listed above have been incorporated, and where they have not, the reasons why.

Construction Lighting

NZTA.41A
(NZTA3,
NZTA4)

The requiring authority shall implement procedures at all times during construction to manage lightspill (if any) to residential properties from any night lighting that is required on the site.

Landscape and Urban Design

NZTA.42
(NZTA3,
NZTA4)

An Outline Plan (or Plans) for the construction of any part of the Project located within the district or for the construction of any project stage within the district shall include a Landscape and Urban Design Management Plan (LUDMP) for the relevant part of the Project. The purpose of the LUDMP is to integrate the Project's permanent works into the surrounding landscape and urban design context.

The LUDMP(s) shall be prepared in consultation with:

- Te Rūnanga o Toa Rangatira Inc;
- Living Streets Aotearoa;
- Mana Cycle Group; and
- The Council.

This consultation shall commence at least 30 working days prior to submission of the Outline Plan. Any comments and inputs received from the parties listed above shall be clearly documented within management plan, along with clear explanation of where any comments have not been incorporated and the reasons why.

The LUDMP(s) shall be Certified by Wellington Regional Council in relation to their statutory functions including but not limited to:

- a. where there is an interrelationship with site specific plans required to be certified by Wellington Regional Council such as but not limited to the Revegetation and Enrichment Plan (G.24)

NZTA.43
(NZTA3,
NZTA4)

The LUDMP shall be prepared by suitably qualified persons who shall include a landscape architect and an urban designer, and shall implement:

- a. the Landscape plans submitted with the applications numbered LA01-LA21;
- b. the Transmission Gully Urban and Landscape Design Framework (ULDF) (dated August 2011) and in particular the design principles set out in this document; and
- c. the Ecological Management and Monitoring Plan (EMMP) required to be certified under the Regional Resource Consent conditions.
and shall be prepared in accordance with:
- d. Transit New Zealand's Guidelines for Highway Landscaping (dated September 2002) – or any subsequent updated version;
- e. Transit New Zealand's "Urban Design Implementation Principles (2006)" – or any subsequent

updated version; and

f. AUSTROADS standards where these are relevant to pedestrian and cycle paths.

NZTA.44
(NZTA3,
NZTA4)

In order to confirm that the LUDMP is consistent with the landscape restoration components in the EMMP required under the Regional Resource Consents the

*Updated via
section 181(3)*

EMMP certified only in respect of its landscape restoration components shall be supplied to the relevant territorial authority for information at the same time as submitting the LUDMP with the Outline Plan.

NZTA.45
(NZTA3,
NZTA4)

The LUDMP(s) shall provide for integration of the Project's permanent works into the surrounding landscape including;

- a. Input into the design of earthworks contouring including cut and fill batters, benching, and spoil disposal sites;
- b. Input into the appearance of all major structures, including bridges, RSE batters, MSE walls, noise barriers, drainage structures;
- c. The provision of guidelines for the suite of highway furniture such as barriers, gantries, sign posts, lighting standards, etc.,
- d. Input into the appearance of stream diversions and permanent stormwater control ponds;
- e. Identification of required landscape mitigation planting;
- f. Identification of visual mitigation planting required within the land acquired for the Project which mitigate the effects of the Project on properties in the vicinity of the alignment; and
- g. Coordination of landscape works with ecology works.

NZTA.46
(NZTA3, NZTA4
– except 46(e),
46(g)
and 46(h))

The LUDMP(s) shall include but not be limited to the following:

- a. Demonstration of how the design principles in the ULDF have been adhered to in the development of the design concepts, including (but not limited to) principles for noise walls, boundary walls and structures (including bridges, underpasses and associated retaining walls) which are identified in the ULDF as being in highly sensitive locations;
- b. Demonstration of an engineer, ecologist and landscape architect working together to design the final shape and re-vegetation for batters, earthworks and rock cuts and their associated works during the detailed design process;
- c. A Concept Plan/Report – this shall depict the overall landscape and urban design concept, and provide a framework for the design intent, layout and mitigation proposals.
- d. Landscape Design Details – these shall include the following details:
 - i. Identification of vegetation to be retained, including retention of as many as practicable of the stand of pine trees at the southern boundary of the Linden construction site yard, and the plantation on the northern side of the yard;
 - ii. Identification and protection measures for vegetation to be retained, and planting to be established along cleared edges;
 - iii. Proposed planting including plant species, plant/grass mixes, spacing/densities, sizes (at the time of planting) and layout and planting methods including trials;
 - iv. Planting programme – the staging of planting in relation to the construction programme

*NZTA.46(fa)
Added via
s181(3);
Granted on
19/06/2014*

*Updated via
Section 181 (1)
Granted
12/02/15*

which shall, as far as practicable, include provision for planting within each planting season following completion of works in each stage of the Project;

- v. Detailed specifications relating to (but not limited to) the following:
 - Vegetation protection (for desirable vegetation to be retained);
 - Weed control and clearance;
 - Pest animal management;
 - Ground preparation (topsoiling and decompaction to provide for rapid plant establishment and ongoing vigour);
 - Mulching; and
 - Plant supply and planting, including hydroseeding and grassing - which shall require:
 - 1. Any planting to reflect the natural plant associations of the area;
 - 2. Where practicable, the use of mixes of plants which are of a suitable richness and diversity to encourage self-sustainability once established; and
 - 3. Any native plants to, so far as practicable, be genetically sourced from the relevant Ecological District;
- vi. A maintenance regime including monitoring and reporting requirements, which is to apply for the three years following that planting being undertaken;
- vii. Landscape treatment for noise barriers;
- viii. Landscape treatment for any pedestrian and cycle facilities;
- ix. Consideration of:
 - The landscape character of the area;
 - The integration of the works into the natural environment, including streams;
 - Crime Prevention Through Environmental Design (CPTED) principles in urban areas.
- e. Specific landscape design details for the Linden site compound. These shall include the following:
 - i. Protection of the row of trees on the south east boundary of the Linden site compound (on the uphill side);
 - ii. Riparian planting along the watercourse adjacent to the Linden site compound to help soften/screen the culvert and embankment;
 - iii. Reinstatement of planting in the vicinity of the Linden site compound following completion of construction, including new and replacement planting adjacent to the alignment
- fa. The specific identification of other Project areas where detailed landscape or urban design needs to be developed in conjunction with the detailed engineering design process; and, subsequently, the specific landscape or urban design details for these identified Project areas where the provisions of NZTA.6B and NZTA.7A would apply;

- fb. Identification of existing vegetation within the area adjacent to 18 to 40 Tremewan Street and specific details regarding the retention of this existing planting to the extent practicable during construction, and the intended measures to ensure its ongoing management, to provide short and long-term visual screening. The LUDMP should also include planting and ongoing management details of early, advanced grade, fast growing exotic, and native species in this area to provide effective immediate and longer term screening of Bridge 25 and its associated works.
- fc. The specific measures to be adopted to ensure the protection of existing vegetation along the boundaries of 20, 22, and 24a Tremewan Street from damage during road construction, comprising a minimum 5m wide strip where available.
- fd. Identification of existing vegetation within the area between Bridge 27 and Wall Park through to 86 Tremewan Street and specific details regarding the retention of this existing planting to the extent practicable during construction, and the intended measures to ensure its ongoing management, to provide short and long- term screening. The LUDMP should also include planting and ongoing management details of early, advanced grade, fast growing exotic and native species in the area to provide effective immediate and longer term screening of Bridge 27 and its associated works,
- g. The merge (where the Main Alignment meets State Highway 1) at Linden shall be designed to, as far as practicable, maximise the distance between the Collins Avenue bridge and residential properties on Little Collins Street (including 55 Collins Avenue) and to try to avoid the need to realign the carriageway of Little Collins Street (except as provided below). This may be achieved by reducing the width of the Little Collins Bridge (including by shifting the location of the merge lanes of State Highway 1 with Transmission Gully Main Alignment further to the north) but in so doing shall not seek to shift the western extent of the works any further to the west than shown on the application drawings;
- h. The owners and occupiers of all properties in Little Collins Street (including 55 Collins Avenue) shall be consulted prior to finalising the design (of the alignment in this location). The design shall have regard to:
 - i. provision of landscaping within/along Little Collins Street adjacent to State Highway 1 to provide visual screening and to minimise opportunities for graffiti
 - ii. realignment of Little Collins Street as part of the Collins Avenue bridge works, to provide better opportunities for landscape planting on Little Collins Street; and
 - iii. noise barriers on the bridge abutments that seek to reduce visual effects of the Project.
- i. All planting works shall be undertaken in accordance with accepted horticultural practice.

NZTA.47A
(NZTA3)

When considering the potential for a joint pedestrian and cycle path under the State Highway 58 interchange (under Condition NZTA.47), the Requiring Authority shall consult with the Mana Cycle Group and the Porirua City Council and shall ensure that the BPO is used in considering the design options.

The Requiring Authority shall prepare and submit a report to the Council at the same time as the submission of the Outline Plan that shall address the following matters:

- a. The nature of the alternatives that were considered and the reasons why the preferred option was chosen;
- b. Who was consulted and their responses
- c. Public health and safety

- NZTA.47B
(NZTA3) The detailed design of the Main Alignment in the vicinity of the properties at 436A, 462 and 504 Paekakariki Hill Road shall be designed to maximise the distance between the road carriageway and these properties by moving the alignment as far to the east as is practicable within the designation.
- NZTA.47
(NZTA3) The detailed design of the planting (in the vicinity of the Project stages that are relevant to these landowners) shall be finalised in consultation with the owners and occupiers of the following properties:
- 4 Rangatira Road
 - 17 Rangatira Road
 - 19 Rangatira Road
 - 21 Rangatira Road
 - 23 Rangatira Road
 - 25 Rangatira Road
 - 55 Collins Avenue
 - 462, 436A and 504 Paekakariki Hill Road
- The LUDMP shall set out how any issues raised in consultation with these owners and occupiers have been incorporated, or if they have not been incorporated, the reasons why.
- NZTA.48
(NZTA3) In the event of the removal of any of the dwellings located on the following properties:
- 18a Tremewan Street (Lot 1 DP 29032)
 - 18 Tremewan Street (Lot 2 DP 29032)
 - 16 Tremewan Street (Lot 89 DP 9069)
 - 12 Tremewan Street (Lot 91 DP 9069)
 - 10 Tremewan Street (Lot 1 DP 63321)
 - 8 Tremewan Street (Lot 2 DP 63321)
 - 6 Tremewan Street (Lot 3 DP 63321)
 - 4 Tremewan Street (Lot 4 DP 63321)
 - 2 Tremewan Street (Lot 5 DP 63321)
- then the visual mitigation planting shown on Landscape Plan LA20 shall be extended further south, and designed in consultation with the owner and occupier of the properties at 20 and 23 Tremewan Street. In respect of planting to the rear of the properties at No.s 20, 22 and 24A Tremewan Street, the visual mitigation and screening planting shall be designed in consultation with the owners of these properties.
- NZTA.49
(NZTA3,
NZTA4) Prior to the Requiring Authority undertaking any planting provided for in the LUDMP and throughout the ensuing landscaping maintenance period, all weed species declared as plant pests and animal pests, including stock, in the Wellington Region by the Wellington Regional Pest Management Strategy shall be controlled and removed from the site of any planting undertaken pursuant to the LUDMP which is located on:
- a. Land declared to be motorway or limited access road;
 - b. Any Crown land held for roading or motorway purposes for the Project and which the Requiring Authority administers; or
 - c. Any other land, e.g. private land and local authority owned land, in relation to which the Requiring Authority has appropriate property rights which allow it to lawfully undertake such weed removal.
- NZTA.50
(NZTA3, NZTA4 – except the words “Except as specified in Condition NZTA.50A”)
- Except as specified in Condition NZTA.50A, the planting identified in a LUDMP shall be implemented in accordance with the LUDMP within the first planting season following the completion of the construction works in each Project stage to which the LUDMP relates, providing climatic conditions are suitable; otherwise at the first practicable opportunity thereafter.

NZTA.50A
(NZTA3) The following planting shall be undertaken as soon as practicable within the first planting season after the commencement of establishment of the site compounds for the purpose of screening the compounds during construction as follows:

- a. Specific landscaping that is required for the Linden site compound under Condition NZTA.46(e);

Ecology

NZTA.51
(NZTA3,
NZTA4) As part of the detailed design for the Project, in order to minimise the extent of effects on any area of natural vegetation, freshwater ecosystem or habitat of indigenous flora and fauna located within the designation, the Requiring Authority shall engage a suitably qualified ecologist to:

- Confirm the extent of any valued natural areas as specified in the Wellington Conservation Management Strategy 1996, RPS, Regional or District Plans; and
- Prepare maps identifying all those areas which meet the definitions in (a), with information on their relative values. The maps shall be completed as part of detailed design and shall inform any design changes that result in the extent of works varying from the footprint provided in the application drawings.
 - a. For the purposes of this condition, natural vegetation, freshwater ecosystems and habitats shall include:
 - i. Forest and shrublands
 - ii. Seral scrub
 - iii. Banks with predominantly indigenous vegetation (including non-vascular vegetation)
 - iv. Wetlands
 - v. Streams
 - vi. Boulderfields and scree
 - b. The extent of adverse effects shall be minimised by, as a minimum:
 - Developing detailed designs which avoid or minimise the extent of effect on areas identified under (b) above as far as practicable
 - Developing mechanisms to ensure that the areas, or parts of areas, to be avoided are clearly marked on the ground (e.g. through fences) and that contractors are required to avoid them
 - For those areas which cannot be avoided, but where complete loss of the ecosystem, vegetation or habitat is not required, developing mechanisms to reduce the impact on the area as far as practicable

Note: The Site Specific Environmental Management Plans that are required to be prepared under the resource consents are required include a map of any key areas or features that are required to be avoided or otherwise protected during construction, and shall include those areas identified under this condition as being retained.

NZTA.52
(NZTA3,
NZTA4) In order to demonstrate compliance with Condition NZTA.51, the Requiring Authority shall submit a report to the Council at the same time as the Outline Plan. The report shall be prepared with inputs from a suitably qualified roading design engineer and an ecologist and shall set out how the design process incorporated the requirements of Condition NZTA.51.

NZTA.53
(NZTA3,
NZTA4) The Requiring Authority shall undertake works necessary to ensure that a combined total of at least 534ha of land is dedicated to the active or passive restoration of vegetation and associated ongoing management which shall be comprised of the following components:

- a. Approximately 319ha comprising land retired from farming to allow natural regeneration;
- b. Approximately 106ha comprising pioneer shrubland that will be retired, restored or undergo enrichment planting to direct succession toward coastal lowland podocarp broadleaved forest appropriate for the site;
- c. Approximately 109ha comprising grassed slopes, and river flats and stream banks in pasture will be retired and undergo revegetation to commence successions necessary to develop into coastal lowland podocarp broadleaved forest appropriate for the site; and

these areas shall closely correspond to the maps entitled “Proposed Mitigation Sites and Treatments” unless otherwise agreed with the Manager, and shall be managed in accordance with the actions set out the attached Schedule D.

Within the above areas, at least 26,500 linear metres of stream mitigation including enriching riparian habitat and enhancing fish passage shall be achieved.

The mechanisms to achieve protection of the above land shall be set out within the EMMP and shall manage:

- d. the felling, removal, burning or taking of any native trees, shrubs or plants or native fauna
- e. planting of trees, shrubs or plants with a preference for specimens sourced from the ecological district within which the land is situated;
- f. introduction of any noxious substance or substance otherwise injurious to plant life except in the control of pests;
- g. access by stock by providing and maintaining fences and gates except when the provisions of the Fencing Act 1978 apply;
- h. require the control of deer, goats, pigs, and weeds to levels that are necessary to achieve the conditions imposed on the relevant designation and associated consents, and to prevent significant loss of existing natural values; and
- i. all weeds and pests in the land to the extent required by any statute and in particular comply with the provisions of, and any notices given under the Biosecurity Act 1993 and the Wild Animal Control Act 1977.

NZTA.55
(NZTA3,
NZTA4)

The Requiring Authority shall use its best endeavours to procure from the Crown the entering into of appropriate covenants and/or encumbrances (or similar legal mechanism) to ensure that, regardless of any future ownership/tenure changes, the areas of land required for retirement and revegetation planting specified in condition NZTA.53 which are held or acquired by the Crown for the Project are protected in a manner that achieves at least the area of land retirement and revegetation planting specified in Condition NZTA.53 in perpetuity, and shall upon request from the Council report progress on these best endeavours.

The Requiring Authority shall not:

- Take active steps for the sale of any of the land required for land retirement and/or revegetation planting as identified in the maps entitled “proposed Mitigation Sites and Treatments” until an appropriate covenant and/or encumbrance (or similar legal mechanism) is registered against each relevant title; and
- Open the Main Alignment for use by the public unless an appropriate covenant and/or encumbrance (or similar legal mechanism) has been registered against all the land required for land retirement and/or revegetation planting which is not subject to this designation.

NZTA.56

The Requiring Authority shall, at the same time as it provides the CEMP to the Regional Council,

- (NZTA3, NZTA4)
- submit a programme to the Manager setting out:
- a. how and when the 534ha of land required to be dedicated to the active or passive restoration of vegetation and associated ongoing management will be set aside for those purposes;
 - b. a programme for implementation of the required enrichment planting and revegetation;
 - c. a programme for maintenance, monitoring and measuring success; and
 - d. the approximate time at which the protective covenant or similar mechanism will formally take effect.

Updated via
section 181(3)
5/3/14

Existing Network Utilities

NZTA.57
(NZTA3, NZTA4)

Prior to the commencement of construction, the Requiring Authority shall prepare a Network Utilities Management Plan (NUMP). The Requiring Authority shall adhere to the relevant requirements of the NUMP at all appropriate times during the construction of the Project. The purpose of the NUMP shall be to ensure that the enabling works, design and construction of the Project adequately take account of, and include measures to address, the safety, integrity, protection or, where necessary, relocation of, existing network utilities.

NZTA.58
(NZTA3, NZTA4)

A copy of the NUMP shall be submitted to the Manager for certification at least 10 working days prior to the commencement of any enabling or construction works on any part of the Project located within the District. The purpose of the certification process is:

1. to confirm that the appropriate liaison with infrastructure providers has occurred and that their concerns have been taken into account where appropriate; and
2. that the NUMP conditions NZTA.59 to NZTA.70 have been appropriately addressed.

NZTA.59
(NZTA3, NZTA4)

The NUMP shall include, but need not be limited to, the following matters:

- a. The methods the Requiring Authority will use to liaise with all infrastructure providers who have existing network utilities that are directly affected by, or located in close proximity to, the part of the Project in the District including the process for:
 - i. Network utility provider approval of proposed works on their utilities; process for obtaining any supplementary authorisations (e.g. easements and/or resource consents); and
 - ii. Protocols for inspection and final approval of works by network utility providers.
- b. The methods the Requiring Authority will use to enable infrastructure providers to access existing network utilities for maintenance at all reasonable times, and to access existing network utilities for emergency works at all times, whilst construction activities associated with the Project are occurring.
- c. The methods the Requiring Authority will use to seek to ensure that all construction personnel, including contractors, are aware of the presence and location of the various existing network utilities which traverse, or are in close proximity to, the part of the Project in the District, and the restrictions in place in relation to those existing network utilities. This shall include plans identifying the locations of the existing network utilities and appropriate physical indicators on the ground showing specific surveyed locations.
- d. How the Requiring Authority will meet the costs of any Project-related works that are required in order to protect, relocate and/or reinstate existing network utilities. Such methods shall be consistent with the provisions of the Gas Act 1992, the Electricity Act 1992 and the Telecommunications Act 2001.

NZTA.60 The NUMP shall be prepared in consultation with the relevant infrastructure providers who have

- (NZTA3, NZTA4) existing network utilities that are directly affected by the Project and, in addition to the matters listed in Condition NZTA.59, shall include:
- a. Measures to be used to accurately identify the location of existing network utilities,
 - b. Measures for the protection, relocation and/or reinstatement of existing network utilities;
 - c. Measures to seek to ensure the continued operation and supply of essential infrastructure services which may include, but not be limited to, any new or relocated gas pipes being made operational prior to the termination of existing gas lines;
 - d. Measures to seek to ensure the continued operation and supply of essential services, including bulk water
 - e. Measures to provide for the safe operation of plant and equipment, and the safety of workers, in proximity to live existing network utilities;
 - f. Measures to manage potential induction hazards to existing network utilities;
 - g. Earthworks management (including depth and extent of earthworks), for earthworks in close proximity to existing network utility;
 - h. Vibration management for works in close proximity to existing network utility;
 - i. Emergency management procedures in the event of any emergency involving existing network utilities;
 - j. As built drawings showing the relationship of the relocated utility to the Main Alignment shall be provided to utility owners within three months of completion of the utility relocation; and
 - k. Provision, both physical and legal, shall be made for future maintenance access to utilities to a standard at least equivalent to that currently existing.
- NZTA.61 (NZTA3, NZTA4) Prior to the commencement of construction, the Requiring Authority shall, as part of the NUMP, seek to ensure that the operation and maintenance of the Project does not unduly constrain access to existing and/or relocated network utilities for maintenance purposes on an ongoing basis.
- NZTA.62 (NZTA3) Prior to the commencement of construction, the Requiring Authority shall, accurately locate the assets of Powerco on the following properties and, if requested by Powerco, physically peg out the extent of the designation boundary on these individually affected properties:
- North of Rangatira Road Lot 1 DP 82381
 - Collins Avenue road reserve beneath motorway overbridge.
- NZTA.64 (NZTA3, NZTA4) The Requiring Authority shall give reasonable notice and make reasonable endeavours to:
- a. Liaise with all relevant network utility operators in relation to any part of the works within the designation where their infrastructure may be affected; and
 - b. Make reasonable and relevant changes requested by such network utility operators, to the relevant design plans and methodologies, to ensure that access to, maintenance and the operation of all network utility infrastructure within the designated area is not adversely affected.
- Transpower Specific Conditions (part of a separate agreement between NZTA and Transpower New Zealand Limited)**
- Advice Note:** Transpower conditions apply to NoR1, NoR 2, NoR 3 and NoR 4
- NZTA.65 (NZTA3) To avoid interruptions to supply, or adverse effects on Transpower New Zealand Limited's network utility infrastructure, the Requiring Authority shall, subject only to reasonable planned

- NZTA4) interruption:
- a. Protect the utility from any activity which may interfere with the proper functioning of the services; and
 - b. Seek to relocate it to the same or a similar standard (including property rights) as the operator currently has
- NZTA.66
(NZTA3,
NZTA4)
- All works or activities associated with the project and ancillary roads and activities shall be designed and undertaken to comply with the Code of Practice for Electrical Safety Distances 2001 (NZECP 34:2001). In this regard, the Requiring Authority shall liaise with Transpower New Zealand Limited during the design of the Project. All works shall to be designed to ensure the adequate protection of existing transmission lines from any potential adverse effects associated with the construction and operation of the roads within the designation (eg the provision of vehicle collision barriers where necessary). For completeness, NZEC 34:2001 includes the following requirements:
- a. All machinery and mobile plant operated within the designated area shall maintain a minimum clearance distance of 4 metres from all transmission lines located within that area.
 - b. With reference to NZECP 34:2001 Figure 1, in the case of any pole supporting any conductor, no person shall excavate or otherwise interfere with any land:
 - i. at a depth greater than 300mm within 2.2 metres of the outer edge of the visible foundations of the tower; or
 - ii. at a depth greater than 750mm, between 2.2 metres and 5 metres of the outer edge of the visible foundation of the tower; or
 - iii. in such a way as to create an unstable batter.
 - c. With reference to NZECP 34:2001 Figure 2, in the case of any tower (pylon) supporting any conductor, no person shall excavate or otherwise interfere with any land:
 - i. at a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower; or
 - ii. at a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
 - iii. in such a way as to create an unstable batter.
 - d. In accordance with Section 4 of the NZECP 34:2001 no material shall be deposited (either permanent or temporarily) under or near any National Grid transmission line without the prior approval of Transpower New Zealand Limited. This is to ensure the safe NZECP 34:2001 (Table 4) separation distances from the lines are always maintained.
All the above requirements shall apply unless prior written approval is given by Transpower New Zealand Limited.
- NZTA.67
(NZTA3,
NZTA4)
- If compliance with the Code of Practice for Electrical Safety Distances NZECP (34:2001) cannot be achieved, the Requiring Authority shall consult with Transpower New Zealand Limited who will identify acceptable alternative options, including and if necessary relocate or alter the existing transmission structures to achieve compliance.
- NZTA.68
(NZTA3,
NZTA4)
- The Requiring Authority shall ensure that existing access arrangements to Transpower New Zealand Limited's existing works are retained where practicable. Where the requiring authority requires or causes a change in access arrangements, alternative arrangements shall be provided, in consultation with Transpower New Zealand Limited that provides safe four wheel drive 24 hour access to the tower base during the construction period or other options that will enable

Transpower to undertake necessary works. Once construction has been completed, the maintenance of access tracks shall be the responsibility of Transpower New Zealand Limited.

NZTA.69
(NZTA3,
NZTA4)

All trees and vegetation planted shall be selected and located to ensure that no part of any tree (when mature) will encroach within a (4) metre clearance from transmission line conductors. The 4 metre clearance relates to vertical, horizontal and felling distance clearances and shall take account of the maximum conductor swing and sag.

NZTA.70
(NZTA3,
NZTA4)

The Requiring Authority shall ensure that the discharge of contaminants to air from the site during construction of the Project does not create any dust hazard or nuisance to the transmission assets managed by Transpower New Zealand Limited. The Requiring Authority shall produce, in consultation with Transpower New Zealand Limited, as part of the Construction Management Plan, measures to identify how those potential dust effects will be managed around the transmission network.

Operational Noise

NZTA.71
(NZTA3,
NZTA4)

For the purposes of Conditions NZTA.71 - NZTA.81 the following terms will have the following meanings:

- a. Acoustics Assessment – means the Acoustics Assessment report submitted as part of the AEE for this Project.
- b. BPO – means Best Practicable Option.
- c. Building-Modification Mitigation – has the same meaning as in NZS 6806:2010.
- d. Habitable space – has the same meaning as in NZS 6806:2010.
- e. Noise Criteria Categories – means the groups of preference for time-averaged sound levels established in accordance with NZS 6806:2010 when determining the BPO mitigation option, ie Category A – primary noise criterion, Category B - secondary noise criterion and Category C – internal noise criterion.
- f. NZS 6806:2010 – means NZS 6806:2010 Acoustics – Road-traffic noise – New and altered roads.
- g. PPFs – means the premises and facilities identified in green, yellow or red in the Acoustics Assessment and 75B Paremata-Haywards Road and 75E Paremata-Haywards Road.
- h. Structural Mitigation – has the same meaning as in NZS 6806:2010
- i. New road – has the same meaning as in NZS 6806:2010
- j. Altered road – has the same meaning as in NZS 6806:2010

NZTA.72
(NZTA3,
NZTA4)

The Requiring Authority shall implement the road-traffic noise mitigation measures identified as the “Selected Options” in the Acoustics Assessment as part of the Project, in order to achieve the Noise Criteria Categories indicated in the Acoustics Assessment (“Identified Categories”), where practicable, subject to Conditions NZTA.73 - NZTA.81 below.

NZTA.73
(NZTA3,
NZTA4)

The detailed design of the Structural Mitigation measures in the “Selected Options” (the “Detailed Mitigation Options”) shall be undertaken by a suitably qualified acoustics specialist prior to commencement of construction of the Project, and, subject to Condition NZTA.74, shall include, as a minimum, the following:

- a. Noise barriers with the location, length and height in general accordance with Table 12-22 of the Acoustics Assessment; and
- b. Open graded porous asphalt or equivalent low-noise road surfaces in general accordance with Table 12-21 of the Acoustics Assessment.

- NZTA.74
(NZTA3,
NZTA4)
- Where the design of the Detailed Mitigation Options identifies that it is not practicable to implement a particular Structural Mitigation measure in the location or of the length or height included in the “Selected Options” either:
- a. if the design of the Structural Mitigation measure could be changed and the measure would still achieve the same Identified Category or Category B at all relevant PPFs, and a suitably qualified or experienced planner, in consultation with a suitably qualified acoustics specialist, approved by the Council certifies to the Council that the changed Structural Mitigation would be consistent with adopting the BPO in accordance with NZS 6806:2010, the Detailed Mitigation Options may include the changed mitigation measure; or
 - b. if the changed design of the Structural Mitigation measure would change the Noise Criteria Category at any relevant PPF from Category A or B to Category C, but the Council confirms that the changed Structural Mitigation measure would be consistent with adopting BPO in accordance with NZS 6806:2010, the Detailed Mitigation Options may include the changed mitigation measure.
- NZTA.75
(NZTA3,
NZTA4)
- The Detailed Mitigation Options shall be implemented prior to completion of construction of the Project, with the exception of any low-noise road surfaces, which shall be implemented within 12 months of completion of construction of the Project.
- NZTA.76
(NZTA3,
NZTA4)
- Prior to construction of the Project, a suitably qualified acoustics specialist shall identify those PPFs (“Qualifying Buildings”) which following implementation of all the Structural Mitigation measures included in the Detailed Mitigation Options (notwithstanding the distance from the road) are in:
- a. Noise Criteria Category C by an altered road, and
 - b. Noise Criteria Category B and C by a new road.
- NZTA.76A
(NZTA3,
NZTA4)
- a. Prior to commencement of construction of the Project in the vicinity of a Qualifying Building, the Requiring Authority shall write to the owner of each Qualifying Building seeking access to such building for the purpose of measuring internal noise levels and assessing the existing building envelope in relation to noise reduction performance.
 - b. If the owner of the Qualifying Building consents to the Requiring Authority request for access to the property within 12 months of the date of the Requiring Authority’s letter (sent pursuant to Condition NZTA.76(a)), then no more than six months prior to commencement of construction of the Project, the Requiring Authority shall instruct a suitably qualified acoustics specialist to visit the building to measure internal noise levels and assess the existing building envelope in relation to noise reduction performance.
- NZTA.77
(NZTA3,
NZTA4)
- Where a Qualifying Building is identified, the Requiring Authority shall be deemed to have complied with Condition NZTA.76 above where:
- a. The Requiring Authority (through its acoustics specialist) has visited the building; or
 - b. The owner of the Qualifying Building consented to the Requiring Authority’s request for access, but the Requiring Authority could not gain entry for some reason (such as entry being denied by a tenant); or
 - c. The owner of the Qualifying Building did not approve the Requiring Authority’s access to the property within the time period set out in Condition NZTA.77(b) (including where the owner(s) did not respond to the Requiring Authority’s letter (sent pursuant to Condition NZTA.76(a) within that period)); or
 - d. The owner of the Qualifying Building cannot, after reasonable enquiry, be found prior to completion of construction of the Project.
- If any of b to d above apply to a particular Qualifying Building, the Requiring Authority shall not

be required to implement any Building-Modification Mitigation at that Qualifying Building.

NZTA.78
(NZTA3,
NZTA4)

Subject to Condition NZTA.77, no more than six months after the assessment required under Condition NZTA.76(b), the Requiring Authority shall give written notice to the owner of each Qualifying Building:

- a. Advising of the options available for Building-Modification Mitigation to the building; and
- b. Advising that the owner has three months within which to decide and advise the Requiring Authority whether to accept Building-Modification Mitigation for the building to achieve an internal level of 40 dB LAeq(24h), and if the Requiring Authority has advised the owner that more than one option for Building- Modification Mitigation is available, to advise the Requiring Authority which of those options the owner prefers.

NZTA.79
(NZTA3,
NZTA4)

Once an agreement on Building-Modification Mitigation is reached between the Requiring Authority and the owner of an affected building, the mitigation shall be implemented in a reasonable and practical timeframe agreed between the Requiring Authority and the owner.

NZTA.80
(NZTA3,
NZTA4)

Subject to Condition NZTA.77, where Building-Modification Mitigation is required, the Requiring Authority shall be deemed to have complied with Condition NZTA.79 above where:

- a. The Requiring Authority has completed Building-Modification Mitigation to the Qualifying Building; or
- b. The owner of the Qualifying Building did not accept the Requiring Authority's offer to implement Building-Modification Mitigation prior to the expiry of the timeframe stated in Condition NZTA.78(b) above (including where the owner did not respond to the Requiring Authority within that period); or
- c. The owner of the Qualifying Building cannot, after reasonable enquiry, be found prior to completion of construction of the Project.

NZTA.81
(NZTA3,
NZTA4)

The Requiring Authority shall manage and maintain the Detailed Mitigation Options to ensure that, to the extent practicable, those mitigation works retain their noise reduction performance.

NZTA.81A
(NZTA3,
NZTA4)

A Noise Mitigation Plan shall be prepared by a suitably qualified acoustics specialist prior to commencement of construction including details of:

- a. Detailed Mitigation Options
- b. Qualifying Buildings
- c. Methods for post-construction validation of the noise assessment. This shall include:
 - i. Prior to opening: confirmation of the location of the as-built alignment in the noise model, visual inspection from the far-side carriageway of the relationship of PPFs to earthworks and noise barriers, verification of as-built noise barrier dimensions, and confirmation of as-built road surfaces,
 - ii. 3 to 9 months after opening and checking the actual traffic volumes, and
 - iii. Noise monitoring to validate the noise model to be undertaken within 6 months of the design road surfaces being laid.

NZTA.81B
(NZTA3,
NZTA4)

A report detailing the results and any corrective actions arising from the post- construction validation of the noise assessment shall be provided to the Council within nineteen months of opening of the road in areas with low-noise road surfaces, and within ten months of opening the road in all other areas.

*Updated via
section 181(3)*

5/3/14

Permanent LightingNZTA.82
(NZTA3,
NZTA4)

Lighting shall be designed and screened to minimise the amount of lighting overspill and illumination of residential areas, and shall demonstrate that:

- a. All motorway lighting shall be designed in accordance with "Road lighting Standard AS/NZS1158"; and
- b. All other lighting shall be designed in accordance with the rules of the relevant District Plan (if any).

Traffic Safety AuditNZTA.83
(NZTA3,
NZTA4)

No earlier than 6 months after the commencement of operation of the Transmission Gully Motorway, and no later than 12 months from that date, the Requiring Authority shall complete a traffic safety audit (in accordance with the NZ Transport Agency Guidelines 'Road Safety Audit Procedures for Projects' (November 2004) to ascertain the effects of reduced traffic and potentially higher environmental speeds on the coastal route resulting from the operation of the Transmission Gully Motorway. The audit shall outline what measures are necessary to remedy those effects. A copy of the audit and its findings shall be sent to the relevant territorial authorities.

Enabling WorksNZTA.84
(NZTA3,
NZTA4)

If the Requiring Authority proposes to undertake enabling works prior to the fulfilment of all relevant management plan requirements under Conditions NZTA.1 to NZTA.83, it must prepare, and submit to the relevant Council(s), an Enabling Works Management Plan (EWMP) which:

*Added via
s181(3);
Granted on
11/09/2014*

- a. Provides details on the scope of the activities that are proposed to be undertaken in accordance with Condition NZTA.86; and
- b. Includes details as to the methods to be used to manage the environmental effects of these activities in accordance with Condition NZTA.87.

"Enabling Works" refers to activities necessary to make the Project site ready for the construction of the Project and are restricted to the activities described in Condition NZTA.86.

If the Requiring Authority prepares an EWMP, it shall be submitted to the Council(s) for certification in respect of their statutory functions (as specified in Condition NZTA.88). The EWMP shall be submitted to the Council(s) at least 20 working days prior to commencement of the enabling works provided for in the EWMP, for certification that it meets the requirements of Conditions NZTA.84 to NZTA.89.

No enabling works undertaken in accordance with Conditions NZTA.84 to NZTA.89 shall commence until the EWMP is certified by the Council(s).

As required by Condition NZTA.85, a draft EWMP is to be supplied to the Council(s) for their comment.

For the avoidance of doubt, in addition to those conditions referenced in Condition NZTA.87 which must be addressed in the EWMP, enabling works must comply with the relevant requirements of all other Conditions NZTA.1 to NZTA.83. Where any of these other conditions refer to management plans identified under Conditions NZTA.6, NZTA.21 or NZTA.57, if the Requiring Authority prepares an EWMP, the relevant references to and requirements of those management plans within those conditions shall also apply to the EWMP.

The certified EWMP is to be displayed in a site office throughout the period of enabling works.

Advice Note: One EWMP may be prepared to address relevant enabling works in terms of the

conditions of NZTA's confirmed Notices of Requirement (these conditions) and NZTA's associated regional resource consent conditions.

NZTA.85
(NZTA3,
NZTA4)

The Requiring Authority shall, at least 20 working days prior to submitting the EWMP specified in Condition NZTA.84 to the Council(s) for certification, submit a draft EWMP to the Council(s) for comment. Any comments received from the Council(s) shall be included within the EWMP when it is submitted for certification, along with a clear explanation of where any comments have, or have not, been incorporated and, if not, the reasons why.

*Added via
s181(3);
Granted on
11/09/2014*

NZTA.86
(NZTA3,
NZTA4)

Notwithstanding the management plan requirements of Conditions NZTA.1 – NZTA.83, and for the purpose of Conditions NZTA.84 to NZTA.89, enabling works are activities necessary to make the Project site ready for the construction of the Project, and are restricted to the following:

*Added via
s181(3);
Granted on
11/09/2014*

- a. Vegetation – harvest / clearance of plantations, shelter belts and other introduced vegetation; clearance and salvage of indigenous vegetation; land retirement and fencing of indigenous vegetation to be protected; and planting of vegetation;
- b. Site access – construction of temporary access tracks; upgrading of existing tracks;
- c. Earthworks – preliminary earthworks associated with initial stream diversions, stormwater diversions, water storage and sediment pond construction, trials, contaminated land removal or remediation, site compounds, access, set-up of borrow pits, formation of bridge piling platforms;
- d. Structures – demolition / removal of existing buildings and structures; temporary and permanent fencing; construction, traffic management and other safety signage; noise mitigation measures;
- e. Pre-condition and land surveys;
- f. Site Compounds – development of site compounds, including provision of access, hard-standing, facilities and buildings, connections to utility services, fencing and security, temporary accommodation, laydown areas;
- g. Trials – stabilisation trials; compaction trials;
- h. Network utilities and services – relocation, replacement and/or protection works associated with existing utility services;
- i. Erosion and sediment control works associated with the above enabling works;
- j. Species rescue associated with the above enabling works.

For the avoidance of doubt, enabling works does not include bulk earthworks.

NZTA.87
(NZTA3,
NZTA4)

The EWMP shall include but need not be limited to, the following matters:

- a. For any enabling works located within 500 metres of:
 - The brick fuel containment structure;
 - St Joseph's Church and other associated features with the Church site grounds; or
 - Any other known archaeological sites and features;

*Added via
s181(3);
Granted on
11/09/2014*

the relevant matters that would otherwise be required to be included in the HMP (Conditions NZTA.16 to NZTA.18). Any provisions of the EWMP required under Condition NZTA. 87(a) shall be prepared in consultation with the relevant Council, the New Zealand Historic Places Trust and

Te Rūnanga o Toa Rangatira Inc;

- b. An accidental discovery protocol in accordance with NZTA.19;
- c. The matters relevant to the enabling works that would otherwise be required to be included in the CEMP (Condition NZTA.21);
- d. The relevant matters for each area or stage of enabling works that would otherwise be required to be included in the CTMP and SSTMP for that area (Conditions NZTA.22, NZTA.23 and NZTA.27 to NZTA.30A). These provisions of the EWMP shall be prepared in consultation with the relevant Council's Road Asset Manager (or their nominee(s));
- e. The results of a pre-construction condition survey of the carriageway/s along those local roads affected by the enabling works, in accordance with Condition NZTA.32;
- f. The matters relevant to the enabling works that would otherwise be required to be included in the CNVMP (Conditions NZTA.35 and NZTA.36);
- g. For any enabling works within 200 metres of the following properties:
 - 4 Rangatira Road
 - 17 Rangatira Road
 - 19 Rangatira Road
 - 21 Rangatira Road
 - 23 Rangatira Road
 - 25 Rangatira Road
 - 55 Collins Avenue (CNVMP only)

the relevant matters that would otherwise be required to be included in the CTMP (Conditions NZTA.24 and NZTA.25) and the CNVMP (Conditions NZTA.35 and NZTA.37);

- h. The matters relevant to the enabling works that would otherwise be required to be included in the CAQMP (Conditions NZTA.39 to NZTA.41);
- i. For any enabling works which include permanent works, the relevant matters that would otherwise be required to be included in the LUDMP (Conditions NZTA.42, NZTA.43, NZTA.45 and NZTA.46, and NZTA.47 and NZTA.48 (if relevant for any permanent enabling works), NZTA.50 and NZTA.50A). Any provisions of the EWMP required under Condition NZTA. 87(i) shall be prepared in consultation with the parties listed in Condition NZTA.42 as required by that condition;
- j. For any enabling works that are located in the vicinity of any valued natural areas identified in the report prepared in accordance with Condition NZTA.52, a report setting out how the enabling works will minimise the extent of adverse effects on the relevant valued natural area(s) in accordance with the requirements of Condition NZTA.51. This report shall be prepared with inputs from a suitably qualified roading design engineer and an ecologist;
- k. The matters relevant to the enabling works that would otherwise be required to be included in the NUMP (Conditions NZTA.57 to NZTA.63). Any provisions of the EWMP required under Condition NZTA. 87(k) shall be prepared in consultation with the parties listed in Conditions NZTA.57 to NZTA.63 as required by those conditions.

NZTA.88
(NZTA3,
NZTA4)

Enabling works provided for in the EWMP shall not commence until the Requiring Authority has received the relevant Council's written certification for the EWMP.

*Added via
s181(3);
Granted on*

For the purposes of certification, the relevant Council(s) shall be the Council(s) for the part(s) of the Project where the enabling works are to be undertaken. In addition, if the EWMP includes an interrelationship with site specific plans referred to in Condition NZTA.42(b), the EWMP also requires certification by the Wellington Regional Council in relation to its statutory functions

11/09/2014 relevant to that interrelationship.

The Requiring Authority shall undertake enabling works and relevant monitoring and management in accordance with the certified EWMP.

Where enabling works are specified in a certified EWMP, the details of these works do not need to be provided for in the relevant management plans required by Conditions NZTA.6, NZTA.21 or NZTA.57.

NZTA.89
(NZTA3,
NZTA4)

The Requiring Authority may amend a certified EWMP by submitting the amendment(s) to the EWMP to the relevant Council(s) for certification. Conditions NZTA.84 to NZTA.88 shall apply, as relevant, to the amendment(s) to the EWMP. No amendments to the EWMP may take effect until certified by the relevant Council(s).

Added via
s181(3);
Granted on
11/09/2014

Conditions 3: NZTA Conditions (Te Ara Tupua – Ngāūranga to Petone shared path)

General Conditions	
GC.1	<p>a. Except as provided for in the conditions below and subject to final design, the Project shall be undertaken in general accordance with the following plans and information submitted with the Application dated 12 October 2020, the applicant's response to clause 25 of Schedule 6 to the COVID-19 Recovery (Fasttrack Consenting) Act 2020 requests for further information dated 20 November 2020, 9 December 2020, 13 January 2021 and 19 January 2021, and the applicant's Response to Comments dated 18 December 2020, and in particular the following documents:</p> <ul style="list-style-type: none"> i. Chapter 3: Description of the Project and Chapter 4: Construction of the Project in the Te Ara Tupua Assessment of Effects on the Environment Report dated 30 September 2020; ii. The following plan sets in Volume 3: Drawing Set iii. General arrangement drawings; and iv. Typical cross sections. <p>b. Where there may be an inconsistency between the documents listed in clause (a) above and the requirements of these conditions, these conditions shall prevail.</p> <p>c. Where there is inconsistency between the documents listed in clause (a), provided by the applicant as part of the application for resource consent and notice of requirement, the applicant's responses to the clause 25 of Schedule 6 requests for further information, and information and plans provided through the Response to Comments, the most recent plans and information prevail.</p>
GC.1A	<p>The Project shall be undertaken in accordance with the most recent version of the following plans:</p> <ul style="list-style-type: none"> a. Contaminated Land Management Plan prepared and certified in accordance with Condition CL.1; b. Ecology Management Plan prepared and certified in accordance with Condition EM.1, including the following: <ul style="list-style-type: none"> a. Predator Control Plan b. Biodiversity Offset Management Plan c. Mussel Bed Management Plan c. Construction Erosion and Sediment Control Plan prepared and certified in accordance with Condition EW.3; d. Site Specific Erosion and Sediment Control Plan prepared and certified in accordance with Condition EW.5; e. Coastal Works Construction and Environmental Management Plan prepared and certified

	<p>in accordance with Condition CA.7;</p> <p>f. Smeagol climoi Translocation Plan prepared in accordance with Condition EM.23;</p> <p>g. Beach Nourishment Management Plan prepared and certified in accordance with Condition CA.6A;</p> <p>h. Mana Whenua Values Plan prepared in accordance with Condition MW.4;</p> <p>i. Construction Environmental Management Plan prepared in accordance with Condition CC.1;</p> <p>j. Northern Construction Yard Reinstatement Plan prepared in accordance with Condition HTP.4;</p> <p>k. Communications Plan prepared in accordance with Condition PC.7; and</p> <p>l. Construction Traffic Management Plan prepared in accordance with Condition CT.1</p>
GC.1B	<p>a. A copy of the plans and these designation and resource consent conditions shall be kept either electronically or in hard copy on-site at all times that Enabling Works and Construction Works are being undertaken.</p> <p>b. The consent holder shall make contractors aware of the requirement to comply with these conditions, including through the implementation of the plans.</p>
GC.1C	All earthmoving machinery, pumps, generators and ancillary equipment shall be operated so that spillages of fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery services and maintenance.
GC.2	The preparation of all plans and all actions required by these conditions shall be undertaken by a Suitably Qualified Person.
Outline Plan of works designated	
PC.2	<p>An Outline Plan (or Plans) shall be submitted for the Project, in accordance with section 176A of the RMA.</p> <p>An Outline Plan may be submitted in parts or in stages to address particular works or Project stages.</p>
PC.3	<p>The Outline Plan (or Plans) shall include the following plans (as relevant to the management of effects for that work or Project stage):</p> <p>a. Construction Noise and Vibration Management Plan (CNVMP); and</p> <p>b. Cultural and Environmental Design Master Plan (CEDMP).</p>
PC.4	<p>a. Following submission of the Outline Plans(s), the CNVMP and CEDMP may be amended if necessary, to reflect any changes in design, construction methods or management of effects. Any amendments to the plans are to be discussed with and submitted to the Manager for information without the need for a further Outline Plan process unless those amendments once implemented would result in a materially different outcome to that described in the original Outline Plan.</p> <p>b. Where the CNVMP or CEDMP was prepared in consultation with other parties, any material changes to that plan shall be prepared in consultation with those same parties.</p>
PC.6	<p>A Project Liaison Person (or persons) shall be appointed for the duration of Enabling Works and Construction Works to be the main and readily accessible point of contact for persons interested in, or affected by, Construction Works.</p> <p>The Project Liaison Person's contact details shall be readily available via the Project website and they shall be contactable at all times during Construction Works.</p>
	<p>a. Prior to the Start of Construction, a Communications Plan shall be prepared for the construction phase of the Project.</p> <p>b. The purpose of the Communications Plan is to set out how the public and stakeholders (including directly affected and adjacent owners and occupiers of land) will be communicated with throughout the Construction Works.</p> <p>c. The Communications Plan shall be submitted to the Manager for information at least twenty (20) working days prior to the anticipated Start of Construction.</p>

PC.8	<p>The Communications Plan shall include:</p> <ol style="list-style-type: none"> a. Contact details of the Project Liaison Person; b. A list of stakeholders who will be communicated with; c. Details of communication activities proposed; d. Details of the Project website, or equivalent virtual information source, for providing information to the public; e. Details of the complaint management process including who is responsible for responding, how responses will be provided and the timeframes within which the responses will be provided. f. Linkages to consultation set out in other conditions where relevant; and g. The process for ongoing review and amendment of the plan to maintain its currency
PC.8A	<p>If the Communications Plan required by Condition PC.7 is amended or updated, the revised Communications Plan shall be submitted to the Manager for information within five (5) working days of the update being made.</p>
PC.9	<ol style="list-style-type: none"> a. Prior to the start of Detailed Design, and at least three months prior to the anticipated Start of Construction, a Project Liaison Group (PLG) shall be established. b. The PLG shall hold regular meetings at a frequency agreed by the PLG. c. The PLG shall be dis-established following the Completion of Construction.
PC.10	<p>The purpose of the PLG is:</p> <ol style="list-style-type: none"> a. To provide a forum to share information on the Project design, programme and condition implementation; and b. For the parties listed in Condition PC.11 to raise issues of concern or identify opportunities for the Project team to respond to
PC.11	<p>The PLG shall include the following parties from the Project team:</p> <ol style="list-style-type: none"> a. The Project Liaison Person; b. A representative from Waka Kotahi; and c. A representative of the construction contractor. <p>A representative(s) from the following entities shall be invited to participate in the PLG:</p> <ol style="list-style-type: none"> a. GWRC, WCC and HCC; b. MWSG; c. DOC; d. Royal Forest & Bird Protection Society of New Zealand Inc; e. KiwiRail; f. Wellington Water Ski Club; g. Wellington Rowing Association; and h. One or more Wellington and Hutt cycling and walking groups.
PC.12	<p>A record of any complaints received in respect of the Project Construction Works shall be maintained during Construction Works.</p> <p>The record shall include:</p> <ol style="list-style-type: none"> a. The name, phone number and address (if known) of the complainant (unless the complainant wishes to remain anonymous); b. Nature of the complaint; c. The date and time of the complaint, and the location, date and time of the alleged event giving rise to the complaint; d. The weather conditions at the time of the complaint (as far as practicable), including wind direction and approximate wind speed if the complaint relates to air quality, odour or noise and where weather conditions are relevant to the nature of the complaint; e. Any other activities in the area, unrelated to the Project, that may have contributed to the complaint, such as construction undertaken by other parties, fires, traffic accidents or any

	<p>unusual conditions;</p> <p>f. Measures taken to respond to the complaint or confirmation of no action if deemed appropriate;</p> <p>g. The outcome of the investigation into the complaint; and</p> <p>h. A record of the response provided to the complainant.</p>
PC.13	<p>a. The consent holder shall notify the Manager of any complaint received that relates to the activities authorised by these resource consents and notices of requirement as soon as reasonably practicable and no longer than two (2) working days after receiving the complaint.</p> <p>b. The consent holder shall respond to any complainant as soon as reasonably practicable and within five (5) working days by advising the Manager and complainant of the outcome of the consent holder's investigation and all measures taken, or proposed to be taken, to respond to the complaint.</p>
PC.14	The record of complaints shall be made available to the Manager upon request
Construction Conditions	
CC.1	<p>a. A Construction Environmental Management Plan (CEMP) shall be prepared prior to the Start of Construction.</p> <p>b. The purpose of the CEMP is to confirm the management procedures and construction methods to be used, in order to avoid, remedy or mitigate potential adverse effects arising from construction activities.</p> <p>c. The CEMP shall be submitted to the Manager for information at least twenty (20) working days prior to the Start of Construction.</p>
CC.2	<p>The CEMP shall be prepared having regard to the NZ Transport Agency's Guideline for preparing Environmental and Social Management Plans (April 2014), and shall include the following:</p> <p>a. The roles and responsibilities of staff and contractors;</p> <p>b. Details of the site or Project manager and the Project Liaison Person, including their contact details (phone and email address);</p> <p>c. The Construction Works programme and the staging approach;</p> <p>d. The Construction Works methodology including proposed hours of work, and site layouts (including construction yards), locations of refuelling activities, procedures for the refuelling and maintenance of plant and equipment and construction lighting;</p> <p>e. Methods for controlling dust and the removal of debris and demolition or construction materials from public roads, paths or places;</p> <p>f. Methods for routine dust and odour monitoring;</p> <p>g. Methods to address the safety, integrity, protection and (where necessary) the relocation of existing network utilities. This shall include any specific measures agreed with the asset owner including:</p> <p>i. Continued access to assets during construction for maintenance;</p> <p>ii. Identification of network utilities prior to and detailed design and construction works;</p> <p>iii. Agreement on any protection, diversion or replacement of assets affected by the permanent works;</p> <p>iv. Identification of assets on construction plans and appropriate physical indicators showing surveyed locations;</p> <p>v. Informing all persons working on the site of the presence and location of network utilities and the restrictions in place in relation to those network utilities;</p> <p>vi. Access to assets during construction for maintenance and operation;</p> <p>h. Methods to provide access to existing network utilities for owners and operators during construction;</p> <p>i. Methods of providing for the health and safety of the general public, including training for site personnel about risks posed to active users;</p> <p>j. Methods for inspections, incident management and reporting in accordance with Condition EW.7A and EW.7B;</p> <p>k. Methods to inform and train all persons working on the site of potential environmental issues</p>

	and how to avoid remedy or mitigate ny potential adverse effects; and I. Methods for amending and updating the CEMP as required.
CC.4	The CEMP shall demonstrate how it links with other management plans prepared in accordance with these conditions to manage the effects of the Project.
CC.4A	If the CEMP required by Condition CC.1 is amended or updated, the revised CEMP shall be submitted to the Manager for information within five (5) working days of the update being made.
CC.5	<p>a. Where Enabling Works (that are not otherwise permitted activities) are to be undertaken prior to the anticipated Start of Construction, an Enabling Works CEMP shall be prepared prior to the start of the Enabling Works.</p> <p>b. The purpose of the Enabling Works CEMP is to address the matters specified in Conditions CC.1 and CC.2 (as relevant to the Enabling Works).</p> <p>c. The Enabling Works CEMP shall be submitted to the Manager for information at least ten (10) working days prior to the Enabling Works starting.</p>
CC.5A	If the Enabling Works CEMP required by Condition CC.5 is amended or updated, the revised Enabling Works CEMP shall be submitted to the Manager within five (5) working days of the update being made.
Mana Whenua Conditions	
MW.1	<p>a. Prior to the start of Detailed Design, and at least three months prior to the anticipated Start of Construction, the requiring authority/consent holder shall invite mana whenua to establish a Mana Whenua Steering Group (MWSG) for the Project. The following parties shall be invited to include representatives on the MWSG:</p> <ol style="list-style-type: none"> i. Port Nicholson Block Settlement Trust, on behalf of Taranaki Whānui ki Te Upoko o Te Ika (Taranaki Whānui); and ii. Te Rūnanga o Toa Rangatira Incorporated, on behalf of Ngāti Toa Rangatira. <p>b. The purpose of the MWSG is to:</p> <ol style="list-style-type: none"> i. Facilitate ongoing engagement with mana whenua in respect of the activities authorised by these designations and resource consents; ii. Provide an opportunity for mana whenua to provide kaitiaki inputs into the Project as set out in condition MW.3; and iii. Ensure appropriate tikanga and kawa (customary practices and protocols) are being applied throughout the development and implementation of the Project.
MW.2	The MWSG shall be invited to hold regular meetings (monthly) throughout the Construction Works until at least six months after Completion of Construction.
MW.3	<p>The MWSG shall be invited to participate in the following:</p> <ol style="list-style-type: none"> a. Development of the Project design to incorporate cultural values into elements such as: <ol style="list-style-type: none"> i. Cultural expression in artwork on Shared Path features such as the Shared Path Bridge and in landscape works and plantings; ii. Implementation of biodiversity mitigation, offset, or compensation measures; and iii. Signage describing local features and the history of the area. b. Development of the Communications Plan with respect to methods of engaging with iwi and hapū; c. Preparation of the Accidental Discovery Protocol (as required by Condition AH.1 and AH.2) and any updates to this Protocol; d. Development and implementation of agreed cultural protocols / tikanga appropriate to stages of the works or activities (for example: blessings, accidental discoveries, vegetation clearance, relocation of native fauna); e. Development of cultural indicators covering matters such as (but not limited to) traditional association, mahinga kai and cultural stream health measures; and f. The development and implementation of a Mana Whenua Values Plan.
MW.4	a. A Mana Whenua Values Plan (MWVP) shall be prepared for the construction phase of the

	<p>Project by a Suitably Qualified Person identified in consultation with the MWSG.</p> <p>b. The purpose of the MWVP is to set out the agreed cultural monitoring requirements and measures, related to the Te Ara Tupua Kaitiaki Principles (Attachment C of these conditions), to be implemented during construction activities, to acknowledge the historic and living cultural values of the area to mana whenua and to minimise potential adverse effects on these values.</p> <p>c. The MWVP shall be submitted to the Manager for information at least twenty (20) working days prior to the anticipated Start of Construction.</p>
MW.5	<p>The MWVP shall include:</p> <p>a. Site dedications or cultural interpretation to be undertaken prior to Start of Construction in areas identified as having significance to mana whenua;</p> <p>b. Cultural protocols and procedures for cultural inductions;</p> <p>c. A description of specific monitoring activities to be undertaken prior to or during construction, including for example preconstruction surveys and monitoring of taonga species;</p> <p>d. Confirmation of the roles and responsibilities of personnel in respect of clauses (a) to (c);</p> <p>e. Opportunities to reuse natural materials, and to participate in activities (e.g. including planting, translocation, ecology monitoring etc);</p> <p>f. Consideration of potential effects on taonga species, or other species of significance to mana whenua; and</p> <p>g. Any other matters or measures to avoid or mitigate potential adverse effects on mana whenua values, customs and practices.</p>
MW.5A	<p>If the MWVP required by Condition MW.5 is amended or updated, the revised MWVP shall be submitted to the Manager for information within five (5) working days of the update being made.</p>
Archaeology and Heritage	
AH.1	<p>a. For activities and areas of the Project not covered by an Archaeological Authority granted under the Heritage New Zealand Pouhere Taonga Act 2014, an Accidental Discovery Protocol shall be prepared for any accidental archaeological discoveries which occur during Construction Works.</p> <p>b. Where an Archaeological Authority has not been granted prior to the Start of Construction, an Accidental Discovery Protocol shall be submitted to the Manager and the Regional Archaeologist, Central Region, HNZPT for information twenty (20) working days prior to the Start of Construction.</p>
AH.2	<p>The Accidental Discovery Protocol shall be consistent with the NZ Transport Agency Minimum Standard P45 Accidental Archaeological Discovery Specification, or any subsequent version. The Accidental Discovery Protocol shall be prepared in consultation with mana whenua and modified as necessary to reflect the site-specific Project detail.</p>

Construction Noise

CNV.1	<p>a. A CNVMP shall be prepared prior to the Start of Construction.</p> <p>b. The purpose of the CNVMP is to provide a framework for the development and implementation of the best practicable option for the management of construction noise and vibration effects, and to minimise any exceedance of the construction noise and vibration criteria set out in Conditions CNV. and CNV.4 as far as practicable.</p> <p>c. The CNVMP shall address noise and vibration from Project construction activities on land (including at Honiana Te Puni Reserve) and in the CMA.</p> <p>d. The CNVMP shall be submitted as part of the relevant Outline Plan in accordance with the process set out in Condition PC.2 – PC.4. A copy of the CNVMP shall be provided to GWRC for information.</p>
CNV.2	<p>The CNVMP shall be prepared in accordance with Annex E2 of the New Zealand Standard</p>

	NZS6803:1999 'Acoustics – Construction Noise' (NZS 6803:1999) and the Waka Kotahi State highway construction and maintenance noise and vibration guide (version 1.1, 2019), or any subsequent version.
CNV.3	Construction noise shall be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise and shall comply, as far as practicable, with the construction noise criteria in Table CNV.1 Construction Noise Criteria
CNV.4	<p>a. Construction vibration shall be measured in accordance with ISO 4866:2010 Mechanical vibration and shock – Vibration of fixed structures – Guidelines for the measurement of vibrations and evaluation of their effects on structures.</p> <p>b. The Category A criteria in Table CNV.2 Construction Vibration Criteria shall be complied with as far as practicable. If measured or predicted vibration from construction activities exceeds the Category A criteria, a Suitably Qualified Person shall assess and manage construction vibration during those activities, and pre- and postconstruction building condition surveys shall be undertaken.</p> <p>c. If measured or predicted vibration from construction activities exceeds the Category B criteria those activities shall only proceed if vibration effects on affected buildings are assessed, monitored and mitigated as recommended by a Suitably Qualified Person.</p> <p>*BS 5228-2:2009 'Code of practice for noise and vibration control on construction and open sites – Part 2: Vibration'</p>
CNV.5	<p>a. If noise or vibration from a construction activity is measured or predicted to exceed the criteria in Conditions CNV.3 or CNV.4 at a nearby receiver, a Schedule to the CNVMP for that activity shall be prepared in accordance with the Waka Kotahi State highway construction and maintenance noise and vibration guide (version 1.1, 2019) or any subsequent version.</p> <p>b. The purpose of a Schedule to the CNVMP is to set out the best practicable option for the management of noise and/or vibration effects for a specific construction activity and/or location beyond those measures set out in the CNVMP.</p> <p>c. The Schedule shall identify:</p> <ol style="list-style-type: none"> i. activity location, start and finish dates; ii. the nearest neighbours to the activity; iii. a location plan for the activity; iv. predicted noise/vibration levels and best practicable option mitigation for the activity and/or location; v. communication and consultation with the affected neighbours; and vi. location, times and type of monitoring. vii. A copy of the any Schedule to the CNVMP shall be provided to GWRC for information.
Construction Traffic Conditions	
CT.1	<p>a. A Construction Traffic Management Plan (CTMP) shall be prepared prior to the Start of Construction.</p> <p>b. The purpose of the CTMP is to manage construction traffic during Construction Works to:</p> <ol style="list-style-type: none"> i. Protect public safety including the safe passage and connectivity for pedestrians and cyclists; ii. Manage effects on road users, public transport users, pedestrians and cyclists; and iii. Manage effects on property access. <p>c. The CTMP shall be submitted to the Manager for information twenty (20) working days prior to the Start of Construction.</p>
CT.1A	If the CTMP required by Condition CT.1 is amended or updated, the revised CTMP shall be submitted to the Manager for information within five (5) working days of the update being made.
CT.2	The CTMP shall be consistent with the version of the NZ Transport Agency Code of Practice for Temporary Traffic Management which applies at the time the CTMP is prepared.

<p>CT.3</p>	<p>The CTMP shall identify how the purpose of the CTMP will be achieved and shall include:</p> <ul style="list-style-type: none"> a. Where road capacity may be significantly affected by temporary traffic management, potential effects of the capacity reduction, and proposed measures to minimise delays; b. Measures to avoid road closures and restrictions on vehicle, bus, pedestrian and cycle movements; c. Site access routes and access points for heavy vehicles; d. Temporary traffic management measures required to manage impacts on road users and existing pedestrian and cycle paths; e. Measures to maintain, where practicable, safe and clearly marked pedestrian and cyclist access on roads, footpaths and other facilities adjacent to the Construction Works. Where detours are necessary to provide such access, these shall be sealed and the shortest and most convenient detours shall be provided, as is practicable and safe; f. Provision for safe and efficient access of construction vehicles to and from construction site(s); g. Measures that will be used to communicate traffic management measures to affected road users, pedestrians, cyclists and other stakeholders; h. Measures to minimise contractor parking on local roads including provision of construction staff parking within the Project footprint; i. Details of staff training and induction regarding the safety of pedestrians and cyclists during construction and the specific access requirements in Condition CT.4; j. Measures to notify users of the existing shared path of any changes to that facility; and k. Auditing, monitoring and reporting requirements in accordance with the Code of Practice for Temporary Traffic Management.
<p>CT.4</p>	<p>Heavy vehicles over 7 tonne are restricted from entering or exiting the Southern Construction Yard (to or from SH2) or Northern Construction Yard (to or from The Esplanade) between 0700-0900, Monday to Friday except for the following purposes:</p> <ul style="list-style-type: none"> a. Where, due to unforeseen circumstances, it is necessary to complete an activity that has commenced; b. In cases of emergency. Advice note: This condition does not restrict vehicle movements associated with the existing KiwiRail yard and KiwiRail operations at Ngā Ūranga
<p>Urban design, landscape, visual and natural character</p>	
<p>LV.1</p>	<ul style="list-style-type: none"> a. A CEDMP shall be prepared prior to the Start of Construction. b. The purpose of the CEDMP is to integrate the Project’s permanent works into the surrounding landscape and urban context, and integrate the cultural and environmental elements of the Project. c. The CEDMP shall demonstrate how the Te Ara Tupua Kaitiaki Principles (Attachment C of these conditions) and the Waka Kotahi Landscape and Urban Design Principles, Design Themes, and Design Outcomes in the Project’s CEDF dated 22 September 2020 have been taken into account in the development of the design concepts. d. The CEDMP shall be prepared having regard to: <ul style="list-style-type: none"> i. the Draft Masterplan in the Project’s CEDF; ii. the NZ Transport Agency Urban Design Guidelines: Bridging the Gap (2013) or any subsequent updated version; iii. the NZ Transport Agency Landscape Guidelines (2013) or any subsequent updated version; and iv. the EMP prepared in accordance with Condition EM.1 of the resource consents granted for the Project. e. The CEDMP shall be submitted as part of the relevant Outline Plan in accordance with the process set out in Condition PC.2 – PC.4. A copy of the CEDMP shall be provided to

	GWRC for information.
LV.2	<p>a. The CEDMP shall be prepared in consultation with:</p> <ol style="list-style-type: none"> i. the MWSG; ii. KiwiRail; iii. Hutt City Council for land within the City of Lower Hutt; iv. Wellington City Council for land within Wellington City; and v. Greater Wellington Regional Council for the CMA. <p>b. Any comments and inputs received from the parties listed above shall be summarised within the CEDMP or supporting document, along with explanation of where any comments or suggestions have, or have not, been incorporated and, if not incorporated, the reasons why.</p>
LV.3	<p>The CEDMP shall include:</p> <ol style="list-style-type: none"> a. A concept plan – this shall depict the overall landscape and urban design concept, and explain the rationale for the landscape and urban design details if different from the CEDF; b. Landscape and urban design details – these shall cover the following: <ol style="list-style-type: none"> i. All major structures including the Shared Path Bridge, retaining walls and seawalls; ii. Landscape treatment of the new coastal edge including ūranga, rock revetment; seawalls and groynes; iii. Shared Path furniture – elements such as lighting, signs, balustrades, seats, fences, access gates and rubbish bins; iv. Architecture and landscape treatment of habitat screens; v. The concept design and location for sculptures in Honiana Te Puni Reserve; vi. Features (such as signage) for the purpose of identifying and interpreting cultural heritage, built heritage, archaeology, geological heritage and ecology; vii. Signage detailing the ecological value of avifauna and encouraging path users not to disturb birds; viii. Signage notifying the public of specific hazards (e.g. tsunami evacuation routes) in the Project area; and ix. Consideration of: <ul style="list-style-type: none"> • Crime Prevention Through Environmental Design principles, including the outcomes of an audit of the design by a Suitably Qualified Person; and • Safety in Design (SID) and Maintenance in Design requirements, including the outcomes of these, including the outcomes of an audit of the design by a Suitably Qualified Person.
LV.4	<p>The CEDMP shall include the following planting details:</p> <ol style="list-style-type: none"> a. Proposed planting including plant species, plant/grass mixes, spacing/densities, sizes (at the time of planting) and layout and planting methods; b. Planting programme – the staging of planting in relation to the construction programme which shall, as far as practicable, include provision for planting within each planting season following completion of works in each stage of the Project; c. Detailed specifications relating to (but not limited to) the following: <ol style="list-style-type: none"> a. Pest plant control and clearance; b. Ground preparation (sub-soil preparation, top soiling and growing medium); c. Mulching; d. Plant sourcing and planting, including hydroseeding and grassing; and e. Plant species that provide habitat and food resources for the native lizard population in accordance with Condition EM.3(f). d. A maintenance regime for new planting, which shall apply for the 5 years following that planting being undertaken including the replacement of any failed plantings. <p>The planting details shall be aligned with and support the measures set out in the EMP required by the resource consents granted for the Project (Condition EM.1) including the specific planting to be undertaken in the coastal dune restoration area (Condition EM.19 – EM.21).</p>

PM – The Prime Minister

The Prime Minister

Government House	
Designation unique identifier	PM1
Designation purpose	<p>Government House and the grounds is used for vice regal purposes as the Wellington residence of the Governor General. The following is a list of activities that fall within the designation of Government House location:</p> <ol style="list-style-type: none"> activities and staff associated with the general functioning of the official residence of the Governor General and their household; official receptions, charity functions, garden parties and associated entertainment and visitor tours; accommodation and provision of facilities for official guests; office accommodation of a sufficient nature and scale to ensure the operation of the office of Governor General; garaging and parking of vehicles associated with the operational use of Government House; the conservation of the amenities of the site and the maintenance and any landscaping of the garden and grounds; ancillary support for the above activities including administration, security and catering.
Site identifier	<p>Pt Sec 1250 SO 26236 CT 182/283 Area 0.4315 Pt Sec 1250 SO 26236 Area 0.7146 Pt Sec 1248 SO 26236 Area 11.1942 Sec 1 SO 32412 Area 0.0129 Sec 2 SO 32412 Area 0.0009 Sec 3 SO 32412 Area 0.0392 Sec 1394 SO 32412 Area 0.0229 Sec 1395 SO 32412 Area 0.0119</p> <p>Government House, 1 Rugby Street, Newtown, Wellington</p>
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation Q1. Rollover Conditions, Conditions 1 formerly Appendix H

Conditions 1: The Prime Minister Conditions (Government House)

- Any future buildings which are necessary for the purposes of the designation shall be contained:
 - within the current built area; and
 - the area west of the driveway from the gatehouse to the boundary south of the Wellington College then, in

an easterly direction until the 40m cadastral boundary, following that boundary back to the to the main driveway then west of the driveway to the main house as far as the swimming pool, then east behind the caretaker's buildings to the outer boundary.

The area specified in clauses (i) and (ii) above is identified in the attached aerial photograph, where the shaded area indicates future building is permitted.

2. The designation does not authorise the demolition or partial demolition of the listed Government House building (1910). Partial demolition is demolition exceeding 30 percent or more by volume or footprint (whichever is the greater) of Government House building. The provisions of the District Plan shall apply to the proposed demolition or partial demolition, and the Council will only consider an outline plan once any consent required by the District Plan has been obtained. Where the proposal only involves demolition or partial demolition, then the provisions of the District Plan will apply to that proposal, and no outline plan will be necessary.
3. The Prime Minister, as the requiring authority, must consult with the Heritage New Zealand Pouhere Taonga in respect of any additions, alterations to or demolition of structures on the site and to use best endeavours to comply with the principles of the New Zealand ICOMOS Charter in undertaking such additions, alterations or demolitions.
4. Any outline plan submitted must contain a statement of consultation with the Friends of the Wellington Town Belt Inc or if that group is no longer in existence, the organisation or organisations which the Council determines have a record of representing the public interest in relation to the Town Belt.
5. The conservation of the amenities on the site and the maintenance and any landscaping of the garden and grounds does not require an outline plan. In respect of the listed Government House building (1910), this exemption applies in the following circumstances:
 - i. the redecoration, repair and/or insignificant alteration of any existing fabric or detailing carried out in a manner and design and with materials similar in appearance to those originally used, which does not detract from those features for which the building has been listed;
 - ii. any routine maintenance which does not destroy, compromise, damage or impair the heritage values of the building; or
 - iii. where there is a conservation plan and the proposed new works are in accordance with this conservation plan.

Government House Designation



-  Area Designated
-  Area Designated for Future Building



SPK – Spark New Zealand Trading Limited

Spark New Zealand Trading Limited

Central Exchange	
Designation unique identifier	SPK1
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 1 Survey Office Plan 17350 and Section 1 Survey Office Plan 26720, held in Record of Title WN36A/668 70 Featherston Street, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T1.

Courtenay Place Exchange	
Designation unique identifier	SPK2
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lot 2 on Deposited Plan 67814, held in Record of Title WN35D/879 25-27 Cambridge Tce, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover designation, formerly designation T2

Hataitai Exchange	
Designation unique identifier	SPK3
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lots 1-2 Deposited Plan 4651, held in Record of Title WN36A/841

	32-34 Waitoa Road, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover designation, formerly designation T3

Kilbirnie Exchange	
Designation unique identifier	SPK4
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 1 Survey Office Plan 21636, held in Record of Title WN35C/885 55 Coutts Street, Kilbirnie, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover designation, formerly designation T9

Miramar Exchange	
Designation unique identifier	SPK5
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Section 1-2 Survey Office Plan 17728 held in Record of Title 39A/326 383 Broadway, Miramar, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover designation, formerly designation T11

Wellington Satellite Earth Station	
Designation unique identifier	SPK6
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	Lot 1 Deposited Plan 85449, held in Record of Title WN52C/188

	276 Massey Road, Watts Peninsula, Wellington
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation T13

Wellington Radio	
Designation unique identifier	SPK7
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	128A Orangi Kaupapa Road, Northland, Wellington – Section 1 Survey Office Plan 452140, held in Record of Title 590651
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover designation, formerly designation T15

Wellington South Exchange	
Designation unique identifier	SPK8
Designation purpose	Telecommunication and Radio communication and Ancillary Purposes
Site identifier	5 Hall Street, Newtown, Wellington - Lot 8 and Part Lot 9 Deposited Plan 63, held in Record of Title WN34D/455.
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Secondary
Conditions	No
Additional information	Rollover designation, formerly designation T16

TPR – Transpower New Zealand Limited

Transpower New Zealand Limited

Central Park Substation	
Designation unique identifier	TPR1
Designation purpose	Electricity Substation
Site identifier	Lot 10 DP10508 & Sections 1 & 2 SO25047, CT38A/542 Brooklyn Road, Nairn Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation F1

Wilton Substation	
Designation unique identifier	TPR2
Designation purpose	Electricity Substation
Site identifier	Pt Section 1 SO35925 and Section 1 and Section 2 SO37972, WN56C/502 Off Chartwell Drive
Lapse date	Give effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation F2. Rollover Conditions, Conditions 1 formerly Appendix J

Takapu Road Substation	
Designation unique identifier	TPR3
Designation purpose	Electricity Substation
Site identifier	Section 41 Takapu District & Lot 1 DP66905, CT41A/665 & CT38A/541 Takapu Road
Lapse date	Given effect to

Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation F4

Oteranga Bay Terminal Station	
Designation unique identifier	TPR4
Designation purpose	Terminal Station
Site identifier	Section 97 Terawhiti District CT36D/931; Section 1 on SO26301 CT33B/962, Crown Land Survey Office Plan 26301 (Marginal Strip) Oteranga Bay
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation F6

Te Hikowhenua Shore Electrode Station	
Designation unique identifier	TPR5
Designation purpose	Shore Electrode Station
Site identifier	Sections 1 & 2 SO26857, CT 35B/502 (Wellington Registry), Pt Sec 99 Ohairu WN37D/566, Lot 2 DP 68058 CT 41B/978 Makara Coast
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation F5

Kaiwharawhara Supply Point Substation	
Designation unique identifier	TPR6
Designation purpose	Electricity Substation
Site identifier	Section 169 Harbour District, CT 32C/248, Section 1 SO 33125 CT 36A/287 135 Hutt Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the	Primary

Resource Management Act	
Conditions	Yes
Additional information	Rollover designation, formerly designation F7

Designation conditions:

110kV Substation

Conditions 1: Transpower New Zealand Limited (Wilton Substation) Conditions

Noise

1. Following the implementation of noise control measures at the Wilton Substation, the level of transformer noise measured at the substation site boundary between 7am and 10pm daily, where a residential property abuts that boundary, shall not exceed 45 dB(A) (L95). At all other times, the level of transformer noise shall not exceed 40 dB (A) (L95).
 - a. That if noise measurements are to be performed they shall be performed at times and/or under conditions which ensure that wind noise in the trees surrounding the site, as well as distant traffic noise or extraneous corona discharge noise emission (across high voltage insulators), is not permitted to elevate the measured L95 background noise level.
 - b. If measurements are required under unusual conditions as would occur in the presence of other sources of extraneous noise, then acceptable alternative assessment procedure must be adopted. The preferred alternative assessment procedure shall then be based on the use of a narrow band FFT analysis system to measure the relevant harmonic components.

The FFT analyser which is used must have appropriate selectivity (a normal 3Hz bandwidth), and an appropriate dynamic range (80dB). The instrument must have current Telarc (International Accreditation New Zealand) calibration certification. The FFT system shall then be used to measure the 100Hz, 200Hz and 300Hz harmonic noise emission components generated by the Wilton Substation's transformers. The harmonic components and levels resulting from such measurements shall be A-weighted and logarithmically summed to provide the appropriate A-weighted noise emission. This alternative measurement procedure would only be required to ensure appropriate discrimination between transformer noise emission components in the presence of significant noise emission from broadband sources of noise which do not feature harmonic components of that type.

Following the implementation of noise control measures at the Wilton Substation, the level of transformer noise between 7am and 10pm daily, at the nearest facade of a residence when corrected for facade reflections (or at an equivalent position which is not subject to facade reflection), shall not exceed 40 dB (A) (L95). At all other times, the transformer noise shall not exceed 35dB (A) L95.

- c. That if noise measurements are to be performed they shall be performed at times and/or under conditions which ensure that wind noise in the trees surrounding the site, as well as distant traffic noise or extraneous corona discharge noise emission (across high voltage insulators), is not permitted to elevate the measured L95 background noise level.
 - d. If measurements are required under unusual conditions as would occur in the presence of other sources of extraneous noise, then acceptable alternative assessment procedure must be adopted. The preferred alternative assessment procedure shall then be based on the use of a narrow band FFT analysis system to measure the relevant harmonic components.

The FFT analyser which is used must have appropriate selectivity (a normal 3Hz bandwidth), and an

appropriate dynamic range 80dB). The instrument must have current Telarc (International Accreditation New Zealand) calibration certification. The FFT system shall then be used to measure the 100Hz, 200Hz and 300Hz harmonic noise emission components generated by the Wilton Substation's transformers. The harmonic components and levels resulting from such measurements shall be A-weighted and logarithmically summed to provide the appropriate A-weighted noise emission. This alternative measurement procedure would only be required to ensure appropriate discrimination between transformer noise emission components in the presence of significant noise emission from broadband sources of noise which do not feature harmonic components of that type.

2. All measurements shall be carried out in general accordance NZS 6801 (Measurement of Sound) and assessed with NZS 6802:1991 (Assessment of Environmental Sound) subject to the following qualifications:
 - a. The measurement methodology and any subsequent assessment of the acceptability of transformer noise emission shall be based on the adoption of the L95(A) weighted statistical parameter (in lieu of the L10 parameter that is the assessment descriptor currently nominated in NZS 6802:1991) and any assessment procedures shall be applied to the L95 limits, except that section 4.4 "Adjustments to Performance Standards" of NZS 6802:1991 shall not be applied to any such assessment procedures.
 - b. If noise emission measurements are to be performed in the vicinity of or at the Wilton Substation with the aim of confirming requirements of conditions 1, 2 and 3, then the acoustical consultant's environmental engineers shall:
 - i. Install a portable meteorological system at the edge of the Wilton Substation escarpment in an unshielded position that ensures the objectivity of the data collected.
 - ii. The meteorological system shall record peak wind velocity and direction with maximum integrating periods of 10 seconds.
 - iii. The data collected by the meteorological recording system during the course of the measurements shall be presented in either graphical or tabular form as an appendix to the report.
 - iv. The traceability of the measurements recorded by the meteorological system shall be either to New Zealand National Standards or to a comparable National or International Standard.
 - c. The noise monitoring equipment utilised shall be reference level checked before, during and after each series of measurements. The equipment shall have been subject to external calibration within the previous 12 months to confirm its compliance with the New Zealand National Standards or, failing that, with the IEC and /or ISO Standards relating to precision sound level meters and statistical analysers, and their use.
3. The noise control measures referred to in conditions 1 to 3 above, shall be implemented prior to 1 January 1999, or such date as agreed in writing with Council.
4. Within three months of the implementation of the noise control measures referred to in conditions 1 to 4, Transpower shall provide Council with a monitoring report detailing whether compliance is being achieved. If this is not being achieved the report shall also detail remedial measures to urgently achieve compliance.

Electromagnetic Field

5. The electromagnetic field exposure at or beyond the secure boundary of the substation site shall not exceed the International Commission on Non-Ionising Radiation Protection Guidelines, for limiting exposure to time-varying electric and magnetic fields (1Hz – 100kHz) (Health Physics, 99(6):818-836; 2010) (ICNIRP guidelines) to public reference levels of 5 kv/m for electric fields and 200 µT for magnetic flux density at one metre above ground level under maximum normal operating conditions (ie, when there are no faults in the transmission system).

WCC – Wellington City Council

Wellington City Council

Western Sewage Treatment Plant	
Designation unique identifier	WCC1
Designation purpose	Sewage treatment plant
Site identifier	Pt Sec 52 SO11132, Karori District. Block IX Porirua South Karori Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 53

Hospital Road Drainage Reserve	
Designation unique identifier	WCC2
Designation purpose	Drainage reserve
Site identifier	PT TOWN BELT-SO 21196-CHILDRENS PLAYGROUND Hospital Road, Mount Cook
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 54

Ngaio Gorge Septic Tank	
Designation unique identifier	WCC3
Designation purpose	Septic tank
Site identifier	LOT 1 DP 90732 Kaiwharawhara Road, Ngaio Gorge
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 55

Ngauranga Gorge Drainage Reserve	
Designation unique identifier	WCC4
Designation purpose	Drainage reserve
Site identifier	PT SBDN C DP 4746 Wakely Road, Ngauranga Gorge
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 56

Mt Albert Tunnel Portal	
Designation unique identifier	WCC5
Designation purpose	Mt Albert Tunnel Portal
Site identifier	Lot 3 DP6257 CT361/148 1 Endeavour Street, Lyall Bay
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 57

Moa Point Sewage Treatment	
Designation unique identifier	WCC6
Designation purpose	Drainage / Sewage Treatment
Site identifier	Sec 61 SO271609, Sec 1 SO35818, Sec 3 SO35088 & Pt Sec 18 SO10414 Moa Point Road
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions1
Additional information	Rollover designation, formerly designation 58. Rollover Conditions, Conditions 1 formerly Appendix L

Kilbirnie Drainage Reserve	
Designation unique identifier	WCC7

Designation purpose	Drainage reserve
Site identifier	Pt Sec 8 SO13385 Kilbirnie
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 59

Careys Gully Landfill	
Designation unique identifier	WCC8
Designation purpose	Refuse disposal and associated works
Site identifier	Lot 4 DP 26908, Part Lot 1 DP 29398, Part Sbdn 8-13 Sec 19 Owhiro DIST, Part Sbdn 15-17 Sec 21 Owhiro DIST, Part Sections 17 Owhiro DIST, Part Section 22 Owhiro DIST, Part Sections 4-6 Upper Kaiwharawhara DIST, Part Subdivision 14 Section 19 & 20 Owhiro District Careys Gully Landfill Road, Happy Valley
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 2
Additional information	Rollover designation, formerly designation 61. Rollover Conditions, Conditions 2 formerly Appendix M

Christenson Lane Service Lane	
Designation unique identifier	WCC9
Designation purpose	Service lane
Site identifier	DP 13076; Part Section 204 Town of Wellington; Lot 1 & 2 A 1736; Deeds 25 Christenson Lane, off Dixon Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 91

Bond Street Service Lane	
Designation unique identifier	WCC10

Designation purpose	Service lane
Site identifier	Lot 10 DP 1886; DP 9267; Part Lot 15 DP 1886; Lot 2 DP 7016 Behind Duke's Arcade, off Bond Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 93

Hanson Street Service Lane	
Designation unique identifier	WCC11
Designation purpose	Service lane
Site identifier	Part Lot 1 DP 41330; Lot 1 & 5 DP 48647; SO 31316; Part Section 754 Town of Wellington Off Hanson Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 98

Green Street and Wilson Street Service Lane	
Designation unique identifier	WCC12
Designation purpose	Service lane
Site identifier	Pt Sec 783 Town of Wellington, SO 10408 CT 401/62; Pt DP 12042 & 10747 CT 443/237; SO 34227; Gazette 1982 No.82 p.2422 Between Green Street and Wilson Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation 101

Prince of Wales/Omāroro Reservoir	
Designation unique identifier	WCC13
Designation purpose	Water supply
Site identifier	Part Lot 2 DP 10337

	Prince of Wales Park, Mount Cook
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 3
Additional information	Rollover designation, formerly designation 135. Rollover Conditions, Conditions 3 formerly Appendix AB

Conditions 1: Wellington City Council (Moa Point Sewage Treatment) Conditions

1 Introduction

Sewage Treatment

The discharge of untreated sewage effluent into the coastal waters off Moa Point is no longer acceptable for health or social considerations or for the safe operation of Wellington Airport.

In order to avoid contamination of the receiving waters, it is necessary to remove the solids from the sewage and to treat the effluent before it is discharged.

A wide range of treatment options and treatment plant site options have been explored. These include sites between Wry Valley in the east and the Karori Stream mouth to the west. The site finally chosen is adjacent to the airport and close to the Moa Point site which was previously abandoned in 1986 primarily because of the social concerns associated with discharge in this locality. In order to assuage those concerns, effluent is to be treated to a very high level.

Treated liquid effluent will be conveyed through an outfall pipe buried in the seabed, and will be discharged through diffusers sufficiently far off-shore to ensure that the established water classification is complied with.

The site is neither sufficiently large nor conveniently located for the treatment and disposal of the solid waste removed from the sewage. This will therefore be pumped as a sludge through underground pipes to Carey's Gully. It will be treated, dewatered there and the inert waste deposited in the adjacent sanitary landfill refuse disposal area.

The following provisions are substantially the same as Plan Change 91/15 to the former District Plan, which has been considered and approved by the Planning Tribunal.

Details of the designation are shown on Plan 1 attached.

Drainage

The south Golf Course site is designated drainage sewage treatment and the following rules apply to the future development and management of the site.

2 Objectives, Conditions and Restrictions Relating to Drainage/Sewage Treatment Designation

The following objectives, conditions and restrictions are to apply to the construction and operation of a sewage treatment plant on the site designated for this purpose, which is located adjacent to the south eastern end of Wellington Airport.

2.1 Objectives

2.1.1 Primary Objective

To make planning provision for the establishment of a sewage treatment plant, through a designation to treat Wellington sewage to a level sufficient to ensure that it is no longer a source of pollution on the south coast.

2.1.2 Secondary Objectives

2.1.2.1

To recognise the importance of the site in Wellington especially its strategic location in relation to the existing sewerage system.

2.1.2.2

To avoid remedy or mitigate the social, psychological, ecological and physical impacts of locating a sewage treatment plant within an urban setting.

2.1.2.3

To ensure that in its location, form, character and operation, the plant is as inconspicuous as practicable and does not obtrude unnecessarily upon the community's consciousness.

2.1.2.4

To establish compatibility between the land uses on the site with minimum interference between the uses in the designated area and those in nearby residential areas, the Golf Courses and the Airport.

2.1.2.5

To ensure that there is no significant nuisance or inconvenience outside the site caused by the operation, particularly by its noise or odour.

2.1.2.6

To ensure that the land surrounding the plant is fully landscaped, to restore exposed ground and to reduce the visual impact of the development.

3 Activities

3.1

Activities under the designation "Drainage - Sewage Treatment" in the designated areas shall be restricted to the following:

- sewage treatment plant and ancillary uses and amenities;
- laboratories ancillary to the treatment plant;
- administrative offices ancillary to the treatment plant;
- workshop and parts storage ancillary to the treatment plant;
- staff and visitors' amenities.

4 Height and Yards

4.1

Any building platform or platforms shall be constructed at a level between 20m and 35m above mean sea level. Structures shall in no case be located closer than 5m to the boundary of the designation.

4.2

Structures shall not exceed a height of 47m above mean sea level and shall be the same general height and location as shown on plans and elevations depicted in plans 2 and 3, except for the stack which shall not exceed a height of 51m above mean sea level. There may be limited variations to these plans and elevations to accommodate layout and design considerations, but only to the extent that the 'design and appearance' conditions are complied with and the buildings maintain the same degree of screening for the clarifiers for distant views from the suburban areas to the north and north-east.

4.3

In no case shall the airport height controls be exceeded. (Refer to District Plan Maps 36 and 37).

4.4

That a report from an air quality specialist be submitted to the Policy (District Plan) Section, Wellington City Council, within twelve months of the erection of the stack extension. That report shall review the effectiveness of the extension in reducing odour discernible beyond the boundaries of the plant site. Should the report indicate that the stack extension (as proposed or similar) has had no effect in reducing odour impact, the extension shall be removed and Condition 4.2 amended to reduce the height limit relating to the stack to 48m above mean sea level.

5 Noise

5.1

Before any development starts, Council will be required to obtain a certificate from an independent acoustical consultant approved by the Medical Officer of Health for the Wellington District, stating that in the consultant's opinion, the noise emission from the site after the establishment of the proposed use would not exceed the noise levels specified below.

Noise levels, with corrections applied, measured on any land zoned for residential purposes:

	7am-6pm	6pm-10pm	10pm-7am
L95	45dBA	40dBA	35dBA
L10	55dBA	50dBA	45dBA
Lmax			65dBA

When monitoring noise levels, the methods prescribed in NZ Standard 6801:1991 shall be used.

5.1.1

Provisions concerning the required noise level standards shall not apply to the following:

- a. Noise of safety signals, warning devices and emergency pressure relief valves.
- b. Between 7am and 8pm, for:

noise from the engines of vehicles visiting the site for any purpose, but not including the repair, maintenance or servicing of those vehicles on the site; and

the construction or alteration of buildings that have been approved by Council,

5.1.2

the following corrections shall be applied:

Type of Operation or Character of Noise	Correction for dBA Limits
Where noise source operates for less than 20% of a one hour period	+5
Where noise source operates for less than 5% of a one hour period	+10
Where noise is impulsive in character (hammering, etc)	-5
Where noise is of periodic character (hum, screech, etc)	-5

The treatment plant shall be required to operate within these levels.

6 Air Pollution

There shall be no discernible odour resulting from the operation of the waste water treatment plant, at or beyond the boundary of the plant site as designated in the District Plan.

There shall be no discharge into the air of any contaminant from the waste water treatment plant which has adverse effects at or beyond the site boundary.

Note - not forming part of the Plan: Notwithstanding the above standards, Council reserves the right to use its powers under the relevant statutory powers to protect the amenities of the district.

7 Clarifiers

The clarifiers are to be disguised by an open structure that will effectively conceal their function as water-retaining structures. The covers will be designed to suppress wave formation and the generation of aerosols.

8 Dust

8.1

All dust on the site shall be controlled to avoid remedy or mitigate any escape to neighbouring properties.

8.2

During the course of construction, all exposed or excavated surfaces shall be maintained in a condition to avoid remedy or mitigate dust nuisance. See under additional conditions and restrictions to apply during the construction phase of the treatment plant (Section 18).

9 Landscape design

9.1

A landscape plan shall be prepared with the following objectives:

To establish substantial vegetation cover as quickly as is practicable over the site surrounding the treatment plant for the purpose of:

- ameliorating excavations, cut faces, embankments, or bunds; and
- reducing the visual impact of the treatment plant, particularly as viewed from residential properties to the east.

9.1.2

To provide vegetative cover to any disturbed surface as soon as possible.

9.1.3

Keeping to a minimum any excavation into the toes of the surrounding hill slopes to create the site platform and ensuring that the earthworks shall be implemented to conform as closely as possible to the existing "natural" slopes.

9.1.4

Where the bases of the cut faces need to be vertical, to support these by crib walls with decorative natural stone panels.

9.1.5

To implement the revegetation programme in stages to follow the stages of the earthworks programme. Planting work is to begin as soon as a surface is completed to final grade.

9.1.6

Where the slopes are to be 1:1 gradient, to carry out the revegetation work on 2m x 2m benches.

9.1.7

To choose the species for revegetation predominantly from plant material already occurring on the site and, preferably, grown from seed sourced from the site.

9.1.8

To spread back over the surfaces to be planted any topsoil stripped from the site during construction. This soil will provide a natural seed source.

9.1.9

To install a temporary irrigation scheme to ensure plant establishment, which must be phased out as soon as advised by the horticultural expert.

9.1.10

To source rock fill for gabion baskets from the site to ensure colour and texture conformity. Landscape development work on the site platform itself will be required to soften the structures and reduce their visual scale.

9.2

To ensure that the landscape plan includes provision for the planting of appropriate native species, the stabilisation of slopes and the installation of irrigation systems where necessary to facilitate plant growth.

9.3

To implement progressively the landscaping of the site until such time as the objectives of the plan are attained.

9.4

To incorporate within the site's landscaping and planting provisions the existing reserve or open space land between the site and Kekerenga Street. Planting in this area should cover an area sufficient to screen views of the treatment plant from properties in Kekerenga Street.

10 The Northern Bund

The bund to the north of the plant may be increased in height with the consent of the Miramar Golf Club and Wellington International Airport Limited, but should not be reduced below the level indicated in plan 3 attached.

11 Design and Appearance of Buildings

11.1

Without limiting the detailed architectural approach or design of a treatment plant on the site, the plant shall be developed to give the appearance of separate but closely integrated buildings or facilities generally, as depicted in plans 2 and 3 attached.

11.2

When viewed from the air or from a distance, the treatment plant shall present the appearance of being a largely industrial complex which has been architecturally designed to harmonise with and enhance the landscape. As discussed under Section 4 Height and Yards, the design shall not be modified so as to lessen its screening aspects.

12 Lighting

12.1

Lighting of the treatment plant shall be to a level which is sufficient for security and operations and designed to prevent the intrusion of direct light into residential properties.

13 Fencing

13.1

In addition to the security measures to safeguard unauthorised entry to the treatment plant, appropriate safety fencing shall be installed near the top of all steep slopes or cut faces to the east and south of the site to prevent access by children.

14 Flooding

The plant equipment, buildings and contouring of the site are to be designed in such a way as to ensure that any overflows, including the accidental or emergency breaches of any tanks, are directed away from the Airport. In particular, the stormwater drainage system is to be designed for a 20 year return period and the layout of the plant is to incorporate such bunding and curbing as is necessary to direct stormwater from a 50 year return period direct to Moa Point Road away from the Airport.

15 Plant Breakdown

15.1

Council is to ensure that in the event of any breakdown, steps are immediately taken to:

15.1.1

avoid any risk of bird strike;

15.1.2

notify the Airport control tower of the breakdown and its expected duration;

15.1.3

notify Airport management; and

15.1.4

notify the Wellington Regional Council (or the relevant consent authority under the Resource Management Act).

16 Community Consultation and Mitigation

16.1

Council shall in consultation with Mr and Mrs Cornish, the Strathmore Park Progressive and Beautifying Association Inc by its Sewage Action Committee, and Mrs Hoang, establish a Community Liaison Committee which represents the interests of those persons affected by the Treatment Plant.

16.2

The role of the Committee will be to work with Council staff and consultants to establish ways to avoid remedy or mitigate any adverse effects of the plant (including its construction) on the adjacent communities. Matters upon which the Committee would be expected to provide input include such matters as the quality and location of fencing, lighting, landscaping, and the provision of facilities and beautification schemes to counteract any possible effects of the treatment plant on property values and the use and enjoyment of the area. The Committee will also be expected to assist Council in monitoring the effects of the construction period.

16.3

Council will employ a facilitator to service this Committee and to ensure good communication and coordination between the Committee and Council and between the Committee and other affected residents in adjacent communities.

16.4

A terms of reference, setting out the rights and responsibilities of the Committee and its relationship to Council and its officers, will be drawn up in consultation with the Committee.

16.5

Council will nominate one person within the Cityworks Division who will be responsible for ensuring that concerns raised by the Committee and others affected by the project are addressed promptly.

17 Land Acquisition

17.1 Sites with a View

If requested by an owner who was an owner at 19 June 1991, Council shall purchase any of the privately owned residences in Kekerenga Street with a view of the treatment plant or part of that plant either from the house or from

the section surrounding the residence.

17.2 Adverse Environment Effects

If the plant malfunctions to the extent that it creates any adverse effects on the environmental conditions in the vicinity of Kekerenga Street within a 400m radius from the centre of the site, Council if requested by the owners of houses in that area must purchase those houses so affected.

17.3 Assessment of Purchase Price

The purchase price shall be based on market value and assessed as if the designation for the treatment plant upon this site was not in place. The existence, prior to this provision becoming operative, of the drainage designation closer to Lavender Bay shall be a relevant factor in assessing a value. Any disagreement or dispute as to market value shall be referred to arbitration under the Arbitration Act 1908 or any amendments or successors.

18 Additional Conditions and Restrictions to Apply During the Construction Phase of the Treatment Plant

18.1 Access

All access to the site shall be via Moa Point Road. There shall be no access to the site from the north using the airport perimeter road.

18.2 Flight Paths

No structure, building, machinery, or construction equipment, shall intrude into the approach fan for Runway 34.

18.3 Cover of Exposed Surfaces

Council will institute controls during the course of construction, specifically designed to minimise the attraction of the birds to the site. In particular, it will stage works to ensure a minimum exposure of material at any one time and will ensure that there is overnight cover of all exposed surfaces. In the event that any birds are observed using the site for roosting, Council will take immediate steps to remedy the situation. Specifically Council shall ensure:

18.3.1

all exposed and unsealed surfaces are to be kept moist to suppress the generation of dust;

18.3.2

at the completion of each working day, any exposed material or surface which is likely to attract birds is to be covered over until work recommences;

18.3.3

truckloads of excavated material are to be covered to prevent dust nuisance;

18.3.4

stockpiles are to be kept moist to suppress the generation of dust; and the contractors are required to secure the site.

18.4 Blasting

18.4.1

Any blasting on the site necessary for construction purposes is to be carried out only between the hours of 9.00am and 4.00pm Monday to Friday.

18.4.2

In all cases, nearby residents in the immediate vicinity (in particular Kekerenga Street and Moa Point Road), and Airport management and Air Traffic Control are to be notified by letter drop at least 24 hours in advance of the blasting.

18.4.3

Blasting shall be immediately preceded by a siren or hooter (with a sound which distinguishes it from normal Police, Ambulance or Fire Service sirens).

18.5 Arc-Welding

At all times, appropriate measures shall be taken to ensure that any arc-welding will not be hazardous to air traffic at Wellington International Airport.

18.6 Machinery Maintenance

At all times, diesel-powered machinery (including trucks) shall be maintained to avoid remedy or mitigate minimise excessive smoke and/or diesel odour emissions.

18.7 Hours of Operation

Construction on the site shall be restricted to the following hours:

Monday to Friday 7.00am to 6.00pm

Saturday 9.00am to 3.30pm

Sundays no work

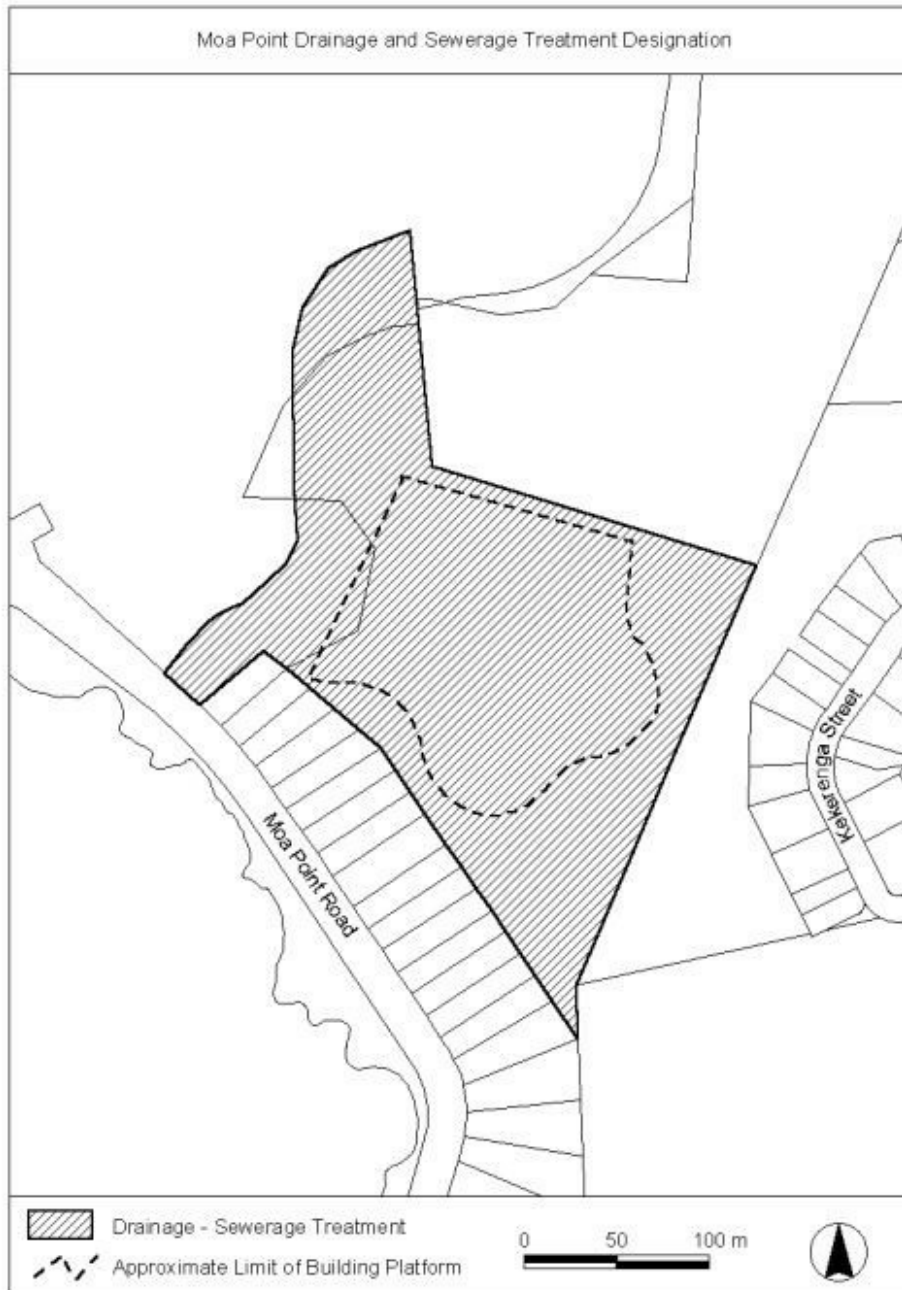
The designation covers the area proposed for a sewage treatment plant for Wellington. In addition, conditions and restrictions are specified to ensure accountability in establishment, development and management of the facility.

The site is of particular strategic importance, being closely located to the existing sewerage reticulation system. It also offers available land of suitable size and reasonable contour.

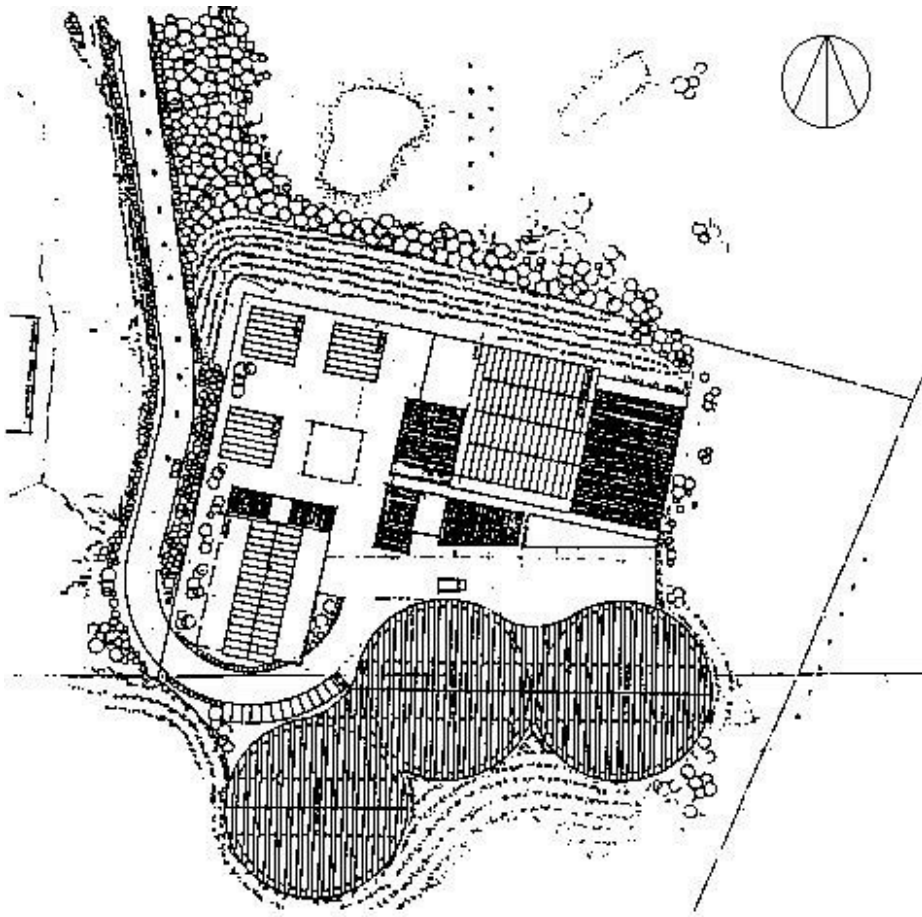
The site is generally well isolated from nearby recreational, residential and airport activities, by distance, difference in elevation or landform. The plant will not be readily discernible by the general public. Although it is close to several residences in Kekerenga Street, the existing reserve provides a buffer zone. Controls on noise and odour will minimise potential nuisance and landscaping requirements will reduce visual impacts.

The site is not sufficiently large to accommodate the sludge treatment process. Sludge in the form of a liquid slurry will be pumped through underground pipes to a special treatment plant in Carey's Gully near where Council's solid waste disposal landfill is located. There the sludge will be treated, dewatered and any inert waste will be disposed of in the sanitary landfill area refuse disposal area subject to any necessary consents or permissions.

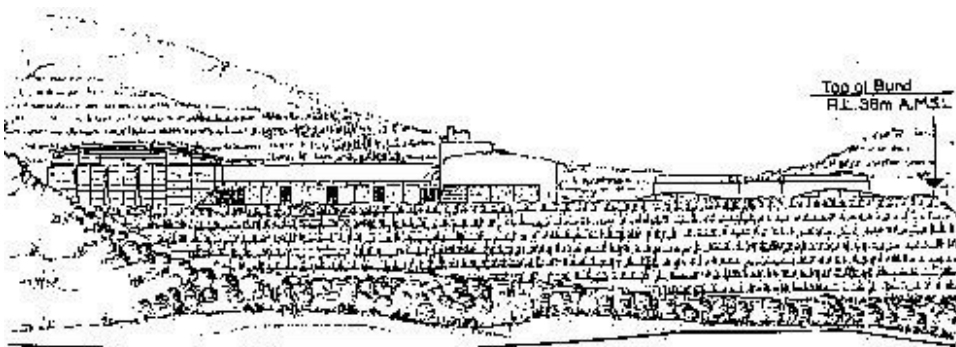
Plan 1 - Detail of Designation



Plan 2 - Plan of Proposed Plant

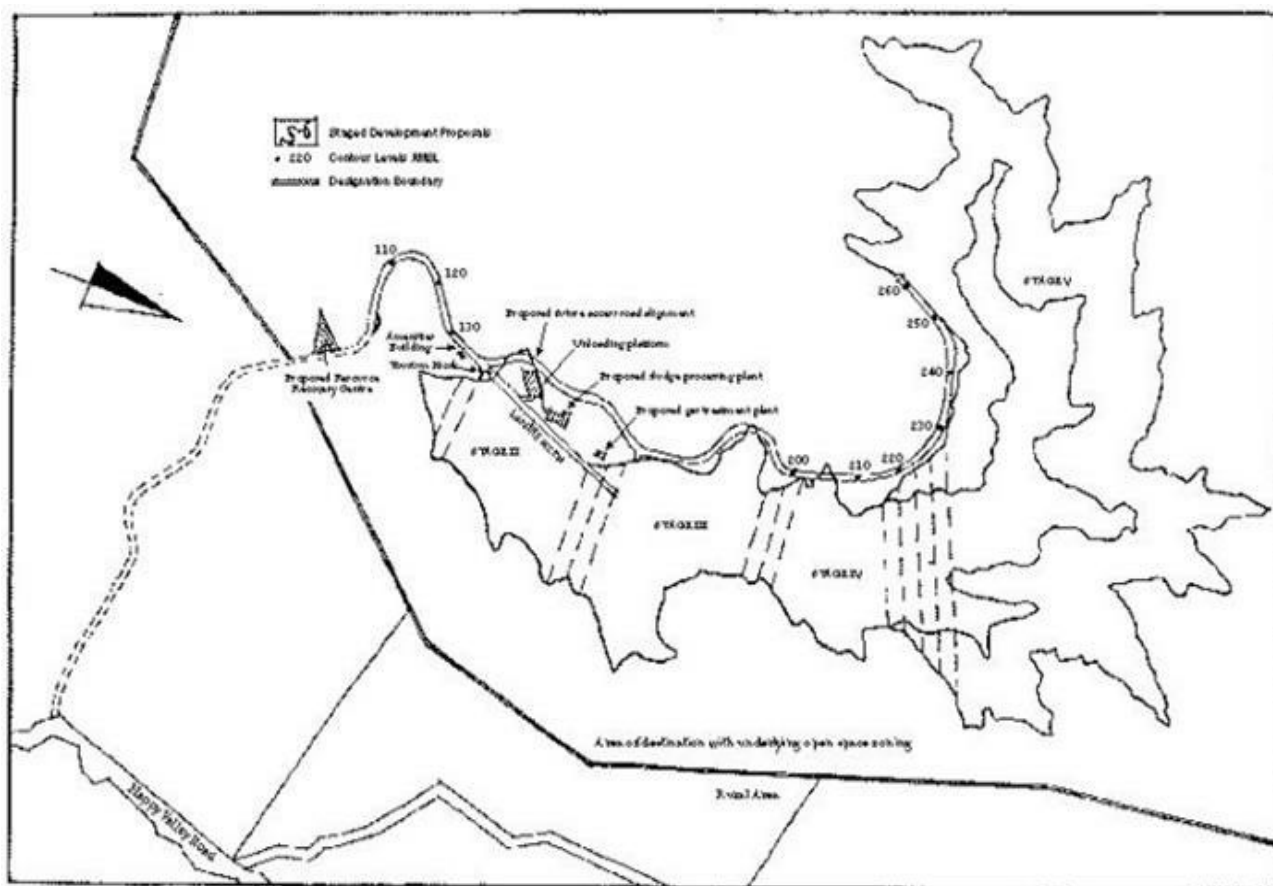


Plan 3 - Elevations of Proposed Plant



Conditions 2: Wellington City Council (Careys Gully Landfill) Conditions

Plan 1 – Site Development



Conditions 3: Wellington City Council (Prince of Wales/Omāroto Reservoir) Conditions

Definitions, abbreviations, acronyms and terms

Term	Definition
AEE	Assessment of Environmental Effects for the Prince of Wales / Omāroto Reservoir Project
CMP	Construction Management Plan
CLG	Community Liaison Group
CLP	Community Liaison Person
CMO	Wellington City Council's Compliance Monitoring Officer
CNVMP	Construction Noise and Vibration Management Plan
CRG	Community Reference Group
CTMP	Construction Traffic Management Plan
Commencement of construction	The time when the Works that are the subject of this designation (including any enabling works) start
Completion of construction	Completion of reservoir earthworks, restoration of the reservoir site and sports fields, and completion of planting (not including any further planting that may be required as part of the maintenance and monitoring period)

EMP	Earthworks Management Plan
Enabling works	Works that may be carried out in advance of bulk earthworks that include site establishment, vegetation clearance, fencing, and installation of accesses and erosion and sediment control measures.
Geotechnical Professional	A Chartered Professional Engineer (CPEng) with specialist geotechnical skills and experience in the design and construction of excavation and retaining works on steep slopes similar to those proposed and in similar ground conditions
GWRC	Greater Wellington Regional Council, including any officer of Greater Wellington Regional Council
LEMP	Landscape and Ecology Management Plan
Outline Plan	An Outline Plan prepared in accordance with section 176A of the Resource Management Act 1991
PFMP	Playing Fields Management Plan
Project	The design, construction, maintenance, and operation of the Omāroro Reservoir as in the AEE and these designation conditions
SSTMP	Site specific traffic management plan
WCC	Wellington City Council
Work or Works	The construction, maintenance, or operation of the Project, including where relevant any stage or part thereof
Working day	Has the same meaning as under Section 2 of the Resource Management Act 1991

Designation Conditions

No.	Designation conditions
	General conditions and administration
DC.1	<p>a. Except as modified by the conditions below, and subject to final design and Outline Plan(s), the Project shall be undertaken in general accordance with the information provided by the Requiring Authority in the Notice of Requirement and supporting documents being:</p> <ol style="list-style-type: none"> i. AEE Report, dated 15 September 2017 ii. Notice of Requirement Update, dated 29 January 2018 iii. AEE Report (alteration), dated 24 April 2020 <p>b. Where there is conflict between the documents listed above and these designation conditions, these conditions shall prevail.</p> <p><i>NOTE: The conditions of this designation have been specifically prepared to manage the construction of the project. With the exception of DC.1</i></p> <p>a. <i>All conditions will expire, and may be removed from this designation in accordance with s182 of the RMA, upon completion of the Works.</i></p>
DC.2	<p>As soon as reasonably practicable following the completion of construction of the Project, the Requiring Authority shall:</p> <ol style="list-style-type: none"> a. Review the area designated for the Project b. Identify any areas of designated land that are no longer necessary for the on-going operation or maintenance of the Project or for ongoing mitigation measures c. Give notice to WCC in accordance with section 182 of the RMA seeking the removal of those parts of the designation identified in DC.2.b above
DC.3	The designation shall lapse if not given effect to within 10 years from the date on which it is included in the District Plan under section 175 of the RMA

DC.4	<p>The Requiring Authority shall submit to the Council's Compliance Monitoring Officer (CMO) at least 2 months prior to commencement of construction, a detailed programme outlining:</p> <ol style="list-style-type: none"> The proposed staging of the works The anticipated submission dates of the management plans and outline plans required by these conditions
DC.5	<p>Prior to commencing any construction works, the Requiring Authority shall arrange and conduct a pre-construction site meeting with the contractor (at a minimum the Project Manager and Site Manager) undertaking the works and invite, with a minimum of 10 working days' notice, WCC's CMO and any other key WCC representatives determined by the CMO.</p> <p><i>Note: In the case that any of the invited parties, other than the representative of the Requiring Authority and the contractor, do not attend this meeting, the Requiring Authority will have complied with this condition, provided the invitation requirement is met.</i></p>
DC.6	<p>An Outline Plan/s shall be submitted to the Territorial Authority for each stage of works, unless a waiver for this requirement is provided in writing by the WCC Resource Consents Team.</p>
No.	Designation Conditions
	Community liaison
DC.7	<p>Prior to commencement of construction, the Requiring Authority shall appoint an appropriately qualified Community Liaison Person (CLP) in accordance with the following provisions:</p> <ol style="list-style-type: none"> The CLP shall be appointed in consultation with the CMO (the CMO may consult with other parties within Wellington City Council as appropriate). Notwithstanding conditions DC.7.c and d, the CLP shall be responsible for proactively engaging with stakeholders and the community throughout the construction phase of the reservoir, including by arranging a community BBQ with residents, Project staff and contractors prior to the commencement of construction. Where a Community Reference Group (CRG) for the Prince of Wales/Omāroro reservoir project is established under the Wellington Town Belt Act, the CLP shall: attend CRG meetings, and <ol style="list-style-type: none"> be responsible for presenting draft management plans to the CRG for feedback, prior to submission to the CMO be responsible for working with the CRG to identify opportunities for the Project to create education opportunities associated with the project. Contact details of the CLP shall be made readily available to the CMO, other stakeholders and the community surrounding the subject site. The CLP shall be engaged until the completion of construction. <p><i>Note: For the avoidance of doubt the CLP shall be an individual person and the Requiring Authority shall be responsible for meeting all costs associated with this role.</i></p>
	Community Liaison Group
DC.8	<p>Community Liaison Group Formation</p> <ol style="list-style-type: none"> In the event that a CRG for the Prince of Wales/Omāroro reservoir project is not established under the Wellington Town Belt Act, or that it is disestablished prior to completion of construction, the Requiring Authority shall be responsible for the establishment and coordination of an alternative Community Liaison Group (CLG) and shall appoint an independent chairperson for the CLG in consultation with the CMO. Where a CRG has not been established, a CLG shall be formed prior to the lodgement of any management plan/s or any outline plan/s. Where a CRG was formed but has been disestablished, invitations to establish a CLG shall be sent to prospective CLG members within 1 month, and an establishment meeting held as soon as reasonably practicable. <p>Community Liaison Group Membership</p>

- d. Where a CLG is required the CLG shall include as a minimum the following parties:
 - i. A representative from WCC's Compliance Monitoring Team
 - ii. A representative from WCC's Parks, Sports and Recreation Group
 - iii. The CLP
 - iv. The Requiring Authority's Project Manager
 - v. The Construction/Site Manager
 - vi. A representative from Mobilise Mount Cook
 - vii. A representative for Rolleston Street residents
 - viii. A single representative for residents for the Hargreaves Street, Westland Road, Salisbury Terrace, Salisbury Avenue and Wright Street areas, and
 - ix. A single representative for residents above the project site for the Asquith Terrace and Dorking Road areas.
- e. Where a CLG is required the Requiring Authority shall also invite representatives from the following parties to join the membership of the CLG:
 - i. A Greater Wellington Regional Council Compliance representative
 - ii. Port Nicholson Block Trust
 - iii. Te Rūnanga o Toa Rangātira Inc.
 - iv. A representative from the users of the Scottish Harriers Building
 - v. A representative from the Friends of the Town Belt
 - vi. A representative for the local business community
 - vii. In consultation with WCC's PSR group a representative for sports field users.
 - viii. A representative from the Papawai Reserve Group.

Community Liaison Group Purpose

- f. Where a CLG is required the purpose of the CLG will be as follows:
 - i. To provide a forum for community and stakeholder involvement through which any issues of community interest or concern can be raised and responded to in relation to the construction of the reservoir.
 - ii. To provide a forum for the Requiring Authority to inform the CLG and its members about progress with management plans and to provide an opportunity for feedback on any draft management plan or outline plan prior to submission to the CMO or WCC.
 - iii. To consider issues relating to compliance with designation conditions, including management plans and outline plans.
 - iv. To consider education opportunities associated with the project.

Community Liaison Group Meetings

- g. Where a CLG is required the CLG meetings shall be held at times and locations that maximise representation and attendance.

Community Liaison Group Costs

- h. The Requiring Authority shall be responsible for any direct costs in running the CLG and CLG meetings.

Community Liaison Group Attendance

- i. Where a CLG is required the Requiring Authority shall not be in breach of conditions DC.8.a-g and j, if any one or more of the CLG parties either do not wish to be members of the CLG or do not attend particular meetings.

Community Liaison Group Terms of Reference

- j. Where a CLG is required the CLG shall formulate its terms of reference that will include:
 - i. Defined roles and responsibilities of its members to achieve the purpose of the CLG
 - ii. Procedural matters for the running and recording of any meetings including recommendations from the CLG to the Requiring Authority relating to draft management plan/s and outline plan/s
 - iii. Determining the frequency of meetings.

Community Liaison Group Dis-establishment

- k. Where a CLG is required the CLG shall be dis-established following the completion of construction

	and the expiry of any related defect liability and landscape/planting maintenance period associated with the Project.
	Complaints
DC.9	<p>a. At all times during the Works, the Requiring Authority shall maintain a permanent register of any complaints received alleging adverse effects from, or related to, the Works. As far as practicable the register shall include:</p> <ol style="list-style-type: none"> i. The name and address (where this has been provided) of the complainant ii. The nature of the complaint iii. Location, date and time of the complaint and also of the alleged event iv. Weather conditions at the time of the event and including wind direction and approximate wind strength if the complaint relates to air quality or noise v. The outcome of the Requiring Authority's investigation into the complaint vi. Measures taken to respond to the complaint vii. Any other activities in the area, unrelated to the construction, which may have contributed to the complaint (such as non-Project construction, fires, traffic accidents or unusually dusty conditions generally) <p>b. The Requiring Authority shall:</p> <ol style="list-style-type: none"> i. Acknowledge the complaint within 2 Working Days ii. Promptly investigate, identify the urgency associated with the complaint and communicate that to the complainant iii. Take reasonable steps to remedy or mitigate the matters giving rise to the complaint if there are reasonable grounds for the complaint within 10 Working Days of receiving the complaint or such sooner time as may be reasonably necessary in the circumstances iv. Maintain a record of its responses and any remedial actions undertaken v. This record shall be maintained on site and shall be made available to the CMO and GWRC upon request
DC.10	The complaints process outlined in condition DC.9 shall continue until the completion of construction. Any complaints received after this period shall be managed by the Requiring Authority in accordance with its standard complaints procedures
No.	Designation Conditions
	Management Plans
DC.11	<p>a. The following Management Plans shall be submitted to the CMO for certification either at the same time or post-acceptance of outline plans associated with the construction of the Omāroro Reservoir:</p> <ol style="list-style-type: none"> i. Construction Management Plan (CMP) ii. Earthworks Management Plan (EMP) iii. Construction Traffic Management Plan (CTMP) iv. Site Specific Traffic Management Plan (SSTMP) v. Construction Noise and Vibration Management Plan (CNVMP) vi. Landscape and Ecology Management Plan (LEMP) vii. Playing Fields Management Plan (PFMP) <p>b. Works must not commence until certification of the management plans is received in writing</p> <p>c. All construction of the Project shall be carried out in accordance with the certified management plans required by these conditions</p> <p>d. The management plans provide the overarching principles, methodologies, and procedures for managing the effects of the Works to achieve the environmental outcomes and performance standards required by these conditions</p> <p>e. The management plans apply to the entire Project (including where it is constructed in Stages) and, for some matters, are sufficient to address construction management without the need for more specific plans. For other matters, there is a need for site-specific plans to provide the necessary level of detail to address requirements within each of the Stages</p> <p>f. The management plans shall be in general accordance with any draft management plan included as part of the AEE</p> <p>g. A copy of the certified management plans shall be made publicly accessible on the Requiring Authority's website</p>

	<p>h. During the construction period, a copy of all certified management plans shall be kept on site at all times, and be made available to the CMO upon request.</p> <p><i>Advice Note:</i></p> <p><i>Certification of the management plans shall be on the basis that they are consistent with the conditions of the designation.</i></p> <p><i>The CMO will consult with relevant Council staff/consultants in determining the appropriateness of the management plans, and in order to provide any comments back to the Requiring Authority.</i></p>
DC.12	The Requiring Authority shall submit draft copies of all management plans (as required by condition DC.11) to the CMO for comment at least 20 Working Days prior to the management plans being lodged for certification. If an Outline Plan has not been submitted prior to this occurring, or an outline plan waiver granted, a draft Outline Plan shall also be provided.
DC.13	The management plans are not required to include all details for every stage of Work at the time the plan is submitted for certification to the CMO. If further details are to be provided for later Stages of Work, the management plan shall specify which Stages require further certification at a later date. Further details shall be submitted to the CMO for certification prior to construction commencing in the relevant Stage (and work on each stage shall not commence until the relevant management plans are certified).
DC.14	The Requiring Authority may request amendments to any of the management plans required by these conditions by submitting the amendments in writing to the CMO for certification at least 10 Working Days prior to any changes taking effect. Any changes to management plans shall remain consistent with the overall intent of the management plan and relevant conditions and achieve the outcomes required by these conditions. The changes sought shall not be implemented until the consent holder has received the CMO written certification for the relevant management plan(s).
DC.15	Where any condition requires that a management plan or other plan be certified, if the Plan has not been certified within 3 months of lodgement, or with the agreement of the CMO, the Requiring Authority may elect as an alternative to submit the management plan to WCC Resource Consents Team as an Outline Plan in accordance with section 176A of the RMA, and compliance with section 176A shall be deemed to satisfy the certification requirement.
No.	Designation Conditions
	Construction Management Plan
DC.16	<p>a. At least 15 Working Days prior to Commencement of Construction the Requiring Authority shall submit a CMP to the CMO for certification</p> <p>b. The CMP shall address the matters in condition DC.17</p>
DC.17	<p>The CMP shall include details of:</p> <p>a. Construction methodologies and construction timeframes, including staging</p> <p>b. Normal working hours, shall be:</p> <ol style="list-style-type: none"> i. For on-site construction activities: 7:30am to 6.00pm Monday to Saturday (excluding public holidays) ii. For earthworks related heavy vehicle movements on public roads: 9:00am -6:00pm Monday to Friday (excluding public holidays) iii. For all non-earthwork related heavy vehicle movements on public roads: 9:00am -6:00pm Monday to Friday (excluding public holidays) <p>c. An exemption process for approval by the CMO, for any construction work and specialised heavy vehicle movements that cannot be undertaken during normal working hours.</p> <p>d. Staff and contractors' responsibilities</p> <p>e. Public safety</p> <p>f. Training requirements for employees, sub-contractors and visitors</p> <p>g. Environmental incident and emergency management</p> <p>h. Communication and interface procedures</p> <p>i. Complaints management (in accordance with condition DC.9)</p> <p>j. Compliance monitoring</p>

	<ul style="list-style-type: none"> k. Environmental reporting l. Corrective action m. Site inspection and environmental auditing procedures n. Contact details for the person in charge of the works o. Contact details for the CLP
No.	Designation Conditions
	Earthworks Management
DC.18	<ul style="list-style-type: none"> a. At least 15 Working Days prior to Commencement of Construction the Requiring Authority shall submit an Earthworks Management Plan (EMP) to the CMO for certification b. The EMP shall address the matters in condition DC.19
DC.19	<p>The EMP must include (but not be limited to) the following matters:</p> <ul style="list-style-type: none"> a. An illustrated plan that records the key features of the EMP b. A description of measures to be used to prevent and minimise adverse effects associated with: <ul style="list-style-type: none"> i. dust ii. ediment that may track onto the road network iii. sediment that may enter the stormwater system (including Papawai Stream and the Waitangi Tributary), including secondary sediment and erosion protection measures that will be provided. c. The methodology to minimise the surface area of un-stabilised earthworks, including stockpiles. The purpose is to decrease the potential for erosion related dust and sediment generation. d. Measures to ensure temporary and permanent excavations, fill areas, and stockpiles remain stable. e. Evidence shall be provided with the EMP demonstrating that measures in condition DC.19.d have been peer reviewed by a Geotechnical Professional, from a second geotechnical consultancy, and confirming that they are in accordance with current industry best practice and the geotechnical assessment specified in condition DC.20. f. A minimum 10m setback from stockpiles to the northern and eastern boundary of the upper field and the eastern boundary of the lower field unless otherwise recommended in the peer reviewed geotechnical report required by condition DC.20 g. Measures to minimise the visual effect of stockpiles through hydro-seeding or other methods where the stockpile will be undisturbed for a period of longer than 2 months h. Nomination of a site person responsible for the implementation of the EMP. <p><i>Note: Condition 19.b.iii is intended to be given effect to through an Erosion and Sediment control plan that is required as a condition of GWRC's consent ref WGN180065 [35008], [35009], [35010]. It is expected that the ESCP will detail primary and secondary sediment and erosion protection measures to protect the Papawai Stream and the Waitangi Stream tributary. The ESCP will form part of the EMP.</i></p>
DC.20	<ul style="list-style-type: none"> a. A geotechnical assessment of the final detailed design shall be prepared by a suitably qualified Geotechnical Professional. The assessment shall review the geotechnical hazards and risks associated with: <ul style="list-style-type: none"> i. Stability of existing banks or retaining walls located below the playing fields ii. Stability of the roadway between the playing fields iii. Differential settlement and potential associated erosion of the proposed fill iv. Stability of proposed fill covering the reservoir and existing slopes to the south east and north of the reservoir v. The conceptual design for the tunnel excavation and access stability b. The geotechnical report shall be peer reviewed by a Geotechnical Professional from a second geotechnical consultancy, to ensure that the methodology is in accordance with current industry best practice. c. The Requiring Authority shall either implement any recommendations in the peer review, or where any recommendations are not implemented, the Requiring Authority shall explain the reasons why – including the engineering rationale. d. The geotechnical report and the results of the peer review, including any Requiring Authority explanation for not implementing recommendations of the peer review, shall be provided to the CMO at least 15 working days prior to commencement of construction. e. Should building consent be required, a copy of the producer statement 'PS4 – Construction Review' for the Dorking St retaining wall and its accompanying documents for structures/buildings required for

	the stabilisation of earthworks and, prepared for the associated building consent process, must be provided to the Council's Compliance Monitoring Officer within one month of the structures/buildings being completed.
DC.21	By 6pm every working day earthwork stockpiles shall not exceed the following height limits, measured from the base of each stockpile: <ul style="list-style-type: none"> a. Upper Playing field- 5.5m in height b. Lower Playing field - 7m in height.
No.	Designation Conditions
	Construction Traffic Management Plan
DC.22	<ul style="list-style-type: none"> a. At least 15 Working Days prior to Commencement of Construction the Requiring Authority shall submit a CTMP to the CMO for certification b. The CTMP shall address the matters in condition DC.23 c. The CTMP shall be prepared in accordance with the version of the New Zealand Transport Agency Code of Practice for Temporary Traffic Management (COPTTM) that applies at the time the CTMP is prepared (where there is a change in the normal operating condition of a road). Where it is not possible to adhere to this standard, the COPTTM's prescribed Engineering Exception Decision (EED) process will be followed, which will include appropriate mitigation measures agreed with the Council's Road Asset Manager d. Construction shall not commence until the Requiring Authority has received the Manager's written certification of the CTMP
DC.23	<p>The CTMP shall confirm the procedures, requirements and standards necessary for managing the traffic effects during the Work so that safe, adequate, and convenient routes for local movements by all transport modes are maintained throughout the construction of the Project. In particular, the CTMP should include methods to:</p> <ul style="list-style-type: none"> a. Minimise the disruption to users of local travel routes b. Minimise the disruption to local residents' parking, including methods to minimise interference between heavy vehicles and cars using the P10 parking outside the dairy on Wallace Street c. Maintain a safe passage for all travel routes, including road and footpath users affected by the Work In particular, the CTMP shall describe: <ul style="list-style-type: none"> i. Access to the site for heavy vehicles and contractors' vehicles ii. Details of the 8 temporary car parks for residents on the upper playing field. The Requiring Authority must aim to provide more than 8 car parks where space allows. iii. Access restrictions for bulk earth import and export from the site iv. Mechanisms to coordinate heavy vehicle movements to minimise instances where two construction vehicles meet at the Rolleston Street – Wallace Street Intersection
DC.24	<ul style="list-style-type: none"> a. Prior to construction commencing the Requiring Authority shall carry out a preconstruction survey of Rolleston Street b. Prior to construction commencing, the Requiring Authority shall agree in writing with the CMO (who shall consult with the WCC Road Asset Manager) the nature, extent, frequency and any reporting requirements related to the inspections referred to in condition DC.24.c c. The Requiring Authority shall carry out inspections of Rolleston Street, the Rolleston/Wallace Street intersection, and Salisbury Terrace to ensure that any potholes and other damage resulting from construction of the Works are identified and fixed as soon as practicable. These inspections will be carried out at the following frequency, unless otherwise agreed in writing by the CMO (who shall consult with the WCC Road Asset Manager): <ul style="list-style-type: none"> i. Fortnightly during the earthwork excavation period ii. Every two months during the remainder of the construction period, through to the completion of any project defects and liability period. d. The Requiring Authority shall repair pot holes and other damage resulting from the Project to Rolleston Street within 7 days of them being notified to the CLP or CMO. This timeframe may be extended if agreed in writing by the CMO. e. Unless otherwise agreed in writing by the CMO (who shall consult with the WCC Road Asset

	<p>Manager), within 1 month of the completion of construction, the Requiring Authority shall organise with the CMO and Road Asset Manager a joint inspection of Rolleston Street to determine remedial/repaving works required to reinstate the road surface.</p> <p>f. the completion of construction, unless otherwise agreed in writing with the WCC Road Asset Manager. The Requiring Authority shall meet all fair and reasonable costs of undertaking this work.</p>
DC.25	The Requiring Authority shall ensure that any on street parking removed or relocated during construction of the Project is reinstated within 1 month of completion of construction.
No.	Designation Conditions
	Site Specific Traffic Management Plans
DC.26	<p>a. The Requiring Authority shall submit SSTMPs to the CMO for certification at least 5 Working Days prior to commencement of the relevant traffic management Works</p> <p>b. The SSTMPs shall address the matters in condition DC.27</p> <p>c. Traffic management shall not be implemented until the Requiring Authority has received the CMO written certification of the SSTMP</p>
DC.27	<p>SSTMPs shall describe the measures that will be undertaken to manage the traffic effects associated with construction of specific Stages of the Project prior to construction of the relevant Stage(s) of the Project commencing. Each SSTMP must be consistent with, and be implemented in accordance with, the CTMP. In particular, SSTMPs shall describe, where appropriate:</p> <p>a. Temporary traffic management measures required to manage impacts on road users during proposed working hours</p> <p>b. Measures to maintain existing vehicle access to adjacent properties</p> <p>c. Measures to maintain safe and clearly identified pedestrian and cyclist access on roads and footpaths adjacent to the Works</p> <p>d. Any proposed temporary changes in speed limits</p> <p>e. Provision for safe and efficient access of vehicles to and from the construction site</p>
No.	Designation Conditions
	Construction Noise and Vibration Management Plan
DC.28	<p>a. At least 15 Working Days prior to Commencement of Construction the Requiring Authority shall submit a CNVMP to the CMO for certification</p> <p>b. The CNVMP shall address the matters in conditions DC.29-31</p> <p>c. The CNVMP shall be prepared in accordance with the requirements of Annexe E to NZS 6803:1999 'Acoustics – Construction Noise'</p> <p>d. Construction shall not commence until the Requiring Authority has received the CMO's written certification of the CNVMP</p> <p>e. The CNVMP must be prepared by (or certified by) a suitably qualified acoustic specialist</p> <p>f. The CNVMP must be modified at the reasonable request of the CMO to deal with any deficiencies in its operations</p>
DC.29	<p>The purpose of the CNVMP shall be to provide methods to manage noise/vibration appropriately for the variety of circumstances within the Project area by outlining the measures, procedures and standards for mitigating the effects of noise and vibration during construction of the Project so they will meet:</p> <p>a. The noise criteria set out in condition DC.31, where practicable. Where it is not practicable to achieve those criteria, alternative strategies should be described to achieve the best practicable option to minimise the effects of construction noise on neighbours</p> <p>b. The vibration criteria set out in Table 3 of DIN 4150-3: 1999, where practicable. Where it is not practicable to achieve those criteria, a suitably qualified expert shall be engaged to assess and manage construction vibration during the activity that exceed the criteria</p> <p>c. Where on-site construction works and/or heavy vehicle movements need to be undertaken outside of normal working hours (as defined in DC17) night time (8:00pm – 6:30am) work shall be avoided where practicable. Where avoidance is not practicable, the best practicable option shall be adopted to minimise or mitigate noise and vibration effects.</p>

NOTE: The intent of DC.29.c is to clarify that activities required to be undertaken outside of normal working hours (defined in DC.17) should preferably occur between either 6:30am-7:30am or 6:00pm-8:00pm. Night time activities (8:00pm- 6:30am) should be avoided where practicable.

DC.30	<p>The CNVMP shall, as a minimum, address the following:</p> <ol style="list-style-type: none"> a. Description of the Works, anticipated equipment/processes and their scheduled durations b. Hours of operation (in accordance with condition DC.17), including times and days when activities causing noise and/or vibration would occur c. The construction noise and vibration criteria for the Project d. Identification of affected houses and other sensitive locations where noise and vibration criteria apply including a list of Noise Sensitive Receivers (as defined in NZS 6803:1999 'Acoustics – Construction Noise') e. Requirements for monitoring road surface condition to minimise noise and vibration from trucks travelling over potholes and uneven surfaces f. Requirements for building conditions surveys at locations close to activities generating significant vibration, prior to and after completion of construction and processes for repair of any damage caused by the Work g. Mitigation options including alternative strategies where full compliance with the relevant noise and/or vibration criteria cannot be achieved h. Methods and frequency for monitoring and reporting on construction noise and vibration i. Operator training procedures and expected behaviours under the CMP as required by condition DC.17 j. Consultation and notification procedures k. Specify an exemption process for approval by the CMO for any construction work that cannot be undertaken during approved working hours.
-------	---

DC.31 Construction noise shall be measured and assessed in accordance with NZS 6803:1999 'Acoustics – Construction Noise'. The construction noise shall where practicable comply with the following criteria for the purposes of the CNVMP:

Time of week	Time period	dB LAeq(15 min)	dB LAFmax
Weekdays	0630-0730	55	75
	0730-1800	70	85
	800-2000	65	80
	2000-0630	45	75
Saturdays	0630-0730	45	75
	0730-1800	70	85
	1800-2000	45	75
	2000-0630	45	75
Sundays and public holidays	0630-0730	45	75
	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

No.	Designation Conditions
Landscape and Ecology Management	
DC.32	<ol style="list-style-type: none"> a. At least 15 Working Days prior to Commencement of Construction or vegetation removal, the Requiring Authority shall submit a LEMP to the CMO for certification b. The LEMP shall be in general accordance with the Landscape Strategy and Ecological Impact Assessment provided in the AEE and address the matters in condition DC.33

	<p>c. Construction shall not commence until the Requiring Authority has received the CMO written certification of the LEMP</p> <p><i>Advice note: The LEMP may be part of a combined document including the Playing Fields Management Plan.</i></p>
DC.33	<p>The purpose of the LEMP is to outline the methods and measures to be implemented prior to the Works, during the construction phase, and for a defined period thereafter to avoid, remedy, and mitigate adverse effects of the construction and the Project on landscape amenity, use and function. The LEMP shall document the permanent mitigation measures, as well as the necessary monitoring and management required to successfully implement those measures during construction and the transition to the Operational phase of the Project.</p> <p>The LEMP shall, as a minimum, address the following:</p> <ol style="list-style-type: none"> a. Final landscape strategy b. Confirmation of an appropriate buffer between the earthworks and waterways including confirmation of waterway location by longitudinal and cross-section survey. In the case of the Papawai Stream the buffer shall be no less than 10m on the stream's west bank (hillside). In the case of the Waitangi Stream Tributary, to the west of the project site, no buffer shall be less than 5m, unless otherwise agreed by Wellington City Council CMO. c. How the final reservoir backfill design will support a smooth integration with adjacent topography and optimise effective revegetation conditions d. Details of replaced pathways through the site, which shall be designed with reference to the WCC "Short Walk Standard" e. Consideration of CPTED principles in relation to the pipe tunnel access door f. Identification of vegetation to be retained, including retention of as many as practicable significant trees and areas of regenerating indigenous vegetation g. Protection measures for vegetation to be retained and vegetation clearance methodology as outlined in condition DC.34, including specifying a requirement that the removal of large trees shall be undertaken by an arborist to minimise damage to adjacent vegetation. h. Under conditions DC.33.f and g above, particular attention shall be given to minimisation of the loss of trees in the Seral Forest B and to the protection of trees in the Seral Forest B that do not need to be removed. Where any vegetation is required to be removed from Seral Forest B, the Requiring Authority shall provide the CMO with a written explanation for why the removal is needed. i. A methodology for the monitoring of the nest boxes required by condition DC.34 during construction, to be prepared by a suitably qualified and experienced ornithologist j. A methodology for surveying lizard presence prior to vegetation clearance, and minimising effects on lizard populations as required by condition DC.35. k. Details of proposed mass planting and specimen tree planting including plant species, plant/grass mixes, spacing/densities, sizes (at the time of planting) and layout and planting methods. The intention is to achieve a dense canopy of complementary plant communities which will achieve a variation in plant height. l. Planting programme – the staging of planting in relation to the construction programme which shall, as far as practicable, include provision for planting within the first planting season following completion of the Project m. Detailed specifications relating to (but not limited to) the following: <ol style="list-style-type: none"> i. Weed control and clearance ii. Ground preparation iii. Mulching iv. Plant supply and planting, including hydro-seeding and grassing v. Proposed maintenance of plantings, including the replacement of unsuccessful plantings vi. Response maintenance for existing vegetation affected by opening of the canopy during construction (this is required to address potential windfall effects that may arise as a result of peripheral tree removal) n. Subject to achieving the success standards in paragraphs i, ii and iii below, there shall be a five year defects liability and maintenance period for all terrestrial planting but the maintenance period may be shorter if the success measures have been achieved earlier. At the end of that period, the Requiring Authority shall provide information to the CMO to demonstrate that the planting has been successful,

	<p>with success defined as follows:</p> <ul style="list-style-type: none"> i. In relation to mass planting, successful planting shall be defined as 80% canopy closure whereby a sustainable plant community has been established and where plants have grown to create a canopy that shades the ground and suppresses weed growth; ii. In relation to the planting of specimen trees, successful planting shall be defined as 100% plant survival, with 100% of trees in full leaf (if the relevant species is typically in leaf at that time of year) with the trees to have a habit of growth that is normal to the species and are to be sound, healthy and vigorous with normal and well-developed branch systems; iii. Success in relation to wetland and riparian planting shall be defined as nearly as practicable to the criteria in i, or ii and in any event as agreed by expert ecologists.
DC.34	<p>Prior to any vegetation clearance occurring:</p> <ul style="list-style-type: none"> a. The maximum extent of clearance is to be clearly identified and confirmed by the Project Ecologist in consultation with the Project Landscape Architect and Project Construction Manager b. Vegetation to be retained will be clearly marked on site, with special attention given to large trees and Seral Forest B c. As far as practicable, vegetation clearance will occur outside the breeding season of kaka, falcon, kakariki, and morepork (1 September to 30 March) d. If vegetation clearance must occur during the period identified in condition DC.34.c, a survey shall be undertaken prior to clearance by a suitably qualified and experienced ornithologist to determine if a nest or nests are present. If a nest of any of the species identified in DC.34.c) is located on a tree to be felled, that tree must not be felled until the chick(s) has left the nest e. The Requiring Authority shall engage a suitably qualified and experienced ornithologist to provide a recommendation on the type, location and number of nest boxes that must be installed in adjacent areas of vegetation specifically for resident kaka and f. Nesting boxes required under DC.34.e shall be installed under the supervision of the ornithologist prior to the commencement of any tree removal. <p><i>Advice Note: Evidence that the above process has been followed is to be provided to the CMO upon request. The CMO shall consult with an ecologist within the Council.</i></p>
DC.35	<ul style="list-style-type: none"> a. Prior to any vegetation clearance occurring, a lizard survey is to be undertaken of the project site and surrounding area by a b. If any lizards are found or their presence is suspected measures must be developed to minimise the effect of the project on the lizard population, this may include lizard relocation prior to vegetation clearance, and habitat re-creation associated with post construction site remediation and landscaping. These measures must be included in Landscape and Ecology Management Plan required under conditions DC.32 and DC.33.
DC.36	<p>Prior to commencing construction the Requiring Authority shall remove and store the existing bench seat and plaque located on the reservoir site. Within six months of the completion of construction the bench seat and plaque shall be re-instated.</p>
DC.37	<p>A planting review must be undertaken by a suitably qualified and experienced landscape architect within 3 years of completion of construction of the reservoir. The review will focus on the revegetation and assess the effectiveness of plant growth, particularly on mechanically stabilised slopes. Where required, remedial works shall be undertaken to ensure that planting treatments are successful and have the potential to improve the landscape values of the site. Evidence of this review must be provided to the CMO.</p>
No.	Designation Conditions
	Playing Fields
DC.38	<ul style="list-style-type: none"> a. At least 15 Working Days prior to Commencement of Construction the Requiring Authority shall submit a Playing Field Management Plan (PFMP) to the CMO for certification b. The PFMP shall address the matters in condition DC.39 c. Construction shall not commence until the Requiring Authority has received the CMO written certification of the PFMP <p><i>Advice note: The PRMF may be part of a combined document including the Landscape Ecology Management Plan</i></p>

DC.39	<p>The purpose of the PFMP is to outline the methods and measures to be implemented prior to the Works, during the construction phase, and for a defined period thereafter to avoid, remedy, and mitigate adverse effects of the construction and the Project on the Upper and Lower Prince of Wales Park playing fields.</p> <p>The PFMP shall, as a minimum, address the following:</p> <ol style="list-style-type: none"> a. Final design of the fields including levels and improved drainage (where practicable) b. Surface specifications c. Retaining works, including any retaining structure design, where necessary d. Permanent access for maintenance vehicles to both fields e. Fencing f. Design of the access track between the upper and lower playing fields.
DC.40	<ol style="list-style-type: none"> a. The PFMP shall be prepared in consultation with the Manager, Open Space and Recreation Planning and the Manager, Sports and Recreation Operations and Contracts. b. The PFMP shall demonstrate how the outcomes of the consultation have been incorporated and, where they have not, the reasons why.
DC.41	<p>The Requiring Authority shall not permanently raise the upper and lower playing field as part of the Project for the expressed purpose of permanently storing surplus excavated material from the proposed reservoir site.</p> <p>This condition shall not affect or limit any reasonable works required as part of field reinstatement, involving field re-shaping or re-profiling, required to appropriately reinstate playing surfaces as agreed with the Manager Open Space and Recreation Planning and the Manager, Sports and Recreation Operations and Contracts.</p>
DC.42	<ol style="list-style-type: none"> a. There shall be a 1 year defects liability period for works associated with the reinstatement of each of the upper and lower playing fields, including access tracks, retaining walls (where required), fencing and drainage. This 1 year period will commence from the date that the CMO (in consultation with the Manager, Open Space and Recreation Planning and the Manager, Sports and Recreation Operations and Contracts), confirms in writing that the reinstated field or fields, and related tracks, retaining walls, fencing and drainage are suitable for organised sports use and public activities to commence. b. Within the defects liability period the Requiring Authority is responsible for meeting all reasonable costs associated with ensuring the successful reinstatement of the fields. c. At the end of the period in DC.42.a, the Requiring Authority shall provide confirmation to the CMO that the playing field reinstatement, including any required retaining works, permanent maintenance vehicle access works (including the access track between the upper and lower field), fencing and any required defect remedial work/s has been successful. This confirmation shall involve an appropriately qualified and experienced sports turf specialist. <p><i>NOTE: DC.42.a includes flexibility to separately stage the reinstatement of the upper and lower playing fields. For the avoidance of doubt, where this occurs the 1 year defects liability period will vary (in terms of its start and end date) for each field.</i></p>
No.	Designation Conditions
	Accidental discovery
DC.43	<p>At least 15 Working Days prior to Commencement of Construction the Requiring Authority shall, in consultation with Port Nicholson Block Trust and Te Rūnanga o Toa Rangātira Inc, prepare an accidental discovery protocol and provide a copy to the CMO and GWRC for information at the time the CEMP is submitted. The protocol shall be implemented in the event of accidental discovery of cultural or archaeological artefacts or features during construction of the Project. The protocol shall include, but not be limited to:</p> <ol style="list-style-type: none"> a. Identification of parties to be notified in the event of an accidental discovery, who shall include, but need not be limited to Port Nicholson Block Trust, Te Rūnanga o Toa Rangātira Inc, HNZ, WCC, GWRC, and, if koiwi are discovered, the New Zealand Police b. Setting out of procedures to be undertaken in the event of an accidental discovery (these shall include immediate ceasing of all construction in the vicinity of the discovery until authorised to proceed) c. Training procedures for all contractors regarding the possible presence of cultural or archaeological

	sites or material, what these sites or material may look like, and the relevant procedures if any sites or material are discovered
No.	Designation Conditions
	Dorking Road access and traffic management
DC.44	<ul style="list-style-type: none"> a. Access via Dorking Road must not be used during the construction of the Reservoir project. b. The Requiring Authority must give residents on Dorking Road, Coolidge Street and Asquith Terrace at least 24 hours to remove on street parked cars if an emergency occurs and two weeks' notice to carry out maintenance work. c. A gate must be installed permanently at the Dorking Road site entrance to avoid any vehicles using the site access. d. A detailed Construction Traffic Plan (CTP) must be prepared, and submitted to the Compliance Monitoring Officer for approval prior to the commencement of work on the Dorking Road access point. The CTP must include methods to avoid, remedy or mitigate adverse construction traffic effects during the development of the site. The CTP must include, but not be limited to, the following matters: <ul style="list-style-type: none"> i. Temporary pedestrian & cyclists safety measures, including directional signage (where applicable); ii. Locations where construction vehicles will park and carry out loading and unloading of materials; iii. Locations where construction materials would be stored. iv. Expected frequency of vehicle movements specific to the construction phase, with details of the proposed hours and days of week. Vehicle movements into and out of the site should be reduced during peak traffic times (7-9am and 4-6pm weekdays). v. Methods for the public to contact the site manager for complaints. There should be a 1 m² sign facing the public footpath with the site manager's contact details.
No.	Designation Conditions
	Dorking Road tree protection
DC.45	<ul style="list-style-type: none"> a. Prior to any works commencing on the Dorking Road access point, a Council-approved consulting arborist (Project Arborist) must be engaged by the applicant. b. Construction shall be undertaken in accordance with the Tree Protection Methodology prepared by Arb Innovations Ltd (dated February 2020) including the implementation of a Tree Protection Zone (TPZ) around the Podocarpus Totara tree located on Dorking Road. c. On completion of work on the Dorking Road access point, the Project Arborist shall, at their discretion, sign off the work and provide a brief account of the project to the Council Arborist and Compliance Officer that documents; <ul style="list-style-type: none"> i. Photographs showing stages of any work within the RPA ii. Effects of work on the trees iii. Remedial works required d. Tree Protection Zone (TPZ) <ul style="list-style-type: none"> i. The TPZ shall be fenced as indicated in the Tree Protection Methodology prepared by Arb Innovations Ltd. ii. Any work within the TPZ is at the discretion of Project Arborist and shall be done in accordance with the Tree Protection Methodology prepared by Arb Innovations Ltd. iii. All vehicles, structures, building materials and debris associated with construction must not be stored within the Tree Protection Zone, unless prior approval from the Project Arborist or Council's Compliance Monitoring Officer (in liaison with the Council's Arboricultural Officer) has been obtained e. Excavations within the TPZ <ul style="list-style-type: none"> i. All excavations which are to take place in the TPZ shall be done so in accordance with the Tree Protection Methodology prepared by Arb Innovations Ltd and to the satisfaction of the Project Arborist.

WEL – Wellington Electricity

Wellington Electricity

Substation (Riddiford Street)	
Designation unique identifier	WEL1
Designation purpose	Substation
Site identifier	Pt Sec 959 SO 10408 CT 144/73, Pt Sec 963 SO 10408 CT 144/73 Riddiford St, Newtown
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes
Additional information	Rollover designation, formerly designation C2 33kV/11kV Substation

Substation (Bond Street)	
Designation unique identifier	WEL2
Designation purpose	Substation
Site identifier	Lot 6 DP83937 Bond Street
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation C3 33kV/11kV Substation

Substation (Havana Rise)	
Designation unique identifier	WEL3
Designation purpose	Substation
Site identifier	Lot 158 LT 458092 Havana Rise, Grenada Village

Lapse date	7 October 2023
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	No
Additional information	Rollover designation, formerly designation C4

WIAL – Wellington International Airport Limited

Wellington International Airport Limited

Wellington Airport Obstacle Limitation Surfaces	
Designation unique identifier	WIAL1
Designation purpose	Specification for obstacle limitation surfaces
Site identifier	Airspace and vicinity of Wellington International Airport
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary and secondary
Conditions	Yes, see Conditions 1
Additional information	Rollover designation, formerly designation G2. Rollover Conditions, Conditions 1 formerly Appendix F. Rollover Maps, Plans 1, 2 and 3 in Appendix 1 formerly Maps 36, 37 and 38

Wellington Airport Miramar South Area	
Designation unique identifier	WIAL2
Designation purpose	Airport purposes
Site identifier	Part Section 43 and Section 106 Watts Peninsula District and Lots 5-9 DP2385 7 Kauri Street, Miramar (former Miramar School site)
Lapse date	19 February 2026
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Yes, see Conditions 2
Additional information	Rollover designation, formerly designation G4. Rollover Conditions, Conditions 2 formerly Appendix AC

Conditions 1: Wellington International Airport (Obstacle Limitation Surfaces) Conditions

Airport Height Restrictions

The designation of airspace in the vicinity of Wellington International Airport is required to promote the efficient operation of the Airport and a planned approach to its future development.

The designation takes the form of airspace height restrictions, which limit the development of any structure including any building, aerial, antenna, or other object which may inhibit the safe and efficient

operation of Wellington International Airport.

The airspace height restrictions are defined and explained in the following table, and illustrated on Plans 1, 2 and 3.

Description of airport height restrictions

Surface	Explanation	Definition
Runway strip and flyover area	This surface defines the area of controlled space around the runway.	<p>a. This is a rectangular surface extending 60m beyond the ends of the runway and 150m on either side of the extended centreline.</p> <p>b. The height of this surface is defined by the lowest level of the formed runway strip.</p>
Take-off and approach fan	This surface defines the glidepath on which an aircraft making an instrument approach would be expected to descend, and along which an aircraft in a situation involving loss of power in one engine on take-off would be expected to climb.	<p>a. The fan rises from the ends of the runway strip and flyover area.</p> <p>b. The surface rises initially for 3,000m at a gradient of 1:50 with side splaying at 15% from the ends of the runway strip and flyover area.</p> <p>c. After 3,000m, an inner portion relating to take-off rises at a steeper gradient to intercept an approach fan. The approach fan commences 2,000 metres south of Ngauranga trig, rising at a gradient of 1:50 to clear the trig by 10.0 metres. An outer portion rises at a gradient of 1:40. These surfaces continue out to 18,000m from the ends of the runway strip and flyover area</p>
Transitional (side) surfaces and horizontal surfaces	The transitional and horizontal surfaces provide for a situation where an approaching aircraft is either off centreline or where it has executed a missed approach, or where it is circling prior to landing.	<p>Inner transitional surface: The inner transitional surface rises at a gradient of 1 in 7 from the edge of the western edge of the runway strip and flyover area. This surface rises to a level of 57m. On the eastern side of the runway the surface rises at a gradient of 1 in 7 to a height of 165m.</p> <p>Outer transitional surfaces: These surfaces rise at a gradient of 1 in 7 from the edges of the horizontal surfaces.</p> <p>Horizontal surfaces: These surfaces extend from the edges of the transitional surfaces. Their dimensions are determined by existing terrain and obstacle penetration.</p>
Instrument landing transitional surface	This surface is designed to protect the instrument approach to Wellington International Airport and takes into account the presence of existing terrain (Mt Kaukau).	This surface extends from the western edge of the approach and take-off fan to the north and runs parallel to the extended centreline of the runway until intercepting the edge of the horizontal surface.
Instrument circling area	This area protects the instrument approach of aircraft above existing terrain.	This horizontal surface covers the residual portion of Wellington City at a height of 600m.

Discretionary Activity Height Rules

The following table summarises the relevant Discretionary (Restricted) Height Rules for all areas affected by the airspace height restrictions.

	Permitted height	Permitted height	Discretionary Height (extension)	Discretionary Height (extension)	Total height
	Rule reference	Height	Rule reference	Height	
Outer Residential	5.1.3.4.2	8.0m	5.3.3.3	+1.6m	9.6m
Suburban Centre	7.1.2.1	12.0m	7.3.2.1	+6.0m	18
Rural	15.1.4.1	8.0m	15.3.3.3	+1.6m	9.6m

Procedure and criteria for development

For some properties the airspace restrictions are more restrictive than the applicable Discretionary (Restricted) height rules. Properties within this category, and for which development will be restricted by the airspace height restrictions, are identified on the Planning Maps. The permissible height for structures on these properties in each case is specified on the Planning Maps.

For all other properties, development up to the applicable Discretionary (Restricted) height rules either will not penetrate the airspace height restrictions or will have no impact on the operation of the airport. On these properties development up to the applicable Discretionary (Restricted) height rules can proceed without reference to Wellington International Airport Limited.

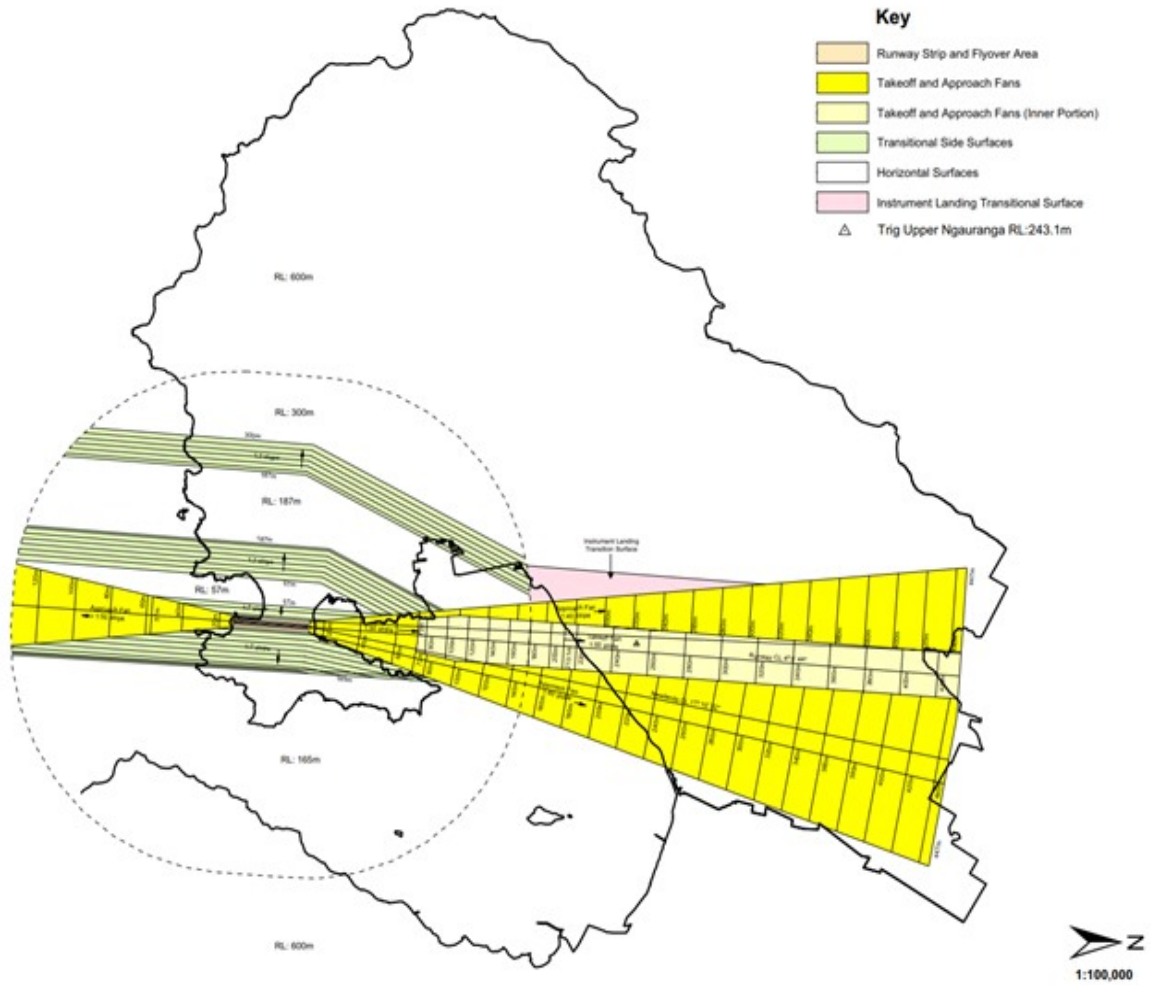
Development which exceeds the Discretionary (Restricted) height rules and which penetrates an airspace height restriction may not be undertaken without the prior written consent of Wellington International Airport Limited.

An application for consent will be assessed against the following criteria:

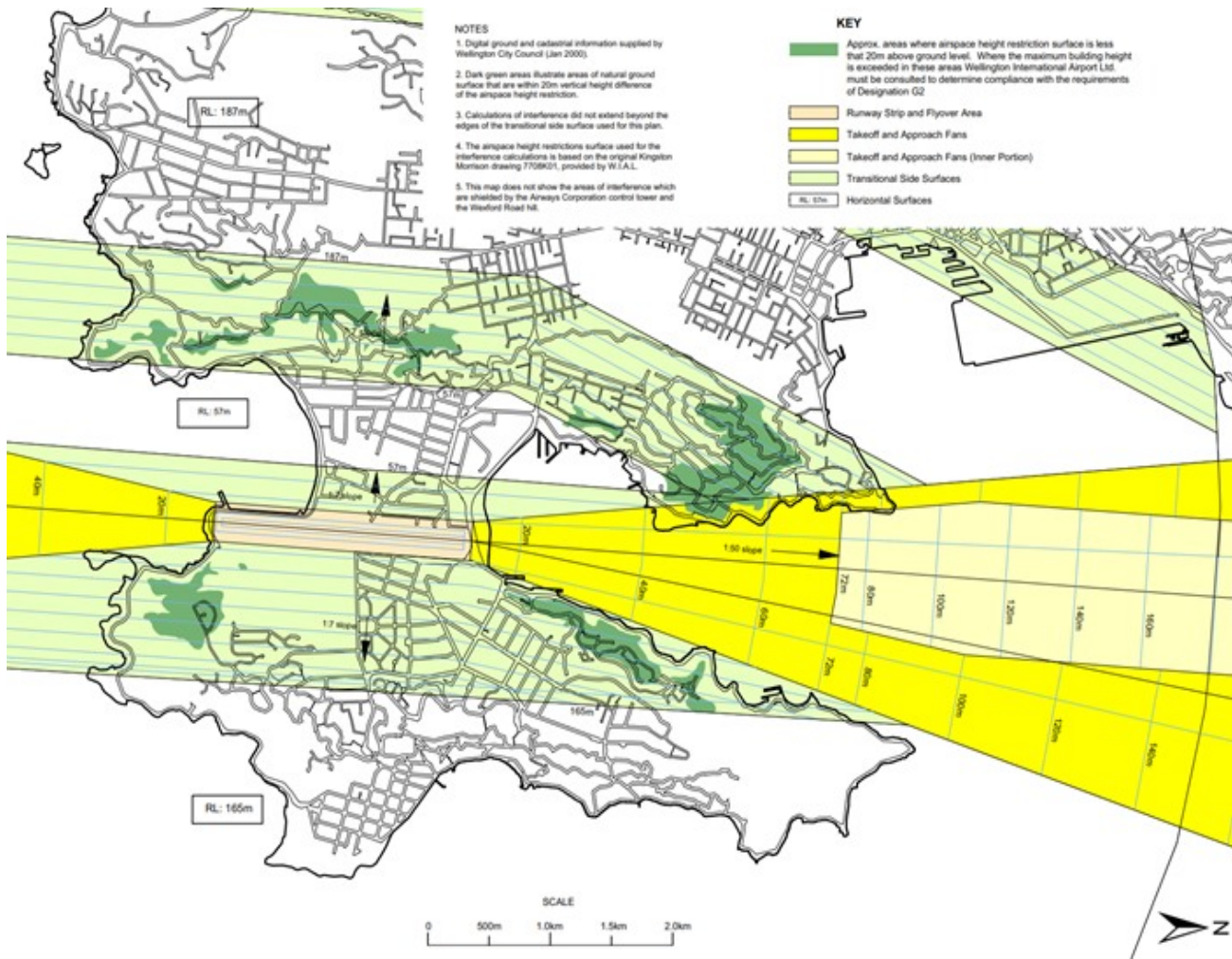
- a. Whether the proposed penetration is shielded by existing structures and hence has no additional impact on safe and efficient airport operations; and
- b. Whether the proposed penetration compromises the safety of existing airport operations.

Criteria b will be measured with reference to a runway strip and flyover area extending 60 m beyond the ends of the runway and 75 metres either side of the extended centreline.

Plan 1 – Airspace in the vicinity of Wellington Airport - Height Restriction Surfaces



Plan 2 – Approximate areas of existing ground within 20m of air space height restriction surface



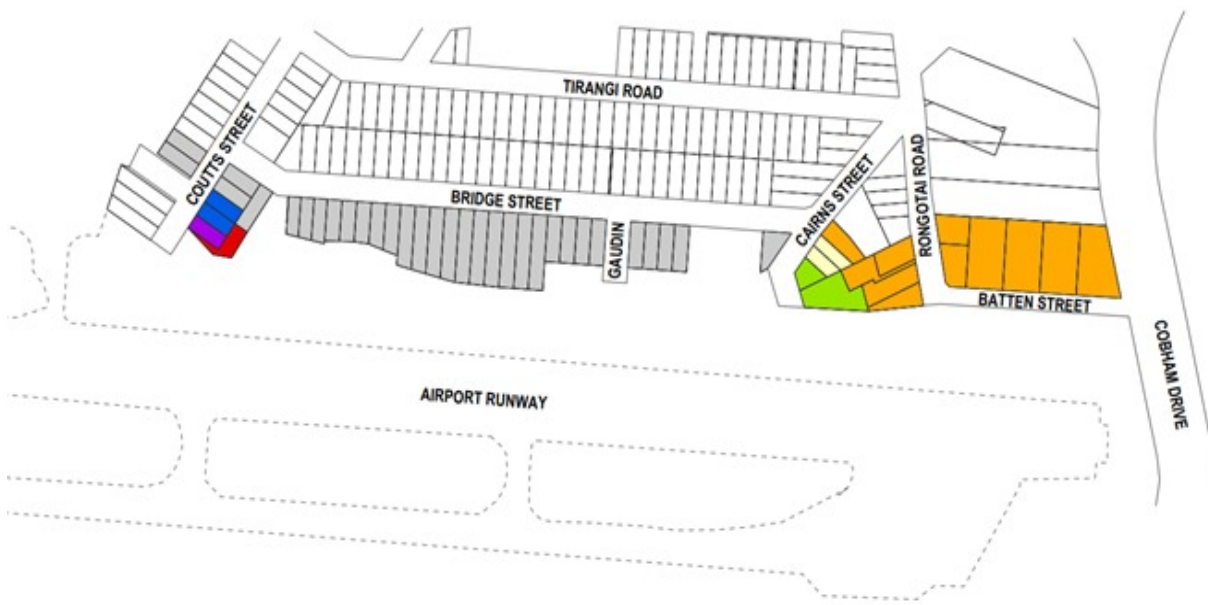
Plan 3 – Properties Affected by Airspace Height Restriction Surfaces - Bridge Street/Batten Street Area

NOTES

The coloured areas illustrate the permitted maximum building height above existing ground level

Where it is proposed to exceed the maximum permitted building heights the written approval of Wellington International Airport Limited is required before development takes place

MAXIMUM PERMITTED BUILDING HEIGHT ABOVE EXISTING GROUND LEVEL



1:3,000

Conditions 2: Wellington International Airport (Miramar South Area) Conditions

The land to which this designation applies (“the Designated Area” or “the Site”) may be used for activities for the operation of Wellington International Airport (“the Airport”) including:

- Flight catering;
- Rental car storage, maintenance and grooming;
- Freight reception, storage and transfer to/from air;
- Ground Service Equipment (GSE) storage; and
- Associated carparking, signage, service infrastructure and landscaping.

For the avoidance of doubt Aircraft Operations, runways, traffic control structures, aircraft hangars, and Large Format Retail shall not be permitted within the Designated Area.

The Designated Area shall cover the area shown in Attachment 1 and is subject to the conditions set out in the Conditions section below.

Glossary:

Aircraft Operations

Means the engine runup, taxiing, take off or landing at the Airport of an aircraft, and “operate” has a corresponding meaning.

Large Format Retail:

Means any individual retail activity exceeding 450 square metres gross floor area.

No.	Designation Conditions
	Outline Plan
1.	<p>Not less than three (3) months prior to the first outline plan for the Site being submitted to the Wellington City Council (“WCC”) under condition 2, and subject to the consultation requirements set out within condition 4 and 38, the requiring authority shall prepare and submit to the WCC for certification:</p> <ul style="list-style-type: none"> a. A Traffic Management Plan in accordance with conditions 4 – 8; and b. An Integrated Design Management Plan in accordance with conditions 37 - 42. <p>Where the requiring authority seeks to rely on the provisions of the designation for any works within the Designated Area, an outline plan of any work to be constructed on the Designated Area shall be submitted to the WCC pursuant to section 176A of the Resource Management Act 1991 (“RMA”) unless the works have been otherwise approved under the RMA, or WCC waives the requirement for an outline plan.</p> <p>For any staged development of the Site, the outline plan associated with that stage shall demonstrate how the limits set out in these conditions to manage the effects of development at the Site will be achieved.</p>
2.	<p>Where the requiring authority seeks to rely on the provisions of the designation for any works within the Designated Area, an outline plan of any work to be constructed on the Designated Area shall be submitted to the WCC pursuant to section 176A of the Resource Management Act 1991 (“RMA”) unless the works have been otherwise approved under the RMA, or WCC waives the requirement for an outline plan.</p>
3.	<p>For any staged development of the Site, the outline plan associated with that stage shall demonstrate how the limits set out in these conditions to manage the effects of development at the Site will be achieved.</p>
No.	Designation Conditions
	Traffic
4.	<p>The Traffic Management Plan required by condition 1 shall be prepared following consultation with the owner of the service station at 362 – 368 Broadway, and shall show the general configuration of on-Site and off-Site traffic management measures to be employed to achieve the following objectives:</p> <ul style="list-style-type: none"> a. Effectively manage traffic generated during the operation of the Site so that traffic volumes are safely accommodated within the existing road network; b. So far as is reasonably practicable, avoid congestion or traffic delays on the adjacent local roading network and manage effects on pedestrian access and cycling on this network that are caused by operations at the Site; and c. Maintain safe and convenient access to the service station located at 362 – 368 Broadway for vehicles travelling in either direction on Broadway, entering the service station from Broadway and tankers exiting the service station onto Broadway. <p>The Traffic Management Plan shall describe, where appropriate:</p> <ul style="list-style-type: none"> a. Site access arrangements on Broadway and Kauri Street which meet the requirements of condition 9; b. Provision of carparking spaces, loading and manoeuvring areas which meet the requirements of conditions 10 and 11; c. How pedestrian and cycle access to and past the Site would be accommodated;

	<p>d. Any off-Site measures required, including, if necessary, an upgrade of the intersection of Kauri Street and Broadway with either a roundabout or traffic signalisation and the likely timing of any necessary upgrade;</p> <p>e. Consideration of other modes of transportation and pedestrian access in the design of any off-Site measures required by g above;</p> <p>f. Details about consultation undertaken with the relevant road controlling authorities to enable any off-Site measures identified in g and h above to be implemented;</p> <p>g. Methods to provide route travel for trucks so as to avoid the need to drive along the Residential zoned parts of Miro Street, Kedah Street or Kauri Street except where there are specific circumstances where this is necessary.</p> <p>No outline plan shall be submitted by the requiring authority until such time as the WCC has certified that the Traffic Management Plan achieves the objectives set out in a, b and c of this condition.</p> <p><i>Advice Note: all intersections and roading improvements shall be designed and constructed to WCC standards and be subject to WCC approval as road controlling authority.</i></p>
5.	<p>Traffic Management Plan required by condition 4 may allow for staged implementation of development within the Site. If staged development is provided for then an overall plan showing the likely stages and method(s) for ensuring the objectives set out in condition 4.a, b and c are to be met at each development stage shall be included.</p>
6.	<p>The requiring authority shall ensure that any outline plan submitted to WCC under condition 2 demonstrates that the works subject to it are to be developed in a manner that achieves the objectives of the Traffic Management Plan. Any outline plan shall contain detailed traffic management provisions to achieve the objectives set out in condition 4.a, b and c and include details of buildings, signage, parking, and other built infrastructure, including any necessary roading, cycling and pedestrian infrastructure to be provided on the roading network. Any Outline plan shall be accompanied by a report from a suitably qualified and experienced traffic engineer addressing how the outline plan achieves the objectives of the Traffic Management Plan. Where works are required on the roading network the outline plan shall include details of this work and timeframes for implementing the work. These timeframes and the method for implementing any necessary work are to be agreed with the road controlling authority at least three months prior to construction.</p>
7.	<p>The requiring authority may amend the Traffic Management Plan provided that any amendment does not result in changing the purpose, or derogate from the purpose and the objectives of the Traffic Management Plan set out in condition 4. Any amendment shall be certified by the WCC as being consistent with the objectives set out in condition 4.</p>
8.	<p>If a review of the Traffic Management Plan is undertaken by the requiring authority then that review shall be undertaken in consultation with WCC.</p>
9.	<p>Site access:</p> <p>a. Site access is to be provided and maintained in accordance with Section 3 of AS/NZ2890.1:2004.</p> <p>b. Subject to condition 9(0) below no vehicle access shall be situated closer to an intersection than the following distances: arterial and principal streets (20m), collector streets (15m), other streets (10m).</p> <p>c. Only one vehicle access shall be permitted onto Broadway and only one onto Kauri Street. No vehicle access (aside from provision for emergency access if necessary) shall be permitted onto Miro and Kedah Streets.</p> <p>d. The width of any vehicle crossing to the Site is not to exceed 6m.</p> <p>e. Any access to the Site shall be designed to permit a free flow of traffic so that vehicles are not required to queue on the street.</p>
10.	<p>Carparking:</p> <p>a. Except for rental car storage parking, all parking is to be provided and maintained in accordance with Sections 1, 2 and 5 of AS/NZ2890.1:2004.</p> <p>b. Where parking is located within a building, a minimum height clearance of 2.2m is required.</p> <p>c. The gradient for carparking circulation routes shall be not more than 1:8.</p> <p>d. All vehicles associated with servicing activities which take place within the Site, shall be able to be</p>

	accommodated wholly within the Site. This is to include visiting tradespersons and courier vehicles. Additionally, appropriate staff and visitor parking shall be able to be accommodated on Site.								
11.	<p>Loading:</p> <ol style="list-style-type: none"> a. At least one loading area shall be provided as follows: <ol style="list-style-type: none"> i. where loading areas are located within a building, a minimum height clearance of 4.25m is required; ii. for buildings serviced by lifts, all levels shall have access to a loading area by way of a lift; iii. the loading area shall be located no further than 15m from a lift and there shall be level access between them; and b. turning paths shall be based on the standard for the maximum sized truck which will service the site. For loading areas located outdoors, the minimum width shall be 3m and the minimum length 9m. c. For loading areas located within a building, the minimum width shall be 4m and the minimum length 9m. 								
No.	Designation Conditions								
	Noise								
12.	<p>Noise emission levels from the Site when measured on any site that includes an occupied residence in the Outer Residential Area beyond the Site shall not exceed:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><i>Monday to Sunday 7am to 10pm</i></td> <td style="width: 50%;"><i>55 dB LAeq(15min)</i></td> </tr> <tr> <td><i>Monday to Sunday 1am to 6am</i></td> <td><i>40 dB LAeq(15min)</i></td> </tr> <tr> <td><i>At all other times</i></td> <td><i>45 dB LAeq(15min)</i></td> </tr> <tr> <td><i>All days 10pm to 7am</i></td> <td><i>75 dB LAFmax</i></td> </tr> </table>	<i>Monday to Sunday 7am to 10pm</i>	<i>55 dB LAeq(15min)</i>	<i>Monday to Sunday 1am to 6am</i>	<i>40 dB LAeq(15min)</i>	<i>At all other times</i>	<i>45 dB LAeq(15min)</i>	<i>All days 10pm to 7am</i>	<i>75 dB LAFmax</i>
<i>Monday to Sunday 7am to 10pm</i>	<i>55 dB LAeq(15min)</i>								
<i>Monday to Sunday 1am to 6am</i>	<i>40 dB LAeq(15min)</i>								
<i>At all other times</i>	<i>45 dB LAeq(15min)</i>								
<i>All days 10pm to 7am</i>	<i>75 dB LAFmax</i>								
13.	<p>Noise emission levels from the Site when measured on any in the Centre Zone shall not exceed:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;"><i>At all times</i></td> <td style="width: 50%;"><i>60 dB LAeq(15min)</i></td> </tr> <tr> <td><i>At all times</i></td> <td><i>85 dB LAFmax</i></td> </tr> </table>	<i>At all times</i>	<i>60 dB LAeq(15min)</i>	<i>At all times</i>	<i>85 dB LAFmax</i>				
<i>At all times</i>	<i>60 dB LAeq(15min)</i>								
<i>At all times</i>	<i>85 dB LAFmax</i>								
14.	Noise during construction activities shall comply with the requirements of <i>NZS 6803:1999 Acoustics – Construction Noise</i> .								
15.	<p>The first outline plan the requiring authority submits to the WCC under condition 2 shall include a Construction Noise Management Plan (CNMP) which sets out how condition 14 will be achieved.</p> <p>If development of the site is to be staged, then the CNMP shall set out the required methods to manage the effects of construction noise for that stage to achieve compliance with condition 14. An outline plan of works for subsequent stages shall also include a CNMP.</p>								
16.	As part of the landscape boundary treatment required by condition 36 a close-boarded fence (or other acoustically effective barrier) with a density of at least 10 kg/m ² and a height of two metres shall be installed around the perimeter of the site excluding site access points. This shall be inspected regularly and maintained to ensure its continued acoustic effectiveness.								
17.	Subject to the limitations set out in condition 9.c entry / egress for trucks shall not be located opposite residential zoned areas. Trucks shall not drive along the Residential zoned parts of Miro Street, Kedah Street or Kauri Street except where there are specific circumstances where this is necessary.								
18.	Truck engines shall not be left to idle on the Site and signage shall be placed in appropriate locations within the Site to advise drivers of this requirement. The requiring authority or its agents shall actively monitor this requirement.								
19.	Building services shall be designed such that noise levels from this source at the Site boundary are at least 10 dB lower than the limits set out in condition 12.								
20.	All warehouse doors shall be fast closing and shall remain closed at night-time unless in use.								
21.	There shall be no servicing or maintenance of equipment outdoors at night.								

22.	The first outline plan of works the requiring authority submits to the WCC under condition 2 shall include an acoustic assessment prepared by a suitably qualified person for all noise-producing activities on the Site which sets out how conditions 12 and 13 will be achieved. Activities taking place within buildings shall be assessed with doors open as applicable. If development of the Site is to be staged, then the requiring authority shall demonstrate how it will employ suitable noise attenuation which is effective for that development stage to meet the operational noise limits set out in condition 12 and 13.
No.	Designation Conditions
	Lighting
23.	All direct or indirect illumination from within the Site shall be controlled such that direct or indirect illumination does not exceed 8 lux at the windows of residential buildings in any nearby Residential Area.
24.	All artificial lighting within the Site, including internal and external light sources shall comply with: <i>AS 4282:1997: Control of the Obtrusive Effects of Outdoor Lighting</i> .
25.	The lighting of publicly accessible pedestrian and vehicle movement areas shall comply with: <i>AS/NZS 1158.3.1:2005 Part 3.1 Pedestrian Area (Category P) Lighting</i> .
No.	Designation Conditions
	Servicing
26.	The first outline plan submitted by the requiring authority to the WCC under condition 2 shall include a design statement endorsed by a chartered professional engineer which demonstrates how stormwater, wastewater and water supply will be connected to and accommodated by the municipal system. It shall include: <ul style="list-style-type: none"> a. An analysis of the impact of the proposed development on the existing water supply, and stormwater and wastewater network capacity; b. Details of any upgrades to existing infrastructure required for it to accommodate the proposed development; c. Evidence of consultation with Wellington Water in respect of a and b, comments received from Wellington Water on a and b, and details on how any comments made by Wellington Water have been addressed; and d. An analysis which demonstrates that development of the Site will be undertaken to provide adequate on-Site storage and/or detention capacity to achieve storm water neutrality for all events up to the 10% AEP event (1 in 10 year event). This design statement shall be prepared to be consistent with the Integrated Design Management Plan required by condition 37.
No.	Designation Conditions
	Earthworks
27.	All earthworks on-Site are to be undertaken in accordance with an Erosion and Sediment Control Plan prepared in accordance with the Erosion and Sediment Control Guidelines for the Wellington Region (or equivalent).
28.	The first outline plan submitted by the requiring authority to the WCC under condition 2 shall include an Erosion and Sediment Control Plan which sets out how condition 27 will be achieved.
No.	Designation Conditions
	Landscape and Visual
29.	No building shall be closer than 5 metres from the Site boundary.
30.	The maximum site coverage by buildings is 35%.
31.	No building shall have a wall height greater than 8 metres from existing ground level.
32.	No building located within Area A as shown in Attachment 2 may have a roof height greater than 9 metres from existing ground level.

33.	No building located within Area B as shown in Attachment 2 may have a roof height greater than 10 metres from existing ground level.
34.	No building shall have continuous walls longer than 10 metres without a step in the profile of the wall of at least one metre in depth, or via the use of another architectural device or change in materials or colour.
35.	<p>Any sign which is erected on the Site and which is visible from the road reserve or immediately adjacent land:</p> <ul style="list-style-type: none"> a. shall not contain moving images, moving text or moving lights; and b. shall not be for the purpose of third party advertising.
36.	Boundary screen planting required to screen the acoustic fence necessary to meet the requirements of condition 16 shall grow to a height not less than 2 metres at maturity. The planting shall be undertaken within 3 months of the construction of the acoustic fence.
37.	<p>The Integrated Design Management Plan required by Condition 1 shall show the general configuration of buildings and structures to be erected on the Site, access, roading and parking layouts consistent with the TMP required by condition 1, measures for providing storm water attenuation, signage and areas of landscaping on the Site. No outline plan shall be submitted by the requiring authority under condition 2 until such time as the WCC has certified that the Integrated Design Management Plan achieves the following objectives:</p> <ul style="list-style-type: none"> a. <u>Landscaping</u> Landscaping within the Site achieves a high level of offsite amenity and ensures that any adverse effects on neighbouring land arising from the development of the designated area are appropriately mitigated. This may be achieved by: <ul style="list-style-type: none"> i. Landscaping that softens and where practicable screens built form when viewed from neighbouring land; ii. Site boundary treatment to ensure that carparking and storage activities are effectively screened and adverse visual effects are internalised; iii. A boundary landscape treatment that includes use of layered boundary planting and the acoustic fence referred to in condition 16, which presents a green edge and a high level of amenity to the surrounding streets. This boundary landscape treatment shall be consistent with the Isthmus Group plan attached to these conditions as Attachment 4; iv. A planting palette that includes a boundary hedge planted with hardy fast growing species, and a tree framework reflecting the surrounding street tree environment; v. Use of advanced grade plants to ensure meaningful visual mitigation is provided within two to three years of planting; and vi. After undertaking a tree survey by a technician arborist or suitably qualified and experienced landscape architect, retaining where practicable, or otherwise replacing, existing mature trees located on the Site within 5 metres of the Site boundary, including pohutukawa. b. <u>Buildings</u> Buildings are designed and located so they are of a scale suited to the surrounding area and are set back from boundary edges, whilst recognising and providing for the building's function and use. In addition to compliance with the bulk and location requirements in condition 29 – 34 this may be achieved by: <ul style="list-style-type: none"> i. Use of rooflines which reflect the scale and context of the surrounding residential area particularly in Area A and building design which reflects the fine grain of the outer residential area, to integrate visually and to maintain character, scale and context; ii. Ensuring variation in the bulk, form and scale of buildings; iii. Limiting the lighting of roof structures to minimise night time visibility of those structures from residential locations outside the Site. c. <u>Signage</u> Signage is well integrated with and sensitive to the receiving environment, and maintains public safety.
38.	Prior to submitting the Integrated Design Management Plan to the WCC for certification in accordance with condition 1 the requiring authority shall provide the owners and occupiers of the properties listed in Attachment 3 with a copy of the Integrated Design Management Plan, and invite those persons to meet

	and discuss its content. The requiring authority shall cover the cost of the meeting venue. Meeting minutes shall be taken and provided to WCC when the Integrated Design Management Plan is submitted for certification.
39.	The Integrated Design Management Plan required by condition 1 may allow for staged implementation of development within the Site. If development of the site is to be staged then an overall plan showing the likely stages and methods for ensuring the objectives set out in condition 37 are met shall be included.
40.	The requiring authority shall ensure that any outline plan submitted to WCC under condition 2 demonstrates that the works subject to it are to be developed in a manner that achieves the objectives of the Integrated Design Management Plan. Outline plans shall contain a detailed landscape design plan and include details of planting and maintenance to achieve the objective under condition 37.a of the Integrated Design Management Plan on an ongoing basis. Any outline plan shall also contain details of buildings, signage, parking and other built infrastructure to demonstrate how the objectives under conditions 37.b and 37.c of the Integrated Design Management Plan are to be achieved. Any outline plan shall be accompanied by a report from a suitably qualified and experienced landscape architect and / or urban designer addressing how the outline plan achieves the objectives of the Integrated Design Management Plan.
41.	The requiring authority may amend the Integrated Design Management Plan provided that any amendment does not result in changing the purpose, or derogate from the purpose and the objectives of the Integrated Design Management Plan set out in condition 37 and any amendment is certified by the WCC.
42.	If a review of the Integrated Design Management Plan is undertaken by the requiring authority then that review shall be undertaken in consultation with the WCC.

Attachment 1 - The Designated Area

Image Deleted – Refer to ePlan Designation Maps.

Attachment 2 - Area A and Area B of the Designated Area



Attachment 3 - List of Properties

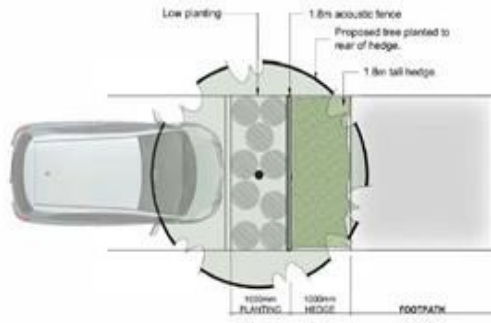
10 Kauri Street, Miramar
10 Kauri Street, Miramar
12 Kauri Street, Miramar
12A Kauri Street, Miramar
12A Kauri Street, Miramar
14 Kauri Street, Miramar
14 Kauri Street, Miramar
16 Kauri Street, Miramar
18 Kauri Street, Miramar
20 Kauri Street, Miramar
20 Kauri Street, Miramar

22 Kauri Street, Miramar
24 Kauri Street, Miramar
26 Kauri Street, Miramar
28 Kauri Street, Miramar
28 Kauri Street, Miramar
28A Kauri Street, Miramar
30 Kauri Street, Miramar
32 Kauri Street, Miramar
34 Kauri Street, Miramar
34 Kauri Street, Miramar
36 Kauri Street, Miramar
37 Kauri Street, Miramar
38 Kauri Street, Miramar
38 Kauri Street, Miramar
39 Kauri Street, Miramar
40 Kauri Street, Miramar
13 Kedah Street, Miramar
17 Kedah Street, Miramar
13 Miro Street, Miramar
15 Miro Street, Miramar
17 Miro Street, Miramar
19 Miro Street, Miramar
21 Miro Street, Miramar
21 Miro Street, Miramar
23 Miro Street, Miramar
25 Miro Street, Miramar
27 Miro Street, Miramar
29 Miro Street, Miramar
31 Miro Street, Miramar
33 Miro Street, Miramar
35 Miro Street, Miramar
37 Miro Street, Miramar
39 Miro Street, Miramar
39 Miro Street, Miramar
41 Miro Street, Miramar
43 Miro Street, Miramar

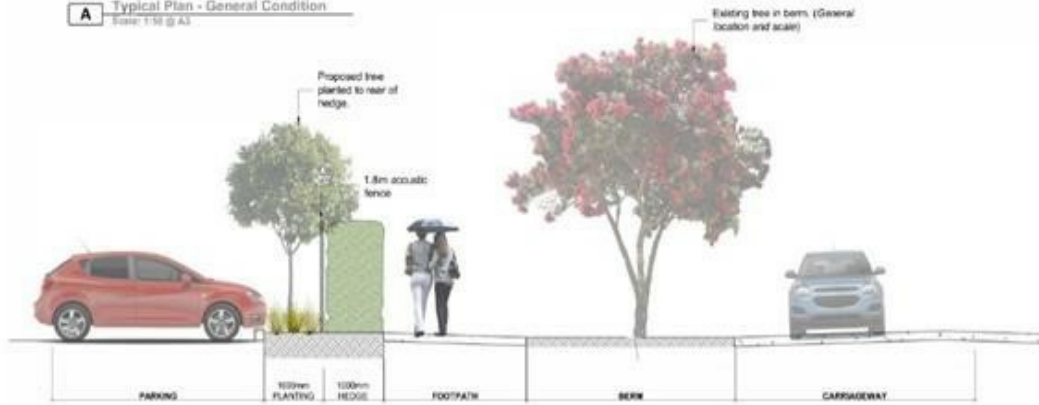
43 Miro Street, Miramar
44 Miro Street, Miramar
357 Broadway, Miramar
357 Broadway, Miramar
7 Kauri Street, Miramar
362, 364, 366, 368 & 370 Broadway, Miramar
362, 364, 366, 368 & 370 Broadway, Miramar
362, 364, 366, 368 & 370 Broadway, Miramar
362, 364, 366, 368 & 370 Broadway, Miramar

Attachment 4 - Landscape Plans





A Typical Plan - General Condition
Scale: 1:10 (p. A2)



B Typical Section - General Condition
Scale: 1:10 (p. A2)

No. Revision Date
Isthmus.
ANZ 10 000 0001 - 0010 00 000 000 000 000 000
 All Rights Reserved
 Example Landscape Plan WIAL, Māori
 South Airport Purpose Notice of
 Requirement
 Scale: 1:1000 (p. A2) **GA.2** Drawing Title

WRC – Greater Wellington Regional Council

Greater Wellington Regional Council

Beacon Hill Signal Station	
Designation unique identifier	WRC1
Designation purpose	Harbour control and communications centre
Site identifier	Lot 2 DP 89904 8 Paratu Way, Strathmore Park
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Subject to approved outline plan and conditions
Additional information	Rollover designation, formerly designation W1

Seton Nossiter flood detention area	
Designation unique identifier	WRC2
Designation purpose	Flood protection and control purposes
Site identifier	Section 386 Porirua District; Lot 1 DP 48271; Lot 1 DP 27198; Part Section 23 Paparangi Settlement
Lapse date	Given effect to
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Subject to approved outline plan and conditions
Additional information	Rollover designation, formerly designation W2 Flood water is detained in Seton Nossiter Park utilising the Mark Avenue and SH1 motorway embankment. In a flood event, water stored behind the embankments will inundate the lower part of the Seton Nossiter Park. The works also include a large grill intake, concrete surround, pipes and culvert structure under the embankment.

Upper Karori Reservoir	
Designation unique identifier	WRC3

Designation purpose	Water Supply Emergency Water Supply Purposes & Recreation
Site identifier	Part Section 1, Parts 1 & 2 of Section 2, Part Sections 3, 4, 5, 6, 7, 9, 10,11 Upper Kaiwharawhara District, Part Section 69 & 92 Terawhiti District
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Subject to approved outline plan and conditions
Additional information	Rollover designation, formerly designation W3

Karori Reservoir Reserve	
Designation unique identifier	WRC4
Designation purpose	Drinking water supply
Site identifier	Part Sections 32 & 34, Karori District, Part Section 1, Part Section 2 Upper Kaiwharawhara District (excluding Lot F SO31122 & Part 1 DP32281)
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Subject to approved outline plan and conditions
Additional information	Rollover designation, formerly designation W6 The Historic Buildings (The Karori Reservoir Store and the Karori Reservoir Tower) are excluded from this designation to the extent that any demolition, addition or external alteration shall be subject to the provisions of Heritage Chapters of the District Plan.

Ngauranga water supply reservoir	
Designation unique identifier	WRC5
Designation purpose	Drinking water supply
Site identifier	Lot 1 DP 91179
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Subject to approved outline plan and conditions
Additional information	Rollover designation, formerly designation W5

Stebbing's Valley Flood Detention Dam	
Designation unique identifier	WRC6
Designation purpose	Flood protection and control purposes
Site identifier	Lot 1 DP52518, Lot 1, DP42716, Part Lot 2 DP26649, Lot 24, DP70931, Part Lot 1 DP60664, Lot 1 DP43487
Lapse date	Given effect
Designation hierarchy under section 177 of the Resource Management Act	Primary
Conditions	Subject to approved outline plan and conditions
Additional information	<p>Rollover designation, formerly designation W4 Includes 3 separate designation parcels</p> <ol style="list-style-type: none"> 1. The earth dam and storage area in Stebbings Valley, including culverts and debris screen and open spillway adjoining the dam 2. Near Westchester Drive 3. U shaped gully to the west of properties located on Lakewood Drive to the south of the existing supermarket. This gully is linked to the main dam by a culvert and accommodates temporary ponding in an extreme event.

APP1 – Historic Heritage Advice Notes

Historic Heritage Advice Notes

ICOMOS NZ Charter and other policy documents and guidelines

The International Council on Monuments and Sites (ICOMOS) is a non-governmental organisation concerned with the protection of heritage places worldwide. “The ICOMOS New Zealand Charter 2010” sets out the principles and methods for heritage conservation in New Zealand. Other relevant international charters and documents include the “Burra Charter”, the “Xi’an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas 2005”, and the World Heritage Resource Manual Series published jointly by ICCROM, ICOMOS, IUCN and UNESCO.

In New Zealand, Heritage New Zealand Pouhere Taonga (HNZPT) produce the “Sustainable Management of Historic Heritage Guidance” series, and Manatu Taonga the Ministry of Culture and Heritage, publishes the “Policy for Government Departments’ Management of Historic Heritage”.

The “Wellington Heritage Policy, September 2010” and the Greater Wellington Regional Council Regional Policy Statement are the basis for the Council’s approach to heritage management.

These documents provide important references in identifying and protecting heritage, and in the resource consent process including for the assessment of environmental effects.

Heritage New Zealand Pouhere Taonga

HNZPT is New Zealand’s leading national historic heritage agency. The Council will inform HNZPT where a resource consent or plan change is applied for in respect of a scheduled heritage item that is also on the New Zealand Heritage List/Rārangi Kōrero. The Council will expect an application for resource consent that relates to a heritage item that is listed on the New Zealand Heritage List/Rārangi Kōrero to include written comments from HNZPT.

Heritage Schedules

Heritage items may only be scheduled by way of a Plan Change, and once scheduled are not categorised further. The relevant schedule includes a reference number, the address of each item, a site identifier such as the legal description, address, site name or description, a list of any particular features that have been specifically scheduled, an indication of values, and a map reference or link. The schedule entry is not a comprehensive or exclusive record.

The Wellington Heritage Inventory

The Wellington Heritage Inventory is an online tool that provides more detailed information of why an area, building, object, or site is scheduled in the District Plan. The information can be used in assessing the effects of development proposals on the heritage values of a place. The information is updated and revised from time to time as additional information becomes available. This does not affect the scheduling of items in the District Plan. Absence from the schedule entry or Wellington Heritage Inventory of any reference to a feature does not indicate that the feature is of no interest and can therefore be altered or removed without consent. Where there is doubt the Council’s heritage advisors should be consulted.

Conservation plans

A conservation plan is a method of managing the cultural significance of a place of cultural heritage value. It contains policies for the conservation of the place. The purpose of a conservation plan is to ensure that the significance of a heritage place is identified in detail, to ensure that when changes occur the heritage values are not removed or lost. Ideally, conservation plans should be prepared for all scheduled heritage items. Where a conservation plan has been prepared for a heritage item and peer reviewed by Council's heritage team, its policies can be taken into consideration when assessing the effects of a development proposal on a scheduled heritage item.

The document referred to in the preparation of conservation plans is J S Kerr's "The Conservation Plan: A guide to the preparation of conservation plans for places of European cultural significance", prepared by the National Trust of Australia, 7th edition, 2013.

Arch site

All archaeological sites that have been identified within the district are recorded on ArchSite, the New Zealand Archaeological Association's site recording scheme. ArchSite uses GIS (Geographic Information System) technology to manage and display information on maps. It is the national inventory of archaeological sites in New Zealand.

Heritage New Zealand Pouhere Taonga and the Accidental Discovery Protocol

Under the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) it is unlawful or any person to modify or destroy, or cause to be modified or destroyed, the whole or any part of an archaeological site without the prior authority of Heritage New Zealand. The purpose of the archaeological authority process under the HNZPT Act is to manage the information recovery process during the process of modifying an archaeological site. If you wish to do any work that may affect an archaeological site you must obtain an authority from Heritage New Zealand before you begin. This is the case regardless of whether the land on which the site is located is designated, or the activity is permitted under the District or Regional Plan, a resource or building consent has been granted. The HNZPT Act provides for substantial penalties for unauthorised destruction or modification. For archaeological sites scheduled in the District Plan, an archaeological authority from HNZPT may be required in addition to any resource consents required by the Council.

If you discover a previously unrecorded archaeological site (for example, when you are undertaking earthworks) you must stop any work that could affect the site and contact Heritage New Zealand Pouhere Taonga for advice on how to proceed. The Police will also need to be notified if any koiwi/human remains are revealed and if any artifacts/taonga tūturu are found the Ministry for Culture and Heritage must be notified.

APP2 – Biodiversity Offsetting

Biodiversity Offsetting

The following sets out a framework of principles for the use of biodiversity offsets. Principles must be complied with for an action to qualify as a biodiversity offset. These principles will be used when assessing the adequacy of proposals for the design and implementation of offsetting as part of resource consent applications.

1. **Adherence to the effects management hierarchy:** The proposed biodiversity offset will be assessed in accordance with the management hierarchy set out in ECO-P2. It should only be contemplated after the management hierarchy steps in ECO-P2 have been demonstrated to have been sequentially exhausted. Any proposal for a biodiversity offset will demonstrate how it addresses the residual adverse effects of the activity.
2. **Limits to offsetting:** Many biodiversity values cannot be offset and if they are adversely affected then they will be permanently lost. These situations include where:
 - a. Residual adverse effects cannot be offset because of the irreplaceability or vulnerability of the indigenous biodiversity affected or there is no appropriate offset site;
 - b. There are no technically feasible or socially acceptable options by which to secure gains within acceptable timeframes; and
 - c. Effects on indigenous biodiversity are uncertain, unknown or little understood, but potential effects are significantly adverse.

In these situations, an offset would be inappropriate. This principle reflects a standard of acceptability for offsetting and a proposed offset must provide an assessment of these limits that supports its success.

3. **No net loss and preferably a net gain:** The values to be lost through the activity to which the offset applies are counterbalanced by the proposed offsetting activity which is at least commensurate with the adverse effects on indigenous biodiversity so that the overall result is no net loss and preferably a net gain in biodiversity. No net loss and net gain are measured by type, amount and condition at the impact and offset site and require an explicit loss and gain calculation. Provisions for addressing sources of uncertainty and risk of failure in delivering the biodiversity offset should also be included.
4. **Additionality:** A biodiversity offset must achieve gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the offset, including that gains are additional to any minimisation or remediation undertaken in relation to the adverse effects of the activity. Offset design and implementation must avoid displacing activities harmful to indigenous biodiversity to other locations.
5. **Like-for-like:** The ecological values being gained at the offset site are the same as those being lost at the impact site across types of indigenous biodiversity, amount of indigenous biodiversity (including condition), over time and spatial context.
6. **Landscape context:** Biodiversity offset actions must be undertaken where this will result in the best ecological outcome, preferentially, first at the site, then the relevant catchment, then within the ecological district. Applications must consider the landscape context of both the impact site and the offset site, taking into account interactions between species, habitats and ecosystems, spatial connections and ecosystem function.
7. **Long-term outcomes:** The biodiversity offset must be managed to secure outcomes of the activity that last at least as long as the impacts, and preferably in perpetuity, including through the use of adaptive

management where necessary.

8. **Time lags:** The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the offset site must be minimised so that gains are achieved within the consent period and identified within the biodiversity offset management plan.
9. **Trading up:** When trading up forms part of an offset, the proposal must demonstrate that the indigenous biodiversity values gained are demonstrably of higher value than those lost, and the values lost are not indigenous taxa that are listed as Threatened, At-risk or Data deficient in the New Zealand Threat Classification System lists, or considered vulnerable or irreplaceable.
10. **Offsets in advance:** A biodiversity offset developed in advance of an application for resource consent must provide a clear link between the offset and the future effect. That is, the offset can be shown to have been created or commenced in anticipation of the specific effect and would not have occurred if that effect were not anticipated.
11. **Proposing a biodiversity offset:** A proposed biodiversity offset must include a specific biodiversity offset management plan, that:
 - a. Sets out baseline information on the indigenous biodiversity that is potentially impacted by the proposed activity at both the donor and recipient sites, and
 - b. Demonstrates how the requirements set out in this schedule will be carried out, and
 - c. Identifies the monitoring approach that will be used to demonstrate how the principles set out in this schedule will be fulfilled over an appropriate timeframe.

APP3 – Biodiversity Compensation

Biodiversity Compensation

The following sets out a framework of principles for the use of biodiversity compensation. Principles must be complied with for an action to qualify as biodiversity compensation.

1. **Adherence to effects management hierarchy:** Biodiversity compensation is a commitment to redress residual adverse effects. It must only be contemplated after the management hierarchy steps in ECO-P2 have been demonstrated to have been sequentially exhausted and thus applies only to residual adverse effects on indigenous biodiversity.
2. **Limits to biodiversity compensation:** In deciding whether biodiversity compensation is appropriate, a decision-maker must consider the principle that many indigenous biodiversity values are not able to be compensated for because:
 - a. The indigenous biodiversity affected is irreplaceable or vulnerable;
 - b. There are no technically feasible or socially acceptable options by which to secure proposed gains within acceptable timeframes; and
 - c. Effects on indigenous biodiversity are uncertain, unknown or little understood, but potential effects are significantly adverse.
3. **Scale of biodiversity compensation:** The values to be lost through the activity to which the biodiversity compensation applies must be addressed by positive effects to indigenous biodiversity that are proportionate to the adverse effects on indigenous biodiversity.
4. **Additionality:** Biodiversity compensation must achieve gains in indigenous biodiversity above and beyond gains that would have occurred in the absence of the compensation, including that gains are additional to any minimisation and remediation undertaken in relation to the adverse effects of the activity. Compensation design and implementation must avoid displacing activities harmful to indigenous biodiversity to other locations.
5. **Landscape context:** Biodiversity compensation actions must be undertaken where this will result in the best ecological outcome, preferentially, first at the site, then the relevant catchment, then within the ecological district. The actions must consider the landscape context of both the impact site and the compensation site, taking into account interactions between species, habitats and ecosystems, spatial connections and ecosystem function.
6. **Long-term outcomes:** The biodiversity compensation must be managed to secure outcomes of the activity that last as least as long as the effects, and preferably in perpetuity.
7. **Time lags:** The delay between loss of indigenous biodiversity at the impact site and gain or maturity of indigenous biodiversity at the compensation site must be minimised.
8. **Trading up:** When trading up forms part of biodiversity compensation, the proposal must demonstrate the indigenous biodiversity values gained are demonstrably of higher indigenous biodiversity value than those lost. The proposal must also show the values lost are not indigenous taxa that are listed as Threatened, At-risk or Data deficient in the New Zealand Threat Classification System lists, or considered vulnerable or irreplaceable.
9. **Biodiversity compensation in advance:** Biodiversity compensation developed in advance of an

application for resource consent must provide a clear link between the compensation and the future effect. That is, the compensation can be shown to have been created or commenced in anticipation of the specific effect and would not have occurred if that effect were not anticipated.

APP4 – Permitted Noise Standards

Permitted Noise Standards

Note: The tables below provide the permitted noise limits for noise generated from activities undertaken within zones as measured at or within the boundary of any site within the receiving zones

Table 13 – APP4:			
Noise <u>emitted</u> from activities within the Medium Density Residential Zone as received in other areas (Medium Density Residential Zone) must not exceed the following limits			
Receiving zone	All days 7:00am to 10:00pm	All days 10:00pm to 7:00am	All days 10:00pm to 7:00am
Medium Density Residential Zone	50 dB L _{Aeq} (15 min)	40 dB L _{Aeq} (15 min)	75 dB L _{AFmax}

Table 14 – APP4:				
Noise <u>emitted</u> from activities within the General Residential and Large Lot Residential Zones as received in other areas (General Residential and Large Lot Residential Zone) must not exceed the following limits				
Receiving zone	All days 7:00am to 7:00pm	All days 7:00pm to 10:00pm	All days 10:00pm to 7:00am	All days 10:00pm to 7:00am
General Residential Large Lot Residential Zone	50 dB L _{Aeq} (15 min)	45 dB L _{Aeq} (15 min)	40 dB L _{Aeq} (15 min)	75 dB L _{AFmax}

Table 15 – APP4:			
Noise <u>emitted</u> from activities within the Commercial and Mixed-Use Zones as received in other areas (Medium Density Residential Zone) must not exceed the following limits			
Receiving zone	All days 7:00am to 10:00pm	All days 10:00pm to 7:00am	All days 10:00pm to 7:00am
Medium Density Residential Zone	50 dB L _{Aeq} (15 min)	40 dB L _{Aeq} (15 min)	70 dB L _{AFmax}

Table 16 – APP4:				
Noise <u>emitted</u> from activities within the Commercial and Mixed-Use Zones as received in other areas (General Residential Zone) must not exceed the following limits				
Receiving zone	All days 7:00am to 7:00pm	All days 7:00pm to 10:00pm	All days 10:00pm to 7:00am	All days 10:00pm to 7:00am
General Residential Zone	50 dB L _{Aeq} (15 min)	45 dB L _{Aeq} (15 min)	40 dB L _{Aeq} (15 min)	65 dB L _{AFmax}

Table 17 – APP4:	Noise emitted from activities within the Commercial and Mixed-Use Zones as received in other areas (General Rural Zone and Large Lot Residential Zone) must not exceed the following limits			
Receiving zone	All days 7:00am to 8:00pm	All days 8:00pm to 7:00am	All days 8:00pm to 7:00am	All days At all times
Rural zones (General Rural Zone and Large Lot Residential)	45 dB L _{Aeq} (15 min)*	35 dB L _{Aeq} (15 min)*	60 dB L _{AFmax} *	55 dB L _{Aeq} (15 min)
*Noise received at any conceptual boundary of a residential building in any Rural Zone.				

Table 18 – APP4:	Noise emitted from activities within the General Rural Zone, Commercial and Mixed-Use Zones, Special Purpose Hospital Zone, Special Purpose Tertiary Education Zone, Special Purpose Stadium Zone, City Centre Zone, Mixed Use Zone and General Industrial Zone as received in other areas must not exceed the following limits	
Receiving zone	At all times	
General Rural Zone	60 dB L _{Aeq} (15 min)	85 dB L _{AFmax}
Commercial and Mixed Use zones	60 dB L _{Aeq} (15 min)	85 dB L _{AFmax}
Special Purpose Hospital Zone*	60 dB L _{Aeq} (15 min)	85 dB L _{AFmax}
Special Purpose Tertiary Education Zone*	60 dB L _{Aeq} (15 min)	85 dB L _{AFmax}
Special Purpose Stadium Zone*	60 dB L _{Aeq} (15 min)	85 dB L _{AFmax}
City Centre Zone	60 dB L _{Aeq} (15 min)	85 dB L _{AFmax}
Mixed use Zone	60 dB L _{Aeq} (15 min)	85 dB L _{AFmax}
General Industrial Zone*	65 dB L _{Aeq} (15 min)	85 dB L _{AFmax}
Note: Where it is impractical to measure outside the building, measurements must be made inside (with windows closed). Where indoor measurements are made, then the noise limits stated above must be reduced by 15 dB.		

Table 19 – APP4:	Noise emitted from activities within Natural Open Space Zone, Open Space Zone, Sport and Active Recreation Zone as receive in other areas (Natural Open Space Zone, Open Space Zone, and Sport and Active Recreation Zone) must not exceed the following limits		
Receiving zone	Monday to Saturday 7:00am to 10:00pm	All days 10:00pm to 7:00am	At all other times
Natural Open Space Zone Open Space Zone	55 dB L _{Aeq} (15 min)	75 dB L _{AFmax}	45 dB L _{Aeq} (15min)

Sport and Active Recreation Zone		
----------------------------------	--	--

Table 20 – APP4:	Port Noise emitted from activities within the Special Purpose Port Zone must not exceed the following limits	
At any point on land at, or beyond the Port Noise Control Line shown in Map 55, noise from port related activities must not exceed these levels	Any 5 consecutive 24-hour periods	Any 24-hour period
	65 dBA L_{dn}	68 dBA L_{dn} 60 dB L_{Aeq} (9 hr) 65 dB L_{Aeq} (15 min) 85 dB L_{AFmax}
Note: Measurements must be made in accordance with the requirements of NZS 6801:2008 <i>Measurement of environmental sound</i> and NZS6809:1999 <i>Port Noise Management and Land Use Planning</i> .		

Table 21 – APP4:	Aircraft Operations Noise emitted from activities within the Special Purpose Airport Zone must not exceed the following limits	
Aircraft operations must be managed so that the rolling 90-day average 24-hour night-weighted sound exposure does not exceed a Day/Night Level (L_{dn}) of these levels, outside the Air Noise Boundary shown in Map 35.	Within the Air Noise Boundary (ANB)	Within the Outer Noise Control Boundary
	65 dBA L_{dn}	60 dBA L_{dn}
<p>Note:</p> <p>Aircraft noise will be measured in accordance with NZS 6805:1992 <i>Airport noise management and land use planning</i> and calculated as a 90-day rolling average. All terminology must have the meaning that may be used or defined in the context of NZS6805:1992 <i>Airport noise management and land use planning</i>.</p> <p>The level of noise from aircraft operations, for comparison with L_{dn} 65 dBA, is calculated from the total amount of noise energy produced by each aircraft event (landing or take-off) over a period of 90 days. This method of control does not directly control individual aircraft events, but does so indirectly by taking into account their contribution to the amount of noise generated in a 24 hour period.</p>		

APP5 – Fixed Plant Noise Standards

Fixed Plant Noise Standards

Note: The tables below provide the noise limits for noise generated by fixed plant noise within zones as measured at or within the boundary of any site within the receiving zones.

Table 22 – APP5:			
Noise emitted by fixed plant must not exceed the following limits at any point within any other site in the following receiving zones (Medium Density and General Residential Zones)			
Receiving zone	All days 7:00am to 10:00pm	All days 10:00pm to 7:00am	All days 10:00pm to 7:00am
Medium Density Residential Zone	45 dB L_{Aeq} (15 min)	40 dB L_{Aeq} (15 min)	75 dB L_{AFmax}
General Residential Zone	45 dB L_{Aeq} (15 min)	40 dB L_{Aeq} (15 min)	75 dB L_{AFmax}

Table 23 – APP5:				
Noise emitted by fixed plant must not exceed the following limits at any point within any other site in the following receiving zone (General Rural Zone)				
Receiving zone	All days 7:00am to 8:00pm	All days 8:00pm to 7:00am	All days 8:00pm to 7:00am	At all times and on any notional boundary of a building containing a noise sensitive activity
General Rural Zone	45 dB L_{Aeq} (15 min)	35 dB L_{Aeq} (15 min)	75 dB L_{AFmax}	55 dB L_{Aeq} (15 min)

Table 24 – APP5:		
Noise emitted by fixed plant must not exceed the following limits at any point within any other site in the following receiving zones (General Industrial and Special Purpose Quarry Zones)		
Receiving zone	At all times	All days 10:00pm to 7:00am
General Industrial Zone	65 dB L_{Aeq} (15 min)	85 dB L_{AFmax}
Special Purpose Quarry Zone	65 dB L_{Aeq} (15 min)	85 dB L_{AFmax}

Table 25 – APP5:		
Noise emitted by fixed plant must not exceed the following limits at any point within any other site in the following receiving zones (Centres, Local, City and Special Purpose Waterfront Zones)		
Receiving zone	At all times	All days 10:00pm to 7:00am

Metropolitan Centre Zone	55 dB L_{Aeq} (15 min)	75 dB L_{AFmax}
Neighbourhood Centre Zone	55 dB L_{Aeq} (15 min)	75 dB L_{AFmax}
Local Centre Zone	55 dB L_{Aeq} (15 min)	75 dB L_{AFmax}
City Centre Zone	55 dB L_{Aeq} (15 min)	75 dB L_{AFmax}
Special Purpose Waterfront Zone	55 dB L_{Aeq} (15 min)	75 dB L_{AFmax}

Table 26 – APP5:	Noise emitted by fixed plant must not exceed the following limits at any point within any other site in the following receiving zones (Centres, Local, City and Special Purpose Waterfront Zones)	
Receiving zone	At all times	All days 10:00pm to 7:00am
All other zones	55 dB L_{Aeq} (15 min)	75 dB L_{AFmax}

APP6 – Permitted Noise Standards for Temporary Activities

Table 26 – APP6: Noise Standards for Temporary Military Training Activities

Table 26 – APP6	Noise standards for temporary military training activities	
Noise Source	Time	Minimum separation distance from noise-sensitive activities
Live firing weapons and single or multiple explosive events	7.00am – 7.00pm	1500m
	7.00pm – 7.00am	4500m
Firing of blank ammunition	7.00am – 7.00pm	750m
	7.00pm – 7.00am	2250m
Other mobile noise sources	Shall comply with the noise limits set out in tables two and three in the NZS on Acoustics-Construction Noise (NZS 6803:1999).	
Other stationary noise sources	7.00am – 10.00pm	55 dB L_{Aeq} (15 min)
	10.00pm – 7.00am	45 dB L_{Aeq} (15 min) 75 dB L_{AFmax}

Between 7.00am to 7.00pm noise levels shall not exceed a peak sound level of 95dBC measured at or within the notional boundary of a noise-sensitive activity.

Between 7.00pm to 7.00am noise levels shall not exceed a peak sound level of 85dBC measured at or within the notional boundary of a noise-sensitive activity.

Table 27 – APP6: Noise standards for Basin Reserve Special Entertainment Event Noise Emissions

Table 27 – APP6	Basin Reserve Special Entertainment Event Noise Emissions			
Amplified sound from the special event (including any testing and calibration purposes) must not exceed the following limits when measured and assessed at the front road boundary of 21 Ellice Street and front road boundary of 62 Tasman Street;	75 dB $L_{Aeq}(5min)$	85 dB $L_{eq}(5min)$ at 63 Hz	80 dB $L_{eq}(5min)$ at 125 Hz	85 dB L_{AFMax}

Table 28 – APP6: Noise standards for Wellington Regional Stadium Special Entertainment Event Noise Emissions

Table 28 – APP6	Wellington Regional Stadium Special Entertainment Event Noise Emissions
-----------------	---

Amplified sound from the special entertainment event (including for any testing and calibration purposes) must be not exceed the following limits:

Hours	Permitted Noise Emissions
7.00am - 12 noon	55 dB $L_{Aeq}(5min)$
12noon – 11.00pm	75 dB $L_{Aeq}(5min)$
11.00pm – 7.00am	45 dB $L_{Aeq}(5min)$
11.00pm – 7.00am	75 dB L_{AFmax}

When :

- i. measured over any 5 minute period at:
 - a. within 1 metre of the physical roadside edge at the South corner of Davis Street and Hobson Street; and
 - b. at a site on the East side of, and between 20 metres and 30 metres from the North end of Frandi Street. The measurement position shall be within 0.5 metres of the physical roadside edge of Frandi Street.
- ii. Measured in accordance with New Zealand Standard 6801:2008 Acoustics - Measurement of Environmental Sound and assessed in accordance with New Zealand Standard 6802:2008 Acoustics - Environmental Noise.

APP7 – Temporary Activities Event Management Plan

Temporary Activities Event Management Plan

Require the preparation of an Events Management Plan which must address the following details:

1. Evidence of active engagement undertaken in respect of scheduled sites of significance as per SCHED7 - Sites and Areas of Significance to Māori and statutory acknowledgement areas with mana whenua of Whanganui a Tara (Wellington):
 - a. Taranaki Whānui
 - b. Ngāti Toa Rangatira.
2. The provision of information to local residents and businesses regarding the proposed activity and its hours and duration.
3. A noise management plan which details:
 - a. The extent to which noise associated with the activity breaches specified noise standards;
 - b. How any potential adverse noise effects from the event will be mitigated and minimised.
4. How light spill will be managed and mitigated to reduce adverse effects.
5. A rubbish collection and minimisation plan for the event which outlines:
 - a. How waste and litter will be effectively managed and minimised;
 - b. What suitable waste disposal mechanisms will be utilised including waste minimisation, recycling and compost options;
6. A traffic management plan to address and minimise any potential effect on the transport network to avoid compromising the network's efficient operation. In addition, demonstrate how the event will control effects on traffic to ensure that the event does not detract from:
 - a. The capacity of the road to safely and efficiently cater for pedestrians, cyclists and motor vehicles; and
 - b. The well-being of residents and reasonable functioning of businesses on surrounding sites.
7. A health and safety plan to understand how the event will be designed and operated to minimise effects on people's health and safety, including:
 - a. Utilising Crime Prevention Through Environmental Design principles:
 - b. Providing adequate supply of and access to:
 - i. Toilets;
 - ii. First aid;

- iii. Potable water supply; and
 - c. Ensuring fire safety and emergency egress have been factored into the design and operation of the event.
8. Demonstrate how the event will:
- a. Enable ease of access for vehicles, pedestrians, and micro-mobility users to, from, in and around the site; and
 - b. Utilise universal design principles in the design and operation of the event.

APP8 – Quantitative Wind Study and Qualitative Wind Assessment – Modelling and Reporting Requirements

Appendix 8 Wind-A1: Modelling and Reporting Requirements for a Quantitative Wind Study

This Appendix details the minimum requirements for quantitative wind studies required by WIND-S4.

1 Aims of a Wind Study

The aims of a wind study are:

- 1.1 To quantify the extent and magnitude of the effect of a building proposal on the surrounding pedestrian level wind environment by measuring and comparing the existing and proposed wind conditions, and
- 1.2 To provide documentary evidence of the proposed building's effect on the wind environment and level of compliance with the wind standards; and
- 1.3 To demonstrate, where the proposed building will cause wind conditions to deteriorate, that every reasonable alternative design has been explored and that the proposed building is the best practical aerodynamic design for the site.

2 Minimum Requirements for a Wind Tunnel Study

Wind tunnel studies must meet the following conditions:

- 2.1 Wind studies must comply with the requirements of Australasian Wind Engineering Society Quality Assurance Manual, Wind Engineering Studies of Buildings, AWES-QAM-1-2001, except where the rules and requirements of the Wellington City District Plan supersede them.
- 2.2 The model scale used in the wind tunnel test must not be smaller than 1:300.
- 2.3 The atmospheric boundary-layer simulation must represent the local upwind terrain, as defined in the Australia/New Zealand Loading Standard, AS/NZS 1170.2:2011.
- 2.4 All wind speeds must be measured at a full-scale height of 2 metres.
- 2.5 Wind speeds must be measured for wind directions at no greater than 20° intervals for the prevailing wind directions at the site. The measurements must be scaled to full-scale wind speeds using reference wind data corresponding to 20° sectors.
- 2.6 For Wellington CBD, reference wind conditions have been measured in a previous study (refer

Jackson, P. S.: 1976, 'Thorndon Wind Tower. Part I: Data Collection; Part 2: Wind Structure', N.Z. Ministry of Works and Development, Central Laboratories Rept. 3-76/4), and are derived from Wellington Airport wind data, with the following corrections applied,

- a. Winds at a height of 10m at Wellington Airport have an equivalent mean speed to winds at a height of 150m above Wellington City, and
- b. Wind directions over Wellington City are the same as those at Wellington Airport, except that the northerly wind directions (i.e. 0°-80° and 280°-360°) are rotated to the west by 10° (e.g. 360° at the airport becomes 350° over the city).

2.6.1 For Wellington CBD, the following reference mean speeds and wind directions are derived from the Wellington Airport data (1985-1998), using the corrections in a) and b) above. The reference wind speeds correspond to the annual maximum hourly mean wind speeds at a height of 150m

150° 15m/s	170° 20m/s	190° 22m/s	210° 22m/s
320° 19m/s	340° 22m/s	360° 20m/s	020° 15m/s

2.6.2 For Wellington CBD, the hours of occurrence of the hourly mean wind speeds must be derived using wind data from Wellington Airport with the corrections described in a and b above.

2.7 The annual maximum gust speeds in WIND-S1 must be calculated from measurements at each location for each wind direction, using the following equation:

$$\text{gust} = v + 3.7\sigma,$$

where v = the annual maximum hourly mean wind speed for the particular wind direction and σ = the standard deviation of the wind speed.

For Wellington CBD, the reference wind speeds and wind directions in 2.6.1 must be used to derive the annual maximum gust speeds.

2.8 The number of hours that the hourly mean wind speed equals or exceeds 2.5 m/s in a year must be calculated to assess compliance with WIND-S1, WIND-S2, and where applicable WIND-S3. For Wellington CBD, the reference wind data in 2.6.2 must be used to derive the number of hours, equalled or exceeded.

2.9 Flow visualisation tests of the existing situation and of the proposed development must be undertaken. Results from the testing must show the full spatial extent of any change in wind conditions with the proposed building and the spatial extent of windy areas around the development site. At a minimum, flow visualisation must show effects on:

- a. Two building heights upwind of the site; and
- b. Four building heights either side of the site; and
- c. Six building heights downwind.

The testing must produce at least six different wind speed contours, and be undertaken for at least two representative northerly wind directions and two representative southerly wind directions that show the likely worst wind effects.

2.10 Where the standards WIND-S1, WIND-S2, or where applicable WIND-S3, are not complied with, and evidence for applying discretion is required, alternative building designs and/or modifications must be investigated to demonstrate that the proposed building is the best practical attempt to comply with the wind standards. While the investigation of alternative designs need only focus on those areas, and those wind directions, where non-compliance occurs, sufficient measurements

must be taken elsewhere to quantify all the significant changes in wind conditions with the alternative designs (i.e. measurements must not provide a misleading picture of the overall effect of any building configuration by ignoring public spaces where significant changes in wind speeds occur).

- 2.10.1 Where the standards WIND-S1, WIND-S2, or where applicable WIND-S3, are not complied with because the wind conditions for the existing situation are already non-compliant, and wind conditions cannot be practically improved by changing the design of the proposed building (for example, because wind conditions are too far away to be influenced by the design), an analysis of the wind tunnel data must be provided to demonstrate this.

3 Form of Wind Tunnel Test Report

A wind tunnel test report must contain:

- 3.1 A description of the atmospheric boundary layer simulation that is used in the wind tunnel, including plots of the mean wind speed profile and turbulence intensity profile.
- 3.2 A description of the reference wind speeds used to derive the wind speeds listed in the wind report. Any assumptions and limitations of the reference wind speed analysis and a description of the meteorological data used must be provided.
- 3.3 A calibration section, which contains the results of flow visualisation tests of a calibration building model, performed using the same wind tunnel setup and procedures as those used for the wind study. The calibration building model must be an isolated square prism, 15 metres square in plan and 60 metres high, at the same model scale used for the wind study. Flow visualisation erosion testing must use at least six different wind speeds, and the final wind speed must correspond to an area of influence (identified by the flow visualisation) equal to 80% of a circular area centred on the back face of the model, with a full-scale diameter of 50 m diameter. The intermediate speeds will be chosen to equally divide this maximum speed.
- 3.4 An analysis of the error limits and the precision that is achievable in the wind speeds and the frequency of occurrence that are listed in the wind report. The relationship of the model (wind tunnel) to full-scale Wellington conditions, as far as it is known, should also be documented through reference to externally refereed papers or reports.
- 3.5 A diagram that clearly shows and identifies the locations/areas that were measured during testing.
- 3.6 A table of the annual maximum gust wind speeds for each wind direction, measurement location, and each building configuration. This will include listings for the existing situation as well as the proposed building configuration(s).
- 3.7 A table of number of hours that the mean hourly wind speed equals or exceeds 2.5 m/s each year, for each measurement location and each building configuration. This will include listings for the existing situation as well as the proposed building option(s).
- 3.8 Records/diagrams of the flow visualisation tests.
- 3.9 A description of the effects of the proposed development on wind conditions in the surrounding area. This must include a description of the 3-dimensional wind flows around the proposed

building, indicating the way these wind flows affect pedestrian-level winds. This should clarify:

- 3.9.1 The cause(s) of any observed non-compliance with the wind standards - WIND-S1, WIND-S2 and WIND-S3;
- 3.9.2 The ways in which the wind problems might be avoided; and
- 3.9.3 The ways in which these wind problems might be mitigated.

Notes

For example, at its simplest this might be a statement that,

- The root cause is the downwash caused by the proposed building being very much bigger in scale than its neighbours;
- Reducing the size of the proposed building would remove this root cause;
- Large canopies around the proposed building could provide shelter from the downwash in the immediate vicinity of the entry ways, although this may result in the carparking area beyond the canopy being made uncomfortable.

- 3.10 Where the standards WIND-S1, WIND-S2, or where applicable WIND-S3, are not complied with, results of wind tunnel tests of alternative building designs and/or modifications must be provided to show the proposed building is the best practical attempt to achieve these standards. Results for the alternative designs and/or modifications need only be for those areas, and for those wind directions, where problems have been identified. However, sufficient measurements must be taken to quantify all the changes with the alternative designs and/or modifications.
- 3.11 Where the standard WIND-S1, or where applicable WIND-S3, is not complied with because the existing wind conditions already do not comply, an analysis of the wind tunnel results must be provided to show that the existing wind conditions cannot be practically improved by changing the design of the proposed building. For example, the location of the proposed building could be too far away to influence the windy location.

4 Modelling and Reporting Requirements for CFD (Computational Fluid Dynamics) Studies

CFD studies must meet the following conditions:

- 4.1 CFD modelling must meet the requirements of section 2, except that 2.2 is replaced with the requirement to model wind flows and buildings at full-scale. Requirements written for wind tunnel testing (for example “measurements”) must be interpreted and applied to CFD modelling so that an equivalent quality and accuracy is achieved in the model output.
- 4.2 CFD modelling must resolve unsteady, three-dimensional wind flows through small spaces (i.e. less than 0.5 metres in dimension) at locations where wind speeds are affected by the proposed development. The density of the mesh/cells used in the CFD modelling may be optimised by increasing mesh/cell spacing further from the proposed development, but must remain sufficiently dense to accurately resolve turbulent wind flows affected by the proposed development.
- 4.3 A suitable turbulence model must be used that can accurately predict gust wind speeds with an averaging period of 3 seconds. The gust equivalent mean (GEM) speed, or other approximations based on the mean wind speed, must not be used to estimate the gust wind speeds in WIND-S1.

A CFD report must contain:

- 4.4 All information and reporting required in section 3. Requirements in section 3 that are written for wind tunnel testing must be interpreted and applied to the CFD modelling so that equivalent information is available for quality assurance checking and interpretation of the CFD output.
- 4.5 A validation section, which provides a comparison of the CFD predictions of high rise cases D, E or F in the Architectural Institute of Japan publication “Benchmarks for Validation of CFD Simulations Applied to Pedestrian Wind Environment around Buildings” (2016) and the corresponding benchmark data. The benchmark data is available at https://www.aij.or.jp/jpn/publish/cfdguide/index_e.htm . The difference between predicted and benchmark values must on average be less than 10%, with a maximum difference of 15% in parts of the wake of the taller buildings.
- 4.6 Plots or tables of convergence and stability parameters to demonstrate that the output of each simulation used in the study is stable and converged throughout the flow-field.

Appendix 8 Wind-A2: Reporting Requirements for a Qualitative Wind Assessment

This Appendix describes the form and content of qualitative wind assessments, required by WIND-S5.

1 Form of Qualitative Wind Assessment Report

A qualitative wind assessment report is not based on the results of a wind tunnel test and so ultimately relies on a wind specialist’s expert knowledge of the interaction of buildings with the wind, and of any prior evidence of local wind speeds. It must contain the following:

- 1.1 A description of the existing wind conditions, including sources and limitations of information used in the assessment. Results from previous quantitative wind studies, in the vicinity of the development site, should be used when available.
- 1.2 A description of the interaction of the existing buildings with the wind that leads to the existing wind conditions.
- 1.3 A review of the design of the proposed development, and its appropriateness for a windy environment.
- 1.4 A description of the influence of the proposed development on pedestrian level wind speeds in public areas, and its compliance with standards WIND-S1, WIND-S2, and where required WIND-S3.
- 1.5 When existing wind conditions may deteriorate with the proposed development, a discussion of the building design and effectiveness of wind mitigation measures that are recommended. The wind assessment must provide a clear rationale that the proposed design is the best practical aerodynamic design to achieve compliance with standards WIND-S1, WIND-S2, and where required WIND-S3.
- 1.6 A statement at the conclusion of the report that, in the professional opinion of the wind specialist, the proposed development will comply with standards WIND-S1, WIND-S2, and where required WIND-S3.

APP9 – City Centre Zone and Special Purpose Waterfront Zone – Minimum Sunlight Access and Wind Comfort Control – Public Space Requirements

City Centre Zone and Special Purpose Waterfront Zone – Minimum Sunlight Access and Wind Comfort Control – Public Space Requirements

This appendix and the requirements set out within it apply to the City Centre Zone and Waterfront Zone and relates to and is to be read in conjunction with CCZ-S7, WFZ-S2 and WIND-S3 - minimum sunlight access and wind comfort – public space standards.

Public Space Location	Zone	Additional detail regarding the application of City Centre Zone standard CCZ-S7 or Waterfront Zone standard WFZ-S2:	Time period to be calculated using New Zealand Standard Time at either of the equinoxes (i.e. 21 March or 23 September)
Pedestrian Malls:			
Cuba Mall	City Centre	<p>The area of Cuba Mall protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> To the west and east, the boundaries of the parcels adjoining Cuba Mall, and To the north and south at the end of each block, a straight line connecting the corner boundaries of the two end parcels (fronting onto Ghuznee Street, Dixon Street and Manners Street, and For the sake of clarity, Ghuznee, Dixon and Manners Streets are not protected for sunlight access in respect of Cuba Mall. 	12.00pm to 2.00pm
Manners Mall	City Centre	<p>The area of Manners Mall protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> To the north-east and south-west, the boundaries of the 	1:30pm to 3.00pm

		<p>parcels adjoining Manners Mall, and</p> <ul style="list-style-type: none"> To the north-west, extend the western boundary of Lot 1 DP 68737 in a straight line (north north-east) to the point it intersects with the adjacent property boundary, and To the south-east, extend the eastern boundary of Lot 1 DP 86037 in a straight line (south south-west) to the point it intersects with the adjacent property boundary. 	
Parks and squares:			
Pukeahu National War Memorial Park	City Centre		10.00am to 4.00pm
Frederick Street Site	City Centre		12.00pm to 2.00pm
Flagstaff Hill/Terrace Gardens	City Centre		12.00pm to 2.00pm
Katherine Mansfield Memorial Park	City Centre		10.00am to 4.00pm
Hungarian Garden (Called "Magyar Millennium Park")	City Centre		12.00pm to 2.00pm
Waitangi Park	Waterfront		10.00am to 4.00pm
Victoria Street Streetscape Open Spaces (Including Volunteer Corner & Te Niho Park)	City Centre		
Railway Station Forecourt	City Centre		10.00am to 4.00pm
NZ Parliament Grounds – Green space within Parliament Precinct facing Molesworth Street	City Centre		10.00am to 4.00pm
Civic Square	City Centre	The area of Civic Square protected for the purpose of sunlight access is defined as indicated by property boundary lines and intersecting lines as shown below.	12.00pm to 2.00pm
Midland Park	City Centre	The area of Midland Park protected for the purpose of sunlight access is defined by: <ul style="list-style-type: none"> The extent of Open Space zoning on Lot 1 DP 83076 	12.00pm to 2.00pm
Cobblestone Park	City Centre	The area of Cobblestone Park protected for the purpose of	12.00pm to 2.00pm

		<p>sunlight access is defined by:</p> <ul style="list-style-type: none"> • The extent of Open Space zoning on: <ul style="list-style-type: none"> ◊ Lot 2 DP 40129 ◊ Lot 1 DP 5725 ◊ Lot 2 DP 5725 ◊ Lot3 5725 ◊ Pt Lot 1 DP 366 	
Glover Park	City Centre	<p>The area of Glover Park protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> • The extent of Open Space zoning on <ul style="list-style-type: none"> ◊ Lot 2 DP 35152 ◊ Pt Sec 150 Town of Wellington ◊ Pt Sec 152 Town of Wellington • Any other part of Lot 2 DP 35152 (that is not zoned Open Space), and • The land between Pt Sec 152 Town of Wellington (8 Garrett St) and Lot 2 DP 35152. 	12.00pm to 2.00pm
Te Aro Park	City Centre	<p>The area of Te Aro Park protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> • The extent of Open Space zoning on Lot 2 DP 80681, but excluding the westernmost portion, and • Connect the northernmost point with the south-east corner boundary of Lot 1 DP 80681. <p>To identify the northernmost point:</p> <ul style="list-style-type: none"> • From the northernmost point of Lot 1 DP 80681, extend the boundary line in a north-easterly direction to a point the line intersects with the boundary of Lot 2 DP 80681 – that point of intersection being the northernmost point. 	12.00pm to 2.00pm
Denton Park	City Centre	<p>The area of Denton Park protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> • The extent of Open Space zoning on Lot 2A Plan 2072 	12.00pm to 2.00pm
'Clock Park' Southeast corner Courtenay Place/ Taranaki Street intersection	City Centre	<p>The area of the south-eastern corner of the intersection between Taranaki Street and</p>	12.00pm to 2.00pm

		<p>Courtenay Place protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> • The western external wall of the listed heritage building 61 extending in a straight line to the south until it meets the existing kerblines, and • The southern external wall of the listed heritage building 61 extending in a straight line to the east until it meets the existing kerblines, and • To the north-east, east, and south, the kerblines. 	
Post Office Square	Waterfront	<p>The area of Post Office Square protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> • To the north, the primary roofline on the southern side of the newspaper agency • To the east and west, the kerblines • To the south, extend the southern boundary of the Intercontinental Hotel (Lot 2 DP 91187) eastward to a point where it intersects with the extended southern boundary of Lot 1 DP 77229. 	12.00pm to 2.00pm
Frank Kitts Park	Waterfront	<p>The area of Frank Kitts Park protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> • To the north, a straight line following the southern boundary of the formed vehicle access (where it traverses the eastern boundary of Pt Lot 1 DP 60890) • To the east and south, mean high water springs • To the west, the boundary adjoining Jervois Quay. 	10.00am to 4.00pm
Kumutoto Park	Waterfront	<p>The area within Kumutoto Plaza protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> • To the north, extend the southern boundary of Waring Taylor Street in a straight line • To the west, the western boundary of Lot 8 DP 330297 • To the south and east, the 	12.00pm to 2.00pm

		nearest part of the roofline of the proposed new building (south) and canopy (east).	
Taranaki St Wharf/Lagoon Area	Waterfront	<p>The part of the Taranaki Street Wharf/ Lagoon area protected for the purpose of sunlight access is defined by:</p> <ul style="list-style-type: none"> • To the north, the northern boundary of the Wharewaka located immediately south of the Star Boating Club • To the north-west, a line generally following the top step (leading down to the lagoon) • To the south-east, the south-eastern boundary of the walkway adjoining (the north-western side of) the Wharenui, Wharekai and Wharetaonga • To the south-west, the south-western boundary of the walkway leading from the bridge towards Te Papa. 	12.00pm to 2.00pm

APP10 – Multi-User Ferry Precinct and Inner Harbour Port Precinct Masterplan Requirements

Appendix 10-A: Multi-User Ferry Precinct Masterplan Requirements

1. Wellington City Council requires the preparation of a Masterplan to guide the re-development of the passenger port facilities within the Multi-User Ferry Precinct. The Masterplan is to be developed in conjunction with Wellington City Council and is to demonstrate the Masterplan requirements set out in this Appendix.
2. A masterplan must show diagrammatically:
 - a. The general distribution of activities, buildings, public space and parking facilities.
 - b. Provision for access to and movements within the site for pedestrian and cyclists. Show the position of existing and proposed walkway and cycleway links within the site and to adjacent sites.
 - c. Provision for access to and movements within the site for vehicles.
 - d. Provision for access to and connections to the State Highway network.
 - e. Provision for green spaces, trees, rain gardens and swells.
 - f. Provision for public amenities, including end-of-trip facilities, public toilets, F&B facilities, etc.
 - g. The interrelationships with the surrounding locality, including buffer areas, links to local centres and access to passenger transport.
 - h. Future development areas, major landscaping areas, protected natural and historical heritage, sites of significance to Māori, and cultural features.
 - i. The parameters to which development in different areas will be subject, in terms of the general configuration and bulk of existing and proposed buildings.
 - j. Development Staging: Explain if development is to be staged, the manner and proposed timeframes for the staging (if known) and the means of managing any vacant land during the staging process.
3. The preparation of a masterplan for the Multi-User Ferry Precinct, must have regard to and demonstrate:
 - a. The extent to which the preparation of a masterplan or an update to an existing masterplan has given regard to the following.
 - i. The extent to which the Precinct integrates with surrounding land uses and the transport network.
 - ii. The extent to which the development has been designed to minimise, as far as practicable, any adverse effects on adjoining zones.
 - iii. The extent to which any large façades (including side walls) that are visible from public places have been modulated, articulated, detailed or visually treated in a way that reduces the apparent bulk of the building or provides visual interest.
 - iv. The extent to which the provision for pedestrians and cyclists prioritises safety and sustainable modes of transport.
 - v. The extent to which the provision for vehicular and pedestrian access and circulation facilitates ready dispersal of vehicles and passengers.
 - vi. The extent to which development enhances the entrance to city and provides a landmark for Wellington.
 - vii. The extent to which appropriate, convenient provisions enable public transport to service the site, recognising the need for such services to directly access the Central City area.
 - viii. The extent to which the adverse effects of earthworks are managed.

- The extent to which climate change is considered and addressed.
- b. The extent to which the following have been applied as part of a new masterplan, an update to an existing masterplan or in the absence of a masterplan within areas of the Precinct which interface with Residential Zones and Commercial Port Area.
 - i. Built form and layout:
 - The extent to which the external appearance, scale and design of buildings:
 - Contributes to compatibility between buildings and its integration with other development on the site, adjacent sites and surrounding public spaces.
 - Contributes to active frontage along public streets and public space, particularly for corner sites.
 - Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of safety, shading, daylight and wind.
 - The extent to which building design and development
 - Ensures large façades are well designed to provide visual interest and reduce the apparent bulk of buildings within the Interface Area.
 - Prioritises pedestrian access and movement.
 - Enables accessible movement and use of the built environment.
 - The extent to which Crime Prevention Through Environmental Design principles have been incorporated.
 - Landscaping
 - Incorporates landscaping to address climate change and natural hazards.
 - Incorporation of landscaping within the site layout to reduce the bulk of new development and mitigate adverse visual effects of development within the Interface Area, particularly as they interact with public spaces.
 - Incorporates landscaping to maintain and enhance the character and amenity of the site and surrounding areas.
 - c. The extent to which transport matters are considered, including:
 - i. The extent to which any new access to a state highway or local road provides for:
 - safe and convenient pedestrian connections across the access
 - the safe and efficient functioning of the immediate road network;
 - appropriate sight lines; and
 - appropriate separation distances from other intersections;
 - ii. The extent to which traffic generation will affect intersection form and safety, and the safety and efficiency of Hutt Road, Aotea Quay, State Highway 1 and the surrounding road network;
 - iii. The extent to which adequate vehicular and cycle parking is provided to meet anticipated demand from staff and visitors;
 - iv. The extent to which provision is made for bus parking, cycle parking, and drop-off and pick-up points;
 - v. Whether a safe and efficient transport network interchange is provided.
 - vi. Whether the following integrated transport assessment matters have been adequately addressed, provided or considered:
 - description of existing land use and transport environment;
 - an outline of access, parking, loading and cycle facility arrangements within the Multi-User Ferry Precinct;
 - estimated trip generation of all modes of traffic anticipated from the Multi-User Ferry Precinct and likely impacts on Hutt Road, Aotea Quay, State Highway 1 and the surrounding road network;
 - an explanation of how accessible the Multi-User Ferry Precinct will be for each mode with regard to access to facilities and safety;
 - an indication of any upgrades to the transport network that may have relevance to the proposal; and
 - consideration of the effects on the transport network for all modes including freight, and the effects the proposed transport infrastructure will have on the environment. This could include transport modelling and measures incorporated to mitigate adverse effects.
 - d. The extent to which future buildings and the enhancement of facilities, including any provision for office,

- retail and commercial activities, ensures a high degree of functional integration within the site.
- e. The extent to which development of the site has regard to the long-term vision of the Precinct and its relationship to the City Centre.
 - f. The provision of a mana whenua engagement plan and either a Cultural Impact Assessment, a Cultural Values report or an assessment delivered by mana whenua.

Appendix 10-B: Inner Harbour Port Precinct Masterplan Requirements

1. Wellington City Council requires the preparation of a Masterplan to guide the comprehensive and integrated re-development of the Inner Harbour Port Precinct. The Masterplan is to be developed in conjunction with Wellington City Council and is to demonstrate the Masterplan requirements set out in this Appendix.
2. A masterplan must show diagrammatically:
 - a. The general distribution of activities, buildings, public space and parking facilities.
 - b. Provision for access to and movements within the site for pedestrian and cyclists. Show the position of existing and proposed walkway and cycleway links within the site and to adjacent sites.
 - c. Provision for access to and movements within the site for vehicles.
 - d. Provision for access to and connections to the State Highway network.
 - e. Provision for green spaces, trees, rain gardens and swells.
 - f. Provision for public amenities, including end-of-trip facilities, public toilets, F&B facilities, etc.
 - g. The interrelationships with the surrounding locality, including buffer areas, links to local centres and access to passenger transport.
 - h. Future development areas, major landscaping areas, protected natural and historical heritage, sites of significance to Māori, and cultural features.
 - i. The parameters to which development in different areas will be subject, in terms of the general configuration and bulk of existing and proposed buildings.
 - j. Development Staging. Explain if development is to be staged, the manner and proposed timeframes for the staging (if known) and the means of managing any vacant land during the staging process.
 - k. A shading diagram showing the extent and duration of shading resulting from new development proposals over any neighbouring properties.
3. Require the preparation of a masterplan, having regard to:
 - a. The extent to which the preparation of a masterplan or an update to an existing masterplan has given regard to the following.
 - i. The extent to which the Precinct integrates with surrounding land uses and the transport network.
 - ii. The extent to which the development has been designed to minimise, as far as practicable, any adverse effects on adjoining zones.
 - iii. The extent to which any large façades (including side walls) that are visible from public places have been modulated, articulated, detailed or visually treated in a way that reduces the apparent bulk of the building or provides visual interest.
 - iv. The extent to which the provision for pedestrians and cyclists prioritises safety and sustainable modes of transport.
 - v. The extent to which the provision for vehicular and pedestrian access and circulation facilitates ready dispersal of vehicles and passengers.
 - vi. The extent to which development enhances the entrance to city and provides a landmark for Wellington.
 - vii. The extent to which appropriate, convenient provisions enable public transport to service the site, recognising the need for such services to directly access the Central City area.
 - viii. The extent to which the adverse effects of earthworks are managed.
 - ix. The extent to which climate change is considered and addressed.
 - b. The extent to which the following have been applied as part of a new masterplan, an update to an existing masterplan or in the absence of a masterplan within areas of the Precinct which interface with the Waterfront Zone, City Centre Zone and the Commercial Port Area.

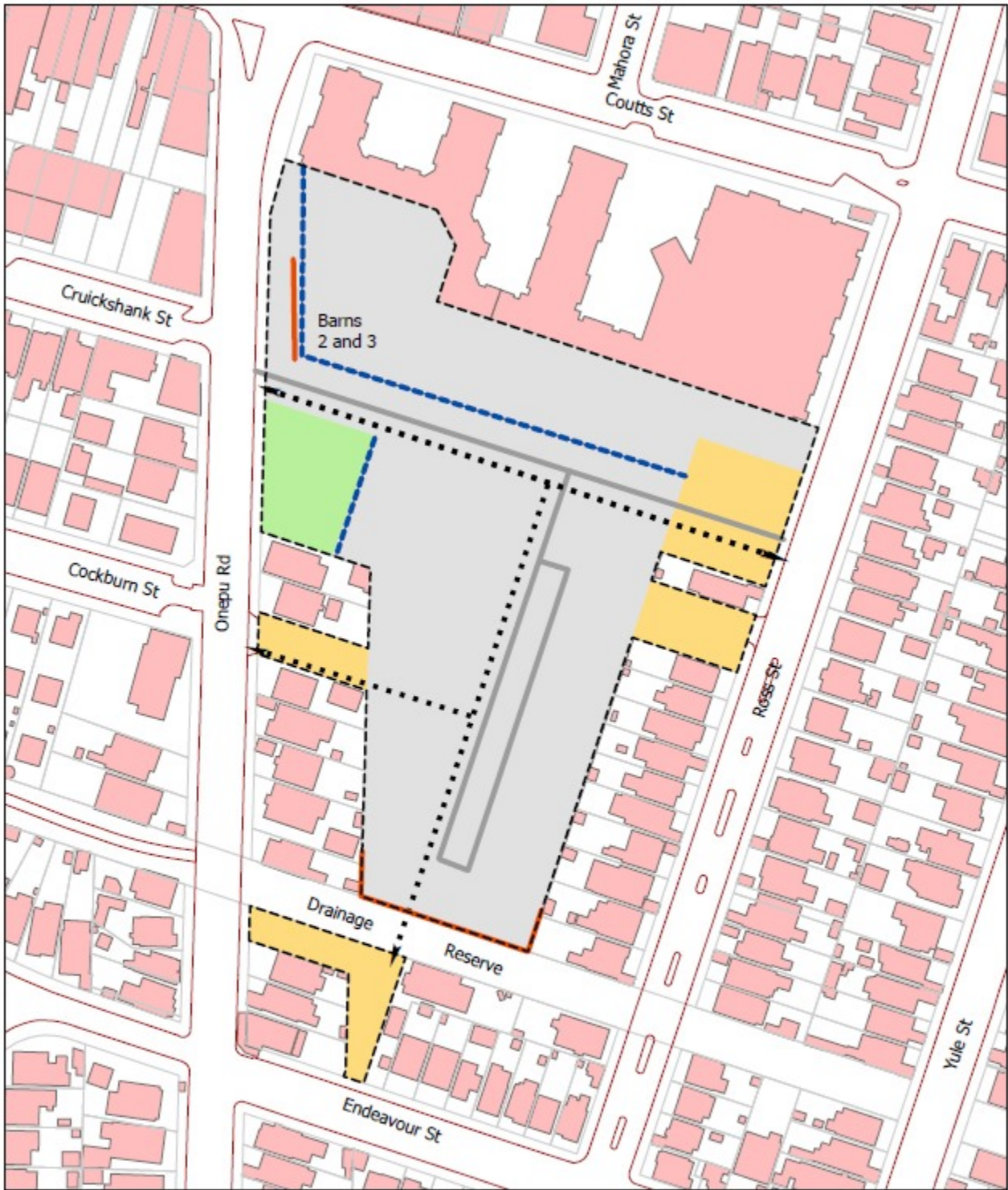
- i. Built form and layout:
 - The extent to which the external appearance, scale and design of buildings:
 - Contributes to compatibility between buildings and its integration with other development on the site, adjacent sites and surrounding public spaces.
 - Contributes to active frontage along public streets and public space, particularly for corner sites.
 - Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of safety, shading, daylight and wind.
 - The extent to which building design and development
 - Ensures large façades are well designed to provide visual interest and reduce the apparent bulk of buildings within the Interface Area.
 - Prioritises pedestrian access and movement.
 - Enables accessible movement and use of the built environment.
 - The extent to which Crime Prevention Through Environmental Design principles have been incorporated.
 - Landscaping
 - Incorporates landscaping to address climate change and natural hazards.
 - Incorporation of landscaping within the site layout to reduce the bulk of new development and mitigate adverse visual effects of development within the Interface Area, particularly as they interact with public spaces.
 - Incorporates landscaping to maintain and enhance the character and amenity of the site and surrounding areas.
- c. The extent to which transport matters are considered, including:
 - i. The extent to which any new access to a state highway or local road provides for:
 - Safe and convenient pedestrian connections across the access;
 - The safe and efficient functioning of the immediate road network;
 - Appropriate sight lines; and
 - Appropriate separation distances from other intersections;
 - ii. The extent to which traffic generation will affect intersection form and safety, and the safety and efficiency of Waterloo Quay and the surrounding road network;
 - iii. The extent to which adequate vehicular and cycle parking is provided to meet anticipated demand from staff and visitors;
 - iv. The extent to which provision is made for bus parking, cycle parking, and drop-off and pick-up points;
 - v. Whether a safe and efficient transport network interchange is provided.
 - vi. Whether the following integrated transport assessment matters have been adequately addressed, provided or considered:
 - Description of existing land use and transport environment;
 - An outline of access, parking, loading and cycle facility arrangements within the Inner Harbour Port Precinct;
 - An indication of any upgrades to the transport network that may have relevance to the proposal; and
 - Consideration of the effects on the transport network for all modes including freight, and the effects the proposed transport infrastructure will have on the environment. This could include transport modelling and measures incorporated to mitigate adverse effects.
- d. The extent to which future buildings and the enhancement of facilities, including any provision for office, retail and commercial activities, ensures a high degree of functional integration within the site.
- e. The extent to which development of the site has regard to the long-term vision of the Precinct and its relationship to the City Centre.
- f. The provision of a mana whenua engagement plan and either a Cultural Impact Assessment, a Cultural Values report or an assessment delivered by mana whenua.

APP11 – Kilbirnie Bus Barns Development Plan

Development Plan

Requirements for Kilbirnie Bus Barns Development Area	
DEV1-APP-R1	The transition of the site from a bus depot to a mixed use development will be managed to ensure the quality of existing bus services for the public are not compromised.
DEV1-APP-R2	Demolition and redevelopment phases shall be managed to avoid any potential risks associated with site contamination and hazardous substances. The site, or parts of the site, should not be left vacant in order to: <ol style="list-style-type: none"> 1. Avoid negative impacts on the amenity of adjacent residential areas and the Kilbirnie town centre; 2. Maintain the vitality and viability of the town centre as an attractive place in which to invest and undertake shopping and other community related activities; 3. Avoid risks associated with vandalism and tagging, fire, or other hazardous activities.
DEV1-APP-R3	Large format retail activities shall not be provided due to their potential to negatively impact the viability and vitality of the existing Kilbirnie Centre area at Bay Road, Coutts Street, and Rongotai Roads.
DEV1-APP-R4	Frontages identified as non-residential activity frontages must comprise non-residential activity at ground floor and not create a featureless façade.
DEV1-APP-R5	The western façade of Barns 2 and 3 (towards Onepu Road) and three sides of the southern-most bay of the main workshop (that is, the façade which abuts the drainage easement and associated east and west facades) should be retained and incorporated into the design of the new development. These protected facades are indicated on the Development Plan.
DEV1-APP-R6	A public open space area for passive recreation activities shall be provided adjacent to the Onepu Road frontage or in a location that is easily accessible to the public. This public open space shall: <ol style="list-style-type: none"> 1. Be designed to a high standard to enable all year around recreational use; 2. Have good access to sunlight; 3. Incorporate tree planting and/or other features to provide wind protection; and 4. Be adjacent to buildings with active edges.
DEV1-APP-R7	A public, mid-block pedestrian and vehicular link shall be provided to connect Onepu Road and Ross Street, and to provide access to commercial and residential units as indicated in the Development Plan. The layout and design of the internal road and pedestrian link shall be in general accordance with the Concept Plan, but depending on the final design and layout of development on the site it may not be possible to provide 'active edges' strictly in accordance with District Plan definition along the full length of the internal road.

	Access into and from the site shall be confined to the points indicated on the concept plan in order to ensure traffic, cyclist, and pedestrian safety and efficiency.
DEV1-APP-R8	Where carparking is provided it shall be located in underground carparks, in undercrofts, garages or in carparking building(s).
DEV1-APP-R9	Development should be designed to allow good quality pedestrian and cycle only access to the Council's drainage easement, which will be developed as a community recreational space. No vehicular access will be permitted across the drainage reserve.



BUS BARN - CONCEPT PLAN

- LEGEND**
- Bus barn site boundary
 - 27m maximum building height
 - Area subject to Medium Density Residential Area Provision
 - Public Open Space
 - Pedestrian link
 - Indicative vehicular access
 - Retain existing building facades
 - Non-residential frontage

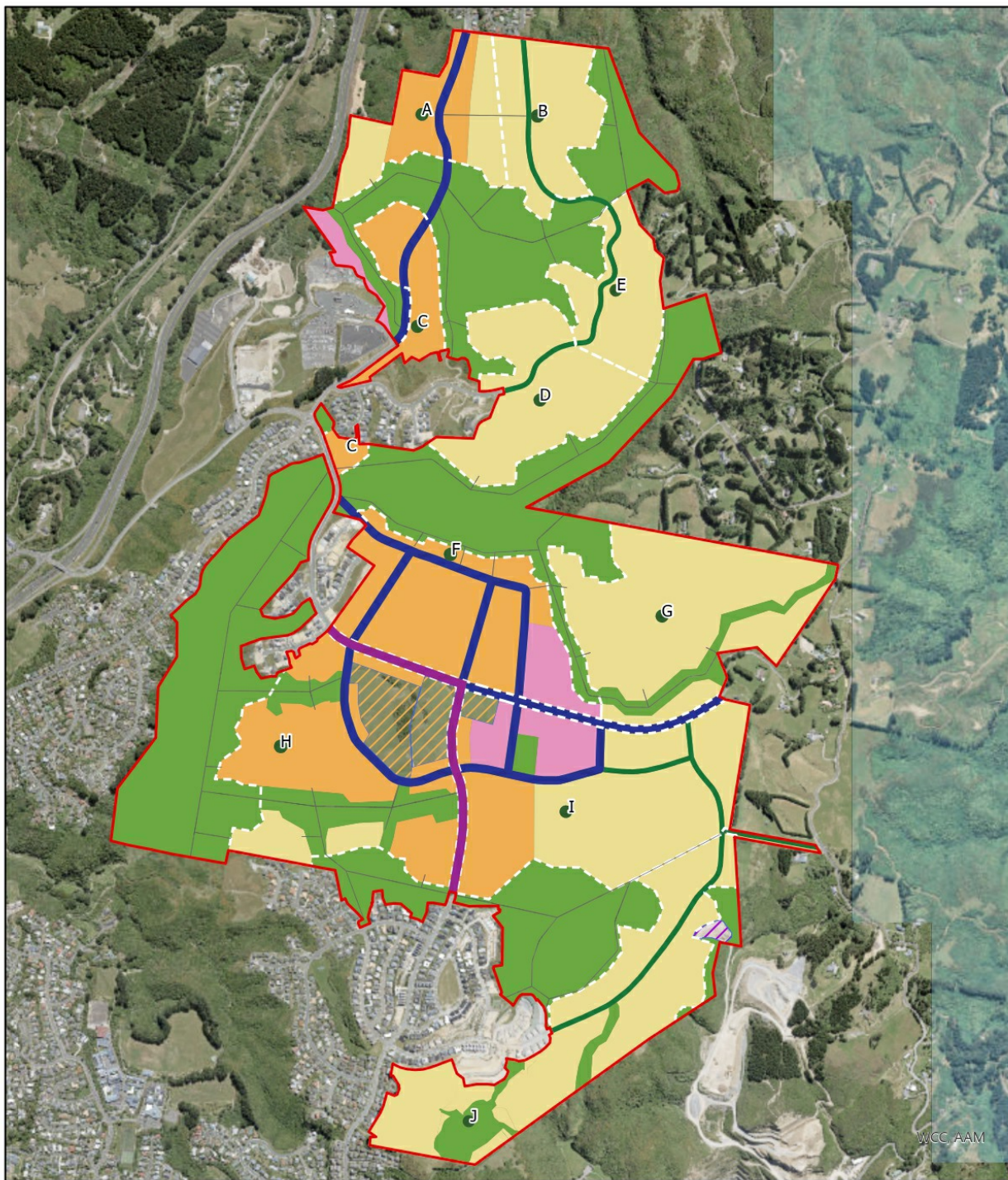
APP12 – Lincolnshire Farm Development Area

Lincolnshire Farm Development Area

Requirements for Lincolnshire Farm Development Area	
Local Centre	
DEV2-APP-R1	<p>a. A local centre is provided along the principal road in the approximate location indicated on the Development Plan in accordance with the matters outlined in Policy DEV2-LF-P8:</p> <p>b. A public plaza is delivered with a minimum area of 400m² which integrates with the pedestrian routes and building entrances and provides a ‘spill-out’ space for the commercial activities (such as a café or restaurant) and gathering space for community events or casual meet-ups.</p> <p>c. The local centre must provide for:</p> <ol style="list-style-type: none"> i. a supermarket; and ii. at least 6 commercial premises with a ground floor area of less than 250m² each. <p>d. When assessing applications for construction of buildings in the local centre, consideration will be given to the extent and effect of non-compliance with any effects standards in the Local Centre Zone as specified in the associated assessment criteria for the infringed standard.</p> <p>For the purposes of this requirement, the Lincolnshire Farm local centre will be considered under Height Control Area 1.</p> <p><i>Note: For guidance, the Concept Plan provides an indicative layout of the local centre.</i></p>
School Site	
DEV2-APP-R2	<p>A school site is provided in accordance with the following:</p> <ol style="list-style-type: none"> a. A flat site of approximately 3 ha must be set aside for the purpose of a school. b. The school site must be centrally located within walking distance of the local centre. c. The school site must be located on or adjacent to a street with a bus route. There must be separated cycleways along at least one street adjoining the school site, connecting to the wider cycle network.
Community Facilities	
DEV2-APP-R3	<p>a. 0.3 ha of flat land shall be set aside for community facilities within 5 minutes walking distance to the school and local centre.</p> <p><i>Note: The community facilities building/s will be designed and built by the Council and is/are expected to provide a place where people in the community can gather for meetings, classes, performances, and other community activities.</i></p>
Open Spaces	
DEV2-APP-R4	<p>A high-quality fit-for-purpose open space network shall be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes:</p> <ol style="list-style-type: none"> a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and frequent pedestrian connections to

	<p>Significant Natural Areas, Belmont Gully, Seton Nossitor Park, Caribbean Reserve, Belmont Regional Park, Waihinahina Reserve at a minimum of every 400m.</p> <p>b. Integration of the land underneath transmission lines into the open space network so it can be used by the public for recreation purposes.</p> <p>c. Eight neighbourhood parks of at least 0.25 ha must be provided in the approximate locations shown on the Development Plan or so that every dwelling is within 400m walking distance to a neighbourhood park. They must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change.</p> <p>All neighbourhood reserves must include:</p> <ul style="list-style-type: none"> i. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities; ii. play equipment; iii. large shade trees; iv. seats; and v. pedestrian access paths/tracks <p>Neighbourhood parks can also include:</p> <ul style="list-style-type: none"> vi. opportunity for community garden; and vii. connections to natural open spaces where possible. <p>d. One of the neighbourhood parks must include, in addition to those items in DEV2-APP-4.c:</p> <ul style="list-style-type: none"> i. a fenced dog exercise area a minimum of 0.4 ha in size. <p>e. One of the neighbourhood parks must include, in addition to those items in DEV2-APP-4.c:</p> <ul style="list-style-type: none"> i. at least one sports field for junior and informal sport of approximately 110m x 60m; and ii. a hard court for basketball or netball. <p>f. One Community Sports and Active Recreation Reserve of between 4 to 6 ha must be provided in the approximate location on the Development Plan and must include:</p> <ul style="list-style-type: none"> i. Minimum 3ha of flat field space that enables a range of sports fields and surfaces to compliment provision at Grenada North and Alex Moore Park; ii. hard courts; iii. seats; iv. paths/tracks; v. large shade trees; vi. play equipment; and vii. skatepark. <p>g. The Community Sports and Active Recreation Reserve must be located:</p> <ul style="list-style-type: none"> i. in a central position near the neighbourhood centre; and ii. on or near a main road and bus route. <p>h. The neighbourhood parks required by DEV2-APP-R4.c to DEV2-APP-R4.e must be constructed and accessible for public use at the time the 100th dwelling within the relevant neighbourhood park catchment area shown on the Development Plan is constructed.</p>
General Industrial Activity Area	
DEV2-APP-R5	a. approximately 12 hectares of general industrial land must be provided within the Lincolnshire Farm Development Area.

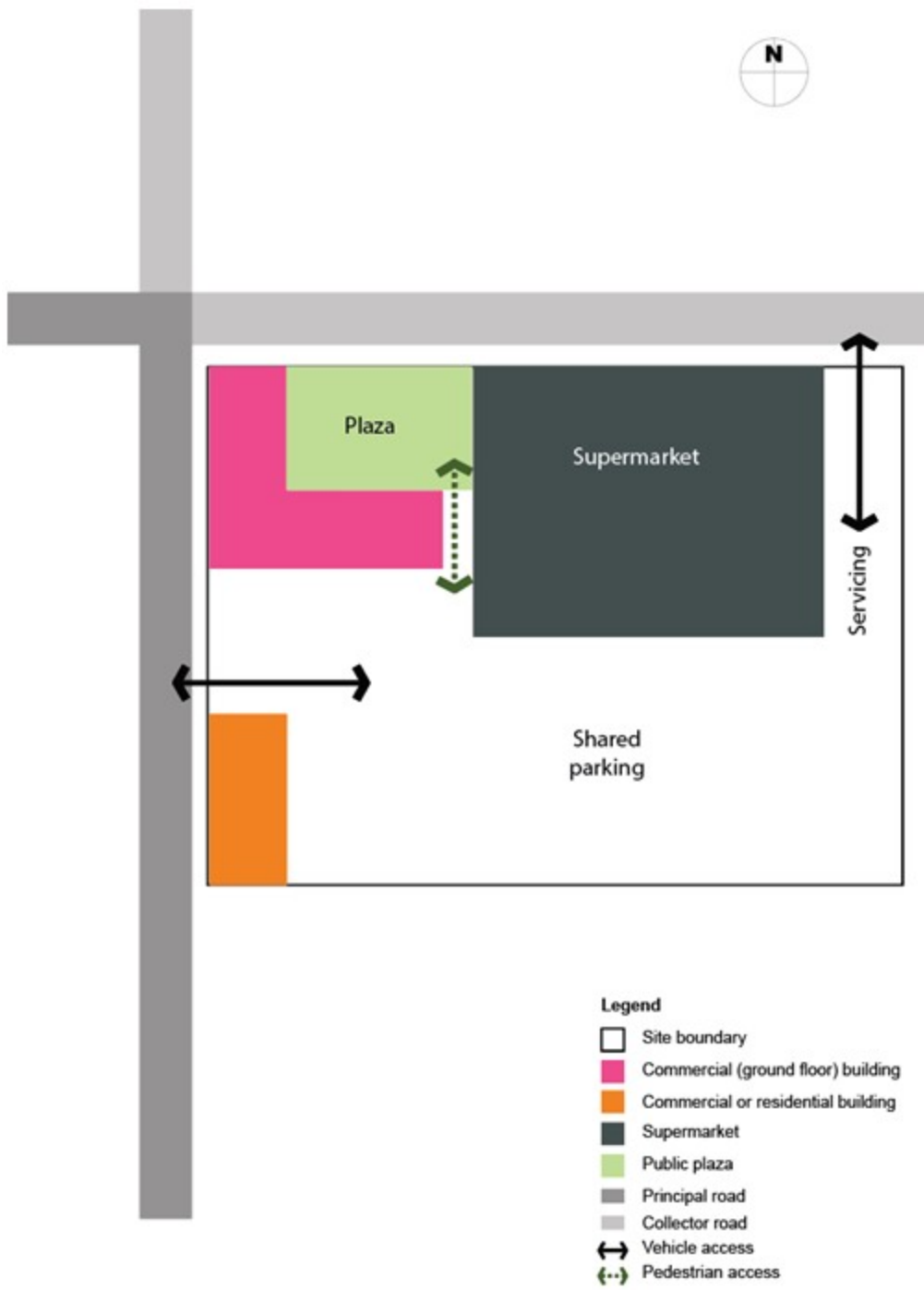
Lincolnshire Farm Development Plan



Lincolnshire Farm

- | | |
|--|----------------------------|
| Development area boundary | Medium density residential |
| Neighbourhood park catchment | Natural open space |
| Clean fill | Neighbourhood centre |
| Collector road | Neighbourhood park |
| Community sports and active recreation | Principal road |
| General industrial | School and community hub |
| General residential | Walking track |
| Key local road | |

Concept plan of Local Centre



APP13 – Upper Stebbings and Glenside West Development Area

Upper Stebbings and Glenside West Development Area

Requirements for Upper Stebbings	
Open Spaces	
DEV3-APP-R1	<p>A high-quality fit-for-purpose open space network must be provided progressively alongside residential development so that residents have access to open spaces when they move into the area, this includes:</p> <ol style="list-style-type: none"> a. A path and track network, track and reserve entrances, and connections to the wider reserve network are to be developed when designing the street network and subdivision layout. This includes cul de sac connections and connections to the ridgetop, streams, and the Redwood Bush Reserve. b. Integration of the land underneath transmission lines into the open space network so it can be accessed and used by the public for recreation purposes. For example, as a dog exercise area as required by DEV3-APP-1.d. c. Three neighbourhood parks of at least 0.25 ha must be provided in the approximate locations on the Development Plan. They must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change. All neighbourhood parks must include: <ol style="list-style-type: none"> i. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities; ii. play equipment; iii. large shade trees; iv. seats; and v. pedestrian access paths/tracks. <p>Neighbourhood parks can also include:</p> <ol style="list-style-type: none"> vi. opportunity for community garden; and vii. connections to natural open spaces where possible. d. In addition to the three neighbourhood parks required by DEV3-APP-R1.c, a fenced dog exercise area a minimum of 0.4 ha in size must be constructed and accessible for public use at the time the 300th dwelling is constructed within Upper Stebbings. e. The neighbourhood parks required by DEV3-APP-R1.c to DEV3-APP-R4.e must be constructed and accessible for public use at the time the 100th dwelling within the relevant neighbourhood park catchment area shown on the Development Plan is constructed.
Roads	
DEV3-APP-R2	<p>The roads within the Development Area shall be constructed in general accordance with the Development Plan, ensuring that, at a minimum:</p> <ol style="list-style-type: none"> a. A collector road connects Melksham Drive and Rochdale Drive to form a loop through Upper Stebbings.
Bus services	
DEV3-APP-R3	The design and construction of the collector road shall include:

- a. Bus shelters every 400m; and
- b. Bus turnarounds when and where necessary to enable the extension of the bus route as the area is being developed.

Note: Greater Wellington Regional Council should be consulted with to ensure bus infrastructure meets their requirements to extend the bus service along Melksham Drive.

Requirements for Glenside West

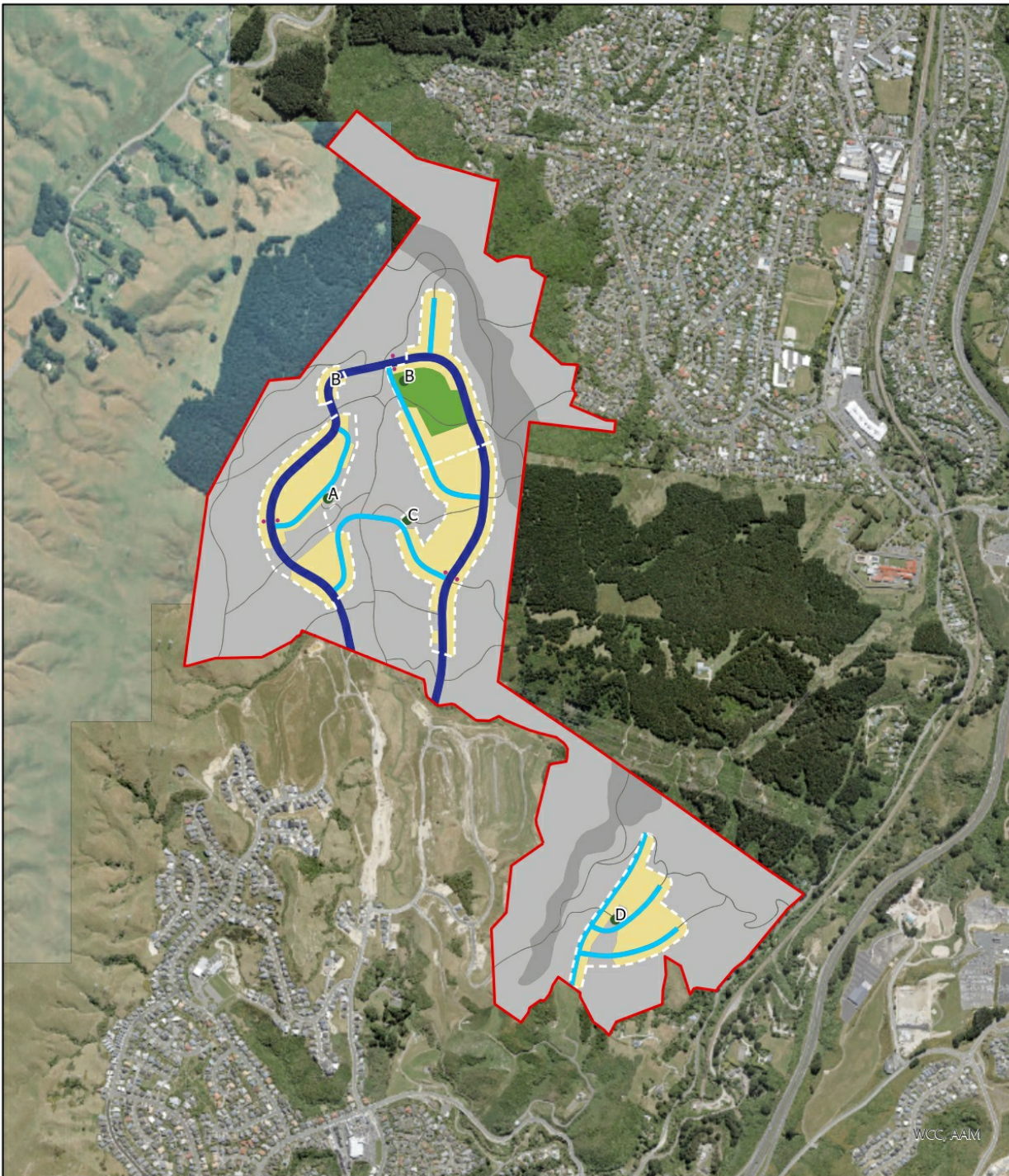
Open Spaces

DEV3-APP-R4	<p>a. A neighbourhood park of at least 0.25 ha must be provided in the approximate location on the Development Plan. It must be large enough for a range of activities, be flexible and able to adapt to different uses as local needs and demographics change.</p> <p>The neighbourhood park must include:</p> <ul style="list-style-type: none"> i. A reasonably flat grassed area no smaller than 30m x 30m for informal games and kick about activities; ii. Play opportunities or play equipment; iii. Large shade trees; iv. Seats; and v. Pedestrian access paths/tracks <p>The neighbourhood park can also include:</p> <ul style="list-style-type: none"> vi. Opportunity for a community garden vii. Connections to natural open spaces where possible <p>b. The Neighbourhood Park required by DEV3-APP-R4.a must be constructed and accessible for public use at the time the 50th dwelling is constructed.</p>
--------------------	---












Roads

DEV3-APP-R5	<p>a. Prior to the construction of any dwellings in the Glenside West Development Area being issued, an intersection connecting a road from the Development Area to Westchester Drive must be constructed.</p> <p>b. Prior to constructing the intersection required by DEV3-APP-R5.a, a multi-modal safety audit must be carried out to assess:</p> <ul style="list-style-type: none"> i. The traffic impacts of the projected dwellings within the Glenside West Development Plan area on surrounding road network, including on the required intersection with Westchester Drive; and ii. The provision of a cycling and pedestrian connections through the intersection.
--------------------	--

Upper Stebbings and Glenside West Development Plan



Upper Stebbings & Glenside West

- | | | | |
|---|--|---|--|
|  | Development area boundary |  | Natural open space |
|  | Neighbourhood park catchment |  | Neighbourhood park |
|  | Built areas (residential building platforms) |  | Ridgetop |
|  | Bus stop |  | Unbuilt areas (open space, cut & fill batters) |
|  | Collector road |  | Walking track |
|  | Indicative local road | | |

APP14 – Wind Chapter Best Practice Guidance Document

Wind Chapter Best Practice Guidance Document

This page contains a link to the Wind Chapter Best Practice Guidance Document.

Design Guide Introduction

This page contains a link to the Design Guide Introduction

Centres and Mixed Use Design Guide

This page contains a link to the Centres and Mixed Use Design Guide

Residential Design Guide

This page contains a link to the Residential Design Guide

Character Precincts Design Guide

This page contains a link to the Character Precincts Design Guide

Coastal Edge Design Guide

This page contains a link to the Coastal Edge Design Guide

Oriental Bay Design Guide

This page contains a link to the Oriental Bay Design Guide

Mount Victoria North Design Guide

This page contains a link to the Mount Victoria North Design Guide

Papakāinga Design Guide

This page contains a link to the Papakāinga Design Guide

Heritage Design Guide

This page contains a link to the Heritage Design Guide

Signs Design Guide

This page contains a link to the Signs Design Guide

Subdivision Design Guide

This page contains a link to the Subdivision Design Guide

Rural Design Guide

This page contains a link to the Rural Design Guide

SCHED1 – Heritage Buildings

Heritage Buildings

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
1	65-69 Abel Smith Street	Wellington Education Board Building (former)	PT SEC 98 TOWN OF WELLINGTON - OLD EDUCATION BOARD BUILDING	Entire external building envelope	A,B,C,F		
2.1	66 Abel Smith Street	House	LOTS 1 2 DP 6355	Entire external building envelope	B,C		
3.1	108 Abel Smith Street	House	PT LOT 1 DP 795 - 6 M2 FENCE ON ROAD RESERVE	Entire external building envelope	B,F		
3.2	110 Abel Smith Street	House	SEC 1387 SO 34074 TOWN OF WELLINGTON	Entire external building envelope	A,B,F		
3.3	112 Abel Smith Street	House	PT SEC 117 TOWN OF WELLINGTON	Entire external building envelope	A,B,F		
5	143 & 145 Abel Smith Street	Two Houses	LOT 2 DP 1215 1/2 SH IN LOT 4 DP 1215	Entire external building envelope	B, C, F		
6	1 Inverloch Place	School (former)	LOT 1 DP 16277 INT IN & SUBJ TO R/W	Entire external building envelope	A, B, F		
7	38A Colombo Street	House	LOT 8 & PT LOTS 2 3 & 9 DP 1670	Entire external building envelope	A, B, F		Historic Place Category 2, 3598
8	235 Adelaide Road	St James Church	LOT 1 DP 468398	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 1423
9	140 Alexandra Road (2C Coromandel Street)	The Wellington Hospital for Infectious Diseases (former)	LOT 4 DP 316137 - SPCA EX CHEST HOSPITAL	Listing includes exterior and interior of the Hospital building including the verandah, former Nurses' Home, morgue and all elements that comprise the associated covered walkway.	A, B, C, D, E, F		Historic Place Category 2, 5376

				Listing excludes - any interior fixtures, fittings, linings and partitions post 1960, the central wing built in 1973, caretaker's wing, gas utilities building and attached shed, and the detached shed to the north of the Nurses' Home			
10.1	1-5 Allen Street (270-274 Wakefield Street)	Warehouse (former)	LOT 7 DP 1302	Listing includes Allen Street and Wakefield Street facades and extents as part of the Courtenay Place Heritage Area	A,B,C,F		
10.2	2-12 Allen Street (264-166 Wakefield Street)	Warehouses (former)	LOTS 1 2 DP 1302 - 0.5 M2 COMMERCIAL SCREEN ON ROAD RESERVE	Entire external building envelope	A,B,C,F		
10.3	7-17 Allen Street (12-18 Blair Street)	Warehouse (former)	LOTS 10-17 DP 1302	Entire external building envelope	A,B,C,F		
10.4	14-16 Allen Street	Warehouse (former)	LOT 3 DP 1302 - SUBJ TO PARTY WALL DP88314	Entire external building envelope	A,B,C,F		
10.5	18-24 Allen Street	Townsend and Paul Warehouse (former)	LOT 1 DP 88314 - UP 88808- SUBJ TO & INT IN PARTY WALL	Entire external building envelope	A,B,C,F		
10.6	19-23 Allen Street (20-28 Blair Street)	Warehouse (former)	LOTS 10-17 DP 1302	Entire external building envelope	A,B,C,F		
10.7	25-29 Allen Street	Warehouse (former)	LOT 1 DP 17163	Entire external building envelope	A,B,C,F		
10.8	26-32 Allen Street	Warehouse (former)	LOT 2 DP 88314 - SUBJ TO & INT IN PARTY WALL - UP 89408	Entire external building envelope	A,B,C,F		
10.9	30-36 Courtenay Place	Commercial building	PT SECS 222 223 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, D		
11.1	32 Aro Street	House	LOT 8 DP 11917	Entire external building envelope	A, B, C, F		Historic Place

							Category 2, 4958 & Aro Street Historic Area, 7030
11.2	34 Aro Street	House	LOT 7 DP 11917	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4111 & Aro Street Historic Area, 7030
11.3	36 Aro Street	House	LOT 6 DP 11917	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4112 & Aro Street Historic Area, 7030
11.4	38 Aro Street	House	LOT 5 DP 11917	Entire external building envelope	A, B, C, F		Aro Street Historic Area, 7030
11.5	40 Aro Street	House	LOT 4 DP 6491	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4113 & Aro Street Historic Area, 7030
11.6	42 Aro Street	House	LOT 3 DP 6491	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4115 & Aro Street Historic Area, 7030
11.7	44 & 46 Aro Street	Two Houses	LOT 2 DP 6491	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4117

							& 4118, & Aro Street Historic Area, 7030
12	33 Aro Street	William Booth Memorial College (former)	PT LOT 1 DP 2973 PT LOTS 1-3 OF SEC 41 TOWN OF WELLINGTON-INT IN & SUBJ TO R/W ON DP 72046 - PHILOSOPHY HOUSE	Entire external building envelope	A, B, C		
13.1	39 & 41 Aro Street	Two Houses	LOT 4 DP 5493	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4114 & 7083, & Aro Street Historic Area, 7030
13.2	43 & 45 Aro Street	Two Houses	LOT 1 DP 5493	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4116 & 7084, & Aro Street Historic Area, 7030
14.1	125 Aro Street	House	LOT 2 DP 10683	Entire external building envelope	B, C, F		Historic Place Category 2, 4119
14.2	127 Aro Street	House	LOT 1 DP 10683	Entire external building envelope	B, C, F		Historic Place Category 2, 7203
15.1	205 Aro Street	House	PT LOT 44 DP 710	Entire external building envelope	B, C, F		Historic Place Category 2, 4120
15.2	207 Aro Street	House	PT LOT 44 DP 710	Entire external building envelope	B, C, F		Historic Place Category 2, 7082
16	Shorland	Island Bay	LOTS 473-477 482	Entire external	A, B, C,		

	Park	Band Rotunda	483 & PT LOTS 478 479481 484 DP 251 - SHORLAND PARK	building envelope	E, F		
17	30 Arthur Street	The Boys' Institute Building (former)	Section 1 SO 436528 Pt LOT 18 DEED 28	Entire external building envelope	A, B, C, E		
18	19 Paterson Street	Ettrick Cottage	PT LOTS 8 9 DP 1172	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 3662
20	131 Austin Street	Wellington East Girls' College main building	COLLEGE RESERVE & OBSERVATORY SITE ONTOWN BELT & PT SEC 678 TOWN OF WELLINGTON & LOTS B D F H J SO 32412 & LOTS LM SO 30972 NOTE: THIS IS THE PART OF THE ABOVE DESCRIBED LAND OCCUPIED BY WELLINGTON COLLEGE - AREA APPROXIMATE-AWAITING SURVEY - REFER 173	Entire external building envelope	A, B, C		Historic Place Category 1, 1445
21.2	24 Erica Pabst Way	Erskine Chapel of the Sacred Heart	LOT 200 DP 545128	Listing includes the interior of the Chapel and all moveable fittings and furniture forming the fabric of the Chapel	TBC		Historic Place, Category 1, 7795
22	43-47 Ballance Street	Court of Appeal Building	LOT 1 DP 6634 SECS 1-3 BLK VI THORNDON RECLAMATION (AREAS A-D SO 32442) - SUBJ TO ESMTS -DISTRICT COURT-	Entire external building envelope	A, B, C, F		Government Centre Historic Area 7035
23	15 Stout Street	Departmental Building	LOT 1 DP 478684	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 1356 & Government Centre Historic

							Area 7035
24	10 Balmoral Terrace	House (former Balmoral Flats)	LOT 7 DP 1056	Includes Structure #58, 10 Balmoral Terrace, Perimeter Walls	A, B, C, E		House is Historic Place, Category 2, 2901
25	Cambridge Terrace (opposite 21-23 Cambridge Tce)	Cambridge Terrace Bus Shelter	SEC 1-4 SO 18330 SEC 1 SO 479863	Entire external building envelope	A, B, C, E, F		
26.1	20-28 Blair Street (19-23 Allen Street)	Warehouse (former)	LOTS 10-17 DP 1302	Entire external building envelope	A,B,C,F		
26.2	9-11 Blair Street	Warehouse (former)	LOT 22 DP 1302 LOT 1 DP 7107	Entire external building envelope	A, B, C, F		
26.3	13-19 Blair Street	Warehouses (former)	LOT 3 DP 7107	Entire external building envelope	A, B, C, F		
26.4	21-23 Blair Street	Turnbull & Jones Warehouse (former)	LOT 2 DP 55915 - 8.7 M2 CANOPIES & PLANTERS ON ROAD RESERVE	Entire external building envelope	A, B, C, F		
26.5	12-18 Blair Street (7-17 Allen Street)	Warehouse (former)	LOTS 10-17 DP 1302	Entire external building envelope	A,B,C,F		
26.6	14-16 Courtenay Place	Commercial building	LOT 1 DP 55915 - UP 88195	Entire external building envelope	A, B, C, F		
26.7	18-22 Courtenay Place (32 Blair Street)	Commercial building	LOT 18 DP 1302	Entire external building envelope	A, B, C		
27	11 & 13 Boston Terrace	Two Houses	LOTS 1-2 4 DP 7081 LOTS 1-2 DP 7601 PTLOT 2 POLHILL GULLY RES	Entire external building envelope	A, B, C, F		
28	101 Glenmore Street	Gazebo	PT LOT 1 DP 8530 - INT IN ESMTS DP 80242, 517572 C/T 48A/126 - SUBJ TO ESMTSDP 77076 SEC 1224 SUBJ TO ESMT DP 77076 SEC 1225 TOWN	Entire external building envelope	A, B, C, F		Wellington Botanic Garden Historic Area 7573

			OF WELLINGTON C/T C2/1321 LOT 2 DP 81339 PT SUBJ & INT IN ESMTS & R/W CT 48A/125- BOTANIC GARDENS				
29	101 Glenmore Street	Overseer's House	PT LOT 1 DP 8530 - INT IN ESMTS DP 80242, 517572 C/T 48A/126 - SUBJ TO ESMTSDP 77076 SEC 1224 SUBJ TO ESMT DP 77076 SEC 1225 TOWN OF WELLINGTON C/T C2/1321 LOT 2 DP 81339 PT SUBJ & INT IN ESMTS & R/W CT 48A/125- BOTANIC GARDENS	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1414 & Wellington Botanic Garden Historic Area 7573
30	101 Glenmore Street (2B Upland Road)	Cable Car Winding House	PT LOT 1 DP 8530 - INT IN ESMTS DP 80242, 517572 C/T 48A/126 - SUBJ TO ESMTSDP 77076 SEC 1224 SUBJ TO ESMT DP 77076 SEC 1225 TOWN OF WELLINGTON C/T C2/1321 LOT 2 DP 81339 PT SUBJ & INT IN ESMTS & R/W CT 48A/125- BOTANIC GARDENS	Entire external building envelope	A, B, C, E		Historic Place Category 2, 5372
31	122 Willis Street	Dr Henry Pollen House	PT LOT 1 DP 62238 - 2 M2 BOLLARDS ON ROAD RESERVE	Entire external building envelope	A, B, C, E		Historic Place Category 1, 1420
33	63 Boulcott Street	Antrim House	SEC 1335 TOWN OF WELLINGTON - INT IN ROW - ANTRIM HOUSE	Entire external building envelope	A,B,C,F		Historic Place Category 1, 208
34	99 Boulcott Street	Plimmer House	LOT 1 DP 377864	Entire external building envelope Heritage Order	A, B, C, E		Historic Place Category 1, 225
35	17 Boulcott Street	St Mary of the Angels	LOT 1 DP 70132 - SUBJ TO & INT IN R/WINT IN	Entire external building envelope	A, B, C, E		Historic Place Category

			EASEMENT ON DP 69017ST MARY OF THE ANGELS CHURCH				1, 36
36	1 Molesworth Street	The Executive Wing of Parliament ('The Beehive')	SEC 1 SO 38114	Entire external building envelope	A, B, C, E		Historic Place Category 1, 9629
37	25-27 Bowen Street	Turnbull House	ALL PLAN A2948 LOT 3 DP 2991 LOT 3 DP10325-PT SUBJ TO LIGHT & AIR EASEMENT - SEEDP 10326 INT IN ROW DP 73203 & PEDESTRIAN ROW - ALEXANDER TURNBULL HOUSE	Entire external building envelope	A, B, C, F		Historic Place Category 1, 232 & Government Centre Historic Area 7035
38	20 Brandon Street	Brandon Street Chambers (former)	LOT 9 DP 10804 - BRANDON ST CHAMBERS	Entire external building envelope	A, B, C, E, F		
39	105 Brougham Street	House	LOT 1 DP 12774	Entire external building envelope	A, B, C, F		
40	19 Buckle Street	National War Memorial and Carillon	PT SEC 1266 TOWN OF WELLINGTON (AREA ASO 36784) - SUBJ TO EASEMENTS DP87034 - NATIONAL WAR MEMORIAL - INT INR/W OVER AREA B SO 36784 - CARILLION	Entire external building envelope	A, B, C, D, E		Historic Place Category 1, 1410
41	15 Buckle Street	National/Dominion Museum and National Art Gallery (former)	LOT 2 DP 87064 - PT SUBJ TO & INT IN ROW & EASEMENTS - DOMINION MUSEUM	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 1409
42	18 Buckle Street	Home of Compassion Crèche (former)	ALL A PLAN 64 LOT 1 A PLAN 66A LOTS 2-4 AND PT LOT 1 A PLAN 71 LOT 1 DP 927PTS LOT 1 DP 4469 PTS	Entire external building envelope	A, B, C		Historic Place Category 1, 3599

			SEC 256 257 263264 TOWN OF WELLINGTON				
43	13 Buckle Street	Mount Cook Police Station (former)	LOT 2 DP 87064 - PT SUBJ TO & INT IN ROW & EASEMENTS - DOMINION MUSEUM	Entire external building envelope Listing includes all retaining walls	A, B, C, D, E		Historic Place, Category 1, 1408
44	2 Bunny Street	Wellington Railway Station	Part Lot 1 DP 10550	Listing of exterior includes the three street facades, including the Thorndon Quay addition and the roof line of all buildings without the air-conditioning units Listing of the interior includes the main concourse (original entrance portico, ticket lobby, concourse entry & concourse), and the plaques in the office entrance	A, B, C, E, F		Historic Place Category 1, 1452
45	13-17 Burnell Avenue	Pendennis	LOT 1 DP 2208 - LAND 96 M2 ON ROAD RESERVE SITUATED AT 59/73F GRANT RD - NOT INCLUDED IN THE VALUATION	Entire external building envelope	A, B, C, F		
46	22 Burnell Avenue	House	LOT 9 D P 2208	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1376
47	5-9 Cable Street	Wellington Free Ambulance Building (former)	LOT 1 DP 337194 - INT IN ROW	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 3644
48	2A-6 Market Lane	John Chambers Building	LOT 1 DP 454436	Entire external building envelope	A, B, C		
49	11-21 Cable Street	Odlin's Building	LOTS 8 9 DP 1660 - ODLINS BLDG - SUBJ TO ESMTS ON DP 337194 PT SUBJ TO ESMTS	Entire external building envelope	A,B,C,E,F		Historic Place Category 1, 7418

			ON DP 348559				
50	23 Cable Street	Shed 22	LOTS 10 11 12 DP 1660 - PT SUBJ TO ESMTS ON DP 346684 - 8.4 M2 CANOPY IN COUNCIL AIR SPACE	Entire external building envelope	A, B, C, F		Historic Place Category 2, 7417
51.1	6 Cambridge Terrace	Warehouse (former)	LOT 1 DP 91225 - CANOPY DRIVE-IN & CARPARK 20 SQ METRES ON ROAD RESERVE	Entire external building envelope	A, B, F		
51.2	8 Cambridge Terrace	Temperance Hotel (former)	LOT 25 DP 1302 - 45 M2 COMMERCIAL BALCONY IN COUNCIL AIR SPACE	Entire external building envelope	A, B, C, F		
51.3	9 Cambridge Terrace	Jones & Co. Warehouse (former)	LOT 5 DEEDS PLAN 52	Entire external building envelope	A, B, C, F		
52	21-23 Cambridge Terrace	Cambridge Terrace Post Office (former)	LOT 1 DP 67814 - INT IN R/W	Entire external building envelope	A, B, C, F		
53	28 Cambridge Terrace	Cambridge Hotel (former)	PT SEC 283 TOWN OF WELLINGTON - CAMBRIDGE HOTEL-	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 1344
54	45 Cambridge Terrace	Congregational Church	LOT 1 DP 3745 - CONGREGATIONAL CHURCH -	Entire external building envelope	A, B, C, F		
55	59 Cambridge Terrace	Pharmacy Building (former)	LOT 1 DP 79195	Entire external building envelope	A, B, C, F		
56	10 Cambridge Terrace (opposite)	Public Conveniences (former)	Legal Road as coloured red on SO 18457 (NZ Gazette 1927, p. 3270; D WN67/266), Wellington Land District	Entire external building envelope	A, B, C, E		Historic Place Category 2, 1434
57	3 Claremont Grove	House	PT SECS 346-347 TOWN OF WELLINGTON LOT1 DP 13753-SUBJ TO & INT IN R/W	Entire external building envelope	A, B, C, F		
58	15	Puketiro	LOTS 1 3 DP 18185	Entire external	A, B, E		Historic

	Cockayne Road		- PUKETIRO -	building envelope			Place Category 2, 1418
59	2 Coromandel Street	Ewart Hospital Nurses' Home (former)	LOT 1 DP 316137 - EX EWART HOSPITAL	Entire external building envelope	A, B, C, F		Historic Place Category 2, 5375
60.1	61 Coromandel Street	Workers' Dwelling Act House	LOT 1 SECTION 817 TOWN OF WELLINGTON	Entire external building envelope	A, B, F		Historic Place Category 2, 1394
60.2	63 Coromandel Street	Workers' Dwelling Act House	LOT 2 OF SEC 817 TOWN OF WELLINGTON	Entire external building envelope	A, B, F		Historic Place Category 2, 1395
61	109 Courtenay Place	Mens' Toilets (former)	Legal Road	Entire external building envelope	A,B,C,F		
62	10-12 Courtenay Place	Westpac Building	PT DP 8572	Listing includes front façade - first floor and above only	A, B, C, F		
63.1	11-13 Courtenay Place	Commercial building	LOT 1 DP 372660 - INT IN ESMT	Listing includes front facade - first floor and above only	A, B, C		Historic Place Category 2, 1403
63.2	15 Courtenay Place	Courtenay Chambers	LOT 2 DP 85056 - 1/2 SH IN LOT 1 DP 61326 - SUBJ TO PARTY WALL - COURTENAYCHAMBERS -	Listing includes front facade - first floor and above only	B, C		
63.3	25-29 Courtenay Place	Paramount Theatre	LOT 1 DP 3444 LOT 1 DP 3595 - INT IN ROW - 22.3 M2 OF BALCONY IN COUNCIL AIRSPACE	Entire external building envelope	A, B, C, E		Historic Place Category 2, 4160
63.4	31-39 Courtenay Place	Griffith's Building (former)	LOTS 2 3 DP 2277 PT SEC 277 TOWN OF WELLINGTON - INT IN ROW	Listing includes front facade - first floor and above only	A, B, C, E		Historic Place Category 2, 3652
63.5	41 Courtenay Place	Commercial building	LOT 1 DP 2277 -INT IN R/W	Entire external building envelope	A, B, C, F		
63.6	43 Courtenay Place	Stewart's Building	PT SEC 277 TOWN OF WELLINGTON - INT INROW	Entire external building envelope	A, B, C, F		
63.7	45-47	Athenic	PTS SEC 277	Listing includes front	A, B, C		

	Courtenay Place	Building	TOWN OF WELLINGTON -INT INRW - ATHENIC BLDG -	facade - first floor and above only			
63.8	49-53 Courtenay Place	National Bank Building	DP 6805 & PT SEC 277 TOWN OF WELLINGTON - NATIONAL BANK BLDG COURTENAY PLACE	Listing of the exterior includes front facade above ground level only. Listing of the interior includes the entrance lobby, banking chamber, the stair well at the rear of the banking chamber and the main stair well.	A, B, C, F		
63.9	55 Courtenay Place	Hooson's Building (former)	ALL DP 6180 ALL DP 10663 - INT IN ROW- 29 M2 GLAZED ROOF & BALCONY IN COUNCIL AIR SPACE	Listing includes Courtenay Place and Tory Street facades only	A, B, C, F		Historic Place Category 2, 3641
64.1	24-26 Courtenay Place	Commercial building	PT SEC 223 TOWN OF WELLINGTON - INT INROW	Entire external building envelope	A, B, C, F		
64.2	28 Courtenay Place	Commercial building	PT SEC 223 TOWN OF WELLINGTON - SUBJ TO ROW - 25.6 M2 BALCONY IN COUNCIL AIRSPACE	Entire external building envelope	A,B,C		
65.1	46 Courtenay Place	Commercial building	LOT 1 DP 18355 - INT IN SEWERAGE & DRAINAGE EASEMENT	Entire external building envelope	A, B, C, F		
65.2	48 Courtenay Place	Newport Chambers	ALL PLAN A 493 & PT LOT 3 DP 3892 LOTS2 3 DP 6720 ALL DP 7566 - 6 M2 BAY WINDOWS IN COUNCIL AIR SPACE	Entire external building envelope	A,B,C,F		
66.1	60-64 Courtenay Place	Wellington Gas Company Building (former)	LOTS 1-5 DP 5594 - SHOWN ON C/T AS LOT2 DP 3471 - WELGAS BLDG - UP 78693	Entire external building envelope	A, B, C		Historic Place Category 2, 3642
66.2	66-72 Courtenay	Victory Buildings	LOT 8 & PT 9 DP 5285	Listing includes front facade - first floor	A, B, C		

	Place			and above only			
67.1	77-81 Courtenay Place	St James Theatre	LOT 1 DP 84933 ALL PLANS A 880 & A 890PT SECS 246 247 253 TOWN OF WELLINGTON - A 880 & A 890 SUBJ TO & INT IN ROW- PT LOT 1 A 890 SUBJ TO ROW DP 84933- ST JAMES THEATRE	Entire external building envelope Heritage Order	A, B, C, E, F		Historic Place Category 1, 3639 Heritage Order
67.2	83 Courtenay Place	A&T Burt Ltd Building (former) / St James Theatre Foyer	LOT 1 DP 84933 ALL PLANS A 880 & A 890PT SECS 246 247 253 TOWN OF WELLINGTON - A 880 & A 890 SUBJ TO & INT IN ROW- PT LOT 1 A 890 SUBJ TO ROW DP 84933- ST JAMES THEATRE	Listing includes front facade - first floor and above only	A, B, C, F		
67.3	89-95 Courtenay Place	Colonial Motor Company Building (former)	LOT 1 DP 73633	Entire external building envelope	A, B, C, E, F		
68	120-126 Courtenay Place	Commercial building	LOT 1 DP 83448 - UP 85172	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3640
69	82 Creswick Terrace	House	LOT 1 DP 85690	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3607
70	25 Harris Street	City Gallery Wellington (former Public Library)	LOT 1 DP 494594	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1451
71	33-39 Cuba Street	Kennedy Building	LOTS 7 8 DP 845 - KENNEDY BLDGS	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5377 and Cuba Street Historic Area 7209

72.1	30-38 Cuba Street	Columbia Private Hotel (former)	LOT 1 DP 85816 PT SUBJ & INT IN ROW & EASEMENTS - COLUMBIA APARTMENTS (417 SQ METRES BELOW RF 15.13 & 597 SQ METRES ABOVE RL 15.13) UP 85823	Entire external building envelope	A,B,C,F		Historic Place Category 2, 3636 and Cuba Street Historic Area 7209
73	41-43 Cuba Street	Commercial building	LOT 6 DP 845	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5378 and Cuba Street Historic Area 7209
74.1	45-47 Cuba Street	Arco House	LOT 5 DP 845 LOT 1 DP 7842 PT SEC 212 TOWN OF WELLINGTON - INT IN ROW	Entire external building envelope	A,B,C,F		Cuba Street Historic Area 7209
74.2	49-65 Cuba Street (93-97 Manners Street)	James Smiths Ltd Department Store (former)	Part Lot 1 DP 845 Lot 2 DP 845 Lot 3 DP 845 Lot 4 DP 845 Part Lot 1 DP 6917 Lot 2 DP 7242 Lot 1 DP 8649 Lot 2 DP 22705 Part DP 10670 Part Lot 1 DP 6917 Lot 2 DP 6917	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5379 and Cuba Street Historic Area 7209
75	58-60 Cuba Street	T.G. Macarthy Trust Building	PT SEC 210 TOWN OF WELLINGTON LOT 1 DP828	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5380 and Cuba Street Historic Area 7209
76	82-92 Cuba Street	Te Aro House (former)	LOT 2 DP 511542 - INT IN ROW & ESMTS -39 M2 BUILDING IN COUNCIL AIR SPACE	Entire external building envelope	A,B,C,E		Cuba Street Historic Area 7209

77.1	94-102 Cuba Street	C Smith Drapers Ltd (former)	LOT 3 DP 545624 - SUBJ TO & INT IN ROW, INT IN ESMTS	Entire external building envelope	A,B,C,F	Historic Place Category 2, 3632 and Cuba Street Historic Area 7209
78.1	101-117 Cuba Street	Wellington Working Men's Club	LOT 1 DP 15298 - WELLINGTON WORKING MEN'S CLUB- UP 83936 - INT IN PARTY WALLON DP 84790 - COM PROP SUBJ TO PEDESTRIAN ROW ON DP 305149	Entire external building envelope	A,B,C,F	Historic Place Category 2, 3631 and Cuba Street Historic Area 7209
78.2	119-121 Cuba Street (Known historically as 119-123 Cuba Street)	Nees Hardware Building (former)	PT SEC 179 181 TOWN OF WELLINGTON (PLAN A/1086)	Entire external building envelope	A,B,C,F	Cuba Street Historic Area 7209
78.3	123-125 Cuba Street	Barber's Buildings	PT SEC 179 TOWN OF WELLINGTON - SUBJ TO& INT IN EASEMENT -SUBJ TO R/WDP 82562	Entire external building envelope	A,B,C,E,F	Historic Place Category 2, 3630 and Cuba Street Historic Area 7209
78.4	127-131 Cuba Street	Bristol Hotel	LOT 1 DP 82562 - SUBJ TO & INT IN ROW& ESMTS - 3 M2 BALCONY IN COUNCIL AIRSPACE	Entire external building envelope	A,B,C,F	Historic Place Category 2, 3629 and Cuba Street Historic Area 7209
79.1	116 Cuba Street	McKenzies Department Store (former)	Lot 1 DP 88146 UP 88455	Entire external building envelope	A,B,C,F	Cuba Street Historic Area 7209
79.2	118 Cuba	Commercial	PT SEC 177 TOWN	Entire external	A,B,C,F	Cuba

	Street	building	OF WELLINGTON - INT INR/W	building envelope			Street Historic Area 7209
80.1	126 Cuba Street	Commercial building	LOT 1 A2465 LOT 3 DP 89989	Entire external building envelope	A,B,C,F		Cuba Street Historic Area 7209
80.2	128-130 Cuba Street	Gear Meat Co. (former)	LOT 2 DP 89989 - SUBJ TO EASEMENTS DP90971 - UP 90970	Entire external building envelope	A,B,C,F		Cuba Street Historic Area 7209
81.1	132 Cuba Street	Hallenstein Brothers Building (former)	LOT 2 DP 88682 - SUBJ TO & INT IN PARTY WALL - 6.8 M2 OF BALCONY IN COUNCIL AIRSPACE	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5361 and Cuba Street Historic Area 7209
81.2	134 Cuba Street	Commercial building	PT SEC 152 TOWN OF WELLINGTON (ALSO KNOWN AS A2463) - SUBJ TO PARTY WALL RIGHTS	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5368 and Cuba Street Historic Area 7209
82.1	141-143 Cuba Street	Commercial building	ALL DP 10856	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5346 and Cuba Street Historic Area 7209
82.2	145-149 Cuba Street	Berry Building	PT SEC 154 TOWN OF WELLINGTON	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5363 and Cuba Street Historic

							Area 7209
83	154-156 Cuba Street	The Vic Private Hotel	ALL DP 2686 - THE VIC	Entire external building envelope	A,B,C,E		Historic Place Category 2, 5356 and Cuba Street Historic Area 7209
84	161-163 Cuba Street	George & George Building (former)	PTS LOT 1 DP 7095 & PTS SEC 154 TOWN OF WELLINGTON (PLAN A 2909)	Entire external building envelope	A,B,C,F		Historic Place Category 2, 3628 and Cuba Street Historic Area 7209
85.1	168-174 Cuba Street	Maguire's Building	PT SEC 151 TOWN OF WELLINGTON	Listing includes front facade - first floor and above only	A,B,C,F		Historic Place Category 2, 5365 and Cuba Street Historic Area 7209
85.2	176-182 Cuba Street	L.T. Watkins Building	ALL DP 7769	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5366 and Cuba Street Historic Area 7209
86.1	171-173 Cuba Street	Edilson's Building	LOT 1 DP 15207 - SUBJ TO ROW - 40 M2 BALCONY IN COUNCIL AIRSPACE & FIRE ACCESS BOLLARDS ON ROAD RESERVE	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5343 and Cuba Street Historic Area 7209

86.2	175-179 Cuba Street	Alexandra Building	PT SEC 153 TOWN OF WELLINGTON	Entire external building envelope	A,B,C,F		Cuba Street Historic Area 7209
86.3	181 Cuba Street	Queen's Picture Theatre (former)	PT SEC 153 TOWN OF WELLINGTON	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5341 and Cuba Street Historic Area 7209
87	191 -195 Cuba Street	Patrick's Building (former)	LOT 3 PT LOT 2 DP 4098 - 3 M2 COMMERCIAL BALLUSTRADE ON ROAD RESERVE - ANTIPODES / REID HOUSE	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5362 and Cuba Street Historic Area 7209
88	192-194 Cuba Street	National Bank Te Aro Building (former)	LOT 1 DP 83518 - UP 83628	Listing of the exterior includes Cuba Street and Vivian Street facades only Listing of the interior includes the entrance foyer and the ground floor Banking Chamber - including the ceiling, pillars and dome.	A,B,C,F		Historic Place Category 1, 3634 and Cuba Street Historic Area 7209
89.1	197-199 Cuba Street	Morgan Buildings	ALL PLAN A 1304 - MORGANS BLDG	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5360 and Cuba Street Historic Area 7209
89.2	201 Cuba Street	Downes Building (former)	PT SEC 128 CITY OF WELLINGTON	Entire external building envelope	A,B,C		Historic Place Category 2, 1412 and

							Cuba Street Historic Area 7209
89.3	203-205 Cuba Street	People's Palace Hotel North Annexe (former)	LOTS 1 2 DP 366988 (LOT 2 BEING 2058 M2) - SUBJ TO ROW	Listing includes front façade only	A,B,C,F		Historic Place Category 2, 5359 and Cuba Street Historic Area 7209
89.4	207-219 Cuba Street	People's Palace Hotel Main Building (former)	LOTS 1 2 DP 366988 (LOT 2 BEING 2058 M2) - SUBJ TO ROW	Listing of the exterior includes the front façade only Listing of the interior includes the entrance lobby including tiled floor	A,B,C,E,F		Historic Place Category 2, 3626 and Cuba Street Historic Area 7209
90	216 Cuba Street	Commercial building	PT LOT 2 DP 5170 - PROMOTUS HOUSE	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5357 and Cuba Street Historic Area 7209
91.1	243-245 Cuba Street	Commercial building	LOT 4 DP 19320	Listing includes front facade from ground floor up	A,B,C,F		Historic Place Category 2, 3625 and Cuba Street Historic Area 7209
91.2	251-255 Cuba Street	Apartment Building	PT LOT 6 DP 19320 - SUBJ TO & INT IN ROW	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5364 and Cuba Street Historic

							Area 7209
92.1	274 Cuba Street	Shop	LOTS 4 7 8 DP 414239	Entire external building envelope	A,B,C,E		Historic Place Category 2, 5352 and Cuba Street Historic Area 7209
92.3	276-278 Cuba Street	Commercial building	ALL PLAN A 2227	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5350 and Cuba Street Historic Area 7209
92.4	280 Cuba Street	House	PT SEC 99 TOWN OF WELLINGTON	Entire external building envelope	A,B,C		Cuba Street Historic Area 7209
92.5	282 Cuba Street	Shop/dwelling	PT SEC 99 TOWN OF WELLINGTON	Entire external building envelope	A,B,C,E,F		Historic Place Category 2, 5349 and Cuba Street Historic Area 7209
92.6	284-286 Cuba Street	Lampard Flats	PT SEC 99 TOWN OF WELLINGTON	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5367 and Cuba Street Historic Area 7209
92.7	288 Cuba Street	Building	Lot 2 A 1231	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5348 and

							Cuba Street Historic Area 7209
92.8	290 Cuba Street	Shop/dwelling	Lot 1 A 1232	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5347 and Cuba Street Historic Area 7209
93.2	270 - 272 Cuba Street	Building	LOTS 4 7 8 DP 414239	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5353 and Cuba Street Historic Area 7209
94.1	293 Cuba Street	Thistle Hall	PT SEC 101 TOWN OF WELLINGTON - 10 M2 OF CAR PARK ON ROAD RESERVE	Entire external building envelope	A,B,C,F		Cuba Street Historic Area 7209
94.2	295-299 & 301-303 Cuba Street	Commercial buildings	PT SEC 1 SO 35200 PLAN A/135 AREA A SO36332	Entire external building envelope	A,B,C,F		Historic Place Category 2, 5354 & 5355 and Cuba Street Historic Area 7209
96	86 Customhouse Quay	AMP Building (former)	LOT 2 DP 81539	<p>Listing of the exterior includes the southern and eastern facades.</p> <p>Listing of the interior includes the plastered timber barrelled vaulted entrance way, the Grand Space containing the</p>	A,B,C,E,F		Historic Place Category 1, 209

				marble columns and doorway.			
97	98-102 Customhouse Quay	Old BNZ Building No.3 (Heritage Order)	LOT 1 DP 85253 - OLD BNZ BLDG - BELOWRL 27.00	Entire external building envelope	A,B,C,E,F		Historic Place Category 1, 213
98	50-64 Customhouse Quay	Government Life Insurance Building (former)	ALL DP 10633 - TOWER BUILDING	Entire external building envelope	A,B,C,F		Historic Place Category 2, 3618
99	107-109 Customhouse Quay	Commercial Travellers' and Warehousemen's Association (former)	LOT 1 DP 12703 INT IN R/W ON DP 75409-UNITED BUILDING	Entire external building envelope	A,B,C,F		Historic Place Category 2, 3595
100	7-11 Dixon Street	Hope Gibbons Building	LOT 4 DP 65219	Entire external building envelope	A,B,C,D		Historic Place Category 2, 1370
101	134 Dixon Street	Dixon Street Flats	LOT 2 DP 8016 - DIXON ST FLATS (HNZ CARPORTS 2-16 HOU-2552750HOU-6000046-6000060)	Entire external building envelope	A,B,C,E,F		Historic Place Category 1, 7395
102	129 Dixon Street	Spinks Cottage	LOT 1 DP 72762 - NOTE:SITE LIMITED BY PLOT RATIO TRANSFER INT IN R/W OVER LOT 1 DP 8440 (DP 75130)-SUBJ TO & INT IN R/W OVER & IN FAVOUR OF LOT 1 DP 12423 (DP 76146)	Entire external building envelope	A,B,C,F		Historic Place Category 1, 4704
103	1 Rugby Street	Government House	SECS 1250 1362 (SO 33757) PT 1248 SEC1394 & 1395 (G & I SO 32412) SECS 1 2& 3 SO 32412 (LAND MARKED A C E)	Entire external building envelope	A,B,C,E,F		Historic Place Category 1, 218
104	21 Dufferin Street	Wellington College Firth House	COLLEGE RESERVE & OBSERVATORY SITE ONTOWN BELT & PT SEC	Entire external building envelope	TBC		Historic Place Category 2, 4957

			678 TOWN OF WELLINGTON & LOTS B D F H J SO 32412 & LOTS LM SO 30972 NOTE: THIS IS THE PART OF THE ABOVE DESCRIBED LAND OCCUPIED BY WELLINGTON COLLEGE - AREA APPROXIMATE-AWAITING SURVEY - REFER 173				
106	8-10 Egmont Street	Young's Chemical Company Warehouse	LOTS 1 2 DP 10577 - UP 76757 - BOND STORE APPARTMENTS	Entire external building envelope	A,B,C		
107	68, 70 & 72 Elizabeth Street	Three Houses	LOT 1 DP 5692	Entire external building envelope	A,B,C		
108	4 Entrance Street	House	LOT 1 D P 8049	Entire external building envelope	B,C		Historic Place Category 2, 4121
109	14 Leeds Street	R Hannah and Co. Building	LOT 1 DP 84868 - UP 84869	Entire external building envelope	A,B,C,F		
110	492 Evans Bay Parade	House	LOT 2 D P 6576	Entire external building envelope	A, B, C, F		Historic Place Category 2, 2900
112	5 Farm Road	House	LOT 36 DP 1087 - 5 M2 GARAGE ON ROAD RESERVE	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3606
113	10 Farm Road	House	LOT 11 DP 1087	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3605
114	11 Farm Road	House	LOT 39 DP 1087	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3604
115	13 Farm Road	House	LOT 40 DP 1087	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4965
116	110-114	Dominion	LOTS 1 2 4 DP 3373	Listing of the	A, B, C,		Historic

	Featherston Street	Farmers' Institute (former)	& LOTS 2 3 BLK IV THORNDON RECLAMATION-DOMINION FARMERS BLDG / SEABRIDGE HSE	exterior includes the Featherstone Street and Ballance Street facades only Listing of the interior includes the corner entrance lobby and the two entry doors.	F		Place Category 2, 1359
117	131-133 Featherston Street	New Zealand Insurance Building (former)	LOT 2 DEED 516	Entire external building envelope	A,B,C,F		
118	150-152 Featherston Street	Brandon's Building (former)	LOT 10 DP 10804	Entire external building envelope	A,B,C,F		
119	40 Ferry Street	St George's Church Vicarage	LOT 2 DP 469174	Entire external building envelope	A,B,C		Historic Place Category 2, 1422
120	69 Tio Tio Road	Our Lady Star of the Sea Chapel	LOTS 9 & 14 PT LOT 8 DP 51930 - SUBJ TO& INT IN ESMTS DP 80495	<i>Proposed: includes retreat house and chapel</i>	A,B,C		Historic Place Category 2, 1413
121	12 Fife Lane	First State House	LOT 53 DP 11187 - FIRST STATE HOUSE -	Entire external building envelope	A,B,C,F		Historic Place Category 1, 1360
122	2,4,6 & 8 Footscray Avenue	Four Houses	PT SEC 2 SO 37288 PT SEC 19 97 TOWN OF WELLINGTON SEC 1 SO 419530 SEC 53 SO385020 SEC 2 SO 417263	Entire external building envelope	A, B, C, F		Footscray Avenue Historic Area 7034
123	23 Frederick Street	Wellington Chinese Masonic Society Building	ALL DP 7326	Listing includes the front façade only	A, B, C, E		
124	40-46 Frederick Street	Chinese Mission Hall	PT SEC 231 TOWN OF WELLINGTON (A1863)	Listing includes the front façade only	A, B, C, E		4 - proposed
125	67 Futuna Close	Futuna Chapel	LOT 67 DP 326794 - INT IN ROW	Listing of the exterior includes the whole exterior of the building forming the Chapel, and the reflective pools on the south east and	A, B, C, D, E, F		Historic Place Category 1, 7446

				north west corners. Listing of the interior includes the whole interior and all movable fittings and furniture forming the fabric and spatial qualities of the Chapel at the time of completion Building curtilage for application of the historic heritage rules is mapped.			
127	5 & 7 Garrett Street	Two Houses	PT SEC 152 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, E, F		
128	43-47 Ghuznee Street	Toomath's Buildings	PT SEC 154 TOWN OF WELLINGTON	Entire external building envelope	A,B,C,F		
129	58 Ghuznee Street	Commercial building	ALL PLAN A 2525 (ALSO KNOWN AS SEC 177TOWN OF WELLINGTON)	Entire external building envelope	A,B,C,E,F		
130	59 Ghuznee Street	Albemarle Hotel	PT SEC 152 TOWN OF WELLINGTON	Entire external building envelope	A,B,C,F		Historic Place Category 2, 3633
131	60 Ghuznee Street	Cadbury Brothers Building (former)	ALL PLAN A 2524	Entire external building envelope	A,B,C,F		
132	103 Ghuznee Street	Nestlé's Building (former)	PT LOTS 1 2 3 4 DP 557 - 11.7 M2 FOOTPATH & HANDRAIL ON ROAD RESERVE	Entire external building envelope	A,B,C,F		
133	20 Glenbervie Terrace	The Wedge	LOT 2 DP 51292 - THE WEDGE	Entire external building envelope	A,B,C,E,F		Historic Place Category 1, 1438
134	31 Glenbervie Terrace	The Moorings	LOTS 1 2 DEEDS PLAN 5 & PT SECS 520 521 TOWN OF WELLINGTON- THE MOORINGS -	Entire external building envelope	A,B,C,F		Historic Place Category 1, 1437
136	4 Goldies Brae	Goldie's Brae	LOT 1 DP 5794 - GOLDIES BRAE -	Entire external building envelope	A, B, C, E		Historic Place Category

							1, 216
137	36 Grant Road	Italian Ambassador's Residence	LOTS 1-3 DP 13724 LOT 4 DP 11379 - PTSUBJ TO & INT IN ROW - 24 M2 GARAGE &LAND ON ROAD RESERVE	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1397
138	15 Guildford Terrace	St Mary's College Main Building	LOT 2 PT LOT 1 PLAN A/2975 PT LOTS 1 3-4 DP 3284 PT LOT 1 DP 10013 SEC 1409(SO 33536) PTS SEC 554 TOWN OF WELLINGTON LOT B SO 33536 -ST MARY'S CONVENT AND COLLEGE	Entire external building envelope	A, B, C		Historic Place Category 2, 1424
139	15 Guildford Terrace	St Joseph's Providence Porch	LOT 2 PT LOT 1 PLAN A/2975 PT LOTS 1 3-4 DP 3284 PT LOT 1 DP 10013 SEC 1409(SO 33536) PTS SEC 554 TOWN OF WELLINGTON LOT B SO 33536 -ST MARY'S CONVENT AND COLLEGE	Entire external building envelope	A,B,C		Historic Place Category 2, 1425
140	1 Holloway Road	House	PTS SEC 10 OWHIRO DIST - PT SUBJ TO ROW	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4122
141	21 Hania Street	Disabled Servicemen's Training Centre (former)	LOT 1 DP 77128 1/5 SH LOT 2 DP 77128	Entire external building envelope	A, B, C, F		
142	63-69 Hankey Street	Anderson House	LOTS 1-7 DP 17914	Entire external building envelope	A, B, C		Historic Place Category 2, 1332
143	73-75 Hawker Street	St Gerard's Church	LOT 3 DP 76510 - ST GERARDS MONASTERY- 124 M2 CARDECK ON ROAD RESERVE	Entire external building envelope	A,B,C,E,F		Historic Place Category 1, 226
144	73-75 Hawker Street	St Gerard's Monastery	LOT 3 DP 76510 - ST GERARDS MONASTERY- 124	Entire external building envelope	A,B,C,E,F		Historic Place Category

			M2 CARDECK ON ROAD RESERVE				1, 227
146	40 Hill Street	Cathedral of the Sacred Heart	PT LOT 2 DP 278 PT LOTS 1 4 LOTS 2 3 DP 346 ALL PLAN A 3276 LOTS 3 4 DP 10013 SEC 558 SEC 1321 TOWN OF WELLINGTON ARCHDIOCESAN CENTRE - SACRED HEART SCHOOL	Entire external building envelope	A, B, C, E		Historic Place Category 1, 214
147	53 Hobson Street	Queen Margaret College Tower Building	PT SECS 601 602 603 TOWN OF WELLINGTON LOTS 4 8 9 10 11 12 DP 10706	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1419
148.1	17 Holloway Road	House (former Shop)	SEC 1 SO 35835 - INT IN & SUBJ TO PARTY WALL & ESMT DP 66472	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4124
148.2	21 Holloway Road	House	SEC 3 SO 35835	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4125
148.3	31 Holloway Road	House	SEC 1 SO 35489	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4969
148.4	33 Holloway Road	House	PT SEC 10 OWHIRO DIST	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4127
148.5	37 Holloway Road	House	SEC 1 SO 35867 - INT IN & SUBJ TO RO W- ESMT DP 69400	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4129
148.6	41 Holloway Road	Swensson House (former)	PT SEC 10 OWHIRO DIST	Listing includes former shop	A, B, C, F		Historic Place Category 2, 4130
149.1	32a Holloway Road	Studio (former Shop)	LOT 1 DP 58416	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4126
149.2	34 Holloway Road	House	PT SEC 10 OWHIRO DIST	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4128

150	61 Holloway Road	House	LOT 1 D P 20197	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4131
151.1	77 Holloway Road	House	SEC 1 SO 35491 - INT IN ROW SO 37347	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4132
151.2	79 Holloway Road	House	PT SEC 10 OWHIRO DIST - INT IN ROW SO37347	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4133
151.3	83 Holloway Road	House	SEC 1 SO 35490	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4134
152	102 Holloway Road	House	PT SEC 10 OWHIRO DIST - INT IN ROW	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4135
153.2	123 Holloway Road	House	PT SEC 10 OHIRO DIST	Entire external building envelope	A, B, C, F		Historic Place Category 2, 4136
154.1	50 Homewood Avenue	British High Commissioner's House ('Homewood')	LOT 2 DP 83090-BRITISH HIGH COMMISSION RESIDENCE	Entire external building envelope	A,B,C,E,F		Historic Place Category 1, 1368
154.2	50 Homewood Avenue	'Homewood' Croquet Pavilion/Summerhouse	LOT 2 DP 83090-BRITISH HIGH COMMISSION RESIDENCE	Entire external building envelope	A,B,C,E,F		Historic Place Category 1, 1369
155	2 Jervois Quay	Huddart Parker Building	LOT 11 DP 11204 -8 M2 BUILDING IN COUNCIL AIR SPACE - HUDDART PARKER BLDG	Entire external building envelope	A,B,C,F		
156	29 Hunter Street	Old BNZ Building No. 4	LOT 1 DP 85253 - OLD BNZ BLDG - BELOW RL 27.00	Entire external building envelope	A,B,C,F		South Lambton Quay Historic Area 7041
157	3 Inverloch Place	Inverloch House	LOTS 2 3 DP 16277 - SUBJ TO & INT IN ROW	Entire external building envelope	A,B,C,F		Historic Place Category 2, 1398
158	112 Queens Drive	Ngaroma (Apostolic)	LOTS 1-2 DP 447710 LOT 1 DP	Entire external building envelope	A, B, C, E		

		Nunciature) Buildings and Water Tower	35311 - SUBJ TO & INT IN ROW				
159	Post Office Square	Clarrie Gibbons Building	Legal road	Entire external building envelope	A,B,C,F		
160	3 Jervois Quay	Wellington Harbour Board Head Office and Bond Store (former)	LOT 207 DP 67374 STOPPED ROAD SHOWN ASSEC 1 SO 37951 - HISTORIC BUILDING -WHB HEAD OFFICE	Entire external building envelope	A,B,C,E		Historic Place Category 1, 234
161	1 Queen's Wharf	Wellington Harbour Board Shed 7	LOT 1 DP 77229 - WHARF OFFICES SHED 7HISTORIC BLDG	Entire external building envelope	A,B,C,F		Historic Place Category 1, 1446 and Proposed Wellington Harbour Historic Area (2012)
162	135 Featherston Street	Murray, Roberts & Co Building (former)	LOT 1 DP 10768 - 26.6 M2 PAVERS, UMBRELLAS, FENCED GLAZED PANELS & LEANERS ON ROAD RESERVE	Entire external building envelope	A,B,C,F		
163	77 Kaiwharawhara Road	Magazines	PT SEC 2 HARBOUR DIST - SCENIC PURPOSES	Entire external building envelope	A, B, C, E		Historic Place Category 2, 7215
164.1	76 Karori Road	Crematorium and Chapel	PT A316 LOT 3 DP 3647 LOTS 2-5 9-14 3334 DP 9848 PT LOT 2 DP 20266 OTARI BLK IX SUBS 1-5 PT SEC 1 KAIWHARAWHARA DISTRICT SEC 78 PT SECS 31 33 39 87 KARORI DISTRICT SO 21961 PT SEC 1 SO 33232- RECREATION RESERVE (GAZ 1992/2529)-BLOCK	Entire external building envelope	A, B, C		Historic Place Category 1, 1399

			VI PORT NICHOLSON SD			
164.2	76 Karori Road	Cemetery Lychgate	PT A316 LOT 3 DP 3647 LOTS 2-5 9-14 3334 DP 9848 PT LOT 2 DP 20266 OTARI BLK IX SUBS 1-5 PT SEC 1 KAIWHARAWHARA DISTRICT SEC 78 PT SECS 31 33 39 87 KARORI DISTRICT SO 21961 PT SEC 1 SO 33232- RECREATION RESERVE (GAZ 1992/2529)-BLOCK VI PORT NICHOLSON SD	Entire external building envelope	A, B, C	Historic Place Category 2, 1362
165	76 Karori Road	Jewish Chapel (former)	PT A316 LOT 3 DP 3647 LOTS 2-5 9-14 3334 DP 9848 PT LOT 2 DP 20266 OTARI BLK IX SUBS 1-5 PT SEC 1 KAIWHARAWHARA DISTRICT SEC 78 PT SECS 31 33 39 87 KARORI DISTRICT SO 21961 PT SEC 1 SO 33232- RECREATION RESERVE (GAZ 1992/2529)-BLOCK VI PORT NICHOLSON SD	Entire external building envelope	A, B, C	
166	316 Karori Road	Glendaruel	LOT 2 D P 10480 - GLENDARUEL	Entire external building envelope	A, B, C, F	Historic Place Category 2, 1365
167	53 Waiapu Road	Karori Reservoir Store/Boatshe	LOT 1 DP 313319 - SUBJ TO ROW - 800 M2CARPARK ON ROAD RESERVE	Entire external building envelope	A, B, C, F	Historic Place Category 1, 7750
168	53 Waiapu Road	Karori Reservoir Tower	LOT 1 DP 313319 - SUBJ TO ROW - 800 M2CARPARK ON ROAD RESERVE	Entire external building envelope	A, B, C, F	Historic Place Category 1, 7750

169	372 Karori Road	Chesney Wold	PART LOT 4 DP 8301	Entire external building envelope	A, B, C		
170	168-170 Karori Road	St Mary the Virgin Church	PT LOT 1 DP 7120 - ST MARY THE VIRGIN CHURCH -	Entire external building envelope	A, B, C		Historic Place Category 2, 1351
171	21 Kelburn Parade	Hunter Building, Victoria University	LOTS 1-3 DP 898 LOT 2 DP 83302 LOT 6 PTS LOTS 3 4 BLK II DP 1185 PT DP 10182PT RES 7 TOWN BELT CLOSED STREET PT SUBN 1 OF XVB 3 POLHILL GULLY SEC 1270TOWN OF WELLINGTON - VICTORIA UNIVERSITY - 1553.5 M2 ANCHORS, BUILDINGS, FOUNDATION, GARAGE, LAND, SIGNS	Building curtilage for application of the historic heritage rules is mapped.	A, B, C, E, F		Historic Place Category 1, 221
172	9-11 Kent Terrace	Embassy Theatre	LOTS 24 25 27 LOT 26 DP 240 - EMBASSY THEATRE	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 7500
173	43 Kent Terrace	Elliott House	PT SEC 300 TOWN OF WELLINGTON (ALL DP5609) & PT SEC 301 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, F		Historic Place Category 1, 1377
174	21-23 Kenya Street	Crofton	LOTS 2 3 4 DP 9845	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 1363
177	86-88 Khandallah Road	Khandallah Automatic Telephone Exchange (former)	SEC 1 SO 26390	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 4425
178	146 Khandallah Road	House	LOT 1 D P 68871 - INT IN R/W	Entire external building envelope	A, B, C, F		Historic Place Category 2, 2903
179	15 Lambton Quay	Government Buildings	SEC 1 SO 37161	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 37

180	131-135 Lambton Quay	Old Public Trust Building (Heritage Order)	LOT 2 DP 50796 - SUBJ TO A PROTECTION NOTICE UNDER SEC 36 HISTORIC PLACES ACT 1980 - SUBJ TO ESMT DP 487726	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 224 and Government Centre Historic Area 7035
181	143-149 Lambton Quay	State Insurance Building (former) (Heritage Order)	LOT 1 DP 85058 - INT IN ROW SUBJ TO &INT IN ESMTS	Entire external building envelope	A, B, C		Historic Place Category 1, 231 and Government Centre Historic Area 7035
182	165-177 Lambton Quay	Kirkcaldie and Stains Department Store	LOT 11 DP 10804	Listing includes the Lambton Quay, Johnstone Street and Panama Street façades only	A, B, C		Historic Place Category 2, 1402
183	179-193 Lambton Quay	DIC Department Store (former)	LOT 1 DP 10806 LOTS 67A 68A 70 PT LOT69 PROVINCIAL GOVERNMENT RECLAMATION-HARBOUR CITY CENTRE - BALANCE AT 17260 15700	Listing includes the Lambton Quay, Brandon Street and Panama Street façades only	A, B, C, E, F		Historic Place Category 2, 1357
185	203-213 Lambton Quay (30 Grey Street)	Australian Temperance and General Mutual Life Assurance Society (T&G) Building	LOT 2 DP 320563 - SUBJ TO ROW	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 1435
186	231 Lambton Quay	MLC Building (former)	LOT 33 PT LOTS 32 34A 34B PROVINCIAL GOVERNMENT RECLAMATION - UP 83055	Entire external building envelope	A,B,C,F		Historic Place Category 1, 1406
187	233-247 Lambton Quay	Old BNZ Building 1 & 2	LOT 1 DP 85253 - OLD BNZ BLDG - BELOW RL 27.00	Entire external building envelope Heritage order	A,B,C,E,F		Building 1: Historic

							Place Category 1, 212
188	280-284 Lambton Quay	Kelburn Chambers	LOTS 1 2 DP 57055 - INT IN ROW	Listing includes the Lambton Quay and Cable Car Lane façades only	A,B,C,E,F		Historic Place Category 2, 1433
189	312-316 Lambton Quay	Whitcoull's Building (former)	LOT 1 DP 9384 - IMPROVEMENTS PARTLY ENCROACH ON LOT 5 DP 32604 - INT IN R/WDP 74560 & DP 68902 - SUBJ TO & INT INEASEMENTS DP 303752 - WHITCOULLS LAMBTON QUAY	Entire external building envelope	A, B, C		Historic Place Category 2, 1455 and South Lambton Quay Historic Area 7041
190.1	326 Lambton Quay	South British Insurance Building (former)	LOT 1 A 2853 - UP 88057	Entire external building envelope	A,B,C,E,F		Historic Place Category 2, 1430 and South Lambton Quay Historic Area 7041
190.2	328-330 Lambton Quay	CBA Building (former)	LOT 1 DP 2827	Entire external building envelope	A,B,C,F		Historic Place Category 2, 1346 and South Lambton Quay Historic Area 7041
190.3	332-340 Lambton Quay	Prudential Assurance Building	LOT 2 DP 20963 - PRUDENTIAL BLDG - DP89708	Entire external building envelope	A,B,C,E,F		Historic Place Category 2, 1417
191.1	360 Lambton Quay	Equitable Building and Investment Co. Building	LOT 1 DP 537012 - SUBJ TO ROW	Entire external building envelope	A,B,C,E,F		Historic Place Category 2, 3620 and South Lambton

							Quay Historic Area 7041
191.2	366 Lambton Quay	Stewart Dawson's Corner	LOT 1 DP 537012 - SUBJ TO ROW	Entire external building envelope	A,B,C,E,F		Historic Place Category 2, 1871 and South Lambton Quay Historic Area 7041
192	51 Ludlam Street	House	LOT 2 D P 19673	Entire external building envelope	A, B, C, F		
193	2-8 Maginnity Street	The Wellesley Club	LOT 2 BLK V THORNDON RECLAMATION - WELLESLEY CLUB & HOTEL - 42 M2 CANOPY, AWNING, BALCONIES & BOLLARDS ON ROAD RESERVE	Entire external building envelope	A, B, C, E		Historic Place Category 1, 233 and Government Centre Historic Area 7035
194	15 Maida Vale Road	St Barnabas' Church	ALL DP 6959	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1421
195	376 Makara Road	St Patrick's Church	PT SEC 23 MAKARA DISTRICT-BLOCK V PORTNICHOLSON SD - CHURCH	Entire external building envelope	A, B, C, F		Historic Place Category 2, 2911
196	379 Makara Road	St Matthias' Church	LOT 1 DP 436031 - CEMETERY - ST MATTHIAS CHURCH	Entire external building envelope	A, B, C		Historic Place Category 2, 5483
197.1	21 Manchester Terrace (120 Duncan Terrace)	Truby King House (former)	SEC 1 SO 19717 (PT LOT 2 DP 12692) -RESERVE - SIR TRUBY KING BURIAL SITE LOT 3 DP 12692 LOT 2 DP 43888 PT LOT 2DP 12692 INT IN & SUBJ TO R/W DP66358 LOT 1 DP 80801	Entire external building envelope	A, B, C, F		Historic Place Category 1, 4427 and Truby King Historic Area 7040

197.2	21 Manchester Terrace (120 Duncan Terrace)	Truby King Mausoleum	SEC 1 SO 19717 (PT LOT 2 DP 12692) -RESERVE - SIR TRUBY KING BURIAL SITE LOT 3 DP 12692 LOT 2 DP 43888 PT LOT 2DP 12692 INT IN & SUBJ TO R/W DP66358 LOT 1 DP 80801	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 4430 and Truby King Historic Area 7040
198	21a Manchester Terrace (28 Antico Street)	Karitane Products Society Building (former)	LOT 3 DP 80801 UP 84185 - SUBJ TO EASEMENT	Entire external building envelope	A, B, F		Historic Place Category 1, 4431 and Truby King Historic Area 7040
199	88 Manners Street	Commercial building	PT SEC 204 TOWN OF WELLINGTON PT WESLEYAN CHURCH RES NO. 8 - INT IN ROW	Entire external building envelope	A, B, C, F		
200	109-117 Manners Street	The Opera House	LOT 2 DP 2987 & PT SEC 213 TN OF WGTN	Entire external building envelope	A, B, C, F		Historic Place Category 1, 1432
201	131 Manners Street	Edwards' Building	LOT 1 DP 16846	Entire external building envelope	A, B, C, E, F		
202	277 Mansfield Street	Mansfield Court Hotel	SEC 1249 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 2907
203	229 Marine Parade	Pilot's Cottage (former)	LOT 15 DP 2851 - PILOT'S COTTAGE	Entire external building envelope	A, B, C, D, E, F		Historic Place Category 2, 1416
204	82 Majoribanks Street	Belvedere	LOT 3 DP 10579 - BELVEDERE FLATS-	Entire external building envelope	A, B, C, F		
205	45 & 47 Majoribanks Street	Two Houses	PT LOT 1 DP 27581 LOTS 1,2,3, DP 5625 LOT 2 DP 12620 - APOLLO LODGE MOTELS - INT IN ROW FALLOWFIELD AVE	Entire external building envelope	B, C, F		

207	62 Majoribanks Street	House	LOT 2 DP 10625	Entire external building envelope	A, B, F		Historic Place Category 2, 3647
208	19 Marion Street	Theosophical Society Building	PT LOT 21 DP 582	Entire external building envelope	A, B, C, E		
209	9-11 Marion Street	Building	PT LOT 21 DP 582 1/4 SH IN ANOTHER PTLOT 21 DP 582 BEING 116 M2 - INT IN ROW	Entire external building envelope	A, B, C, E		
210	117 Mein Street	House	PT SEC 775 PLAN A/1405 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, E		
211	400 Middleton Road	Nott House	PT SECS 29-30 PORIRUA DIST SEC 1 SO 514688 - SUBJ TO ESMTS DP 75238 & ELECTRICITY ESMT DP 75445	Entire external building envelope	A, B, C, E, F		
213	Miramar Avenue	Miramar Avenue Tram Shelter (former)	legal road	Entire external building envelope	A, B, C, E, F		
214	Molesworth Street	Parliament House	SEC 1 SO 38114	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 223
215	Molesworth Street	Parliamentary Library	SEC 1 SO 38114	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 217
216	34 Molesworth Street	Backbencher Pub and Café	LOT 2 DP 318644 - SUBJ TO ESMTS ON DP323347	Listing includes the Molesworth Street and Kate Sheppard Place facades only	A, B, C, E, F		Historic Place Category 2, 1449
217	113 Molesworth Street	Chapman-Taylor Workshop (former)	ALL PLAN A51	Entire external building envelope	A, B, C, F		
218	7 Moncrieff Street	Religious Society of Friends' Meeting House	LOT 1 DP 320588	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3648
219	1 Monorgan	Scots'	PT DP 3995 PT LOT	Entire external	A, B, C,		Historic

	Road	College Main Building	1 DP 4155 LOT 1 DP 72492 LOT 1 DP 14616 PT SEC 11 WATTS PENINSULA DIST	building envelope	E		Place Category 2, 1426
220	94 Hamilton Road	All Saints' Church	PT LOT 44 DP 65	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1331
221	34 Mulgrave Street	Old Saint Paul's Cathedral	ALL A762 SBDN C SEC 542 TOWN OF WELLINGTON PT LOT 1 DP 8705 - OLD ST PAULS CATHEDRAL	Entire external building envelope	A, B, C, D, E, F		Historic Place Category 1, 38
222	3 Mulgrave Street	The Thistle Inn	PT SEC 515 TOWN OF WELLINGTON- THISTLE INN	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 1439
223	32 Mulgrave Street	Bishop's Court	SEC 1 SO 26217	Entire external building envelope	A, B, C, D, F		Historic Place Category 2, 1361
224	41 Murphy Street	New Zealand Breweries Brew Tower (former)	PT SEC 583 TOWN OF WELLINGTON LOTS 3-5DP 87523 (LOT 3 5433 M2 BELOW RL 17.28, LOT 4 4228 M2 BELOW RL 17.68)	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 4426
225	12-14 Murphy Street	Thorndon Fire Station (former)	LOT 1 DP 80634 - INT IN EASEMENTS - UP82570	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1440
226	68 Nairn Street	Nairn Street Cottage	LOT 1 DP 48297 - SUBJ TO ESMT & INT INROW DP 78297	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 1444
227	77 Northland Road	St Annes Church and Hall (former)	LOT 2 DP 82032 - SUBJ TO ELECTRICITY EASEMENT	Entire external building envelope	A, B, C		Historic Place Category 2, 3603
228	54-56 Northland Road	Northland Fire Station (former)	LOTS 2 3 DP 7299	Entire external building envelope	A, B, C		
229	92 Northland Road	House	LOT 139 DP 1087 - ROBIN HYDE HOUSE DOUBLE GARAGE 5 SQ METRES ON ROAD	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3608

			RESERVE				
230	69 Northland Road	Ward Memorial Methodist Church and Hall (former)	PT LOT 1 DP 1087	Entire external building envelope	A, B, C, E, F		4 - Proposed
231	1 Norway Street	House	PT SEC 10 OHIRO DIST	Entire external building envelope	B, C, F		Historic Place Category 2, 4137
232	8 Norway Street	House	PT SEC 10 OHIRO DIST	Entire external building envelope	A, B, F		Historic Place Category 2, 4138
233	639 Ohariu Valley Road	Holy Trinity Church	SEC 154 OHARIU DIST -SO 32643 & PT SEC21 OHARIU DIST BLK VI BELMONT SD-CHURCH SITE-	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 1367
234	2-38 Oriental Parade	Wellington Central Fire Station	LOT 1 DP 88105 - SUBJ TO PEDESTRIAN ROW DP 477640	Entire external building envelope	A, B, C		Historic Place Category 2, 3654
235	245 Oriental Parade	Band Rotunda (former)	LOT 1 DP 82389 PT LOT 1 DP 11079 - ORIENTAL BAY PAVILLION & BAND ROTUNDA -22 M2 BUILDING ON ROAD RESERVE	Entire external building envelope	A, B, C		Historic Place Category 2, 2894
236	Oriental Parade	Oriental Bay Terminus Tram Shelter (former)	LOT 2 DP 10507- SUBJ TO EASEMENTS DP 78268	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 1343
237	Oriental Parade	Oriental Parade Central Bus Shelter	legal road	Entire external building envelope	A, B, C, E, F		
238	14 Oxford Street	The Old Schoolhouse	LOT 2 DP 396531 - INT IN ROW	Entire external building envelope	A, B, C, E, F		
239	26 Oxford Street	Bartlett Homestead (former)	LOT 5 D P 1976	Entire external building envelope	A, B, C, E, F		
240	188, 190, 192, 194, 196, 198 & 200 Oriental Parade	Seven Houses	LOT 8 DP 5221	Entire external building envelope	A, B, C, F		Oriental Parade Historic Area, 7039

241	212 Oriental Parade	Anscombe Flats	ALL DP 30967 - ANSCOMBE FLATS LTD - COMPANY SHARE APARTMENTS	Listing includes the front and side façades only	A, B, C, F		Historic Place Category 2, 1333
243	294 Oriental Parade	House	PART LOT 9 D P 653	Entire external building envelope	A, B, C, E		Historic Place Category 2, 2897
244	300 Oriental Parade	Apartment Building	ALL DP 3365	Entire external building envelope	A, B, C, F		Historic Place Category 2, 2892
245	306 Oriental Parade	Inverleith	PART LOT 7 DP 653 - 4 BALCONIES 6.3M2 ON ROAD RESERVE	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1396
246	348-352 Oriental Parade	Apartment Building	LOT 2 DP 61622 - SUBJ TO & INT IN ROW & ESMTS ON DP 73339	Listing includes the front façade only	A, B, C, F		Historic Place Category 2, 2893
247	19 Ottawa Road	Chew Cottage	LOT 5 DP 26224 - CHEW HOUSE	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 1348
248	31 Patanga Crescent	House ('The Anchorage')	LOT 2 DP 7689 - 1/6 SH IN 116 M2 BEINGPT LOT 9 DP 641 1/12 SH IN 298 M2 BEING PT LOT 9 DP 641 - SUBJ TO & INT INROW	Entire external building envelope	A, B, C, F		
249	143 Dixon Street	House	LOT 10 DP 150	Entire external building envelope	A, B, C, F		
250	31 Pipitea Street	High Commission of the Republic of the Fiji Islands (former VSA Building)	LOT 1 DP 74764 - VSA BLDG	Entire external building envelope	A, B, F		Historic Place Category 2, 2912
251	39 Pipitea Street	House	SEC 10 SO 36509	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1372
252	41 Pipitea Street	Ministerial House (former)	SEC 10 SO 36509	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1405

254	3 Plimmers Steps	Rutland Private Hotel (former)	LOT 1 DP 84329 1/4TH SH LOT 7 DP 2116	Entire external building envelope	B		South Lambton Quay Historic Area 7041
255	6 Prince Street	House	PT SEC 372 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, F		
256	Queens Wharf	Shed 3 (<i>This item is listed for information purposes only. The jurisdiction for this item under the RMA 1991 lies with the Wellington Regional Council</i>)	LOT 3 DP 436892	Entire external building envelope	A, B, C		
257	Queens Wharf	Shed 5 (<i>This item is listed for information purposes only. The jurisdiction for this item under the RMA 1991 lies with the Wellington Regional Council</i>)	LOT 3 DP 436892	Entire external building envelope	A, B, C, E, F		
258	29 Salamanca Road	House	LOT 1 DP 338153	Entire external building envelope	A, B, C, F		
259	112-124 Riddiford Street	Ashleigh Court Private Hotel (former)	LOT 1 DP 86593 - UP 88534 9 BALCONIES 10.8 SQUARE METRES ON ROAD RESERVE NOT INCLUDED IN VALUATION	Entire external building envelope	A, B, C		Historic Place Category 1, 1335
260	139 Riddiford Street	Castles The Chemist	PT LOT 2 DP 80 & 1/2 SH IN LOT 2 DP 80 BEING 10 M2	Entire external building envelope	A, B, C		
261	7 Colombo	Newtown	PT LOTS 1 2 DP	Entire external	A, B, C,		Historic

	Street	Community Centre	1312 - 34M2 LAND ON ROAD RESERVE	building envelope	F		Place Category 2, 3597
262	30 Roxburgh Street	House	LOT 1 DP 6376	Entire external building envelope	A, B, C		Historic Place Category 2, 3655
263	46 Roxburgh Street	House	LOT 1 D P 1324	Entire external building envelope	B, C, E, F		Historic Place Category 2, 1391
265	5a, 5b & 5c St Mary Street	Three Houses	LOTS 8 9 10 11 DP 376	Entire external building envelope	A, B, C, F		
266	21 Salamanca Road	Campbell House (former)	LOT 2 DP 433237 - SUBJ TO & INT IN PARTY WALL	Entire external building envelope	A, B, F		Historic Place Category 2, 1388
267	90 Salamanca Road	Chevening	LOT 2 DP 6660	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1347
268	40 Salamanca Road	Carter Observatory	LOT 1 DP 74620 INT IN R/W & EASEMENTSON DP 77076 - CARTER OBSERVATORY -	Entire external building envelope	A, B, C, E		Historic Place Category 2, 3596 and Dominion Observatory Historic Area 7033
269	34 Salamanca Road	Dominion Observatory	SECS 1223 1231 SO 25200 TOWN OF WELLINGTON - BOTH SUBJ TO R/W & EASEMENTS DP77076 KELBURN METEOROLOGICAL AND GEOLOGICAL AND NUCLEAR SCIENCES COMPLEXES- KELBURN OBSERVATORY RESERVE	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 4700 and Dominion Observatory Historic Area 7033
270	3 Seddon Terrace	Workers' Dwelling Act House	SBDN 11 OF SEC 817 TOWN OF WELLINGTON(SHOWN AS LOT 11 SO	Entire external building envelope	A, B, F		Historic Place Category 2, 1392

			53/29 ON CT)				
271	7 Seddon Terrace	Workers' Dwelling Act House	LOT 9 OF SEC 817 TOWN OF WELLINGTON	Entire external building envelope	A, B, F		Historic Place Category 2, 1393
272	6 Stafford Street	House	LOT 2 DP 79182 - INT IN R/W	Entire external building envelope	B, F		
273	36-42 Stout Street	Supreme Court Building (former)	LOT 1 DP 403086 - 141 M2 TREE PITS, LIGHTING, SEATING BOLLARDS, PAVERS & FOUNDATIONS ON ROAD RESERVE	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 219
274	7 Stout Street	Missions to Seamen Building	LOT 1 DP 79269 THORNDON RECLAMATION - MISSIONS TO SEAMEN BUILDING	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 3411
276	4-14 Turnbull Street	Old St Paul's Schoolroom	PT LOT 1 A PLAN 1202 LOT 1 A PLAN 2947 LOTS 11 17 PT LOT 13 DEEDS PLAN 27 LOT 1 DP 4659 LOT 1 DP 5443 PT LOT 1 A PLAN 648 LOT 1 DP 808 LOT 1 DP 76023 PT LOTS 10 11 12 15 DP 861 LOT 2 DP 352333 LOT 1 DP 5859 PT RESERVE 2 TOWN OF WELLINGTON PT SEC 586 TOWN OF	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 4423
277	194a Sydney Street West	Rita Angus Cottage	LOT 1 DP 3562 - RITA ANGUS COTTAGE	Entire external building envelope	A, B, C, F		Historic Place Category 1, 2291
278	25-29 Taranaki Street	Taranaki Street Police Station (former)	LOT 1 DP 88921 - SUBJ TO & INT IN ROW	Listing of the exterior includes the front facade only Listing of the interior includes the internal staircase	A, B, C, D, F		
279	36 Taranaki Street	Van Staveren Building	LOT 2 DP 11229 - VALMA HOUSE - 3 M2 SIEMIC	Entire external building envelope	A, B, C, D, F		

		(former)	STRENGTHENING ON ROAD RESERVE				
280	29-37 Taranaki Street	New Zealand Automobile Association (former)	LOT 3 DP 87370	Listing includes the front facades only	A, B, C, D		
283	75 Taranaki Street	Wesley Methodist Church and associated buildings	LOT 1 DP 77432 - WESLEY CHURCH COMPLEX	TBC	A, B, C, F		Historic Place Category 1, 4422
284	Taranaki Street Wharf	Wellington Rowing Club	LOT 2 DP 436892	Entire external building envelope	A, B, C, E		Historic Place Category 1, 1453
285	Taranaki Street Wharf	Star Boating Club	LOT 2 DP 436892	Entire external building envelope	A, B, C, E		Historic Place Category 1, 1431
286	164 Tasman Street	House	LOT 2 DP 5412	Entire external building envelope	A,B,C,E,F		Historic Place Category 2, 5424
287	22 The Terrace	Dr Boor's Residence and Surgery (former)	ALL DP 8873 & ALL PLAN A 1076	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 220
288.1	28-30 The Terrace	St Andrew's on the Terrace	LOT 4 DP 2040 PT DP 4123 LOT 3 DP 11548 PT SEC 472 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 3571
289	26 The Terrace	New Zealand Medical Association (NZMA) Building	LOTS 1 2 DP 11548 - NZ MEDICAL ASSN BLDG	Entire external building envelope	A, B, C, F		
290	126-134 Lambton Quay	Massey House	LOT 1 DP 16589 PT SEC 489 TOWN OF WELLINGTON - 104.6 M2 BALCONY, OUTDOOR SCREENS, PLANTERS, BOLLARDS & PAVED LAND IN COUNCIL AIR SPACE & ON	Entire external building envelope	A, B, C, F		Historic Place Category 1, 7661

			ROAD RESERVE				
291	96 The Terrace	Shell House (former)	PT LOTS 1 2 DP 12193 - 20 M2 SUBSOIL BUILDING ON ROAD RESERVE	Entire external building envelope	A, B, C, E, F		
292	97 The Terrace	Rawson House and Dental Surgery (former)	PT SEC 487 TOWN OF WELLINGTON - INT INROW - RAINEY COLLINS BLDG	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 3616
294	192 The Terrace	Somerled House	PT SEC 454 TOWN OF WELLINGTON - SOMERLED HOUSE	Listing includes fence and gates	A, B, C, F		Historic Place Category 2, 1404
295	195 The Terrace	Carrigafoyle	LOT 2 DP 52538 - CARRIGAFOYLE	Entire external building envelope	B, C, E, F		Historic Place Category 1, 1345
296	214 The Terrace	Blair House (former)	LOT 1 DP 11166	Entire external building envelope	A, B, C, F		
297	221 The Terrace	House	LOT 4 DP 840 - INT IN ROW ON DP 64346	Entire external building envelope	B, C, F		Historic Place Category 2, 1374
298	230 The Terrace	House	LOT 1 DP 61552 - PARKING 57 M2 ON ROADRESERVE	Entire external building envelope	B, C, F		Historic Place Category 2, 1375
299	320 The Terrace	Gordon Wilson Flats	LOT 1 DP 363050 - SUBJ TO ROW	Entire external building envelope	A, B, C, F		Historic Place Category 1, 9783
300	244 The Terrace	House	LOT 2 DP 77307 - INT IN ESMTS - MOTORWAY TUNNEL UNDER WEST BOUNDARY	Entire external building envelope	B, C, F		Historic Place Category 2, 1373
301	258 The Terrace	House	PT SEC 446 TOWN OF WELLINGTON	Entire external building envelope	B, C, F		
302	274 & 276 The Terrace	Two Houses	LOT 1 DP 349456	Entire external building envelope	B, C, F		
303	9 Tinakori Road	House	LOT 1 DP 17889	Entire external building envelope	A, B, C, F		
304	10 & 12 Tinakori Road	Two Houses	LOT 2 DP 51862 - INT IN ROW LTD HEIGHTDP 53722	Entire external building envelope	A, B, C, F		

305	25 Tinakori Road	Katherine Mansfield Birthplace	PT LOT 2 DP 1362 PT LOT 1 DP 6095	Entire external building envelope	A, B, C, F		Historic Place Category 1, 4428
306	32 Tinakori Road	Beere House	PT LOTS 1 & 2 A 2449	Entire external building envelope	A, B, F		Historic Place Category 2, 1387
307	224 Tinakori Road	The Shamrock Hotel	LOT 1 DP 52715	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 1428
308	260 Tinakori Road	Prime Minister's Residence (Heritage Order)	SEC 1 SO 36604 - PREMIER HOUSE	Entire external building envelope	A, B, C, F		Historic Place Category 1, 1371
309	292 Tinakori Road	House	LOT 2 D P 700	Entire external building envelope	A, B, C, F		
310.1	296 Tinakori Road	House	LOT 2 DP 6821	Entire external building envelope	A, B, C, F		
310.2	298 Tinakori Road	House	LOT 1 DP 6821 SEC 1 SO 36616	Entire external building envelope	A, B, C, F		
310.3	300 Tinakori Road	House	PT LOT 5 DP 700 - UP 85035	Entire external building envelope	A, B, C, F		
310.4	302 Tinakori Road	Retail Shop/House	PT LOT 5 DP 700	Listing includes retail shop	A, B, C, F		
310.5	304 Tinakori Road	House	PT LOT 6 DP 700 - FLAT DP 70831	Entire external building envelope	A, B, C, F		
310.6	306 Tinakori Road	House	PT LOT 6 DP 700	Entire external building envelope, including retail shop	A, B, C, F		
311	19 Torwood Road	House	LOT 2 DP 40225	Entire external building envelope	A, B, F		
312.1	5 Tonks Grove	Workers' Cottage	LOTS 3 9 DP 414239 - LOT 3 INT IN ROW	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3665
312.2	7 Tonks Grove	Workers' Cottage	LOTS 2 10 DP 414239 - LOT 2 SUBJ TO ROW	Entire external building envelope	A, B, C, F		Historic Place Category 2, 3664
312.3	9 Tonks Grove	House	LOTS 1 11 DP 414239	Entire external building envelope	A, B, C, F		
313	15 Kensington Street	Wharanui/Stage Theatre (former)	LOT 1 DP 409651 - SUBJ TO & INT IN ROW	Entire external building envelope	A, B, C, F		

314.1	5 Tory Street	NZ Acetylene Gas Lighting Co. Building (former)	LOT 1 DP 7775 - IDEAS HOUSE -	Entire external building envelope	A, B, C, F		
314.3	13 Tory Street	C W Martin Building (former)	PT SEC 221 TOWN OF WELLINGTON - INT INR/W	Entire external building envelope	A, B, C, F		
314.4	15-19 Tory Street	Perth Chambers (former)	LOT 1 DP 3892 & INT IN R/W - BRITISH CARS BLDG	Entire external building envelope	A, B, E		
315	15 Trustcott Avenue	Daisy Hill Farmhouse	LOT 2 DP 53967 - DAISY HILL FARM HOUSE CLASSIFIED B HISTORIC PLACES	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 4110
316	58-60 Victoria Street	Ballingers Building	LOT 2 DP 389044	Entire external building envelope	B		
317	78-84 Victoria Street	Dominion Building	LOT 1 DP 82668 - UP 82981 - DOMINION BUILDING	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1358
318	85-87 Victoria Street	Racing Conference Building	LOTS 1 2 3 D P 9562 RACING CONFERENCE BLDG	Entire external building envelope	A, B, C		
319.1	31 Vivian Street	House	PT SEC 262 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, F		
319.2	33 Vivian Street	House	PT SEC 262 TOWN OF WELLINGTON	Entire external building envelope	A, B, E		
320	105-107 Vivian Street	Shop/dwelling	LOTS 2 3 DP 371466 - SUBJ TO & INT INROW & PARTY WALL	Entire external building envelope	A, B, C		
321	124-128 Vivian Street	Wellington Trades Hall Building	LOT 2 DP 492559 - SUBJ TO & INT IN ROW, SUBJ TO ESMTS - WELLINGTON TRADES HALL	Entire external building envelope	A, B, C, E		Historic Place Category 1, 9618
322	134 Vivian Street	Commercial building	PT LOT 34 DP 582	Entire external building envelope	A, B, C		
323	177-179 Vivian Street	Wright and Carman Publishing Building	LOT 1 DP 58799	Entire external building envelope	A, B		

		(former)					
324	2 Oak Park Avenue	Woodside	PT LOTS 1-2 DP 7706 SEC 22 SO 389906 PT SEC 114 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, F		
325	101 Wakefield Street	Wellington Town Hall	LOT 1 DP 494594	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 3275
326.1	118-120 Wakefield Street	Hyams Building (former)	LOT 6 & PART LOT 5 DP 585 - HYAMS BLDG-	Entire external building envelope	A, B, C, E, F		
326.2	122-124 Wakefield Street	Plumbers Building (former)	LOT 1 DP 83737 PT SUBJ TO & INT IN EASEMENTS & R/W - UP 83938 PLUMBERS BUILDING	Entire external building envelope	A, B, C, F		
327	80 Simla Crescent	House	LOT 2 DP 32154 - LAND 149 M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION	Entire external building envelope	A, B		
328.1	270-274 Wakefield Street (1-5 Allen Street)	Warehouse (former)	LOT 7 DP 1302	Entire external building envelope	A,B,C,F		
328.2	276-282 Wakefield Street	Warehouse (former)	LOT 8 9 DP 1302	Entire external building envelope	A, B, C, F		
329.1	286-288 Wakefield Street	Warehouse (former)	LOT 19 DP 1302 - EX WCC TRANSPORT DEPTBLDG -	Entire external building envelope	A, B, C, F		
329.2	290 Wakefield Street	Commercial building	LOT 2 DP 55914	Entire external building envelope	A, B, C, F		
330	16 Walter Street	House	LOT 3 D P 6192	Entire external building envelope	B, C, F		
331	31-35 Waring Taylor Street (36-40 Johnson Street)	Central Police Station (former)	LOT 2 DP 83076- RESTRICTIVE COVENANT AREAS-INT IN R/W MIDLAND CARPARKING BUILDING AND FORMER POLICE	Entire external building envelope	A, B		Historic Place Category 2, 3617

			STATION				
332	41 Customhouse Quay	Shed 11	LOT 202 DP 67374 - HISTORIC BUILDING -SHED 11 FCL LEASE	Entire external building envelope	A, B, C		Historic Place Category 1, 235
333	37 Customhouse Quay	Shed 13	LOT 201 DP 67374 - HISTORIC BUILDING -SHED 13 FCL LEASE	Entire external building envelope	A, B, C		Historic Place Category 1, 236
334	28 Waterloo Quay	Shed 21	LOT 101 DP 65083 & SEC 1 SO 35726 - UP309984 - SUBJ TO PEDESTRIAN ROW	Entire external building envelope	A, B, C		Historic Place Category 1, 237
337	25 Lady Elizabeth Lane	Eastbourne Ferry Terminal Building (former)	LOT 1 DP 440298 LOT 1 DP 66187 LOT 1 DP 66836 SEC 1 SO 34178 PT SO 34851 (PTBED PORT NICHOLSON HARBOUR BOARD PLANNO.S1753) - PTS BEING WITHIN WCC BOUNDARY AS DEFINED ON SO 35964 (1989) & GN 1998 p2633	Entire external building envelope	A, B, C, F		Historic Place Category 2, 7807
338	29 Waterloo Quay	Hotel Waterloo	LOT 1 DP 10748 - REG NO 289726.1	Listing includes north and east facades only	A, B, C, E, F		Historic Place Category 2, 3610
339	25 Webb Street (1-3 Hopper Street)	Commercial building	PART LOTS 1 2 DP 471 - COMMERCIAL BLDG	Entire external building envelope	A, B, C, F		
340	34 Wesley Road	Powles' House (former)	LOT 3 DP 12347 - POWLES HOUSE	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 4139
341.2	32a Wigan Street	House	LOTS 2 3 DEEDS PLAN 571	Entire external building envelope	A, B, C, F		
341.3	34 Wigan Street	House	LOTS 2 3 DEEDS PLAN 571	Entire external building envelope	A, B, C, F		
342	2-4 Willis Street (360 Lambton Quay)	Fletcher's Building (former)	LOT 1 DP 537012 - SUBJ TO ROW	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 3619 and South Lambton

							Quay Historic Area 7041
343	50-52 Willis Street	Macarthy Building	LOT 2 DP 55488 LOTS 1 2 DP 89063- LOT 2DP 89063 SUBJ TO PUBLIC PEDESTRIAN ROW DP 443329 SUBJ TO ESMT DP 488928 - 14 M2 COMMERCIAL SUBSOIL ANCHORS ON ROAD RESERVE	Entire external building envelope	A, B		
345.1	82 Willis Street	Evening Post Building (former)	LOT 1 DP 324773 - SUBJ TO & INT IN ROW	Listing includes Willis Street façade only	A, B, C, F		Historic Place Category 2, 3621
345.2	92-96 Willis Street	Preston's Building	PT LOT 1 DP 62238 - 2 M2 BOLLARDS ON ROAD RESERVE	Listing includes Willis Street façade only	A, B, C, F		Historic Place Category 2, 3622
346	89 Willis Street	The Hibernian Building	ALL DP 9267 PT LOT 1 DP 1886 PT LOT 2DP 7016 - HIBERNIAN HOUSE -	Entire external building envelope	A, B, C		
347	99 Willis Street	Commercial building	PT LOTS 3 4 8 DP 1886 PT SEC TOWN OF WELLINGTON	Entire external building envelope	A, B, C		
348	128 Willis Street	McDonald Building	LOT 2 DP 78021	Entire external building envelope	A, B, C		
350	170-176 Willis Street	St John's Church	LOT 1 DP 72762 - NOTE:SITE LIMITED BYPLOT RATIO TRANSFER INT IN R/W OVER LOT 1 DP 8440 (DP 75130)-SUBJ TO & INT IN R/W OVER & IN FAVOUR OF LOT 1 DP 12423 (DP 76146)	Entire external building envelope	A, B, C, E		Historic Place Category 1, 228
351	200 Willis Street	McGavin House and Surgery (former)	ALL PLAN A 2408 - RED CROSS BLDG	Entire external building envelope	A, B, C, F		Historic Place Category 1, 1342

352	211 Willis Street	St Peter's Church	LOT 1 DP 53040-ST PETERS CHURCH	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 229
353	254-266 Willis Street	Dominion Training School for Dental Nurses (former)	SECS 4 6 9 SO 38222 PT SEC 1 SO 20059	Listing includes all facades only	A, B, C		Historic Place Category 2, 1350
354	124 Willis Street	Hotel St George	LOT 2 DP 458258 LOT 1 PT LOTS 2 4 DP 55 LOT 1 DP 13075	Listing includes Willis Street and Boulcott Street facades first floor and above only.	A, B, C, F		Historic Place Category 2, 3624
355.1	132A & 132B Abel Smith Street	House	PT LOTS 1-3 DP 4151 PT SEC 113 TOWN OF WELLINGTON - INT IN ROW	Entire external building envelope	A, B, C		
355.2	278 Willis Street	Commercial building	LOT 2 DP 413598 - SUBJ TO & INT IN ROW	Entire external building envelope	A, B, C, F		
355.3	290 Willis Street	House	Part Lot 2 DP 3 Section 3 SO 4833 28 Part Lot 5 DP 3	Entire external building envelope	A, B, C, F		
356	279 Willis Street	Dr Ewart's Residence and Surgery (former)	ALL PLAN A 2214 - APPRAISAL HOUSE	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1334
358	81 Abel Smith Street	House	LOT 1 DP 413365	Entire external building envelope	A, B, C		
359	335 Willis Street	Dransfield House	LOT 2 DP 339125 - INT IN ROW	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1443
360	420 Middleton Road	Greer House	LOT 1 DP 89513 PT SEC 33 PORIRUA DISTRICT BLOCK VII BELMONT SD	Entire external building envelope	A, B, C, E, F		
361	116 Wilton Road	Wilton Farmhouse and Outbuildings	LOT 2 DP 32463	Listing includes all outbuildings	A, B, C, E, F		Historic Place Category 2, 1390
362	188 Lambton Quay (1-5 Woodward Street)	Druids' Chambers	PT SEC 487 TOWN OF WELLINGTON LOT 1 DP52744	Entire external building envelope	A, B, C		Historic Place Category 2, 3615

363.1	56 Wright Street	House	LOT 1 DP 4627	Entire external building envelope	A, B, C, E, F		Wright Street Houses Historic Area 7630
363.2	58 Wright Street	House	LOT 2 DP 4627	Entire external building envelope	A, B, C, E, F		Wright Street Houses Historic Area 7630
363.3	60 Wright Street	House	LOT 3 DP 4627	Entire external building envelope	A, B, C, E, F		Wright Street Houses Historic Area 7630
363.4	62 Wright Street	House	LOT 4 DP 4627	Entire external building envelope	A, B, C, E, F		Wright Street Houses Historic Area 7630
363.5	64 Wright Street	House	LOT 5 D P 4627	Entire external building envelope	A, B, C, E, F		Wright Street Houses Historic Area 7630
364	14 Bassett Road	St John's Church	LOT 3 DP 357753	Entire external building envelope	A, B, C		
365	30 Ladbrooke Drive	Johnsonville Town Board Offices (former), Nga Hau e Wha o Paparangi Marae	LOT 1 DP 303502	Entire external building envelope	A, B, C, D, E		
366	25-29 Phillip Street	Johnsonville Masonic Hall	LOT 9 DP 1778	Entire external building envelope	A, B, C, F		
367	221 Clyde Street	Masonic Hall (former)	PT LOTS 1 2 BLK II DP 1741 - LAND 60 M2 ON ROAD RESERVE	Entire external building envelope	A, B, C		
368	15-20 Cambridge Terrace	Harper's Corner (former)	PT SEC 285 TOWN OF WELLINGTON	Entire external building envelope	A, B, C		
369	35 Willis	Commercial	LOT 1 DP 389044	Entire external	B, C		

	Street	building		building envelope			
370	38 Box Hill	House	LOT 2 DP 59244	Entire external building envelope	A, B, C, F		
371	3 Hardy Street	Lawrence Laboratory	LOT 3 DP 408472 - SUBJ TO ROW	Entire external building envelope	A, B, E, F		
373	1 Westchester Drive East	Braid Cottage	LOT 1 DP 83941 - INT IN ESMTS - 3 M2 SIGN ON ROAD RESERVE	Entire external building envelope	A,B,C,E,F		
374	79-85 Manners Street	Bank of New Zealand - Te Aro Branch (former)	LOT 1 DP 86037	Listing of the exterior includes the Manners Mall and Cuba Street facades only Listing of the interior includes the ground floor banking chamber including the columns, ceilings, decorative wooden elements beneath the windows, window surrounds and stair well	A, B, C, F		Historic Place Category 1, 1338 and Cuba Street Historic Area 7209
375	26 Bolton Street	Sexton's Cottage (former)	SEC B SO 32705- HISTORIC PURPOSES RESERVE-BOLTON ST CEMETARY MEMORIAL PARK SEC 1 SO 36610 ALL PLAN A 1203 - HELD FOR MOTORWAY	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 1427
376	41 Drummond Street	Holly Lodge	ALL PLAN A 124	Entire external building envelope	A, B, C, F		
377	186-200 Wakefield Street	Manthel Motors' Building (former)	LOTS 38 39 DP 394	Entire external building envelope	A, B, C, D, E, F		
378	1 Abbott Street	All Saints' Church	LOT 7 DP 1029	Entire external building envelope	A, B, C		
379	12 Abbott Street	House	LOT 1 DP 11479	Entire external building envelope	A, B, E, F		
380	105 Amritsar Street	Athfield House	LOT 7 DP 20053 LOTS 1A 1B DP 384046 -LOT 1A	Entire external building envelope	A, B, C, D, E		Historic Place Category

			SUBJ TO & INT IN ROW				1, 9662
382	21 Campbell Street	House	LOT 1 DP 11921 - 53 M2 HOUSE, GARAGE & LAND ON ROAD RESERVE	Entire external building envelope	A, B, C, F		
383	99 Cockayne Road	Moorsun	LOT 2 DP 16762	Entire external building envelope	A, B, F		
384	15 Fernhill Terrace	House	LOT 1 DP 30390	Entire external building envelope	A, B, C, F		
385	49 Salamanca Road	Weir House	LOTS 19 20 24 25 DP 6205 -INT IN R/W	Entire external building envelope	A, B, C		
387	12 Kenya Street	Donisthorpe	LOT 2 D P 27684	Entire external building envelope	A, B, C, E, F		
389	5 Makererua Street	Otari	LOT 2 DP 28528	Entire external building envelope	A, B, C, F		
390	116 Messines Road	Paterangi	LOT 30 DP 2220 PT LOT 142 DP 410	Entire external building envelope	A, B, C, E, F		
391	12 Monaghan Avenue	House	LOT 28 DP 9984	Entire external building envelope	A, B, C		
392	Intersection of Sefton Street and Lennel Road	Highland Park Tram Shelter (former)	Legal road	Entire external building envelope	A, B, C, E, F		
393	1 Ottawa Road	Ngaio Town Hall	PT LOTS 7 8 DP 699 - NGAIO HALL	Entire external building envelope	A, B, C, F		
394	29 Pitt Street	Fairlight	LOT 2 DP 24122	Entire external building envelope	A, B, C, F		
395	35 Pitt Street	House	PT LOTS 1 2 DP 8580	Entire external building envelope	A, B, C, F		
397	114 Adelaide Road	Tramway Hotel (former)	LOTS 1-2 DP 21496	Entire external building envelope	A, B, C, E, F		
398	493 Adelaide Road	Berhampore Flats	LOT 2 DP 57300 - CENTENNIAL FLATS (FORMERLY BERHAMPORE FLATS) HNZ GARAGES 16-26 (HOU-6000002-6000013)	Entire external building envelope	A, B, C, E, F		Historic Place Category 1, 7432
399	22 Forres	St	LOT 5 BLK VIII	Entire external	A, B, C		

	Street	Christopher's Presbyterian Church	DEEDS PLAN 110	building envelope			
400	49 Forres Street	House	LOT 2 DP 377817	Entire external building envelope	A, B, D		
402	22 Harrison Street	Brooklyn Library (former), Brooklyn Playcentre	LOT 132 DP 681 - INT IN ROW	Entire external building envelope	A, B, C, E, F		
403	179 Riddiford Street	Commercial building	PT SEC 819 TOWN OF WELLINGTON - PREVIOUSLY ASCOT PICTURE THEATRE -	Entire external building envelope	A, B, C, E		
404	250, 252, 254, 256, 258, 260 & 262 Riddiford Street	Seven Shop/dwellings	LOT 7 DP 89342 - INT IN R/W SUBJECT TO & INT IN PARTY WALL	Entire external building envelope	A, B, C, F		
405	26 Stoke Street	House	LOT 8 & PART LOT 7 DP 737	Listing includes garage	B, C, F		
406	1-11 Todman Street	Commercial building	LOT 1 DP 62902	Entire external building envelope	A, B, C, F		
407	206, 208, 210 & 212 The Esplanade	Four Houses	LOT 4 DP 3522	Entire external building envelope	A, B, C, D, E		
408	1 Taranaki Street	Circa Theatre	LOT 1 DP 82019	Listing includes street facades of the former Westport Coal Company only	A, B		
409	46 Brougham Street	House	LOTS 9-10 12 DP 9089	Entire external building envelope	A, B, C, F		
410	5 Eva Street	Hannah Footware Factory (East Building) (former)	LOT 2 DP 86538 - SUBJ TO & INT IN ROW & INT IN ESMTS DP 303685	Entire external building envelope	A, B, C, F		
411	38 Ferry Street	First Seatoun Scout Hall (former)	LOT 1 DP 381807 - SUBJ TO ROW	Entire external building envelope	A, B, C, F		
412	8 Ganges Road	Khandallah Library	LOT 62 DP 1828 - KHANDALLAH PUBLIC LIBRARY & PLUNKET SOCIETY	Entire external building envelope	A, B, C, F		

			- SUBJ TO ROW			
413	100 Hobson Street	House	PT LOT 1 DP 1362 SECS 1373 1375 (SO 30875) TOWN OF WELLINGTON	Entire external building envelope	A, B, C, F	
415	1 Ranfurly Terrace	Emeny House (former)	LOT 4 DP 855	<p>Building (Emeny House)Building (Emeny House) interior and grounds including all building facades and windows, soffits and eaves brackets, roof including brickwork and chimney pots (excludes down pipes), front and rear fences and plinths, front paving, tiling and path, tiled front porch and steps, front porch posts, fretwork and soffit, front entrance door frame, sill, cover boards and glazing (excludes door), front garden gatepost and gate, front garden edging, front garden flag pole, rear porch multi-plane coloured lights and panelled door.</p> <p>Listing includes all interior timber floor boards, lath and plaster ceilings and walls, ceiling roses, cornices and mouldings, decorative plaster moulding arches, doors and door hardware, skirting boards, architraves, Bedroom 1 wooden fireplace mantle and corbels, Bedroom 1 lath and plaster moulding plaster corners, Billiard Room plaster picture</p>	A,B,C,E,F	

				and dado rails, Billiard Room timber fireplace surround and mantle and tiling, Billiard Room chandelier, Bathroom 1 floor tiles, Bathroom 1 bath, basin and basin brackets and toilet, Rear Porch floor tiles, match lining ceiling and weatherboard wall lining, Kitchen floor tiles, Kitchen fire surround, corbels and mantle, Kitchen coal range, Kitchen hutch dresser, Kitchen light switch on south wall, Dining Room hatch			
416	84 Salamanca Road	Harrogate	LOT 2 DP 7646 - UP 58823	Entire external building envelope	A, B, F		
417	208 Taranaki Street	Francis Holmes Building (former)	LOT 1 DP 9560	Entire external building envelope	A, B, C, F		
420	86 Waterloo Quay	Maritime House	LOTS 12 13 D P 406642 - SUBJ TO ROW -SUBJ TO ESMT DP 474873	Entire external building envelope	A, B, C, E, F		
422	22 Ascot Street	Lilburn House	LOTS 2 3 DP 12094	Entire external building envelope, includes shed and garden	A, B, C, E		Historic Place Category 1, 7645
423	101 Glenmore Street	Botanic Gardens Stables, Mess Rooms and Tool Shed	PT LOT 1 DP 8530 - INT IN ESMTS DP 80242, 517572 C/T 48A/126 - SUBJ TO ESMTSDP 77076 SEC 1224 SUBJ TO ESMT DP 77076 SEC 1225 TOWN OF WELLINGTON C/T C2/1321 LOT 2 DP 81339 PT SUBJ & INT IN ESMTS & R/W CT 48A/125- BOTANIC GARDENS	Entire external building envelope	A, B, C, E, F		Wellington Botanic Garden Historic Area 7573

424	213 Taranaki Street	Army Headquarters (former)	SEC C SO 32418 SEC 90 TOWN OF WELLINGTON	Entire external building envelope	A, B, C, D, E		Historic Place Category 2, 7518
426	4 Claremont Grove	Hazel Court Apartment Building	LOT 1 DP 34302 - HAZELCOURT FLATS-	Entire external building envelope, includes garages	A, B, C, E, F		
427	86 Clark Street	Custodian's Residence (former)	SEC 134 PT SECS 92-96 107 128 OHARIU DIST PT SEC 4 PORIRUA DIST PT LOT 2PLAN A 1093 & LOTS 2 3 PT LOT 1 DP 668& LOT 1 DP 738 & LOTS 1 3 DP 992& LOT 11 DP 2930 LOTS 6 7 DP 61447 BLKIII PORT NICHOLSON SD-RESERVE (KHANDALLAH BATHS)	Entire external building envelope, includes wood shed and stables	A, B, C, E, F		
428	22 Cleveland Street	Brooklyn Post Office (former)	PART LOT 113 DP 392	Entire external building envelope, includes garage and sheds	A, B, C, F		
429	149 Cuba Street	Shop/dwelling	LOT 1 DP 79547	Listing specifically includes party wall on south side of building	A, B, C, E, F		Historic Place Category 2, 5345 and Cuba Street Historic Area 7209
430	8 Daniell Street	Masonic Hall (former)	PART LOT 8 DP 728	Entire external building envelope	A, B, C, F		
431	20 Egmont Street	Young's Chemical Company Warehouse	LOT 3 DP 10577 - INT IN RIGHT TO AIR & LIGHT DP 83819 & DP 84732 - UP 87885	Entire external building envelope	A, B, C		
432	7 Fore Street	Kaiwharawhara School (former)	SEC 170 HARBOUR DIST -SO 34779	Entire external building envelope	A, B, C, E, F		
433	62-64 Ghuznee Street	Ghuznee Building	LOT 1 DP 367308 - SUBJ TO & INT IN PARTY WALL, SUBJ TO ROW	Entire external building envelope	A, B, C, F		Cuba Street Historic Area

							7209
434	81 Hatton Street	Lang House and Garage	LOT 4 D P 14695 PT LOT 3 D P 19752	Entire external building envelope, includes the garage	A, B, C, E, F		Historic Place Category 1, 7447
435	19 Kate Sheppard Place	Sub-Station (former)	PT LOT 1 A 488 (LEASE DP 7669)	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 7577
436	1-2 Kent Terrace	Bats Theatre	ALL PLAN A1346 - INT IN PEDESTRIAN ROWDP 477640	Entire external building envelope	A, B, C, F		
437	107 Lyall Parade	Maranui Surf Club	PT LOT 3 DP 2456 - BEACH NOT INCLUDED IN THE VALUATION -	Entire external building envelope	A, B, C		
438	185 Melbourne Road	Hill House	PT LOT 2 DP 9371 - 32 M2 CARPAD ON ROAD RESERVE	Entire external building envelope	A, B		
439	246 Middleton Road	Halfway House	LOTS 15 PT LOT 29 DP 10905 PTS SEC 23 PORIRUA DISTRICT (PT BEING SEC 1 & 2 SO 451944) PT CLOSED RD (SO 18617) - GLENSIDE RESERVE & HALFWAY HOUSE	Entire external building envelope	A, B, C		
441	2 Hill Street	Wellington Cathedral of St Paul	PT SECS 562 563 564 565 1154 TOWN OF WELLINGTON ALL DPS 5757 9726 INT IN R/W DP 82762 LOT 1 DP 83486 - ST PAUL'S CATHEDRAL -	The listing specifically excludes the interior of the Cathedral and all attached buildings namely the Lady Chapel, the Loaves and Fishes hall and kitchen, the foyer link (with toilets) between Cathedral and Loaves and Fishes, Brian Davis room and tool shed.	A, B, C, F		
442	56 Mulgrave Street	House	SEC 1 SO 35926	Entire external building envelope	B, C, D, F		
443	550 Ohariu Valley Road	Ohariu Valley Hall	PT SEC 17 OHARIU DIST BLK I PORT NICHOLSON SD - COMMUNITY HALL	Entire external building envelope	A, B, C, F		

444	154 Oriental Parade	Apartment Building	LOTS 1 DP 70246	Entire external building envelope	A, B, C, F		
445	298 Oriental Parade	House	PT LOTS 7 8 DP 653 -PT SUBJ TO R/W-	Entire external building envelope	A, B, C, F		
446	75a Puriri Street	Miramar Bowling Club Pavilion and greens	LOT 1 DP 89983 - SUBJ TO & INT IN R/W- SUBJ TO ESMTS ON DP 90778	Entire external building envelope	A, B, C, E		
447	2-14 Riddiford Street	Seven Shop/dwellings	PT SEC 917 TOWN OF WELLINGTON	Listing includes gardens	A, B, C, F		
448	27 Riddiford Street	John St Doctors' Surgery (former)	LOT 1 DP 87405	Entire external building envelope	A, B, C, E		Historic Place Category 1, 7570
449	2 Rugby Street	Museum Stand, Basin Reserve	LOT 1 DP 90475	Entire external building envelope	A, B, C, E, F		Historic Place Category 2, 1339, and Basin Reserve Historic Area 7441
450	9-13 Kaiwharawhara Road	Levin & Co Warehouse (former)	PT LOTS 83-85 DEEDS PLAN 153 SHOWN ONCTS AS PTS SEC 3 HARBOUR DISTRICT (PTPLAN A 2561)	Entire external building envelope	A, B, C, F		
451	14 St Mary Street	Randell Cottage	PART DP 5610	Entire external building envelope	A, B, C, F		Historic Place Category 2, 7281
452	136 The Terrace	Franconia House (former)	LOT 1 DP 64269 - 2 M2 OF VERANDAH IN COUNCIL AIRSPACE	Entire external building envelope	A, B, C, F		Historic Place Category 2, 1364
453	16 The Terrace	Kelvin Chambers	LOT 1 DP 62793 - SUBJ TO EASEMENT ON DP68644 UP 85528	Entire external building envelope	A, B, C, E, F		
454	268 Thorndon Quay	Woolstore Building (former)	LOTS 57-60 DP 2055	Entire external building envelope	A, B, C, E, F		

455	284 Thorndon Quay	Sub-Station and eastern service court	PT LOT 63 DP 2055	Eastern service court	A, B, C, F		
456	22 Herd Street	Herd Street Post & Telegraph Building (former)	LOT 1 DP 360932	Entire external building envelope	A, B, C, E		Historic Place Category 2, 7419
457	Thorndon Quay	Railway Locomotive Workshop and Rolling Stock Depot	Legal road	Entire external building envelope	A, B, C, F		
458	103 Oriental Parade	Boat Sheds 1-13	SEC 1 SO 24076 - ROYAL PORT NICHOLSON YACHT CLUB AND BOAT SHEDS	Entire external building envelope	A, B, C, F		
459	103 Oriental Parade	Boat Sheds 14-27	SEC 1 SO 24076 - ROYAL PORT NICHOLSON YACHT CLUB AND BOAT SHEDS	Entire external building envelope	A, B, C, F		
460	103 Oriental Parade	Te Aro Sailing Club Sheds (former)	SEC 1 SO 24076 - ROYAL PORT NICHOLSON YACHT CLUB AND BOAT SHEDS	Entire external building envelope	A, B, C		
461	103 Oriental Parade	Clubhouse, Royal Port Nicholson Yacht Club	SEC 1 SO 24076 - ROYAL PORT NICHOLSON YACHT CLUB AND BOAT SHEDS	Entire external building envelope	A, B, C		
462	103 Oriental Parade	Boat Sheds 38-49	SEC 1 SO 24076 - ROYAL PORT NICHOLSON YACHT CLUB AND BOAT SHEDS	Entire external building envelope	A, B, C, F		
463	103 Oriental Parade	Coene Sheds and Slipway	SEC 1 SO 24076 - ROYAL PORT NICHOLSON YACHT CLUB AND BOAT SHEDS	Entire external building envelope	A, B, C		
464	103 Oriental Parade	Clubhouse, Royal Port Nicholson Yacht Club (former)	SEC 1 SO 24076 - ROYAL PORT NICHOLSON YACHT CLUB AND BOAT SHEDS	Entire external building envelope	A, B		
465	234 Oriental Parade	House	ALL PLAN A 379	Entire external building envelope	A, B, E, F		

				Listing excludes 1950s alterations			
466	240 Oriental Parade	House	LOT 1 DP 3687	Entire external building envelope Listing excludes shed	A, B, E, F		
467	6 Frandi Street	Tiakiwai	LOT 1 DP 438446 - SUBJ TO ESMT	Entire external building envelope	A, B, C, D, E		
468	32 The Terrace	Braemar	PT LOT 1 DP 6645-BRAEMAR BLDG	Listing includes front facade (eastern elevation) and 9 metres of the side facade (northern elevation), as measured from the front facade (eastern elevation) only.	A, B, C, E, F		Historic Place Category 2, 1341
469	186 Oriental Parade	House	SEC 2 SO 20814 LOT 2 DP 5221	Listing excludes rear portion of house, rear retaining walls, and front boundary wall, existing and extended raised patio area, landing area, balustrades and capping.	A, B, C, E, F		
proposed 470	60 Ascot Street	Cooper's Cottage	LOT 1 A 944	Entire external building envelope	TBC		Historic Place Category 2, 9764
proposed 471	20 Austin Street	House	LOT 2 DP 1464	Entire external building envelope	TBC		
proposed 472	67 Austin Street	House	LOT 1 DEEDS 193, PT LOT 2 DEEDS 193	Entire external building envelope	TBC		
proposed 473	69 Austin Street	House	LOT 42 DEEDS 91	Entire external building envelope	TBC		
proposed 474	140 Austin Street	House	LOT 2 DP 9563	Entire external building envelope	TBC		
proposed 475	20, 21, 94 Ballance, Whitmore and Featherston Streets	Investment Centre (Former)	LOT 1 DP 10800, LOT 2 DP 10800, LOT 1 DP 4930, SECTION 2 BLOCK III THORNDON RECLAMATION	Entire external building envelope	TBC		
proposed 476	690 Broadway	House	LOT 17 DP 5054	Entire external building envelope	TBC		

proposed 477	64 Brougham Street	House	LOT 5 DP 2944	Entire external building envelope	TBC		
proposed 478	70 Brougham Street	House	PT SEC 310 TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 479	71 Brougham Street	House	LOT 1 DP 1291	Entire external building envelope	TBC		
proposed 480	67 Brougham Street	House	PART LOT 3 DP 374, PART LOT 2 DP 374	Entire external building envelope	TBC		
proposed 481	69 Brougham Street	House	LOT 1 DP 374, PART LOT 2 DP 374	Entire external building envelope	TBC		
proposed 482	61 Brougham Street	House	LOT 2 DP 9549	Entire external building envelope	TBC		
proposed 483	111 Brougham Street	House	PART LOT 66 DP 645, LOT 67 DP 645, PART LOT 68 DP 645	Entire external building envelope	TBC		
proposed 484	23 Brougham Street	House aka 23 Pat Lawlor Close	PART SECTION 338 TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 485	12 Cambridge Terrace	Hannah Playhouse	LOT 1 DP 30440	Entire external building envelope	TBC		
proposed 486	117 Campbell Street	Halberstam House	LOT 1 DP 13881	Entire external building envelope	TBC		
proposed 487	173 Clyde Street	St Francis de Sales Church	LOT 1 DP 51820	Entire external building envelope	TBC		
proposed 488	65 Dixon Street	Commercial Building	PT SEC 172 TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 489	67 to 39 Dixon Street	Church of Christ (Former) and associated buildings	LOT 1 DP 7962, LOT 2 DP 7962, LOT 3 DP 7962	TBC	TBC		
proposed 490	24 Donald McLean Street	Former Primitive Methodist Church	PT LOT 61 DP 24, PT LOT 62 DP 24, PT LOT 63 DP 24, PT LOT 73 DP 24	Entire external building envelope	TBC		
proposed 491	69 Donald Street	Samuel Parnell	LOT 1 DP 11142	Entire external building envelope	TBC		

		House					
proposed 492	53 Ellice Street	House	LOT 10 DP 2505	Entire external building envelope	TBC		
proposed 493	139 Featherston Street	Wool House (Former)	LOT 2 DP 10768	Entire external building envelope	TBC		
proposed 494	7 Fortification Road	Britten House	PT LOT 13 DP 5544	Entire external building envelope	TBC		
proposed 495	11 Ganges Road	Khandallah Town Hall	LOT 29 DP 1828	Entire external building envelope	TBC		
proposed 496	60 to 62 Homewood Crescent	Alington House	LOT 1 DP 26233, LOT 1 DP 85269	Entire external building envelope	TBC		Historic Place Category 1, 7698
proposed 497	21 Kelburn Parade	Robert Stout Building	PT TOWN BELT TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 498	120 Lambton Quay	Manchester Unity Building	LOT 1 A 1305	Entire external building envelope	TBC		
proposed 499	294 Main Road, Tawa	Brown Farmhouse (Former)	LOT 2 DP 445745	Entire external building envelope	TBC		
proposed 500	64 Majoribanks Street	House	PT SEC 340 TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 501	17 Makara Road	Demonstration House	LOT 1 DP 9229	Entire external building envelope	TBC		
proposed 502	71 Mansfield Street	Mansfield Street Gospel Hall	PT SEC 877 TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 503	1 Milne Terrace	Cliff House	PT LOT 1 DP 883, PT LOT 2 DP 883, PT LOT 35 DP 1591	Entire external building envelope	TBC		
proposed 504	26 Murphy Street	Thorndon Swimming Baths	LOT 2 DP 808, LOT 1 DP 82303, PT SEC 586 TN OF WELLINGTON, LOT 2 DP 85795	Entire external building envelope	TBC		
proposed 505	205 Ohiro Road	Penthouse Cinema	LOT 22 DP 392, LOT 1 DP, 4950, PT LOT 21 DP 392	TBC	TBC		
proposed 506	110 Oriental Parade	House	LOT 1 DP 12935	Entire external building envelope	TBC		
proposed 507	139 Oriental Parade	Freyberg Pool	EC 32 BLOCK VI PORT NICHOLSON	Entire external building envelope	TBC		Historic Place

			SD, SEC 33 BLOCK VI PORT NICHOLSON SD, SEC 34 BLOCK VI PORT NICHOLSON SD				Category 1, 9440
proposed 508	214 Oriental Parade	Broadwater Apartments	LOT 1 A 378	Entire external building envelope	TBC		
proposed 509	274 Oriental Parade	Wharenui Apartments	LOT 1 DP 49887	Entire external building envelope	TBC		
proposed 510	280 Oriental Parade	Olympus Apartments	LOT 4 DP 8869	Entire external building envelope	TBC		
proposed 511	139 Park Road	Gas Tank (Former)	LOT 1 DP 53255	Entire external building envelope	TBC		
proposed 512	56 Pirie Street	House	PT SEC 324 TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 513	1 Queen Street	House	PT SEC 334 TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 514	28 Robieson Street	Toomath House	LOT 1 DP 65105	Entire external building envelope	TBC		
proposed 515	60 Salamanca Road	Meteorological Office	SEC 1231 TOWN OF WELLINGTON, SEC 1223 TOWN OF WELLINGTON	Entire external building envelope	TBC		
proposed 516	29 South Makara Road	Makara School House	LOT 2 DP 67728	Entire external building envelope	TBC		
proposed 517	6 Stanley Street	Berhampore Kindergarten	PT SEC 1011 TN OF WELLINGTON	Entire external building envelope	TBC		
proposed 518	210 Sutherland Road	House	LOT 2 DP 22522	Entire external building envelope	TBC		
proposed 519	55 The Parade	Commercial Building	LOT 1 DP 4975	Entire external building envelope	TBC		
proposed 520	79A Todman Street	Sutch-Smith House	LOT 3 DP 7128, PT LOT 4 DP 3521	Entire external building envelope	TBC		
proposed 521	53 Trelissick Crescent	Kahn House	LOT 1 DP 8974	Entire external building envelope	TBC		Historic Place Category 1, 7633
proposed 522	18 Vera Street	Firth House	LOT 1 DP 12166	Entire external building envelope	TBC		
proposed 523	154 Victoria Street	Commercial Building	PT LOT 1 DP 30657	Entire external building envelope	TBC		
proposed 524	49 Waiapu	Hirschfeld	LOT 1 DP 24855,	Entire external	TBC		Historic

524	Road	House	LOT 3 DP 83493	building envelope			Place Category 1, 7478
proposed 527	134 Willis Street	Commercial Building	LOT 1 DP 13389	Entire external building envelope	TBC		Historic Place Category 2, 7200
proposed 528	233 Willis Street	Commercial Building	PT LOT 7 DP 557	Listing is for façade only	TBC		

Values descriptions
A: Historic values: Themes, Events, People, Social
B: Physical values: Archaeological, Architectural, Townscape, Group, Surroundings, Scientific, Technological, Integrity, Age
C: Social values: Sentiment, Recognition, Sense of place
D: Tangata whenua values
E: Rarity
F: Representativeness

SCHED2 – Heritage Structures

Heritage Structures

DP Ref #	Address	Name	Legal Description	Protection required	Values	Link	HNZPT #
1	Adelaide Road (corner of Stoke Street)	Electrical Junction Box	Legal Road	Includes all above and below ground features associated with the electrical junction box including - cast-iron box; concrete base; electrical equipment, wiring and conduit.	A,B,C,E,F		
2	Intersection Holloway Road, and Raroa Road, Aro Valley, Wellington	Mitchelltown War Memorial	PT TOWN BELT OF WELLINGTON	Entire structure	A,B,C,E,F		Historic Place Category 2, 4123
4	Broadway, Seatoun	Seatoun Tunnel	Legal Road	Includes all features associated with the tunnel including - tunnel approaches; entrance portals; tunnel structure; footpath and pedestrian handrails; archaeological features associated with tramlines.	A,B,C,F		
5	Carlton Gore Road, Oriental Bay and Roseneath	Retaining Wall and Road	Legal Road	Includes all above and below ground features associated with the retaining wall and road including; reinforced concrete retaining wall, piers, platforms and cantilevered platforms; reinforced concrete pedestrian balustrades; archaeological features associated with original brick pavement and road.	A,B,C,F		
6	Chaytor Street, Karori	Karori Tunnel	Legal Road	Includes all features associated with the tunnel including - tunnel approaches and buttresses; entrance portals including cartouche; tunnel	A,B,C,F		Historic Place Category 2, 3601

				structure; footpath and pedestrian handrails; archaeological features associated with tramlines.			
7	Cuba Street (corner of Manners Street)	Postal Box	Legal Road	Entire structure	A,B,C,E,F		
8	Post Office Square, Customhouse Quay	Postal Box	Legal Road	Entire structure	A,B,C,E,F		
10	1 Rugby Street (Government House grounds)	Mount View Asylum Wall (former)	SECs 1250 1362 (SO 33757) PT 1248 Sec 1394 & 1395 (SO 32412)	Includes all above and below ground features associated with the Mt View Asylum Wall including - brick wall approximately 10m by 3m high; cement rendered gate surrounds; timber gate.	A,B,C,F		Historic Place Category 2, 1407
11	2 Rugby Street	William Wakefield Memorial	LOT 1 DP 90475	Entire structure	A,B,C,E,F		Historic Place Category 1, 1441
12	Evans Bay Parade	Evans Bay Sea Wall	Legal Road	Includes all above and below ground features associated with the Evans Bay Sea Wall from Point Jerningham to the northern end of Little Karaka Bay.	A,B,C,F		
17	101 Glenmore Street	Botanic Gardens Main Gates and Fence	PT LOT 1 DP 8530	Includes all above and below ground features associated with the Botanic Gardens Main Gates and Fence including - Founders' Gates, pedestrian and vehicle gates, brick piers, archways and wall, historic signage, cappings and coping stones, and lanterns; brick wall, piers, railings and gates that run from Founders' Gates south along Glenmore Street; includes brick tram shelter and brick retaining wall that runs north from the Founders' Gates to the Centennial	A,B,C,E,F		Historic Area, reference 7573

				<p>Entrance; Centennial Entrance and brick retaining wall immediately north of Centennial Entrance.</p> <p>Excludes - timber fences and gates south along Glenmore Street; brick paving and pavements at and around the Founders's Entrance; low retaining wall, road, pavement and handrails from Glenmore Street that lead to the Lady Norwood Rose Gardens; all steps, path and handrails that connect Tinakori Road to Anderson Park.</p>			
18	Grant Road	Grant Road Spring	Legal Road and PT LOT 1 DP 8709	Includes all above and below ground features associated with the Grant Road Spring including - metal spout, tiled upstand, basin; concrete retaining walls with brick copings; stone retaining walls; first flight of approx. 12 steps to the north of the spring.	A,B		
19	Grant Road (corner of Wadestown Road)	Nathan Memorial Fountain	Legal Road	Includes all above and below ground features associated with the Nathan Memorial Fountain including - cast iron fountain, statue, basin and base; concrete pool; concrete circular path; bronze plaque.	A,B,C,E,F		
21	Hutt Road	Horse Trough	Legal Road	Includes stone wall and spun concrete pipe associated with horse trough	A,B,C,E,F		
22	The Esplanade, Island Bay	Island Bay Sea Wall	Legal Road	Includes all above and below ground features associated with the Island Bay sea wall from the approximate locations of the Island Bay stormwater outlet to the west, to the driveway to the Bait Shed to the east.	A,B,C,F		

24	Post Office Square, Customhouse Quay	Telephone Box	Legal Road	Entire structure	A,B,C,E,F		Historic Place Category 2, 1436
27	Kelburn Parade	Kelburn Viaduct	Legal Road	Includes all above and below ground features associated with the Kelburn Viaduct including - road-deck and pavement; balustrades, piers, lamp posts and light fittings; bridge structure, concrete pylons, footings, wing walls and abutments.	A,B,C,F		Historic Place Category 2, 3333
28	Kent and Cambridge Terrace	Queen Victoria Statue	SEC 1 SO 479863	Includes all above ground features associated with the Queen Victoria Statue including - cast bronze statue; granite pedestal cladding and pedestal structure; bronze pedestal reliefs; concrete base and steps.	A,B,C,F		Historic Place Category 2, 28
29	Khandallah Road	Horse Trough	Legal Road	Entire structure	A,B,E,F		
31	70 Lambton Quay	Wellington Cenotaph	PT SEC 491 TN OF WELLINGTON	Entire structure	A,B,C,F		Historic Place Category 1, 215
32	55 Lambton Quay (Government Buildings (former) grounds)	The Right Honourable Peter Fraser Statue	SEC 1 SO 37161	Includes bronze statue and stone plinth.	A,B,C,F		
33	Lyall Bay Parade	Lyall Bay Sea Wall	PT LOT 3 DP 2456, LOT 5 DP 90866 and Legal Road	Includes all above and below ground features associated with the Lyall Bay Sea Wall approximately from the east end of the Playground opposite Onepu Road to approximately opposite 230 Queens Drive.	A,B,C,F		
34	Makara Road (corner of South Makara Road)	Makara War Memorial	Legal Road	Entire structure	A,B,C,E,F		Historic Place Category 2, 1442

36	1 Molesworth Street (Parliament grounds)	Seddon Statue	SEC 1 SO 38114	Includes bronze statue, stone plinth and base.	A,B,C		Historic Place Category 1, 230
37	1 Molesworth Street (Parliament grounds)	Ballance Statue	SEC 1 SO 38114	Includes marble statue, stone plinth and base.	A,B,C		Historic Place Category 1, 211
38	100 Molesworth Street	The Right Honorable Sir Keith Holyoake Statue	SEC 1 SO 36509	Includes bronze statue, and stone base.	A,B,C		
39	Moorefield Road	Trooper Retter Memorial	Legal Road	Includes lantern, cast iron lamp-post, marble plaque, concrete plinth and concrete base.	A,B,C,F		
40	200 Daniell Street (Athletic Park grounds)	Newtown Park Entrance Gates	PT LOT 1 DP 8754, LOT 2 DP 80751 and Legal Road	Includes brick, render and concrete piers and copings; wrought iron turnstiles; wrought iron vehicle and pedestrian gates; low brick wall, copings and railings at median planted area.	A,B,C,F		
41	Northland Tunnel Road	Northland Tunnel	Legal Road	Includes all features associated with the tunnel including - tunnel approaches and buttresses; entrance portals; tunnel structure; footpath and pedestrian handrails; archaeological features associated with tramlines.	A,B,C,F		Historic Place Category 2, 3602
42	Oriental Parade	Oriental Parade Sea Wall	PT RES L TN OF WELLINGTON and Legal Road	Includes all above and below ground features associated with the Oriental Parade Sea Wall from approx. opposite 172 Oriental Parade to the west, to approx. 3 Lindum Terrace, Roseneath to the east.	A,B,C,D,F		
43	131 Austin Street	Wellington East Girls' College Main Gates	PT TOWN BELT OF WELLINGTON	Includes all above and below ground features associated with the WEGC Main Gates including - brick piers, copings & ball finials;	A,B,C,F		

				rendered brick or concrete bases; wrought iron pedestrian and vehicle gates.			
44	Pirie Street to Waitoa Road	Hataitai Bus Tunnel (former Tram Tunnel)	Legal Road	Includes all features associated with the tunnel including - tunnel approaches and buttresses; entrance portals; tunnel structure; archaeological features associated with tramlines.	A,B,C,F		Historic Place Category 2, 3649
47	130 Massey Road	Massey Memorial	PT MILITARY RESERVE WATTS PENINSULA DISTRICT	Entire structure	A,B,C,E,F		Historic Place Category 1, 222
49	130 Massey Road	Fort Ballance	SEC 100 SO 528811	Includes all above and below ground features associated with Fort Ballance and associated positions at Fort Gordon. See also entry in SCHED3 - Heritage Areas reference #6 Fort Ballance Heritage Area	A,B,C,E,F		Historic Place, Category 1, 5074
50	5 Queens Wharf	Queens Wharf Harbour Board Gates	LOT 3 DP 436892	Includes cast iron posts and orbs; rolled iron palings and gates; wrought iron decorative elements all located between Shed 7 and the Harbour Board Head Office (Wellington Museum).	A,B,C,E,F		part of Historic Place Category 2, 1447
52	17 Charlotte Avenue, Brooklyn (Sugarloaf Hill)	Brooklyn War Memorial	LOT 6 DP 89444	Includes marble statue; concrete base and plinth clad in cement render; memorial plaques; concrete path and steps;	A,B,C,F		
53	Taranaki Street	Taranaki Street Wharf Gates	Legal Road	Includes cast iron posts and orbs; rolled iron palings and gates; wrought iron decorative elements all located between Shed 22 and Circa Theatre.	A,B,C		part of Historic Place Category 2, 1447
54	Tasman Street	Tasman Street Brick Wall	LOT 2 DP 87064 (C.Ts WN54C/503, WN54D/136),	Includes all above and below ground features associated with the Tasman Street Brick Wall	A,B,C,E,F		Historic Place Category 2, 7758

			SEC 1253 TOWN OF WELLINGTON (CT WN6C/802), SEC 1 SO 36519 (New Zealand Gazette 1994, p.2705), WELLINGTON LAND DISTRICT.	from the boundary of the Mount Cook Police Station (former) to the north, to boundary with 60 Tasman Street to the south. Excludes the substation at 50 Tasman Street, but includes the brickwork and stair immediately adjacent to and surrounding the substation.			
55	101A Hutt Road (aka 166 Barnard Street Wadestown)	Fort Buckley	LOT 2 DP 90893, LOT 3 DP 90893, LOT 4 DP 90893, (RTs WN57D/916, WN57D/917, WN57D/918), and PT SEC 3, Harbour District (NZ Gazette 1881 p.794), WELLINGTON LAND DISTRICT	Includes all above and below ground features associated with Fort Buckley including the remains of - two gun emplacements; the excavated terrace on which the barracks were located; World War Two anti-aircraft battery and associated structures; original battery gate at the southern edge of the excavated area; and the site of the tramway used to service the fort during its construction.	A,B,C,F		Historic Place Category 1, 7544
56	1 Queens Wharf (affixed to Shed 7)	Dog Memorial Drinking Fountain	LOT 3 DP 436892	Includes the memorial to Paddy the Wanderer including - two bronze (or brass) plaques; stainless steel bowls; stone pedestal.	A,B,C,E,F		
57	29 Jervois Quay (adjacent to Whairepo Lagoon)	<i>Albatross</i> , Tanya Ashken Public Art Sculpture and Fountain	LOT 2 DP 436892	Includes ferro cement sculptures; fountain fittings and equipment; concrete pool; brass plaques; adjacent steps and pathway	A,B,C,E		
58	10 Balmoral Terrace	Balmoral Terrace Perimeter Wall	LOT 7 DP 1056	Entire structure	B,C,E		part of Historic Place Category 2, 2901
59	Ira Street	Ira Street Former Brickworks wall	Legal Road	Includes all above and below ground features associated with the Ira Street wall from approximately opposite 43	A,B,C,E,F		

				Ira Street to the north, to 32A Ira Street to the south.			
60	16 Davies Street (Grasslees Reserve)	Elsdon Best Memorial	SECTIONS 195 and 407 PORIRUA DIST, PT SEC 284 PORIRUA DIST and Legal Road	Includes all above and below ground features associated with the Elsdon Best Memorial including - granite obelisk, three tiered concrete base, brass plaque; urn. The extent includes a radius curtilage of 3m.	A,B,C,F		
proposed 61	50 Waiapu Road	Lower Karori Dam	LOT 1 DP 313319 - SUBJ TO ROW - 800 M2CARPARK ON ROAD RESERVE	TBC	TBC		Historic Place Category 1, 7750
proposed 62	50 Waiapu Road	Upper Karori Dam	LOT 1 DP 313319	TBC	TBC		Historic Place Category 2, 7749
Proposed 63	5 Bolton Street	Motorway Overbridge	TBC	TBC	TBC		
Proposed 64	43 Robieson Street	Centennial Memorial	SEC 2, SO 303812	TBC	TBC		

Values descriptions
A: Historic values: Themes, Events, People, Social
B: Physical values: Archaeological, Architectural, Townscape, Group, Surroundings, Scientific, Technological, Integrity, Age
C: Social values: Sentiment, Recognition, Sense of place
D: Tangata whenua values
E: Rarity
F: Representativeness

SCHED3 – Heritage Areas

Heritage Areas

DP Ref #	Address	Name	Legal Descriptions	Protection required	Values	Link	HNZPT #
1	32, 34, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46 Aro Street	Aro Valley Cottages	Aro Street - 32 (LOT 8 DP 11917), 34 (LOT 7 DP 11917), 36 (LOT 6 DP 11917), 38 (LOT 5 DP 11917), 39 (LOT 4 DP 5493), 40 (LOT 4 DP 6491), 41 (LOT 3 DP 5493), 42 (LOT 3 DP 6491), 43 (LOT 2 DP 5493), 44 (LOT 2 DP 6491), 45 (LOT 1 D P 5493), 46 (PT LOT 1 DP 6491)	All buildings and structures	A, B, C, F		Aro Street Historic Area, 7030
2	26 Bolton Street (and 1A Glenmore Street)	Bolton Street Cemetery	PT LOT 1 DP 8370, LOT 1 A 1203, SECT 1 SO 36610, LOT 2 DP 50793, PT CEMETERY RESERVE TOWN OF WELLINGTON	Includes all above and below ground features associated with the Bolton Street Heritage Area including the Mortuary Chapel; Seddon Memorial; Kinross Street iron entrance gates with brick piers; graves and monuments; pedestrian City to Sea Walkway bridge. Excludes - Wellington Motorway	A, B, C, E, F		
3	Dixon Street	Dixon Street Steps	Legal Road	Includes all above and below ground features associated with the Dixon Street Steps including - steps, paths and landings and handrails, retaining walls, fences and landscaping.	A, B, F		
5	Glenmore Street,	Wellington Botanic	101 Glenmore Street - also known as 2B	All buildings and structures	A, B, C, E, F		Wellington Botanic

	<p>Salamanca Road</p>	<p>Gardens</p>	<p>Upland Road (LOT 1 DP 81339 - PT SUBJ TO & INT IN ESMTS & ROW – SUBSTATION), also known as 2C Upland Road (PT LOT 1 DP 8530 - INT IN ESMTS DP 80242, 517572 C/T 48A/126 - SUBJ TO ESMTSDP 77076) (SEC 1224 SUBJ TO ESMT DP 77076) (SEC 1225 TOWN OF WELLINGTON C/T C2/1321) (LOT 2 DP 81339 PT SUBJ & INT IN ESMTS & R/W CT 48A/125-BOTANIC GARDENS), and also known as 6 Salamanca Road (LOT 1 DP 80242 - SUBJ TO ESMTS)</p> <p>Proposed addition to 101 Glenmore Street - (PART WESLEYAN COLLEGE RESERVE TOWN OF WELLINGTON)</p> <p>30 Salamanca Road - (SECS 1223 and 1231 SO 25200 TOWN OF WELLINGTON - BOTH SUBJ TO R/W & EASEMENTS DP77076 KELBURN METEOROLOGICAL AND GEOLOGICAL AND NUCLEAR SCIENCES COMPLEXES- KELBURN OBSERVATORY RESERVE),40 Salamanca Road (LOT 1 DP 74620 INT IN R/W & EASEMENTSON DP 77076 -</p>			<p>Gardens Historic Area, 7573</p>
--	-----------------------	----------------	--	--	--	------------------------------------

			<p>CARTER OBSERVATORY -), 42 Salamanca Road (PT DP 8530 LOT 2 DP 74620)</p> <p>Proposed addition to 30 Salamanca Road 32, 34, 36, 36a Salamanca Road (SEC 1223 TOWN OF WELLINGTON)</p> <p>Proposed addition to Botanic Gardens Heritage Area 1 Glenmore Street - 1 (LOT 1 DP 50793)</p>				
6	130 Massey Road	Fort Ballance	SECTION 100 SO 528811	<p>See also entry in SCHED2 - Heritage Structures reference #49.</p> <p>Includes Fort Ballance and associated positions at Fort Gordon.</p>	A,B,C,D,E,F (Sites of Significance to Māori)		Historic Place Category 1, 5074
7	Nicholson Road, Fore Street	Kaiwharawhara Bridle Track	LOT 115 DP 321404, LOT 1 DP 345037, LOT 31 DP 321404, LOT 2 DP 372275, LOT 116 DP 321404, and Legal Road (Nicholson Road).	<p>Includes all above and below ground features associated with the bridle track including - pathway and original path formation that underlies the track; original earthworks cuttings.</p> <p>The significance of this Heritage Area is not its precise location but rather that the link is maintained from the end of Nicholson Road to Fore Street, excluding Winchester Street and the steep area 30 metres immediately to the east of Winchester Street. It is acknowledged that in the future the route may change from that indicated on the District Plan</p>	A, B, C, D (Sites of Significance to Māori)		

				Map through development of the surrounding land. The Council will assess any such proposal under the Heritage Rules and, if consent is granted and the location changes, Council will take the necessary steps to change the District Plan Maps			
8	Lambton Quay to Upland Road	Cable Car Route	PT SEC 485 TN OF WELLINGTON, PT SEC 460 TN OF WELLINGTON, PT LOT 2 DP 2001, PT LOT 3 DEEDS 89, PT LOT 6 DEEDS 89, PT TOWN BELT TOWN OF WELLINGTON, PT LOT 10 DP 452, PT LOT 10 DP 755, PT LOT 11 DP 755, PT LOT 17 DP 755, PT LOT 11 DP 452, PART WESLEYAN COLLEGE RESERVE TOWN OF WELLINGTON	Includes all above and below ground features associated with the Cable Car including - Cable Car Lane; Lambton Quay terminus; three tunnels including portals and tunnel structure; Clifton Terrace Station, Talavera Station, and Salamanca Station; viaducts at Rawhiti Terrace; Salamanca Road, and Evertoun Terrace; Kelburn Terminus including new terminus building, winding gear. Exclusions - the following buildings or structures are identified as non-heritage <ul style="list-style-type: none"> • new Kelburn Terminus building • Lambton Quay terminus • Glazed pedestrian canopy over Cable Car Lane 	A, B, C, E, F		
9	Plimmer Steps	Plimmer's Steps	Legal Road	The Plimmer's Steps Heritage Area is a thin pedestrian access way intersecting original town acres 512 and 513. It consists of a	A, B, C, F		Part of South Lambton Quay Historic Area, 7041

				flattish lane at the base connecting to Lambton Quay, a long flight of steps, and a further uphill walkway that links to the upper section of Boulcott Street.			
10	103 Oriental Parade	Clyde Quay Boat Harbour	SEC 1 SO 24076 - ROYAL PORT NICHOLSONYACHT CLUB AND BOAT SHEDS	Includes all features associated with the Clyde Quay Boat Harbour including - Boatsheds 2-13, 14-27, 38-49; The hard; Coene Sheds; Fore and aft moorings; Royal Port Nicholson Yacht Club clubrooms; Slipway; Sea wall, west side; Former Royal Port Nicholson Yacht Club clubrooms; Brick wall (Oriental Parade); Former Te Aro Sailing Club boatsheds; Stairs (five)	A, B, C, E		
11	160 Wilton Road	Otari Native Botanic Garden	<p>Wilton Road - 122,150,158,160 (PT SEC 1 KAIWHARAWHARA DIST - SUBJ TOESMTS DP 82296)</p> <p>Curtis Street - 149 (LOT 5 DP 64470, LOT 6 DP 64470, LOT 1 DP 59984, PT LOT 91 DEEDS 108, SO 19625 -WILTON BUSH RESERVE)</p> <p>Parkvale Road - 330 (SECS 1-4 SO 380170 OTARI A7 BLK PT A PLAN 128 - RECREATION RESERVE)</p> <p>Karori Road - 76 (PT A316 LOT 3 DP 3647, LOTS 2-5 9-14 3334 DP 9848, PT LOT 2 DP 20266,</p>	All buildings and structures	A, B, C, E, F		

			OTARI BLK IX SUBS 1-5 PT SEC 1 KAIWHARAWHARA DISTRICT SEC 78 PT SECS 31 33 39 87 KARORI DISTRICT SO 21961 PT SEC 1 SO 33232- RECREATION RESERVE (GAZ 1992/2529)-BLOCK VI PORT NICHOLSON SD)				
12	170 Willis Street	St John's Presbyterian Church	LOT 1 DP 72762 - NOTE:SITE LIMITED BYPLOT RATIO TRANSFER INT IN R/W OVER LOT 1 DP 8440 (DP 75130)-SUBJ TO & INT IN R/W OVER & IN FAVOUR OF LOT 1 DP 12423 (DP 76146)	Exclusions - the following buildings or structures, and sites are identified as non-heritage <ul style="list-style-type: none"> • 1 MacDonald Crescent (Capital City Pre-School playground and covered car-parking) • 3 MacDonald Crescent (Troup House) • St John Centre/Conference Centre 	A, B, C, E, F		Category I Historic Place, 228
13	10 Masefield Way	Masefield Way Gardens	Pt LOT 18 DP 1223, PT LOT 12 DP 1223, PT LOT 11 DP 1223, PT LOT 10 DP 1223	Excludes 3 Ellerton Way	A, B, C, F		
14	Molesworth Street, Hill Street, Bunny Street, Lambton Quay, Stout Street, Whitmore Street, Bowen Street	Parliamentary Precinct	Molesworth Street - 1 (SECTION 1 SO 38114) Bowen Street 2 - (SEC 1281 TOWN OF WELLINGTON PT RESERVE3 TOWN OF WELLINGTON - PLEASURE GROUND) Lambton Quay - 70 (PT SEC 491 TOWN OF WELLINGTON - CITIZENS WAR MEMORIAL TITLE BY SEC 9 RESERVESAND	Exclusions - the following buildings, structures and sites are identified as non-heritage <ul style="list-style-type: none"> • Hexagonal lecture theatre in the Grounds of the Government Buildings (former), 55 Lambton Quay. The heritage area boundary does not include the creche at 35 Hill Street.	A, B, C, E, F		

			OTHER LANDS DISPOSAL ACT 1932/33-WITH BENEFIT OFHEIGHT RESTRICTION OVERBOWEN HOUSE), 55 (SECTION 1 SO 37161) and to the centre line of road on Hill Street, Molesworth Street, Bunny Street, Stout Street, Whitmore Street and Bowen Street.			
15	2 McKenzie Terrace	Mount Street Cemetery	LOT 1 DP 8081 and Legal Road	The Mount Street Cemetery Heritage Area includes the Cemetery and “buffer” areas on its north eastern side including part of the Mount Street legal road and on its eastern side including part of the McKenzie Terrace legal road.	A, B, C, E, F	
16	Post Office Square, Customhouse Quay, Jervois Quay, Brandon Street, Panama Street, Grey Street, Queen's Wharf	Post Office Square	Queen's Wharf - 1 (LOT 1 DP 77229) Jervois Quay - 3 (LOT 207 DP 67374 STOPPED ROAD SHOWN ASSEC 1 SO 37951 - HISTORIC BUILDING -WHB HEAD OFFICE) Customhouse Quay - 50 (ALL DP 10633 - TOWER BUILDING), 75 (aka 1 Post Office Square) (LOT 3 DP 59894-SUBJ TO R/W-ACCESS BY HUDDART PARKER BUILDING SUBJ TO EASEMENT ON DP 65532), 89-93/95 (LOT 2 DP 59894 - INT IN ROW (LOT 3) -CITY TOWERSUBJ	Includes all buildings identified by legal description and: <ul style="list-style-type: none"> • Clarrie Gibbons Building (Heritage Building ref 159) • Postal Box (Heritage Object ref 24) • Telephone Box (Heritage Object ref 8) • Dog Memorial Drinking Fountain (Heritage Object ref 56) • Queens Wharf Harbour Board Gates (Heritage Object 50) Exclusions - the following buildings, structures and sites are identified as non-heritage:	A, B, C	

			<p>TO & INT IN ESMTS ON DP 65532 - 1M2 ACCESS STEP ON ROAD RESERVE)</p> <p>Grey Street - 2 (LOT 2 DP 91187), 1 (aka 82 Customhouse Quay) (LOT 2 DP 81539)</p> <p>Legal Road</p>	<ul style="list-style-type: none"> • Intercontinental Hotel, 2 Grey Street • Chapman Tripp Building, 1-13 Grey Street • Todd Corporation Building, 95 Customhouse Quay 			
17	Rangitautau Reserve	Fort Dorset	<p>Steeple Lane - 13B (LOT 13 DP 420813), Breaker Bay Road - 50A (SECS 1-4 SO 38155)</p>	All buildings and structures	A, B, C, D, E, F		
18	Bombay Street, Ngata Street, Pomare Street, Tarikaka Street	Tarikaka Street Settlement	<p>Bombay Street - 16 (LOT 1 DP 78626 - SUBJ TO & INT IN R/W), 16A (LOT 2 DP 78626 -SUBJ TO INT IN R/W), 18 (LOT 4 DP 78626 - SUBJ TO & INT IN ROW- 6 M2 CARPORT ON ROAD RESERVE) , 18A (LOT 3 DP 78626 -SUBJ TO INT IN R/W), 20 (LOT 55 DP 63400)</p> <p>Ngata Street - 2 (LOT 76 DP 63401), 3 (LOT 1 DP 89895 - SUBJ TO R/W), 3A (LOT 2 DP 89895 - INT IN R/W), 4 (LOT 77 DP 63401), 5 (LOT 81 DP 63402), 6 (LOT 78 DP 63401), 7 (LOT 80 DP 65009), 8 (LOT 79 DP 65009)</p> <p>Pomare Street - 1 (LOT 3 DP 87950 - SUBJ TO & INT IN ROW), 1A (LOT 4 DP 87950 - SUBJ TO & INT IN ROW), 1B (LOT 1 DP 78739-SUBJ TO & INT IN EASEMENTS), 1C</p>	TBC	A, B, C, E, F		

(LOT 2 DP 78739-
 SUBJ TO & INT IN
 EASEMENTS), 2
 (LOT 2 DP 81063),
 2A (LOT 63 DP
 63400), 3 (LOT 1 DP
 80121-SUBJ TO
 ESMTS), 3A (LOT 2
 DP 80121-SUBJ TO
 & INT IN
 EASEMENTS), 4
 (LOT 1 DP 87972 -
 SUBJ TO & INT IN
 R/W), 4A (LOT 2 DP
 87972 - SUBJ TO &
 INT IN R/W), 5 (LOT
 66 DP 64611), 6
 (LOT 1 DP 375053),
 6A (LOT 2 DP
 375053)

Tarikaka Street - 6
 (LOT 17 DP 63397),
 7A (LOTS 96 97 DP
 63402 -
 RECREATION
 RESERVE), 8 (LOT
 18 DP 63397), 9
 (LOT 86 DP 63402),
 10 (LOT 19 DP
 63397), 11 (LOT 85
 DP 63402), 12 (LOT
 20 DP 63397), 13
 (LOT 84 DP 63402),
 14 (LOT 21 DP
 63397), 15 (LOT 83
 DP 63402), 16 (LOT
 22 DP 63397), 18
 (LOT 23 DP 63397),
 20 (LOT 24 DP
 63397), 22 (LOT 25
 DP 63397), 24 (LOT
 26 DP 63397), 25
 (LOT 75 DP 63401),
 26 (LOT 27 DP
 63397), 27 (LOT 74
 DP 63401), 28 (LOT
 28 DP 63397), 29
 (LOT 73 DP 63401),
 30 (LOT 29 DP
 63398), 31 (LOT 72
 DP 63401), 32 (LOT
 30 DP 63398), 33
 (LOT 71 DP 63401),
 34 (LOT 31 DP
 63398), 35 (LOT 2
 DP 87950), 36 (LOT
 32 DP 63398), 37

			(LOT 1 DP 87950), 38 (LOT 33 DP 63398), 39 (LOT 1 DP 81063 - SUBJ TO EASEMENTS), 40 (LOT 34 DP 63398), 41 (LOT 61 DP 63400 - INT IN ESMTS DP 81063), 42 (LOT 35 DP 63398), 43 (LOT 60 DP 63400 INT IN EASEMENTS DP 81063), 44 (LOT 36 DP 63398), 45 (LOT 59 DP 63400), 46 (LOT 37 DP 63398), 47 (LOT 58 DP 63400), 48 (LOT 38 DP 63398), 49 (LOT 57 DP 63400), 50 (LOT 39 DP 63398), 51 (LOT 56 DP 63400), 52 (LOT 40 DP 63398), 54 (LOT 41 DP 63398), 56 (LOT 42 DP 63398), 58 (LOT 43 DP 63398)				
19		Wright's Hill Gun Emplacement	SECTION 15 UPPER KAIWHARAWHARA DIST, LOTS 1-4 7-11 16-24 DP 91378 PT SEC 15SO 31460 UPPER KAIWHARAWHARA DISTRICT(DEFINED ON SO 31460) - SUBJ TO ESMTDP 91378	All buildings and structures	A, B, C, E, F		
20	27 Johnsonville Road	Johnsonville Cemetery	LOT 2 DP 32689 - CEMETERY-1/12 SHARE IN PT SEC 12 3994P	All buildings and structures	TBC		
21	Old Coach Road, Safari Crescent, Rifle Range Road	Old Coach Road	Legal Road	Includes all above and below ground features associated with the Old Coach Road including - pathway and original track formation that underlies the road; original earthworks cuttings.	A,B,C,E,F		

				Exclusions - TBC		
22	346 Evans Bay Parade	Evans Bay Patent Slip	PT LOT 45 LOTS 39 41 DP 66507 - SUBJ TO ROW LOT 41 DP 66507 INT IN ROW & ESMTS DP 82237 - RECREATION RESERVE, LOT 2 DP 345516, LOT 1 DP 319018	The Evans Bay Patent Slip area is the area including any objects above and below ground associated with the former Patent Slip shipping activities that are included within the NZ Map Grid co-ordinates. X Y 2660910.7 5987595.1 2660879.4 5987581.3 2660860.7 5987710.2 2660877.6 5987586.0 2660815.3 5987682.6 2660877.6 5987589.5 2660857.9 5987578.0 2660890.7 5987591.9 2660861.0 5987578.8 2660897.1 5987593.2 2660864.4 5987568.0 2660903.6 5987594.2 2660867.7 5987569.1 2660908.7 5987595.4 2660865.8 5987575.6	A,B,C,E,F	
23	140 Alexandra Road (aka 2C Coromandel Street)	The Wellington Hospital for Infectious Diseases (former)	LOT 4 DP 316137 - SPCA EX CHEST HOSPITAL	See also entry in SCHED1 - Heritage Buildings reference #9.	A, B, C, E, F	Category 2 Historic Place, 5376
24	Salisbury Garden Court	Salisbury Garden Court	LOT 1 DP 32496, LOT 2 DP 32496, LOT 3 DP 32496, LOT 4 DP 32496, LOT 5 DP 32496,	Exclusions - The following buildings, structures and sites are identified as non-heritage:	A,B,C,F	

			<p>LOT 6 DP 32496, LOT 7 DP 32496, LOT 8 DP 32496, LOT 9 DP 32496, LOT 10 DP 32496 Salisbury Garden Court - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 14A, 15 and 16</p>	<p>Garden shed, rear of 5&6 Salisbury Garden Court</p> <p>Garden shed, rear of 5&6 Salisbury Garden Court</p> <p>Garden shed, rear of 5&6 Salisbury Garden Court</p> <p>Chicken coop, rear of 5&6 Salisbury Garden Court</p> <p>Garden shed, rear of 11&12 Salisbury Garden Court</p> <p>Chicken coop, rear of 4 Salisbury Garden Court</p>			
25	The Parade	Island Bay Village	<p>The Parade - 121 (LOT 1 DP 386369), 127 (LOT 1 DP 86178), 129 (LOT 1 DP 5961), 131 (LOT 1 DP 26825), 135 (LOT 2 DP 26825 - INT IN R/W DP 88893), 137 (LOT 5 D P 26825-SUBJ TO & INT IN EASEMENTS DP 77486-(GN 123479.1)), 139A The Parade (LOT 1 DP 88893 - SUBJ TO & INT IN R/W), 139B (LOT 2 DP 88893 - SUBJ TO 7 INT IN R/W), 141 (LOT 4 D P 26825), 145 (LOT 1 DP 5837-SUBJ TO & INT IN EASEMENTS DP 77486), 147 (LOT 2 DP 5837), 151A (LOT 1 DP 500916 - SUBJ TO ROW 7 ESMT), 157 (LOT 1 DP 315482 - INT IN ROW)</p>	All buildings and structures	A,B,C,F		
26	Courtenay Place, Allen	Courtenay Place	Allen Street - 1 (LOT 6 DP 1302), 2	Exclusions - The following buildings,	A,B,C,F		

<p>Street, Alpha Street, Blair Street, Cambridge Terrace, Kent Terrace, Oriental Parade, Tory Street, Wakefield Street</p>	<p>(LOTS 1 2 DP 1302 - 0.5 M2 COMMERCIAL SCREEN ON ROAD RESERVE), 7 (LOTS 10-17 DP 1302), 14 (LOT 3 DP 1302 - SUBJ TO PARTY WALL DP88314), 18 (LOT 1 DP 88314 -UP 88808- SUBJ TO & INT IN PARTY WALL), 25 (LOT 1 DP 17163), 26 (LOT 2 DP 88314 - SUBJ TO & INT IN PARTY WALL - UP 89408)</p> <p>Alpha Street - 10 (LOT 2 DP 372660 - SUBJ TO ROW)</p> <p>Blair Street - 1 (LOT 19 DP 1302 - EX WCC TRANSPORT DEPTBLDG -), 9 (LOT 22 DP 1302 LOT 1 DP 7107), 15 (LOT 2 DP 7107), 19 (LOT 3 DP 7107), 21 (LOT 2 DP 55915 - 8.7 M2 CANOPIES & PLANTERS ON ROAD RESERVE)</p> <p>Cambridge Terrace - 8 (LOT 25 DP 1302 - 45 M2 COMMERCIAL BALCONY IN COUNCIL AIR SPACE), 10 (LOT 5 DEEDS PLAN 52), 15 (PT SEC 285 TOWN OF WELLINGTON), 19A (SEC 1-4 SO 18330 SEC 1 SO 479863), 21 (LOT 1 DP 67814 - INT IN R/W)</p> <p>Courtenay Place - 2 (LOT 1 DP 30440 - 9 M2 BALCONY IN COUNCIL AIR SPACE), 5 (ALL PLAN 9467 LOT 1</p>	<p>structures and sites are identified as non- heritage:</p> <p>Tory Continental, 1 Tory Street</p> <p>Commonsense Organics, 260 Wakefield Street</p> <p>Paris Bar, 262 Wakefield Street</p> <p>Building (Just Paterson et al), 9- 11 Tory Street</p> <p>Building, (Sports Café), 52- 58 Courtenay Place</p> <p>Building, 23 Courtenay Place</p> <p>Building, 17- 21 Courtenay Place</p> <p>Building, 5- 9 Courtenay Place</p> <p>Zico Café, Courtenay Place 9</p> <p>YHA Building, 1-5 Cambridge Terrace</p> <p>Building, 5 Kent Terrace</p> <p>L.G. Electronics (Wellington Motorcycles), 13 Kent Terrace</p>			
--	--	---	--	--	--

DP 53625), 8 (LOTS
 1 2 3 DP 18981 -
 NASI MALAYSIAN
 RESTAURANT), 10
 (PT DP 8572), 11A
 (LOT 1 DP 372660 -
 INT IN ESMT), 15
 (LOT 2 DP 85056 -
 1/2 SH IN LOT 1 DP
 61326 - SUBJ TO
 PARTY WALL -
 COURTENAYCHAMBERS
 -), 16 (LOT 1 DP
 55915 - UP 88195),
 17 (LOT 2 DP
 59495-& 1/2SH IN
 LOT 1 DP 61326
 (PARTY WALL) -
 THE DEPOT -), 22
 (LOT 18 DP 1302),
 23 (ALL DP 3027 -
 INT IN R/W), 24 (PT
 SEC 223 TOWN OF
 WELLINGTON -INT
 INROW), 25 (LOT 1
 DP 3444 LOT 1 DP
 3595 - INT IN ROW -
 22.3 M2 OF
 BALCONY IN
 COUNCIL
 AIRSPACE), 28 (PT
 SEC 223 TOWN OF
 WELLINGTON -
 SUBJ TO ROW -
 25.6 M2 BALCONY
 IN COUNCIL
 AIRSPACE), 30 (PT
 SECS 222 223
 TOWN OF
 WELLINGTON), 33
 (LOTS 2 3 DP 2277
 PT SEC 277 TOWN
 OF WELLINGTON -
 INT IN ROW), 38
 (PT LOT 1 DP 13057
 - 5 M2 BUILDING
 ON ROAD
 RESERVE), 41
 (LOT 1 DP 2277 -INT
 IN R/W), 43 (PT
 SEC 277 TOWN OF
 WELLINGTON - INT
 INROW), 45 (PTS
 SEC 277 TOWN OF
 WELLINGTON -INT
 INR/W - ATHENIC
 BLDG -), 46 (LOT 1
 DP 18355 - INT IN

SEWERAGE & DRAINAGE EASEMENT), 48 (ALL PLAN A 493 & PT LOT 3 DP 3892 LOTS2 3 DP 6720 ALL DP 7566 - 6 M2 BAY WINDOWS IN COUNCIL AIR SPACE), 49 (DP 6805 & PT SEC 277 TOWN OF WELLINGTON - NATIONAL BANK BLDG COURTENAY PLACE), 55 (ALL DP 6180 ALL DP 10663 - INT IN ROW- 29 M2 GLAZED ROOF & BALCONY IN COUNCIL AIR SPACE)

Kent Terrace - 1 (ALL PLAN A1346 - INT IN PEDESTRIAN ROWDP 477640), 5 (LOTS 1 2 DP 85936-LOT 2 PT SUBJ & INTIN R/W & EASEMENT DP 86951-UP 87152), 7 (LOTS 1 2 DP 12452 - INT IN ROW - LOT 1SUBJ TO ESMNT (SIGN) DP 72427), 10 (LOTS 24 25 27 LOT 26 DP 240 - EMBASSYTHEATRE), 12 (ALL DP 11045 - KENT HOUSE)

Oriental Parade - 2 (LOT 1 DP 88105 - SUBJ TO PEDESTRIAN ROW DP 477640)

Tory Street - 1(LOT 2 DP 7775), 5 (LOT 1 DP 7775 - IDEAS HOUSE -), 9 (LOT 1 DP 89701 - SUBJ TO & INT IN PARTY WALL - SUBJ TO ESMT DP 90091),

			<p>9A (LOT 2 DP 89701 - SUBJ TO & INT IN PARTY WALL), 11 (LOT 3 DP 89701 - SUBJ TO & INT IN PARTY WALL - 13.9 M2 BALCONY & CONSERVATORY IN COUNCIL AIR SPACE), 11B (LOT 4 DP 89701 - SUBJ TO & INT IN PARTY WALL - 15 M2 COMMERCIAL BALCONIES INCOUNCIL AIR SPACE), 13 (PT SEC 221 TOWN OF WELLINGTON -INT INR/W), 15 (LOT 1 DP 3892 & INT IN R/W - BRITISH CARS BLDG), 21 (LOT 1 DP 6720)</p> <p>Wakefield Street - 260 (PT LOT 44A DP 394 & PT SEC 221 TOWN OFWELLINGTON), 262 (LOT 45 PART LOT 46 DP 394), 272 (LOT 7 DP 1302), 276 (LOT 8 9 DP 1302), 290 (LOT 2 DP 55914), 292 (LOT 1 DP 91225 - CANOPY DRIVE-IN & CARPARK 20 SQ METRES ON ROAD RESERVE)</p>			
27	<p>Cuba Street, Abel Smith Street, Dixon Street, Eva Street, Footscray Avenue, Garrett Street, Ghuznee Street, Leeds Street, Manners Street, Swan</p>	Cuba Street	<p>Abel Smith Street - 45 (SEC 1 SO 497678 LOT 1 DP 17757 - SUBJTO ROW ON DP 67798)</p> <p>Cuba Street - 24 (LOT 4 DP 83937 PT SUBJ & INT IN ROW &EASEMENTS (182 SQ METRES ABOVE RL 6.00230 SQ METRES BETWEEN RL 5.30 & RL 6.00, 284 SQ</p>	<p>Exclusions - The following buildings, structures and sites are identified as non-heritage:</p> <p>Building (apartments), 128 Wakefield St (Felix)</p> <p>Building, 32 Cuba St</p> <p>Regent Theatre (address @ 73-75 Manners St),</p>	A,B,C,E,F	

<p>Lane, Tonks Grove, Wakefield Street, Webb Street, Vivian Street</p>	<p>METRES BELOW RL 5.30)), 25 (LOT 1 DP 13388 CIVIC CHAMBERS-GPS FILE GWN001), 26 (LOT 2 DP 85816 (BEING 180 M2 BETWEEN RL 11.45 & RL 15.13) PT LOT 7 DP 83937(BEING 132 M2 BELOW RL 6.00 & 180 M2 BETWEEN RL 6.00 & RL 11.45) - INT IN ROW & ESMTS - 8 M2 BALCONY & BAY WINDOW IN COUNCIL AIR SPACE), 33 (LOTS 7 8 DP 845 - KENNEDY BLDGS), 34 (LOT 1 DP 85816 PT SUBJ & INT IN ROW & EASEMENTS - COLUMBIA APARTMENTS (417 SQ METRES BELOW RF 15.13 & 597 SQ METRES ABOVE RL 15.13) UP 85823), 40 (LOT 1 DP 78606 - INT IN ESMTS), 41 (LOT 6 DP 845), 45 (LOT 5 DP 845 LOT 1 DP 7842 PT SEC 212 TOWN OF WELLINGTON - INT IN ROW), 49 (PT LOT 1 LOTS 2-4 DP 845 LOTS 1 & 2 DP 6917 LOT 2 DP 7242 ALL DP 8649 PT DP 10670 LOT 2 DP 22705 (SUBJ TO R/W ON DP 64974) & INT IN R/W), 54 (PT SEC 210 TOWN OF WELLINGTON LOT 1 DP 828), 71 (LOT 1 DP 11398 - INT IN ROW DP 53086), 74 (LOT 1 DP 21955 - INT IN R/W - LES MILLS-), 80 (LOT 1 DP 6194</p>	<p>(Downtown Local) Building, 66-72 Cuba St (cnr. Manners St and Cuba St) (Banks Shoes) Building, 74-76 Cuba St (Trade Aid) Building, 80 Cuba Str (cnr. Dixon St and Cuba St) (Glassons) The Oaks, 81 Cuba St Building, 83-89 Cuba St (corner Cuba and Dixon Streets) Building, 97-99 Cuba St (\$2 Dollar Shop) Left Bank Building, 120-122 Cuba St (Hallensteins) Building, 124 Cuba St (Tattoo City) Bristol Court (Tulsi Restaurant etc.), 135-139 Cuba St Fmr Ware Press Building, 56a Ghuznee St H.M.R. Building, 136-138 Cuba St Building, 140 Cuba St (Monty's) Building, 142-146 Cuba St (including attached substation) Building, 2-6 Garrett St Building, 148-152 Cuba St (TAB)</p>
--	---	---

			<p>& PT SEC 204 TOWN OF WELLINGTON - UNITED BLDG -), 83 (LOT 1 DP 54808), 91 (LOT 1 DP 62491 - SUBJ TO & INT IN ROW,SUBJ TO ROW DP 86538 & SUBJ TO ESMT DP 468981), 97 (LOT 1 DP 84790 - PT SUBJ & INT IN ROW& EASEMENTS UP 86446), 100 (LOT 3 DP 545624 - SUBJ TO & INT IN ROW, INT IN ESMTS), 101 (LOT 1 DP 15298 - WELLINGTON WORKING MEN'S CLUB- UP 83936 - INT IN PARTY WALLON DP 84790 - COM PROP SUBJ TO PEDESTRIAN ROW ON DP 305149), 104 (LOT 3 DP 545624 - SUBJ TO & INT IN ROW, INT IN ESMTS), 108 (LOT 1 DP 17038), 112 (LOT 2 DP 88146 - INT IN R/W DP 89443), 116 (Lot 1 DP 88146 UP 88455), 118 (PT SEC 177 TOWN OF WELLINGTON -INT INR/W), 119 (PT SEC 179 181 TOWN OF WELLINGTON (PLAN A/1086)), 120 (LOT 2 DP 367308 - SUBJ TO & INT IN PARTY WALL, INT IN ROW), 123 (PT SEC 179 TOWN OF WELLINGTON - SUBJ TO& INT IN EASEMENT -SUBJ TO R/WDP 82562), 124 (PT SEC 177 TN WELLINGTON), 126A (LOT 1 A2465 LOT 3 DP 89989), 127 (LOT 1 DP</p>	<p>Building, 169 Cuba St (Aunty Mena's) Building, 185 Cuba St (Slowboat Records) House and substation, 159-161 Vivian Street Booth House, 202 Cuba St 218-230 Cuba Street, Assorted Buildings (Including Wellington Trawlers) & Open Space Ellmers Mower Centre, 239 Cuba St Building (Presbyterian Support), 247 Cuba St Dry Cleaners, 236 Cuba St Building, 257-259 Cuba St (including adjacent vacant lot) Real Groovy, 244- 250 Cuba St Building (Orthotic Centre, Firestone Direct etc.), 264 Cuba St Building, 45 Abel Smith St (including adjacent vacant lot) Cuba Court, 267-273 Cuba St Terralink International House, 275-283 Cuba St Vacant lot, 54 Webb St</p>				
--	--	--	--	---	--	--	--	--

82562 - SUBJ TO &
 INT IN ROW&
 ESMTS - 3 M2
 BALCONY IN
 COUNCIL
 AIRSPACE), 128
 (LOT 2 DP 89989 -
 SUBJ TO
 EASEMENTS
 DP90971 - UP
 90970), 132 (LOT 2
 DP 88682 - SUBJ
 TO & INT IN PARTY
 WALL - 6.8 M2 OF
 BALCONY IN
 COUNCILAIRSPACE),
 134 (PT SEC 152
 TOWN OF
 WELLINGTON
 (ALSO KNOWN AS
 A2463) - SUBJ TO
 PARTY
 WALLRIGHTS), 135
 (LOT 2 DP 19731
 INT IN & SUBJ TO
 R/W UNIT PLAN
 54535 - BRISTOL
 COURT -SUBJ TO
 R/W +
 EASEMENTS DP
 82562), 136 (PT
 SEC 152 TOWN OF
 WELLINGTON), 140
 (PT SEC 152 TOWN
 OF WELLINGTON),
 141 (ALL DP
 10856), 144 (PT
 SEC 152 TOWN OF
 WELLINGTON), 145
 (PT SEC 154 TOWN
 OF WELLINGTON),
 148 (LOT 1 DP
 60012 - CROMBIE
 LOCKWOOD
 HOUSE -), 151 (LOT
 1 DP 79547), 153
 (LOT 2 DP 79547),
 154 (ALL DP 2686 -
 THE VIC), 158 (LOT
 1 DP 376464), 160
 (PT SEC 151 TOWN
 OF WELLINGTON),
 162 (PT SEC 151
 TOWN OF
 WELLINGTON), 163
 (PTS LOT 1 DP
 7095 & PTS SEC
 154 TOWN OF

WELLINGTON (PLAN A 2909)), 165 (LOTS 2 3 DP 7095 & ALL PLAN A 2908-INT IN R/W), 168 (PT SEC 151 TOWN OF WELLINGTON), 171 (LOT 1 DP 15207 - SUBJ TO ROW - 40 M2 BALCONY IN COUNCIL AIRSPACE & FIRE ACCESS BOLLARDS ON ROAD RESERVE), 175 (PT SEC 153 TOWN OF WELLINGTON), 176 (ALL DP 7769), 181 (PT SEC 153 TOWN OF WELLINGTON), 183 (LOT 1 DP 67434), 189 (ALL PLAN A 1103), 191 (LOT 3 PT LOT 2 DP 4098 - 3 M2 COMMERCIAL BALLUSTRATE ON ROAD RESERVE - ANTIPODES / REID HOUSE), 192 (LOT 1 DP 83518 - UP 83628), 196 (ALL DP 10576), 199 (ALL PLAN A 1304 - MORGANS BLDG), 201 (PT SEC 128 CITY OF WELLINGTON), 202 (LOT 1 DP 69755 - SUBJ TO ROW), 216 (PT LOT 2 DP 5170 - PROMOTUS HOUSE), 218 (ALL D P 8415 ALL PLAN A 1200 PT SEC 125 TOWN OF WELLINGTON), 221 (LOTS 1 2 DP 366988 (LOT 2 BEING 2058 M2) - SUBJ TO ROW), 230 (PT SEC 125 TOWN OF WELLINGTON), 232 (PT SEC 125 TOWN OF WELLINGTON),

236 (LOT 1 DP 53939), 239 (LOT 3 DP 19320), 241 (LOT 4 DP 19320), 247 (LOT 5 DP 19320 - SUBJ TO & INT IN R/W), 250 (LOT 1 DP 52463 - 16.2 M2 CARPAD ON ROAD RESERVE), 251 (PT LOT 6 DP 19320 - SUBJ TO & INT IN ROW), 257 (LOT 1 DP 18082), 264 (LOT 2 DP 52463), 267 (LOT 1 D P 18829 - UP 67799 - INT IN R/W DP 67798 -CUBAN COURT FLATS), 268 (LOTS 5 6 DP 414239), 270 (LOTS 4 7 8 DP 414239), 276 (ALL PLAN A 2227), 280 (PT SEC 99 TOWN OF WELLINGTON), 282 (PT SEC 99 TOWN OF WELLINGTON), 283 (SEC 1413 SO 34705 SEC 1426 SO 34321 TOWN OF WELLINGTON), 284 (ALL PLAN A111), 285 (SEC 1-4 SO 480255 PT SEC 102 TWN OF WGTN), 287 (LOT 3B DEEDS 28), 288 (PT SEC 99 TOWN OF WELLINGTON), 290 (PT SEC 99 TOWN OF WELLINGTON - EASEMENTDP 70674), 293 (PT SEC 101 TOWN OF WELLINGTON - 10 M2OF CAR PARK ON ROAD RESERVE), 297 (PT SEC 1 SO 35200 PLAN A/135 AREA A SO36332), 301 (PT SEC 1 SO 35200)

Dixon Street - 65
 (LOT 2 DP 511542 -
 INT IN ROW &
 ESMTS -39 M2
 BUILDING IN
 COUNCIL AIR
 SPACE)

Eva Street - 5 (LOT
 2 DP 86538 - SUBJ
 TO & INT IN ROW&
 INT IN ESMTS DP
 303685)

Footscray Avenue -
 8 (PT SEC 2 SO
 37288 PT SEC 19
 97 TOWN
 OFWELLINGTON
 SEC 1 SO 419530
 SEC 53 SO385020
 SEC 2 SO 417263)

Garrett Street - 2
 (UNITS A B DP
 84628 - LOT 1 DP
 84627)

Ghuznee Street - 36
 (LOT 1 DP 429364),
 43 (PT SEC 154
 TOWN OF
 WELLINGTON), 44
 (LOT 2 DP 82562 -
 SUBJ TO & INT IN
 R/W +EASEMENT),
 56A (LOT 1 DP
 89989 - INT IN
 ESMTS DP 90972),
 57 (LOT 1 DP 88682
 - SUBJ TO & INT IN
 PARTY WALL), 58
 (ALL PLAN A 2525
 (ALSO KNOWN AS
 SEC 177TOWN OF
 WELLINGTON)), 59
 (PT SEC 152 TOWN
 OF WELLINGTON),
 60 (ALL PLAN A
 2524)

Leeds Street - 7
 (ALL DP 4795)

Manners Street - 73
 (LOT 1 DP 50568 -
 32.7 M2 BALCONY
 & FACADE IN

COUNCIL AIR SPACE), 79 (LOT 1 DP 86037), 94 (ALL DP 7928 LOT 1 DP 13076 -INT IN R/W-TE ARO COURT)

Swan Lane - 6 (LOT 1 PLAN A1022 (PT SEC 153 154 TOWNOF WELLINGTON) - 6 M2 BALCONY IN COUNCIL AIR SPACE)

Tonks Grove - 5 (LOTS 3 9 DP 414239 - LOT 3 INT IN ROW), 7 (LOTS 2 10 DP 414239 - LOT 2 SUBJ TO ROW), 9 (LOTS 1 11 DP 414239)

Wakefield Street - 118 (LOT 6 & PART LOT 5 DP 585 - HYAMS BLDG-), 124 (LOT 1 DP 83737 PT SUBJ TO & INT IN EASEMENTS & R/W - UP 83938PLUMBERS BUILDING), 126 (LOT 2 DP 83937 - COMMERCE HOUSE - UP 83939 PT SUBJ TO & INT IN EASEMENTS& R/W (684 SQUARE METRES ABOVE RL 5.30AND 630 SQUARE METRES BELOW RL 5.30)), 138 (PT LOT 1 DP 6917 LOT 1 DP 7610 - INT IN R/W - ANVIL HOUSE -)

Webb Street - 50 (LOT 1 DP 537462 - SUBJ TO & INT IN ROW)

Vivian Street - 143 (PT SEC 128 TOWN

			OF WELLINGTON (SHOWN AS LOT 1 A1079 ON CT)), 157 (LOT 1 DP 531499), 159 (PT SEC 126 TOWN OF WELLINGTON - KBR HOUSE -), 163 (PT SEC 124 TOWN OF WELLINGTON - INT INROW - PLYMOUTH BRETHERN-)			
28	Lambton Quay, Maginnity Street, Stout Street	Stout Street Precinct	<p>Lambton Quay - 85 (LOT 1 DP 403086 - 141 M2 TREE PITS, LIGHTING, SEATING BOLLARDS, PAVERS & FOUNDATIONS ON ROAD RESERVE), 115 (LOT 1 DP 6634 SECS 1-3 BLK VI THORNDON RECLAMATION (AREAS A-D SO 32442) - SUBJ TO ESMTS -DISTRICT COURT-), 131 (LOT 2 DP 50796 - SUBJ TO A PROTECTION NOTICE UNDER SEC 36 HISTORIC PLACES ACT 1980 - SUBJ TO ESMT DP 487726), 143 (LOT 1 DP 85058 - INT IN ROW SUBJ TO & INT IN ESMTS)</p> <p>Maginnity Street - 2 (LOT 2 BLK V THORNDON RECLAMATION - WELLESLEY CLUB & HOTEL - 42 M2 CANOPY, AWNING, BALCONIES & BOLLARDS ON ROAD RESERVE)</p> <p>Stout Street - 7 (LOT 1 DP 79269 THORNDON RECLAMATION - MISSIONS TO</p>	<p>Exclusions - The following buildings, structures and sites are identified as non-heritage:</p> <p>Façade (above second floor), Courts Building, cnr, Stout and Whitmore Sts</p>	A,B,C,E,F	

			SEAMEN BUILDING), 15 (LOT 1 DP 478684)			
29	1 Wakefield Street	Te Ngakau Civic Centre	Wakefield Street - 1 (LOT 1 DP 494594)	<p>Exclusions - The following buildings, structures and sites are identified as non-heritage:</p> <p>Wellington Library, 57-71 Victoria St</p> <p>Administration building (new), and portico</p> <p>Ilott Green (foundations of building)</p> <p>Approaches to bridge (and associated buildings & structures)</p>	A,B,C,E,F	
30	Featherston Street, Gilmer Terrace, Hunter Street, Lambton Quay, Willis Street	BNZ / Head Offices	<p>Featherston Street - 187 (LOT 1 DP 81539 - AMP CHAMBERS)</p> <p>Gilmer Terrace - 2 (LOT 3 DP 459161 - SUBJ TO & INT IN ROW, PEDESTRIAN ROW & ESMTS)</p> <p>Hunter Street - 33 (LOT 33 PT LOTS 32 34A 34B PROVINCIAL GOVERNMENT RECLAMATION - UP 83055)</p> <p>Lambton Quay - 233 (LOT 1 DP 85253 - OLD BNZ BLDG - BELOWRL 27.00), 326 (LOT 1 A 2853 - UP 88057), 328 (LOT 1 DP 2827), 332 (LOT 2 DP 20963 - PRUDENTIAL BLDG - DP89708), 342 (LOTS 3-4 DP</p>	<p>Exclusions - The following buildings, structures and sites are identified as non-heritage:</p> <p>AMP Building, 187 Featherston St</p> <p>Retail space (alongside Prudential Building)</p> <p>AA Centre, 342-352 Lambton Quay</p> <p>Real Estate Institute House, 354-356 Lambton</p>	A,B,C,E,F	Part of South Lambton Quay Historic Area, 7041

			<p>517993 LOT 4 PT LOT 6 DP 2116 LOT 1 A153 (PT SEC 513 ON CT) 3/8SH LOT 7 DP 2116 - SUBJ TO ROW DP 57393), 352A (ALL D P 6512), 354 (LOT 2 DP 32520 -SUBJ TO ROW)</p> <p>Willis Street - 8 (LOT 1 DP 537012 - SUBJ TO ROW)</p>				
31	Aro Street	Aro Valley Shopping Centre	<p>Aro Street - 79-81 (LOT 1 DP 1268 - UP 62963), 83 (PT LOT 5 DP 7617), 85 (LOT 4 PART LOT 5 DP 7617 - SUBJ TO ESMTS ON DP 342471), 86 (LOT 1 DP 79921 - SUBJ TO ROW), 87 (LOT 1 D P 9453 -PART SUBJECT TO & WITHINT IN R/W-), 87A (LOT 2 D P 9453 -PART SUBJECT TO & WITHINT IN R/W-), 88-92 (LOT 4 DP 496244 - SUBJ TO ESMT), 89 (LOT 3 DP 7617), 91 (LOT 2 DP 7617), 93 (LOT 1 DP 7617 -SUBJ TO R/W ON DP 69925), 94 (LOT 3 DP 496244 - SUBJ TO & INT IN EASEMENT), 95 (LOT 1 DP 82881 - SUBJ TO & INT IN EASEMENTS), 95A (LOT 2 DP 82881 - SUBJ TO & INT IN EASEMENTS), 96 (LOT 2 DP 496244 - INT IN ESMT), 97 (PT SEC 19 TOWN OF WELLINGTON), 99-103 (PT SECS 19 TOWN OF WELLINGTON), 100 (PT LOT 1 DP 676), 102 (PT LOT 1 DP</p>	<p>Inclusions - 87 Aro Street, 87A Street, 95 Aro Street, 95A Aro Street the heritage area includes the accessways only.</p> <p>Exclusions - The following buildings, structures and sites are identified as non-heritage:</p> <p>99-103 Aro Street</p>	A,B,C,F		

			676), 104 (LOTS 2 DP 73108), 105 (LOT 1 DP 304892 - SUBJ TO ESMTS DP 524337), 106 (LOT 1 DP 73108) Devon Street - 2A & 2B (LOT 1 DP 496244)			
32	Adelaide Road and Riddiford Street	John Street Intersection Shopping Centre	Adelaide Road - 161 (LOT 1 DP 75713), 163 (PT SEC 758 TOWN OF WELLINGTON), 169 (LOT 1 DP 6292), 171 (LOT 2 DP 6292), 175 (LOT 11 DP 85556), 177 (LOT 10 DP 85556), 179-181 (LOT 1 DP 42805), 183 (LOT 2 DP 42805), 187-189 (LOT 2 DP 1461), 191-193 (LOT 1 DP 85556) Riddiford Street - 1 (LOT 2 DP 85556), 2-14 (PT SEC 917 TOWN OF WELLINGTON), upper front façade only of 7 (LOT 3 DP 85556), 9 (LOT 1 DP 358951), 15 (LOT 2 DP 358951), 17 (LOT 5 DP 85556), 19-21 (LOT 6 DP 85556), 27 (LOT 1 DP 87405)	Exclusions - The following buildings, structures and sites are identified as non-heritage: Carport, front of 175 Adelaide Road Rear of 7 Riddiford Street only (Note: Upper façade is of heritage value) 17 Riddiford Street 19-21 Riddiford Street	A,B,C,E,F	
33	Constable Street, Riddiford Street and Rintoul Street	Newtown Shopping Centre	Constable Street - 8 (LOT 1 DP 401027), 8A (LOT 2 DP 401027), 10 (LOT 3 DP 401027), 11 (PT SEC 787 TOWN OF WELLINGTON), 12 (LOT 2 DP 397489), 14 (LOT 2 DP 4990) Riddiford Street - 112-126 (LOT 1 DP 86593), 117 (LOT 18 DEEDS 195), 119 (PT LOT 1 DP 10216), 121-123 (PT	Exclusions - The following buildings, structures and sites are identified as non-heritage: 125-129 Riddiford Street 131 Riddiford Street 143 Riddiford and 2A Green Streets 154-160 Riddiford Street	A,B,C,E,F	

		<p>LOT 17 Deeds 195), 125-129 (LOT 1 DP 50279), 128 (LOT 2 DEEDS 84395), 130 (LOT 3 DP 84395), 131 (LOT 2 DP 50279), 132 (PT SEC 957 TOWN OF WELLINGTON), 133- 137 (LOT 1 DP 80), 134 (LOT 2 DP 8702), 136 (PT SEC 957 TOWN OF WELLINGTON), 138 (PT LOT A DP 879), 139-139A (PT LOT 2 DP 80), 141 (PT LOT 2 DP 80), 142- 142A (LOT 1 DP 18160), 143 (LOT 3 DP 80), 146 (LOT 1 DP 13219), 147 (LOT 4 DP 80), 150 (LOT 2 DP 13219), 151-155 (LOT 1 DP 12042), 152 (LOT 1 DP 5089), 154 (LOT 2 DP 5089), 156 (LOT 3 DP 5089), 160 (LOT 1 DP 423087), 157 (PT LOT 1 DP 10747), 161 (PT SEC 783 TOWN OF WELLINGTON), 162 (LOT 2 DP 423087), 163 (LOT 7 DP 349), 164A (LOT 2 DP 5703), 167 (LOT 6 DP 349), 169 (LOT 5 DP 349), 170 (PT LOT 1 DP 2071), 171 (LOT 4 DP 349), 172A-172C (LOT 2 DP 2071), 173 (LOT 3 DP 349), 175 (PT LOT 1 DP 349, PT LOT 2 DP 349), 176 (PT LOT 3 DP 2071), 178 (LOT 1 DP 69723), 179 (PT LOT 1 A DP 1463), 180 (PT SEC 959 & 963 TOWN OF WELLINGTON), 191 (PT SEC 819 TOWN OF WELLINGTON), 193 (LOT 1 DP</p>	<p>164 Riddiford Street 164A Riddiford Street 191 Riddiford Street Public toilets, cnr Riddiford & Constable Sts</p>				
--	--	--	---	--	--	--	--

			71377) Rintoul Street - 4 (LOT 3 DEEDS 449), 6 (LOT 1 DEEDS 449), 8-10 (LOT 1 DP 54015).			
34	Rintoul Street	Berhampore Shopping Centre	Rintoul Street - 193 (LOT 1 DP 1010), 195 (LOT 1 DP 823), 199 (LOT 1 DP 823, PT LOT 2 DP 823), 201 (PT LOT 2 DP 823), 207 (LOT 3 DP 823), 218 (PT SEC 1022 TOWN OF WELLINGTON)	All buildings and structures	A,B,C,E,F	
35	Tinakori Road, St Mary Street	Thorndon Shopping Centre	Tinakori Road - 1-4 273 (LOT 1 A 1375), 273B (PT SEC 517 TOWN OF WELLINGTON), 277-279 (LOT 1 DP 90018), 281-285 (LOT 2 DP 90018), 287 (LOT 1 DP 26449), 1-3 289 (LOT 1 DP 82402), 291 (LOT 2 DP 13965), 291B (LOT 1 DP 13965), 293 (LOT 1 DEEDS 548), 295 (LOT 2 DEEDS 548), 296 (LOT 2 DP 6821), 297 (SEC 1 SO 38223), 298 (LOT 1 DP 6821), 300 (PT LOT 5 DP 700), 302 (PT LOT 5 DP 700), 304A-304C (PT LOT 6 DP 700), 306-306B (PT LOT 6 DP 700), 308-1-8/310 (LOT 3 DP 25229), 1-4 318 (LOT 2 DP 9179), 1-2 320 (LOT 1 DP 83978), 322 (LOT 1 A 365), 324 (LOT 3 DP 72783), 326 (LOT 2 DP 8596), 328 (LOT 3 DP 8596), 330 (LOT 2 DP 72783), 332 (PT SEC 625 Town of Wellington), 338-340 (LOT 1 DP	Exclusions - The following buildings, structures and sites are identified as non-heritage: 338-340 Tinakori Road 338-340 Tinakori Road 310 Tinakori Road 318 Tinakori Road 273b Tinakori Road 277-279 Tinakori Road 287 Tinakori Road	A,B,C,F	

			28555), 342 (LOT 1 DP 86485), 342A-B (LOT 2 DP 86485), 344-344A (LOT 3 DP 86485, LOT 4 DP 86485), 346 (PT SEC 624 TOWN OF WELLINGTON), 348A-B (PT SEC 624 TOWN OF WELLINGTON), 352 (LOT 4 DP 376), 356 (Unit 10 DP 60611), St Mary Street - 2-4A (PT SEC 624 TOWN OF WELLINGTON).			
36	Moxham Avenue, Waitoa Road and Taurima Street	Hataitai Shopping Centre	Moxham Avenue - 1/1-1/2 (LOT 1 DP 4568), 2 (LOT 2 DP 2968), 3 (LOT 2 DP 4568), 4 (PT LOT 17 BLK II DP 1621), 1/5-4/5 (LOT 43 DP 168), 6-8 (PT LOT 67 DP 168), 7 (LOT 44 DP 168), 9-11 (LOT 45 DP 168), 10 (LOT 1 DP 17536) Waitoa Road - 22 (LOT 1 DP 49197), 23-25 (LOT 1 DP 5587), 24 (LOT 58 DP 2741), 27 (LOT 2 BLK IV DP 1621), 26 (LOT 5 DP 4090), 28 (LOT 4 DP 4090), 30 (PT LOT 3 DP 4090), 31-33 (LOT 1 DP 2968), 32- 34 (LOT 1 DP 4651, LOT 2 DP 4651) Taurima Street - 2-4 (LOT 1 DP 17536)	Exclusions - The following buildings, structures and sites are identified as non-heritage: Shed, rear of 25-27 Waitoa Road Shed, rear 3 Moxham Avenue	A,B,C,E,F	
<i>proposed</i> 37	Rugby Street	<i>Proposed Basin Reserve</i>	<i>Rugby Street - 2 (LOT 1 DP 90475)</i>	<i>TBC</i>	<i>TBC</i>	<i>Basin Reserve Historic Area, 7441</i>
<i>proposed</i> 38	300 Owhiro Bay Parade	<i>Proposed Mestanes Bay Baches</i>	<i>Owhiro Bay Parade - 300 (PT LOT 1 DP 26786)</i>	<i>King Bach, Boshier Bach, Grey Bach, Stevenson Bach (Rear)</i>	<i>TBC</i>	<i>Mestanes Bay Historic Area,</i>

							7510
proposed 39	380 Owhiro Bay Parade	Proposed Red Rocks Baches	Owhiro Bay Parade - 380 (PT LOT 1 28821), (LOT 1 DP 28821 - HISTORIC RESERVE)	Smith/Bell/Penfold Bach, Insull/Karsten Bach, Taylor Bach, Perkins Bach	TBC		Red Rocks Baches, 7509
proposed 40	900 South Makara Road	Proposed Albion Gold Mining Company Battery and Mine Remains	South Makara Road - 900 (PT SEC 62 Terawhiti District (RT 321565), (LOTS 3 4 DP 375401 SECS 1-4 8 10-13 13A 14-17 19-26 29-32 51-52 55-59 94 98PT SECS 9 33 50 54 60-64 73 75 TERAWHITI DISTRICT LOT 3 DP 5864 BLKS II IV VVIII IX PORT NICHOLSON SD - PT SECS 950 61-63 SECS 13 29 51 98 - LOTS 3-4DP 375401 SUBJ TO ESMT DP 433)	Proposed Albion Gold Mining Company Battery and Mine	TBC		Albion Gold Mining Company Battery and Remains, 9032
proposed 41	Armour Avenue	Proposed Armour Avenue	Armour Avenue - 1 (LOT 2 DP 480763), 7 (PT LOTS 57 58 DP 645), 9 (PT LOT 58 DP 645), 10 (LOTS 3 4 DP 4464), 11 (LOT 59 DP 645), 13 (LOT 60 DP 645), 15 (LOT 61 DP 645), 17 (LOT 62 DP 645), 19 (LOT 63 DP 645)		TBC		
proposed 42	Doctors' Common, Hawker Street, Kennedy Street, McIntyre Avenue, Shannon Street, Vogel Street	Proposed Doctors' Common	Doctor's Common - 3 (ALL PLAN A 192 -INT IN R/W-), 5 (LOT 1 DP 65790), 6 (LOT 1 DP 53992 - INT IN ROW), 7 (LOT 1 DP 62132), 8 (LOT 2 DP 53992) Hawker Street - 34 (LOTS 10 11 DP 44), 36 (PT SEC 400 TOWN OF WELLINGTON), 38 (PT SEC 400 TOWN OF WELLINGTON), 40 (LOTS 1 4 DP 747), 42 (LOTS 2 5 DP	Provisional Exclusions - the following buildings or structures have been initially identified as non-heritage <ul style="list-style-type: none"> • 9 Doctor's Common • 50 & 52 Hawker Street 	TBC		

747 -1/2 SHARE IN
 PT LOTS 3 7), 44
 (LOT 6 PT LOT 3
 DP 747 1/2 SH PT
 LOTS 37 DP 747),
 46 (PT SEC 401
 TOWN OF
 WELLINGTON), 48
 (ALL DP 4834 -INT
 IN R/W-), 54 (LOT 2
 DP 349757 - SUBJ
 TO & INT IN
 PARTY WALL), 56
 (LOT 3 D P 4144),
 58 (LOT 2 D P
 4144), 60 (LOT 1 DP
 384264), 62 (PT
 LOT 8 DP 123 - 24
 M2 STAIRS ON
 ROADRESERVE)
 Kennedy Street - 1
 (PT LOTS 15 16 DP
 123), 2 (LOT 5 DP
 1248 -INT IN R/W),
 3 (PART LOTS 15
 16 D P 123)
 McIntyre Street - 1
 (PT SEC 401
 TOWN OF
 WELLINGTON - INT
 INROW), 3 (PT SEC
 401 TOWN OF
 WELLINGTON -INT
 INR/W), 5 (PT SEC
 401 TOWN OF
 WELLINGTON -INT
 INROW), 7 (PT SEC
 401 TOWN OF
 WELLINGTON -INT
 INROW), 9 (PT SEC
 401 TOWN OF
 WELLINGTON -INT
 INR/W), 11 (PT
 SEC 401 TOWN OF
 WELLINGTON -INT
 INR/W), 13 (PT
 SEC 401 TOWN OF
 WELLINGTON -INT
 INR/W), 15 (PT
 SEC 401 TOWN OF
 WELLINGTON -INT
 INR/W)
 Shannon Street - 12
 (PT LOTS 15 16 DP
 123 - CARDECK
 13.5 M2ON ROAD
 RESERVE NOT
 INCLUDED IN THE

			<p>VALUATION), 17 (PART LOT 26 DP 123), 19 (LOT 1 DP 91157), 21 (LOT 2 DP 302600), 23 (LOT 28 DP 123), 25 (LOT 7 D P 1227), 27 (LOT 8 DP 1248 - INT IN R/W-), 29 (LOT 9 DP 1248 - INT IN R/W), 31 (LOT 6 DP 1248 LOT 2 DP 384264) Vogel Street - 1 (LOT 1 DP 529927), 5 (LOT 13 DP 44 PT SEC 400 CITY OF WELLINGTON), 7 (PT LOTS 14 15 DP 44 & PT SEC 400 TOWN OF WELLINGTON -INT IN R/W), 9 (LOT 1 DP 61839), 11 (PT LOT 14-15 DP 44 & PT SEC 400 TOWN OF WELLINGTON)</p>			
<p>proposed 43</p>	<p>Elizabeth Street, Austin Street, Town Acres 335, 336, 344, 345, 360 and 361</p>	<p>Proposed Elizabeth Street</p>	<p>Austin Street - 34 (PT LOTS 36 37 DP 18), 35 (PT SEC 361 TOWN OF WELLINGTON), 36 (PT LOT 35 DP 18), 37 (PT SEC 360 TOWN OF WELLINGTON), 38 (PT LOT 34 DP 18) Elizabeth Street - 52 (PT LOTS 4 5 6 DP 18 -REC RESERVE), 54 (LOT 8 PT LOT 10 DP 18, LOT 2 DP 428890), 56 (LOT 8 DP 18), 58 (PT LOT 10 DP 18), 60 (PT LOT 12 DP 18), 61 (LOT 1 DP 6771), 62 (PT LOTS 12 14 DP 18), 63 (LOT 2 DP 10781), 64 (LOT 1 DP 8642), 65 (LOT 1 DP 10076 -& 1/2 SHARE IN LOT 3-), 66 (LOT 2 DP 8642), 67 (LOT 2 DP 10076 -& 1/2 SHARE IN</p>	<p>Provisional Exclusions - the following buildings or structures have been initially identified as non-heritage</p> <p>34 Austin Street</p> <p>50, 63, 69, 125A Elizabeth Street</p> <p>New developments underway at 99 & 101 Elizabeth Street</p>	<p>TBC</p>	

LOT 3-), 68 (LOT 1 DP 5692), 69 (LOT 1 DP 543620, LOT 2 DP 543620, LOT 3 DP 543620, LOT 4 DP 543620, LOT 5 DP 543620), 70 (LOT 2 DP 5692 - GARAGE B ON DP 53998 -SITUATED AT 97 ELIZABETH ST), 72 (LOT 3 DP 5692 - GARAGE C ON DP 53998 - SITUATED AT 97 ELIZABETH ST), 73 (PT LOT 11 DP 18), 74 (LOT 5 DP 5692), 75 (LOT 1 DP 4244), 76 (LOT 4 DP 5692), 77 (LOT 13 DP 18), 78 (LOT 20 DP 18), 79 (PT LOT 15 DP 18), 80 (LOT 22 DP 18), 81 (PT LOTS 15 & 17 DP 18), 82 (LOT 1 DP 7840 & 1/2 SH LOT 2 DP 7480), 84 (LOT 3 DP 7840 & 1/2 SH LOT 2 DP 7480), 85 (LOT 1 DP 55862), 86 (PT LOT 26 DP 18), 88 (LOT 4 DP 6313), 89 (PT LOT 19 DP 18), 90 (LOT 1 DP 6313), 91 (PT LOT 21 DP 18), 92 (LOT 2 DP 6313), 93 (PT LOT 21 DP 18), 94 (LOT 5 DP 6313), 95 (LOT 23 DP 18), 96 (LOT 3 DP 6313), 97 (LOT 25 DP 18 & GARAGE A ON DP 53998), 98 (PT LOT 30 DP 18), 99 (LOT 1 DP 555339), 100 (PT LOT 30 DP 18), 101 (LOT 2 DP 555339), 102 (LOT 32 DP 18), 103 (LOT 1 DP 535134, LOT 2 DP 535134), 104 (PT LOTS 34 35 DP 18), 105 (LOT 1 DP 535134), 107 (PT LOT 31 DP 18), 111

			(PT LOT 36 37 DP 18), 118 (PT SEC 360 TOWN OF WELLINGTON), 120 (PT SEC 360 TOWN OF WELLINGTON), 122 (PT SEC 360 TOWN OF WELLINGTON), 123 (PT SEC 360 TOWN OF WELLINGTON), 124 (PT SEC 360 TOWN OF WELLINGTON), 125 (LOT 1 DP 56093), 125A (LOT 1 DP 56093), 126 (PT SEC 360 TOWN OF WELLINGTON -C/T 347/100), 127 (PT SEC 361 TOWN OF WELLINGTON), 128 (PT SEC 360 TOWN OF WELLINGTON), 129 (LOT 1 DP 5429), 130 (LOT 1 DP 55455- FLAT DP 58202), 131 (LOT 2 DP 5429 - 2 M2 RETAINING WALL &STAIRS ON ROAD RESERVE), 132 (LOT 1 DP 55455), 133 (LOT 3 DP 5429), 134 (PT SEC 360 TOWN OF WELLINGTON), 135 (LOT 4 DP 5429), 137 (PT SEC 361 TOWN OF WELLINGTON), 138 (LOT 1 DP 63577 FLAT DP 63577), 139 (LOT 1 DP 18352), 140 (LOT 1 DP 63577)				
proposed 44	Moir Street	Proposed Moir Street	Brougham Street - 134 (PT SEC 294 TOWN OF WELLINGTON) Moir Street - 1 (PT SEC 294 TOWN OF WELLINGTON), 2 (LOT 1 DP 81436),	Provisional Exclusions - the following buildings or structures have been initially identified as non-heritage	TBC		

			<p>2A (LOT 2 DP 81436), 3 (PT SEC 294 TOWN OF WELLINGTON), 4 (ALL DP 3159), 5 (PT SEC 294 TOWN OF WELLINGTON), 6 (LOT 10 DP 6669), 7 (ALL PLAN A 113(ALSO KNOWN AS PT SEC 294) CITY OF WELLINGTON), 8 (LOT 9 DP 6669), 9 (ALL PLAN A 57), 10 (LOT 8 DP 6669), 11 (LOT 6 DP 6669), 12 (LOT 2 DP 8903), 13 (LOT 5 DP 6669), 14 (LOT 1 DP 8903), 15 (LOT 4 DP 6669), 16 (LOT 2 DEEDS PLAN 4899), 17 (LOT 3 DP 6669), 18 (LOT 1 DEEDS PLAN 489), 19 (LOT 2 DP 6669), 20 (LOT 6 DEEDS PLAN 165), 21 (LOT 1 DP 6669), 22 (LOT 7 DEEDS PLAN 165 - 1/10 SH LOT 2 DP 77128 SEE ASST 17310 51901), 23 (LOT 1 DP 340201 - SUBJ TO ESMT DP 520316), 24 (LOT 1 DP 74760 - 1/15 TH SH LOT 2 DP 77128 - SEE ASST 17310/51901), 25 (LOT 1 DP 320298), 27 (PT LOT 11 DEEDS PLAN 165), 29 (ALL PLAN A 2260), 31 (ALL DP 8764 & 1/12 SH IN LOT 2 DP 77128 SEE ASST 17310 51901), 33 (LOT 1 DP 8764)</p>	<p>2, 2a Moir Street 33 Moir Street</p>			
<p>proposed 45</p>	<p>Porrirt Avenue</p>	<p>Proposed Porrirt Avenue</p>	<p>Brougham Street - 115 (PT LOT 2 DP 12250 LOT 1 DP 34813 - ROWENA HOSTEL)</p>	<p>Provisional Exclusions - the following buildings or structures have been initially</p>	<p>TBC</p>		

			<p>Porritt Avenue - 1 (PT LOT 12 DP 296), 2 (PT LOT 4 DP 81), 3 (LOT 13 DP 296), 4 (PT LOT 4 DP 81), 5 (LOT 14 DP 296), 6 (PT LOT 4 DP 81), 7 (LOT 15 DP 296), 8 (PT LOT 4 DP 81), 9 (LOT 1 DP 6412), 10 (PT LOT 4 DP 81), 11 (LOT 2 DP 6412), 12 (PT LOT 18 DP 374), 13 (LOT 1 DP 470580 - SUBJ TO ROW & ESMT), 14 (PT LOTS 17 18 DP 374), 15 (LOT 44 & PT LOT 43 DP 645), 16 (LOT 16 DP 374), 17 (PT LOTS 42 43 DP 645), 18 (LOT 15 DP 374), 19 (PT LOTS 41 42 DP 645), 20 (PT LOT 46 DP 645), 21 (PT LOT 41 DP 645), 22 (LOT 1 DP 85375 - INT IN EASEMENT), 23 (LOT 39 DP 645), 24 (LOT 48 DP 645), 25 (LOT 37 DP 645), 27 (LOT 35 DP 645), 29 (LOT 33 DP 645), 31 (LOT 31 DP 645), 33 (LOT 29 DP 645), 34 (LOT 16A DP 645), 35 (LOT 27 DP 645), 36 (LOT 16 DP 645), 37 (LOT 25 DP 645), 38 (LOT 15 DP 645), 39 (LOT 23 DP 645), 40 (LOT 14 DP 645), 41 (LOT 21 DP 645), 42, 43 (LOT 13 DP 645), 45 (LOT 17 DP 645), 46 (LOT 12 DP 645), 48 (LOT 11 DP 645), 49 (LOT 4 DP 645), 50 (LOT 11 DP 645), 52 (LOT 10 PT LOT 9 DP 645), 54 (PT LOT 9 DP 645)</p>	<p>identified as non-heritage</p>			
<p>proposed 46</p>	<p>Ascot Street, Hill</p>	<p>Proposed Ascot Street</p>	<p>Ascot Street - 2 (PT LOT 22 DP 32), 3</p>	<p>Provisional Exclusions - the</p>	<p>TBC</p>		

<p>Street, Glenbervie Terrace, Parliament Street, Sydney Street West, Tinakori Road</p>		<p>(LOT 2 DP 870), 4 (LOT 21 DP 32), 6 (LOT 20 DP 32), 7 (PT LOT 3 DP 32 ON CT - SUBJ TO & INT IN ROW & INT IN ESMT DP 52212), 8 (LOT 19 DP 32), 9 (LOT 4 DP 32-SUBJ TO & INT IN R/W & AREA MARKED E (PARKING) ON DP 52212), 10 (LOT 2 DP 89008), 11 (PT LOT 5 DP 32 SEC 1374 TOWN OF WELLINGTON (SO 33494) - SUBJ TO & INT IN ROW), 17 (LOT 7 DP 32), 18 (LOT 17 DP 32), 19 (PT LOT 8 DP 32), 20 (LOT 18 DP 32), 21 (LOT 2 DP 10189), 22 (LOTS 2 3 DP 12094), 23 (LOT 1 DP 10189), 24A (LOT 1 DP 12094 - INT IN ROW), 24B (LOT 1 DP 12094), 25 (LOT 10 DP 32 - 24 M2 FENCED LAND ON ROAD RESERVE), 26 (ALL PLAN A 2158), 27 (PT SEC 516 TOWN OF WELLINGTON), 28 (ALL PLAN A 2073), 29 (ALL PLAN A 1188), 30 (ALL PLAN A 944), 31 (ALL PLAN A 421 - CT 13A-65-), 32 (LOT 1 DP 370675), 33 (ALL PLAN A 43 & LOT 1 DP 25022) Hill Street - 111 (LOT 1 DP 381133), 119 (PT SEC 522 TOWN OF WELLINGTON), 121 (LOT 1 DP 72205 UNIT PLAN 73219) Glenbervie Terrace - 1 (PT SEC 521 TOWN OF</p>	<p>following buildings or structures have been initially identified as non- heritage -19C, 19D, 19E, 19F, 21 Glenbervie Tce</p> <p>PROVISIONAL INCLUSION - 12A? Parliament St (Part Lot 8 DP 632) owned by Adam Donald King, Jane Isabel King</p> <p>N.B.: 119 Hill St and 2 and 4 Parliament St are the same property. 9 Ascot St and 206 Sydney St W are the same property</p>				
---	--	--	--	--	--	--	--

WELLINGTON), 2
 (LOT 1 DEEDS
 PLAN 402), 4 (PT
 LOT 3 DEEDS
 PLAN 402 -&
 R/WAY OVER
 PART LOT 1-), 6
 (SEC 1399 (SO
 33975) TOWN OF
 WELLINGTON), 8
 (SEC 1399 (SO
 33975) TOWN OF
 WELLINGTON), 10
 (LOT 1 DP 73408),
 12 (LOT 2 DP
 73408), 13 (SEC
 1412 SO 34772
 TOWN OF
 WELLINGTON -
 WITH OVERHANG
 EASEMENT OVER
 SEC 1411 FOR LIFE
 OF EXISTING
 BUILDING -SEE
 SO34772 --FOR
 DRAINAGE
 EASEMENT SEE
 DP 64678), 15 (SEC
 1411 SO 34772
 TOWN OF
 WELLINGTON -
 SUBJ TO
 OVERHANG
 EASEMENT IN
 FAVOUR OF SEC
 1412 FOR LIFE OF
 EXISTING
 BUILDING- SEE SO
 34772 --FOR
 DRAINAGE
 EASEMENT SEE
 DP 64678), 16 (LOT
 1 DP 51292), 17
 (SEC 1411 TN OF
 WELLINGTON), 19
 (SEC 1380 SO
 33966 TOWN OF
 WELLINGTON-UP
 65186), 20 (LOT 2
 DP 51292 - THE
 WEDGE), 21 (SEC
 1380 TOWN OF
 WELLINGTON), 23
 (SEC 1 SO 34805 -
 FLAT DP 73518
 SUBJ TOR/W IN
 FAVOUR OF SEC
 1380 TOWN

OFWELLINGTON &
 PT LOT 8 DP 632),
 31 (LOTS 1 2
 DEEDS PLAN 5 &
 PT SECS 520 521
 TOWN OF
 WELLINGTON- THE
 MOORINGS -), 35
 (PT SEC 519
 TOWN OF
 WELLINGTON
 (ALSO KNOWN AS
 LOT 3 DEEDS
 PLAN 5)), 37 (LOT 2
 DP 77921), 39 (LOT
 1 DP 77921), 41
 (LOT 1 DP 510272)
 Parliament Street - 1
 (PT SEC 522
 TOWN OF
 WELLINGTON), 2
 (PT SEC 522
 TOWN OF
 WELLINGTON), 4
 (PT SEC 522
 TOWN OF
 WELLINGTON), 6
 (ALL PLAN A 1230),
 8 (LOT 1 DP 60215 -
 UNIT PLAN 60755),
 9 (LOT 1 DP 5571 -
 14 M2 CARPAD ON
 ROAD RESERVE),
 10 (LOT 1 DP
 85326), 11 (LOT 1
 DP 303746 LOT 2
 DP 5571 - 16
 M2CARPAD &
 LAND ON ROAD
 RESERVE), 12
 (LOT 2 DP 85326 -
 13 M2 DOUBLE
 GARAGE ON ROAD
 RESERVE), 13
 (LOT 2 DP 303746),
 14 (PT SEC 522
 TOWN OF
 WELLINGTON - 12
 M2CARPAD ON
 ROAD RESERVE),
 16 (LOT 1 DP
 307485)
 Sydney Street West
 - 192 (LOT 3 DP
 3562), 194 (LOT 2
 DP 3562), 194A
 (LOT 1 DP 3562 -
 RITA ANGUS

COTTAGE), 196
 (LOT 1 DP 89008),
 200 (LOT 1 DP 870),
 202 (LOT 3 DP 870),
 204 (LOT C DP
 453), 206 (LOT 4 DP
 32-SUBJ TO & INT
 IN R/W & AREA
 MARKED E
 (PARKING) ON DP
 52212), 210 (PT
 LOT 5 DP 32 - 72
 M2 LAND ON ROAD
 RESERVE), 214
 (LOT 6 DP 32 SEC
 1 SO 35459)
 Tinakori Road - 241
 (PART LOT 5
 DEEDS PLAN 208),
 243 (LOT 1 DP
 51609 FLAT DP
 53085), 245 (LOT 3
 DEEDS PLAN 208),
 247 (PT SEC 521
 TOWN OF
 WELLINGTON), 249
 (LOT 2 DEEDS
 PLAN 208), 251
 (LOT 1 DEEDS
 PLAN 208), 253 (PT
 SEC 521 TOWN OF
 WELLINGTON), 257
 (PT SEC 519
 TOWN OF
 WELLINGTON), 259
 (PT SEC 519
 TOWN OF
 WELLINGTON),
 261A (ALL D P
 8095), 263 (PT SEC
 519 TOWN OF
 WELLINGTON -
 ROSE COTTAGE),
 265 (PT SEC 519
 TOWN OF
 WELLINGTON), 267
 (PT SEC 519
 TOWN OF
 WELLINGTON -
 SUBJ TO & INT IN
 ROW DP 55436),
 269 (PT LOT 7
 DEEDS PLAN 5
 AND 1/2 INT IN
 ROW ON DP
 55436), 271 (PT
 SEC 517 TOWN OF
 WELLINGTON),

		273A (PT SEC 517 TOWN OF WELLINGTON), 301 (LOT 1 DP 6456), 303 (LOT 2 DP 6456 - 6 M2 SHED ON ROAD RESERVE)			
--	--	--	--	--	--

Values descriptions
A: Historic values: Themes, Events, People, Social
B: Physical values: Archaeological, Architectural, Townscape, Group, Surroundings, Scientific, Technological, Integrity, Age
C: Social values: Sentiment, Recognition, Sense of place
D: Tangata whenua values
E: Rarity
F: Representativeness

SCHED4 – Archaeological Sites

Archaeological Sites

DP Ref #	Address	Name	Legal Descriptions	Protection required	Values	Link	HNZPT #	NZAA Ref #
proposed 1	260 Massey Road, Maupuia 6022	Proposed Kau Point Battery, Motu Kairangi / Miramar Peninsula	Pt Sec 2 Watts Peninsula District	Proposed extent approximately 0.3 hectares and includes the gun pit, casemate and ammunition store, fire command post and telephone room	A,B,C,E	NZTM E17533881 N5427461 [estimated central point of gun pit]	Category 1 Historic Place, No. 7542	R27/168
proposed 2	Shelly Bay Road, Moa Point Road	Miramar Tunnels	Road Reserve	First drains (or tunnels) (1849) in road reserve, Shelly Bay Road. 2. Second drain (after first in 1849) along Moa Point Road, in base of headland opposite sculpture of piled rocks. Also in road reserve.	A,B,C,E	Easting 175 1664 Northing 542 4785 and 54247776	Not listed	R27/461
proposed 3	Waiapu Road, Karori	Karori Goldmining and Dam	Part Lot 66 DP 1871, Part Section 32, Karori District, Part Lot 1 DP 313319	The known and probable mines and features associated with the prospecting activities of the Golden Crown, Union, Baker's Hill and Morning Star companies and the Wellington Prospecting Association (1881) recorded as archaeological sites: R27/201, R27/713, R27/714, R27/715 and R27/716 (mine entrances, vent shafts, adits). This extent should include a 20m buffer around known features and be expanded to include other, as yet	A,B,C,E	E1746597 N5427027	Not listed	R27/201 R27/713 R27/714 R27/715 R27/716

				unidentified mining-related features if and when they are located.				
--	--	--	--	--	--	--	--	--


SCHED5 – Viewshafts

Viewshafts

VS1 The Beehive	
Description	<p>A view of the Beehive from a major thoroughfare for commuters. This viewshaft is one of two which together promote the image of Wellington as a capital city in views from key points within the northern end of the City Centre Zone and have an enhanced public significance.</p> <p>The Beehive and Parliament Buildings are two of the emblems of New Zealand's capital and key landmarks in the Wellington townscape. VS1, located on a major pedestrian route for commuters leaving the Wellington Rail Station, enhances wayfinding and contributes to Wellington's sense of place</p>
Type of view	Contained
Significance	Iconic and Landmark
Focal elements	The Beehive, Parliament Buildings, south-east façade of General Assembly Library
Context elements	Te Ahumairangi Hill/ Ahumairangi Ridge (Tinakori Hill)
Location	<p>Footpath at north-east corner of intersection of Bunny Street and Featherston Street, Height of ground: 3.0m Eye level: +1.5m Viewpoint: 4.5m (above mean sea level)</p>
Left margin	Northern corner of Government Buildings 1876 (VUW Faculty of Law) at 55 Lambton Quay (Sec 1 SO 37161)
Right margin	Southern corner of 2 Molesworth Street, intersection of Molesworth Street and Lambton Quay (Sec 1 SO 35741, SECS 1 2 SO 35741 - HIGH COURT)
Base	10m ground level on the south-east side of the Beehive



VS2 Oriental Bay from Parliament Steps	
Description	<p>A view of Oriental Bay from the top of the steps to the old Parliament Building. This is a very important location as tourists go up the steps to have their photograph taken, and demonstrations are held here as are events such as receiving petitions. The viewpoint allows for an elevated view over the harbour and promotes the relationship between two of Wellington’s key townscape features – Parliament Buildings and Grounds and the harbour.</p> <p>VS2 is one of 15 viewshafts enhancing the visual connection between the city, the harbour and wider setting.</p>
Type of view	Vista
Significance	Local
Focal elements	The inner harbour
Context elements	Oriental Bay, Mount Victoria ridgeline/Te Ranga a Hiwi Precinct
Location	Top of steps between two middle pillars, old Parliament Building Height of ground: 14.5m Eye level: +1.5m Viewpoint 16.0m (above mean sea level)
Left margin	Southern corner of Railway Station entrance, at property boundary of 2 Bunny Street (south-east corner of Lot 1 DP 548049)
Right margin	North east corner of Shed 21, 28 Waterloo Quay (northernmost corner of Lot 101 DP 65083)

Base	7.6m above mean sea level at the boundary of mean high seawater springs
Photo	

VS3 North Queens Wharf and Inner Town Belt – Whitmore Street	
Description	<p>A view of the North Kumutoto Precinct and the Inner Town Belt down Whitmore Street at the intersection of Bowen Street and Lambton Quay.</p> <p>VS3 is one of eight viewshafts promoting views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for people moving along the Golden Mile - one of the most widely used pedestrian routes within the city. These eight viewshafts enhance the historical connection between the original shoreline and the harbour. They also promote visual and physical connections between the CBD with the waterfront and, in turn, contribute to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	Local
Focal elements	The inner harbour, Oriental Bay
Context elements	North Kumutoto Precinct, Inner Town Belt/Te Ranga a Hiwi Precinct
Location	<p>The footpath on north west corner of the intersection of Bowen Street and Lambton Quay</p> <p>Height of ground: 2.4m</p> <p>Eye level: +1.5m</p> <p>Viewpoint: 3.9m (above mean sea level)</p>

Left margin	South-west corner of 70 Featherston Street (SEC 1 SO 26720 SEC 1 SO 17350 - 4.3 M2COMMERCIAL BUILDING & BASEMENT ON ROAD RESERVE)
Right margin	The south-east corner of Whitmore Street/ Customhouse Quay, 1 Whitmore Street (LOT 1 DP 56486, LOT 1 DP 64672 SEC 2 & PT SECS 1, 3 & 4 BLK II THORNDON RECLAMATION (DEFINED ON DP 360) LOT 1 DP 56486 - 25 M2 SUBSOIL FOUNDATIONS ON ROAD RESERVE)
Base	Ground level 2.4m
Photo	

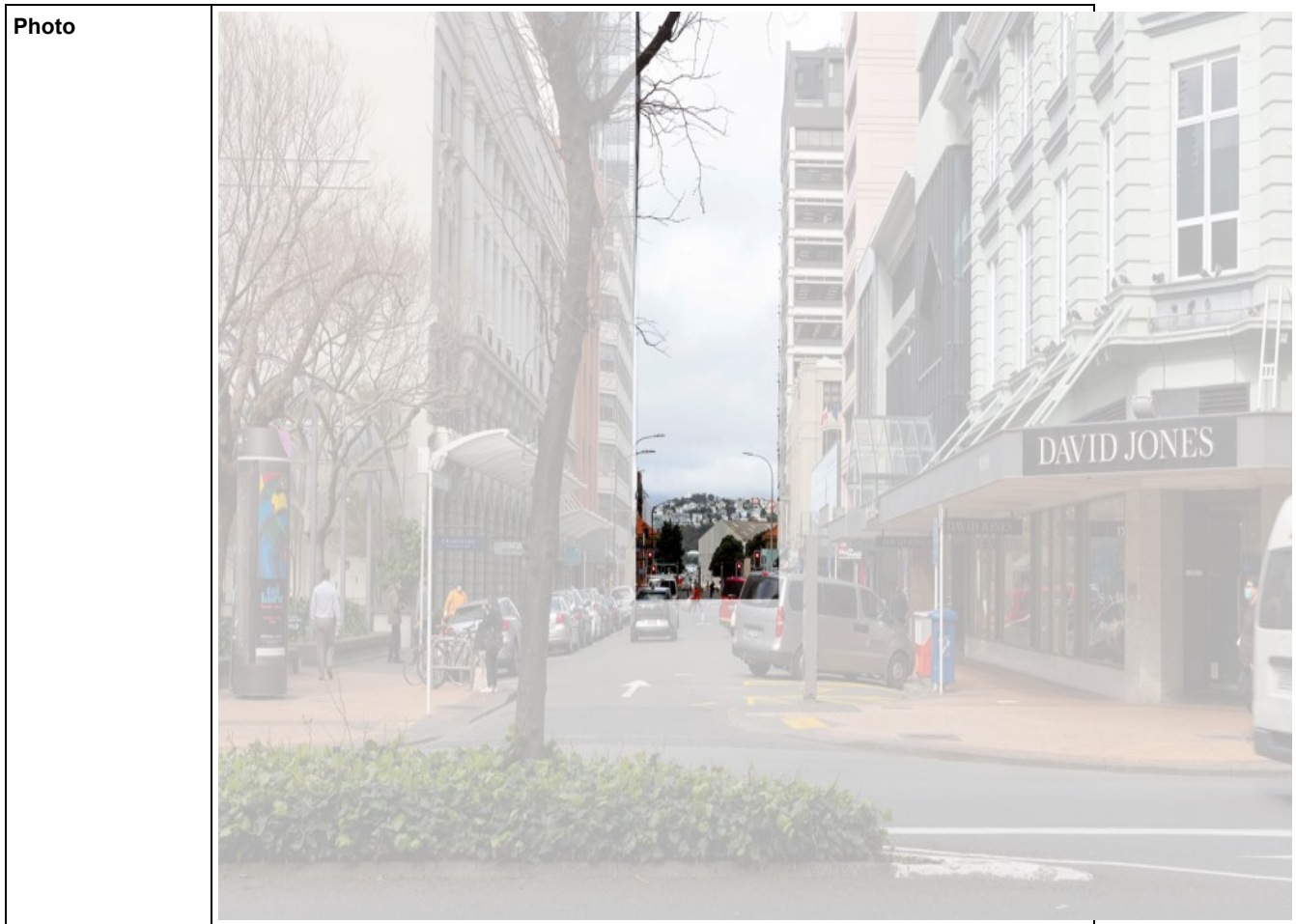
VS4 The Beehive and The Cenotaph – Whitmore Street	
Description	VS4 is one of the two viewshafts (the other being VS1) focused on The Beehive from the south/east and viewed against the backdrop of Te Ahumairangi Hill. However, this viewshaft also includes The Cenotaph as an additional focal element. These viewshafts, individually and collectively, promote the image of Wellington as NZ’s ‘seat of government’ and capital city, in views from key points. As such they have an enhanced public significance. The Beehive and The Cenotaph are both part of Wellington’s history, and views to them, as provided by Vs4, contribute to the city’s sense of place.
Type of view	Contained
Significance	Iconic and Landmark
Focal elements	The Beehive and The Cenotaph
Context elements	Te Ahumairangi Hill (Tinakori Hill), Thorndon Residential Area
Location	The footpath on the southern corner of the intersection of Whitmore Street and Featherston Street. Height of ground: 2.1m Eye level: +1.5m Viewpoint: 3.6m (above mean sea level)
Left margin	Eastern most extent of the tower on 1 Bowen Street (LOT 1 DP 68935)
Right margin	Western corner of 70 Featherston Street (SEC 1 SO 26720 SEC 1 SO 17350 - 4.3 M2COMMERCIAL BUILDING & BASEMENT ON ROAD RESERVE)
Base	Ground level at 2.4m above mean sea level



VS5 Waring Taylor Street	
Description	<p>VS5 is one of the eight viewshafts promoting views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and sequential to VS3 when moving south along Lambton Quay. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for people moving along the Golden Mile - one of the most widely used pedestrian routes within the city.</p> <p>VS5 is located in the vicinity of one of the most widely used inner-city parks (Midland Park).</p> <p>The eight viewshafts are important as they enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the CBD with the waterfront and in turn contribute to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	Local
Focal elements	Inner Harbour, Inner Town Belt/Te Ranga a Hiwi Precinct
Context elements	North Kumutoto Precinct, Roseneath
Location	<p>Western side of Lambton Quay, in line with the middle of Waring Taylor Street.</p> <p>Height of ground: 2.6m</p> <p>Eye level: +1.5m</p> <p>Viewpoint: 4.1m (above mean sea level)</p>
Left margin	The south-east most extent of the tower on 4 Waring Taylor Street (PT LOT 5 DP 1130).
Right margin	The north-west corner of the tower on 20 Customhouse Quay (LOTS 3 DEEDS 431).
Base	Ground level at 2.4m above mean sea level



VS6 Johnston Street	
Description	<p>VS6 is one of the eight viewshafts promoting views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and is sequential to VS5 when moving south along Lambton Quay. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for people moving along Lambton Quay - one of the most widely used pedestrian routes within the city.</p> <p>Vs6 is located in the vicinity of the one of the most widely used inner-city parks (Midland Park).</p> <p>The eight viewshafts are important as they enhance the historical connection between the original shoreline (that once ran along Lambton Quay) and the harbour. They also promote the visual and physical connection between the CBD with the waterfront and in turn contribute to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	Local
Focal elements	Roseneath and its built-up ridgeline, Inner Town Belt/Te Ranga a Hiwi Precinct
Context elements	North Kumutoto Precinct
Location	The western side of Lambton Quay in line with the middle of Johnston Street. Height of ground: 2.5m Eye level: +1.5m Viewpoint: 4.0m (above mean sea level)
Left margin	Northern edge of Johnston Street intersecting 20 Customhouse Quay (Lot 1 DEEDS 431)
Right margin	Southern edge of Johnston Street intersecting 36 Customhouse Quay (Lot 6 DP 10768)
Base	Ground level at 1.9m at Customhouse Quay (2m at water's edge)

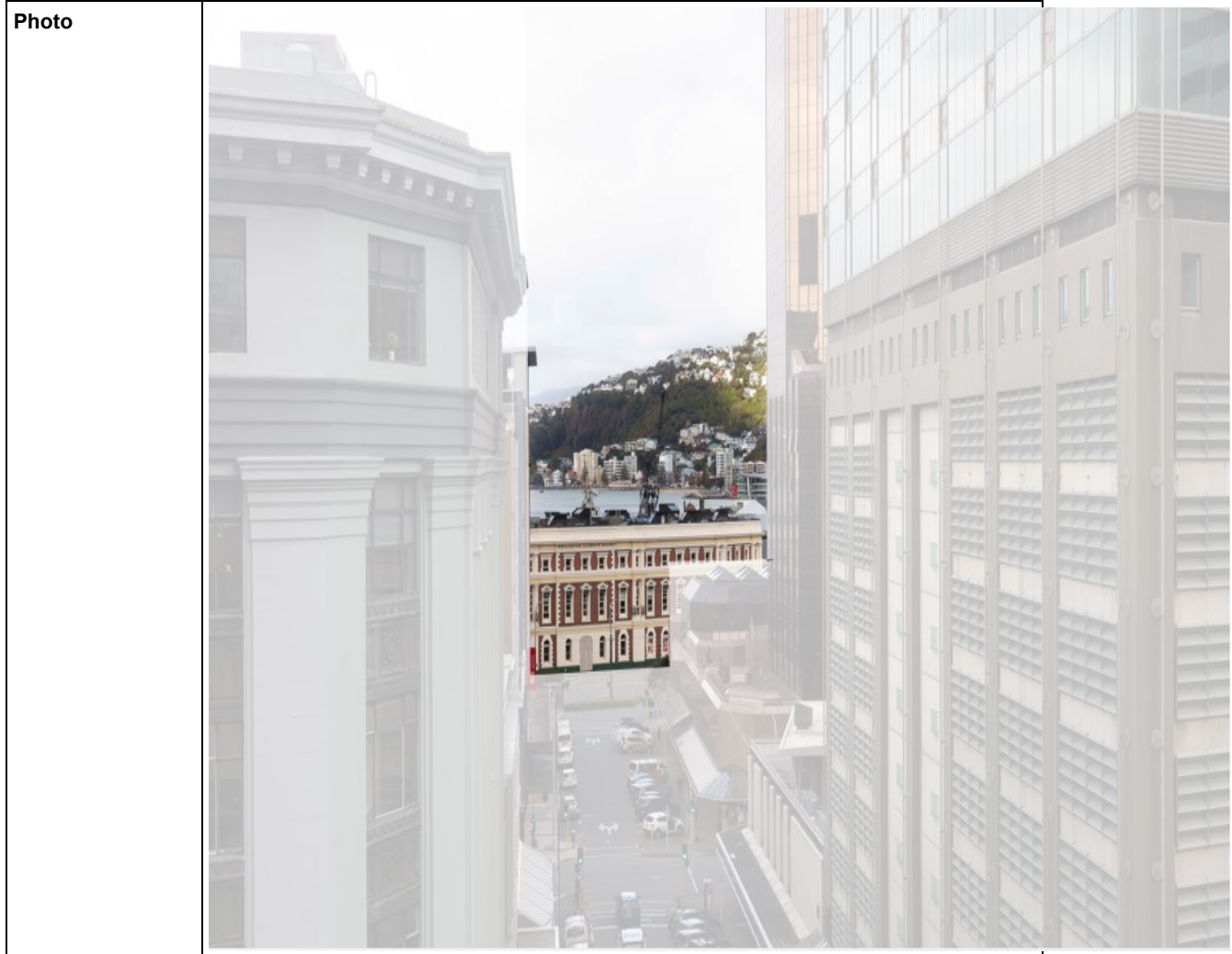


<p>VS7 Brandon Street</p>	
<p>Description</p>	<p>VS7 is one of the eight viewshafts promoting views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and is sequential to VS6 when moving south along Lambton Quay. The importance of these nine viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for people moving along the Golden Mile - one of the most widely used pedestrian routes within the city.</p> <p>The eight viewshafts are important as they enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the CBD with the waterfront and in turn contribute to wayfinding and an enhanced sense of place.</p>
<p>Type of view</p>	<p>Contained</p>
<p>Significance</p>	<p>Local</p>
<p>Focal elements</p>	<p>Queens Wharf building (3 Queens Wharf)</p>
<p>Context elements</p>	<p>Built-up ridgeline of Roseneath</p>
<p>Location</p>	<p>Western footpath on Lambton Quay in line with centre of Brandon Street. Height of ground: 2.6m Eye level: 1.5m Viewpoint: 4.1m (above mean sea level)</p>
<p>Left margin</p>	<p>Southern side of former Deloitte House, 10 Brandon Street (Lots 3, 4, 7, 9 DP10768 Lot 2 51595)</p>
<p>Right margin</p>	<p>Northern side of Chartered Accountants House, 50 Customhouse Quay (Lot 1 DP 10633)</p>


Base	Ground level 2m at Customhouse Quay
Photo	

VS8 Panama Street	
Description	<p>VS8 is one of the eight viewshafts promoting views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting. It is sequential to Vs7 when moving south along the Golden Mile, but obtained from an elevated position. As such it offers a view from a different angle/perspective within a place, which, in addition to being part of a thoroughfare (between Lambton Quay/The Terrace), also provides a publicly accessible area to stop and observe. The importance of Vs8 is that it, along with the remaining seven viewshafts, provides frequent and sequential views to the harbour for people moving along Lambton Quay, and also along The Terrace in this case.</p> <p>The eight viewshafts are important as they enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the CBD with the waterfront and in turn contribute to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	Local
Focal elements	Old Harbour Board Office Building, Inner Harbour, Oriental Bay
Context elements	Roseneath, Inner Town Belt and Te Ranga a Hiwi Precinct
Location	The viewing platform accessible at 125 The Terrace Height of ground: 26.5m

	Eye level: +1.5m Viewpoint: 28.0m (above mean sea level)
Left margin	Southern edge of Chartered Accountants House, 50 Customhouse Quay (Lot 1 DP 10633)
Right margin	North east corner of Intercontinental Hotel, 163 Featherston Street (Lot 1 DP 91187)
Base	Ground level 2.2m Jervois Quay adjacent to former Harbour Board Offices and stepped to 12m over the Intercontinental Hotel podium



VS9 Lambton Quay/Grey Street	
Description	Although located on Lambton Quay, VS9 is not one of the eight viewshafts promoting views from the Golden Mile to the harbour and its wider setting. Rather, it is a 'townscape' view principally focussing on two well-known buildings (MLC Building and Aon Centre - the latter formerly known as the BNZ Tower and then State Insurance Building). The two buildings which present distinctly different form and architectural character/features, are both well-known city landmarks. The viewshaft promotes the townscape significance of those buildings and their contribution to the area's sense of place.
Type of view	Contained
Significance	Iconic and Landmark
Focal elements	MLC Building, AON Centre
Context elements	Stewart Dawson's Corner, oblique view of Old BNZ Centre (Old Bank Arcade)

Location	The footpath outside 318 Lambton Quay approximately 22 meters before Lambton Quay separates into Hunter Street. Height of ground: 3.0m Eye level: +1.5m Viewpoint: 4.5m (above mean sea level)
Left margin	North-east corner of Old BNZ Centre (Old Bank Arcade) at 233-237 Lambton Quay (Lot 1 DP 85253)
Right margin	Southeast corner of 332 Lambton Quay (Lot 2 DP 20963).
Base	Ground level at 3.0m above mean sea level
Photo	

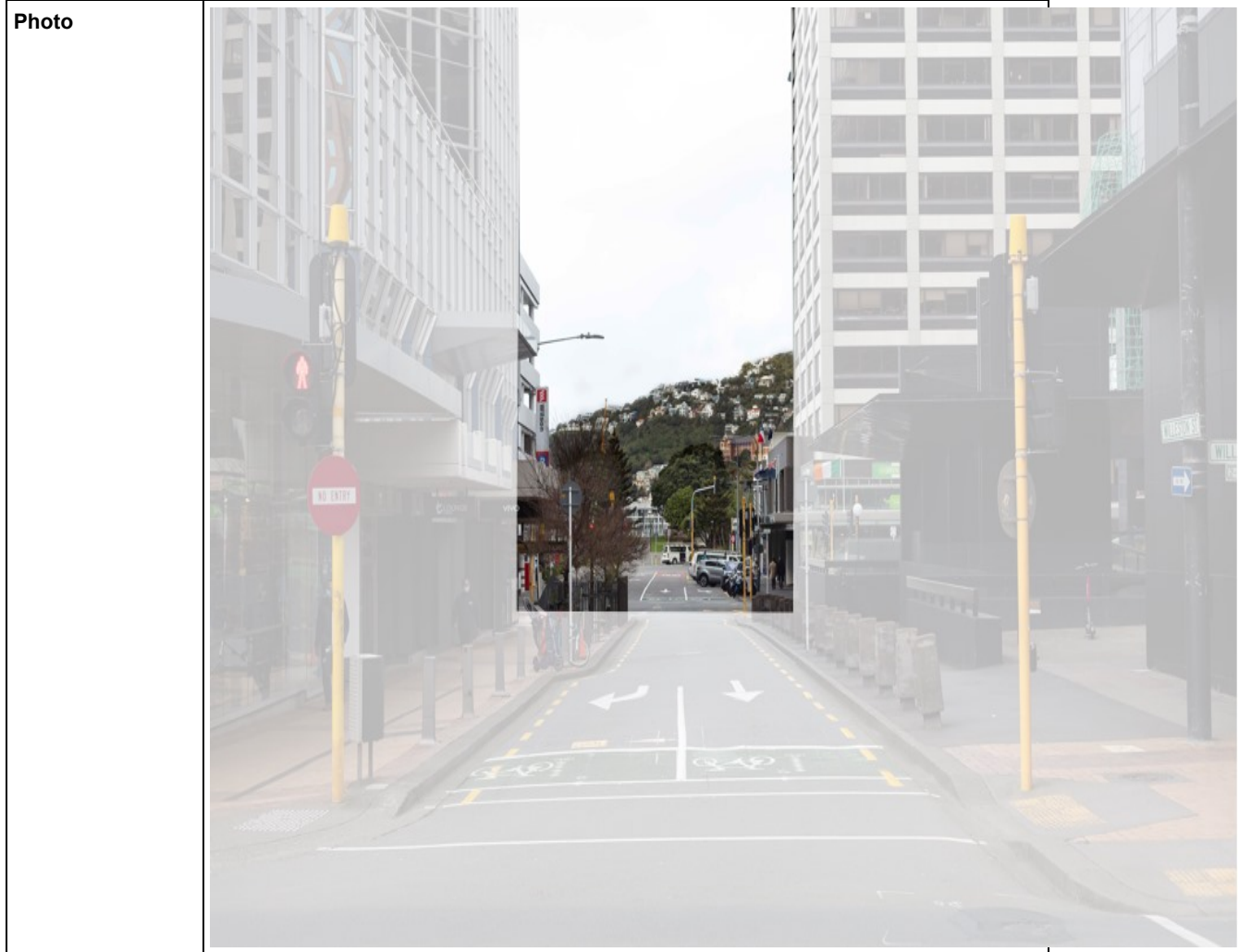
VS10 Hunter Street	
Description	VS10 is one of the eight viewshafts promoting views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and sequential to VS7 when moving south along Lambton Quay. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for people

	moving along the Golden Mile - one of the most widely used pedestrian routes within the city. The above mentioned eight viewshafts are important as they enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the CBD with the waterfront and in turn contribute to wayfinding and an enhanced sense of place.
Type of view	Contained
Significance	Local
Focal elements	Oriental Bay and Te Ranga a Hiwi Precinct
Context elements	Frank Kitts Park, Inner Harbour, Mount Victoria Ridgeline
Location	Located between two entrances to the Westpac Bank 318-324 Lambton Quay, (Lot 1 DP 32604). This location lies along the Golden Mile. Height of ground: 2.6m Eye level: +1.5m Viewpoint: 4.1m (above mean sea level)
Left margin	Harbour Tower, 2 Hunter Street (Lot 1 DP 59894)
Right margin	Ricoh House, 1 Victoria Street (Lot 1 DP 54061)
Base	Ground level 2.2m Jervois Quay



VS11 Willeston Street	
Description	VS11 is one of the eight viewshafts promoting views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and sequential to VS10 when


	<p>moving south along the Golden Mile. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for people moving along the Golden Mile - one of the most widely used pedestrian routes within the city.</p> <p>The viewshafts to the inner harbour are important as they enhance the historical connection between the original shoreline and the harbour. They also promote the visual and physical connection between the CBD with the waterfront and in turn contribute to wayfinding and an enhanced sense of place.</p>
Type of view	Contained
Significance	Local
Focal elements	St Gerard's, Frank Kitts Park
Context elements	Oriental Bay, Roseneath and Te Ranga a Hiwi Precinct
Location	Centreline of Willeston Street at the intersection between Willeston Street and Willis Street at Stewart Dawson's corner. This location lies along the Golden Mile. Height of ground: 3.2m Eye level: +1.5m Viewpoint: 4.7m (above mean sea level)
Left margin	Southern corner of 22 Willeston Street (Lot 1 DP 328873)
Right margin	Northeastern corner of 5 Willeston Street, (Lot 6 DP 10811)
Base	Ground level 1.8m Jervois Quay



VS12 Chews Lane/Harris Street	
Description	VS12 continues the series of eight viewshafts promoting views from the Golden Mile (Lambton Quay/Willis Street) to the harbour and its wider setting and sequential to VS11. The importance of these viewshafts, individually and collectively, is that they provide frequent and sequential views to the harbour for people moving along Lambton Quay and Willis Street, both of which are widely used pedestrian routes within the city. These views are also important as they enhance the historical connections between the CBD and the harbour while promoting physical and visual connections to and from the CBD to the waterfront and in turn contribute to wayfinding and an enhanced sense of place.
Type of view	Contained
Significance	Local
Focal elements	Star Boating Club, St Gerard’s Monastery, Mt Victoria.
Context elements	Taranaki Street Wharf area and lagoon, Oriental Bay, Te Ranga a Hiwi Precinct
Location	The mid-point of Chews Lane where the Lane meets Willis Street. This location lies along the Golden Mile. Height of ground: 2.8m Eye level: +1.5m Viewpoint: 4.3m (above mean sea level).
Left margin	South-east corner of Datacom House (south tower), 68-86 Jervois Quay (Lots 8-10, 12-15 DP 10811)
Right margin	Colonial Carrying Company Building, 56 Victoria Street (Lot 1 DP 365302)
Base	Ground level 2.2m Jervois Quay

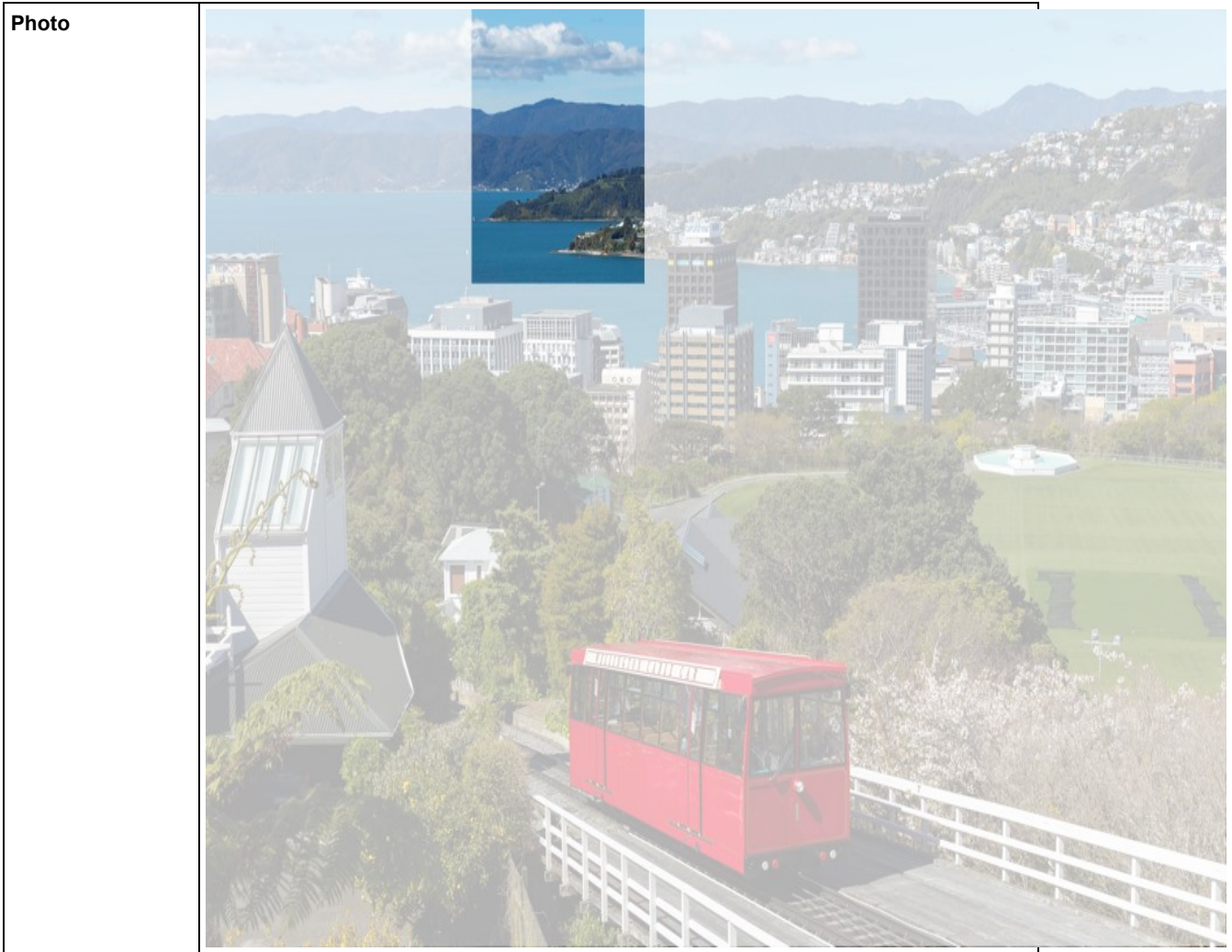
<p>Photo</p>	
<p>Map location</p>	<p>Insert map showing location as per current appendix, or link to the map in the ePlan</p>

<p>VS13 Cable Car Station to Matiu Somes Island and Mokopuna Island</p>	
<p>Description</p>	<p>VS13, along with VS14 and VS15, is one of three elevated viewshafts protecting 'vista' views across the harbour from the west. Obtained from the same viewpoint (Cable Car Station viewing platform), these viewshafts provide sequential views of Wellington's wider harbour landscape setting (moving in a north-south direction).</p> <p>By allowing wide angle expansive views of Wellington's memorable landscape, these viewshafts promote the city's sense of place, experienced at the foreground of the 'high city'. Collectively, when 'stitched together', the 'full' views of VS13, VS14 and VS15 provide a single 'panoramic' view of the city (a view which has been recognised in the District Plan, refer Viewshaft 8).</p> <p>The three 'elevated' viewshafts, obtained from a popular visitor's destination accessed by the Cable Car (one of Wellington's symbols), complement the 'ground level' viewshafts from along the Golden Mile to the harbour.</p> <p>It is important to recognise that the viewshafts from the Cable Car provide an enhanced experience of the relationship between the collective urban form of the city and its wider landscape setting at a macro scale. It is also important to recognise that historically these viewshafts have been a key mechanism for establishing the height limits in the Central Area ('high city') and, as such, they have influenced the collective form and silhouette of Wellington city. All this determines their special significance for the city.</p>
<p>Type of view</p>	<p>Vista</p>


Significance	Iconic and Landmark
Focal elements	Matiu Somes Island and Mokopuna Island
Context elements	Distant hills (Remutaka and Orongorongo ranges)
Location	Viewing platform to the north of the Cable Car station, popular because of its accessibility from Wellington’s business district via the Cable Car and because of its fantastic views. Height of ground: 120.7m Eye level: 1.5m Viewpoint: 122.2m (above mean sea level)
Left margin	Rocks to the north of Mokopuna Island. Line of sight: east corner of Balance and Featherston Streets intersection. Height above sea level = 108m.
Right margin	Rocks to the south of Matiu Somes Island
Base	Water in the foreground. Approximately 2.6km south west of Somes Island.
Photo	

VS14 Cable Car Station to Point Jerningham and Point Halswell	
Description	VS14, along with VS13 and VS15, is one of three elevated viewshafts protecting views across the harbour from the west. Obtained from the same viewpoint (Cable Car Station viewing platform), these viewshafts provide sequential views of Wellington’s wider harbour and landscape setting (in a north-south direction). By allowing wide angle expansive views of the Wellington’s memorable landscape, these

	<p>viewshafts promote the city’s sense of sense of place, experienced at the foreground of the ‘high city’. Collectively, when ‘stitched together’, the full views of Vs13, Vs14 and Vs15 provide a single ‘panoramic’ view of the city (a view which has been recognised in the District Plan, refer Viewshaft 8).</p> <p>The three ‘elevated’ viewshafts, obtained from a popular visitor’s destination accessed by the Cable Car (one of Wellington’s symbols), complement the ‘ground level’ viewshafts from along the Golden Mile to the harbour. It is important to recognise that the viewshafts from the Cable Car provide an enhanced experience of the relationship between the collective urban form of the city and its wider landscape setting at a macro scale.</p> <p>It is also important to recognise that historically these viewshafts have been a key mechanism for establishing the height limits in the Central Area (‘high city’) and, as such, they have influenced the collective form and silhouette of Wellington city. All this determines their special significance for the city.</p>
Type of view	Vista
Significance	Iconic and Landmark
Focal elements	Point Jerningham and Point Halswell
Context elements	Roseneath, the harbour water, and distant hills (Remutaka and Orongorongo Ranges)
Location	<p>Viewing platform to the north of the Cable Car station, popular because of its accessibility from Wellington’s business district via the Cable Car and because of its fantastic views.</p> <p>Height of ground: 120.7m Eye level: 1.5m Viewpoint: 122.2m (above mean sea level)</p>
Left margin	Point Jerningham lighthouse
Right margin	Northern edge of Gateways Apartments, Point Jerningham, 19 Maida Vale Road (Lot 55 DP 475, Lot 54 DP 475, PT Lot 3 DP 1030, PT Lot 2 DP 1030, PT Lot 1 DP 1030, Lot 1 DP 75462).
Base	Water in the foreground. Approximately 400m west of Point Jerningham shoreline.



VS15 Cable Car Station to St Gerard's Monastery	
Description	<p>VS15, along with VS13 and VS14, is one of three elevated viewshafts protecting views across the harbour from the west. Obtained from the same viewpoint (Cable Car Station viewing platform), these viewshafts provide sequential views of Wellington's wider harbour and landscape setting (in a north-south direction).</p> <p>By allowing wide angle expansive views of the Wellington's memorable landscape, these viewshafts promote the city's sense of sense of place, experienced at the foreground of the 'high city'. Collectively, when 'stitched together', the full views of Vs13, Vs14 and Vs15 provide a single 'panoramic' view of the city (a view which has been recognised in the District Plan, refer Viewshaft 8).</p> <p>The three 'elevated' viewshafts, obtained from a popular visitor's destination accessed by the Cable Car (one of Wellington's symbols), complement the 'ground level' viewshafts from along the Golden Mile to the harbour. It is important to recognise that the viewshafts from the Cable Car provide an enhanced experience of the relationship between the collective urban form of the city and its wider landscape setting at a macro scale.</p> <p>It is also important to recognise that historically these viewshafts have been a key mechanism for establishing the height limits in the Central Area ('high city') and, as such, they have influenced the collective form and silhouette of Wellington city. All this determines their special significance for the city.</p>
Type of view	Vista
Significance	Iconic and Landmark

Focal elements	St Gerard’s Monastery
Context elements	Oriental Bay, Roseneath and distant hills (Oronogorongoro Ranges)
Location	Viewing platform to the north of the Cable Car station, popular because of its accessibility from Wellington’s business district via the Cable Car and because of its fantastic views. Height of ground: 120.7m Eye level: 1.5m Viewpoint: 122.2m (above mean sea level)
Left margin	Northern edge of Jellicoe Towers, 189 The Terrace (Lot 2 DP 5264)
Right margin	South west corner of Harbour View Flats, 2 Oriental Terrace, Pt Lot 29 DP 123
Base	Top of 38m Dorchester, 144 Oriental Parade, (Lot 1 DP 43005)
Photo	

VS16 Taranaki Street	
Description	VS16 has an important role in establishing the relationship of this important arterial connection (both pedestrian and vehicular) to the port and harbour and the more distant Western Escarpment.
Type of view	Contained
Significance	Local
Focal elements	Port and inner harbour
Context elements	Wharf sheds and gates, and distant hills
Location	Kerbside, outside Te Aro Hall, approximately 10m north of the southern boundary of 152 Taranaki Street (Lot All DP 13452) between Wigan/Vivian Street. Height of ground: 10.0m Eye level: 1.5m Viewpoint: 11.5m (above mean sea level)
Left margin	Western side of Taranaki Street, northern corner of intersection with Jervois Quay
Right margin	Eastern side of Taranaki Street, northern corner of intersection with Cable Street

Base	Ground level 2.6m at Cable Street
Photo	

VS17 Tory Street	
Description	VS17 has an important role in establishing the relationship from a midpoint in Te Aro Basin to the waterfront/inner harbour and the more distant Western Escarpment. This is an important pedestrian route.
Type of view	Contained
Significance	Local
Focal elements	Western escarpment, Te Papa grounds, Pohutukawa trees
Context elements	Te Papa, Te Papa grounds, Pohutukawa trees
Location	South/western kerbside, intersection of Tory and Vivian Streets. Height of ground: 10.5m Eye level: 1.5m Viewpoint: 12.0m (above mean sea level)
Left margin	Western side of Tory Street, northern corner of intersection with Courtenay Place
Right margin	Eastern side of Tory Street, northern corner of intersection with Courtenay Place.
Base	Ground level 2.6m at Cable Street



VS18 Cable Car Panoramic View	
Description	VS18 recognises the panoramic view from the Cable Car station across the Wellington Harbour – both short- and long-range elements. Popular because of its accessibility from the City Centre via the Cable Car and because of its fantastic views.
Type of view	Panoramic
Significance	Iconic and Landmark
Focal elements	Point Jerningham and Point Halswell, Matiu Somes Island and distant hills.
Continuum elements	Distant hills (Remutaka and Orongorongo ranges), Eastbourne harbour edge, Mt Victoria and Town Belt
Location	Teviewer, to the north of the Cable Car station. Height of ground: 120.7m Eye level: 1.5m Viewpoint: 122.2m (above mean sea level)

Photo



SCHED6 – Notable Trees

Notable Trees

Reference	Street address/ location	Common name	Botanical name	Values			Link to location
				Condition (Health)	Amenity (Community Benefit)	Notable (Historic/ Scientific)	
286	108 Abel Smith St, Te Aro (Site has been subdivided tree now stands at 230 Victoria St)	Northern Rata	Metrosideros robusta	Y	Y	Y	(-)41.295229, 174.772052
190	131-135 Abel Smith Street	Bull Bay Magnolia	Magnolia grandiflora	Y	Y	Y	(-)41.294953, 174.769757
113	140 Abel Smith St, Te Aro	Tasmanian blue gum	Eucalyptus globulus subsp. Globulus	Y	Y	Y	(-)41.294933, 174.770128
194	150 Abel Smith St, Te Aro	Lombardy poplar	Populus nigra 'Italica'	Y	Y	Y	(-)41.294749, 174.769666
112	151 Abel Smith St, Te Aro	Lilly pilly/ monkey apple	Syzygium smithii	Y	Y	N	(-) 41.294749, 174.768768
207	26 Aparima Avenue, Miramar	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.319753, 174.817059
220	24a Ascot St, Thorndon	Scarlet Oak	Quercus coccinea	Y	Y	N	(-)41.278341, 174.770706
221	24a Ascot St, Thorndon (tree stands at 24b Ascot St)	Cabbage Tree	Cordyline australis	Y	Y	Y	(-) 41.278383, 174.770773
285	19 Avon Street, Island Bay	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.333438, 174.775291
Proposed Tree - 8	31B Patanga Crescent, Thorndon, Wellington	New South Wales Christmas bush	Ceratopetalum gummiferum	Y	Y	Y	(-)41.279156, 174.767206
Proposed Tree - 9	31B Patanga Crescent, Thorndon, Wellington	The lily of the valley	Clethra arborea	Y	Y	Y	(-)41.279021, 174.767080
Proposed	31B Patanga	Evergreen	Magnolia	Y	Y	Y	(-)41.279046,

Tree - 10	Crescent, Thorndon, Wellington	Magnolia	grandiflora				174.767143
33	31B Patanga Crescent, Thorndon, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.278954, 174.767198
Proposed Tree - 30	26 Baroda St, Khandallah	Kauri	Agathis australis	Y	Y	Y	(-)41.241045, 174.791551
106	27-31 Bay Rd Kilbirnie	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.318675, 174.794929
Proposed Tree - 31	5 Beach Street, Island Bay	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.345993, 174.768605
Proposed Tree - 27	5 Birdwood Street, Karori	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.283782, 174.751195
173	1 Boscobel Lane, Tawa	Macrocarpa	Cupressus macrocarpa	Y	Y	Y	(-)41.184700, 174.827376
174	1 Boscobel Lane, Tawa	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.184860, 174.827612
72	60 Box Hill Khandallah	Kauri	Agathis australis	Y	Y	Y	(-)41.245457, 174.789274
226	6 Braithwaite Street, Kaori	Black Beech	Fuscospora solandri	Y	Y	Y	(-)41.283640, 174.749970
224	8 Braithwaite Street, Karori	Hard Beech	Fuscospora truncata	Y	Y	Y	(-)41.283758, 174.749487
225	9 Braithwaite Street, Karori	Monkey Puzzle	Araucaria araucana	Y	Y	Y	(-)41.283686, 174.749627
28	84-84a Britomart Street, Berhampore	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.320407, 174.774703
217	411 Broadway Miramar	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.325083, 174.814880
Proposed Tree - 4(1)	64 Broderick Road, Johnsonville	Kowhai	Sophora tetraptera	Y	Y	Y	(-)41.223934, 174.801581
Proposed Tree - 4(2)	65 Broderick Road, Johnsonville	Kowhai	Sophora tetraptera	Y	Y	Y	(-)41.223934, 174.801582
Proposed Tree - 4(3)	66 Broderick Road, Johnsonville	Kowhai	Sophora tetraptera	Y	Y	Y	(-)41.223934, 174.801583

27	46 Brougham St, Mt Vic	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.296466, 174.785078
169	23 Burnell Avenue, Thomdon	Horse Chestnut	Aesculus hippocastanum	Y	Y	Y	(-)41.269932, 174.777823
Proposed Tree - 29	84 Campbell Street, Karori	Rimu	Dacrydium Cupressinum	Y	Y	N	(-)41.290212, 174.741414
102	1 Childers Tce, Kilbirnie	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.316409, 174.794079
103	2 Childers Tce, Kilbirnie	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-) 41.316409, 174.794079
150	Cnr Holloway Road and Aro Street road reserve, Aro Valley	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.293376, 174.760865
155	Crn Holloway Road and Aro Street road reserve, Aro Valley	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.292858, 174.760817
160	Crn Holloway Road and Aro Street road reserve, Aro Valley	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.292991, 174.760732
6	Cnr of Norfolk St and Creswick Terrace Northland	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.282262, 174.755547
204	Cnr of Paterson and Dufferin St, Mt Vic, Wellington	English Elm	Ulmus procera	Y	Y	Y	(-)41.300677, 174.782042
242	Cnr of Whitmore and Waterloo Quay, Lambton Quay, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.281365, 174.779022
243	Cnr of Whitmore and Waterloo Quay, Lambton Quay, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.281438, 174.778942
244	Cnr of Whitmore and Waterloo Quay, Lambton Quay,	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.281391, 174.778885

	Wellington						
73	4 Collingwood Street, Ngaio	Northern Rata	Metrosideros robusta	Y	Y	N	(-41.249721, 174.772486
41	27 Colombo Street, Newtown	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-41.312340, 174.777558
Proposed Tree - 3	18 Colway Street, Ngaio	Ngaio	Myoporum laetum	Y	Y	Y	(-41.248251, 174.776454
16	13 Cooper Street, Karori	Cabbage Tree	Cordyline australis	Y	Y	Y	(-41.284305, 174.743363
145	125 Coromandel Street, Newtown	European Beech	Fagus sylvatica	Y	Y	Y	(-41.314576, 174.787187
146	126 Coromandel Street, Newtown	Red Flowering Gum	Corymbia ficifolia	Y	Y	N	(-41.314586, 174.787292
140	127 Coromandel Street, Newtown	Northern Rata	Metrosideros robusta	Y	Y	Y	(-41.314646, 174.787235
Proposed Tree - 25	25 Curtis Street, Karori	Rimu	Dacrydium Cupressinum	Y	Y	N	(-41.283072, 174.753157
267	22 Donald Crescent, Karori	Holly	Ilex aquifolium	Y	Y	Y	(-41.289603, 174.743387
201	7 Duncan Terrace, Kilbirnie	English Elm	Ulmus procera	Y	Y	Y	(-41.315170, 174.792092
202	8 Duncan Terrace, Kilbirnie	English Elm	Ulmus procera	Y	Y	Y	(-41.315141, 174.792216
Proposed Tree - 20	12 Elizabeth Street Mount Victoria (Tree stands in 11 Home Street, Mt Vic)	Walnut	Juglans regia	Y	Y	N	(-41.296060, 174.783755
14	End of Orangi Kaupapa Road (Glenmore St. end)	English Oak	Quercus robur	Y	Y	Y	(-41.282575, 174.761814
15	End of Percival St, Te Aro, Wellington	London Plane	Platanus x hispanica	Y	Y	Y	(-41.289508, 174.772757
38	30 Fairview Crescent, Kelburn	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-41.287220, 174.759590
71	43 Falkirk Avenue,	Macrocarpa	Cupressus macrocarpa	Y	Y	Y	(-41.323184, 174.831116

	Seatoun						
212	12 Finimore Terrace, Vogletown	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.312166, 174.771671
170	9 Fitzroy Street, Wadestown	Bunya Bunya	Araucaria bidwillii	Y	Y	Y	(-)41.261858, 174.776339
171	10 Fitzroy Street, Wadestown	Kauri	Agathis australis	Y	Y	Y	(-)41.261778, 174.776125
Proposed Tree - 6	#1 Glenbervie Terrace, Thorndon	English Oak	Quercus robur	Y	Y	Y	(-)41.277866, 174.770822
21	127 Grafton Road, Roseneath	Radiata Pine	Pinus radiata	Y	Y	Y	(-)41.295051, 174.801445
222	53 Grant Road, Thorndon	Beech	Fagus sylvatica	Y	Y	Y	(-)41.269958, 174.777644
219	180a Hanson Street, Newtown	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-) 41.311995, 174.774738
74	24 Harbour View Road, Northland	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.281330, 174.759965
75	30 Harbour View Road, Northland	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.281521, 174.760205
94	97 Hataitai Road, Hataitai	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.300926, 174.798051
95	97 Hataitai Road, Hataitai	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.300968, 174.797994
96	97 Hataitai Road, Hataitai	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.301108, 174.797833
97	147 Hataitai Road, Hataitai	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.303186, 174.795716
Proposed Tree - 7	#22 Hatton Street, Karori	Spanish Chestnut	Castania sativa	Y	Y	Y	(-)41.280996, 174.744268
264	24 Hatton Street, Karori	Macrocarpa	Cupressus macrocarpa	Y	Y	Y	(-)41.280799, 174.743926
263	24 Hatton Street, Karori	Macrocarpa	Cupressus macrocarpa	Y	Y	Y	(-)41.280739, 174.744001
78	49 Hawker Street, Mt Vic	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.292817, 174.789451
10	35 Hobson Crescent, Thorndon	Red Flowering Gum	Corymbia ficfolia	Y	Y	Y	(-)41.273272, 174.780517
261	53 Hobson	Sycamore	Acer	Y	Y	Y	(-)41.272289,

	Street, Thomdon		pseudoplatanus				174.780387
278	12 Homewood Ave, Karori	Miro	Prumnopitys ferruginea	Y	Y	Y	(-)41.280857, 174.747329
Proposed Tree - 1	14 Homewood Ave, Karori	Kahikatea	Dacrycarpus dacrydioides	Y	Y	Y	(-)41.280863, 174.747007
268	10 Homewood Avenue, Karori	Kahikatea	Dacrycarpus dacrydioides	Y	Y	Y	Group of six trees (-)41.281054, 174.747390 (-)41.281056, 174.747423 (-)41.281082, 174.747406 (-)41.281152, 174.747434 (-)41.281170, 174.747486 (-)41.281170, 174.747486 (-)41.281125, 174.747487
276	10 Homewood Avenue, Karori	Kahikatea	Dacrycarpus dacrydioides	Y	Y	Y	(-)41.281130, 174.747518
279	12 Homewood Avenue, Karori	Kahikatea	Dacrycarpus dacrydioides	Y	Y	Y	(-)41.280729, 174.747428
280	12 Homewood Avenue, Karori	Kahikatea	Dacrycarpus dacrydioides	Y	Y	Y	(-)41.280717, 174.747452
281	12 Homewood Avenue, Karori	Kahikatea	Dacrycarpus dacrydioides	Y	Y	Y	(-)41.280837, 174.747282
254	64 Homewood Avenue, Karori	Totara	Podocarpus totara	Y	Y	Y	(-)41.280356, 174.743977
34	3 Inverloch Place, Te Aro	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.294331, 174.770119
196	3 Inverloch Place, Te Aro	London Plane	Platanus x hispanica	Y	Y	Y	(-)41.294409, 174.770208
197	4 Inverloch Place, Te Aro	Puriri	Vitex lucens	Y	Y	Y	(-)41.294608, 174.770515
89	331 Karaka Bay Road, Seatoun	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.307729, 174.832188
164	465 Karaka Bay Road, Seatoun	Karaka	Corynocarpus laevigatus	Y	Y	Y	(-)41.300125, 174.831361
165	465 Karaka Bay Road, Seatoun	Karaka	Corynocarpus laevigatus	Y	Y	Y	(-)41.300147, 174.831345
166	465 Karaka Bay Road, Seatoun	Karaka	Corynocarpus laevigatus	Y	Y	Y	(-)41.300165, 174.831336

168	465 Karaka Bay Road, Seatoun	Karaka	Corynocarpus laevigatus	Y	Y	Y	(-)41.300339, 174.831307
Proposed Tree - 21	364 Karori Road, Karori	Common lime	Tilia x europaea	Y	Y	N	(-)41.286839, 174.727323
13	22 Kensington Street, Te Aro	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.296739, 174.771956
250	104 Larsen Crescent, Tawa	Totara	Podocarpus totara	Y	Y	Y	(-)41.175465, 174.813011
251	106 Larsen Crescent, Tawa	Matai	Prumnopitys taxifolia	Y	Y	Y	(-)41.175421, 174.813332
175	17 Lincoln Avenue, Tawa	Claret Ash	Fraxinus angustifolia 'Raywoodii'	Y	Y	Y	(-)41.169071, 174.822516
70	17 Ludlam Street, Seatoun	Pohutukawa	Metrosideros excelsa	Y	Y	N	(-)41.323699, 174.829985
178	78 Majoribanks Street, Mt Vic	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.295497, 174.788429
179	78 Majoribanks Street, Mt Vic	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.295628, 174.788283
180	78 Majoribanks Street, Mt Vic	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.295763, 174.788359
40	9 Manley Terrace, Newtown	Rose She-Oak	Allocasuarina torulosa	Y	Y	Y	(-)41.313147, 174.777170
147	58 Matai Road, Hataitai	Red Flowering Gum	Eucalyptus ficifolia	Y	Y	Y	(-)41.304601, 174.797131
108	22 Melbourne Road, Island Bay	English Oak	Quercus robur	Y	Y	N	(-)41.329854, 174.776216
109	22 Melbourne Road, Island Bay	English Oak	Quercus robur	Y	Y	N	(-)41.329838, 174.776106
Proposed Tree - 33	118 Miramar North Rd, Miramar, Wellington	Cabbage Tree	Cordyline australis	Y	Y	N	(-)41.303527, 174.823317
Proposed Tree - 11	14 Moana Road, Kelburn	Kauri	Agathis australis	Y	Y	Y	(-)41.287949, 174.754179
79	67 Moxham Avenue, Hataitai	European Beech	Fagus Sylvatica	Y	Y	Y	(-)41.306829, 174.793272
80	69 Moxham Avenue, Hataitai	Evergreen Magnolia	Magnolia grandiflora	Y	Y	Y	(-)41.307091, 174.793170

83	69 Moxham Avenue, Hataitai	Karaka	Corynocarpus laevigatus	Y	Y	Y	(-)41.307136, 174.793692
84	69 Moxham Avenue, Hataitai	Nikau	Rhopalostylis sapida	Y	Y	Y	(-)41.307109, 174.793601
81	77 Moxham Avenue, Hataitai	European Beech	Fagus Sylvatica	Y	Y	Y	(-)41.307148, 174.793310
187	Museum Street (Parliament grounds carpark) Thorndon	English Oak	Quercus robur	Y	Y	Y	(-)41.277763, 174.775691
Proposed Tree - 34	3 Myrtle Crescent, Mt Cook, Wellington	Lilly pilly/ monkey apple	Syzygium smithii	Y	Y	Y	(-)41.302522, 174.777944
5	Newman Terrace Town belt	European Ash	Fraxinus excelsa	Y	Y	Y	(-)41.268362, 174.778651
65	Newtown Park, Mansfield Street, Newtown	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.319581, 174.781528
66	Newtown Park, Mansfield Street, Newtown	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.319683, 174.781558
Proposed Tree - 23	5c Ngatoto Street, Khandallah	Totara	Podocarpus totara	Y	Y	Y	(-)41.246933, 174.782388
7	62 Old Karori Rd, Karori	Radiata Pine	Pinus radiata	Y	Y	Y	(-)41.279327, 174.752123
Proposed Tree - 5	Opposite American embassy, Murphy St, Thorndon, Wellington	Horse Chestnut	Aesculus hippocastanum	Y	Y	Y	(-)41.272809, 174.778285
135 (1)	Oriental Parade, Oriental Bay, Wellington	Cook pine	Araucaria columnaris	Y	Y	Y	(-)41.288066, 174.799763
135 (10)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.288947, 174.797879
135 (11)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.289036, 174.797667
135 (12)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.289131, 174.797463

135 (13)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.289288, 174.797353
135 (14)	Oriental Parade, Oriental Bay, Wellington	Cook pine	Araucaria columnaris	Y	Y	Y	(-)41.289464, 174.797258
135 (15)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.289623, 174.797175
135 (16)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.289816, 174.797091
135 (17)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.289977, 174.797002
135 (18)	Oriental Parade, Oriental Bay, Wellington	Cook pine	Araucaria columnaris	Y	Y	Y	(-)41.290142, 174.796883
135 (19)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290303, 174.796770
135 (2)	Oriental Parade, Oriental Bay, Wellington	Cook pine	Araucaria columnaris	Y	Y	Y	(-)41.288153, 174.799591
135 (20)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290452, 174.796636
135 (21)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290613, 174.796537
135 (22)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290744, 174.796379
135 (23)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290821, 174.796183
135 (24)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290879, 174.795960
135 (25)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290939, 174.795721
135 (26)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290986, 174.795510
135 (27)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291033, 174.795260

	Wellington						
135 (28)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291069, 174.795035
135 (29)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291122, 174.794793
135 (3)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.288292, 174.799320
135 (30)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291164, 174.794589
135 (31)	Oriental Parade, Oriental Bay, Wellington	Cook pine	Araucaria columnaris	Y	Y	Y	(-)41.291202, 174.794335
135 (32)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291214, 174.794134
135 (33)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291226, 174.793907
135 (35)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291254, 174.793269
135 (36)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291236, 174.792985
135 (37)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291178, 174.792717
135 (38)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291111, 174.792516
135 (39)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291035, 174.792327
135 (4)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.288387, 174.799143
135 (40)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290960, 174.792120
135 (41)	Oriental Parade, Oriental Bay, Wellington	Cook pine	Araucaria columnaris	Y	Y	Y	(-)41.290865, 174.791946

135 (42)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290786, 174.791750
135 (43)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290684, 174.791505
135 (44)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290597, 174.791288
135 (45)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290611, 174.791033
135 (46)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290675, 174.790840
135 (47)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290822, 174.790483
135 (48)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.290913, 174.790244
135 (5)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.288504, 174.798918
135 (6)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.288583, 174.798736
135 (7)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.288684, 174.798516
135 (8)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.288765, 174.798307
135 (9)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.288864, 174.798082
135 (34)	Oriental Parade, Oriental Bay, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.291236, 174.793682
249	30 Ottawa Road, Ngaio, Wellington	Puriri	Vitex lucens	Y	Y	Y	(-)41.249697, 174.775053
90	Outside 109 Wadestown Road, Wadestown, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.261801, 174.773455

77	Outside 6 Oxford St, Tawa, Wellington	English Oak	Quercus robur	Y	Y	Y	(-)41.173279, 174.825187
77	Outside of 10-14 Oxford Street, Tawa, Wellington		Cameellia	Y	Y	Y	Group of four trees (-)41.172847, 174.825850 (-)41.172742, 174.825998 (-)41.172651, 174.826148 (-) 41.172548, 174.826309
192	3 Papawai Terrace, Mt Cook, Wellington	English Elm	Ulmus procera	Y	Y	Y	(-)41.304665, 174.773721
Proposed Tree - 12	36 Para St, Miramar, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.315588, 174.820968
Proposed Tree - 13	36 Para St, Miramar, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.315689, 174.820844
Proposed Tree - 14	36 Para St, Miramar, Wellington	Holm Oak	Quercus ilex	Y	Y	Y	(-)41.315852, 174.820924
Proposed Tree - 15	36 Para St, Miramar, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.316018, 174.821098
Proposed Tree - 16	39 Pipitea St, Thorndon Wellington	Moreton Bay Fig	Ficus microphylla	Y	Y	Y	(-)41.275563, 174.779149
252	Plimmer Steps	English Oak	Quercus robur	Y	Y	Y	(-)41.286053, 174.775095
2	6 Raroa Rd, Kelburn, Wellington	Black Beech	Fuscospora solandri	Y	Y	Y	(-)41.288140, 174.756142
200	45 Rata Road, Hataitai, Wellington	English Oak	Quercus robur	Y	Y	Y	(-)41.305064, 174.799174
215	76 Sar Street, Wadestown, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.262733, 174.784924
216	76 Sar Street, Wadestown, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.262648, 174.784750
67	2 Scarborough Terrace, Mt	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.299533, 174.787446

	Victoria, Wellington						
68	2 Scarborough Terrace, Mt Victoria, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.299436, 174.787511
68	2 Scarborough Terrace, Mt Victoria, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.299436, 174.787511
69	2 Scarborough Terrace, Mt Victoria, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.299380, 174.787471
104	1 Severn Street, Island Bay, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	N	41.338676, 174.769584
227	St Mary's College Guildford Terrace, Thomdon	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.275461, 174.775698
228	St Mary's College Guildford Terrace, Thomdon	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.275502, 174.775750
229	St Mary's College Guildford Terrace, Thomdon	English Elm	Ulmus procera	Y	Y	Y	(-)41.275414, 174.775733
32	194a Sydney West St, Thorndon, Wellington	Saucer Magnolia	Magnolia x soulangeana	Y	Y	Y	(-)41.278211, 174.771421
99	75 Taranaki Street, Central, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.293539, 174.778433
100	75 Taranaki Street, Central, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.293666, 174.778348
186	88 The Terrace, Central, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.281871, 174.774886
1	255 The Terrace, Te Aro, Wellington	Norfolk Island Pine	Araucaria heterophylla	Y	Y	Y	(-)41.289651, 174.771975

183	324 The Terrace, Te Aro, Wellington	Northern Rata	Metrosideros robusta	Y	Y	Y	(-)41.291576, 174.770353
184	324 The Terrace, Te Aro, Wellington	Totara	Podocarpus totara	Y	Y	Y	(-)41.291596, 174.770415
282	326 The Terrace, Te Aro, Wellington	English Elm	Ulmus procera	Y	Y	N	(-)41.291737, 174.770069
Proposed Tree - 28	326 The Terrace, Te Aro, Wellington	English Oak	Quercus robur	Y	Y	Y	(-)41.291681, 174.769385
Proposed Tree - 31	260 Tinakori Rd, Thorndon, Wellington	Common lime	Tilia x europaea	Y	Y	Y	(-)41.276936, 174.770397
247	260 Tinakori Rd, Thorndon, Wellington	Horse Chestnut	Aesculus hippocastanum	Y	Y	Y	(-)41.276274, 174.770980
248	260 Tinakori Rd, Thorndon, Wellington	Common lime	Tilia x europaea	Y	Y	Y	(-)41.276847, 174.771271
218	9 Tio Tio, Miramar, Wellington	Macrocarpa	Cupressus macrocarpa	Y	Y	N	(-)41.323247, 174.822586
76	126 Trelissick Crescent, Ngaio, Wellington	Puriri	Vitex lucens	Y	Y	Y	(-)41.256708, 174.771970
Proposed Tree - 18	15 Trevor Terrace, Newtown, Wellington	Kowhai	Sophora tetraptera	Y	Y	N	(-)41.314831, 174.776554
Proposed Tree - 24	186 Wadestown Rd, Wadestown, Wellington	Large leaved milk tree / turepo	Streblus banksii	Y	Y	Y	(-)41.261382 / 174.767643
266	1a Wadestown Rd, Wadestown, Wellington	Pink Tulip Tree	Magnolia Campbelli	Y	Y	Y	(-)41.266064, 174.777141
8	114 Waipapa Road, Hataitai, Wellington	Holm Oak	Quercus suber	Y	Y	Y	(-)41.303833, 174.795557
9	114 Waipapa Road, Hataitai, Wellington	Holm oak	Quercus ilex	Y	Y	Y	(-) 41.303960, 174.795801
141	10 Washington	Cabbage	Cordyline	Y	Y	Y	(-)41.302962,

	Avenue, Brooklyn, Wellington	Tree	australis				174.766669
93	99 Webb Street, Te Aro, Wellington	Bull Bay magnolia	Magnolia grandiflora	Y	Y	Y	(-)41.297105, 174.770911
144	4 Wellington Rd, Kilbirnie, Wellington	Pohutukawa	Metrosideros excelsa	Y	Y	Y	(-)41.312226, 174.795319
35	335 Willis St, Te Aro, Wellington	English Oak	Quercus robur	Y	Y	Y	(-)41.296307, 174.770865
36	335 Willis St, Te Aro, Wellington	English Oak	Quercus robur	Y	Y	Y	(-)41.296225, 174.770909
37	335 Willis St, Te Aro, Wellington	English Oak	Quercus robur	Y	Y	Y	(-)41.296125, 174.770950
Proposed Tree - 35	51 Wilton Road	Kahikatea	Dacrycarpus dacrydioides	Y	Y	N	(-) 41.268512, 174.757804
Proposed Tree - 19	51 Wilton Rd, Wilton, Wellington	Copper beech	Fagus sylvatica purpurea	Y	Y	N	(-)41.268330, 174.757849
Proposed Tree - 22	6 Woodmancote Road, Khandallah, Wellington	Copper beech	Fagus sylvatica purpurea	Y	Y	Y	(-)41.243091, 174.790991

SCHED7 – Sites and Areas of Significance to Māori

DISCLAIMER: This chapter and its contents are a work in progress, as conversation with iwi regarding the sites and areas of significance are continuing.

Please advise that the following references are being used;

1. Greater Wellington Regional Council (2021). *Proposed Natural Resources Plan*.
2. Ngāti Toa Rangatira. (2021). *Initial list of significant places to Ngāti Toa Rangatira in the Wellington District*.
3. Raukura Consultants (2021). *Maori Sites of Significance – Wellington District Report*.
4. Kōrero and information hui with Kaumātua (2021).
5. Raukura Consultants. (2015). *Lambton Harbour Catchment Report*.

Sites and Areas of Significance to Māori

DP Ref #	Name	Alternate Name	Category	Takiwā
1	Korokoro - Takapu Ara		TBC	
2	Ngutu Kāka Kāinga		TBC	Ohariu - Te Ika a Maru
3	Ahu Otaota		TBC	Ohariu - Te Ika a Maru
4	Tūāpapa		TBC	Ohariu - Te Ika a Maru
5	Umu, Ahu Otaota, Karaka Grove		TBC	Ohariu - Te Ika a Maru
6	Tūāpapa, Rua		TBC	Ohariu - Te Ika a Maru
7	Kumuhore Ngakinga		TBC	Ohariu - Te Ika a Maru
8	Tūāpapa, Rua		TBC	Ohariu - Te Ika a Maru
9	Ōwhariu Pā		TBC	Ohariu - Te Ika a Maru
10	Te Arei Kainga		TBC	Ohariu - Te Ika a Maru
11	Ōwhariu Track		TBC	
12	Ōhaua Kāinga		TBC	Ohariu - Te Ika a Maru
13	Ōhaua Wharehou Otaota		TBC	Ohariu - Te Ika a Maru
14	Ōhaua Kāinga		TBC	Ohariu - Te Ika a Maru
15	Unnamed Pā		TBC	Ohariu - Te Ika a Maru
16	Unnamed Pā		TBC	Ohariu - Te Ika a Maru
17	Tūāpapa, Rua		TBC	Ohariu - Te Ika a Maru
18	Opau Bay Kāinga		TBC	Ohariu - Te Ika a Maru
19	Tūāpapa, Karaka Grove		TBC	Ohariu - Te Ika a Maru
20	Tūāpapa		TBC	Ohariu - Te Ika a Maru

21	Te Ika-a-Maru Pā 2		TBC	Ohariu - Te Ika a Maru
22	Te Ika-a-Maru Pā 1		TBC	Ohariu - Te Ika a Maru
23	Te Rama-a-Paku Pā		TBC	Ohariu - Te Ika a Maru
24	Omere		TBC	Ohariu - Te Ika a Maru
25	Ohau Pā		TBC	Ohariu - Te Ika a Maru
27	Karaka Grove		TBC	
28	Tūāpapa, Karaka Grove		TBC	
29	Oterongo Kāinga		TBC	
30	Oterongo Urupā		TBC	
31	Oterongo Ahu Otaota		TBC	
32	Opuawe Kāinga		TBC	
34	Te Iringa-a-niu Kāinga		TBC	
35	Pirihira Kāinga		TBC	
36	Umu, Ahu Otaota		TBC	
37	Te Awa Korua Kāinga		TBC	
39	Karaka Grove		TBC	Rimurapa
40	Toka Haere		TBC	Rimurapa
41	Makure-rua Pā		TBC	Rimurapa
42	Mohuia / Te Kauae o Poua		TBC	Rimurapa
43	Taumata Patiti Pā		TBC	Rimurapa
44	Old Karaka Grove		TBC	Rimurapa
45	Pari Whero		TBC	Rimurapa
46	Whare Raurekau Kāinga		TBC	Rimurapa
47	Takapū Ngakinga		TBC	
48	Te Ana Puta		TBC	
49	Paroro-rangi Kāinga		TBC	
50	Ngā Ūranga Pā		TBC	
51	Tutai Weera		TBC	
52	Kaiwharawhara Kāinga		TBC	
53	Te Awaiti Kāinga		TBC	
54	Orangi-Kaupapa Ngakinga		TBC	
55	Te Herenga Waka Marae		TBC	
56	Moe-i-te-ra Kāinga	Moe-ra Kāinga	TBC	
57	Ngā Kumikumi Ngakinga		TBC	

58	Huka's Hill		TBC	
59	Pakuao Kāinga		TBC	
60	Raurimu Kāinga		TBC	
62	Tiakiwai Kāinga		TBC	
63	Te Rae Kaihau		TBC	
64	Pipitea Pā		TBC	
65	Pipitea Marae		TBC	
66	Kumutoto Pā		TBC	
67	Te Aro Pā		TBC	
68	Waitangi Lagoon		TBC	
69	Hauwai Mahinga Kai		TBC	
70	Te Akatarewa Pā		TBC	Te Ranga a Hiwi
71	Te Waihirere Pā	Waihirere Pa	TBC	Te Ranga a Hiwi
72	Matairangi		TBC	Te Ranga a Hiwi
73	Te O		TBC	
74	Omaroro Ngakinga		TBC	
75	Akau-tangi Pā		TBC	
77	Tapu Te Ranga Marae		TBC	
78	Hue te Para		TBC	Tapu te Ranga - Haewai
79	Ōwhiro Rua		TBC	Tapu te Ranga - Haewai
80	Ōwhiro Tūāpapa		TBC	Tapu te Ranga - Haewai
81	Ōwhiro Kāinga		TBC	Tapu te Ranga - Haewai
82	Te Mapunga Kāinga		TBC	Tapu te Ranga - Haewai, Akatarawera Matairangi
84	Motu-haku Kāinga		TBC	Tapu te Ranga - Haewai, Akatarawera Matairangi
85	Uruhau Pā		TBC	Tapu te Ranga - Haewai, Akatarawera Matairangi
86	Waitaha Kāinga		TBC	Tapu te Ranga - Haewai, Akatarawera Matairangi
87	Tūāpapa		TBC	Tapu te Ranga - Haewai, Akatarawera Matairangi
88	Haewai Kāinga		TBC	Tapu te Ranga - Haewai, Akatarawera Matairangi
89	Te Raekaihau		TBC	Tapu te Ranga - Haewai
90	Tapu Te Ranga		TBC	Tapu te Ranga - Haewai
91	Rukutoa		TBC	Mataki-kai-Poinga

92	Kai Tawaro	Kai Tawharo	TBC	Mataki-kai-Poinga
93	Kau-whakaaau-waru	Kau Whakaaau Waru, Kau Kāinga	TBC	Mataki-kai-Poinga
94	Mataki Kai Poinga Pā	Mataki-kai-poinga Pā	TBC	Mataki-kai-Poinga
95	Puhirangi Pā		TBC	Mataki-kai-Poinga
96	Mahanga Pā		TBC	Mataki-kai-Poinga
97	Karaka Grove		TBC	
98	Taipakupaku		TBC	
99	Maupuia Pā		TBC	
100	Maupuia Pā		TBC	
101	Kakariki-Hutia Pā		TBC	
102	Whetu Kairangi Pā	Whetu-kairangi Pā	TBC	
104	Te Puna a Tara	Te Puna-a-Tara, Te Puna a Tinirau	TBC	
105	Te Pou a Amuketi	Te Pou-a-Amuketi	TBC	
106	Maraenui		TBC	
108	Kāinga		TBC	
109	Paewhenua		TBC	Rangitatau - Poito and Oruati - Te Tangihanga o Kupe
110	Poito Pā		TBC	Rangitatau - Poito and Oruati - Te Tangihanga o Kupe
111	Rangitatau Pā	Rangi-tatau Pā	TBC	Rangitatau - Poito and Oruati - Te Tangihanga o Kupe
112	Tarakena Pā		TBC	Rangitatau - Poito and Oruati - Te Tangihanga o Kupe
113	Steeple Rock/Te Aroaro-o-Kupe	Te Aroaro a Kupe	TBC	Rangitatau - Poito and Oruati - Te Tangihanga o Kupe
114	Oruaiti Pā	Orua-iti Pā	TBC	Rangitatau - Poito and Oruati - Te Tangihanga o Kupe
115	Te Turanga-o-Kupe	Te Turanga a Kupe	TBC	Rangitatau - Poito and Oruati - Te Tangihanga o Kupe
116	Kirikiri-tātangi		TBC	
117	Tarakena		TBC	Rangitatau

118	Moa Point		TBC	
119	Mahanga Bay		TBC	Mataki-kai-poinga
120	Kau Point		TBC	Mataki-kai-poinga
121	Kau Bay		TBC	Mataki-kai-poinga
122	Ōmarukaikuru		TBC	
123	Pari Karangaranga		TBC	
124	Waihinahina Awa		TBC	
125	Te Raukura - Te Wharewaka o Poneke		TBC	
126	Tangi te Keo		TBC	Te Ranga a Hiwi
127	Te Ranga a Hiwi		TBC	Te Ranga a Hiwi
128	Puke Ahu - Ngā Tapuae o Kāhui Maunga		TBC	
129	Wai-kumarū Pā		TBC	
130	Tarikaka		TBC	
131	Otari A5		TBC	
132	Waiariki (Urupā)		TBC	
133	Makara 37 & 39A		TBC	
134	Te Kani a Maru - Ohau		TBC	Ohariu-te Ika a Maru
135	Wharehou		TBC	Ohariu-te Ika a Maru
136	Oterongo		TBC	
137	Hue te Taka		TBC	Rangitatau
138	Te Tangihanga a Kupe		TBC	Rangitatau
139	Waiariki		TBC	
140	Te Rimurapa - Pariwhero		TBC	Rimurapa
141	Tapu te Ranga - Owhiro - Haewai		TBC	Tapu te Ranga - Haewai
142	Takapu Stream		TBC	
143	Waitohi Stream		TBC	
144	Kenepuru Stream		TBC	
145	Ohariu Stream		TBC	
146	Pare-raho Track (Kenepuru to Korokoro)		TBC	
147	Wellington Tenths Reserve		TBC	
148	Ohariu - Wharehou Bay		TBC	
149	Oteranga Bay		TBC	

150	Oteranga Marginal Strip		TBC	
151	Pipinui		TBC	Ohariu-te Ika a Maru
152	Raukawa Moana (Cook Strait)		TBC	Rimurapa
153	Red Rocks Scientific Reserve		TBC	
154	Te Ara Taura		TBC	
155	Te Ika a Maru - Ohau Bay		TBC	Ohariu-te Ika a Maru
156	Whakahikuwai Awa		TBC	
157	Tiakiwai Awa		TBC	
158	Pipitea Awa		TBC	
159	Waipiro Awa		TBC	
160	Tutaenui Awa		TBC	
161	Kumutoto Awa		TBC	
162	Waikoukou Awa		TBC	
163	Waimapihi Awa		TBC	
164	Waitangi Awa		TBC	
165	Te Whanganui-ā-Tara (Wellington Harbour)		TBC	

SCHED8 – Significant Natural Areas

Significant Natural Areas

WC001	
Site Name	Westhaven Bush & surrounds
Site Summary	Three areas of inland broadleaved indigenous scrub dominated by mahoe with a pocket of primary broadleaved forest. In a mosaic of gorse scrub and plantation forest. Part of the Outer Green Belt and provides habitat and connectivity for fauna. Described by Park (1999) as tawa, hinau, kohekohe, pukatea, porokaiwhiri, mapou, mamaku, heketara, titoki, kaikomako, lancewood, matai and puka (0502.1). Part is WCC public land and the site includes DOC EcoSite No.988-Tawa Bush.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC002	
Site Name	Spicer Forest mahoe forest remnants
Site Summary	Three small areas of indigenous mahoe forest surrounded by pine plantations. The area of indigenous scrub and forest will increase due to canopy openings created by fallen pines (significant damage occurred in July 2013 storm). Common forest birds observed, pockets of indigenous habitat in exotic forest mosaic. More pest plant and animal control warranted. Parts are WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a))

WC003	
Site Name	Redwood Bush & surrounds
Site Summary	One large site and three small sites comprising forest and shrubland, that include nine prime forest remnants dominated by tawa described by Park (1999) as intermixing of primary forest and secondary forest including tawa, kohekohe, hinau, rewarewa, pukatea, kahikatea, rimu, totara, matai, northern rata, puka, kaikomako, titoki, swamp maire, puka, mamaku, porokaiwhiri, mapou, putaputaweta, Coprosma aerolata, mahoe, lancewood, five finger, karaka, heketara and wineberry (0503.24, 0503.29, 0503.30, 0503.31, 0503.32, 0503.34, 0503.35). Includes possibly of local interest Not Threatened pukatea, kahikatea, rimu, totara, matai, northern rata, karaka, part (73%) of DOC EcoSite No.927-Redwood Bush, all of DOC EcoSite No.1002-Stebbing's Valley Headwaters Forest and parts are WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC004	
Site Name	Forest fragments in Churton Park farmland
Site Summary	Two small patches of tawa forest surrounded by pasture and gorse, both site forest remnants identified by Park (1999) and described as tawa, hinau, rewarewa, pukatea, kahikatea, matai, porokaiwhiri, puka, kaikomako, mamaku, mapou, putaputaweta, Coprosma aerolata, mahoe, lancewood and wineberry (0503.25); and tawa, hinau, rewarewa, pukatea, kahikatea, matai, porokaiwhiri, puka, kaikomako, mamaku, mapou, putaputaweta, Coprosma aerolata, mahoe, lancewood and wineberry (0503.25). Not visible from publicly accessible locations.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC005	
Site Name	Tawa forest remnants in Churton Park pine forest
Site Summary	Five isolated forest remnants, mostly tawa kohekohe. All site forest remnants described by Park (1999) as predominantly tawa and kohekohe with hinau, pukatea, porokaiwhiri, rewarewa mahoe, mapou, Coprosma aerolata, putaputaweta and kaikomako (0503.16, 0503.17, 0503.23, 0603.17, 0603.18).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC006	
Site Name	Churton Park subdivision forest remnants
Site Summary	Seven separate site forest remnants, mostly comprising tawa kohekohe forest, but two sites dominated by kaikomako. Totara reported in one remnant (0503.12). Located within an area presently undergoing subdivision. All sites identified by Park (1999) species include tawa, hinau, pukatea, rewarewa, titoki, puka, kaikomako, mapou, mahoe, porokaiwhiri, pukatea, Coprosma aerolata, mamaku, porokaiwhiri, lancewood, putaputaweta, and old karaka (0503.7, 0503.8, 0503.12, 0503.14, 0503.18, 0503.19, 0503.20, 0503.21, 0503.27). Site also includes all of DOC EcoSite No.1001-Stebbing's Valley Bush.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC007	
Site Name	Old Tawa Road forest tawa forest remnants
Site Summary	Three primary forest gully remnants, dominated by tawa, with podocarps. All forest remnants identified by Park (1999) and described as primary forest of tawa, titoki and kohekohe with pukatea, mamaku, lancewood, mapou, fuchsia, kaikomako, mahoe and rewarewa. Secondary forest of mahoe, mamaku, tarata, mapou, wineberry and fuchsia intermixes with primary forest (0603.2); tawa, hinau, rewarewa with pukatea, puka,

	mapou, totara, porokaiwhiri, wineberry, mahoe and miro (0603.5); tawa, hinau, rewarewa with porokaiwhiri, kaikomako, puka, mapou, ngaio, mahoe, putaputaweta and mamaku (0603.6-Prime forest remnant, Park 1999).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c))

WC008	
Site Name	Tawa forest remnants between Churton Farm subdivision and Old Tawa Road
Site Summary	Four site forest remnants comprising tawa-dominant forest with some northern rata and podocarps. Remnants identified by Park (1999) and described as tawa, rewarewa, hinau, kohekohe with pukatea, totara, mamaku, kaikomako, northern rata, porokaiwhiri, mapou and mahoe (0503.10); tawa, kohekohe, kaikomako, puka, totara, lancewood, porokaiwhiri, mahoe, Coprosma aerolata and mapou (0503.15); tawa, rewarewa, titoki with totara, mahoe, mapou, kaikomako and Coprosma aerolata (0603.1); and tawa, hinau with porokaiwhiri, mahoe and kaikomako (0503.11).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC009	
Site Name	Ohariu Valley and Boom Rock Rd forest remnants
Site Summary	Six isolated site forest remnants varying from gully to hillslope. Mostly dominated by tawa, although pukatea dominant at one site. Podocarps, northern rata and old karaka present in some remnants. All forest remnants identified by Park (1999) and includes tawa, hinau, rewarewa, matai, totara, tarata, mapou, mahoe, lancewood, kaikomako, putaputaweta, kanuka, manuka, mamaku, tarata, lancewood, pukatea (0403.5), porokaiwhiri, northern rata, old karaka (0403.1, 0403.2, 0403.3, 0403.4, 0403.5, 0503.36). Sites 0403.4 and 0403.5 have depauperate understorey due to stock grazing (Blaschke, 2008)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Tangata whenua values (Policy 23(e))

WC010	
Site Name	Boom Rock
Site Summary	This site contains three different habitat types; rock stacks, shore platform and coastal cliffs. Best example of coastal cliff vegetation in Wellington City and the west of the region. Least degraded by stock and goats. Some remnant northern rata. Patch of dense Muehlenbeckia complexa/Coprosma propinqua mosaic on true left of Boom Rock Stream. Woollyhead Craspedia uniflora var. maritima (At Risk-Declining); rengarenga lily Arthropodium cirratum (regionally endangered); Aciphylla squarrosa (regionally vulnerable); and Blechnum blechnoides (regional gradual decline). Also, rare North Island populations of Pimelea aridula (likely to be subsp. oligo; Nationally Vulnerable) and Carmichaelia arborea. Coastal turfs are nationally Critically Endangered. Pipinui Point is a seal haulout area (winter only) and has historic records of white-fronted tern (Sterna striata striata, At Risk-Declining).

Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Tangata whenua values (Policy 23(e))
---	--

WC012	
Site Name	Wilf Mexted Reserve and top of Collins Avenue and surrounds
Site Summary	One prime forest remnant and one site forest remnant in large areas of mahoe forest and scrub. Prime forest remnant mostly primary tawa forest with three podocarp species and karaka. Tawa may not be present in site forest remnant. At Risk-Declining Wellington green gecko and forest gecko reported in tawa forest. Sites identified by Park (1999) and described as tawa, hinau, rewarewa, kohekohe with pukatea, kahikatea, lancewood, puka, mapou, kamahi, totara, miro, porokaiwhiri, mahoe and mamaku. Secondary forest of mahoe, mapou, porokaiwhiri, mamaku, wineberry, lancewood and young hinau surrounds (0602.2); and lancewood, mahoe, kaikomako, porokaiwhiri, mamaku, kohuhu, five finger and wineberry (0602.1). Not Threatened but possibly of regional or local interest: miro (<i>Prumnopitys ferruginea</i>), karaka (<i>Corynocarpus laevigatus</i>). Includes WCC Public land and DOC EcoSites 388 Wilf Mexted Bush and 993 Collins Shrubland.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC013	
Site Name	Tawa forest motorway end of Takapu Road
Site Summary	Two relatively large prime forest remnants dominated by tawa on hillslopes. Longfin eel reported (At Risk-Declining). Identified by Park (1999) and described as tawa, hinau, rewarewa with kohekohe, porokaiwhiri, pukatea, mamaku, putaputaweta, puka, mapou, kohuhu, totara, lancewood, mahoe and supplejack (0603.8); and tawa, hinau, titoki, rewarewa with kaikomako, porokaiwhiri, mapou, mahoe, tarata, pukatea with secondary forest mosaic of mahoe, mapou, kohuhu, putaputaweta, kaikomako, and occasional exotics intertwining with primary forest remnants (0603.7). Part is WCC public reserve.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC014	
Site Name	Tawa forest remnants at the head of Cannons Creek, Tawa
Site Summary	Two remnants identified by Park (1999) and described as primary forest of tawa, nikau, porokaiwhiri, mamaku, wineberry, mapou and mahoe. Secondary forest of mahoe, porokaiwhiri, lancewood, mamaku and mapou intermixing with primary forest remnant (0702.16); and tawa, mahoe, mapou, porokaiwhiri, mamaku and cabbage tree (0702.15).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c))

WC015	
Site Name	Northern Takapu Road forest remnants
Site Summary	Four prime forest remnants and two site forest remnants at the top of Takapu Road. Includes gully vegetation with waterway up to hillslopes. Mostly tawa-dominated. Identified by Park (1999) and includes tawa, hinau, mapou, kaikomako, pukatea, porokaiwhiri, mamaku, mahoe, nikau, Olearia rani, wineberry, Muehlenbeckia, and pate (0702.9, 0702.10, 0702.11, 0702.12, 0702.13, 0702.14)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC016	
Site Name	Mid Takapu Road forest remnants
Site Summary	Series of 10 small forest remnants along the middle section of Takapu Road. These sites were all described by Park (1999) and comprise tawa, titoki, kohekohe with puka, karaka, kaikomako, mapou, mamaku, pukatea, hinau and mahoe (0702.2); tawa, kamahi, kohekohe with mahoe, kaikomako, puka, mapou, putaputaweta, Coprosma aerolata, porokaiwhiri, fuchsia, mamaku and porokaiwhiri (0702.3); nikau with porokaiwhiri, mahoe and mamaku (0702.4); tawa, kohekohe, mahoe, mamaku, porokaiwhiri, puka, hinau, mapou and kaikomako (0702.1); hinau with porokaiwhiri, mahoe, mamaku, mapou and kaikomako (0702.6); tawa with mahoe, porokaiwhiri, mamaku, mapou, totara and wineberry (0702.7- includes part of QEII Covenant 5-07-306.); kahikatea, mapou, porokaiwhiri and karaka (0703.8); kaikomako, mahoe, mapou, porokaiwhiri, mamaku, and fuchsia (0603.16); northern rata with porokaiwhiri, mahoe, mamaku, mapou and kaikomako (0702.5); northern rata with porokaiwhiri, mahoe, mamaku and mapou (0702.8- includes part of QEII Covenant 5-07-306); and tawa, rewarewa and kohekohe with mapou, mamaku, porokaiwhiri, kaikomako, kohuhu and fuchsia (0703.6).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC017	
Site Name	Takapu Valley forest remnants
Site Summary	Series of 9 small forest remnants along the lower section of Takapu Road. These sites were all described by Park (1999) and comprise tawa, hinau, titoki with putaputaweta, northern rata, mamaku, mapou and mahoe (0703.5); tawa, rewarewa, hinau, titoki, with pukatea, mahoe, northern rata, fuchsia, porokaiwhiri, kamahi, mamaku, mapou and supplejack (0603.14); hinau, titoki, mapou, mahoe, fuchsia, wineberry and putaputaweta (0603.13); tawa, titoki, rewarewa with pukatea, puka, mahoe, kaikomako, putaputaweta, porokaiwhiri, mapou, and supplejack (0603.10); tawa and hinau with kamahi, mapou, wineberry, kaikomako and mahoe (0603.21); rimu, mahoe, mapou, kohuhu and mamaku (0703.7); tawa with kaikomako and mahoe (0603.15); titoki, mahoe, porokaiwhiri, fuchsia and kaikomako (0603.12); pukatea and puka with mapou and mahoe (0603.11).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC018	
Site Name	Takapu Stream tributary forest remnants
Site Summary	Two small areas of forest in a tributary of Takapu Stream that are surrounded by pasture. Identified by Park (1999) and described as kamahi, nikau, mapou, mamaku, mahoe, kaikomako, hinau, porokaiwhiri, pate, wineberry, rubus and supplejack (0603.22); and titoki, hinau, tawa, rewarewa, mamaku, putaputaweta, kaikomako, mapou, pukatea, kohuhu, porokaiwhiri, mahoe and rubus (0603.9).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC019	
Site Name	Forest in upper gully above Takapu Stream
Site Summary	Area of forest in a tributary of Takapu Stream adjacent to plantation forest, pasture, and gorse. Identified by Park (1999) and described as primary forest of tawa, rewarewa, hinau, nikau, pukatea, porokaiwhiri, mapou, puka, kaikomako, mahoe, kiekie, lancewood and mamaku. Secondary forest of mapou, mahoe, Coprosma aerolata, tauhinu, mamaku, kanuka and manuka intermixing (0703.9).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC020	
Site Name	Upper Korokoro valley forest and scrub
Site Summary	An extensive area of indigenous forest, in two sites in the gullies and indigenous scrub on slopes adjacent to a plantation forestry. Parts of this site are included in a GWRC Biodiversity Management Area. Indigenous forest areas identified by (Park 1999) and described as rewarewa, porokaiwhiri, mahoe, kiekie, nikau, mamaku, wineberry, supplejack, mapou and lancewood (0703.4); nikau, kiekie, porokaiwhiri, mahoe, mamaku, mapou, kaikomako, rewarewa, puka and Griselinia littoralis (0703.10); nikau, mahoe, mapou, porokaiwhiri, pate and mamaku surrounded by secondary forest of mahoe, porokaiwhiri and mapou (0703.11); kiekie, porokaiwhiri, mahoe, mamaku and mapou (0703.12); and nikau, mahoe, mapou, porokaiwhiri, kiekie, pate and mamaku with secondary forest of mahoe, porokaiwhiri, and mapou intermixing with primary remnant (0703.13), primary forest of tawa, rewarewa, pukatea with kohekohe, nikau, mahoe and mapou. Secondary forest of rewarewa, mapou, mahoe and mamaku intermixing with primary forest remnants (0703.2); primary forest of tawa, rewarewa, with pukatea, nikau, mahoe, mapou and mamaku. Secondary forest of rewarewa, mahoe, mapou and mamaku intermixing with primary forest remnants (0703.3); nikau, porokaiwhiri, rewarewa, mahoe, mamaku, kiekie, mapou and wineberry (0703.14); and Primary forest of tawa, rewarewa, pukatea with kohekohe, nikau, mahoe and mapou. Secondary forest of rewarewa, mapou, mahoe and mamaku intermixing with primary forest remnants (0703.1-Prime forest remnant, Park 1999). Partially Open Space B and/or WCC public land
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC022	
Site Name	North Makara esplanade reserve
Site Summary	A relatively good example of coastal cliff vegetation, almost weed free, wind shorn shrubland. This site is unusual in that there is no legal/ paper road at the bottom of the escarpment. Thus the beach merges naturally with the hillslope vegetation. It is relatively weed free (especially of garden escapes) but suffers somewhat from stock and possibly goats. Notable species include shore puha (<i>Sonchus kirkii</i> , At Risk-Declining); New Zealand gloxinia, taurepo (<i>Rhabdothamnus solandri</i> , regionally critical); white fuzzweed (<i>Vittadinia australis</i> , regionally endangered); speargrass (<i>Aciphylla squarrosa</i> var. <i>squarrosa</i> , regionally vulnerable); shore hard fern (<i>Blechnum blechnoides</i> , regionally gradual decline); Not Threatened but possibly of local interest karaka (<i>Corynocarpus laevigatus</i>), kiekie (<i>Freycinetia banksii</i>). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC023	
Site Name	Smiths Bay
Site Summary	A high energy gravel beach where the storm berm reaches the base of the coastal cliffs. Partially enclosed to the north and south by rocky shore platforms. Large volumes of beach-cast seaweed play a significant role in the coastal ecosystem here (a good recreational fishing spot). The site is sheltered from southerly wind and swell but exposed to the prevailing northerly. A small second order stream crosses the northern end of the beach from Smiths Gully, a catchment of about 2 km ² . This is the southern most site for <i>Rhabdothamnus</i> , a shrub of coastal & lowland forest that has orange to red flowers and is uncommon in the southern North Island. Seral vegetation on large historic slope failure, interesting to see how vegetation succession proceeds. Farmland here is marginal, running cattle through regenerating manuka scrub combined with an outdoor pursuit business including 4x4 driving.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC024	
Site Name	Makara estuary
Site Summary	The best and biggest saltmarsh in the city due to the general condition of the biological communities, identified as a significant natural wetland by GWRC and a Key Native Ecosystem site, also in Appendix 1 & 7 of GWRC Fresh Water Plan, and part of a GWRC Biodiversity Management Area. It is unusual for a west coast estuary in having a higher proportion of mud to sand, which as resulted in more diverse mud fauna. Large macrocarpa trees are the roosts for many pied shag. There is good spawning habitat for inanga (whitebait) and potential habitat for wetland birds and coastal waders. Site includes saltmarsh, estuarine herbfield, salt turf, sedges and rushes, as well as areas of exotic pasture grassland. The site provides significant habitat for indigenous plant, bird and fish species. Coastal turfs and estuaries are naturally rare ecosystem types at a national scale and have been classified as Critically Endangered and Vulnerable respectively. Birds reported include reef heron (<i>Egretta sacra sacra</i> , Threatened-Nationally Endangered); Caspian tern (<i>Hydroprogne caspia</i> , Threatened-Nationally

	<p>Vulnerable); At Risk-Declining: New Zealand pipit (<i>Anthus novaeseelandiae novaeseelandiae</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>); At Risk-Recovering: pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>). Karori Stream is habitat for at least 9 indigenous fish species plus freshwater shrimp and koura. The indigenous fish species will pass through this site. Karori Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species. Fish species include: Lamprey (<i>Geotria australis</i>, Threatened-Nationally Vulnerable) and four At Risk-Declining fish species; longfin eel (<i>Anguilla dieffenbachia</i>), inanga spawning site (<i>Galaxias maculatus</i>), giant kokopu (<i>Galaxias argenteus</i>), and redfin bully (<i>Gobiomorphus huttoni</i>). Two At Risk-Declining plant species: pingao (<i>Ficinia spiralis</i>), sand tussock (<i>Poa billardierei</i>); shore cotula (<i>Leptinella dioica</i>, regionally gradual decline); Not Threatened but possibly of local interest karaka (<i>Corynocarpus laevigatus</i>). Includes WCC reserve Makara Beach Foreshore & Reserves and all of DOC EcoSite No.64-Makara Estuary. Makara Stream is habitat for Threatened and At-Risk fish species and an inanga spawning site, and Makara estuary is habitats for indigenous birds in the coastal marine area, and a site with significant indigenous biodiversity values in the coastal marine area.</p>
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Tangata whenua values (Policy 23(e))</p>

WC025	
Site Name	Makara foreshore reserve
Site Summary	<p>An unusual environment created following the removal of sand dunes, and leaves a sand/gravel plain. This has resulted in an uncommon association of plants, mainly cushion species, small herbs and grasses and includes one nationally rare species, one regionally vulnerable and one regionally extremely uncommon. Dune building is occurring at the site but in this case is a slow process as the beach is cobbles with sand only uncovered at low tide. Ongoing weeding is required to prevent a transition to shrubby vegetation that would outcompete the present light demanding plants. Notable plants include <i>Mazus novaeseelandiae</i> (depending on which species at least At Risk-Declining, possibly Threatened), sand tussock (<i>Poa billardierei</i>, At Risk-Declining), <i>Crassula mataikona</i> (At Risk-Naturally Uncommon), pingao (<i>Ficinia spiralis</i>, At Risk-Declining). Bird species reported include: Caspian tern (<i>Hydroprogne caspia</i>, Threatened-Nationally Vulnerable); At Risk- Declining: New Zealand pipit (<i>Anthus novaeseelandiae novaeseelandiae</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>); At Risk- Recovering: pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>)</p>
Relevant values under Policy 23 of the RPS	<p>Rarity (Policy 23(b)) Diversity (Policy 23(c))</p>

WC026	
Site Name	Makara coastal covenants and gully above Opau Bay
Site Summary	<p>Forest, coastal shrubland and wetland around Opau Stream. Opau Stream Wetland is identified as a regionally significant wetland (Boffa Miskell 2011). The forest was identified by Park (1999) and described as kohekohe, lancewood, mahoe, akiraho, Hebe arborea, miro (frequent), kahikatea, titoki, kanuka, <i>Cyathea dealbata</i>, kanuka, putaputaweta, wharangi, mamaku, kaikomako, puka, rewarewa. Wetland component includes cabbage tree, raupo, <i>Carex secta</i> and kahikatea (0104.1). The site includes</p>

	most of DOC EcoSite No.964-Opau Stream Bush and most is included in the Makara Covenants. Stream provides habitat for At Risk-Declining: inanga (<i>Galaxias maculatus</i>), longfin eel (<i>Anguilla dieffenbachii</i>), redfin bully (<i>Gobiomorphus huttoni</i>).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC027	
Site Name	ECNZ Bush Reserve
Site Summary	Inland Opua Bay forest remnant identified by Park (1999) and described as rimu with tawa, rewarewa, kohekohe, pukatea, mapou, mahoe, kaikomako, ngaio, kahikatea, Coprosma aerolata, mamaku, Cyathea dealbata, kohuhu, totara, wharangi, matai, Veronica parviflora, puka, lancewood and hinau (0204.1). Not Threatened but possibly of regional or local interest: northern rata (<i>Metrosideros robusta</i>), karaka (<i>Corynocarpus laevigatus</i>). Also identified as DOC EcoSite Opua Road Bush and protected as part of Makara Covenants.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC028	
Site Name	Opau Stream gully coastal forest
Site Summary	Four coastal forest remnants in gullies either side of Opua Stream dominated by akiraho, ngaio, kanuka, and mahoe. Identified by Park (1999) and described as ngaio, kaikomako, wharangi, mahoe and akiraho predominant. With karaka, carmichaelia, cabbage tree, pigeonwood, kawakawa, manuka, kanuka, mapou, mamaku, <i>Astelia nervosa</i> (0104.2); akiraho, ngaio and mahoe predominant. One huge karaka (0104.3); akiraho, ngaio, kanuka, mahoe, cabbage tree, kaikomako and <i>Veronica parviflora</i> (0104.4); akiraho, ngaio and mahoe predominant with occasional kaikomako (0105.6).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC029	
Site Name	Old karaka stands, Te Ikaamaru Bay, Terawhiti Station
Site Summary	Ten stands of old karaka at Te Ikaamaru Bay, Terawhiti Station. All but two are coastal. Largest stand comprises more than 20 karaka and smallest is a single karaka. Identified by Park (1999) the stands have variable amounts of understory and other species associated including <i>Veronica parviflora</i> , kaikomako, ngaio, kanuka, akiraho, mapou, <i>Olearia rani</i> , kawakawa, mahoe, kohuhu, <i>Griselinia littoralis</i> , puka, cabbage tree, porokaiwhiri, <i>Coprosma repens</i> , putaputaweta, and wind shorn pohutukawa (1605.5, 1605.7, 1605.1, 1605.4, 1605.8, 1605.6, 1605.2, 1605.3, 1605.10, 1605.9)
Relevant values under Policy 23 of the RPS	Tangata whenua values (Policy 23(e))

WC030	
Site Name	Coastal gully north of Cape Terawhiti
Site Summary	Karaka stand with puka and kanuka in a coastal gully north of Cape Terawhiti. Identified by Park (1999), forest remnant (1505.2). Most coastal portion may be used as seal haulout
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Tangata whenua values (Policy 23(e))

WC031	
Site Name	Side gully off upper Black Gully
Site Summary	Broadleaved species forest in a side gully off upper Black Gully. Identified by Park (1999) and described as putaputaweta, mamaku, mahoe, Veronica parviflora, Griselinia littoralis, pate, five finger, kanuka, cabbage tree, kaikomako and mapou (1505.1).
Relevant values under Policy 23 of the RPS	Diversity (Policy 23(c))

WC032	
Site Name	Cape Terawhiti karaka forest and coastal shrubland
Site Summary	Two areas of coastal karaka-dominant shrubland, Cape Terawhiti. Identified by Park (1999) and described as karaka dominant with akiraho, ngaio and mahoe (1506.1); karaka dominant with akiraho and mahoe (1506.2). Cook's scurvy grass (<i>Lepidium oleraceum</i> , Threatened - Nationally Endangered), pygmy tree orchid (<i>Bulbophyllum pygmaeum</i> , Not Threatened), <i>Rumex neglectus</i> (Not Threatened) and brown skink (<i>Oligosoma zelandicum</i> , At Risk-Declining), common gecko (<i>Woodworthia maculatus</i> , Not Threatened) reported adjacent to sites. Coastal portions may be used as seal haulout (Critically Endangered).
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Tangata whenua values (Policy 23(e))

WC033	
Site Name	Black Gully, Oteranga Bay, Terawhiti Stn.
Site Summary	Two areas of karaka riparian forest in Black Gully. Identified by Park (1999) and described as karaka, porokaiwhiri, mahoe, ngaio, mapou, kaikomako, mamaku, <i>Coprosma aerolata</i> , cabbage tree and kiekie (1506.17); karaka, mahoe, mapou, ngaio, mamaku, <i>Veronica parviflora</i> , and putaputaweta (1506.18). <i>Pimelea tomentosa</i> (Threatened-Nationally Vulnerable) reported nearby. At Risk-Declining fish species in the stream include inanga (<i>Galaxias maculatus</i>), koaro (<i>Galaxias brevipinnis</i>), redfin bully (<i>Gobiomorphus huttoni</i>), and longfin eel (<i>Anguilla dieffenbachia</i>), as well as Not Threatened common smelt, banded kokopu, shortfin eel.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Tangata whenua values (Policy 23(e))

WC034	
Site Name	Hinau and karaka forest remnants in secondary forest matrix near Oteranga Stream, Terawhiti Stn.
Site Summary	Two areas that include eight bush remnants, identified by Park (1999), in a matrix of manuka-kanuka and mahoe forest and scrub alongside Oteranga Stream, Terawhiti Stn. The remnants comprise one area of hinau-dominant primary forest and seven areas of karaka-dominant shrubland. Oteranga Stream is habitat for six or more migratory indigenous fish species. Sites identified by Park (1999). Hinau site described as primary forest remnant of hinau, wharangi, Olearia rani, putaputaweta, cabbage tree, puka, karaka, lancewood, Veronica parviflora, akiraho, mapou, tarata, ngaio and kaikomako (1506.9). Karaka stands range from pure karaka to mixed canopy and understory including ngaio, Veronica parviflora, lancewood, puka, kowhai, kohuhu, mapou, putaputaweta, akiraho, kaikomako, wharangi, mahoe, Cyathea dealbata, kanuka, manuka, Olearia rani, and Coprosma aerolata (1506.6, 1506.8, 1506.7, 1506.12, 1506.11, 1506.13, 1506.10). Notable plant species include regionally sparse: rock fern (Pellaea caliduripium), rasp fern (Doodia australis) and Not Threatened but possibly of local interest: Karaka (Corynocarpus laevigatus). New Zealand carrot (Daucus glochidiatus, Threatened-Nationally Vulnerable) and Chenopodium allanii (At Risk - Naturally Uncommon) reported nearby. At Risk-Declining fish species in the stream include inanga (Galaxias maculatus), koaro (Galaxias brevipinnis), redfin bully (Gobiomorphus huttoni), and longfin eel (Anguilla dieffenbachia).
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC035	
Site Name	Isolated karaka forest remnants near Oteranga Stream
Site Summary	Three stands of old karaka near Oteranga Stream. Identified by Park (1999) and described as large area of old karaka stand (20+) with wharangi, pukatea, porokaiwhiri, mamaku, kaikomako, Veronica parviflora, putaputaweta, lancewood, mapou, puka and mahoe (1506.16); old karaka plantation (20+ trees) with solitary nikau and kaikomako (1606.2) also DOC EcoSite 968-Oteranga Stream bush; karaka with mahoe, mapou and mamaku (1606.1). Oteranga Stream is habitat for six or more migratory indigenous fish species. Not Threatened but possibly of local interest: karaka (Corynocarpus laevigatus). Reported from nearby: native carrot (Daucus glochidiatus, Threatened-Nationally Vulnerable), shore puha (Sonchus kirkii, At Risk-Declining), grassland greenhood orchid (Pterostylis foliata, At Risk-Declining), spotted sun orchid (Thelymitra ixioides, At Risk-Naturally Uncommon)
Relevant values under Policy 23 of the RPS	Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC036	
Site Name	Coastal Oteranga Stream karaka forest remnants
Site Summary	Two karaka forest remnants near the mouth of Oteranga Stream. Oteranga Stream is habitat for six or more migratory indigenous fish species. Identified by Park (1999) and described as old karaka with cabbage tree, flax, tauhinu, mahoe and kawakawa (1506.15); old karaka stand with mahoe, tauhinu, (1506.14).
Relevant values	Tangata whenua values (Policy 23(e))

under Policy 23 of the RPS	
-----------------------------------	--

WC037	
Site Name	Side gully off Shepherds Gully, Terawhiti Station.
Site Summary	Nikau with tree ferns and broadleaved species in a tributary of Oteranga Stream. Oteranga Stream is habitat for six or more migratory indigenous fish species. Identified by Park (1999) and described as scattered nikau (3+ trees) with mamaku, porokaiwhiri, mahoe, mapou, putaputaweta and Veronica parviflora (1606.5).
Relevant values under Policy 23 of the RPS	Diversity (Policy 23(c))

WC038	
Site Name	Quartz Hill forest remnants
Site Summary	Two areas of broadleaved forest on Quartz Hill. Identified by Park (1999) and described as hinau, pukatea, putaputaweta, ngaio, rewarewa, mapou, mahoe, wineberry, kaikomako and Darwin's barberry (0204.2); karaka, mahoe, mapou, ngaio, barberry, mamaku and occasional rewarewa (0204.3). Includes part of QEII Covenant 5-07-527.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC039	
Site Name	Forest along Makara Stream tributary below Quartz Hill No1
Site Summary	Karaka and broadleaved species forest in a gully along a tributary of Makara Stream. Site identified by Park (1999) and described as karaka, pukatea, rewarewa, nikau, mahoe, ngaio, mapou, porokaiwhiri, cabbage tree, kiekie, mamaku and putaputaweta with secondary forest of mahoe, mapou, karaka, kaikomako, rewarewa and putaputaweta surrounding (0205.11). Buffers a tributary of the Makara Stream. Makara Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC040	
Site Name	Forest along Makara Stream tributary below Quartz Hill No2
Site Summary	Primary forest containing tawa, rewarewa, pukatea, kohekohe, kahikatea, rimu, karaka, puka, porokaiwhiri, mamaku, lancewood, kiekie, miro, supplejack, Cyathea dealbata, ngaio, mahoe, Coprosma aerolata. Also includes secondary forest of mahoe, mapou, puka and is surrounded by mamaku, mahoe scrub and gorse scrub. Most of the site is

	included in QEII covenant. Identified by Park (1999) as 0205.10-Prime forest remnant and DOC EcoSite No.917-Makara Stream Bush. Part protected under Conservation Covenant as Johnny's Bush Covenant. Makara Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC041	
Site Name	Scrub along Makara Stream tributary Quartz Hill No1
Site Summary	Two forest remnants in a Makara Stream tributary gully. Described by Park (1999) as primary tawa forest remnant with hinau, rewarewa, kohekohe, porokaiwhiri, mahoe, mapou, lancewood, putaputaweta, wineberry, mamaku, pukatea and kaikomako (0205.13); and pukatea with mahoe, putaputaweta, mapou, karaka, mamaku, ngaio, wineberry and kaikomako (0205.12). Makara Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC042	
Site Name	Scrub along Makara Stream tributary Quartz Hill No2
Site Summary	Nearly continuous block of four forest sites that includes tawa forest and stands of nikau with variable species composition including hinau, rewarewa, kohekohe, with pukatea, porokaiwhiri, mahoe, mapou, mahoe putaputaweta, lancewood, manuka, kanuka, kohuhu, porokaiwhiri, Veronica parviflora mamaku, wineberry, kiekie, akiraho, and kaikomako. Includes Park 1999 Prime forest remnants 0205.14, 0105.1, 0105.2, 0105.3, 0105.4. At Risk-Declining lizard species reported nearby and Landcare Research invertebrate survey. Makara Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC044	
Site Name	Makara Road forest remnants above Makara Golf course
Site Summary	Two small tawa, mahoe, or titoki forest remnants above the Makara Road golf course. The sites were identified by Park (1999) and described as tawa, kohekohe, mapou, matipo, mamaku (0205.2); mahoe, mapou, putaputaweta, hinau, titoki, Muehlenbeckia astonii (Threatened-Nationally Endangered) (0206.4); and tawa, mapou, mahoe, kaikomako, titoki, wineberry, supplejack, Cyathea dealbata, fuchsia (0205.3).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC046	
Site Name	Behind Cliff Gaskin Reserve forest remnants
Site Summary	Two small forest remnants north of Cliff Gaskin Reserve in Makara. The sites were identified by Park (1999) and described as tawa, titoki, putaputaweta, emergent rewarewa and hinau, mahoe, fuchsia, kaikomako, lancewood, narrow-leaf milk tree, northern rata (0205.1); and mapou, mahoe, wineberry, supplejack, kaikomako, miro, mamaku, lancewood, (0205.4). The site may be able to be extended slightly
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC047	
Site Name	Terawhiti Station shrubland
Site Summary	Small forest remnant surrounded by indigenous scrub and tauhinu-gorse scrub. Identified by Park (1999) and described as karaka, porokaiwhiri, mahoe, mamaku, mapou, kiekie, akiraho and kaikomako (0105.5).
Relevant values under Policy 23 of the RPS	Tangata whenua values (Policy 23(e))

WC049	
Site Name	Terawhiti Farm Road forest remnants
Site Summary	Two small forest remnants north of Oteranga Bay Road. One may include wetland elements also. The forest sites were identified by Park (1999) and described as rewarewa, mahoe, mapou, porokaiwhiri, putaputaweta, lancewood and mamaku (0106.11); and swamp maire, mahoe, mamaku, mapou and porokaiwhiri (0106.12). Makara Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC050	
Site Name	Oteranga Bay Road forest remnant
Site Summary	A small area of forest, indigenous scrub and shrubland. Partly cleared. The forest site was identified by Park (1999) and described as three nikau surrounded by mahoe, kaikomako, Veronica parviflora, mapou, mamaku, wineberry, hinau, fuchsia, pate, lancewood and Griselinia littoralis (0106.5-Site forest remnant, Park 1999).
Relevant values under Policy 23 of the RPS	Diversity (Policy 23(c)) Tangata whenua values (Policy 23(e))

WC051	
Site Name	Kilmister Block 1

Site Summary	Seven sites comprising of narrow leaved indigenous scrub and manuka or kanuka scrub with a small forest remnant outlier within a gorse matrix. The forest site was identified by Park (1999) and described as rewarewa, matai, tawa, porokaiwhiri, mapou, mahoe, putaputaweta, mamaku, puka, karaka, kanuka, manuka with secondary forest of mahoe, mapou, rewarewa, putaputaweta and mamaku (0305.14). Makara Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species. Most of the site is owned by WCC.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC052	
Site Name	Kilmister Block 2
Site Summary	This is a very large site, divided into seven patches dominated by narrow leaved indigenous scrub and includes four areas with remnant forest trees. The forest tree remnants were identified by Park (1999) and described as solitary pukatea within mahoe, mapou, lacebark and mamaku dominated secondary low forest (0305.10); solitary hinau tree in mahoe and mamaku dominated gully (0305.7); solitary northern rata surrounded by kanuka and mahoe (0305.9); and mahoe, mapou gully with isolated primary forest trees of hinau, tawa and kohekohe (0305.8). Makara Stream is habitat for indigenous Threatened or At Risk fish species. The site is part of a GWRC management area, and includes part of WCC Kilminster Block
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC053	
Site Name	Makara Stream Riparian Protection
Site Summary	One large and one small site of indigenous and exotic scrub or pasture grassland along the Makara Stream. With the Makara Cemetery, Park (1999) identified a forest remnant comprising of rewarewa, mapou, tawa, hinau, mahoe, mamaku, supplejack, fuchsia (0206.3). Extensive Muehlenbeckia astonii (Threatened-Nationally Endangered). Pine trees are starting to encroach on the Makara Stream. Northern rata known from nearby. Makara Stream is habitat for one Threatened, six At Risk and six Not Threatened aquatic species.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC054	
Site Name	Makara Peak
Site Summary	One large site and 15 smaller areas comprising of predominantly mixed indigenous exotic scrub, mixed indigenous exotic shrubland, indigenous scrub, narrow leaved indigenous scrub, exotic scrub and indigenous forest with smaller areas of tussockland or grassland. Notable forest types include tawa forest, kamahi forest, nikau forest, and podocarp/broadleaved forest. Park (1999) identified and described twenty-six forest

	remnants within Makara Peak including: 0106.1, 0106.2, 0106.4, 0106.7, 0106.8, 0106.9, 0206.1, 0206.2, 0206.8, 0206.9, 0206.10, 0206.11, 0206.12, 0206.13, 0206.14, 0206.15, 0206.16, 0206.17, 0206.19, 0206.20, 0206.21, 0206.22, 0206.23, 0206.24, 0206.25, 0206.26. These contained primary forest species such as matai, miro, rimu, pukatea, tawa, kamahi, nikau, hinau, titoki, white maire, northern rata, swamp maire, kiekie, supplejack, and secondary species such as rewarewa, pigeonwood, lancewood, mahoe, mamaku, mapou, cabbage tree, lacebark, wineberry, puka, putaputaweta, akiraho, kaikomako, five finger, heketara, rangiora, karaka, Coprosma aerolata, koromiko, pate, kanuka, tarata, silver fern, and kohuhu. Much of the site is WCC public land and the site also includes DOC EcoSite No.974-South Karori Bush. Widespread pest plants include gorse, barberry, and patches of exotic forestry species. Notable species include At Risk-Recovering: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferrox</i>); red-crowned parakeet (<i>Cyanoramphus novaeseelandiae novaeseelandiae</i> , At Risk-Relict); whitehead (<i>Mohoua albicilla</i> , At Risk-Declining); regionally sparse: bellbird (<i>Anthornis melanura melanura</i>), three indigenous fish species reported, including At Risk-Declining: koaro (<i>Galaxias brevipinnis</i>), longfin eel (<i>Anguilla dieffenbachii</i>) and regionally vulnerable plant species <i>Aciphylla squarrosa</i> . Includes headwater tributaries of Makara Stream and Karori Stream which are habitat for indigenous Threatened or At Risk fish species.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC055	
Site Name	Forest and scrub east of Makara Road opposite Makara Peak
Site Summary	Five areas of mahoe dominated broadleaved indigenous "inland" scrub and forest, including five-finger and titoki and areas of gorse and/or barberry dominated scrub.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC056	
Site Name	Otari Farm 1
Site Summary	Much of the site comprises gorse and/or barberry scrub and shrubland and pasture grassland. However there are four forest remnants identified by Park (1999) which comprise kaikomako dominant with mapou, mahoe, karaka, mamaku, fuchsia and coprosma aerolata (0305.5); kaikomako dominant with mapou, mahoe, karaka, mamaku, fuchsia and Coprosma aerolata (0305.4); tawa, hinau, kohekohe, rewarewa, puka, pigeonwood, kaikomako, milk tree, mapou and <i>Cyathea dealbata</i> (0305.3); and mahoe, fuchsia, pigeonwood and kaikomako (0305.6). DOC also identified part of the site as lowland forest on hill country DOC EcoSite No.983-North Makara Bush A, and DOC EcoSite No.984 North Makara Bush B. The area is included in GW Biodiversity Management Area around Otari-Wiltons Bush. Not Threatened but possibly of local interest: karaka (<i>Corynocarpus laevigatus</i>).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC057	
Site Name	Otari Farm 3
Site Summary	Much of the site comprises gorse and/or barberry scrub and shrubland and pasture grassland and areas in succession towards mahoe dominant forest. Park (1999) identified an area of remnant forest and described it as primary forest of titoki with mahoe, mamaku lancewood and mapou, intermixing with secondary forest of mahoe, mapou, tarata, hangehange, lancewood and wineberry (0205.8). North Island kaka and bush falcon are frequently reported. The site connects to and buffers other ecological sites and part of the site is WCC public land.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC059	
Site Name	Montgomery Avenue forest and scrub
Site Summary	Two areas of remnant forest in an urban setting. Two of the areas include forest remnants identified by Park (1999) and described as mapou, mahoe, mamaku, wineberry, lacebark, rangiora, tarata and hinau (0306.18); and primary forest of tawa, hinau, rewarewa with rimu, miro, totara, puka, putaputaweta, pate, mahoe, mapou, porokaiwhiri, rangiora, lancewood, mamaku and kaikomako (0206.18-Site forest remnant, Park 1999). Not Threatened but possibly of regional interest: northern rata (<i>Metrosideros robusta</i>) and pygmy tree orchid (<i>Bulbophyllum pygmaeum</i>). Parts of the site are WCC reserves.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC060	
Site Name	Huntleigh Park & surrounds
Site Summary	One large site and one smaller one separated by the urban environment, which forms a large portion of the Outer Green Belt providing habitat for indigenous birds. Primary remnant is mostly kohekohe-dominant forest; a further forest type includes at least four species of podocarps. Most of the site is secondary forest, which includes rata on ridges. Notable species include green mistletoe, pirita (<i>Ileostylus micranthus</i> , regionally gradual decline); Possibly of local interest, Not Threatened karaka (<i>Corynocarpus laevigatus</i>). Primary forest remnant identified by Park (1999) and described as primary remnant includes matai, hinau, tawa, kohekohe, kahikatea, rewarewa, lancewood, totara, pukatea and rimu. Secondary forest includes mapou, mahoe, karaka, ngaio, rewarewa, pigeonwood, tawa, hinau, matai, kahikatea, kaikomako, kanuka, rata (ridges) (0405.1). Notable bird species include At Risk-Recovering: bush falcon (<i>Falco novaeseelandiae ferox</i>), North Island kaka (<i>Nestor meridionalis septentrionalis</i>), pied shag (<i>Phalacrocorax varius varius</i>); red-billed gull (<i>Larus novaehollandiae scopulinus</i> , At Risk- Declining). Also bellbird (<i>Anthornis melanura melanura</i> , regionally sparse). Included in a GWRC Biodiversity Management Area.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC061	
Site Name	Otari Wiltons Bush
Site Summary	One large and two small areas of indigenous primary and secondary forest, scrub, shrubland, and some areas of gorse and pasture grassland. Site includes forest remnants identified by Park (1999) described as nearly pure kohekohe forest (0305.2), tawa broadleaved species forest with emergent podocarps (0306.1), hinau forest (0306.21), tawa broadleaved forest (0405.23), and several types of secondary forest (0305.15, 0306.19, 0306.20). Species include tawa, kohekohe, rimu, matai, totara, miro, totara, northern rata, narrow-leaf maire, hinau, rewarewa, pukatea, puka, karaka, titoki, mahoe, kaikomako, mamaku, wineberry, putaputaweta, mapou, supplejack, Pittosporum crassifolium, kanuka, passiflora, fuchsia, kiekie, porokaiwhiri, mamaku pate, Veronica parviflora, lancewood, and ngaio. Notable plants include kohurangi, Kirk's daisy (<i>Brachyglottis kirkii</i> var. <i>kirkii</i> , At Risk-Declining), large-leaved milk tree, turepo (<i>Streblus banksii</i> , At Risk-Relict), white fuzzweed (<i>Vittadinia australis</i> , regionally endangered), gully tree fern (<i>Cyathea cunninghamii</i> , regionally sparse), tawhirikaro (<i>Pittosporum cornifolium</i> , regionally sparse); Notable fauna includes At Risk-Recovering bird species: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferox</i>); red-crowned parakeet (<i>Cyanoramphus novaezelandiae novaezelandiae</i> , At Risk-Relict), bellbird (<i>Anthornis melanura melanura</i> , regionally sparse); At Risk-Declining fish species koaro (<i>Galaxias brevipinnis</i>) and longfin eel (<i>Anguilla dieffenbachii</i>); At Risk-Naturally uncommon invertebrate <i>Geodorcus novaezealandiae</i> ; Four At Risk-Declining species lizard species southern North Island forest gecko (<i>Mokopirirakau</i> 'southern North Island'), forest gecko (<i>Mokopirirakau granulatus</i>), brown skink (<i>Oligosoma zelandicum</i>), and ornate skink (<i>Oligosoma ornatum</i>). Not Threatened but of regional or local interest: karaka (<i>Corynocarpus laevigatus</i>), kiekie (<i>Freycinetia banksii</i>), northern rata (<i>Metrosideros robusta</i>), white Maire (<i>Nestegis lanceolata</i>), matai (<i>Prumnopitys taxifolia</i>). Includes WCC public land and DOC EcoSite No.296-Otari Bush, included in GWRC Biodiversity Management Area
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC062	
Site Name	Chartwell Substation forest and shrubland
Site Summary	Contains a site forest remnant, divided into four areas by the sub station access road. Site forest remnant was identified by Park (1999) and described as kohekohe, tawa, hinau, rewarewa, mahoe, ngaio karaka and solitary nikau (0305.1); and emergent rewarewa, hinau, karaka, mapou, mahoe, mamaku, putaputaweta and wineberry (0405.2). include kohekohe and tawa with emergent rewarewa. Karaka also present and solitary nikau. Most of the vegetation mahoe and mahoe-gorse scrub. Included in GWRC Biodiversity Management Area and includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC064	
Site Name	Forest and scrub above Patna Street, Upper Ngaio
Site Summary	Large area, in two sites, consisting of mahoe scrub, mahoe gorse scrub and shrubland

	and reverting pasture with two site forest remnants along the urban boundary. Forest remnants identified by Park (1999) and described as Mainly mahoe, mapou and karaka. Some kohekohe (0405.4); kohekohe, hinau, ngaio, kaikomako, swamp maire, mamaku, nikau, totara, and rewarewa (0405.5). Possible record of <i>Streblus banksii</i> (At Risk-Relict).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC065	
Site Name	Orleans Makererua Street Reserve
Site Summary	Two sites in the urban environment including a site forest remnant identified by Park (1999) and described as hinau, tawa, kohekohe, kaikomako, rewarewa, mahoe, kahikatea (in gully head and mid-gully), putaputaweta, wineberry, titoki, ngaio, karaka, wharangi, mapou, pukatea, mamaku, heketara, matai, milk tree, cabbage tree and northern rata (0405.3). Kohurangi, Kirk's daisy (<i>Brachyglottis kirkii</i> var. <i>kirkii</i> , At Risk-Declining) and milk tree (<i>Streblus banksii</i> , At Risk-Relict), At Risk-Recovering: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferox</i>); and red-crowned parakeet (<i>Cyanoramphus novaeseelandiae novaeseelandiae</i> , At Risk-Relict) reported. On Acutely Threatened land environment.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC066	
Site Name	Johnsonville rail corridor, Ngaio, forest and scrub remnants
Site Summary	Three site forest remnants mostly on railway land. Identified by Park (1999) and described as mahoe, five finger, wineberry, fuchsia, ngaio predominantly with poroporo, lemonwood. With solitary primary rewarewa, hinau and totara. Firm distinction from old planting's e.g. Ngaio School beech and kauri (0405.10); Mamaku, five finger, mahoe, rangiora, karamu and young rewarewa (0405.11); Northern rata dominates with hinau, karaka, mahoe, mamaku, ngaio, wineberry, cabbage tree and mapou. Understorey kohekohe, titoki and kaikomako are regenerating (0405.34). One site borders stream through Cummings Park where longfin eel have been reported
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC068	
Site Name	Kaukau Johnsonville Park Khandallah Park
Site Summary	One large and one small site along the urban boundary, consisting of steep hills which are mostly covered with broadleaved indigenous "inland" scrub, but also supporting diverse vegetation and habitat types including several primary forest tawa, kohekohe remnants, rocks, tors (Nationally Vulnerable ecosystem) and cliffs, and riparian habitats. Forest includes podocarps and site supports a range of threatened plant, lizard and bird species. Park (1999) identified five tawa, kohekohe forest remnants (0404.12, 0405.9, 0504.16, 0404.17, 0404.16) and four secondary forest remnants

	(0404.14, 0405.8, 0405.6, 0405.7). Species include tawa, nikau, mapou, porokaiwhiri, rewarewa, kiekie, miro, kaikomako, pukatea, mahoe, wineberry, mamaku, Coprosma aerolata, kohekohe, puka, lancewood, wharangi, hinau, titoki, raurekau, five finger, tarata, kohuhu, pate, karaka, Veronica parviflora, hangehange, karamu, rangiora, cabbage trees, tree fuchsia, gorse, Ilex (holly). Notable species include bristle fern (<i>Trichomanes colensoi</i> , At Risk-Naturally Uncommon); small onion orchid (<i>Microtis oligantha</i> , regionally critical); white fuzzweed (<i>Vittadinia australis</i> , regionally endangered); green mistletoe, piritā (<i>Ileostylus micranthus</i> , regionally gradual decline); Not Threatened but possibly of local interest: karaka (<i>Corynocarpus laevigatus</i>), kiekie (<i>Freycinetia banksii</i>), black Maire (<i>Nestegis cunninghamii</i>); North Island kaka (<i>Nestor meridionalis septentrionalis</i> , At Risk-Recovering); red-crowned parakeet (<i>Cyanoramphus novaezelandiae novaezelandiae</i> , At Risk-Relict); bellbird (<i>Anthornis melanura melanura</i> , regionally sparse). Three indigenous fish species reported, including koaro (<i>Galaxias brevipinnis</i> , At Risk-Declining). Includes WCC public land, DOC EcoSite No.919-Johnsonville Park, and is included in GWRC Biodiversity Management Area
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC070	
Site Name	Horobin forest covenant
Site Summary	A site forest remnant and QEII Covenant 5-07-145. Identified by Park (1999) and described as rewarewa, tawa, hinau, and titoki predominant. With tarata, kaikomako, totara, lancewood, cabbage trees, mapou, pukatea, kahikatea (ridge and hill-slope), matai, mahoe and puka. Not Threatened but possibly of local interest: karaka (<i>Corynocarpus laevigatus</i>)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC071	
Site Name	Gavin Bruces farm forest remnant
Site Summary	A prime forest remnant, identified by Park (1999) with rewarewa, tawa, mapou and tarata predominant. Pigeonwood, lancewood, putaputaweta, <i>Cyathea dealbata</i> , matai, kaikomako, kahikatea present. Secondary forest reconstituted from kohekohe, pate, mamaku, pigeonwood, karaka, pukatea, mahoe, puka and miro (0404.1). Site includes section of Ohariu Stream with indigenous vegetation on at least one side. Ohariu Stream is a tributary of Makara Stream - Makara Stream and its tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c))

WC074	
Site Name	Lower Mt.Kaukau and Rifle range Road forest remnants
Site Summary	Four forest remnants identified by Park (1999) and described as tawa, kaikomako, mahoe, Coprosma aerolata, lancewood, supplejack and porokaiwhiri (0404.10); tawa,

	kaikomako, mahoe, Coprosma aerolata and porokaiwhiri (0404.9); rewarewa, tawa, mahoe and Cyathea dealbata (0404.15); kaikomako, mahoe, lancewood and supplejack (0404.11). Includes headwater tributaries of Makara Stream which is habitat for indigenous Threatened or At Risk fish species and included in GW Biodiversity Management Area.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC075	
Site Name	Forest remnant north of Old Coach Road, Ohariu
Site Summary	A site forest remnant with solitary hinau and several tawa with mahoe, mapou, Coprosma aerolata, old karaka, mamaku, manuka, kohekohe, rewarewa, ongaonga, tauhinu and kaikomako (0404.8, Park 1999). Several eucalyptus are also present.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC076	
Site Name	Ohariu Valley Road forest remnants
Site Summary	Five mostly tawa-dominated forest remnants identified by Park (1999) and described as rewarewa and hinau with toru, mahoe, mamaku and mapou (0404.7); tawa, rewarewa, with pukatea, mahoe, porokaiwhiri, wharangi, kaikomako and Coprosma aerolata (0404.4); kaikomako with mahoe, mapou and fuchsia (0404.5); tawa with mapou and mahoe (0404.6); tawa, mahoe with mapou (0404.3)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC077	
Site Name	Simla Crescent forest remnants
Site Summary	A forest remnant in residential Khandallah identified by Park (1999) and described as primary forest remnant with hinau, tawa, kahikatea, mamaku, rimu, matai, karaka and kohekohe. Lacking in forest structure other than remnant trees (0405.22); Primary forest remnant with hinau, tawa, titoki, mapou, kohekohe and lancewood (0405.21).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC079	
Site Name	Trelissick Park and Old Porirua Road forest remnants
Site Summary	Three large and two small areas of forest and scrub comprising extensive prime forest remnants, site forest remnants and five QEII covenants along the Ngaio Gorge and Old Porirua Road, surrounding Kaiwharawhara Stream. Kaiwharawhara is habitat for indigenous Threatened or At Risk fish species. Forest remnants identified by Park (1999) and described as predominantly tawa, rewarewa, hinau, totara, kahikatea,

	<p>kohekohe, titoki, matai (ridge), wharangi, kowhai, northern rata, karaka and kanuka. Drier N-facing slopes incl. akiraho, totara, ngaio, cabbage tree, mahoe, kohuhu, akeake, tarata, mapou, rewarewa and tawa (0405.17); karaka, mahoe, ngaio, fuchsia, titoki, mamaku and kohekohe (0405.16); mahoe, ngaio, five finger and fuchsia (0405.15); ngaio, five finger, mahoe, karaka, fuchsia, puka, mamaku, kohekohe (0405.14). Notable species include maidenhair fern (<i>Adiantum fulvum</i>, regionally sparse); At Risk-Recovering: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferox</i>); red-crowned parakeet (<i>Cyanoramphus novaeseelandiae novaeseelandiae</i>, At Risk-Relict), whitehead (<i>Mohoua albicilla</i>, At Risk-Declining), Seven indigenous fish species, including shortjaw kokopu (<i>Galaxias postvectis</i>, Threatened-Nationally Vulnerable) and four At Risk-Declining species - bluegill bully (<i>Gobiomorphus hubbsi</i>), koaro (<i>Galaxias brevipinnis</i>), longfin eel (<i>Anguilla dieffenbachii</i>), and redfin bully (<i>Gobiomorphus huttoni</i>) Not Threatened but possibly of local interest : northern rata (<i>Metrosideros robusta</i>), karaka (<i>Corynocarpus laevigatus</i>). Includes WCC public land and DOC EcoSite No.921-Ngaio Gorge Bush.</p>
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))</p>

WC080	
Site Name	Forest below Bowen Hospital.
Site Summary	<p>Primary forest remnant surrounded by secondary mahoe forest and scrub. The forest remnant was identified by Park (1999) and includes tawa, kanuka, titoki, kohekohe, kanuka, mamaku, lancewood, kohuhu, five finger, pate, kahikatea, matai, large-leafed milk-tree (<i>Streblus banksii</i>, At Risk-Relict), passiflora and supplejack (0405.18). At Risk-Recovering bird species: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferox</i>); and longfin eel (At Risk-Declining) reported. Parts of the site are WCC public land or railway land.</p>
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))</p>

WC083	
Site Name	Forest surrounding Dorset Street, Wilton.
Site Summary	<p>Small urban forest remnant identified by Park (1999) and described as rewarewa, tawa, hinau, kohekohe, mapou, mamaku, karaka, mahoe, kohuhu, kahikatea, wharangi and rimu (0405.24), titoki and puriri, red mapou.</p>
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Diversity (Policy 23(c))</p>

WC084	
Site Name	Forest on corner Wilton Road and Churchill Drive.
Site Summary	<p>Two areas of forest and scrub along Wilton Road that includes a site identified by Park (1999) as individual trees of tawa, karaka, mapou, hinau and rewarewa (0405.32). Also</p>

	includes mahoe, five finger and totara. Close to WC061-Otari Wiltons Bush and part WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a))

WC086	
Site Name	Forest remnants either side of Warwick Street
Site Summary	Two very small urban forest remnants identified by Park (1999) and described as solitary hinau with kanuka and mahoe (0405.30) and hinau with kanuka, coprosma, tree fern, pittosporum, ngaio and mahoe (0405.31). Southern North Island forest gecko (Mokopirirakau 'southern North Island', At Risk-Declining) reported.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b))

WC087	
Site Name	Forest remnants either side of Gloucester Street
Site Summary	Three small forest remnants identified by Park (1999) and described as kahikatea, tawa, hinau, kanuka, kohuhu, mamaku, five finger, rewarewa, titoki, puka, karaka, mapou and lancewood (0305.11); rewarewa, wharangi, mamaku, mapou, and hinau (0305.12). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a))

WC089	
Site Name	Behind Cardinal McKeefry School, Northland
Site Summary	A hill slope site covered in mahoe scrub with a forest remnant identified near the base of the hill by Park (1999) and described as smooth-cover mahoe, mapou, kohuhu, mamaku, ngaio, five finger, fuchsia, karo with emergent rewarewa (0306.2). North Island kaka (Nestor meridionalis septentrionalis, At Risk- Recovering); red-crowned parakeet (Cyanoramphus novaezelandiae novaezelandiae, At Risk-Relict) reported
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC090	
Site Name	Northern Walkway escarpment above Thorndon
Site Summary	Large site, divided into eight patches by exotic trees and the urban environment, consisting of regenerating indigenous forest including one small prime forest remnant at southern end at Bank Street with several titoki and hinau. Major storm damage to town belt pine forests in 2004 and subsequent felling has led to extensive regeneration of indigenous species. The forest remnant identified by Park (1999) is described as primary remnant of several titoki and hinau with ngaio, wharangi, five finger and mahoe. Secondary forest of mahoe, ngaio, five finger and tarata intermixing with primary

	remnant (0406.7). At Risk- Recovering North Island kaka (<i>Nestor meridionalis septentrionalis</i> , most commonly reported, largest flock =5 birds), and bush falcon (<i>Falco novaeseelandiae ferox</i>) and bellbird (<i>Anthornis melanura melanura</i> , regionally sparse). Not Threatened but possibly of regional interest: northern rata (<i>Metrosideros robusta</i>). Most is WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC091	
Site Name	Forest remnants either side of Garden Road, Kelburn
Site Summary	Three sites containing two forest remnants in a steep suburban gully. Identified by Park (1999) as old hinau, rewarewa, mahoe, five finger, tarata, kohuhu, mamaku, wineberry and ngaio (0406.2); cabbage tree, rewarewa, titoki, ngaio, mahoe, kohuhu and tarata (0406.3). At Risk-Recovering: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferox</i>) reported nearby
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a))

WC092	
Site Name	Kelburn urban forest remnants
Site Summary	Four small forest remnants in suburban Kelburn identified by Park (1999) described as rewarewa, hinau, titoki plus mahoe, ngaio, five finger, kohuhu, totara and mamaku (0306.9); titoki, kohekohe, karaka, ngaio and mahoe (0406.1). rewarewa, titoki, karaka, five finger, mamaku and cabbage tree (0306.23), rewarewa, mahoe and five finger (0306.24); titoki with karaka, ngaio and mahoe (0306.25); hinau, titoki, mapou, five finger, mahoe, wineberry, totara, mamaku, with rewarewa (0306.10- Partially cleared); hinau with mamaku and karaka (0306.11- Partially or totally cleared - house located in the middle). Not Threatened but possibly of local interest: Karaka (<i>Corynocarpus laevigatus</i>)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC093	
Site Name	Chaytor Street titoki forest remnants
Site Summary	Four small titoki forest remnants identified by Park (1999) and described as titoki, karaka, mahoe, rewarewa, hinau with mapou, mamaku, lacebark, wineberry, fuchsia, five finger, kohuhu and broadleaf (0306.8); titoki, karaka, mapou, mahoe, kohuhu, ngaio, cabbage tree and totara (0306.6); hinau, titoki, rewarewa, kanuka, ngaio, mamaku, tarata, kahikatea and totara. Tawa absent (0306.7). North Island kaka (<i>Nestor meridionalis septentrionalis</i> , At Risk- Recovering) reported. Could provide movement corridor for birds between WC061-Otari Wiltons Bush and WC130-Karori Wildlife Sanctuary and reservoir forest and scrub.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC094	
Site Name	Kohekohe forest remnants Botanical Gardens, Kelburn
Site Summary	Three kohekohe remnants within the Botanical Gardens. Identified by Park (1999) and described as titoki, hinau and kohekohe with karaka, mahoe, mamaku, kohuhu, porokaiwhiri, ngaio, rewarewa, manuka, kanuka, Veronica parviflora, mapou, kamahi and tawa (0406.8); kohekohe, hinau, titoki, mamaku, mahoe, tarata, karaka, ngaio, rewarewa and pukatea (0406.9); kohekohe, hinau, titoki, mamaku, mahoe, tarata, karaka, ngaio, rewarewa and pukatea (0406.10). At Risk-Naturally Uncommon? Invertebrate Hemiandrus furcifer reported. Notable plant species: White mistletoe, taapia, pirata, tupia (Tupeia antarctica, At Risk-Declining); At Risk-Naturally Uncommon: dwarf mistletoe (Korthalsella salicornioides), grassland greenhood orchid (Pterostylis foliata); green mistletoe, pirita (Ileostylus micranthus, regionally gradual decline); maidenhair fern (Adiantum viridescens, regionally sparse); Not Threatened but of regional or local interest: northern rata (Metrosideros robusta), black Maire (Nestegis cunninghamii), kiekie (Freycinetia banksii), karaka (Corynocarpus laevigatus). Fifteen indigenous bird species reported, including At Risk-Recovering: North Island kaka (Nestor meridionalis septentrionalis), bush falcon (Falco novaeseelandiae ferox); red-billed gull (Larus novaehollandiae scopulinus, At Risk- Declining); red-crowned parakeet (Cyanoramphus novaeseelandiae novaeseelandiae, At Risk-Relict); bellbird (Anthornis melanura melanura, regionally sparse). Is WCC public land includes DOC EcoSite No.922-Wellington Botanic Gardens Bush.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC095	
Site Name	Ohariu Valley Road 1
Site Summary	Gully forest remnant identified by Park (1999) and described as tawa, hinau, kohekohe with pukatea, mapou, pigeonwood, kaikomako, mahoe, cabbage-tree, kohuhu and rewarewa (0504.5). Riparian protection of small portion of tributary of Makara Stream.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a))

WC096	
Site Name	Ohariu Valley Road 2
Site Summary	Two sites near Ohariu Valley Road, the larger of which was identified by Park (1999) and described as tawa, hinau, kohekohe, pukatea, pigeonwood, mahoe, mapou, puka, mamaku, kohuhu, kaikomako and ngaio (0504.3). Park (1999) identified another site to the north of Ohariu Valley Road which is now covered in pine forest, but there is an area of potentially swamp vegetation to the south of the road which appears to include a range of indigenous species including tawa and kanuka as well as a range of weedy species.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c))

WC097	
Site Name	Forest remnants above Churton Park
Site Summary	Six small forest remnants on the pasture slopes above Churton Park. Five were identified by Park (1999) and described as rewarewa, mapou, tawa, putaputaweta, mamaku, mahoe, kaikomako, porokaiwhiri and Coprosma aerolata (0503.5); rewarewa, mapou, tawa, putaputaweta, mamaku, mahoe, kaikomako, porokaiwhiri and Coprosma aerolata (0503.5); tawa, rewarewa, hinau, mahoe, kaikomako, porokaiwhiri and Coprosma aerolata (0503.3); tawa, rewarewa with mahoe, mapou, kaikomako, porokaiwhiri and Coprosma aerolata (0503.1); wharangi, kaikomako, mahoe, porokaiwhiri and Coprosma aerolata (0503.2)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a))

WC098	
Site Name	Amesbury Bush reserve forest and scrub
Site Summary	Tawa forest remnant and surrounding mahoe forest/scrub in Amesbury Reserve. Forest remnant identified by Park (1999) and described as tawa, mahoe, kaikomako, mapou, putaputaweta, lacebark, wineberry and mamaku (0503.9). Protects a tributary of the Porirua Stream. Porirua Stream is habitat for indigenous Threatened or At Risk fish species. Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Tangata whenua values (Policy 23(e))

WC099	
Site Name	Chippenham Grove tawa forest remnants
Site Summary	Two small areas of tawa forest identified by Park (1999) and described as tawa, hinau, mapou, pigeonwood, Pittosporum eugenioides, kaikomako, mahoe, pate, mamaku, lancewood with solitary rewarewa and miro (0504.9); tawa, rewarewa, kaikomako, mahoe, mapou and pigeonwood (0504.8). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a))

WC100	
Site Name	Westchester Drive tawa forest remnants
Site Summary	Two areas of tawa-dominated forest either side of Westchester Drive, Churton Park. Identified by Park (1999) and described as tawa, hinau with Griselinia littoralis, mapou, pigeonwood, mahoe, mamaku, kaikomako, Coprosma aerolata, lacebark, pukatea and big kahikatea (0504.6); tawa, rewarewa, kaikomako with pigeonwood, mahoe, muehlenbeckia, mapou, pate, mamaku and putaputaweta (0504.7). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c))

WC101	
Site Name	Tawa forest remnant along Churton Drive, Churton Park
Site Summary	Identified by Park (1999) and described as Primary remnants of tawa, mamaku, supplejack, kaikomako, mapou and mahoe with secondary forest of mahoe, mapou, mamaku, karaka and porokaiwhiri intermixing with primary remnants (0504.17), surrounded by residential subdivision, Churton Park. Occasional karo.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC102	
Site Name	Tawa pukatea forest behind old Grenada landfill
Site Summary	Two tawa forest remnants and secondary forest behind old Grenada landfill. Identified by Park (1999) and described as primary remnants of tawa, pukatea, porokaiwhiri, rewarewa, mamaku, mahoe, mapou and tarata. Secondary forest of mahoe, mapou, porokaiwhiri, totara, heketara wineberry and mamaku intermixing with primary remnants (0603.19
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC103	
Site Name	Tawa forest south of Havana Rise
Site Summary	One large area and four smaller areas containing seven remnants of tawa forest in an upper gully of Seton Nossiter Park and in the surrounding pasture that includes all tributaries of Porirua Stream. Porirua Stream is habitat for indigenous Threatened or At Risk fish species. Most of the sites have been partially cleared from the extent identified by Park (1999). Species in the primary forest areas include tawa, pukatea, mahoe, mapou, porokaiwhiri, mamaku, Cyathea dealbata, wineberry, Coprosma aerolata, puka, putaputaweta, mahoe, mamaku, lancewood, canopy kiekie and supplejack. Secondary forest of mapou, mahoe, rewarewa, mamaku, wineberry and kohuhu (0603.20, 0604.4, 0604.5, 0604.3, 0604.8, 0604.6, 0604.7). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC104	
Site Name	Tawa forest remnants in Woodridge farmland
Site Summary	Five tawa-dominated forest remnants surrounded by farmland, Woodridge. Identified by Park (1999) and two sites have been partially cleared compared with previous extent. Species include tawa, rewarewa, pukatea, porokaiwhiri, kahikatea, kaikomako, Coprosma aerolata, mapou, mahoe, mamaku, tarata, mahoe, puka, Rubus, supplejack, Passiflora, lancewood, hinau, putaputaweta, fuchsia, toru, and rimu (0604.18, 0604.16,

	0604.14, 0604.9, 0604.17).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC105	
Site Name	Grenada-Woodridge riparian tawa forest
Site Summary	Seven areas of forest and mahoe scrub that include five areas of riparian tawa forest in Seton Nossiter Park and along Woodridge and Grenada tributaries of Porirua Stream. Porirua Stream is habitat for indigenous Threatened or At Risk fish species. The tawa forest areas were identified by Park (1999) but two sites partially cleared from previous extent. Primary forest includes tawa, rewarewa, titoki, hinau, pukatea, porokaiwhiri, mapou, tarata, mahoe, puka, mamaku, putaputaweta, wineberry, pate, kiekie, supplejack, Rubus, Passiflora, kohuhu, kaikomako, lancewood, karaka, matai, and kahikatea. Advanced secondary forest-low scrub of mahoe, mapou, mamaku, fuchsia, tarata, putaputaweta, hinau, Cyathea dealbata, rewarewa, mamaku, wineberry and porokaiwhiri with manuka-kanuka (0604.20, 0604.13, 0604.12, 0604.1). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC106	
Site Name	Tawa forest in side gully of Korokoro Stream
Site Summary	Four areas predominantly comprising of tawa, kohekohe forest (with some large titoki) and mahoe forest and scrub in a side gully of Korokoro Stream, Petone. Korokoro Stream is habitat for indigenous Threatened or At Risk fish species. Park (1999) identified five primary forest remnants that include tawa, pukatea, kohekohe, rewarewa, nikau, karaka, hinau, titoki, puka, lancewood, mamaku, mahoe, mapou, five finger, kiekie and wharangi. Secondary forest species include rewarewa, karaka, kohuhu, mamaku, wharangi, wineberry, mamaku, mapou, ngaio, and Olearia paniculata (akiraho on bluffs) (0704.8, 0704.6, 0704.4, 0704.7, 0704.5). At Risk-Declining fish species reported; longfin eel (<i>Anguilla dieffenbachia</i>), redfin bully (<i>Gobiomorphus huttoni</i>), bluegill bully (<i>Gobiomorphus hubbsi</i>); plus red-crowned parakeet (<i>Cyanoramphus novaezelandiae novaezelandiae</i> , At Risk-Relict) reported and brown skink (<i>Oligosoma zelandicum</i> , At Risk-Declining) reported nearby. Included in GWRC Biodiversity Management Area.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC107	
Site Name	Coastal escarpment forest between Horokiwi and Petone turn-offs
Site Summary	One large and two smaller areas of coastal escarpment mahoe forest including smaller

	<p>areas of titoki-kohekohe forest, tawa forest, and karaka above Hutt motorway between Horokiwi and Petone turn-offs. Forest remnants identified by Park (1999) and described as primary remnant of titoki, kohekohe, puka, karaka and wharangi. Secondary forest of karaka, mahoe, mapou, ngaio, five finger and wharangi intermixing with primary forest (0704.10); primary forest of tawa, rewarewa, karaka, mahoe, wharangi, mapou, kiekie and mamaku. Secondary vigorous forest of mahoe, wharangi, mapou, karamu, karaka and mamaku intermixing with primary remnants (0704.1); old karaka trees (0704.9). Includes DOC EcoSite No.1033-Korokoro Scarp Forest.</p>
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))</p>

WC108	
Site Name	Tawa forest near Horokiwi Quarry and old Newlands landfill
Site Summary	<p>Remnant tawa-dominated forest near Horokiwi Quarry and old Newlands landfill. Identified by Park (1999) partially cleared compared to previous extent and described as tawa, pigeonwood, nikau, kiekie (canopy), mahoe, mamaku, karaka and puka. Secondary forest of mahoe, mapou, mamaku, ngaio, rangiora, kanuka, kohuhu, five finger and tarata intermixing with primary remnant (0604.2); primary forest of tawa, rewarewa, pukatea, puka, karaka, porokaiwhiri, putaputaweta, mapou, nikau, mahoe, Griselinia littoralis, kiekie (all slopes), pate, lancewood, mamaku and kanuka. Secondary forest of mahoe, porokaiwhiri, mapou and rewarewa surrounds (0604.27). Includes WCC public land.</p>
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))</p>

WC109	
Site Name	Coast escarpment broadleaved forest, Hutt Road between Ngauranga and Horokiwi.
Site Summary	<p>Two sites containing seventeen remnants of broadleaved forest within a mosaic of mahoe forest and scrub on the coastal escarpment above SH2, between Ngauranga and Horokiwi. The forest remnants were identified by Park (1999) and include the following species in primary forest of tawa, rewarewa, hinau, kohekohe, pukatea, titoki, nikau, mapou, cabbage tree, kiekie, karaka, porokaiwhiri, mamaku, mahoe, milk tree, toru, Veronica parviflora, ngaio, kahikatea, kohuhu, mamaku, matai, totara, kahikatea, northern rata, and lancewood. Secondary forest includes ngaio, karaka, puka, kohuhu, Olearia paniculata, mahoe, kanuka, manuka, rimu, lancewood, kaikomako, mapou, mahoe, fuchsia, wharangi, Melicope ternata x simplex, tutu, Veronica parviflora, five finger and old karaka (0604.29, 0604.28, 0605.1, 0604.23, 0605.2, 0604.25, 0505.7, 0605.4, 0505.8, 0605.5, 0604.24, 0604.31, 0604.22, 0604.30, 0604.21, 0605.3, 0604.26). Includes WCC public land, and DOC EcoSite No.923-Gilberd Bush. Bush falcon (<i>Falco novaeseelandiae ferox</i>, At Risk- Recovering) and common gecko (<i>Woodworthia maculatus</i>, Not Threatened). Not Threatened but possibly of regional or local interest: northern rata (<i>Metrosideros robusta</i>, karaka (<i>Corynocarpus laevigatus</i>), milk tree presumably <i>Streblus heterophyllus</i>.</p>
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))</p>

WC111	
Site Name	Broadleaved forest east of SH1 and north of Newlands Road, Newlands
Site Summary	One area of tawa forest at the bottom of Newlands Road and two areas of broadleaved forest with mahoe and rewarewa alongside SH1, Newlands. Identified by Park (1999) and described as tawa, hinau, rewarewa with mahoe, lacebark, wineberry, mamaku, mapou, five finger, wharangi, tarata, kohuhu, kaikomako, pate, pigeonwood and lancewood (0504.1); karaka, mahoe, with solitary rewarewa (0504.12); rewarewa, mahoe, pohuehue, karaka, mamaku, tawa and solitary totara on ridge (0504.13)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c))

WC112	
Site Name	Ngauranga Gorge broadleaved forest, scrub and shrubland
Site Summary	Six areas of broadleaved forest, scrub and shrubland on the eastern side of Ngauranga Gorge and one area on the western side, below Newlands turnoff. Forest remnant identified by Park (1999) and described as primary forest of tawa, rewarewa, Veronica parviflora, mapou, puka, mamaku, nikau, karaka, kiekie, five finger, rangiora, wharangi and mahoe. Secondary forest of akiraho, mahoe, mapou, karaka, wharangi, kohuhu and puka intermixing (0505.1); emergent nikau, mahoe, karaka, mamaku, Coprosma aerolata, wharangi with puka (0504.14); kohekohe, karaka, wharangi, mapou, mamaku, rewarewa, kawakawa, titoki, and tawa (particularly at top) (0504.11); mahoe, karaka, mapou, kohuhu, puka and solitary tawa (0504.10); and Karaka, titoki, ngaio, mapou and mahoe (0505.9, partially cleared relative to previous extent). Includes all of DOC EcoSite No.989-Ngauranga Gorge Bush. Not Threatened but possibly of local interest: karaka (<i>Corynocarpus laevigatus</i>)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC113	
Site Name	Below Fraser Avenue, Johnsonville
Site Summary	Five patches of secondary forest and scrub below Fraser Avenue, Johnsonville. Includes one forest remnant identified by Park (1999) as one large totara surrounded by secondary low forest with predominantly karaka, mamaku, red mapou, fuchsia, wineberry, mahoe and muehlenbeckia (0504.15).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC114	
Site Name	Tyers Stream Reserve, Khandallah
Site Summary	One large and two small areas of tawa forest and secondary broadleaved forest in Tyers Stream Reserve, Khandallah. Site identified by Park (1999) as primary forest remnant of tawa, rewarewa, kohekohe with porokaiwhiri, mamaku, karaka, lancewood and mapou. Secondary forest of mahoe, kanuka, mapou, five finger, akiraho, wineberry, ngaio,

	lancewood, barberry, hinau, mamaku and manuka intermixing and very diverse secondary low forest of mahoe, karaka, totara, mapou, kohuhu, five finger, ngaio, tree lucerne and fuchsia surrounds(0505.2). Notable plant white fuzzweed (Vittadinia australis, regionally endangered), Not Threatened but possibly of local interest totara, black maire, northern rata. At Risk-Declining fish longfin eel (Anguilla dieffenbachia) koaro (Galaxias brevipinnis, At Risk-Declining). Includes WCC public land and DOC EcoSite No.991-Tyers Bush.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC115	
Site Name	Hutt Road coastal escarpment forest between Onslow Road and Jarden Mile
Site Summary	Coastal escarpment pohutukawa and mahoe dominated forest mosaic, and five finger and mahoe forest dominated mosaic and scrub with two small forest remnants identified by Park (1999) and described as primary forest of titoki, kohekohe, mapou, wharangi, karaka, wineberry, karo and mahoe. Secondary forest of pohutukawa, wharangi, wineberry, ngaio, mahoe and karo intermixing with primary remnant (0505.11); Titoki, kohekohe, totara, wharangi, puka, karaka, ngaio and mahoe. Secondary forest of karo, wineberry, wharangi, five finger and mahoe intermixing with primary forest remnant (0505.10) Includes WCC public land and DOC EcoSite 990 Homewood Bush.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC116	
Site Name	Cashmere Park above Onslow Road, Khandallah
Site Summary	Titoki-hinai-kohekohe forest and secondary mahoe forest in Cashmere Park, Onslow Road, Khandallah. Identified by Park (1999) as primary forest of remnant of titoki, hinai and kohekohe with secondary forest of fuchsia, ngaio, mahoe, mapou, karaka, kohuhu, tarata, pate, wharangi and mamaku intermixing with primary remnants (0505.5). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC117	
Site Name	Broadleaved forest and scrub above Hutt road including Waikiekie Stream and Kaiwharawhara Park
Site Summary	One large and tree small areas of forest in the urban environment consisting of hinai, tawa, kohekohe, and rewarewa, within a larger of secondary mahoe forest above Hutt road including Waikiekie Stream and Kaiwharawhara Park. The forest areas were identified by Park (1999) as primary forest of hinai, tawa, kohekohe, rewarewa, puka, titoki with milk-tree (presumably Streblus heterophyllus), wharangi, mamaku, karaka and mapou. Secondary forest of mahoe, karaka, wharangi, five finger, mapou, mahoe

	and mamaku intermixing with primary forest (0505.4); primary forest of hinau, tawa, kohekohe, rewarewa, northern rata, five finger, titoki, milk-tree, titoki, lancewood, kiekie, ngaio, karaka, mamaku and wharangi. Secondary forest of five finger, mahoe, ngaio, wharangi, wineberry mapou and akiraho intermixing (0505.6). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC118	
Site Name	Oteranga Bay karaka stands
Site Summary	Four karaka-dominant stands, Oteranga Bay. Identified by Park (1999). Most with just pure karaka, including old trees (1506.5, 1506.4, 1507.1) and one with akiraho and mahoe (1506.3).
Relevant values under Policy 23 of the RPS	Tangata whenua values (Policy 23(e))

WC119	
Site Name	Nikau stand in side gully off Oteranga Strm, Terawhiti Stn.
Site Summary	Nikau stand in side gully off Oteranga Strm, Terawhiti Stn. Identified by Park (1999) and described as nikau (15+ trees) with kaikomako, mahoe, mamaku, karaka, putaputaweta, wharangi and kohuhu (1606.3)
Relevant values under Policy 23 of the RPS	Tangata whenua values (Policy 23(e))

WC120	
Site Name	Nikau and broadleaf forest side gully of South Karori golf course
Site Summary	Nikau and broadleaf forest in a side gully of South Karori golf course. Four patches of forest surrounded by gorse and tauhinu scrub. Part of the largest area was identified by Park (1999) and described as nikau (6+ trees) with mahoe, putaputaweta, Hedycarya arborea, mamaku, puka, kaikomako, kohuhu, porokaiwhiri, karaka and kiekie (1606.4-Site forest remnant, Park 1999). Notable plant species lacebark (<i>Hoheria aff. sexstylosa</i> (AK 234306; Tararua Ranges), At Risk-Declining, regional endemic (de Lange et al 2004)). Waiariki Stream is of cultural significance
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC121	
Site Name	Tawa forest remnant Karori Golf Course, South Makara Road
Site Summary	Two areas near Karori Golf Course, South Makara Road consisting of a tawa forest remnant and broadleaved forest/scrub. Forest identified by Park (1999) as tawa, mapou, mahoe, <i>Coprosma aerolata</i> , putaputaweta, five finger and puka (0106.3). Karori Stream and tributaries are identified as high value streams with habitat for indigenous

	Threatened or At Risk fish species.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC122	
Site Name	Tongue Point coastal platform
Site Summary	Tongue Point coastal platform. Rocky shore platform with one rock stack with sparse vegetation including taupata, mingimingi (<i>Coprosma propinqua</i> var. <i>propinqua</i>), coastal spleenwort (<i>Asplenium appendiculatum</i> subsp. <i>maritimum</i>), silver tussock (<i>Poa cita</i>). Cook's scurvy grass (<i>Lepidium oleraceum</i> , Threatened-Nationally Endangered), common gecko and common skink reported (both Not Threatened). Part of site Acutely Threatened Land Environment. Marine mammal influenced sites - Critically Endangered, Shingle beach - Endangered. NZ fur seal (Not threatened) haul-out all year round, seal numbers increasing (Stephenson, 1977).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC123	
Site Name	Warrens Bush QEII Covenant tawa forest
Site Summary	Tawa forest remnant within a larger areas of gorse, tree fern forest and broadleaved species forest. The QEII covenant area is considerably larger than ecological site and will likely warrant complete inclusion in 10-15 years as vegetation succeeds to greater indigenous dominance. Areas of manuka forest should be identified and included. Forest remnant identified by Park (1999) and described as tawa, hinau, rewarewa and pukatea with rimu, matai, puka, nikau, kaikomako, putaputaweta, mamaku, porokaiwhiri, mapou, ngaio, lancewood, <i>Olearia rani</i> , tarata and swamp maire (0107.1). Includes all of DOC EcoSite No.915-WARRENS BUSH and notable plant species include grassland greenhood orchid (<i>Pterostylis foliata</i> , At Risk-Naturally Uncommon); Not Threatened but possibly of local interest Karaka (<i>Corynocarpus laevigatus</i>). Koaro (<i>Galaxias brevipinnis</i> , At Risk-Declining) reported and Makara Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC124	
Site Name	Silver Stream broadleaved forest, south of South Karori Road
Site Summary	Five areas south of South Karori Road containing remnants of broadleaved forest in a mosaic of mahoe, kanuka, mamaku, putaputaweta, and lancewood forest and scrub. The forest remnants were identified by Park (1999) and described as rewarewa with mahoe, wineberry, manuka, mapou and mamaku (0107.2); rewarewa, tarata, kanuka, mahoe, ngaio, lancewood, puka, mapou and kaikomako (0207.1); solitary nikau with mahoe, mamaku, mapou, kaikomako and putaputaweta (0207.11); rewarewa with

	mahoe, porokaiwhiri, wineberry, mapou, manuka and kanuka (0207.24); second growth mahoe forest with tarata, kaikomako, kanuka, wineberry and a solitary second growth kahikatea (0207.2). Includes tributaries of the Karori Stream which contain longfin eel (<i>Anguilla dieffenbachia</i> , At Risk-Declining), koaro (<i>Galaxias brevipinnis</i> , At Risk-Declining). Karori Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC125	
Site Name	Long Gully QEII covenant and surrounds
Site Summary	One large and one small area of indigenous forest and scrub in Long Gully in a mosaic of manuka, mahoe and gorse scrub. Includes a portion of the Karori Wildlife Sanctuary that occurs outside the predator proof fence and parts of QEII Covenants 5-07-333, 5-07-366, and 5-07-474. The site includes twelve forest remnants identified by Park (1999) which are advanced secondary or modified primary forests. Species include titoki, kamahi, rimu, miro, porokaiwhiri, <i>Coprosma aerolata</i> , rangiora, lancewood, mamaku, mahoe, <i>Griselinia littoralis</i> , rewarewa, maire, nikau, hinau, kiekie, mapou, putaputaweta, tarata, wineberry, heketara, <i>Veronica parviflora</i> , fuchsia, rangiora, pate (0207.12, 0207.3, 0207.13, 0207.10, 0207.9, 0207.22, 0207.7, 0207.4, 0207.23, 0207.6, 0207.12, 0207.5). Not Threatened but possibly of regional interest: rimu (<i>Dacrydium cupressinum</i>). Twelve indigenous bird species reported, including the At Risk-Recovering: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferox</i>), North Island saddleback (<i>Philesturnus rufusater</i>); At Risk-Declining: North Island robin (<i>Petroica longipes</i>), whitehead (<i>Mohoua albicilla</i>). Karori Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC126	
Site Name	Long Gully Silver Stream broadleaved forest and scrub
Site Summary	Eleven small areas of broadleaved forest in a mosaic of mahoe scrub in Long Gully, mostly on the northwest side of the ridge road, but one remnant on the southeast side. Six broadleaved forest remnants were identified by Park (1999) and include rewarewa, karaka, mapou, mahoe, mamaku, kaikomako, putaputaweta, porokaiwhiri, kiekie, pate, <i>Griselinia littoralis</i> , <i>Veronica parviflora</i> , solitary rimu, <i>Coprosma aerolata</i> , pate, supplejack, puka, heketara, lacebark (0207.17, 0207.21, 0207.18, 0207.19, 0207.20, 0207.14) and one site comprises old karaka with mahoe and cabbage tree (0207.16). Includes headwater tributaries of Silver Stream which is a tributary of Karori Stream. Karori Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC127	
-------	--

Site Name	South Karori Road QEII covenant
Site Summary	South Karori Road QEII covenant 5-07-474. There is currently no information for this site
Relevant values under Policy 23 of the RPS	Ecological context (Policy 23(d))

WC129	
Site Name	Wrights Hill forest, scrub and shrubland
Site Summary	Nine areas of kamahi, rewarewa, tawa, kohekohe, and hinau dominated forests, and mahoe dominated scrub and shrubland at Wrights Hill. The site includes five forest remnants and portions of two more remnants identified by Park (1999). Primary forest species comprise kamahi rewarewa, rimu, lancewood, hinau, mamaku, mapou, mahoe, tawa and totara on upper slopes. Tawa, kohekohe, mamaku, northern rata, hinau, pukatea, titoki, fuchsia, kaikomako, puka, pigeonwood, mamaku on lower slopes. Other primary forest species are miro, pokaka, putaputaweta, porokaiwhiri, toru, lancewood, lacebark, Cyathea dealbata and pate. Secondary forest components include porokaiwhiri, kohuhu, Coprosma foetidissima, Coprosma aerolata, mapou, mahoe, five finger, kaikomako (0306.13, 0306.14, 0206.7, 0206.6, 0306.17, 0306.4, 0306.12). Not Threatened but possibly of regional interest: northern rata (<i>Metrosideros robusta</i>). Twelve indigenous bird species reported, including the At Risk-Recovering: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferox</i>), North Island saddleback (<i>Philesturnus rufater</i>); At Risk- Declining: North Island robin (<i>Petroica longipes</i>), whitehead (<i>Mohoua albicilla</i>). 4 indigenous fish species reported, including At Risk-Declining: inanga (<i>Galaxias maculatus</i>), koaro (<i>Galaxias brevipinnis</i>), longfin eel (<i>Anguilla dieffenbachii</i>). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC130	
Site Name	Karori Wildlife Sanctuary and reservoir forest and scrub
Site Summary	One large and four small areas of forested gully land (retired water reservoir) that includes a Primary Forest Remnant, wetland (man-induced), riparian vegetation and mahoe dominant scrub. Forest includes podocarps, northern rata, and provides habitat for a range of indigenous fauna, including re-introduced Threatened, At Risk and regionally endangered fauna and some At Risk plant species. The site includes part of DOC EcoSite No.372-Karori Dam Bush. Karori Reservoir has been identified as a significant wetland and Karori Dam is likely to be a significant wetland (Boffa Miskell 2011). Primary forest components include tawa, hinau, kohekohe, pukatea, karaka, swamp maire (pure forest unit), wharangi, kohuhu, mapou, fuchsia, wineberry with secondary, rangiora, putaputaweta, lacebark, raurekau, mamaku, ngaio, lancewood, five finger, tarata and (kamahi). Forest units identified by Park (1999) (0306.12). Notable plants include little spotted moa (<i>Drymoanthus flavus</i> , At Risk-Naturally Uncommon); Possibly of local interest Not Threatened karaka (<i>Corynocarpus laevigatus</i>). 44 indigenous bird species reported, including Threatened-Nationally Critical: Grey duck (<i>Anas superciliosa superciliosa</i>); Threatened-Nationally Vulnerable: Stitchbird (<i>Notiomystis cincta</i>), South Island takahe (<i>Porphyrio hochstetteri</i>); At Risk- Declining: red-billed gull (<i>Larus novaehollandiae scopulinus</i>), New Zealand pipit (<i>Anthus novaeseelandiae novaeseelandiae</i>), North Island robin (<i>Petroica longipes</i>), whitehead

	(<i>Mohoua albicilla</i>); At Risk- Recovering: Bush falcon (<i>Falco novaeseelandiae ferox</i>), Brown teal (<i>Anas chlorotis</i>), little spotted kiwi (<i>Apteryx owenii</i>), New Zealand dabchick (<i>Poliiocephalus rufopectus</i>), North Island kaka (<i>Nestor meridionalis septentrionalis</i>), North Island saddleback (<i>Philesturnus rufusater</i>), pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>); At Risk-Naturally Uncommon: black shag (<i>Phalacrocorax carbo novaehollandiae</i>), little black shag (<i>Phalacrocorax sulcirostris</i>); red-crowned parakeet (<i>Cyanoramphus novaezelandiae novaezelandiae</i> , At Risk-Relict); regionally sparse: bellbird (<i>Anthornis melanura melanura</i>), pied tomtit (<i>Petroica macrocephala toitoi</i>); Australian coot (<i>Fulica atra australis</i> , Non-resident Native-Coloniser). At Risk-Naturally Uncommon invertebrate: <i>Huttonia palpimanoides</i> ; Data deficient invertebrate species: <i>Mangua kapiti</i> , <i>Orongia whangamo</i> .
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC131	
Site Name	Karori urban forest remnants below Wrights Hill
Site Summary	One urban forest remnants below Wrights Hill, Karori. Four urban forest remnants originally identified by Park (1999) and described as kaikomako, hinau, tawa, lacebark, kohekohe, putaputaweta, supplejack, karaka, cabbage tree, mapou, rimu, ngaio, mamaku, kohuhu, porokaiwhiri, fuchsia and pate (0306.5); hinau, mapou, rewarewa, kohekohe, kamahi and mahoe (0306.16); Solitary hinau with mahoe and mapou (0206.5); Solitary hinau tree and wharangi (0306.3). The two areas with solitary hinau trees are unlikely to be sustainable but may still provide habitat for birds spilling over from Karori Wildlife Sanctuary. Viewing from publically accessible areas indicated that the three smallest patches were non-significant. North Island kaka (<i>Nestor meridionalis septentrionalis</i> , At Risk- Recovering) reported.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC132	
Site Name	Long Gully forest and scrub east of slipway
Site Summary	Area east of slipway, Long Gully, including primary and secondary forest and scrub. Includes forest remnant identified by Park (1999) and described as primary forest, including podocarps, and scrub. Mahoe, mapou, putaputaweta, lancewood, rewarewa, porokaiwhiri, kamahi, nikau, wineberry, pate, mamaku, puka, <i>Griselinia littoralis</i> , <i>Veronica parviflora</i> , heketara, hinau, matai and karaka (0207.8). Includes part of QEII Covenants 5-07-333, 5-07-385, and 5-07-713. Includes possibly of local interest Not Threatened karaka (<i>Corynocarpus laevigatus</i>). At Risk- Recovering bird species reported include North Island kaka (<i>Nestor meridionalis septentrionalis</i>), and North Island saddleback (<i>Philesturnus rufusater</i>).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC133	
-------	--

Site Name	Waimapihi Bush
Site Summary	One large and one small area of indigenous forest and scrub in Polhill Reserve and George Denton Park and environs. Important for connectivity as it adjoins Karori Wildlife Reserve and other protected remnants. Largely indigenous scrub, with some exotic stands around periphery, including pohutukawa, karo and eucalyptus. Several streams within the site.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC134	
Site Name	Aro Valley urban forest remnants
Site Summary	Four urban forest areas containing three forest remnants in Aro Valley. Identified by Park (1999) and described as mahoe, rangiora, five finger, manuka, mamaku, northern rata, rewarewa, hinau and kamahi (0406.5); several rewarewa with mahoe and mamaku (0406.6); old hinau with northern rata, five finger, mahoe, fuchsia, pate, mamaku and ngaio (0306.22). At Risk-Recovering: North Island kaka (<i>Nestor meridionalis septentrionalis</i>), bush falcon (<i>Falco novaeseelandiae ferox</i>) reported. Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC135	
Site Name	Carey Gully scrub and shrubland, South Coast
Site Summary	One large area and 12 smaller patches of mostly indigenous semi-coastal scrub and shrubland surrounding the Southern Landfill and southwest of Ashton Fitchett Drive. The forest remnants were identified by Park (1999) and generally comprise diverse regenerating forest with a canopy of 3m+. Sometimes with manuka dominating otherwise mahoe and mixed broadleaf. Other species include rewarewa, nikau, <i>Veronica parviflora</i> , mamaku, mahoe, manuka, wineberry, mapou, karaka, rangiora, ngaio, putaputaweta, five finger, pate, cabbage tree, lancewood, kanuka, and porokaiwhiri (0307.5, 0307.7, 0306.6, 0307.4, 0307.3). The surrounding scrub comprises manuka ridges, mahoe-rangiora gullies, gorse-tauhinu-manuka and <i>Coprosma propinqua</i> and there is vigorous regeneration throughout catchment. Areas of gorse and barberry persist in recently burned areas. Banded kokopu (Not Threatened) known from below landfill and koaro (<i>Galaxias brevipinnis</i> , At Risk-Declining), banded kokopu and koura (<i>Paranephrops</i> sp.) were found in the C&D Landfill. Historic records for At Risk-Declining shortjaw kokopu (<i>Galaxias postvectis</i>), redfin bully (<i>Gobiomorphus huttoni</i>), and longfin eel (<i>Anguilla dieffenbachia</i>). Habitat for fish is excellent in the upper valley but potentially blocked by several weirs. Notable fauna include At Risk-Recovering North Island kaka (<i>Nestor meridionalis septentrionalis</i>), North Island saddleback (<i>Philesturnus rufusater</i>); At Risk-Declining: whitehead (<i>Mohoua albicilla</i>), North Island robin (<i>Petroica longipes</i>); Wellington Green gecko (<i>Naultinus punctatus</i> , At Risk-Declining), Marlborough mini gecko (<i>Woodworthia</i> 'Marlborough mini', Not Threatened), common skink (<i>Oligosoma polychroma</i> , Not Threatened), and white fuzzweed (<i>Vittadinia australis</i> , regionally endangered), Tararua type lacebark (<i>Hoheria</i> sp.), <i>Sophora microphylla</i> , <i>Astelia fragrans</i> , and <i>Cordyline banksia</i> . Grassland greenhood orchid (<i>Pterostylis foliata</i> , At Risk-Naturally Uncommon) known from adjacent site. Includes

	WCC public land and DOC EcoSite No.999-Owhiro Bush
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC136	
Site Name	Titoki forest Laura Street, Mitchelltown/ Brooklyn
Site Summary	Titoki forest remnant with mahoe, mamaku and muehlenbeckia identified by Park (1999) (0406.4). North Island kaka (<i>Nestor meridionalis septentrionalis</i> , At Risk-Recovering) reported.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC137	
Site Name	Forest and scrub either side of Coolidge Street, Brooklyn
Site Summary	A small remnant of titoki surrounded by mahoe and exotics (0407.3) and mahoe-mamaku forest. The site is bisected into three areas by Coolidge Street, Brooklyn. The forest remnant was identified by Park (1999). Species present include rewarewa, whau, red mapou and ngaio. Part of the Coolidge street community restoration project. At Risk-Recovering North Island kaka (<i>Nestor meridionalis septentrionalis</i>), North Island saddleback (<i>Philesturnus rufusater</i>) reported
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

WC138	
Site Name	Mahoe scrub on western side of Ohiro Road, Brooklyn
Site Summary	Five areas of mahoe scrub on western side of Ohiro Road, Brooklyn. The north end of the site includes a forest remnant identified by Park (1999) and described as karaka surrounded by mahoe dominated mosaic with rangiora, <i>Veronica parviflora</i> , karaka and cabbage trees (0307.1).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Ecological context (Policy 23(d))

WC139	
Site Name	Vogeltown urban forest remnants
Site Summary	Two forest remnants with kamahi, hinau, and mahoe, identified by Park (1999) and described as Primary remnant of kamahi, hinau, lancewood with mamaku, mahoe, five finger and tarata. Secondary forest surrounding with mahoe, ngaio, tarata, kohuhu, wineberry, five finger, pate, karaka, lancewood, kanuka and fuchsia (0407.1); Hinau remnant with mahoe, five finger, mamaku, wineberry and kanuka (0407.2). North Island kaka (<i>Nestor meridionalis septentrionalis</i> , At Risk- Recovering) reported, and brown skink (<i>Oligosoma zelandicum</i> , At Risk-Declining) reported nearby.

Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))
---	--

WC140

Site Name	Tawatawa Ridge forest and mahoe scrub
Site Summary	Five areas of regenerating inland coastal forest surrounded by broadleaved indigenous scrub and a small highly modified wetland area. The regenerating forest, identified by Park (19999) has a stand of <i>Melicope ternata</i> (wharangi) which is uncommon in the City and is regarded as regionally significant. Main forest components are mahoe, kohekohe, ngaio, kanuka with <i>Olearia</i> , mamaku, <i>Coprosma aerolata</i> and wharangi (0407.4). Includes WCC public land and DOC EcoSite No.981-Frobisher Street Bush. Bush falcon (<i>Falco novaeseelandiae ferox</i> , At Risk- Recovering) reported frequently, New Zealand pipit (<i>Anthus novaeseelandiae novaeseelandiae</i> , At Risk-Declining) reported.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC141

Site Name	Spooky Gully coastal mahoe scrub and shrubland
Site Summary	One large and nine small areas of coastal grey scrub, flaxland and mahoe scrub and shrubland in Spooky Gully. Mosaic of flaxland (<i>Phormium cookianum</i>), treeland comprising mahoe, taupata, ngaio, akiraho (<i>Olearia paniculata</i>), coastal tree daisy (<i>Olearia solandri</i>), manuka, grassland (mainly on ridges) and patches of gorse. A forest remnant identified by Park (1999) and described as isolated kaikomako, karaka, tawa, puka, <i>H. arborea</i> , mapou, mahoe and kohuhu (0307.2). Notable species include Shore puha (<i>Sonchus kirkii</i> , At Risk-Declining), coastal mahoe (<i>Melicytus obovatus</i> , At Risk-Declining); white fuzzweed (<i>Vittadinia australis</i> , regionally endangered); shore stonecrop (<i>Crassula moschata</i> , regionally sparse); Not Threatened but possibly of local interest: karaka (<i>Corynocarpus laevigatus</i>), kowhai (<i>Sophora microphylla</i>). Six indigenous bird species reported, including North Island saddleback (<i>Philesturnus rufusater</i> , At Risk-Recovering). Includes WCC public land and DOC EcoSite No.979-Spooky Catchment Shrubland; and is included in GWRC Biodiversity Management Area. Weir, water take and ford in the Hape Stream which is part of the former quarry's infrastructure but creates a barrier to fish passage.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC142

Site Name	Hawkins Hill coastal mahoe scrub and shrubland
Site Summary	Six areas of indigenous shrubland on NW-facing slopes below Hawkins Hill - Te Kopahou. Some of the more open grassy areas are habitat for speargrass (<i>Aciphylla squarrosa</i> , regionally vulnerable), and potentially the speargrass weevil (<i>Lyperobius huttoni</i> , regionally sparse). However, speargrass will be lost as shrubs increase in stature and density. Goat and stock browsing impact on speargrass also.

Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d))
---	--

WC143

Site Name	Te Kopahou, Waipapa Stream coastal scrub and shrubland
------------------	--

Site Summary	A large site consisting of high (to 485m) coastal hills and valley's with diverse vegetation with tussockland on the tops and indigenous shrubland and narrow leaved scrub at various stages of succession. Vegetation comprises mahoe, Veronica arborea, hangehange, kanuka, kohekohe, akiraho (Olearia paniculata), manuka treeland, gorse, Dracophyllum filifolium, coastal tree daisy (Olearia solandri), tauhinu scrub and areas of grassland. The site has not been farmed for some years and despite goat browsing is returning rapidly to coastal forest. Park (1999) identified a forest remnants near the coast - a stand of old karaka (0208.1). Some of the more open grassy areas are habitat for speargrass (Aciphylla squarrosa, regionally vulnerable), and potentially the speargrass weevil (Lyperobius huttoni, regionally sparse). However, speargrass will be lost as shrubs increase in stature and density). Threatened plant species include At Risk - Naturally Uncommon Crassula kirkii, parahia (Chenopodium allanii), grassland greenhood orchid (Pterostylis foliata), Cook Strait kowhai (Sophora molloyi); Data Deficient silverback spider orchid (Corybas rivularis); regionally endangered white fuzzweed (Vittadinia australis,); regionally gradual decline leafless Clematis (Clematis afoliata); regionally sparse: leafless dwarf mistletoe (Korthalsella lindsayi), leafless lawyer, yellow-prickled lawyer (Rubus squarrosus), woolly cloak fern (Cheilanthes distans); and Not Threatened species of local interest include karaka (Corynocarpus laevigatus) and sand bidibid (Acaena pallida). Regionally endangered speargrass weevil (Lyperobius huttoni) and At Risk-Naturally uncommon invertebrate Geodorcus novaezealandiae reported. Data from the mouth of the Waipapa Stream includes 6 species of fish and koura (freshwater crayfish) including At Risk-Declining koaro (Galaxias brevipinnis), inanga (Galaxias maculatus), longfin eel (Anguilla dieffenbachia), redfin bully (Gobiomorphus huttoni, Risk-Declining). Includes WCC public land, DOC EcoSite No.978-Waipapa Catchment Shrubland and is included in a GWRC Biodiversity Management Area.
---------------------	--

Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))
---	---

WC144

Site Name	South Wellington coastal cliffs scrub and shrubland
------------------	---

Site Summary	The coastal cliffs from Owhiro Quarry to Karori Stream are the most representative cliffs in Wellington City as there has been no urbanisation and they are no longer farmed. They are notable for their variety of habitat: gravel screes, dunes, cliffs and montane-like areas, and a number of rare and uncommon plants and animals are found there. Red Rocks Scientific reserve includes a small area of wave-cut platform exposed by the 1855 earthquake that protects an outcrop of pillow lava. The outcrop of Torlesse pillow lava at Red Rocks is the most accessible in the lower North Island and is a geological feature of national interest, and winter seal haulout. The wetland at Red Rocks was identified as a potential natural wetland by GWRC, although extent, type and quality uncertain (Boffa Miskell 2011). Sinclair Head is a Scientific Reserve includes a seal haulout (marine mammal influenced sites - Critically Endangered) and habitat for
---------------------	---

	<p>seabirds and shorebirds. Long Beach weevil reserve was gazetted to protect the regionally endangered speargrass weevil (<i>Lyperobius huttoni</i>) and regionally vulnerable speargrass (<i>Aciphylla squarrosa</i>), although no speargrass remains within the reserve there is more up the cliff. Frying Pan Dunes has the only dune of its type in Cook Strait Ecological District. Largest and best dunes in Wellington City but nevertheless severely degraded by off road vehicles. Recognised by DOC as the key coastal dune in Wellington City, one of only ten in the region. Active sand dune systems are Endangered and notable for its spinifex and pingao associations (DOC 1996). Park (1999) identified and described three forest remnants in this area including karaka, <i>Veronica parviflora</i>, mahoe, mapou, ngaio, kowhai (<i>Sophora microphylla</i>), puka, mamaku, rangiora, manuka, kanuka, karamu and kohuhu (0108.1) and two old karaka stands (0208.1, 0208.2). Species at the site reflect the Cook Strait assemblage of plants and invertebrates which share many features with alpine and Marlborough Sounds communities. There are multiple populations of some threatened species which is important for genetic diversity. Threatened plants include Shrubby tororaro (<i>Muehlenbeckia astonii</i>, Threatened-Nationally Endangered); At Risk-Declining: sand coprosma (<i>Coprosma acerosa</i>), pingao (<i>Ficinia spiralis</i>), sand daphne (<i>Pimelea villosa</i>), Sand tussock (<i>Poa billardierei</i>), shore puha (<i>Sonchus kirkii</i>); At Risk-Naturally Uncommon parahia (<i>Chenopodium allanii</i>), Cook Strait kowhai (<i>Sophora molloyi</i>), grassland greenhood orchid (<i>Pterostylis foliata</i>), Cook Strait bristle grass (<i>Rytidosperma petrosum</i>); pinatoro (<i>Pimelea urvilleana</i> subsp. <i>urvilleana</i>, Data Deficient); white fuzzweed (<i>Vittadinia australis</i>, regionally endangered); speargrass (<i>Aciphylla squarrosa</i> var. <i>squarrosa</i>, regionally vulnerable); scandia (<i>Scandia geniculata</i>, regionally serious decline); leafless Clematis (<i>Clematis afoliata</i>, regionally gradual decline); regionally sparse : leafless dwarf mistletoe (<i>Korthalsella lindsayi</i>), rock fern (<i>Pellaea calidurupium</i>), leafless lawyer, yellow-prickled lawyer (<i>Rubus squarrosus</i>), woolly cloak fern (<i>Cheilanthes distans</i>); p?h?ureroa (<i>Senecio rufiglandulosus</i>, regionally data deficient?); Native bedstraw (<i>Galium trilobum</i>, regionally - data deficient); and Not Threatened but of regional or local interest karaka (<i>Corynocarpus laevigatus</i>), northern rata (<i>Metrosideros robusta</i>), sand bidibid (<i>Acaena pallida</i>), scrambling fuchsia (<i>Fuchsia perscandens</i>). Bird species reported include Reef heron (<i>Egretta sacra sacra</i>, Threatened-Nationally Endangered), two Threatened-Nationally Vulnerable species; banded dotterel (<i>Charadrius bicinctus bicinctus</i>), Caspian tern (<i>Hydroprogne caspia</i>); three At Risk-Declining species red-billed gull (<i>Larus novaehollandiae scopulinus</i>), New Zealand pipit (<i>Anthus novaeseelandiae novaeseelandiae</i>), white-fronted tern (<i>Sterna striata striata</i>); Two At Risk- Recovering: pied shag (<i>Phalacrocorax varius varius</i>), Variable oystercatcher (<i>Haematopus unicolor</i>, At Risk-Recovering); Little black shag (<i>Phalacrocorax sulcirostris</i>, At Risk-Naturally Uncommon), Black shag (<i>Phalacrocorax carbo novaehollandiae</i>, At Risk-Naturally Uncommon), Fluttering shearwater (<i>Puffinus gavia</i>, At Risk-Relict). The streams provides habitat for three At Risk-Declining fish species koaro (<i>Galaxias brevipinnis</i>), shortjaw kokopu (<i>Galaxias postvectis</i>), redfin bully (<i>Gobiomorphus huttoni</i>). Karori Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species. Two Not Threatened lizard species reported Marlborough mini gecko (<i>Woodworthia 'Marlborough mini'</i>) and common skink (<i>Oligosoma polychrome</i>) are reported. Includes WCC public land, DOC managed land, part of Te Wai-Komaru Covenant, and part of QEII Covenant 5-07-562, and is included in a GWRC Biodiversity Management Area</p>
<p>Relevant values under Policy 23 of the RPS</p>	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))</p>

WC146

Site Name	Karori Stream estuary
Site Summary	An area of active sand devoid of vegetation, but ecosystems at the interface of terrestrial, aquatic and marine environments have high productivity and can have high biodiversity values. Riverbed is a legal road, grazed and has little vegetation. This is one of only four estuaries in Wellington City (Makara, Kaiwharawhara, Owhiro, Karori). Notable plant species include pingao (<i>Ficinia spiralis</i> , At Risk-Declining) and scandia (<i>Scandia geniculata</i> , regionally serious decline). Karori Stream is habitat for at least 7 indigenous fish species and koura. Seasonally migrating indigenous fish species will pass through this site. Fish species include: Lamprey (<i>Geotria australis</i> , Threatened-Nationally Vulnerable) and three At Risk-Declining fish species; longfin eel (<i>Anguilla dieffenbachia</i>), koaro (<i>Galaxias brevipinnis</i>) and inanga (<i>Galaxias maculatus</i>). Karori Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC147	
Site Name	Owhiro Bay and shore platform
Site Summary	Shore platform west of Owhiro Bay with significant coastal wetland and Owhiro Stream estuary – which is the third ranked of four large stream estuaries in the Wellington City (Makara, Kaiwharawhara, Karori, Owhiro) and one of a few streams with known inanga spawning. Extensive restoration work is occurring within the catchment. The shore platform provides habitat for a diverse range of seabirds and shorebirds and is also potential penguin habitat. Notable species include pingao (<i>Ficinia spiralis</i> , At Risk-Declining) <i>Crassula moschata</i> , (regionally sparse), regionally vulnerable speargrass (<i>Aciphylla squarrosa</i>), shore stonecrop (<i>Crassula moschata</i> , regionally sparse), reef heron (<i>Egretta sacra sacra</i> , Threatened-Nationally Endangered); Caspian tern (<i>Hydroprogne caspia</i> , Threatened-Nationally Vulnerable); At Risk-Declining: red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); At Risk- Recovering pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i> , At Risk-Recovering); northern giant petrel (<i>Macronectes halli</i> , At Risk-Naturally Uncommon); fluttering shearwater (<i>Puffinus gavia</i> , At Risk-Relict); snowy albatross (<i>Diomedea exulans</i> , Non-resident Native-Migrant); black-browed mollymawk (<i>Thalassarche melanophris</i> , Non-resident Native-Coloniser). At Risk-Declining fish species include inanga (<i>Galaxias maculatus</i>), and redfin bully (<i>Gobiomorphus huttoni</i>). Regionally endangered speargrass weevil (<i>Lyperobius huttoni</i>) and), and At Risk-Naturally uncommon invertebrate <i>Geodorcus novaezealandiae</i> . Includes WCC public land, and DOC EcoSite No.909-Owhiro Bay Stream Catchment.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC148	
Site Name	Island Bay foreshore including Sirens Rock and Island Bay dunes
Site Summary	Two areas consisting of a dune system and a coastal rocky platform. The ocean here supports a wide range of marine species. There are sheltered coves within the shore

	<p>platform which make this site popular with novice divers. Much of the flat land has been given over to car parking and a boat ramp but two cobble beaches remain, one modified by a sea wall. The shore platform is now lacking buffer vegetation and suffers from high foot traffic. The Island Bay dunes are the most extensive and successful dune revegetation project in Wellington City. Has moderate biodiversity values today but huge potential. Only three other sites were historically larger (Makara, Lyall Bay and the Frying Pan) as far as we know. The dunes have been removed from Makara & Lyall Bay and at the Frying Pan they are severely degraded. Notable species include regionally endangered speargrass weevil (<i>Lyperobius huttoni</i>), pingao (<i>Ficinia spiralis</i>, At Risk-Declining), 19 indigenous bird species reported, including Threatened-Nationally Endangered: black-fronted tern (<i>Chlidonias albobristatus</i>), reef heron (<i>Egretta sacra sacra</i>); Caspian tern (<i>Hydroprogne caspia</i>, Threatened-Nationally Vulnerable); At Risk-Declining: New Zealand pipit (<i>Anthus novaeseelandiae novaeseelandiae</i>), northern blue penguin (<i>Eudyptula minor iredalei</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); At Risk-Naturally Uncommon: royal spoonbill (<i>Platalea regia</i>), northern giant petrel (<i>Macronectes halli</i>); At Risk- Recovering: pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>, At Risk-Recovering); fluttering shearwater (<i>Puffinus gavia</i>, At Risk-Relict); snowy albatross (<i>Diomedea exulans</i>, Non-resident Native-Migrant). Speargrass weevil (<i>Lyperobius huttoni</i>, regionally endangered). Includes WCC public land</p>
<p>Relevant values under Policy 23 of the RPS</p>	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))</p>

<p>WC149</p>	
<p>Site Name</p>	<p>Houghton Bay foreshore including Elsdon Point, Princess rock stacks and Princess Bay dunes</p>
<p>Site Summary</p>	<p>A rocky shore platform with coastal turf, lowland indigenous coastal scrub on coastal platform, shingle beach, very dynamic coastal system backed by low dunes, and a natural stream. This is the second most extensive coastal turf community after Sinclair Head. Has huge potential for restoration including saltmarsh plants in the stream, skink and gecko habitat and little blue penguins. High visitor numbers, popular with surfers and extensive car parking has modified much of the coastal platform, but the area still provides potential penguin and lizard habitat. The dune habitat is the second best in Wellington, with a naturally occurring population of pingao, although modified by trampling but still has good vegetation growth at the road edge and community planting. The Princess Bay rock stacks are relatively inaccessible rock stack/ cliffs with naturally low biodiversity values but this site is not particularly representative due to karo infestation. The site has suffered less from trampling than many other similar sites. Notable species at the site include pingao (<i>Ficinia spiralis</i>, At Risk-Declining); sea blite (<i>Suaeda novae-zelandiae</i>, regionally critical). Sixteen indigenous bird species reported, including reef heron (<i>Egretta sacra sacra</i>, Threatened-Nationally Endangered); Caspian tern (<i>Hydroprogne caspia</i>, Threatened-Nationally Vulnerable); At Risk-Declining: northern blue penguin (<i>Eudyptula minor iredalei</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>); At Risk- Recovering: pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>, At Risk-Recovering); black shag (<i>Phalacrocorax carbo novaehollandiae</i>, At Risk-Naturally Uncommon); fluttering shearwater (<i>Puffinus gavia</i>, At Risk-Relict); Antarctic fulmar (<i>Fulmarus glacialisoides</i>, Non-resident Native-Migrant). 1 indigenous fish species reported - Not Threatened. Includes WCC public land.</p>
<p>Relevant values under Policy 23</p>	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b))</p>

of the RPS	Diversity (Policy 23(c)) Ecological context (Policy 23(d))
-------------------	---

WC150	
Site Name	Te Raekaihau Point Princess Bay
Site Summary	A shore platform and reef system with sandy beach. Very little vegetation remains on the Point, only small amounts of lowland indigenous coastal scrub. Vegetation includes gravel field with mingimingi (<i>Coprosma propinqua</i> var. <i>propinqua</i>) taupata, pohuehue (<i>Muehlenbeckia complexa</i> var. <i>complexa</i>), herb field with glasswort (<i>Sarcocornia quinqueflora</i> subsp. <i>quinqueflora</i>)-sea primrose (<i>Samolus repens</i> var. <i>repens</i>)- <i>Selliera radicans</i> and sedgeland with marram-spinifex. The rock stacks also lack vegetation but an important landscape component of the south coast with low biodiversity values. Threatened species include Reef heron (<i>Egretta sacra sacra</i> , Threatened-Nationally Endangered); At Risk- Declining: northern blue penguin (<i>Eudyptula minor iredalei</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>), Pingao (<i>Ficinia spiralis</i> , At Risk–Declining). Includes WCC public land and DOC EcoSite No.936-Princess Bay And Te Raekaihau Beach.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC151	
Site Name	Waitaha Cove duneland
Site Summary	A small mixed sand and gravel beach backed by taupata and road. Sand is in the littoral zone and at the back of the beach (incipient dune) with gravel in between. Swale behind the storm berm has potential for saltmarsh plants. Vegetation comprises taupata/ iceplant (<i>Disphyma australe</i> subsp. <i>australe</i>)/ shore bindweed (<i>Calystegia soldanella</i>)/ native carrot (<i>Daucus glochidiatus</i>)/ shore bindweed (<i>Calystegia soldanella</i>)/ New Zealand celery (<i>Apium prostratum</i> var. <i>filiforme</i>)/ flaxes, shrubland and herbfield, and includes guano groundsel (<i>Senecio sterquilinus</i> , At Risk-Relict). Potential penguin habitat. Froude (2002) mapped most of this site as rock and scree with a small amount of lowland indigenous coastal scrub on coastal platform. Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC152	
Site Name	Dorrie Leslie Park rocky coast
Site Summary	A site comprising of rock and boulders (artificially arranged into a sea wall), and only c.1% of lowland indigenous coastal scrub remains on the coastal platform (Froude 2002). Native vegetation includes <i>Coprosma repens</i> , flax, ngaio, native iceplant and native spinach. Five indigenous bird species reported, including At Risk-Declining: New Zealand pied oystercatcher (<i>Haematopus finschi</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); variable oystercatcher (<i>Haematopus unicolor</i> , At Risk-Recovering). Bush falcon (<i>Falco novaeseelandiae ferox</i> , At Risk- Recovering) reported from nearby. Pingao (<i>Ficinia spiralis</i> , At Risk-Declining) reported. Includes WCC public land and DOC EcoSite No.938-Arthurs Nose Beach B.

Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))
---	--

WC153	
Site Name	Strathmore coastal shrubland
Site Summary	Twelve areas of coastal scrub, in a matrix of gorse, that contains the only site for matagouri (<i>Discaria toumatou</i> , regionally serious decline), on the western side of Wellington Harbour. Vegetation comprises a mosaic of gorse-taupata shrubland, with <i>Juncus effusus</i> , fennel, and areas of mahoe forest. There is a surprising amount of sand despite an elevation of 60-80m. It quite likely comes from Lyall Bay in a strong norwester. Matagouri was once also found near the Frying Pan dunes. Wellington Green gecko (<i>Naultinus punctatus</i> , At Risk-Declining), Common gecko (<i>Woodworthia maculatus</i> , Not Threatened). Historic military use is likely to have influenced past vegetation patterns in this area.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))

WC154	
Site Name	Moa Point coastal platform and shrubland
Site Summary	Site consists of rockfields, gravels and sands, peats, herbfields, saltmarsh, taupata, <i>Plagianthus divaricatus</i> , <i>Muehlenbeckia complexa</i> , <i>Meliccytus crassifolius</i> (At Risk-Declining), <i>Pimelea prostrata</i> . The site supports vegetation of a type once common in coastal Wellington but now greatly reduced. The only other comparable area is Tapu Te Ranga Island. Notable plant species include sand coprosma (<i>Coprosma acerosa</i> , At Risk-Declining), pingao (<i>Ficinia spiralis</i> , At Risk-Declining), <i>Crassula kirkii</i> (At Risk-Naturally uncommon), <i>Caloplaca littoralis</i> (crustose lichen), <i>Senecio sterquilinus</i> (At Risk-Relict), shore stonecrop (<i>Crassula moschata</i> , regionally sparse) is present, <i>Atriplex billardiieri</i> (At Risk-Relict, regionally critical) was last recorded here in 1981, sand bidibid <i>Acaena pallida</i> (Not Threatened). The relatively undisturbed nature of the vegetation has been maintained because of the partial isolation of the peninsula. About half the site comprises lowland indigenous coastal scrub on coastal platform and the remainder is rocky coastal platform (Froude 2002). Sixteen indigenous bird species reported including the At Risk-Recovering: pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>); At Risk-Declining: New Zealand pipit (<i>Anthus novaeseelandiae novaeseelandiae</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); fluttering shearwater (<i>Puffinus gavia</i> , At Risk-Relict); Moseley's rockhopper penguin (<i>Eudyptes moseleyi</i> , Non-resident Native-Vagrant); Asiatic whimbrel (<i>Numenius phaeopus variegatus</i> , Non-resident Native-Migrant). Includes WCC public land and DOC EcoSite No.385-Huetetaka Islet.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC155	
Site Name	Palmer Head rocky coast and Tarakena Bay duneland
Site Summary	Site contains a modified shore platform and dune system. About a fifth of the coastal

	<p>platform is occupied by parking and paved surfaces, surrounded by planted wharariki (<i>Phormium cookianum</i>) but more natural vegetation occurs to the south with some salt marsh species including <i>Lobelia anceps</i> and saltmarsh ribbonwood (<i>Plagianthus divaricatus</i>). The broad south facing beach is sheltered from the SE ocean swells by Palmer Head and an associated reef that extends across the mouth of the bay. Sand dunes and the gravel beneath them were mined in 1958. The current habitat comprises modified sand dunes and dune swale with introduced grass species, marram// taupatangaio. There is a very small stream that discharges into the low dunes that remain but vegetation there is radically modified comprising mainly tall fescue and marram with some pingao and spinifex. There are no fish in the stream which would only be open to the sea during high rainfall events. Some dune swale vegetation remains across the road. Notable species include pingao (<i>Ficinia spiralis</i>, At Risk-Declining), <i>Melicytus crassifolius</i> (At Risk-Declining), sand bidibid (<i>Acaena pallida</i>, Not Threatened). Twenty-two indigenous bird species reported, including Threatened-Nationally Critical: New Zealand shore plover (<i>Thinornis novaeseelandiae</i>), Salvin's mollymawk (<i>Thalassarche salvini</i>); Threatened-Nationally Endangered: reef heron (<i>Egretta sacra sacra</i>), black-fronted tern (<i>Chlidonias albobristatus</i>), banded dotterel (<i>Charadrius bicinctus bicinctus</i>), Caspian tern (<i>Hydroprogne caspia</i>); At Risk-Declining: northern blue penguin (<i>Eudyptula minor iredalei</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); At Risk- Recovering: pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>); little black shag (<i>Phalacrocorax sulcirostris</i>, At Risk-Naturally Uncommon); fluttering shearwater (<i>Puffinus gavia</i>, At Risk-Relict). Not Threatened lizard species common skink (<i>Oligosoma polychroma</i>), common gecko (<i>Woodworthia maculatus</i>). Includes WCC public land.</p>
<p>Relevant values under Policy 23 of the RPS</p>	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))</p>

<p>WC156</p>	
<p>Site Name</p>	<p>Breaker Bay coastal scrub and forest remnants</p>
<p>Site Summary</p>	<p>Site contains scrub on a coastal escarpment and includes two small karaka forest stands in Eve Bay and Flax Bay which were identified by Park (1999) (0607.2, 0607.1). Vegetation needs to be described fully, wharariki, flax or taupata can be abundant in some areas, occasional nikau trees, and garden escape plants in other parts. Pohutukawa and karo throughout. Notable species include large leaved milk tree (<i>Streblus banksii</i>, At Risk-Relict) on the top of the ridge and Wellington Green gecko (<i>Naultinus punctatus</i>, At Risk-Declining). Includes WCC public land.</p>
<p>Relevant values under Policy 23 of the RPS</p>	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d)) Tangata whenua values (Policy 23(e))</p>

<p>WC157</p>	
<p>Site Name</p>	<p>Point Dorset coastal shrubland and duneland</p>
<p>Site Summary</p>	<p>This site has comparatively low (50m) cliffs flanked in one area with dunes. This area of coast is acutely threatened (LENZ threat classification) and every effort should be made to protect what remains here despite large numbers of weeds and invasion by non local native plants such as karo and pohutukawa. The dunes are being planted by DOC but suffer from foot traffic to the top of the cliffs. Notable species include pingao (<i>Ficinia</i></p>

	<p>spiralis, At Risk-Declining), stonecrop (<i>Crassula ruamahanga</i>, At Risk-Naturally Uncommon), sand bidibid (<i>Acaena pallida</i>, Not Threatened), pepper grass (<i>Lepidium obtusatum</i>, Extinct); Thirty indigenous bird species reported, including black-billed gull (<i>Larus bulleri</i>, Threatened-Nationally Critical); reef heron (<i>Egretta sacra sacra</i>, Threatened-Nationally Endangered); Caspian tern (<i>Hydroprogne caspia</i>); At Risk-Declining: northern blue penguin (<i>Eudyptula minor iredalei</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); At Risk-Naturally Uncommon: black shag (<i>Phalacrocorax carbo novaehollandiae</i>), little black shag (<i>Phalacrocorax sulcirostris</i>), northern giant petrel (<i>Macronectes halli</i>), southern royal albatross (<i>Diomedea epomophora epomophora</i>); At Risk-Recovering: Bush falcon (<i>Falco novaeseelandiae ferox</i>), pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>); fluttering shearwater (<i>Puffinus gavia</i>, At Risk-Relict); shearwater species (<i>Calonectris/Puffinus</i> sp.). Includes WCC public land and DOC EcoSite No.953-Breaker Bay and Point Dorset Beach, identified as habitat for indigenous birds in coastal marine environment</p>
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))</p>

WC158	
Site Name	Shrubland behind Seatoun Wharf, Worser Bay
Site Summary	An old karaka stand on steep slope identified by Park (1999) (0607.3). Notable plant species include Jersey fern, Annual fern (<i>Anogramma leptophylla</i> , Threatened-Nationally Vulnerable). Requires site visit to determine whether <i>Anogramma leptophylla</i> still exists.
Relevant values under Policy 23 of the RPS	<p>Rarity (Policy 23(b)) Tangata whenua values (Policy 23(e))</p>

WC159	
Site Name	Worser Bay duneland
Site Summary	A highly modified dune system, restricted by a road and housing. At the north end the dune has been flattened and grassed for amenity purposes (not included in the site). Dune restoration includes gradually replacing marram with pingao (<i>Ficinia spiralis</i> , At Risk-Declining) and spinifex. Bush falcon (<i>Falco novaeseelandiae ferox</i> , At Risk-Recovering) observed.
Relevant values under Policy 23 of the RPS	<p>Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))</p>

WC160	
Site Name	Forest in Overton Park and adjacent area, Karaka Bay.
Site Summary	A primary coastal forest remnant of karaka, titoki, wharangi and hinau with mahoe, kanuka, taupata, ngaio, five finger and cabbage tree identified by Park (1999) (0606.1). Bush falcon (<i>Falco novaeseelandiae ferox</i> , At Risk-Recovering); northern blue penguin (<i>Eudyptula minor iredalei</i> , At Risk-Declining); bellbird (<i>Anthornis melanura melanura</i> , regionally sparse) reported.
Relevant values	Representativeness (Policy 23(a))

under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d))
-----------------------------------	--

WC161	
Site Name	Karaka Bay and Worser Bay karaka stands
Site Summary	Three small karaka stands in Karaka Bay and Worser Bay. Identified by Park (1999) and described as karaka with ngaio, mahoe, five finger, manuka, akiraho and kanuka (0607.4); old karaka stand with two nikau adjacent (0607.6); old karaka stand (0607.5).
Relevant values under Policy 23 of the RPS	Tangata whenua values (Policy 23(e))

WC162	
Site Name	Scorching Bay and Point Gordon coastal rock stacks and shore platform
Site Summary	Four areas, which include the Scorching Bay and Point Gordon coastal rock stacks and shore platform. Rockland-gravel beach-taupata-mown grass-gravel carpark. Records of Buchanan’s orache (<i>Atriplex buchananii</i> , Threatened-Nationally Vulnerable) and <i>Melicytus obovatus</i> (At Risk-Declining). Notable species include At Risk- Recovering: pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>); At Risk-Declining: northern blue penguin (<i>Eudyptula minor iredalei</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); Little black shag (<i>Phalacrocorax sulcirostris</i> , At Risk-Naturally Uncommon)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC163	
Site Name	Fort Balance Road forest
Site Summary	Regenerating mahoe scrub and forest with relatively high diversity. Site is divided into two by Fort Ballance Road and includes a forest remnant identified by Park (1999) and described as primary remnant of kohekohe, wharangi, <i>Veronica parviflora</i> , ngaio, mahoe, five finger, kawakawa and cabbage tree (0606.3). Notable species include Includes Buchanan’s orache (<i>Atriplex buchananii</i> , Threatened-Nationally Vulnerable) and coastal mahoe (<i>Melicytus</i> aff. <i>obovatus</i> (a) (AK 235617; Cook Strait), At Risk-Naturally Uncommon, regionally critical), northern blue penguin (<i>Eudyptula minor iredalei</i> , At Risk-Declining).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC164	
Site Name	Kau Point rocky coast and shrubland
Site Summary	Site contains the best example of rock stack vegetation in Wellington City. Some species only just hanging on e.g. only one speargrass (dioecious). <i>Coprosma propinqua</i> / taupata rockland with high plant spp diversity including coastal mahoe

	(<i>Melicytus</i> aff. <i>obovatus</i> (a) (AK 235617; Cook Strait), At Risk-Naturally Uncommon, regionally critical); pinatoro (<i>Pimelea urvilleana</i> subsp. <i>urvilleana</i> , Data Deficient); speargrass (<i>Aciphylla squarrosa</i> var. <i>squarrosa</i> , regionally vulnerable); At Risk-Declining: northern blue penguin (<i>Eudyptula minor iredalei</i>), red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); variable oystercatcher (<i>Haematopus unicolor</i> , At Risk-Recovering)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC165	
Site Name	Kau Bay karaka stands
Site Summary	Two stands of old karaka trees identified by Park (1999) and described as old karaka stand with mahoe, ngaio, kawakawa and <i>C. repens</i> (0606.4), old karaka stand with mahoe, ngaio, kawakawa and <i>C. repens</i> (0606.5).
Relevant values under Policy 23 of the RPS	Tangata whenua values (Policy 23(e))

WC166	
Site Name	Maupuia Reserve coastal forest
Site Summary	Site contains the headwater valleys above a historic swamp, which was drained following the 1855 quake and comprises mahoe, manuka treeland, with <i>Pseudopanax arboreus</i> , whau, karaka, cabbage trees, <i>Pittosporum eugenioides</i> , akeake, coprosma and exotic conifers scattered throughout. Manuka is uncommon in Wellington particular in Miramar and from aerial records to have been regenerating since the 1940s. Single Bush falcon (<i>Falco novaeseelandiae ferox</i> , At Risk- Recovering) reported on several occasions. Wellington Green gecko (<i>Naultinus punctatus</i> , At Risk-Declining) reported from nearby. Two Not Threatened species of regional or local interest: kiekie (<i>Freycinetia banksia</i>), northern rata (<i>Metrosideros robusta</i>). Includes WCC public land and DOC EcoSite No.992-Mapuia Bush.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC167	
Site Name	Shark Bay coastal escarpment forest
Site Summary	Nine areas of coastal escarpment mahoe and wharariki shrubland with coastal forest at the northern end of the escarpment comprising ngaio/taupata-mahoe with kawakawa, <i>Coprosma propinqua</i> , cabbage tree, flaxes, hebes, karo and pohutukawa. Forest is rare example in this area that was probably bereft of forest when Europeans arrived. Notable species include northern blue penguin (<i>Eudyptula minor iredalei</i> , At Risk-Declining); variable oystercatcher (<i>Haematopus unicolor</i> , At Risk-Recovering). Includes WCC public land.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC168	
Site Name	Tawa forest in gully to the east of Makara Road
Site Summary	An extensive area of mahoe-manuka forest surrounds. Includes a forest remnant identified by Park (1999) as tawa, rewarewa, pukatea, puka, nikau, porokaiwhiri, mapou, mahoe, kiekie, karaka, putaputaweta, kaikomako, mamaku with secondary forest of mahoe, mapou, karaka, kanuka and manuka surrounding (0205.9). Makara Stream and tributaries are identified as high value streams with habitat for indigenous Threatened or At Risk fish species
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c)) Ecological context (Policy 23(d))

WC169	
Site Name	Scorching Bay reserve shrubland and karaka stand
Site Summary	Two areas of coastal mahoe scrub with a karaka stand identified by Park (1999) and described as karaka surrounded by mahoe, five finger, kawakawa, Pittosporum eugenioides, Muehlenbeckia complexa, ngaio, cabbage tree and kanuka (0606.2). Notable species include red-billed gull (<i>Larus novaehollandiae scopulinus</i> , At Risk-Declining), bush falcon (<i>Falco novaeseelandiae ferox</i> , At Risk- Recovering), and Wellington Green gecko (<i>Naultinus punctatus</i> , At Risk-Declining). Includes WCC public land
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC170	
Site Name	Forest remnant in coastal facing gully, Long Gully
Site Summary	A forest remnant identified by Park (1999) and described as primary remnant of kowhai, <i>Veronica parviflora</i> and mahoe. Secondary forest of <i>Veronica parviflora</i> , kaikomako, akiraho, mamaku, mahoe, putaputaweta, porokaiwhiri, cabbage tree, wineberry and rangiora intermixing with primary remnant (0207.15)
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Diversity (Policy 23(c))

WC172	
Site Name	South Makara manuka-kanuka scrub
Site Summary	An area of mostly manuka-kanuka forest and scrub west of Long Gully and east of South Makara Road. Leafless lawyer reported.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Ecological context (Policy 23(d))

WC173	
Site Name	South Makara washouts habitat -zigzag bush

Site Summary	An area of semi-coastal scarps and outwash valleys inland from Speargrass Reserve on Makara Coast. Threatened and At Risk fish species reported, and Not Threatened sand bidibid. Included in Te Wai-Komaru Covenant
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Ecological context (Policy 23(d))

WC174	
Site Name	Taputeranga Island
Site Summary	Off-shore island in Island Bay surrounded by marine reserve. Mixed weed indigenous low vegetation cover. Several Nationally Vulnerable and At Risk bird species, mostly seabirds and coastal species. Several At Risk-Declining or Naturally Uncommon plant species and Not Threatened lizard species and coastal plant species reported. Potential marine mammal or seabird influenced habitat. Issues with pest mammals, but too close to mainland to eradicate.
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Tangata whenua values (Policy 23(e))

WC175	
Site Name	Moa Point gravel dunes
Site Summary	An area of coastal gravel dune and grass and flaxland between Moa Point Road and the sea. Vegetation includes Muehlenbeckia complexa, ngaio, flaxes, pingao, spinifex, Juncus effusus and Coprosma repens. Bird species include: Banded dotterel (Charadrius bicinctus bicinctus, Threatened-Nationally Endangered), At Risk-Declining species: red-billed gull (Larus novaehollandiae scopulinus), Northern blue penguin (Eudyptula minor iredalei); At Risk- Recovering species: pied shag (Phalacrocorax varius varius), variable oystercatcher (Haematopus unicolor).
Relevant values under Policy 23 of the RPS	Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC176	
Site Name	Lyllal Bay dunes
Site Summary	A coastal beach and truncated dune system. Some restoration planting occurring. Four At Risk-Declining plant species reported. Vegetation recorded (2017) includes native species (native iceplant, taupata (Coprosma repens), spinifex, pingao (Ficinia spiralis)) and exotic species (Tree lupin, tree mallow, exotic iceplant, Gravel groundsel (Senecio skirrhodon), Marram grass, Atriplex patula, Osteospermum fruticosum, Gazania linearis, Senecio elegans). One Threatened-Nationally Critical, four Threatened-Nationally endangered and five At Risk bird species recorded.
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b)) Diversity (Policy 23(c))

WC177	
--------------	--

Site Name	Karaka Bay Point rock stacks
Site Summary	Two areas containing coastal rockstacks and platforms that provide feeding and roosting habitat for coastal and seabirds, including two At Risk-Declining bird species: red-billed gull (<i>Larus novaehollandiae scopulinus</i>), white-fronted tern (<i>Sterna striata striata</i>); and two At Risk- Recovering species: pied shag (<i>Phalacrocorax varius varius</i>), variable oystercatcher (<i>Haematopus unicolor</i>).
Relevant values under Policy 23 of the RPS	Representativeness (Policy 23(a)) Rarity (Policy 23(b))

SCHED9 – Urban Environment Allotments

Urban Environment Allotments

Under section 76 (4A) and (4B) of the Resource Management Act 1991, a rule within a District Plan may only restrict the felling, damage or removal of one or more trees or groups of trees within a urban property (defined as an urban environment allotment at s76(4C)) if a schedule in the plan identifies the relevant tree or group and the allotment is described by street address or legal description. This schedule is included to comply with section 76.

WC001		
Site Address	Legal Description	Site Summary
22 Chastudon Place Tawa 5028	LOT 76 DP 86775 - SUBJ TO & INT IN EASEMENTS	A group of no less than 85 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda), taupata (Coprosma repens).
15 Forglen Place Tawa 5028	LOT 95 DP 48470	A group of no less than 30 trees is located in the western quarter of the property. The stand comprises the following indigenous species: akeake (Dodonaea viscosa), hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
22 Westhaven Drive Tawa 5028	LOT 10 DP 34752	A group of no less than 50 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kohekohe (Dysoxylum spectabile), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa).
20 Westhaven Drive Tawa 5028	LOT 9 DP 34752	A group of no less than 75 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa).
18 Westhaven Drive Tawa 5028	LOT 1 DP 42639	A group of no less than 30 trees is located along the western and southern edges of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa).

WC003		
Site Address	Legal Description	Site Summary
104 Larsen Crescent Tawa 5028	LOT 12 DP 27445	A group of no less than 8 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), makomako

		(Aristotelia serrata), tarata (Pittosporum eugenioides), tawa (Beilschmiedia tawa), tōtara (Podocarpus totara), whauwhaupaku (Pseudopanax arboreus).
6 St Annes Square Tawa 5028	LOT 36 DP 33584	A group of no less than 20 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), tarata (Pittosporum eugenioides), tawa (Beilschmiedia tawa).
41 Oriel Avenue Tawa 5028	LOT 39 DP 33779	A group of no less than 8 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: hangehange (Geniostoma ligustrifolium var. ligustrifolium), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ngaio (Myoporum laetum).
43 Oriel Avenue Tawa 5028	LOT 1 DP 44262	A group of no less than 45 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: akeake (Dodonaea viscosa), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), taupata (Coprosma repens), tī kōuka (Cordyline australis), tōtara (Podocarpus totara).
4 St Benets Place Tawa 5028	LOT 27 DP 43051	A group of no less than 30 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), mamaku (Cyathea medullaris), māpou (Myrsine australis), tarata (Pittosporum eugenioides), tawa (Beilschmiedia tawa).
97 Oriel Avenue Tawa 5028	LOT 86 DP 32335	A group of no less than 6 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), tawa (Beilschmiedia tawa).
2 Achilles Close Tawa 5028	LOT 8 DP 46867	A group of no less than 5 trees is located along the driveway at the north end of the property. Species along the driveway include the following indigenous species: hangehange (Geniostoma ligustrifolium), horoeka (Pseudopanax crassifolius), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), kōhūhū (Pittosporum tenuifolium), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa), tītoki (Alectryon excelsus), whauwhaupaku (Pseudopanax arboreus).
17 Peterhouse Street Tawa 5028	LOT 27 DP 40206	A group of no less than 30 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kōwahi (Sophora microphylla), māhoe (Melicytus ramiflorus), tawa (Beilschmiedia tawa).
19 Peterhouse Street Tawa 5028	LOT 24 DP 52654	A group of no less than 50 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), mamaku (Cyathea medullaris), māpou (Myrsine australis), porokaiwhiri (Hedycarya arborea), tarata (Pittosporum eugenioides), tawa (Beilschmiedia tawa).
70 Peterhouse Street Tawa 5028	LOT 14 DP 58573	A group of no less than 20 trees is located in the northwestern edge of the property. The stand comprises the following indigenous species: akeake (Dodonaea viscosa), hangehange (Geniostoma ligustrifolium), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
59 Peterhouse Street Tawa 5028	LOT 15 DP 58573	A group of no less than 75 trees is located in the north-northwestern corner of the property. The stand comprises the following indigenous species: akeake (Dodonaea viscosa), hangehange (Geniostoma ligustrifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora

		(Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
68 Peterhouse Street Tawa 5028	LOT 2 DP 88203 - INT IN ROW	A group of no less than 50 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
68A Peterhouse Street Tawa 5028	LOT 1 DP 88203 - SUBJ TO ROW	A group of no less than 40 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), rewarewa (Knightia excelsa).
13E Peterhouse Street Tawa 5028	LOT 1 DP 314510 - SUBJ TO & INT IN ROW	A group of no less than 18 trees is located in the northern half of the property, excluding the northern corner. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), mamaku (Cyathea medullaris), māpou (Myrsine australis), ngaio (Myoporum laetum).
13D Peterhouse Street Tawa 5028	LOT 2 DP 314510 - SUBJ TO & INT IN ROW	A group of no less than 18 trees is located in the centre third of the property, from the eastern boundary to the western. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda), ngaio (Myoporum laetum), māpou (Myrsine australis).
13C Peterhouse Street Tawa 5028	LOT 3 DP 314510 - SUBJ TO & INT IN ROW	A group of no less than 20 trees is located in the centre third of the property, from the western boundary. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), māhoe (Melicytus ramiflorus), hīnau (Elaeocarpus dentatus).
1 Achilles Close Tawa 5028	LOT 1 DP 467222 - SUBJ TO ROW	A group of no less than 35 trees is located in the southern third and northern quarter of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa), tītoki (Alectryon excelsus), wharangi (Melicope ternata), whauwhaupaku (Pseudopanax arboreus).

WC012		
Site Address	Legal Description	Site Summary
11 Wilmshurst Place Tawa 5028	LOT 1 DP 450919 - SUBJ TO & INT IN ROW & ESMT	A group of no less than 15 trees is located in the southeastern fifth of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).

WC054		
Site Address	Legal Description	Site Summary
129 Makara	LOT 14 DP	A group of no less than 40 trees is located in the western two-thirds of the

Road Karori 6012	21009	property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
2 Castlemaine Close Karori 6012	LOT 11 DP 82980 - SUBJ TO & INT IN R/W& EASEMENTS	A group of no less than 40 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), karamū (<i>Coprosma robusta</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), ngaio (<i>Myoporum laetum</i>), tī kōuka (<i>Cordyline australis</i>).
88 Allington Road Karori 6012	LOT 4 DP 82980 - SUBJ TO EASEMENTS	A group of no less than 30 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>).
113 Allington Road Karori 6012	LOT 2 DP 436212 - SUBJ TO PARTY WALL & ROW	A group of no less than 20 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).

WC055		
Site Address	Legal Description	Site Summary
41 Khouri Avenue Karori 6012	LOT 16 DP 404593 - SUBJ TO & INT IN ROW	A group of no less than 20 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristotelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
45 Khouri Avenue Karori 6012	LOT 18 DP 404593 - SUBJ TO & INT IN ROW	A group of no less than 20 trees is located in the southern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
47 Khouri Avenue Karori 6012	LOT 19 DP 404593 - SUBJ TO & INT IN ROW	A group of no less than 35 trees is located in the southern third of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
49 Khouri Avenue Karori 6012	LOT 20 DP 404593 - SUBJ TO & INT IN ROW	A group of no less than 15 trees is located in the southern half of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).

WC059		
Site Address	Legal Description	Site Summary
30 Percy Dyett Drive Karori 6012	LOT 65 DP 48304	A group of no less than 45 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).

14 Tobruk Street Karori 6012	SEC 1 SO 37182	A group of no less than 20 trees is located along the northwestern boundary of the property. The stand comprises the following indigenous species: kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
37 Montgomery Avenue Karori 6012	LOT 3 DP 24309 - SUBJ TO EASEMENT ON DP 84943	A group of no less than 20 trees is located in the western half of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), patē (<i>Schefflera digitata</i>), rewarewa (<i>Knightia excelsa</i>), tarata (<i>Pittosporum eugenioides</i>).
39 Montgomery Avenue Karori 6012	LOT 2 DP 24309 - INT IN EASEMENTS ON DP 84943	A group of no less than 25 trees is located in the western half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
80 Chamberlain Road Karori 6012	LOT 1 DP 49317 - 20 M2 GARAGE ON ROADRESERVE	A group of no less than 5 trees is located in the eastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), black beech (<i>Fuscospora solandri</i>).
73 Chamberlain Road Karori 6012	LOT 1 DP 30567	A group of no less than 10 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
81 Chamberlain Road Karori 6012	LOT 2 DP 16401	A group of no less than 15 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>).
41A Montgomery Avenue Karori 6012	LOT 2 DP 86873 - PT SUBJ & INT IN EASEMENTS	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
43 Montgomery Avenue Karori 6012	LOT 1 DP 86873 - PT SUBJ & INT IN EASEMENTS	A group of no less than 50 trees is located in the southern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
45 Montgomery Avenue Karori 6012	LOT 1 DP 65901	A group of no less than 15 trees is located in the southwestern and northern corners of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
10 Tedder Way Karori 6012	LOT 15 DP 50307-SUBJ TO & INT IN R/W DP 55152	A group of no less than 10 trees is located in the southern boundary of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).

15 Tedder Way Karori 6012	LOT 21 DP 54614	A group of no less than 50 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), kānuka (<i>Kunzea robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ponga (<i>Cyathea dealbata</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
9 Tedder Way Karori 6012	LOT 17 DP 50307	A group of no less than 30 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kānuka (<i>Kunzea robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), patē (<i>Schefflera digitata</i>), ponga (<i>Cyathea dealbata</i>).
5 Tedder Way Karori 6012	LOT 18 DP 50307	A group of no less than 20 trees is located in the east-northeastern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kānuka (<i>Kunzea robusta</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
1 Tedder Way Karori 6012	LOT 19 DP 50307 -UNIT PLAN 59566	A group of no less than 15 trees is located in the eastern third of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ponga (<i>Cyathea dealbata</i>), whekī (<i>Dicksonia squarrosa</i>).
65 Montgomery Avenue Karori 6012	LOT 6 DP 63882	A group of no less than 10 trees is located along the southern and eastern boundaries of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
69 Montgomery Avenue Karori 6012	LOT 8 DP 63882	A group of no less than 50 trees is located in the south-southeastern two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
71 Montgomery Avenue Karori 6012	LOT 9 DP 64629	A group of no less than 50 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), patē (<i>Schefflera digitata</i>), tarata (<i>Pittosporum eugenioides</i>).
73 Montgomery Avenue Karori 6012	LOT 10 DP 64629	A group of no less than 35 trees is located in the south-southwestern three-fifths of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
1 Caldwell Street Karori 6012	LOT 11 DP 64629	A group of no less than 60 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
7 Caldwell Street Karori 6012	LOT 13 DP 64629	A group of no less than 70 trees is located in the south-southeastern three-quarters of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>).

11 Caldwell Street Karori 6012	LOT 15 DP 64630	A group of no less than 60 trees is located in the south-southwestern two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
15 Caldwell Street Karori 6012	LOT 16 DP 64630	A group of no less than 70 trees is located in the south-southeastern three-quarters of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
19 Caldwell Street Karori 6012	LOT 1 DP 77338 - INT IN R/W & EASEMENTS	A group of no less than 40 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
17 Caldwell Street Karori 6012	LOT 2 DP 77338	A group of no less than 40 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rewarewa (<i>Knightia excelsa</i>).
22 Cathie Place Karori 6012	LOT 72 DP 68664	A group of no less than 60 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kānuka (<i>Kunzea robusta</i>), karamū (<i>Coprosma robusta</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), patē (<i>Schefflera digitata</i>).
24 Cathie Place Karori 6012	LOT 73 DP 68664	A group of no less than 80 trees is located across the property, excluding the northern fifth. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
37 Cornford Street Karori 6012	LOT 2 DP 49317	A group of no less than 10 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
65 Cornford Street Karori 6012	LOT 3 DP 20422 -INT IN R/W	A group of no less than 40 trees is located in the northern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rewarewa (<i>Knightia excelsa</i>).
41 Montgomery Avenue Karori 6012	LOT 3 DP 86873 - PT SUBJ & INT IN EASEMENTS	A group of no less than 30 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
9A Caldwell Street Karori 6012	LOT 2 DP 391811	A group of no less than 40 trees is located in the south-southeastern three-quarters of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), hīnau (<i>Elaeocarpus dentatus</i>).
69E Chamberlain	LOT 4 DP 419087 -	A group of no less than 20 trees is located along the southern, eastern and western boundaries of the property. The stand comprises the following indigenous

Road Karori 6012	SUBJ TO & INT IN ROW	species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
------------------	----------------------	--

WC060		
Site Address	Legal Description	Site Summary
27 Heke Street Ngaio 6035	LOTS 1 2 DP 10363	A group of no less than 25 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ponga (<i>Cyathea dealbata</i>), rewarewa (<i>Knightia excelsa</i>), tawa (<i>Beilschmiedia tawa</i>).
39 Heke Street Ngaio 6035	LOT 5 DP 28824 LOT 2 DP 76631 - INT INR/W & GAS EASEMENT DP 87558 - INT INR/W DP 76631	A group of no less than 15 trees is located along the southeastern edge of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), ponga (<i>Cyathea dealbata</i>), rangiora (<i>Brachyglottis repanda</i>).
41 Collingwood Street Ngaio 6035	LOT 9 DP 9345 LOT 3 DP 76631 - PT SUBJTO ESMTS ON DP 332083	A group of no less than 10 trees is located across the small western section of the property, which is situated outside of the main property boundaries of which the dwelling is within. The stand comprises the following indigenous species: horoeka (<i>Pseudopanax crassifolius</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whekī (<i>Dicksonia squarrosa</i>).
35 Heke Street Ngaio 6035	LOT 2 DP 28824 LOT 1 DP 76631 - INT INR/W DP 76631	A group of no less than 25 trees is located along the northeastern edge of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tawa (<i>Beilschmiedia tawa</i>).
51 Heke Street Ngaio 6035	LOT 33 DP 16539	A group of no less than 30 trees is located in the southern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
53 Heke Street Ngaio 6035	LOT 32 D P 16539	A group of no less than 50 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rewarewa (<i>Knightia excelsa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
57 Heke Street Ngaio 6035	LOT 30 D P 16539	A group of no less than 40 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
61 Heke Street Ngaio	LOT 2 DP 52682	A group of no less than 30 trees is located in the southern quarter and northwestern corner of the property. The stand comprises the following

6035		indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
3 Thatcher Crescent Crofton Downs 6035	LOT 1 DP 51805	A group of no less than 20 trees is located in the southern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristotelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), mānuka (<i>Leptospermum scoparium</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), akiraho (<i>Olearia paniculata</i>).
5 Thatcher Crescent Crofton Downs 6035	LOT 2 DP 51805	A group of no less than 20 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
2 Chevalier Way Crofton Downs 6035	LOT 4 DP 51805	A group of no less than 30 trees is located in the southern half of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
3 Chevalier Way Crofton Downs 6035	LOT 5 DP 51805	A group of no less than 25 trees is located in the northern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
1 Chevalier Way Crofton Downs 6035	LOT 6 DP 51805	A group of no less than 8 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), whēkī (<i>Dicksonia squarrosa</i>).
29 Thatcher Crescent Crofton Downs 6035	LOT 15 DP 53881	A group of no less than 20 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>).
15 Huntleigh Park Way Ngaio 6035	LOT 6 D P 24390	A group of no less than 15 trees is located in the southwestern fifth of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōwahi (<i>Sophora microphylla</i>), ngaio (<i>Myoporum laetum</i>), rewarewa (<i>Knightia excelsa</i>), tōtara (<i>Podocarpus totara</i>), whau (<i>Entelea arborescens</i>).
17 Huntleigh Park Way Ngaio 6035	LOT 7 D P 24390	A group of no less than 25 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
13 Huntleigh Park Way	LOT 5 D P 24390	A group of no less than 20 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: horoeka

Ngaio 6035		(Pseudopanax crassifolius), kaikōmako (Pennantia corymbosa), kanono (Coprosma grandifolia), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), mamaku (Cyathea medullaris), porokaiwhiri (Hedycarya arborea), tī kōuka (Cordyline australis), tōtara (Podocarpus totara), whauwhaupaku (Pseudopanax arboreus).
19 Huntleigh Park Way Ngaio 6035	LOT 8 D P 24390	A group of no less than 25 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), whauwhaupaku (Pseudopanax arboreus).
21 Huntleigh Park Way Ngaio 6035	LOT 9 DP 24390 - 12 M2 DOUBLE CARDECKON ROAD RESERVE	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), rewarewa (Knightia excelsa).
31 Thatcher Crescent Crofton Downs 6035	LOT 16 DP 55557	A group of no less than 70 trees is located across the property, except the southern and northern corners and west-northwestern third. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), ngaio (Myoporum laetum), patē (Schefflera digitata), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa), tī kōuka (Cordyline australis), tōtara (Podocarpus totara), whauwhaupaku (Pseudopanax arboreus).
39 Thatcher Crescent Crofton Downs 6035	LOT 20 DP 58885	A group of no less than 60 trees is located in the northern third of the property, from the northeastern corner to northwestern corner. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), ngaio (Myoporum laetum), patē (Schefflera digitata), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
8 Silverstream Road Crofton Downs 6035	LOT 1 DP 51190	A group of no less than 35 trees is located in the eastern two-thirds of the property. The stand comprises the following indigenous species: kanono (Coprosma grandifolia), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), kōwahi (Sophora microphylla), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda).

WC061		
Site Address	Legal Description	Site Summary
97 Churchill Drive Crofton Downs 6035	LOT 10 DP 23733 & PT LOT II KAIWHARAWHARA DIST - SUBJ TO ELECTRICITY ESMTS DP 79770	A group of no less than 30 trees is located in the west-northwestern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).

41 Chartwell Drive Crofton Downs 6035	LOT 50 DP 32082	A group of no less than 90 trees is located across the property, except in the northwestern third. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tawa (<i>Beilschmiedia tawa</i>), wharangi (<i>Melicope ternata</i>).
45 Chartwell Drive Crofton Downs 6035	LOT 49 DP 32082-FLAT DP 59793	A group of no less than 50 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tawa (<i>Beilschmiedia tawa</i>).
49 Chartwell Drive Crofton Downs 6035	LOT 48 DP 32082	A group of no less than 35 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), lancewood (<i>Pseudopanax crassifolius</i>), patē (<i>Scheffleria digitata</i>).
53 Chartwell Drive Crofton Downs 6035	LOT 1 DP 51576	A group of no less than 40 trees is located in the southern three-fifths of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), lancewood (<i>Pseudopanax crassifolius</i>), māpou (<i>Myrsine australis</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), kanono (<i>Coprosma grandifolia</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), tawa (<i>Beilschmiedia tawa</i>).
57 Chartwell Drive Crofton Downs 6035	LOT 1 DP 86971 - SUBJ & INT IN SEWERAGE ESMT - 28 M2 EAVE, FENCED LAND & ACCESS STAIRS ON ROAD RESERVE	A group of no less than 25 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), kanono (<i>Coprosma grandifolia</i>), kōhūhū (<i>Pittosporum tenuifolium</i>).
59 Chartwell Drive Crofton Downs 6035	LOT 2 DP 86971 - PT SUBJ & INT IN ESMT- 61.5 M2 CARDECK, PEDESTRIAN BRIDGE, ACCESS STAIRS, PATH & LAND ON ROAD RESERVE	A group of no less than 25 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
61 Chartwell Drive Crofton Downs 6035	LOT 2 DP 34368	A group of no less than 30 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
5 Chancellor	LOT 1 DP	A group of no less than 110 trees is located in the eastern two-thirds of the

Way Crofton Downs 6035	34368 - SUBJ TO & INT IN ROW	property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tawa (<i>Beilschmiedia tawa</i>), hangehange (<i>Geniostoma ligustrifolium</i> var. <i>ligustrifolium</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), wharangi (<i>Melicope ternata</i>).
3 Chancellor Way Crofton Downs 6035	LOT 44 DP 32082 - SUBJ TO & INT IN ROW	A group of no less than 30 trees is located in the south-southeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
4 Chancellor Way Crofton Downs 6035	LOT 42 DP 32082 - INT IN ROW	A group of no less than 35 trees is located in the south-southwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), hangehange (<i>Geniostoma ligustrifolium</i> var. <i>ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māpou (<i>Myrsine australis</i>), kōtukutuku (<i>Fuchsia excorticata</i>).
2 Chancellor Way Crofton Downs 6035	LOT 41 DP 32082 - SUBJ TO ROW	A group of no less than 25 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
65 Chartwell Drive Crofton Downs 6035	LOT 40 DP 32082	A group of no less than 10 trees is located along the west-southwestern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>).
5 Kilgour Way Crofton Downs 6035	LOT 8 DP 46309	A group of no less than 25 trees is located in the northern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
7 Kilgour Way Crofton Downs 6035	LOT 9 DP 46309	A group of no less than 45 trees is located in the north-northeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
9 Kilgour Way Crofton Downs 6035	LOT 10 DP 46309	A group of no less than 12 trees is located in the northeastern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
25 John Witton Drive Crofton Downs 6035	LOT 23 DP 46309	A group of no less than 30 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
34 John Witton Drive Crofton Downs 6035	LOT 27 DP 46309	A group of no less than 16 trees is located in the south-southeastern fifth of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), tawa (<i>Beilschmiedia tawa</i>), whekī (<i>Dicksonia squarrosa</i>).
20 John Witton Drive Crofton	LOT 38 DP 46309	A group of no less than 22 trees is located in the western third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus</i>

Downs 6035		ramiflorus), rangiora (<i>Brachyglottis repanda</i>).
18 John Witton Drive Crofton Downs 6035	LOT 39 DP 46309	A group of no less than 18 trees is located in the southern corner of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
2 Sasanqua Way Crofton Downs 6035	LOT 52 DP 46309	A group of no less than 6 trees is located in the northern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
3 Sasanqua Way Crofton Downs 6035	LOT 51 DP 46309	A group of no less than 32 trees is located in the northern third of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), mānuka (<i>Leptospermum scoparium</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), koromiko (<i>Veronica stricta</i> var. <i>stricta</i>).
4 Sasanqua Way Crofton Downs 6035	LOT 50 DP 46309	A group of no less than 20 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mānuka (<i>Leptospermum scoparium</i>), māpou (<i>Myrsine australis</i>).
110 Wilton Road Wilton 6012	LOT 1 DP 62990	A group of no less than 15 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>).
100 Wilton Road Wilton 6012	LOT 1 DP 77941 - DRAINAGE ESMT DP 72294	A group of no less than 22 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), hīnau (<i>Elaeocarpus dentatus</i>), tawa (<i>Beilschmeidia tawa</i>).
21 Churchill Drive Wilton 6035	LOT 1 D P 24865	A group of no less than 18 trees is located along the northwestern edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), kōwahi (<i>Sophora microphylla</i>), tī kōuka (<i>Cordyline australis</i>).
19 Churchill Drive Wilton 6035	LOT 2 D P 24865	A group of no less than 28 trees across the property, except in the central half, which extends from points along the northeastern boundary to the southeastern and southwestern boundaries. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tawa (<i>Beilschmeidia tawa</i>).
17 Churchill Drive Wilton 6035	LOT 2 DP 18247	A group of no less than 38 trees is located along the northern and northwestern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tawa (<i>Beilschmeidia tawa</i>).
15 Churchill Drive Wilton 6035	LOT 3 D P 18247	A group of no less than 25 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tawa (<i>Beilschmeidia tawa</i>).
13 Churchill Drive Wilton 6035	PT LOT 4 DP 18247	A group of no less than 28 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), tawa (<i>Beilschmeidia tawa</i>).

11 Churchill Drive Wilton 6035	PT LOT 4 DP 18247 - 11.2 M2 CARPORT & RETAINING WALL ON ROAD RESERVE	A group of no less than 20 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), tawa (<i>Beilschmiedia tawa</i>).
97 Nottingham Street Karori 6012	LOTS 50 51 BLK I D P 1775	A group of no less than 20 trees is located in the northern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tī kōuka (<i>Cordyline australis</i>).
52A Parkvale Road Karori 6012	LOT 3 DP 9733-INT IN R/W LOTS 2 & 4	A group of no less than 10 trees is located in the southern third of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
50 Hatton Street Karori 6012	LOT 7 DP 8583	A group of no less than 10 trees is located in the northern fifth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>).
52 Hatton Street Karori 6012	LOT 6 DP 8583 - 36 M2 DOUBLE GARAGE ONROAD RESERVE AT 50 HATTON ST	A group of no less than 20 trees is located in the north-northwestern quarter of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>).
54 Hatton Street Karori 6012	LOT 5 DP 8583	A group of no less than 10 trees is located in the north-northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
56 Hatton Street Karori 6012	LOT 4 DP 8583	A group of no less than 15 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
84A Hatton Street Karori 6012	LOT 1 DP 68157 -INT IN R/W	A group of no less than 15 trees is located in the northern sixth of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
83 Hatton Street Karori 6012	LOT 2 DP 14695	A group of no less than 15 trees is located along the northern boundary and in northwestern corner of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), whekī (<i>Dicksonia squarrosa</i>).
5A Hauraki Street Karori 6012	LOT 2 DP 14922 -INT IN R/W	A group of no less than 15 trees is located in the western fifth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
9 Hauraki Street Karori 6012	LOT 3 DP 9004 - SUBJ TO & INT IN	A group of no less than 20 trees is located along the western edge and northwestern tenth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio

	R/W (DP 80241)	(Myoporum laetum), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
11 Hauraki Street Karori 6012	LOT 13 DP 8583	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), kōwahi (Sophora microphylla), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
13 Hauraki Street Karori 6012	LOT 14 D P 8583	A group of no less than 15 trees is located in the western fifth of the property. The stand comprises the following indigenous species: kōwahi (Sophora microphylla), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), rewarewa (Knightia excelsa).
15 Hauraki Street Karori 6012	LOT 15 DP 8583 & PT SEC 35 KARORI DIST	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ngaio (Myoporum laetum).
23 Hauraki Street Karori 6012	LOT 1 DP 60260	A group of no less than 40 trees is located in the western half of the property. The stand comprises the following indigenous species: akeake (Dodonaea viscosa), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rewarewa (Knightia excelsa), tarata (Pittosporum eugenioides).
25 Hauraki Street Karori 6012	LOT 4 DP 35300	A group of no less than 45 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), ngaio (Myoporum laetum), rewarewa (Knightia excelsa).
27 Hauraki Street Karori 6012	LOT 5 DP 35300	A group of no less than 50 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), karamū (Coprosma robusta), kohekohe (Dysoxylum spectabile), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ngaio (Myoporum laetum), whauwhaupaku (Pseudopanax arboreus).
29 Hauraki Street Karori 6012	LOT 6 DP 35300	A group of no less than 25 trees is located in the north-northwestern third of the property. The stand comprises the following indigenous species: kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), tarata (Pittosporum eugenioides), whauwhaupaku (Pseudopanax arboreus).
31 Chartwell Drive Crofton Downs 6035	LOT 2 DP 88337	A group of no less than 30 trees is located in the eastern corner of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rewarewa (Knightia excelsa).
33 Chartwell Drive Crofton Downs 6035	LOT 3 DP 88337	A group of no less than 60 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis).
106 Wilton Road Wilton 6012	LOT 2 DP 303753 - INT IN ROW	A group of no less than 15 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kānuka (Kunzea robusta), tōtara (Podocarpus totara).
73 Chartwell	LOT 1 DP	A group of no less than 15 trees is located in the southern half of the property.

Drive Crofton Downs 6035	303632 - 32.5M2 OF CARDECK ONROAD RESERVE	The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
75 Chartwell Drive Crofton Downs 6035	LOT 2 DP 303632 - INT IN ROW	A group of no less than 10 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
37 Chartwell Drive Crofton Downs 6035	LOT 4 DP 88337	A group of no less than 100 trees is located across the property, excluding the northwestern third. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), tītoki (<i>Alectryon excelsus</i>), māpou (<i>Myrsine australis</i>).
112 Wilton Road Wilton 6012	LOT 1 DP 373186 - SUBJ TO ROW	A group of no less than 10 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
114 Wilton Road Wilton 6012	LOT 2 DP 373186 - INT IN ROW	A group of no less than 35 trees is located in the northern quarter and southeastern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), whekī (<i>Dicksonia squarrosa</i>), wharangi (<i>Melicope ternata</i>), hīnau (<i>Elaeocarpus dentatus</i>).
1 Wilton Bush Road Wilton 6035	LOT 1 DP 316442 SEC 1 SO 316459 - WILTON HOUSE -	A group of no less than 42 trees is located in the northeastern quarter and southwestern corner of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), tawa (<i>Beilschmiedia tawa</i>), whekī (<i>Dicksonia squarrosa</i>).
40A Friend Street Karori 6012	LOT 1 DP 487870	A group of no less than 30 trees is located in the northern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kanono (<i>Coprosma grandifolia</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
79 Chartwell Drive Crofton Downs 6035	LOT 1 DP 489790 - SUBJ TO & INT IN ROW & ESMTS	A group of no less than 20 trees is located in the northeastern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).

WC062		
Site Address	Legal Description	Site Summary
51 Spencer Street Crofton Downs 6035	LOT 21 DP 18125	A group of no less than 20 trees is located in the southwestern fifth of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
75 Silverstream	LOT 16 DP 22769	A group of no less than 28 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: māhoe

Road Crofton Downs 6035		(Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis).
53 Downing Street Crofton Downs 6035	LOT 41 DP 89396	A group of no less than 15 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), tī kōuka (Cordyline australis).
55 Downing Street Crofton Downs 6035	LOT 40 DP 89396	A group of no less than 25 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris) māpou (Myrsine australis), porokaiwhiri (Hedycarya arborea).
57 Downing Street Crofton Downs 6035	LOT 39 DP 89396	A group of no less than 35 trees is located in the southern third of the property. The stand comprises the following indigenous species: kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), ngaio (Myoporum laetum).
59 Downing Street Crofton Downs 6035	LOT 38 DP 89396	A group of no less than 45 trees is located in the southern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), tī kōuka (Cordyline australis), kōhūhū (Pittosporum tenuifolium).
58 Downing Street Crofton Downs 6035	LOT 16 DP 89396	A group of no less than 35 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), māpou (Myrsine australis), kōhūhū (Pittosporum tenuifolium), tī kōuka (Cordyline australis).
60 Downing Street Crofton Downs 6035	LOT 17 DP 89396	A group of no less than 35 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), mamaku (Cyathea dealbata), māpou (Myrsine australis), kōhūhū (Pittosporum tenuifolium).
66 Downing Street Crofton Downs 6035	LOT 19 DP 303836 - SUBJ TO ROW	A group of no less than 35 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis).
68 Downing Street Crofton Downs 6035	LOT 21 DP 303836 - INT IN ROW	A group of no less than 25 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), mānuka (Leptospermum scoparium), ngaio (Myoporum laetum).
70 Downing Street Crofton Downs 6035	LOT 22 DP 303836 - INT IN ROW	A group of no less than 25 trees is located in the northeastern two-fifths of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), mānuka (Leptospermum scoparium), ngaio (Myoporum laetum).
72 Downing Street Crofton Downs 6035	LOT 23 DP 303836 - INT IN ROW & SUBJ TO EASES ON DP 305885	A group of no less than 50 trees is located in the northeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), mamaku (Cyathea dealbata), kōhūhū (Pittosporum tenuifolium), ngaio (Myoporum laetum).
67 Downing Street Crofton Downs 6035	LOT 34 DP 319195	A group of no less than 45 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), kōhūhū (Pittosporum tenuifolium), māpou (Myrsine australis), māhoe (Melicytus ramiflorus).
65 Downing	LOT 35 DP	A group of no less than 45 trees is located in the southwestern half of the

Street Crofton Downs 6035	319195	property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), mamaku (<i>Cyathea dealbata</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>).
61 Downing Street Crofton Downs 6035	LOT 37 DP 319195	A group of no less than 80 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), tī kōuka (<i>Cordyline australis</i>), mamaku (<i>Cyathea dealbata</i>), kōhūhū (<i>Pittosporum tenuifolium</i>).
69 Downing Street Crofton Downs 6035	LOT 6 DP 386925	A group of no less than 45 trees is located in the southwestern two-thirds of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
73 Downing Street Crofton Downs 6035	LOT 8 DP 399412 - INT IN ROW	A group of no less than 10 trees is located in the southern corner of the property. The stand comprises the following indigenous species: māpou (<i>Myrsine australis</i>), māhoe (<i>Melicytus ramiflorus</i>).
92 Downing Street Crofton Downs 6035	LOT 34 DP 429881 - INT IN ESMT	A group of no less than 70 trees is located in the northeastern three-quarters of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
88 Downing Street Crofton Downs 6035	LOT 36 DP 429881 - SUBJ TO & INT IN ESMT	A group of no less than 80 trees is located in the northeastern half of the property, with an arm extending past the centre. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>).
84 Downing Street Crofton Downs 6035	LOT 43 DP 429881 - SUBJ TO & INT IN ESMT	A group of no less than 60 trees is located in the northeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), rangiora (<i>Brachyglottis repanda</i>), makomako (<i>Aristolelia serrata</i>), putaputaweta (<i>Carpodetus serratus</i>).
30 Doris Gordon Crescent Crofton Downs 6035	LOT 46 DP 435196 LOT 49 DP 22769	A group of no less than 25 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), nagio (<i>Myoporum laetum</i>).
75 Downing Street Crofton Downs 6035	LOT 9 10 DP 399412 - INT IN ROW	A group of no less than 65 trees is located in the southern third of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), koromiko (<i>Veronica stricta</i> var. <i>stricta</i>), mamaku (<i>Cyathea medullaris</i>).
116 Downing Street Crofton Downs 6035	LOT 25 DP 452094 - INT IN ESMT	A group of no less than 25 trees is located in the northwestern quarter and a small section along the eastern boundary of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>).
114 Downing Street Crofton	LOT 26 DP 452094 - SUBJ TO	A group of no less than 60 trees is located in the north-northwestern two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus</i>

Downs 6035	ESMT	ramiflorus), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>).
------------	------	---

WC064		
Site Address	Legal Description	Site Summary
63 Chelmsford Street Ngaio 6035	LOT 2 DP 57638 - 4.9 M2 CARPAD & RETAINING WALL ON ROAD RESERVE	A group of no less than 55 trees is located in the southern third and northeastern corner of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), houhere (<i>Hoheria sexstylosa</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>).
65 Chelmsford Street Ngaio 6035	LOT 2 D P 20941	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
4 Patna Street Ngaio 6035	LOT 1 DP 57638 - INT IN R/W (DP 62131)	A group of no less than 40 trees is located in the northern third of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
127 Heke Street Ngaio 6035	LOT 1 DP 50107	A group of no less than 20 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
123 Heke Street Ngaio 6035	LOT 1 DP 34203	A group of no less than 30 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
121 Heke Street Ngaio 6035	LOT 2 DP 34203	A group of no less than 40 trees is located in the west-northwestern two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
119 Heke Street Ngaio 6035	LOT 5 DP 26735	A group of no less than 15 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), mamaku (<i>Cyathea medullaris</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).

WC065		
Site Address	Legal Description	Site Summary
21 Motueka Street Ngaio	LOT 41 D P 2254	A group of no less than 25 trees is located in the southern three-fifths of the property. The stand comprises the following indigenous species: houhere

6035		(Hoheria sexstylosa), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
23 Motueka Street Ngaio 6035	LOT 40 D P 2254	A group of no less than 30 trees is located in the southern half of the property, excluding most of the southern boundary. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ponga (Cyathea dealbata), rangiora (Brachyglottis repanda).
7 Patna Street Ngaio 6035	LOT 24 DP 2254 - GARAGE 18 SQUARE METRES ON ROAD RESERVE NOT INCLUDED IN VALUATION	A group of no less than 20 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
9 Patna Street Ngaio 6035	LOT 25 DP 2254 - 17.3 M2 CARPAD & RETAINING WALL ON ROAD RESERVE	A group of no less than 20 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
12 Orleans Street Ngaio 6035	LOT 28 DP 2254	A group of no less than 15 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), whekī (Dicksonia squarrosa).
7 Orleans Street Ngaio 6035	PT LOT 2 DP 58651 - UP 80837	A group of no less than 2 trees is located in the south-southwestern corner of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
3 Orleans Street Ngaio 6035	LOT 7 DP 15510	A group of no less than 15 trees is located in the southern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
5 Orleans Street Ngaio 6035	LOT 1 DP 58651	A group of no less than 10 trees is located in the southern half of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
15 Orleans Street Ngaio 6035	LOT 1 DP 15510 LOT 1 DP 80461	There is 1 tree located in the southern corner of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus).
15 Chelmsford Street Ngaio 6035	LOT 2 DP 5044	A group of no less than 20 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), kawakawa (Piper excelsum subsp. excelsum), tī kōuka (Cordyline australis), rangiora

		(<i>Brachyglottis repanda</i>), <i>pukatea</i> (<i>Laurelia novae-zelandiae</i>), <i>kōhūhū</i> (<i>Pittosporum tenuifolium</i>), <i>ngaio</i> (<i>Myoporum laetum</i>).
17 Motueka Street Ngaio 6035	LOT 2 DP 5860	A group of no less than 20 trees is located through the centre of the property, excluding the southern tenth and northern third. The stand comprises the following indigenous species: <i>māhoe</i> (<i>Melicytus ramiflorus</i>), <i>mamaku</i> (<i>Cyathea medullaris</i>), <i>kawakawa</i> (<i>Piper excelsum</i> subsp. <i>excelsum</i>), <i>ngaio</i> (<i>Myoporum laetum</i>), <i>whauwhaupaku</i> (<i>Pseudopanax arboreus</i>), <i>karamū</i> (<i>Coprosma robusta</i>).
6 Heke Street Ngaio 6035	LOT 1 DP 5860 - 15 M2 CARPAD ON ROAD RESERVE	A group of no less than 10 trees is located in the northern half of the property, excluding the northern corner. The stand comprises the following indigenous species: <i>kohekohe</i> (<i>Dysoxylum spectabile</i>), <i>māhoe</i> (<i>Melicytus ramiflorus</i>), <i>mamaku</i> (<i>Cyathea medullaris</i>).
8 Makererua Street Ngaio 6035	LOT 49 DP 2254	A group of no less than 10 trees is located in the northern third of the property. The stand comprises the following indigenous species: <i>hīnau</i> (<i>Elaeocarpus dentatus</i>), <i>kawakawa</i> (<i>Piper excelsum</i> subsp. <i>excelsum</i>), <i>māhoe</i> (<i>Melicytus ramiflorus</i>), <i>mamaku</i> (<i>Cyathea medullaris</i>), <i>tawa</i> (<i>Beilschmiedia tawa</i>).
16 Makererua Street Ngaio 6035	LOT 45 DP 2254	A group of no less than 30 trees is located across the northern and northeastern half of the property. The stand comprises the following indigenous species: <i>hīnau</i> (<i>Elaeocarpus dentatus</i>), <i>kohekohe</i> (<i>Dysoxylum spectabile</i>), <i>māhoe</i> (<i>Melicytus ramiflorus</i>), <i>mamaku</i> (<i>Cyathea medullaris</i>), <i>ngaio</i> (<i>Myoporum laetum</i>).
88 Heke Street Ngaio 6035	LOT 20 DP 19581 - 40 M2 FENCED LAND ONROAD RESERVE	A group of no less than 15 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: <i>kawakawa</i> (<i>Piper excelsum</i> subsp. <i>excelsum</i>), <i>kohekohe</i> (<i>Dysoxylum spectabile</i>), <i>māhoe</i> (<i>Melicytus ramiflorus</i>), <i>mamaku</i> (<i>Cyathea medullaris</i>), <i>ngaio</i> (<i>Myoporum laetum</i>), <i>lancewood</i> (<i>Pseudopanax crassifolius</i>).
90 Heke Street Ngaio 6035	LOT 19 DP 19581	A group of no less than 20 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: <i>kawakawa</i> (<i>Piper excelsum</i> subsp. <i>excelsum</i>), <i>kohekohe</i> (<i>Dysoxylum spectabile</i>), <i>māhoe</i> (<i>Melicytus ramiflorus</i>), <i>māpou</i> (<i>Myrsine australis</i>), <i>ngaio</i> (<i>Myoporum laetum</i>), <i>hangehange</i> (<i>Geniostoma ligustrifolium</i> var. <i>ligustifolium</i>).
92 Heke Street Ngaio 6035	LOT 18 DP 19581 - GARAGE 15M2 ON ROADRESERVE - NOT INCLUDED IN VALUATION	A group of no less than 20 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: <i>kawakawa</i> (<i>Piper excelsum</i> subsp. <i>excelsum</i>), <i>hīnau</i> (<i>Elaeocarpus dentatus</i>), <i>kohekohe</i> (<i>Dysoxylum spectabile</i>), <i>māhoe</i> (<i>Melicytus ramiflorus</i>), <i>mamaku</i> (<i>Cyathea medullaris</i>), <i>māpou</i> (<i>Myrsine australis</i>), <i>ngaio</i> (<i>Myoporum laetum</i>), <i>rangiora</i> (<i>Brachyglottis repanda</i>), <i>tawa</i> (<i>Beilschmiedia tawa</i>).
94 Heke Street Ngaio 6035	LOT 17 DP 19581 - GARAGE 13 M2 ON ROADRESERVE (NOT INCLUDED IN VALUATION)	A group of no less than 20 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: <i>kawakawa</i> (<i>Piper excelsum</i> subsp. <i>excelsum</i>), <i>kohekohe</i> (<i>Dysoxylum spectabile</i>), <i>māhoe</i> (<i>Melicytus ramiflorus</i>), <i>mamaku</i> (<i>Cyathea medullaris</i>), <i>māpou</i> (<i>Myrsine australis</i>), <i>ngaio</i> (<i>Myoporum laetum</i>), <i>patē</i> (<i>Schefflera digitata</i>), <i>lancewood</i> (<i>Pseudopanax crassifolius</i>), <i>tī kōuka</i> (<i>Cordyline australis</i>), <i>karamū</i> (<i>Coprosma robusta</i>).

96 Heke Street Ngaio 6035	LOT 16 DP 19581	A group of no less than 15 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
98 Heke Street Ngaio 6035	LOT 15 DP 19581	A group of no less than 15 trees is located in the of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), tawa (<i>Beilschmiedia tawa</i>), kahikatea (<i>Dacrycarpus dacrydioides</i>), kohekohe (<i>Dysoxylum spectabile</i>).
100 Heke Street Ngaio 6035	LOT 14 DP 19581 - 5 M2 GARAGE ON ROADRESERVE	A group of no less than 30 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
102 Heke Street Ngaio 6035	LOT 2 DP 86937 - PT SUBJ TO & INT IN SEWERAGE EASEMENT	A group of no less than 20 trees is located in the northern corner and northeastern third of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
104 Heke Street Ngaio 6035	LOT 1 DP 86937 - DOUBLE GARAGE 30 SQ METRES ON ROAD RESERVEPT SUBJ TO & INT IN SEWERAGE EASEMENT	A group of no less than 6 trees is located in the south-southeastern corner of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
4 Preston Way Ngaio 6035	LOT 16 D P 26735	A group of no less than 10 trees is located in the south-southeastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
6 Preston Way Ngaio 6035	LOT 15 DP 26735	A group of no less than 5 trees is located in the south-southeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), tawa (<i>Beilschmiedia tawa</i>).
8 Preston Way Ngaio 6035	LOT 14 D P 26735	A group of no less than 20 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), tawa (<i>Beilschmiedia tawa</i>).
11 Preston Way Ngaio 6035	LOT 13 D P 26735	A group of no less than 20 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).

9 Preston Way Ngaio 6035	LOT 12 DP 26735	A group of no less than 18 trees is located along the eastern edge of the property, from the northern to southern corners. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tawa (<i>Beilschmiedia tawa</i>).
116 Heke Street Ngaio 6035	LOT 14 DP 30280	A group of no less than 50 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), whekī (<i>Dicksonia squarrosa</i>).
124 Heke Street Ngaio 6035	LOT 18 DP 30280	A group of no less than 25 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
128 Heke Street Ngaio 6035	LOT 1 DP 45181	A group of no less than 35 trees is located along the southeastern edge and eastern quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), tawa (<i>Beilschmiedia tawa</i>).
6 Makererua Street Ngaio 6035	LOT 2 DP 404993	A group of no less than 7 trees is located in the northern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), ti kouka (<i>Cordyline australis</i>), pukatea (<i>Laurealia novae-zealandiae</i>), kahikatea (<i>Darcycarpus dacrydioides</i>).
27 Motueka Street Ngaio 6035	LOT 38 DP 2254 - 48 M2 CARDECK, STAIRS& RETAINING WALLS ON ROAD RESERVE	A group of no less than 6 trees is located in the southern third of the property. The stand comprises the following indigenous species: horoeka (<i>Pseudopanax crassifolius</i>), houhere (<i>Hoheria sexstylosa</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ponga (<i>Cyathea dealbata</i>), rangiora (<i>Brachyglottis repanda</i>), putaputawētā (<i>Carpodetus serratus</i>).
25 Motueka Street Ngaio 6035	LOT 39 PT LOT 51 DP 2254 SEC 1 SO 494126	A group of no less than 7 trees is located in the southern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), horoeka (<i>Pseudopanax crassifolius</i>), houhere (<i>Hoheria sexstylosa</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ponga (<i>Cyathea dealbata</i>), rangiora (<i>Brachyglottis repanda</i>), putaputawētā (<i>Carpodetus serratus</i>).

WC066		
Site Address	Legal Description	Site Summary
42 Kandy Crescent Ngaio 6035	LOT 67 DP 29194	A group of no less than 55 trees is located in the southern half of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tarata (<i>Pittosporum eugenoides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).

38 Kandy Crescent Ngaio 6035	LOT 2 DP 32891	A group of no less than 40 trees is located in the south-southwestern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>).
36 Kandy Crescent Ngaio 6035	LOT 69 DP 29194	A group of no less than 20 trees is located in the southern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
34 Kandy Crescent Ngaio 6035	LOT 70 DP 29194	A group of no less than 20 trees is located in the south-southwestern two-fifth of the property. The stand comprises the following indigenous species: kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
32 Kandy Crescent Ngaio 6035	LOT 71 DP 29194	A group of no less than 10 trees is located in the south-southwestern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
22 Kandy Crescent Ngaio 6035	LOT 20 DP 28372 - SUBJ TO & INT IN R/WDP 56932	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
8 Rosalind Street Ngaio 6035	LOT 2 DP 35072	A group of no less than 25 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
10 Rosalind Street Ngaio 6035	LOT 3 DP 35072	A group of no less than 30 trees is located in the south-southwestern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rewarewa (<i>Knightia excelsa</i>).
6 Rosalind Street Ngaio 6035	PART LOT 1 DP 20972	A group of no less than 25 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), rewarewa (<i>Knightia excelsa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
4 Rosalind Street Ngaio 6035	LOT 26 DP 24496 - 36 M2 GARAGE ON ROADRESERVE	A group of no less than 25 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
62 Fox Street Ngaio 6035	LOT 7 DP 21698 LOT 28 D P 24496	A group of no less than 25 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
11 Khandallah Road Ngaio 6035	LOT 9 DP 7463 - INT IN ROW ON DP 327504	A group of no less than 20 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), kōhūhū (<i>Pittosporum tenuifolium</i>).

WC068

Site Address	Legal Description	Site Summary
17 Meadowcroft Grove Johnsonville 6037	LOT 1 DP 83443	A group of no less than 60 trees is located in the southern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ponga (<i>Cyathea dealbata</i>), porokaiwhiri (<i>Hedycarya arborea</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
25 Meadowcroft Grove Johnsonville 6037	LOT 3 DP 83443	A group of no less than 35 trees is located in the southern corner of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
164 Broderick Road Johnsonville 6037	LOT 7 DP 33932	A group of no less than 20 trees is located across the northern and western third of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), tarata (<i>Pittosporum eugenioides</i>), tī kōuka (<i>Cordyline australis</i>).
16 Tolhurst Street Johnsonville 6037	LOT 31 DP 76324 - SUBJ TO & INT IN EASEMENTS	A group of no less than 30 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>).
13A Vasanta Avenue Ngaio 6035	LOT 2 DP 73757 - SUBJ TO & INT IN R/W	A group of no less than 18 trees is located in the southern point of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
13 Vasanta Avenue Ngaio 6035	LOT 1 DP 73757 - SUBJ TO & INT IN R/W	A group of no less than 18 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: horoeka (<i>Pseudopanax crassifolius</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
15 Vasanta Avenue Ngaio 6035	LOT 2 DP 47970	A group of no less than 25 trees is located in the northeastern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
17 Vasanta Avenue Ngaio 6035	LOT 3 DP 47970	A group of no less than 35 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
34 Vasanta Avenue Ngaio 6035	LOT 4 DP 62106	A group of no less than 70 trees is located in the southern and eastern two-thirds of the property. The stand comprises the following indigenous species: horoeka (<i>Pseudopanax crassifolius</i>), karamū (<i>Coprosma robusta</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou

		(Myrsine australis), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
44 Vasanta Avenue Ngaio 6035	LOT 32 DP 76405	A group of no less than 36 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: horoeka (Pseudopanax crassifolius), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
42 Vasanta Avenue Ngaio 6035	LOT 33 DP 62106	A group of no less than 30 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: horoeka (Pseudopanax crassifolius), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), rangiora (Brachyglottis repanda).
36 Vasanta Avenue Ngaio 6035	LOT 35 DP 62106	A group of no less than 40 trees is located in the southern half of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mānuka (Leptospermum scoparium), māpou (Myrsine australis), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), akiraho (Olearia paniculata).
50 Vasanta Avenue Ngaio 6035	LOT 31 DP 76405	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: horoeka (Pseudopanax crassifolius), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), whauwhaupaku (Pseudopanax arboreus).
48 Vasanta Avenue Ngaio 6035	LOT 42 DP 76405	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: horoeka (Pseudopanax crassifolius), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mānuka (Leptospermum scoparium), māpou (Myrsine australis), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
46 Vasanta Avenue Ngaio 6035	LOT 43 DP 76405	A group of no less than 30 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
52 Vasanta Avenue Ngaio 6035	LOT 30 DP 83659	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: horoeka (Pseudopanax crassifolius), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ribbonwood (Plagianthus regius), whauwhaupaku (Pseudopanax arboreus).
8 Govind Grove Ngaio 6035	LOT 10 DP 40141	A group of no less than 15 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
10 Govind Grove Ngaio 6035	LOT 11 DP 40141	A group of no less than 28 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), makomako

		(<i>Aristolelia serrata</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
20 Govind Grove Ngaio 6035	LOT 5 DP 41677 - FLATS DP 60746	A group of no less than 16 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
22 Govind Grove Ngaio 6035	LOT 6 DP 41677	A group of no less than 23 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
24 Govind Grove Ngaio 6035	LOT 7 DP 41677	A group of no less than 50 trees is located along the northern and western edges of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
64 Simla Crescent Khandallah 6035	LOT 1 DP 81033	A group of no less than 40 trees is located in the northern third of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tarata (<i>Pittosporum eugenioides</i>), tawa (<i>Beilschmiedia tawa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
6 Nadia Grove Khandallah 6035	LOT 16 DP 40266	A group of no less than 10 trees is located in the southern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
8 Nadia Grove Khandallah 6035	LOT 17 DP 40266	A group of no less than 20 trees is located in the southern two-fifths of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), patē (<i>Schefflera digitata</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
10 Nadia Grove Khandallah 6035	LOT 18 DP 40266	A group of no less than 10 trees is located in the southeastern boundary of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), rewarewa (<i>Knightia excelsa</i>), tawa (<i>Beilschmiedia tawa</i>).
50 Amapur Drive Khandallah 6035	LOT 27 DP 44117	A group of no less than 10 trees is located in the eastern corner of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>).
52 Amapur Drive Khandallah 6035	LOT 28 DP 44117	A group of no less than 25 trees is located along the northeastern boundary and southeastern corner of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rewarewa (<i>Knightia excelsa</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
54 Amapur Drive Khandallah 6035	LOT 29 DP 44117	A group of no less than 20 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax</i>

		arboreus).
56 Amapur Drive Khandallah 6035	LOT 30 DP 44117	A group of no less than 20 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
58 Amapur Drive Khandallah 6035	LOT 30 DP 45341	A group of no less than 20 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rewarewa (<i>Knightia excelsa</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
6 Andaman Grove Khandallah 6035	LOT 102 DP 53024	A group of no less than 15 trees is located in the east-southeastern quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
39 Satara Crescent Khandallah 6035	LOT 44 DP 58033	A group of no less than 25 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), tī kōuka (<i>Cordyline australis</i>).
41 Satara Crescent Khandallah 6035	LOT 45 DP 58033	A group of no less than 20 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), rewarewa (<i>Knightia excelsa</i>).
57 Satara Crescent Khandallah 6035	LOT 51 DP 58160	A group of no less than 15 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
26 Ramphal Terrace Khandallah 6035	LOT 82 DP 63802	A group of no less than 20 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
11 Kapil Grove Khandallah 6035	LOT 7 DP 69570 - FLAT DP 74256	A group of no less than 80 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>).
13 Kapil Grove Khandallah 6035	LOT 8 DP 69570	A group of no less than 60 trees is located in the western three-fifths of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
15 Kapil Grove Khandallah 6035	LOT 9 DP 69571	A group of no less than 50 trees is located in the western half of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), mamaku (<i>Cyathea medullaris</i>), māhoe (<i>Melicytus ramiflorus</i>).
17 Kapil Grove Khandallah 6035	LOT 10 DP 69571	A group of no less than 55 trees is located in the western third of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).

18 Kapil Grove Khandallah 6035	LOT 11 DP 69571 - INT IN EASEMENTS DP76745	A group of no less than 65 trees is located in the northern two-thirds of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), rangiora (Brachyglottis repanda), akiraho (Olearia paniculata).
16 Kapil Grove Khandallah 6035	LOT 12 DP 69571 - SUBJ TO EASEMENT ONDP 76745	A group of no less than 50 trees is located in the eastern third and northern corner of the property. The stand comprises the following indigenous species: akeake (Dodonaea viscosa), karamū (Coprosma robusta), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tī kōuka (Cordyline australis).
10 Kim Street Khandallah 6035	LOT 1 DP 86169 - PT SUBJ TO & INT IN R/W & EASEMENTS PT SUBJ TO LANDCOVENANTS - FLAT DP 86731	A group of no less than 15 trees is located in the northwestern sixth of the property. The stand comprises the following indigenous species: kanono (Coprosma grandifolia), kohekohe (Dysoxylum spectabile), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
12 Kimberley Way Khandallah 6035	LOT 9 DP 59243	A group of no less than 15 trees is located in the western third of the property. The stand comprises the following indigenous species: kanono (Coprosma grandifolia), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), tarata (Pittosporum eugenioides), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
37 Orissa Crescent Broadmeadows 6035	LOT 2 DP 87705 - SUBJ TO & INT IN ROW & ESMTS	A group of no less than 7 trees is located in the southern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
39 Orissa Crescent Broadmeadows 6035	LOT 1 DP 87705 - PT SUBJ & INT IN ROW & ESMTS	A group of no less than 20 trees is located in the southeastern half of the property, excluding along the southern boundary. The stand comprises the following indigenous species: kanono (Coprosma grandifolia), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
41 Orissa Crescent Broadmeadows 6035	LOT 2 DP 86996 PT SUBJ & INT IN ROW & EASEMENTS	A group of no less than 65 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: hangehange (Geniostoma ligustrifolium), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
10 Bharat Terrace Broadmeadows 6035	LOT 4 DP 86996 PT SUBJ & INT IN ROW & EASEMENTS	A group of no less than 50 trees is located in the southwestern to southeastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), tī kōuka (Cordyline australis).
12 Bharat Terrace Broadmeadows	LOT 5 DP 86996 - PT SUBJ & INT	A group of no less than 70 trees is located in the southwestern three-quarters of the property. The stand comprises the following indigenous species: mamaku (Cyathea medullaris).

6035	IN ROW& ESMTS	
54 Baroda Street Khandallah 6035	LOT 1 DP 9961 - INT IN R/W DP 85705	A group of no less than 15 trees is located in the western half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), patē (<i>Schefflera digitata</i>), porokaiwhiri (<i>Hedycarya arborea</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
50 Baroda Street Khandallah 6035	LOT 1 DP 85705 - SUBJ TO R/W	A group of no less than 25 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
47 Baroda Street Khandallah 6035	LOT 1 DP 11846 - 33 M2 FENCED LAND & RETAINING WALL ON ROAD RESERVE	A group of no less than 25 trees is located in the western half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), patē (<i>Schefflera digitata</i>), ponga (<i>Cyathea dealbata</i>), porokaiwhiri (<i>Hedycarya arborea</i>), rangiora (<i>Brachyglottis repanda</i>), wharangī (<i>Melicope ternata</i>).
45 Baroda Street Khandallah 6035	LOT 2 DP 11846 - 5 M2 GARAGE ON ROAD RESERVE	A group of no less than 35 trees is located in the western half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ponga (<i>Cyathea dealbata</i>), porokaiwhiri (<i>Hedycarya arborea</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
43 Baroda Street Khandallah 6035	PT LOT 3 DP 11846 - UNIT PLAN 59446	A group of no less than 40 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), hīnau (<i>Elaeocarpus dentatus</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ponga (<i>Cyathea dealbata</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>).
27 Baroda Street Khandallah 6035	LOT 4 DP 2348 -INT IN ROW	A group of no less than 50 trees is located in the northwestern three of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ponga (<i>Cyathea dealbata</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
25 Baroda Street Khandallah 6035	LOT 5 DP 2348 - INT IN R/W	A group of no less than 30 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
77 Burma Road Broadmeadows 6035	LOT 8 DP 21023 LOT 42 DP 40238	A group of no less than 5 trees is located in the southwestern quarter of the property, excluding the southern boundary. The stand comprises the following indigenous species: horoeka (<i>Pseudopanax crassifolius</i>), kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), tarata (<i>Pittosporum eugenioides</i>).
31 Orissa Crescent Broadmeadows	LOT 1 DP 42493	A group of no less than 10 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māpou (<i>Myrsine australis</i>), tawa (<i>Beilschmiedia tawa</i>).

6035		
25 Orissa Crescent Broadmeadows 6035	LOT 3 DP 42493-FLATS 1 2 DP 44749	A group of no less than 10 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
27 Orissa Crescent Broadmeadows 6035	LOT 2 DP 42493	A group of no less than 15 trees is located in the southern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
35 Orissa Crescent Broadmeadows 6035	LOT 1 DP 77783 -INT EASEMENT	A group of no less than 30 trees is located in the southern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
33 Orissa Crescent Broadmeadows 6035	LOT 2 DP 77783	A group of no less than 20 trees is located in the western third of the property, extending along the southwestern boundary, and also filling the eastern corner. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ponga (<i>Cyathea dealbata</i>), tōtara (<i>Podocarpus totara</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
45 Kanpur Road Broadmeadows 6035	LOT 89 DP 32541	A group of no less than 30 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: mamaku (<i>Cyathea medullaris</i>).
47 Kanpur Road Broadmeadows 6035	LOT 88 DP 32541	A group of no less than 25 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: mamaku (<i>Cyathea medullaris</i>).
7 Bharat Terrace Broadmeadows 6035	LOT 84 DP 32541	A group of no less than 35 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: mamaku (<i>Cyathea medullaris</i>).
9 Bharat Terrace Broadmeadows 6035	LOT 83 DP 32541	A group of no less than 40 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: mamaku (<i>Cyathea medullaris</i>), rewarewa (<i>Knightia excelsa</i>), tawa (<i>Beilschmiedia tawa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
11 Bharat Terrace Broadmeadows 6035	LOT 82 DP 32541	A group of no less than 45 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tī kōuka (<i>Cordyline australis</i>).
8 Bharat Terrace Broadmeadows 6035	LOT 2 DP 52779	A group of no less than 15 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpopu (<i>Myrsine australis</i>).
65 Nalanda Crescent Broadmeadows 6035	LOT 245 DP 58880	A group of no less than 40 trees is located in the west-southwestern third of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
66 Nalanda Crescent	LOT 249 DP 58880	A group of no less than 40 trees is located in the western quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma</i>

Broadmeadows 6035		robusta), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis).
29 Baroda Street Khandallah 6035	LOT 1 DP 89032 - INT IN R/W	A group of no less than 20 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: hangehange (Geniostoma ligustrifolium), kanono (Coprosma grandifolia), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), ponga (Cyathea dealbata), porokaiwhiri (Hedycarya arborea), rewarewa (Knightia excelsa).
13 Ridvan Grove Ngaiō 6035	LOTS 13 14 DP 68969	A group of no less than 45 trees is located along the northern and western boundaries of the property. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
45 Clark Street Khandallah 6035	LOT 3 DP 91327 - INT IN R/W	A group of no less than 6 trees is located in the northern and western corners of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kohekohe (Dysoxylum spectabile), rewarewa (Knightia excelsa), tarata (Pittosporum eugenioides), whekī (Dicksonia squarrosa).
43 Clark Street Khandallah 6035	LOT 1 DP 91327 - INT IN R/W	A group of no less than 15 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), tītoki (Alectryon excelsus).

WC077		
Site Address	Legal Description	Site Summary
5 Mamaku Grove Khandallah 6035	LOT 4 DP 23799 -PT SUBJ TO & INT IN R/W	A group of no less than 15 trees is located in the southeastern two-fifths of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
33 Clark Street Khandallah 6035	LOT 2 DP 13690 - 36 M2 GARAGE & LAND ON ROAD RESERVE	A group of no less than 15 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), tī kōuka (Cordyline australis).
31 Clark Street Khandallah 6035	LOT 3 DP 13690 - DOUBLE CARPORT 11M2 ONROAD RESERVE - NOT INCLUDED IN THE VALUATION	A group of no less than 15 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).
29 Clark	LOT 4 DP	A group of no less than 10 trees is located in the southwestern quarter of the

Street Khandallah 6035	13690	property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>).
27 Clark Street Khandallah 6035	LOT 5 DP 13690	A group of no less than 60 trees is located in the northern, western and southern three-quarters of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), whekī (<i>Dicksonia squarrosa</i>).
25 Clark Street Khandallah 6035	LOT 1 DP 13195 - 5 M2 CARPORT ON ROADRESERVE	A group of no less than 10 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), mamaku (<i>Cyathea medullaris</i>), tarata (<i>Pittosporum eugenioides</i>), tītoki (<i>Alectryon excelsus</i>).
4 Glentui Grove Khandallah 6035	LOT 4 DP 13327 - PT SUBJ TO & INT IN ROW	A group of no less than 20 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>).
24 Simla Crescent Khandallah 6035	LOT 1 PT LOT 3 DP 11767	A group of no less than 25 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: kahikatea (<i>Dacrycarpus dacrydioides</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ponga (<i>Cyathea dealbata</i>), porokaiwhiri (<i>Hedycarya arborea</i>), rangiora (<i>Brachyglottis repanda</i>), tawa (<i>Beilschmiedia tawa</i>), tītoki (<i>Alectryon excelsus</i>), tōtara (<i>Podocarpus totara</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), rimu (<i>Dacrydium cupressinum</i>).
32B Simla Crescent Khandallah 6035	LOT 3 DP 31018	A group of no less than 15 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: kōwahi (<i>Sophora microphylla</i>), mamaku (<i>Cyathea medullaris</i>), tawa (<i>Beilschmiedia tawa</i>).
36 Simla Crescent Khandallah 6035	PT LOT 24 D P 370	A group of no less than 25 trees is located in the northeastern two-fifths of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kahikatea (<i>Dacrycarpus dacrydioides</i>), māhoe (<i>Melicytus ramiflorus</i>), tawa (<i>Beilschmiedia tawa</i>).
38 Simla Crescent Khandallah 6035	LOT 3 DP 16201	A group of no less than 10 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), tawa (<i>Beilschmiedia tawa</i>).
44 Simla Crescent Khandallah 6035	LOT 1 PT LOT 2 DP 16201	A group of no less than 10 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
46 Simla Crescent Khandallah 6035	LOT 1 DP 30460	A group of no less than 60 trees is located along the southeastern to southwestern boundary, continuing along the northwestern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), mamaku (<i>Cyathea medullaris</i>), tawa (<i>Beilschmiedia tawa</i>).

WC079		
Site Address	Legal Description	Site Summary
70 Old Porirua Road Ngaio 6035	LOT 3 DP 23035-UP 61708	A group of no less than 20 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
74 Old Porirua Road Ngaio 6035	LOT 1 D P 23035	A group of no less than 25 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
17 Elgin Way Khandallah 6035	LOT 6 DP 40355	A group of no less than 30 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
59 Rama Crescent Khandallah 6035	LOT 1 DP 51821 - 55 M2 CARPAD & LAND ON ROAD RESERVE	A group of no less than 35 trees is located in the western third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).
67 Rama Crescent Khandallah 6035	LOT 2 DP 62538	A group of no less than 60 trees is located along the northern boundary, western third and southern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).
72 Rama Crescent Khandallah 6035	LOT 2 DP 47412-FLAT 1 DP 51337 FLAT 2DP 59395	A group of no less than 15 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
63 Rama Crescent Khandallah 6035	PT LOT 1 DP 34359	A group of no less than 10 trees is located in the southern fifth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>).
65 Rama Crescent Khandallah 6035	LOT 1 DP 62538 - SUBJ TO & INT IN R/W	A group of no less than 25 trees is located in the southern and northern quarters of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).
25 Ngaio Gorge Road Ngaio 6035	LOT 1 D P 8841	A group of no less than 10 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
49 Ngaio Gorge Road Ngaio 6035	LOTS 2 3 DP 7380	A group of no less than 50 trees is located in the northern two-thirds and the southeastern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
65 Ngaio Gorge Road Ngaio 6035	LOT 3 DP 11976 - 36 M2	A group of no less than 30 trees is located in the north-northwestern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kahikatea (<i>Dacrycarpus dacrydioides</i>), māhoe

	CARPAD ON ROADRESERVE	(Melicytus ramiflorus), mamaku (Cyathea medullaris), tawa (Beilschmiedia tawa).
67 Ngaio Gorge Road Ngaio 6035	LOT 2 DP 51307 - 36 M2 RETAINED CARPADON ROAD RESERVE	A group of no less than 40 trees is located in the central half of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rewarewa (Knightia excelsa), tawa (Beilschmiedia tawa).
69 Ngaio Gorge Road Ngaio 6035	LOT 5 DP 11976	A group of no less than 30 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rewarewa (Knightia excelsa).
5B Armitage Street Ngaio 6035	LOT 1 DP 51307 -INT IN & SUBJ TO R/W	A group of no less than 10 trees is located in the south-southeastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
75 Ngaio Gorge Road Ngaio 6035	LOT 6 DP 9974	A group of no less than 25 trees is located in the northwestern three-fifths of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rewarewa (Knightia excelsa).
77 Ngaio Gorge Road Ngaio 6035	LOT 7 DP 9974	A group of no less than 30 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
79 Ngaio Gorge Road Ngaio 6035	LOT 8 DP 9974 - 20 M2 GARAGE ON ROAD RESERVE	A group of no less than 20 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), rewarewa (Knightia excelsa), wharangi (Melicope ternata).
81 Ngaio Gorge Road Ngaio 6035	LOT 9 DP 11976 - 20 M2 GARAGE ON ROADRESERVE OPP 79 NGAIO GORGE RD	A group of no less than 10 trees is located in the north-northeastern fifth of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), wharangi (Melicope ternata).
85 Ngaio Gorge Road Ngaio 6035	PT LOT 53 DP 404 LOT 10 DP 11976 - 40M2 GARAGES AT 103 NGAIO GORGE RD ON ROAD RESERVE	A group of no less than 30 trees is located in the northern half and along the eastern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).
93 Ngaio	LOT 14 DP	A group of no less than 50 trees is located in the northern three-fifths of the

Gorge Road Ngaio 6035	11976 - 39.4 M2 DOUBLE CARPAD & CABLECAR ON ROAD RESERVE	property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rewarewa (<i>Knightia excelsa</i>), tītoki (<i>Alectryon excelsus</i>).
302 Cockayne Road Ngaio 6035	PART LOT 53 DP 404	A group of no less than 200 trees is located across the property, except in the central northern tenth. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rewarewa (<i>Knightia excelsa</i>), tītoki (<i>Alectryon excelsus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
129 Old Porirua Road Ngaio 6035	PT LOT 53 DP 404 LOT 15 DP 11976 - 30M2 CARDECK ON ROAD RESERVE	A group of no less than 80 trees is located across the property, except in the central northern sixth. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>), tarata (<i>Pittosporum eugenioides</i>), tawa (<i>Beilschmiedia tawa</i>), tītoki (<i>Alectryon excelsus</i>).
81 Old Porirua Road Ngaio 6035	LOT 1 DP 27031 - PT SUBJ TO & INT IN R/W DP 77489 SUBJ TO EASEMENT DP 86630	A group of no less than 70 trees is located in the northwestern three-fifths of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
105 Ngaio Gorge Road Ngaio 6035	PT LOT 6 DP 16779	A group of no less than 60 trees is located in the south-southwestern fifth and north-northeastern two-fifths of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), tawa (<i>Beilschmiedia tawa</i>).
69 Old Porirua Road Ngaio 6035	LOT 1 DP 86288 - PT SUBJ TO & INT IN R/W & EASEMENTS	A group of no less than 6 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), tītoki (<i>Alectryon excelsus</i>).
71 Old Porirua Road Ngaio 6035	LOTS 24 25 DP 11976 - PT SUBJ & INT IN R/W	A group of no less than 15 trees is located in the western fifth and northern and southern corners of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), tītoki (<i>Alectryon excelsus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
67 Old Porirua Road Ngaio 6035	LOT 2 DP 86288 - PT SUBJ TO & INT IN R/W & EASEMENTS	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), rewarewa (<i>Knightia excelsa</i>), tawa (<i>Beilschmiedia tawa</i>), tītoki (<i>Alectryon excelsus</i>).
9 Hewett Way Ngaio 6035	LOT 3 D P 21883	A group of no less than 35 trees is located in the southwestern two-thirds of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper</i>

		excelsum subsp. excelsum), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), mānuka (<i>Leptospermum scoparium</i>), māpou (<i>Myrsine australis</i>), rewarewa (<i>Knightia excelsa</i>), tarata (<i>Pittosporum eugenioides</i>), tawa (<i>Beilschmiedia tawa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), whēkī (<i>Dicksonia squarrosa</i>).
118 Trelissick Crescent Ngaio 6035	LOT 3 DP 8225 - CARDECK 3.5 M2 ON ROADRESERVE	A group of no less than 45 trees is located in the eastern two-thirds of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kahikatea (<i>Dacrycarpus dacrydioides</i>), māhoe (<i>Melicytus ramiflorus</i>), rewarewa (<i>Knightia excelsa</i>), tītoki (<i>Alectryon excelsus</i> subsp. <i>excelsus</i>), tawa (<i>Beilschmiedia tawa</i>).
120 Trelissick Crescent Ngaio 6035	LOT 2 DP 8225 - 43 M2 CARPORT, HANDRAIL, PATIO, RETAINING WALL & FENCED LANDON ROAD RESERVE	A group of no less than 45 trees is located in the eastern two-thirds of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kahikatea (<i>Dacrycarpus dacrydioides</i>), māhoe (<i>Melicytus ramiflorus</i>), rewarewa (<i>Knightia excelsa</i>), tawa (<i>Beilschmiedia tawa</i>), hangehange (<i>Geniostoma ligustrifolium</i>), houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), tītoki (<i>Alectryon excelsus</i>), mamaku (<i>Cyathea dealbata</i>).
124A Trelissick Crescent Ngaio 6035	LOT 2 DP 47382	A group of no less than 35 trees is located in the eastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), tītoki (<i>Alectryon excelsus</i>), tawa (<i>Beilschmiedia tawa</i>).
128 Trelissick Crescent Ngaio 6035	LOTS 2-3 DP 17309	A group of no less than 45 trees is located in the eastern two-thirds of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), houhere (<i>Hoheria sexstylosa</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), tawa (<i>Beilschmiedia tawa</i>), tītoki (<i>Alectryon excelsus</i>).
3C Armitage Street Ngaio 6035	LOT 2 DP 55524 -INT IN & SUBJ TO R/W	A group of no less than 30 trees is located along the southern boundary and in western quarter of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
3D Armitage Street Ngaio 6035	LOT 1 DP 44362 SUBJ TO ROW C INT IN ROW A B DP 54132	A group of no less than 30 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
3B Armitage Street Ngaio 6035	LOT 1 DP 26566 - SUBJ TO ROW	A group of no less than 15 trees is located in the southeastern fifth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), kohekohe (<i>Dysoxylum spectabile</i>), tawa (<i>Beilschmiedia tawa</i>).
5 Armitage Street Ngaio 6035	LOT 2 DP 26566 - SUBJ TO &	A group of no less than 30 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum</i>

	INT IN R/W	laetum), tawa (<i>Beilschmiedia tawa</i>).
130 Old Porirua Road Ngaio 6035	LOT 2 DP 53987	A group of no less than 60 trees is located in the east-southeastern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>), tītoki (<i>Alectryon excelsus</i>).
2 Capt Edward Daniell Drive Ngaio 6035	LOT 2 DP 86224 - PT SUBJ TO & INT IN ROW & EASEMENTS	A group of no less than 40 trees is located along the eastern, western and southern boundaries of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>).
4 Capt Edward Daniell Drive Ngaio 6035	LOT 3 DP 86224 - SUBJ TO & INT IN ROW & EASEMENTS	A group of no less than 40 trees is located in the southeastern two-fifths of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
6 Capt Edward Daniell Drive Ngaio 6035	LOT 4 DP 86224 - SUBJ TO & INT IN ROW & EASEMENT	A group of no less than 65 trees is located in the southern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), ponga (<i>Cyathea dealbata</i>), rangiora (<i>Brachyglottis repanda</i>), tītoki (<i>Alectryon excelsus</i>).
8 Capt Edward Daniell Drive Ngaio 6035	LOT 5 DP 86224 - SUBJ TO & INT IN ROW & ESMT	A group of no less than 60 trees is located in the southwestern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rewarewa (<i>Knightia excelsa</i>), taupata (<i>Coprosma repens</i>).
10 Capt Edward Daniell Drive Ngaio 6035	LOT 6 DP 86224 - SUB TO & INT IN ROW & EASEMENT	A group of no less than 50 trees is located in the southwestern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rewarewa (<i>Knightia excelsa</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
12 Capt Edward Daniell Drive Ngaio 6035	LOT 7 DP 86224 - SUBJ TO & INT IN ROW & EASEMENT	A group of no less than 120 trees is located in the southern four-fifths of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>).
18 Capt Edward Daniell Drive Ngaio 6035	LOT 8 DP 86224 - SUBJ TO & INT IN ROW & ESMT	A group of no less than 130 trees is located across the property, except in the northern fifth. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
9 Capt Edward Daniell Drive	LOT 9 DP 86224 - SUBJ TO &	A group of no less than 40 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe

Ngaio 6035	INT IN ROW& EASEMENT	(Melicytus ramiflorus), rangiora (Brachyglottis repanda), rewarewa (Knightia excelsa).
11 Capt Edward Daniell Drive Ngaio 6035	LOT 11 DP 86224 - SUBJ TO & INT IN ROW& EASEMENT	A group of no less than 80 trees is located in the southeastern three-fifths of the property. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
20 Capt Edward Daniell Drive Ngaio 6035	LOT 12 DP 86224 - SUBJ TO & INT IN ROW& EASEMENT	A group of no less than 70 trees is located in the northern quarter and southern half of the property. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
22 Capt Edward Daniell Drive Ngaio 6035	LOT 13 DP 86224 - SUBJ TO & INT IN ROW& EASEMENT	A group of no less than 70 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), māpou (Myrsine australis).
5 Capt Edward Daniell Drive Ngaio 6035	LOT 21 DP 86224 - SUBJ TO & INT IN ROW& EASEMENT	A group of no less than 10 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
16 Capt Edward Daniell Drive Ngaio 6035	LOT 25 DP 86224 - SUBJ TO & INT IN ROW& ESMT	A group of no less than 35 trees is located in the southern corner of the property. The stand comprises the following indigenous species: kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), ngaio (Myoporum laetum).
86 Oban Street Wadestown 6012	LOT 1 DP 50936 - ENCROACH FOLLOWS	A group of no less than 45 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus).
90 Oban Street Wadestown 6012	LOT 2 DP 50936	A group of no less than 55 trees is located in the eastern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus).
92 Oban Street Wadestown 6012	LOT 1 DP 10619	A group of no less than 55 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus).
94 Oban Street Wadestown 6012	LOT 1 DP 46108	A group of no less than 20 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
118 Oban	LOT 3 DP	A group of no less than 12 trees is located in the northwestern corner of the

Street Wadestown 6012	56284	property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>).
21 Hanover Street Wadestown 6012	ALL PLAN A 874 -INT IN R/W LOT 1 DP 73790	A group of no less than 100 trees is located in the northern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), tawa (<i>Beilschmiedia tawa</i>), tītoki (<i>Alectryon excelsus</i>), taupata (<i>Coprosma repens</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), houhere (<i>Hoheria sexstylosa</i>), kōwahi (<i>Sophora microphylla</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
13 Hanover Street Wadestown 6012	PT PLAN A 906 - INT IN ROW	A group of no less than 12 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: mamaku (<i>Cyathea medullaris</i>), kānuka (<i>Kunzea robusta</i>), tītoki (<i>Alectryon excelsus</i>), māhoe (<i>Melicytus ramiflorus</i>).
11 Hanover Street Wadestown 6012	PT PLAN A 906 (SHOWN AS PT SEC 3 KAIWARRA DIST ON CT) - INT IN ROW - SUBJ TO QEII OPEN SPACE COVENANT	A group of no less than 8 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kōtukutuku (<i>Fuchsia excorticata</i>), tītoki (<i>Alectryon excelsus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), rewarewa (<i>Knightia excelsa</i>).
6 Leslie Street Wadestown 6012	LOT 13 DP 2700	A group of no less than 30 trees is located in the eastern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
4 Leslie Street Wadestown 6012	PT BLK B DP 222	A group of no less than 20 trees is located in the northern corner of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).
116 Trelissick Crescent Ngaio 6035	PT LOT 4 DP 8225 PT LOT 32 DP 1162 - GARAGE 5 M2 ON ROAD RESERVE	A group of no less than 20 trees is located in the southern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i> var. <i>dentatus</i>), kānuka (<i>Kunzea robusta</i>), rewarewa (<i>Knightia excelsa</i>), mamaku (<i>Cyathea medullaris</i>), māhoe (<i>Melicytus ramiflorus</i>)
1 Hanover Street Wadestown 6012	LOT 1 DP 304726 - SUBJ TO QEII OPEN SPACE COVENANT	A group of no less than 35 trees is located in the northern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>), tītoki (<i>Alectryon excelsus</i>).
3 Hanover Street	LOT 2 DP 304726 -	A group of no less than 26 trees is located in the northern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus</i>

Wadestown 6012	SUBJ TO QEII OPEN SPACE COVENANT	dentatus), houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), hīnau (<i>Elaeocarpus dentatus</i>), tītoki (<i>Alectryon excelsus</i>).
5 Hanover Street Wadestown 6012	LOT 1 DP 90703 - SUBJ TO QEII OPEN SPACE COVENANT	A group of no less than 30 trees is located in the northwestern corner and centre of the property, from the eastern boundary to the western. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), hīnau (<i>Elaeocarpus dentatus</i>), wharangi (<i>Melicope ternata</i>), tītoki (<i>Alectryon excelsus</i>).
19H Kabul Street Khandallah 6035	LOT 1 DP 303662 - INT IN ROW	A group of no less than 35 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).
19J Kabul Street Khandallah 6035	LOT 2 DP 303662 - SUBJ TO ROW	A group of no less than 30 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
19K Kabul Street Khandallah 6035	LOT 1 DP 352855 - INT IN ROW	A group of no less than 35 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), māpou (<i>Myrsine australis</i>).
7A Hewett Way Ngaio 6035	LOT 1 DP 351225	A group of no less than 20 trees is located along the southern edge of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), hangehange (<i>Geniostoma ligustrifolium</i>), houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
21 Butavas Street Khandallah 6035	LOT 2 DP 55729 - LOT 2 DP 305614 & LOT1 DP 395225 EXCLUSIVE TO FLATS 1 & 3	A group of no less than 20 trees is located along the northwestern boundary of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>), tī kōuka (<i>Cordyline australis</i>).

WC080		
Site Address	Legal Description	Site Summary
32 Blackbridge Road Wadestown 6012	LOT 1 DP 28892 - 34 M2 CARPAD & RETAINED LAND ON ROAD RESERVE	A group of no less than 35 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), tawa (<i>Beilschmiedia tawa</i>), tītoki (<i>Alectryon excelsus</i>).

26 Blackbridge Road Wadestown 6012	LOT 16 DP 1787 - 18.2 M2 CARPORT ON ROAD RESERVE	A group of no less than 35 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), tarata (<i>Pittosporum eugenioides</i>).
24 Blackbridge Road Wadestown 6012	LOT 17 DP 1787 - 10 M2 GARAGE ON ROADRESERVE	A group of no less than 30 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
18 Blackbridge Road Wadestown 6012	LOT 18 PT LOT 19 DP 1787 - 60 M2 QUADRUPLE GARAGE ON ROAD RESERVE	A group of no less than 18 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
16 Blackbridge Road Wadestown 6012	PT LOT 19 DP 1787	A group of no less than 8 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
6 Blackbridge Road Wadestown 6012	LOT 1 DP 86378 - 21 M2 DOUBLE GARAGE ON ROAD RESERVE	A group of no less than 8 trees is located in the northern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
184 Wadestown Road Wadestown 6012	LOT 3 PT LOT 1 DP 9700	A group of no less than 10 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
176 Wadestown Road Wadestown 6012	PT LOT 23 DP 1787 LOT 1 DP 2429 - 10 M2 DOUBLE CARDECK ON RD RESERVE	A group of no less than 12 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
170 Wadestown Road Wadestown 6012	LOT 1 DP 304534 - INT IN & SUBJ TO ROW- 53 M2 SHARED DRIVEWAY DECK &	A group of no less than 10 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tītoki (<i>Alectryon excelsus</i>).

	RETAINING WALLS ON ROAD RESERVE	
172 Wadestown Road Wadestown 6012	LOT 2 DP 304534 - SUBJ TO & INT IN ROW-54 M2 SHARED DRIVEWAY DECK & RETAINING WALLS ON ROAD RESERVE	A group of no less than 25 trees is located in the northern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), tawa (<i>Beilschmiedia tawa</i>), tītoki (<i>Alectryon excelsus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
36 Blackbridge Road Wadestown 6012	LOT 2 DP 90024 - 119 M2 GARAGE & FENCED LAND ON ROAD RESERVE	A group of no less than 20 trees is located along the northern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), kōhūhū (<i>Pittosporum tenuifolium</i>).
34 Blackbridge Road Wadestown 6012	LOT 1 DP 90024	A group of no less than 10 trees is located in the northern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), tī kōuka (<i>Cordyline australis</i>).

WC082		
Site Address	Legal Description	Site Summary
147 Wadestown Road Wadestown 6012	LOT 1 D P 9483 - INT IN ROW	A group of no less than 30 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
12 Lytton Street Wadestown 6012	LOTS 2 3 DP 9483	A group of no less than 20 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
20 Mairangi Road Wadestown 6012	LOT 1 DP 15151	A group of no less than 25 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), tītoki (<i>Alectryon excelsus</i>), beech (<i>Fuscospora</i> sp.).
16 Mairangi Road Wadestown 6012	LOT 1 DP 51743	A group of no less than 15 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).

15 Mairangi Road Wadestown 6012	LOT 2 DP 78984 - SUBJ TO ESMT - 36 M2GATED ACCESS DECK & CARPAD ON ROAD RESE & AT 17 MAIRANGI RD	A group of no less than 48 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>).
108 Cecil Road Wadestown 6012	LOT 2 DP 43482 - 19 M2 GARAGE & CABLECAR ON ROAD RESERVE	A group of no less than 25 trees is located in the southern half of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), horoeka (<i>Pseudopanax crassifolius</i>), houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
88 Cecil Road Wadestown 6012	LOT 1 DP 78984 - INT IN ESMT - 18 M2 GARAGE ON ROAD RESERVE	A group of no less than 55 trees is located in the northern two-thirds of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
84 Cecil Road Wadestown 6012	LOT 2 DP 31687	A group of no less than 28 trees is located in the northern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mānuka (<i>Leptospermum scoparium</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), beech (<i>Fuscospora</i> sp.).
76 Cecil Road Wadestown 6012	LOT 2 DP 13610	A group of no less than 20 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
12A Mairangi Road Wadestown 6012	LOT 5 DP 10501 - 70.5 M2 ACCESS DECK, RETAINING WALL & LAND ON ROAD RESERVE	A group of no less than 25 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mānuka (<i>Leptospermum scoparium</i>), taupata (<i>Coprosma repens</i>), tītoki (<i>Alectryon excelsum</i>).
12 Mairangi Road Wadestown 6012	LOT 1 DP 90867 LOT 4 DP 10501 - 9 M2 GARAGE ON ROAD	A group of no less than 30 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mānuka (<i>Leptospermum scoparium</i>), tarata (<i>Pittosporum eugenioides</i>), ngaio (<i>Myoporum laetum</i>).

	RESERVE	
13 Mairangi Road Wadestown 6012	LOT 2 DP 44651 - 21 M2 CARPAD, RETAINING WALL & FENCE ON ROAD RESERVE	A group of no less than 10 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), tī kōuka (Cordyline australis).
11A Mairangi Road Wadestown 6012	LOT 2 DP 90782 - INT IN ROW	A group of no less than 12 trees is located in the centre strip of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea dealbata), ngaio (Myoporum laetum).
11B Mairangi Road Wadestown 6012	LOT 1 DP 529008 - SUBJ TO ESMTS	A group of no less than 35 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), mānuka (Leptospermum scoparium), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tarata (Pittosporum eugenioides), tī kōuka (Cordyline australis).

WC083		
Site Address	Legal Description	Site Summary
95 Warwick Street Wilton 6012	LOT 1 DP 30343	A group of no less than 20 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
97 Warwick Street Wilton 6012	LOT 3 PT LOT 4 DP 23931	A group of no less than 40 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), tawa (Beilschmiedia tawa).
101 Warwick Street Wilton 6012	LOT 1 DP 31163	A group of no less than 40 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
7 Dorset Way Wilton 6012	LOT 20 D P 21983	A group of no less than 60 trees is located in the western third of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa).
8 Dorset Way Wilton 6012	LOT 17 D P 21983	A group of no less than 30 trees is located in the northern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).

6 Dorset Way Wilton 6012	LOT 16 DP 21983	A group of no less than 30 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), whekī (<i>Dicksonia squarrosa</i>).
4 Dorset Way Wilton 6012	PT LOT 15 DP 21983 - INT IN & SUBJ TO R/W-	A group of no less than 18 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
92 Mairangi Road Wadestown 6012	LOT 13 DP 21983	A group of no less than 12 trees is located in the western corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
90 Mairangi Road Wadestown 6012	LOT 12 DP 21983	A group of no less than 21 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
88 Mairangi Road Wadestown 6012	LOT 11 DP 21983	A group of no less than 23 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>).
86 Mairangi Road Wadestown 6012	LOT 2 DP 29829	A group of no less than 35 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
84 Mairangi Road Wadestown 6012	LOT 1 DP 29829	A group of no less than 30 trees is located in the southern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
82 Mairangi Road Wadestown 6012	LOT 8 DP 21983	A group of no less than 35 trees is located in the southern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
80 Mairangi Road Wadestown 6012	LOT 7 D P 21983	A group of no less than 30 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tawa (<i>Beilschmiedia tawa</i>).
19 Norwich Street Wadestown 6012	LOT 34 DP 19235 - INT IN ROW DP 70290	A group of no less than 12 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>).
21 Norwich Street Wadestown 6012	LOT 33 DP 19235 - SUBJ TO ROW DP 70290	A group of no less than 12 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), tī kōuka (<i>Cordyline australis</i>).

23 Norwich Street Wadestown 6012	LOT 32 DP 19235	A group of no less than 12 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), māhoe (<i>Melicytus ramiflorus</i>).
25 Norwich Street Wadestown 6012	LOTS 30 31 DP 19235	A group of no less than 25 trees is located in the eastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
29 Norwich Street Wadestown 6012	LOT 29 DP 19235 - 35 M2 GARAGE & CARPAD ON ROAD RESERVE	A group of no less than 20 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
33 Norwich Street Wilton 6012	LOT 27 DP 19235 - 11.1 M2 GARAGE ON ROAD RESERVE	A group of no less than 32 trees is located in the southern third of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
37 Norwich Street Wilton 6012	LOT 26 DP 19235 LOT 6 PT LOT 5 DP 23931	A group of no less than 20 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), whekī (<i>Dicksonia squarrosa</i>).
12 Dorset Way Wilton 6012	LOTS 18 19 DP 21983 - INT IN R/W - UP88801	A group of no less than 45 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).

WC086		
Site Address	Legal Description	Site Summary
111 Wilton Road Wilton 6012	LOT 1 DP 63382	A group of no less than 45 trees is located in the southeastern third of the property, excluding a small very small length along the southeastern boundary. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), ponga (<i>Cyathea dealbata</i>), rangiora (<i>Brachyglottis repanda</i>).
39 Warwick Street Wilton 6012	LOT 2 DP 63382	A group of no less than 35 trees is located in the western half of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), mānuka (<i>Leptospermum scoparium</i>), ponga (<i>Cyathea dealbata</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
219 Pembroke	LOT 22 DP 29884 INT IN	A group of no less than 15 trees is located along the western edge of the property. The stand comprises the following indigenous species: hangehange

Road Wilton 6012	ROW -DP 48194-	(Geniostoma ligustrifolium), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), mānuka (Leptospermum scoparium), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tarata (Pittosporum eugenioides), whauwhaupaku (Pseudopanax arboreus), whekī (Dicksonia squarrosa).
37 Warwick Street Wilton 6012	LOT 5 DP 29884	A group of no less than 45 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: horoeka (Pseudopanax crassifolius), kanono (Coprosma grandifolia), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), kōwahi (Sophora microphylla), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), māpou (Myrsine australis), patē (Schefflera digitata), ponga (Cyathea dealbata), rangiora (Brachyglottis repanda), tarata (Pittosporum eugenioides), whauwhaupaku (Pseudopanax arboreus).
35 Warwick Street Wilton 6012	LOT 6 DP 29884	A group of no less than 35 trees is located in the western third of the property. The stand comprises the following indigenous species: hangehange (Geniostoma ligustrifolium), kanono (Coprosma grandifolia), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), kōwahi (Sophora microphylla), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), patē (Schefflera digitata), rangiora (Brachyglottis repanda), kāmahi (Weinmannia racemosa).
217 Pembroke Road Wilton 6012	PT LOT 24 DP 31850 - INT IN ROW	A group of no less than 55 trees is located in the western quarter of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kanuka (Kunzea ericoides), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), kawakawa (Piper excelsum subsp. excelsum), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).

WC087		
Site Address	Legal Description	Site Summary
16A Gloucester Street Wilton 6012	LOT 1 D P 26898	A group of no less than 35 trees is located in the western half and along the northern boundary of the property. The stand comprises the following indigenous species: hangehange (Geniostoma ligustrifolium), horoeka (Pseudopanax crassifolius), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ponga (Cyathea dealbata), porokaiwhiri (Hedycarya arborea), rangiora (Brachyglottis repanda), koromiko (Veronica stricta var. stricta), whau (Entelea arborescens).
16 Gloucester Street Wilton 6012	LOT 2 DP 26597	A group of no less than 15 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), porokaiwhiri (Hedycarya arborea), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa).
14 Gloucester Street Wilton 6012	LOT 1 D P 26597	A group of no less than 8 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
12 Gloucester	LOT 1 DP 22321	A group of no less than 18 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus

Street Wilton 6012		ramiflorus).
5 Rochester Street Wilton 6012	LOT 2 D P 17839	A group of no less than 25 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda), rewarewa (Knightia excelsa).
18 Gloucester Street Wilton 6012	LOT 2 DP 89711 - SUBJ TO & INT IN PARTY WALL	A group of no less than 13 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), wharangi (Melicope ternata).
3 Rochester Street Wilton 6012	LOT 2 DP 375615 - 42 M2 HOUSE & CARPADON ROAD RESERVE	A group of no less than 30 trees is located in the northern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōwahi (Sophora microphylla), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), ribbonwood (Plagianthus regius), beech (Fuscospora sp.), whekī (Dicksonia squarrosa), māpou (Myrsine australis), hīnau (Elaeocarpus dentatus).

WC089		
Site Address	Legal Description	Site Summary
25 Cheshire Street Wilton 6012	LOT 13 D P 18708 LOT 1 D P 26158	A group of no less than 36 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
20 Albemarle Road Northland 6012	LOT 86 PT LOT 85 DP 2226	A group of no less than 18 trees is located in the northern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōwahi (Sophora microphylla), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
18 Albemarle Road Northland 6012	LOT 87 DP 2226	A group of no less than 25 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
16 Albemarle Road Northland 6012	LOT 88 DP 2226 - 36 M2 DOUBLE GARAGE ON ROAD RESERVE	A group of no less than 35 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda).
14 Albemarle Road Northland 6012	LOT 89 DP 2226 - DOUBLE GARAGE 45 SQ METRES	A group of no less than 20 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).

	ON ROAD RESERVE NOT INCLUDED IN THE VALUATION	
15 Pembroke Road Northland 6012	LOT 64 DP 2226	A group of no less than 8 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
17 Pembroke Road Northland 6012	LOT 63 DP 2226	A group of no less than 15 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
21 Pembroke Road Northland 6012	LOT 60 D P 2226	A group of no less than 20 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
23 Pembroke Road Northland 6012	LOT 59 DP 2226	A group of no less than 20 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>).
25 Pembroke Road Northland 6012	LOT 58 DP 2226	A group of no less than 10 trees is located in the southern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
31 Pembroke Road Northland 6012	LOT 57 DP 2226	A group of no less than 20 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ribbonwood (<i>Plagianthus regius</i>).
33 Pembroke Road Northland 6012	LOT 56 DP 2226	A group of no less than 40 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
35 Pembroke Road Northland 6012	LOT 55 DP 2226	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
37A Pembroke Road Northland	LOT 54 DP 2226	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).

6012		
39 Pembroke Road Northland 6012	LOT 53 DP 2226	A group of no less than 45 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), whauwhaupaku (Pseudopanax arboreus).
41 Pembroke Road Northland 6012	LOT 52 DP 2226	A group of no less than 30 trees is located in the west-southwestern half of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), māhoe (Melicytus ramiflorus).
43 Pembroke Road Northland 6012	LOT 51 DP 2226	A group of no less than 20 trees is located in the west-southwestern half of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
45 Pembroke Road Northland 6012	LOT 50 D P 2226	A group of no less than 35 trees is located in the west-southwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), taupata (Coprosma repens).
49 Pembroke Road Northland 6012	LOT 49 DP 2226	A group of no less than 50 trees is located in the west-southwestern two-thirds of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), ngaio (Myoporum laetum).
51 Pembroke Road Northland 6012	LOT 1 DP 16180	A group of no less than 25 trees is located in the southwestern half of the property, excluding the northern boundary. The stand comprises the following indigenous species: kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
67 Pembroke Road Northland 6012	LOT 6 DP 16180 - 35.9 M2 DOUBLE GARAGEON ROAD RESERVE	A group of no less than 15 trees is located along the southwestern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
69 Pembroke Road Northland 6012	LOT 7 DP 16180	A group of no less than 15 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
71 Pembroke Road Northland 6012	LOT 8 D P 16180	A group of no less than 20 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
73 Pembroke Road	LOT 9 DP 16180	A group of no less than 60 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum),

Northland 6012		whauwhaupaku (<i>Pseudopanax arboreus</i>).
7 Cheshire Street Northland 6012	PT LOT 10 DP 16180 PT PLAN A 1719 - ALSO KNOWN AS PT SEC 30 KARORI DISTDOUBLE GARAGE 29.2 SQ METRES ON ROAD RESERVE NOT INCLUDED IN VALUATION	A group of no less than 20 trees is located in the western third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
19 Pembroke Road Northland 6012	LOT 1 DP 88952 - UP 89086	A group of no less than 5 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), tī kōuka (<i>Cordyline australis</i>).

WC090		
Site Address	Legal Description	Site Summary
10 Monmouth Way Wilton 6012	LOT 14 DP 27337 -PT SUBJ TO & INT IN R/W	A group of no less than 25 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
7 Salisbury Garden Court Wadestown 6012	LOT 3 DP 32496	A group of no less than 12 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
9 Salisbury Garden Court Wadestown 6012	LOT 4 DP 32496	A group of no less than 12 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
11 Salisbury Garden Court Wadestown 6012	LOT 5 DP 32496	A group of no less than 10 trees is located in the northeastern corner and along the southeastern boundary of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
14 Salisbury Garden Court	LOT 6 DP 32496	A group of no less than 10 trees is located along the southern and southeastern boundaries of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus</i>

Wadestown 6012		ramiflorus), ngaio (<i>Myoporum laetum</i>).
62 Orangi Kaupapa Road Northland 6012	PT LOT 8 DP 1771 - 36 M2 CARDECK ON ROAD RESERVE	A group of no less than 32 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
72 Orangi Kaupapa Road Northland 6012	LOT 2 DP 82610	A group of no less than 45 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
68 Orangi Kaupapa Road Northland 6012	LOT 1 DP 74545	A group of no less than 28 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mānuka (<i>Leptospermum scoparium</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>).
8 Mataroa Avenue Northland 6012	LOT 2 DP 27010	A group of no less than 25 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
10 Mataroa Avenue Northland 6012	LOT 3 DP 27010 - SUBJ TO ESMT DP 86904	A group of no less than 28 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
28 Mataroa Avenue Northland 6012	LOT 10 DP 25821 - UNIT PLAN 57643	A group of no less than 55 trees is located in the eastern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
34 Mataroa Avenue Northland 6012	LOT 1 DP 51241 LOT 1 DP 30058	A group of no less than 70 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
43 Patanga Crescent Thorndon 6011	LOT 5 PTS 1 4 DP 706 - 9/40 SH IN 116M2 BEING PT LOT 9 DP 641 1/10 SH IN 298 M2 BEING PT LOT 9 DP 641 - PT SUBJ TO & INT IN ROW	A group of no less than 45 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).

45 Patanga Crescent Thorndon 6011	LOT 3 DP 706 - 1/40 SH IN 416 M2 BEINGPT LOT 9 DP 641- WITH INT IN ROW	A group of no less than 10 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
10 Bank Road Northland 6012	LOT 5 DP 1860 -INT IN R/W DP 77100	A group of no less than 10 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
12 Bank Road Northland 6012	LOT 6 DP 1860 - INT IN ROW DP 77100	A group of no less than 15 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
11 Bank Road Northland 6012	LOT 3 DP 86229 - PT SUBJ TO & INT IN ROW	A group of no less than 15 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), whauwhaupaku (Pseudopanax arboreus).
9 Bank Road Northland 6012	LOT 7 DP 86229 - PT SUBJ TO & INT IN ROW	A group of no less than 10 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
70 Bedford Street Northland 6012	LOT 49 DP 20262 - 23.1 M2 DECK, ACCESSSTAIRS & RETAINED LAND ON ROAD RESERV	A group of no less than 25 trees is located in the southern three-fifths of the property. The stand comprises the following indigenous species: kanono (Coprosma grandifolia), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), patē (Schefflera digitata), ponga (Cyathea dealbata), rangiora (Brachyglottis repanda), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
138 Orangi Kaupapa Road Northland 6012	LOT 1 DP 68024	A group of no less than 70 trees is located in the northern and northeastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis).
66 Orangi Kaupapa Road Northland 6012	LOT 1 DP 80015 SEC 1 SO 38004 - 171 M2CARDECK & LAND ON ROAD RESERVE	A group of no less than 15 trees is located in the southern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), kawakawa (Piper excelsum subsp. excelsum), ngaio (Myoporum laetum), tarata (Pittosporum eugenioides).
130 Weld Street Wadestown 6012	LOT 2 DP 394671 - INT IN ROW	A group of no less than 5 trees is located in the southeastern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), kawakawa (Piper excelsum subsp. excelsum).

128 Weld Street Wadestown 6012	LOT 1 DP 394671 - SUBJ TO ROW	A group of no less than 35 trees is located in the southeastern quarter of the property and along a section of the northeastern boundary. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>), māpou (<i>Myrsine australis</i>), mamaku (<i>Cyathea dealbata</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>).
120 Weld Street Wadestown 6012	LOT 1 DP 412633 - SUBJ TO ROW & INT INESMT - 64 M2 GARAGE, CARDECK & ACCESSWAY ON ROAD RESERVE	A group of no less than 18 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), rangiora (<i>Brachyglottis repanda</i>), māpou (<i>Myrsine australis</i>).
116 Weld Street Wadestown 6012	LOT 1 DP 431670 - SUBJ TO ESMT	A group of no less than 20 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>).
64A Orangi Kaupapa Road Northland 6012	LOT 1 DP 521456 - SUBJ TO & INT IN ESMTS	A group of no less than 8 trees is located in the southern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).

WC091		
Site Address	Legal Description	Site Summary
27 Harbour View Road Northland 6012	LOT 205 DP 1087 ENCROACHMENT FOLLOWS	A group of no less than 8 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
35 Seaview Terrace Northland 6012	PT LOT 6 DP 6300 - 75 M2 GARAGE, CARPAD & LAND ON ROAD RESERVE	A group of no less than 10 trees is located along the western edge of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
31 Seaview Terrace Northland 6012	LOT 7 DP 6300 - 18 M2 GARAGE ON ROAD RESERVE AT 22 SEAVIEW TCE	A group of no less than 20 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).

29 Seaview Terrace Northland 6012	LOT 1 DP 66751 - SUBJ TO & INT IN ROW	A group of no less than 15 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tōtara (<i>Podocarpus totara</i>).
54 Garden Road Northland 6012	LOT 2 DP 85042 - 16.5 M2 FENCED LAND &RETAINING WALL ON ROAD RESERVE	A group of no less than 12 trees is located along the southern and eastern edges of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
58 Garden Road Northland 6012	LOT 2 DP 23778	A group of no less than 6 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
8B Orangi Kaupapa Road Northland 6012	PART LOT 11 DP 1096 -SUBJ TO R/W	A group of no less than 18 trees is located along the northern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>).
31 Orangi Kaupapa Road Northland 6012	LOT 1 DP 418591 - INT IN ROW	A group of no less than 55 trees is located in the southern quarter and along the northwestern edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), rangiora (<i>Brachyglottis repanda</i>), hīnau (<i>Elaeocarpus dentatus</i>) whauwhaupaku (<i>Pseudopanax arboreus</i>).
29 Orangi Kaupapa Road Northland 6012	LOT 2 DP 418591 - SUBJ TO ROW - 13 M2DECK & ROOF ON ROAD RESERVE	A group of no less than 10 trees is located along the southern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
2 Military Road Northland 6012	LOT 1 DP 310281 SEC 1 SO 498574	A group of no less than 80 trees is located across the property, excluding the southern third. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>), tī kōuka (<i>Cordyline australis</i>).
55 Garden Road Northland 6012	LOT 2 DP 310281 SEC 2 SO 498574	A group of no less than 80 trees is located across the property, excluding the south-southwestern third. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenoides</i>), tawa (<i>Beilschmiedia tawa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), tītoki (<i>Alectryon excelsus</i>).

WC092

Site Address	Legal Description	Site Summary
32 Garden Road Northland 6012	PT LOT 2 DP 4708 - 24 M2 GARAGE, PORCH, ACCESS DECK & FENCE ON ROAD RESERVE	A group of no less than 8 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
34 Garden Road Northland 6012	LOT 3 & PART LOT 2 D P 4708	A group of no less than 8 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
38 Garden Road Northland 6012	LOT 239 D P 1087	A group of no less than 8 trees is located in the southern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
46 Garden Road Northland 6012	PT LOTS 242 243 DP 1087	A group of no less than 6 trees is located in the northern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
50 Garden Road Northland 6012	LOT 244 DP 1087 - 660 M2 LAND ON ROADRESERVE	A group of no less than 15 trees is located in the southern third of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), ribbonwood (<i>Plagianthus regius</i>), tītoki (<i>Alectryon excelsus</i>).
7 Orangi Kaupapa Road Northland 6012	PT LOTS 242 243 DP 1087	A group of no less than 6 trees is located in the northern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), rangiora (<i>Brachyglottis repanda</i>).
1 Orangi Kaupapa Road Northland 6012	PT SEC 1213 TOWN OF WELLINGTON - 2.5 M2 RETAINED LAND ON ROAD RESERVE	A group of no less than 3 trees is located in the northwestern quarter of the property, excluding a small section along the northwestern boundary. The stand comprises the following indigenous species: patē (<i>Schefflera digitata</i>), tītoki (<i>Alectryon excelsus</i>).
118 Glenmore Street Northland 6012	PT LOTS 235-238 DP 1087	A group of no less than 30 trees is located across the property, except in the northeastern third and across a small section of the southwestern boundary The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>), rewarewa (<i>Knightia excelsa</i>), tawa (<i>Beilschmiedia tawa</i>), tītoki (<i>Alectryon excelsus</i>).
4 Governor	LOT 267 D P	A group of no less than 28 trees is located in the centre and southeastern half of

Road Northland 6012	1087	the property, excluding the northwestern boundary. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
27 The Rigi Northland 6012	LOT 287 PT LOT 288 DP 1087 PT LOT 1 DP2113 - SUBJ TO ESMTS ON DP 323796 - 27 M2 ROOF EAVES, ROCK ANCHORS & RETAINING WALLS ON ROAD RESERVE	A group of no less than 15 trees is located along the northern edge of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tītoki (<i>Alectryon excelsus</i>).
WC093		
Site Address	Legal Description	Site Summary
11 Curtis Street Karori 6012	LOT 2 DP 9482 - 20 M2 GARAGE AT 52 CHAYTOR ST ON ROAD RESERVE	A group of no less than 32 trees is located in the western and eastern quarters, excluding the southeastern and northeastern corners. The stand comprises the following indigenous species: beech (<i>Fuscospora</i> sp.), hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), tītoki (<i>Alectryon excelsus</i> subsp. <i>excelsus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
23 Curtis Street Karori 6012	LOT 4 DP 9482	A group of no less than 12 trees is located in the western fifth and eastern third of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), tītoki (<i>Alectryon excelsus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
25 Curtis Street Karori 6012	LOT 5 DP 9482	A group of no less than 22 trees is located in the western quarter of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), ribbonwood (<i>Plagianthus regius</i>), tītoki (<i>Alectryon excelsus</i>).
29 Curtis Street Karori 6012	LOT 6 DP 9482	A group of no less than 25 trees is located in the western third of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).

31 Paisley Terrace Karori 6012	LOT 1 DP 8527	A group of no less than 5 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), tītoki (<i>Alectryon excelsus</i>).
48 Chaytor Street Karori 6012	LOT 4 DP 949 GARAGE 10 M2 & LAND 227 M2 ON ROAD RESERVE NOT INCLUDED IN THEVALUATION	A group of no less than 40 trees is located in the southeastern and northwestern corners of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristotelia serrata</i>), rangiora (<i>Brachyglottis repanda</i>), rewarewa (<i>Knightia excelsa</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
62 Chaytor Street Karori 6012	PART LOT 3 DP 8527 PART LOT 16 DP 1280	A group of no less than 15 trees is located in the eastern half of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
64 Chaytor Street Karori 6012	PT LOT 2 DP 8527 - 16 M2 GARAGE ON ROAD RESERVE	A group of no less than 4 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), tītoki (<i>Alectryon excelsus</i>).
15 Mallam Street Karori 6012	LOTS 28 29 30 DP 2707	A group of no less than 15 trees is located in the eastern quarter of the property, excluding the eastern corner. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
17 Mallam Street Karori 6012	LOT 1 DP 9927 -PT SUBJ TO R/W-	A group of no less than 15 trees is located in the northeastern quarter of the property, excluding the northeastern boundary. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
19 Mallam Street Karori 6012	LOT 2 DP 9927 -PT SUBJ TO & INT IN R/W-	A group of no less than 15 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>).
21 Mallam Street Karori 6012	LOT 3 DP 9927	A group of no less than 15 trees is located along the northeastern edge of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mānuka (<i>Leptospermum scoparium</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), tītoki (<i>Alectryon excelsus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
5 Birdwood Street Karori 6012	LOT 40 DP 2707 PT SEC 3 SO 20526	A group of no less than 25 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).

11 Birdwood Street Karori 6012	LOT 1 DP 75767	A group of no less than 20 trees is located along the northern and eastern edges of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
15 Curtis Street Karori 6012	LOT 2 DP 89446	A group of no less than 30 trees is located in the western third and central strip of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), tītoki (<i>Alectryon excelsus</i>).
50 Chaytor Street Karori 6012	LOT 3 DP 308264 - 17.5 M2 GARAGE ON ROAD RESERVE	A group of no less than 30 trees is located in the northwestern corner and eastern third of the property, excluding the lawn. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), akiraho (<i>Olearia paniculata</i>), tītoki (<i>Alectryon excelsus</i>).
5 Curtis Street Karori 6012	LOT 2 DP 308264	A group of no less than 10 trees is located along the western edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), tītoki (<i>Alectryon excelsus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>).
7 Curtis Street Karori 6012	LOT 1 DP 308264	A group of no less than 10 trees is located along the western edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).

WC098		
Site Address	Legal Description	Site Summary
12 Trafford Terrace Churton Park 6037	LOT 870 DP 456316	A group of no less than 40 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
14 Trafford Terrace Churton Park 6037	LOT 871 DP 456316 - INT IN ESMT	A group of no less than 70 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
16 Trafford Terrace Churton Park 6037	LOT 872 DP 456316 - SUBJ TO ROW & ESMTS	A group of no less than 100 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tawa (<i>Beilschmiedia tawa</i>).

WC101		
Site Address	Legal Description	Site Summary
79 Churton Drive Churton Park 6037	LOT 2 DP 40720	A group of no less than 70 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenoides</i>), taupata (<i>Coprosma repens</i>).

85 Churton Drive Churton Park 6037	LOT 3 DP 40720	A group of no less than 80 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>), tawa (<i>Beilschmiedia tawa</i>).
91 Churton Drive Churton Park 6037	LOT 4 DP 40719	A group of no less than 70 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>).
5 Trilids Lane Churton Park 6037	LOT 16 DP 49831	A group of no less than 20 trees is located in the eastern fifth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>).

WC105		
Site Address	Legal Description	Site Summary
5 Tyrico Way Grenada Village 6037	LOT 279 DP 47094 -INT IN & SUBJ TO R/W	A group of no less than 12 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
18 Tortola Crescent Grenada Village 6037	LOT 282 DP 47094	A group of no less than 6 trees is located in the southern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
17 Tortola Crescent Grenada Village 6037	LOT 34 DP 46210	A group of no less than 25 trees is located in the southern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
26 Dominica Crescent Grenada Village 6037	LOT 47 DP 46932	A group of no less than 10 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
70 Dominica Crescent Grenada Village 6037	LOT 331 DP 59357	A group of no less than 80 trees is located across the property except along the western edge. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ponga (<i>Cyathea dealbata</i>), rangiora (<i>Brachyglottis repanda</i>).
37 Dominica Crescent Grenada Village 6037	LOT 332 DP 59357	A group of no less than 90 trees is located in the eastern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
33 Dominica Crescent Grenada Village 6037	LOT 333 DP 59357	A group of no less than 80 trees is located in the eastern three-quarters of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
56 Guadeloupe	LOT 32 DP 66554	A group of no less than 40 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper</i>

Crescent Grenada Village 6037		excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
60 Guadeloupe Crescent Grenada Village 6037	LOT 34 DP 66554	A group of no less than 65 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
62 Guadeloupe Crescent Grenada Village 6037	LOT 35 DP 66554	A group of no less than 40 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
168 Mark Avenue Grenada Village 6037	LOT 297 DP 61336	A group of no less than 25 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
70 Guadeloupe Crescent Grenada Village 6037	LOT 106 DP 62766	A group of no less than 10 trees is located in the southeastern corner of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
8 Arima Place Grenada Village 6037	LOT 115 DP 62767	A group of no less than 50 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
7 Arima Place Grenada Village 6037	LOT 117 DP 62767	A group of no less than 60 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).

WC109		
Site Address	Legal Description	Site Summary
33 Sunhaven Drive Newlands 6037	LOT 18 DP 48370 - FLAT DP 60073	A group of no less than 25 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).
39 Sunhaven Drive Newlands 6037	LOT 3 DP 59960	A group of no less than 25 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
43 Sunhaven Drive Newlands 6037	LOT 23 DP 48370	A group of no less than 30 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
35 Sunhaven Drive	LOT 1 DP 62940	A group of no less than 10 trees is located along the northern edge of the property. The stand comprises the following indigenous species: māhoe

Newlands 6037		(Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).
43 Sunhaven Drive Newlands 6037	LOT 22 DP 48370 - FLAT DP 63134	A group of no less than 30 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
41 Sunhaven Drive Newlands 6037	LOT 4 DP 59960	A group of no less than 45 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
27 Fernhaven Grove Newlands 6037	LOT 11 DP 56585 - SUBJ TO R/W FLAT DP63266 & 63870	A group of no less than 50 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
30 Fernhaven Grove Newlands 6037	LOT 12 DP 56585	A group of no less than 35 trees is located along the northern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
6 Fernhaven Grove Newlands 6037	LOT 20 DP 56585	A group of no less than 25 trees is located along the northeastern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
8 Malvern Road Ngauranga 6035	LOT 1 DP 32658 - 12 M2 RETAINING WALL ON ROAD RESERVE	A group of no less than 100 trees is located across the property, excluding the western third and a small section along the eastern boundary. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), taupata (Coprosma repens).
52 Baylands Drive Newlands 6037	LOT 83 DP 32971	A group of no less than 35 trees is located in the eastern half of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōtukutuku (Fuchsia excorticata), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), mamaku (Cyathea medullaris), patē (Schefflera digitata), ponga (Cyathea dealbata).
56 Baylands Drive Newlands 6037	LOT 85 DP 32971	A group of no less than 40 trees is located in the western quarter of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
58A Baylands Drive Newlands 6037	LOT 86 DP 32971-SUBJ TO & INT IN R/W	A group of no less than 15 trees is located in the eastern corner of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus).
4 Bennett Grove Newlands 6037	LOT 279 DP 80934	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).

6 Bennett Grove Newlands 6037	LOT 278 DP 80935	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
22 Bennett Grove Newlands 6037	LOT 271 DP 80935	A group of no less than 25 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
24 Bennett Grove Newlands 6037	LOT 270 DP 80935 - SUBJ TO EASEMENTS	A group of no less than 50 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
7 Forbes Lane Newlands 6037	LOT 308 DP 86613	A group of no less than 35 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
9 Forbes Lane Newlands 6037	LOT 309 DP 86613	A group of no less than 35 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), māpou (<i>Myrsine australis</i>), māhoe (<i>Melicytus ramiflorus</i>).
14 Forbes Lane Newlands 6037	LOT 310 DP 86613	A group of no less than 50 trees is located across the southeastern to the northeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
12 Forbes Lane Newlands 6037	LOT 311 DP 86613	A group of no less than 40 trees is located along the southern edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
10 Forbes Lane Newlands 6037	LOT 312 DP 86613	A group of no less than 40 trees is located along the western edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
8 Forbes Lane Newlands 6037	LOT 313 DP 86613	A group of no less than 40 trees is located along the western edge of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>).
26 Bennett Grove Newlands 6037	LOT 1 DP 351679	A group of no less than 28 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), mānuka (<i>Leptospermum scoparium</i>), ngaio (<i>Myoporum laetum</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>).

WC111		
Site Address	Legal Description	Site Summary
2 Sunflower Way Johnsonville	LOT 17 DP 32195	A group of no less than 70 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe

6037		(Melicytus ramiflorus).
4 Sunflower Way Johnsonville 6037	LOT 16 DP 32195	A group of no less than 60 trees is located in the west-southwestern two-fifths of the property. The stand comprises the following indigenous species: kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus).
6 Sunflower Way Johnsonville 6037	LOT 15 DP 32195	A group of no less than 50 trees is located in the south-southwestern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
101 Newlands Road Newlands 6037	LOT 2 DP 61697 & SEC 1 SO 34987 - 97 M2 CARPAD, SIGNAGE & LAND ON ROAD RESERVE	A group of no less than 10 trees is located in the northern corner of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kōtukutuku (Fuchsia excorticata), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
29 Cheltenham Terrace Newlands 6037	LOT 2 DP 62309 - FLAT DP 62469	A group of no less than 30 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kanono (Coprosma grandifolia), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), māpou (Myrsine australis), patē (Schefflera digitata), tawa (Beilschmiedia tawa), wharangi (Melicope ternata).
31 Cheltenham Terrace Newlands 6037	LOT 15 DP 46664	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), patē (Schefflera digitata), porokaiwhiri (Hedycarya arborea), wharangi (Melicope ternata).
32 Cheltenham Terrace Newlands 6037	LOT 16 DP 46664	A group of no less than 30 trees is located in the east-southeastern quarter of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), rewarewa (Knightia excelsa), whauwhaupaku (Pseudopanax arboreus).
30 Cheltenham Terrace Newlands 6037	LOT 1 DP 58166	A group of no less than 60 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rewarewa (Knightia excelsa), tarata (Pittosporum eugenioides), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
18 Cheltenham Terrace Newlands 6037	LOT 61 DP 46664 - FLAT DP 60747	A group of no less than 15 trees is located in the south-southwestern fifth of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
6 Stroud Way Newlands	LOT 32 DP 60448 - SUBJ TO &	A group of no less than 30 trees is located in the south-southwestern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).

6037	INT IN ROW	
12 Evesham Place Newlands 6037	LOT 42 DP 62596	A group of no less than 40 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
18 Evesham Place Newlands 6037	LOT 45 DP 62596 - 3 M2 CARPORT EAVES ON ROAD RESERVE	A group of no less than 40 trees is located in the west-northwestern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
20 Evesham Place Newlands 6037	LOT 46 DP 62596	A group of no less than 50 trees is located in the west-northwestern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
22 Evesham Place Newlands 6037	LOT 47 DP 62596	A group of no less than 90 trees is located in the western half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
24 Evesham Place Newlands 6037	LOT 48 DP 62596	A group of no less than 150 trees is located in the west-northwestern two-thirds of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
27 Evesham Place Newlands 6037	LOT 49 DP 62596	A group of no less than 70 trees is located in the southern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
15 Evesham Place Newlands 6037	LOT 53 DP 62596	A group of no less than 90 trees is located in the eastern and west-southwestern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i> var. <i>dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rewarewa (<i>Knightsia excelsa</i>), tawa (<i>Beilschmiedia tawa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
22 Cheltenham Terrace Newlands 6037	LOT 2 DP 83761 -INT IN & SUBJ TO R/W SUBJ TO EASEMENT	A group of no less than 50 trees is located in the southern two-fifths of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), wharangi (<i>Melicope ternata</i>), hīnau (<i>Elaeocarpus dentatus</i>).
72 Salford Street Newlands 6037	LOT 3 DP 374689	A group of no less than 25 trees is located in the south-southwestern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
84 Salford Street Newlands 6037	LOT 1 DP 405731	A group of no less than 40 trees is located in the eastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), tarata (<i>Pittosporum eugenioides</i>).

20 Cresswell Place Johnsonville 6037	LOT 6 DP 451301 - SUBJ TO & INT IN ROW& ESMT	A group of no less than 150 trees is located across the property, excluding the northwestern fifth and eastern boundary. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
18 Cresswell Place Johnsonville 6037	LOT 7 DP 451301 - SUBJ TO & INT IN ROW& ESMT	A group of no less than 50 trees is located in the southern third of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
40 Cresswell Place Johnsonville 6037	LOT 11 DP 455682	A group of no less than 8 trees is located along the western boundary of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
38 Cresswell Place Johnsonville 6037	LOT 12 DP 455682	A group of no less than 40 trees is located in the west-southwestern two-fifths of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), karamū (<i>Coprosma robusta</i>).
36 Cresswell Place Johnsonville 6037	LOT 13 DP 455682	A group of no less than 40 trees is located in the west-southwestern two-fifths of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), karamū (<i>Coprosma robusta</i>).
34 Cresswell Place Johnsonville 6037	LOT 14 DP 455682	A group of no less than 40 trees is located in the west-southwestern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>).
32 Cresswell Place Johnsonville 6037	LOT 15 DP 455682	A group of no less than 50 trees is located in the western half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
30 Cresswell Place Johnsonville 6037	LOT 16 DP 455682	A group of no less than 50 trees is located in the western half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).

WC112		
Site Address	Legal Description	Site Summary
7 Plumer Street Johnsonville 6037	LOT 15 DP 8315	A group of no less than 100 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), taupata (<i>Coprosma repens</i>).
29 Kitchener Terrace Johnsonville 6037	LOT 18 DP 8315	A group of no less than 100 trees is located in the southeastern and southwestern corners of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), mamaku (<i>Cyathea medullaris</i>), taupata (<i>Coprosma repens</i>).

27 Kitchener Terrace Johnsonville 6037	LOT 19 DP 8315	A group of no less than 120 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
25 Kitchener Terrace Johnsonville 6037	LOT 20 DP 8315	A group of no less than 40 trees is located in the eastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
6 Dominion Park Street Johnsonville 6037	LOT 43 DP 8315 - 31.6 M2 CARPORT ON ROAD RESERVE	A group of no less than 50 trees is located in the southern two-thirds of the property, excluding the southeast corner. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
10 Dominion Park Street Johnsonville 6037	LOT 1 DP 27912	A group of no less than 20 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
12 Dominion Park Street Johnsonville 6037	LOT 45 DP 8315	A group of no less than 30 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), patē (<i>Schefflera digitata</i>).
14 Dominion Park Street Johnsonville 6037	LOT 46 DP 8315 - 15 M2 CARPORT ON ROADRESERVE	A group of no less than 50 trees is located across the southeastern and southwestern third of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
16 Dominion Park Street Johnsonville 6037	LOT 47 DP 8315 - 3.3 M2 GARAGE ON ROADRESERVE	A group of no less than 50 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
18 Dominion Park Street Johnsonville 6037	LOT 48 DP 8315	A group of no less than 10 trees is located in the southeastern corner of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>).
5 Plumer Street Johnsonville 6037	LOT 3 DP 302783	A group of no less than 90 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), taupata (<i>Coprosma repens</i>).
3 Plumer Street Johnsonville 6037	LOT 2 DP 302783	A group of no less than 20 trees is located in the southeastern fifth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
4 Dominion Park Street Johnsonville 6037	LOT 3 DP 412796 - SUBJ TO ROW	A group of no less than 30 trees is located along the eastern boundary of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).

WC113		
Site Address	Legal Description	Site Summary
26 Imran Terrace Khandallah 6035	LOT 2 DP 90177 - INT IN R/W	A group of no less than 15 trees is located in the north-northwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ngaio (Myoporum laetum), wharangī (Melicope ternata).
28 Imran Terrace Khandallah 6035	LOT 1 DP 90177 - SUBJ TO ROW	A group of no less than 90 trees is located in the northern two-thirds of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ngaio (Myoporum laetum), taupata (Coprosma repens), tī kōuka (Cordyline australis).

WC114		
Site Address	Legal Description	Site Summary
12 Karachi Crescent Khandallah 6035	PT LOT 1 DP 14512	A group of no less than 10 trees is located in the eastern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
72 Madras Street Khandallah 6035	LOT 9 D P 18146	A group of no less than 50 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), whauwhaupaku (Pseudopanax arboreus), whēkī (Dicksonia squarrosa).
78 Madras Street Khandallah 6035	LOT 12 DP 18146 - 19 M2 CARDECK ON ROAD RESERVE	A group of no less than 35 trees is located in the south-southeastern three-quarters of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
74 Madras Street Khandallah 6035	LOT 10 DP 18146	A group of no less than 20 trees is located in the south-southeastern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
76 Madras Street Khandallah 6035	LOT 11 DP 18146 - 41 M2 GARAGE & CARDECK ON ROAD RESERVE	A group of no less than 25 trees is located in the south-eastern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
80 Madras Street Khandallah 6035	LOT 9 DP 18841 - 22 M2 GARAGE ON ROADRESERVE	A group of no less than 20 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), patē (Schefflera digitata).

24 Gurkha Crescent Khandallah 6035	LOT 8 DP 42058	A group of no less than 30 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
22 Gurkha Crescent Khandallah 6035	LOT 9 DP 42058	A group of no less than 10 trees is located in the east-southeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
18 Gurkha Crescent Khandallah 6035	LOT 10 DP 45173	A group of no less than 13 trees is located in the eastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
104 Madras Street Khandallah 6035	LOT 11 DP 45173	A group of no less than 10 trees is located in the eastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
98 Madras Street Khandallah 6035	LOT 13 DP 45173 - INT IN & SUBJ TO R/WSUBJ TO R/W DP 90841	A group of no less than 15 trees is located in the east-northeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
6 Narbada Crescent Khandallah 6035	LOT 2 DP 32755	A group of no less than 10 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
4 Narbada Crescent Khandallah 6035	LOT 3 DP 32755	A group of no less than 10 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>).
65 Mandalay Terrace Khandallah 6035	LOT 12 DP 32755	A group of no less than 10 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
61 Mandalay Terrace Khandallah 6035	LOT 10 DP 32755	A group of no less than 20 trees is located in the northern half of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>), māhoe (<i>Melicytus ramiflorus</i>).
63 Mandalay Terrace Khandallah 6035	LOT 11 DP 32755	A group of no less than 20 trees is located in the northern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>), koromiko (<i>Veronica stricta</i> var. <i>stricta</i>).
10 Narbada Crescent Khandallah 6035	LOT 5 D P 13918	A group of no less than 15 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
12 Narbada Crescent	LOT 4 DP 13918 - 14	A group of no less than 20 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea</i>

Khandallah 6035	M2 CARPORT ON ROADRESERVE	robusta), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
14 Narbada Crescent Khandallah 6035	LOT 3 DP 13918	A group of no less than 8 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
32 Ranui Crescent Khandallah 6035	LOT 20 BLK IV DP 2424	A group of no less than 80 trees is located in the eastern three-quarters of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
34 Ranui Crescent Khandallah 6035	LOT 19 BLK IV DP 2424	A group of no less than 50 trees is located in the east-northeastern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
36A Ranui Crescent Khandallah 6035	LOT 2 DP 41855	A group of no less than 40 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
10 Mathieson Avenue Khandallah 6035	LOT 2 DP 33681	A group of no less than 30 trees is located in the northeastern two-fifths of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
8 Mathieson Avenue Khandallah 6035	LOT 1 DP 65651	A group of no less than 25 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
72 Ranui Crescent Khandallah 6035	LOT 9 BLK IV DP 2424 - SUBJ TO & INT IN R/W (DP 63375)	A group of no less than 10 trees is located in the northeastern corner of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>).
66 Ranui Crescent Khandallah 6035	LOT 11 BLK IV DP 2424	A group of no less than 30 trees is located in the northern quarter of the property, extending along some of the eastern boundary towards the northeastern section. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), mamaku (<i>Cyathea medullaris</i>).
70 Ranui Crescent Khandallah 6035	LOT 10 BLK IV DP 2424 - SUBJ TO & INTIN R/W (DP 63375)	A group of no less than 10 trees is located in the northern sixth of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>).
59 Mandalay Terrace Khandallah	LOT 1 DP 389173 - SUBJ TO &	A group of no less than 10 trees is located in the northern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tī kōuka (<i>Cordyline australis</i>).

6035	INT IN ROW& PARTY WALL - 15 M2 CARPAD ON ROAD RESERVE	
59A Mandalay Terrace Khandallah 6035	LOT 2 DP 389173 - SUBJ TO & INT IN ROW& PARTY WALL - 15 M2 CARPAD ON ROAD RESERVE	A group of no less than 10 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).

WC115		
Site Address	Legal Description	Site Summary
62 Onslow Road Khandallah 6035	PT LOT 70 DP 8007 - 16 M2 GARAGE, PERGOLA & RETAINING WALLS ON ROAD RESERVE	A group of no less than 40 trees is located in the west-southwestern two-thirds of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
66 Onslow Road Khandallah 6035	PT LOT 61 DP 8007 - 65 M2 GARAGE ON ROAD RESERVE	A group of no less than 55 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
12 Homebush Road Khandallah 6035	LOT 64 DP 8007 - 13 M2 GARAGE ON ROADRESERVE	A group of no less than 55 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
14 Homebush Road Khandallah 6035	PART LOT 65 DP 8007 - SUBJ TO R/W DOUBLE GARAGE 28	A group of no less than 3 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).

	SQ METRES ENCROACHMENT -NOT INCLUDED IN THE VALUATION	
16 Homebush Road Khandallah 6035	PT LOT 66 DP 8007 - WITH ROW	A group of no less than 10 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), whauwhaupaku (Pseudopanax arboreus).
52 Homebush Road Khandallah 6035	LOT 1 DP 47597 - INT IN EASEMENTS DP 90730	A group of no less than 15 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
76 Homebush Road Khandallah 6035	LOT 3 DP 20879	A group of no less than 10 trees is located in the southern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
78 Homebush Road Khandallah 6035	LOT 2 DP 20879 - SUBJ TO ROW	A group of no less than 35 trees is located in the south-southeastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
80 Homebush Road Khandallah 6035	LOT 1 DP 20879 - 25 M2 CARDECK ON ROADRESERVE	A group of no less than 30 trees is located in the eastern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
82 Homebush Road Khandallah 6035	LOT 3 D P 26032	A group of no less than 40 trees is located in the eastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
84 Homebush Road Khandallah 6035	LOT 2 DP 26032 - SUBJ TO ESMT DP 85794- 70 M2 CARDECKS & STAIRS ON ROAD RESERVE	A group of no less than 35 trees is located in the eastern two-fifths of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).
38 Onslow Road Khandallah	LOT 1 DP 82293 - SUBJ TO &	A group of no less than 75 trees is located across the property, excluding the southwestern third and along the southeastern boundary. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum

6035	INT IN ROW	laetum), rangiora (<i>Brachyglottis repanda</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), māpou (<i>Myrsine australis</i>).
8C Homebush Road Khandallah 6035	LOT 4 DP 371655 - INT IN ROW	A group of no less than 50 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), wharangi (<i>Melicope ternata</i>), rewarewa (<i>Knightia excelsa</i>), kohekohe (<i>Dysoxylum spectabile</i>).

WC116		
Site Address	Legal Description	Site Summary
57 Amritsar Street Khandallah 6035	LOT 2 D P 16268	A group of no less than 40 trees is located in the northeastern three-quarters of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
67 Amritsar Street Khandallah 6035	LOT 1 DP 12186	A group of no less than 50 trees is located in the northeastern four-fifths of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
71 Amritsar Street Khandallah 6035	LOT 2 DP 12186 - 11 M2 CARPAD ON ROADRESERVE	A group of no less than 50 trees is located in the northeastern three-quarters of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), wharangi (<i>Melicope ternata</i>).
75 Amritsar Street Khandallah 6035	LOT 2 DP 23194	A group of no less than 35 trees is located in the northeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
73A Amritsar Street Khandallah 6035	LOT 2 DP 28836	A group of no less than 30 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
77 Amritsar Street Khandallah 6035	LOT 3 D P 23194	A group of no less than 25 trees is located in the northeastern of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
93 Amritsar Street Khandallah 6035	LOT 16 DP 20053	A group of no less than 20 trees is located in the east-southeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
16 Harbour Park Terrace Khandallah 6035	LOTS 6 7 DP 19453	A group of no less than 50 trees is located in the western third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).

11 Harbour Park Terrace Khandallah 6035	LOT 14 D P 19453	A group of no less than 35 trees is located in the east-southeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangī (<i>Melicope ternata</i>).
12 Harbour Park Terrace Khandallah 6035	LOT 5 DP 19453	A group of no less than 35 trees is located in the western two-fifths of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
9 Harbour Park Terrace Khandallah 6035	LOT 13 DP 19453	A group of no less than 35 trees is located in the east-southeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
13 Harbour Park Terrace Khandallah 6035	LOT 15 DP 19453	A group of no less than 70 trees is located in the east-southeastern two-thirds of the property. The stand comprises the following indigenous species: kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>).
5 Harbour Park Terrace Khandallah 6035	LOT 11 D P 19453	A group of no less than 45 trees is located in the east-southeastern three-quarters of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
7 Harbour Park Terrace Khandallah 6035	LOT 12 D P 19453	A group of no less than 40 trees is located in the southeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
15 Harbour Park Terrace Khandallah 6035	LOT 1 DP 55095	A group of no less than 70 trees is located in the east-southeastern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
6 Harbour Park Terrace Khandallah 6035	LOT 2 DP 19453	A group of no less than 10 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
8 Harbour Park Terrace Khandallah 6035	LOT 3 DP 19453	A group of no less than 25 trees is located in the western third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
10 Harbour Park Terrace Khandallah 6035	LOT 4 D P 19453	A group of no less than 30 trees is located in the western third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
3 Harbour Park Terrace Khandallah 6035	LOT 10 D P 19453	A group of no less than 55 trees is located in the east-southeastern three-quarters of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
18 Harbour Park Terrace Khandallah 6035	LOT 3 DP 55095	A group of no less than 30 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
61 Amritsar	LOT 1 DP	A group of no less than 25 trees is located in the northeastern half of the

Street Khandallah 6035	87903	property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tītoki (<i>Alectryon excelsus</i> subsp. <i>excelsus</i>).
49 Amritsar Street Khandallah 6035	LOT 1 DP 16268 LOT 2 DP 90851	A group of no less than 70 trees is located in the northeastern three-quarters of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), māpou (<i>Myrsine australis</i>).
61A Amritsar Street Khandallah 6035	LOT 2 DP 87903	A group of no less than 25 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), hīnau (<i>Elaeocarpus dentatus</i>), māpou (<i>Myrsine australis</i>).
17A Onslow Road Khandallah 6035	LOT 5 & 1/10 SH LOT 4 DP 419418 - INTIN ROW, SUBJ TO & INT IN PARTY WALL	A group of no less than 25 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tī kōuka (<i>Cordyline australis</i>) māpou (<i>Myrsine australis</i>).

WC117		
Site Address	Legal Description	Site Summary
84 Calcutta Street Khandallah 6035	LOT 3 DP 77889 - SUBJ TO R/W	A group of no less than 30 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>).
86 Calcutta Street Khandallah 6035	LOT 4 DP 9365 - GARAGE 15M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION	A group of no less than 25 trees is located in the east-northeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
41 Jubilee Road Khandallah 6035	PART LOT 4 DP 2516	A group of no less than 50 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
53 Jubilee Road Khandallah 6035	LOT 3 DP 23559	A group of no less than 10 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
8 Amritsar Street Khandallah	LOT 1 DP 8186 - 17.5 M2	A group of no less than 50 trees is located in the southwestern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum</i>

6035	GARAGE ON ROADRESERVE AT 4 AMRITSAR ST	laetum).
12 Amritsar Street Khandallah 6035	LOT 2 DP 30279	A group of no less than 25 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
14 Amritsar Street Khandallah 6035	LOT 1 DP 80260 - SUBJ TO & INT IN ROW- 135 M2 LAND ON ROAD RESERVE	A group of no less than 30 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
16 Amritsar Street Khandallah 6035	LOT 2 DP 80260	A group of no less than 30 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).
18 Amritsar Street Khandallah 6035	PT LOT 16 DP 868 - 25.5 M2 CARPAD ON ROAD RESERVE	A group of no less than 40 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
20 Amritsar Street Khandallah 6035	LOT 1 DP 12004 - 51 M2 GARAGE, CARPAD& FENCED LAND ON ROAD RESERVE	A group of no less than 25 trees is located in the southern half of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).
22 Amritsar Street Khandallah 6035	LOT 2 DP 12004 - 23 M2 DOUBLE GARAGE ON ROAD RESERVE	A group of no less than 25 trees is located in the southern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum).
40 Amritsar Street Khandallah 6035	PT LOT 1 DP 11154	A group of no less than 20 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ngaio (Myoporum laetum).
42 Amritsar Street Khandallah 6035	LOT 2 DP 11154	A group of no less than 40 trees is located in the through the central half of the property, from the south-southeastern bounadry to the north-northeastern. There is also a small section along the southwestern boundary. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kohekohe

		(<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), tī kōuka (<i>Cordyline australis</i>).
44 Amritsar Street Khandallah 6035	LOT 3 DP 11154 - 52 M2 GARAGE & LAND ON ROAD RESERVE	A group of no less than 30 trees is located in the through the central half of the property, from the south-southeastern bounadry to the north-northeastern. There is also a small section along the southwestern boundary. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tī kōuka (<i>Cordyline australis</i>), tōtara (<i>Podocarpus totara</i>).
48 Amritsar Street Khandallah 6035	LOT 4 DP 11154	A group of no less than 40 trees is located in the central half of the property, from the south-southwestern corner and south-south eastern boundary to the north-northwestern bounadry. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tī kōuka (<i>Cordyline australis</i>).
52 Amritsar Street Khandallah 6035	LOT 1 DP 27569	A group of no less than 65 trees is located in the western three-quarters of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tītoki (<i>Alectryon excelsus</i>).
54 Amritsar Street Khandallah 6035	LOT 2 DP 27569	A group of no less than 25 trees is located in the south-western half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).
58 Amritsar Street Khandallah 6035	LOT 1 DP 10197 - LAND COVENANT ON DP 309170	A group of no less than 70 trees is located in the west-southwestern three-quarters of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tītoki (<i>Alectryon excelsus</i>).
64 Amritsar Street Khandallah 6035	LOT 4 D P 10197	A group of no less than 20 trees is located in the southwesternthird of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
66 Amritsar Street Khandallah 6035	LOT 5 DP 10197 - 19 M2 OF CARPAD ON ROAD RESERVE	A group of no less than 30 trees is located in the southwesternthird of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
68 Amritsar Street Khandallah 6035	LOT 1 DP 71073 -INT IN R/W	A group of no less than 15 trees is located in the southwesterntwo-fifths of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
70 Amritsar Street Khandallah 6035	LOT 7 DP 10197	A group of no less than 25 trees is located in the southwesterntwo-fifths of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), tī kōuka (<i>Cordyline australis</i>), wharangi (<i>Melicope ternata</i>).
72 Amritsar Street Khandallah 6035	LOT 1 D P 12672	A group of no less than 20 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).

92 Amritsar Street Khandallah 6035	LOT 4 D P 12672 -PT SUBJ TO R/W-	A group of no less than 35 trees is located in the western half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kahikatea (<i>Dacrycarpus dacrydioides</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
100 Amritsar Street Khandallah 6035	LOT 9 DP 10197CARDECK 9.5 M2 ENCROACH SITUATED AT 125 AMRITSAR ST	A group of no less than 35 trees is located in the western half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), rimu (<i>Dacrydium cupressinum</i>).
109 Amritsar Street Khandallah 6035	LOT 8 DP 20053	A group of no less than 20 trees is located in the south-southeastern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), wharangi (<i>Melicope ternata</i>).
111 Amritsar Street Khandallah 6035	LOT 9 DP 20053 -INT IN R/W	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), wharangi (<i>Melicope ternata</i>).
113 Amritsar Street Khandallah 6035	LOT 10 DP 20053	A group of no less than 30 trees is located in the southwestern half of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).
115 Amritsar Street Khandallah 6035	LOT 11 DP 20053	A group of no less than 25 trees is located in the southern third of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
117 Amritsar Street Khandallah 6035	LOT 13 DP 20053	A group of no less than 25 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i> var. <i>dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>).
123 Amritsar Street Khandallah 6035	LOT 14 DP 20053 - 24 M2 DOUBLE CARDECK ON ROAD RESERVE	A group of no less than 85 trees is located in the southwestern three-quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>), wharangi (<i>Melicope ternata</i>).
125 Amritsar Street Khandallah 6035	LOT 15 DP 20053 -WITH INT IN R/W- CARDECK 13.5M2 ENCROACH SITUATED AT :100 AMRITSAR	A group of no less than 60 trees is located across two-thirds of the property, excluding the southeastern third. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).

	ST - NOT INCLUDED IN THE EVALUATION	
9 Clive Road Khandallah 6035	LOT 2 DP 29456 - INT IN R/W	A group of no less than 10 trees is located in the southern strip of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
130 Nicholson Road Khandallah 6035	LOT 2 DP 79260	A group of no less than 60 trees is located across the property, excluding the southeastern corner and central third. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristolelia serrata</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
138 Nicholson Road Khandallah 6035	LOT 28 D P 6599	A group of no less than 20 trees is located in the north-northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
140 Nicholson Road Khandallah 6035	LOT 29 DP 6599 - 72 M2 SHARED VEHICLE ACCESS DECK & RETAINING WALL ON ROAD RESERVE	A group of no less than 35 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
8 Ranikhet Way Khandallah 6035	LOT 5 DP 45774	A group of no less than 10 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>).
6 Ranikhet Way Khandallah 6035	LOT 6 DP 45774	A group of no less than 25 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whekī (<i>Dicksonia squarrosa</i>).
4 Ranikhet Way Khandallah 6035	LOT 2 DP 86498 - PT SUBJ TO & INT IN R/W & EASEMENTS	A group of no less than 20 trees is located in the southeastern third of the property, excluding the south-southeastern corner. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whekī (<i>Dicksonia squarrosa</i>).
95 Nicholson Road Khandallah 6035	LOT 2 DP 32872 - 20.1 M2 DOUBLE GARAGE ON ROAD RESERVE	A group of no less than 30 trees is located in the northeastern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
85 Nicholson Road	LOT 1 DP 32872 - 75.2	A group of no less than 30 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper</i>

Khandallah 6035	DECK & GARAGE ONROAD RESERVE	excelsum subsp. excelsum), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
8 Rangiora Avenue Kaiwharawhara 6035	PART LOT 5 DP 897	A group of no less than 60 trees is located in the southern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), houhere (<i>Hoheria sexstylosa</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
10 Rangiora Avenue Kaiwharawhara 6035	LOT 6 D P 897 -PT SUBJ TO R/W-	A group of no less than 60 trees is located in the southern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), karamū (<i>Coprosma robusta</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), tītoki (<i>Alectryon excelsus</i>), wharangi (<i>Melicope ternata</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
38 Rangiora Avenue Kaiwharawhara 6035	LOT 1 DP 44886	A group of no less than 90 trees is located across the property, excluding the south-southwestern quarter and the southeastern corner. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), koromiko (<i>Veronica stricta</i> var. <i>stricta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), wharangi (<i>Melicope ternata</i>).
84A Calcutta Street Khandallah 6035	LOT 2 DP 77889 - INT IN R/W	A group of no less than 20 trees is located in the east-southeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), whekī (<i>Dicksonia squarrosa</i>), mānuka (<i>Leptospermum scoparium</i>), tītoki (<i>Alectryon excelsus</i>).
7 Sovereign Point Kaiwharawhara 6035	LOT 4 DP 90708 - INT N ROW	A group of no less than 45 trees is located in the northern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), tītoki (<i>Alectryon excelsus</i>).
142 Nicholson Road Khandallah 6035	LOT 2 DP 313336 - 72 M2 SHARED VEHICLEACCESS DECK & RETAINING WALL ON ROADRESERVE	A group of no less than 70 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
10 Clive Road Khandallah 6035	LOT 2 DP 308826 - SUBJ TO ROW	A group of no less than 30 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), tītoki (<i>Alectryon excelsus</i>).
8 Clive Road Khandallah 6035	LOT 1 DP 308826 - INT IN ROW	A group of no less than 30 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tītoki (<i>Alectryon excelsus</i>), wharangi (<i>Melicope ternata</i>), tawa (<i>Beilschmeidia tawa</i>), hīnau (<i>Elaeocarpus dentatus</i>).
5 Sovereign Point	LOT 3 & 1/10 SH IN	A group of no less than 60 trees is located in the north-northwestern two-thirds of the property. The stand comprises the following indigenous species: kohekohe

Kaiwharawhara 6035	LOT 10 DP 90708 - INT IN ROW	(<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), mamaku (<i>Cyathea dealbata</i>), hīnau (<i>Elaeocarpus dentatus</i>).
9 Sovereign Point Kaiwharawhara 6035	LOT 5 & 1/10 SH IN LOT 10 DP 90708 - INT IN ROW	A group of no less than 35 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tītoki (<i>Alectryon excelsus</i>), wharangi (<i>Melicope ternata</i>).
62A Amritsar Street Khandallah 6035	LOT 2 DP 48723 - SUBJ TO & INT IN ROW -SUBJ TO ESMTS ON DP 318422	A group of no less than 70 trees is located in the west-southwestern two-thirds of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), tītoki (<i>Alectryon excelsus</i>), wharangi (<i>Melicope ternata</i>), māpou (<i>Myrsine australis</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), rangiora (<i>Brachyglottis repanda</i>).
45 Jubilee Road Khandallah 6035	PT LOT 9 DP 868 PT LOT 4 DP 2516 - (PTLOT 9 DP 868 SUBJ TO EASEMENT DP 90473) - SUBJ TO ESMTS ON DP 326074	A group of no less than 20 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
1 Sovereign Point Kaiwharawhara 6035	LOT 21 DP 331551 1/10 SH LOT 10 DP 90708	A group of no less than 100 trees is located across the property, excluding the western edge and southern corner. The stand comprises the following indigenous species: houhere (<i>Hoheria sexstylosa</i>), kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), wharangi (<i>Melicope ternata</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
77 Nicholson Road Khandallah 6035	LOT 3 DP 323922 - SUBJ TO & INT IN ROW	A group of no less than 30 trees is located in the northeastern two-fifths of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
77A Nicholson Road Khandallah 6035	LOT 2 DP 323922 - SUBJ TO & INT IN ROW	A group of no less than 30 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>), māpou (<i>Myrsine australis</i>), kohekohe (<i>Dysoxylum spectabile</i>).
103A Calcutta Street Khandallah 6035	LOT 2 DP 473890 - INT IN ROW & ESMT	A group of no less than 35 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), wharangi (<i>Melicope ternata</i>).
92 Nicholson Road Khandallah 6035	LOT 2 DP 470854 LOT 15 DP 6599 - SUBJTO	A group of no less than 15 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).

	ROW - 15 M2 SHARED PASSING BAY ON ROAD RESERVE	
4 Rangiora Avenue Kaiwharawhara 6035	LOT 2 DP 484403 - SUBJ TO ESMTS - 34 M2 CARDECK & GARAGE AT 2 RANGIORA AVE	A group of no less than 35 trees is located in the southeastern two-fifths of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ngaio (Myoporum laetum), wharangi (Melicope ternata), whauwhaupaku (Pseudopanax arboreus).
1 Rangiora Avenue Kaiwharawhara 6035	LOT 1 DP 515708 - INT AN ROW	A group of no less than 40 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), ngaio (Myoporum laetum), taupata (Coprosma repens), wharangi (Melicope ternata).

WC129		
Site Address	Legal Description	Site Summary
86 Beauchamp Street Karori 6012	PT LOTS 1 & 2 DP 9783	A group of no less than 10 trees is located in the western quarter of the property. The stand comprises the following indigenous species: akeake (Dodonaea viscosa), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), māpou (Myrsine australis).
94 Beauchamp Street Karori 6012	LOT 6 & PT LOT 5 DP 9783	A group of no less than 15 trees is located in the western third and southeastern corner of the property. The stand comprises the following indigenous species: horoeka (Pseudopanax crassifolius), kawakawa (Piper excelsum subsp. excelsum), kohekohe (Dysoxylum spectabile), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
3 Baxter Way Karori 6012	LOT 1 DP 71164	A group of no less than 25 trees is located in the eastern half of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tarata (Pittosporum eugenioides), whauwhaupaku (Pseudopanax arboreus).
60 Verviers Street Karori 6012	LOT 6 DP 9068 - SUBJ TO & INT IN ROW	A group of no less than 20 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tarata (Pittosporum eugenioides), tī kōuka (Cordyline australis), whau (Entelea arborescens).
62 Verviers Street Karori	LOT 7 DP 9068 - INT IN	A group of no less than 20 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper

6012	ROW - 17 M2 GARAGE & STAIRS ON ROAD RESERVE	excelsum subsp. excelsum), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
25 Verviers Street Karori 6012	LOT 1 DP 9275	A group of no less than 20 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
10 Kate Way Karori 6012	LOT 16 DP 34527 - SUBJ TO & INT IN R/W	A group of no less than 30 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
9 Kate Way Karori 6012	LOT 17 DP 34527 - SUBJ TO & INT IN ROW	A group of no less than 45 trees is located in the northern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
27 Kilsyth Street Karori 6012	LOT 11 DP 54414	A group of no less than 20 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
29 Kilsyth Street Karori 6012	LOT 9 DP 54414	A group of no less than 20 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>).
32 Kilsyth Street Karori 6012	LOT 8 DP 54414	A group of no less than 40 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>).
8 Emily Way Karori 6012	LOT 3 DP 65966	A group of no less than 10 trees is located in the southeastern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), mamaku (<i>Cyathea medullaris</i>).
6 Emily Way Karori 6012	LOT 20 DP 45608 - INT IN ROW (EXCLUDES LOT 84)	A group of no less than 15 trees is located in the eastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
16 Lynmouth Avenue Karori 6012	LOT 51 DP 32186 LOT 91 DP 72138 - RESTRICTIVE COVENANT PREVENTING DEVELOPMENT OR DISPOSITION	A group of no less than 26 trees is located in the southern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).

	OF LOT 91	
31 Burrows Avenue Karori 6012	LOT 1 DP 14530	A group of no less than 8 trees is located in the eastern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
33 Burrows Avenue Karori 6012	LOT 2 D P 14530	A group of no less than 50 trees is located in the eastern half of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
37 Burrows Avenue Karori 6012	LOT 3 D P 14530	A group of no less than 50 trees is located in the eastern half of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
41 Burrows Avenue Karori 6012	PT LOT 8 DP 7228	A group of no less than 50 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kaikōmako (<i>Pennantia corymbosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tawa (<i>Beilschmiedia tawa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
43A Burrows Avenue Karori 6012	LOT 2 DP 57522 - FLAT DP 59115	A group of no less than 50 trees is located across the property, cluding the centre and southwestern half. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ponga (<i>Cyathea dealbata</i>).
5 Parsons Glen Karori 6012	LOT 102 DP 71537	A group of no less than 25 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), mamaku (<i>Cyathea medullaris</i>), rewarewa (<i>Knightia excelsa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), whekī (<i>Dicksonia squarrosa</i>), rimu (<i>Dacrydium cupressinum</i>).
7 Parsons Glen Karori 6012	LOT 103 DP 71537	A group of no less than 30 trees is located in the northern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
9 Parsons Glen Karori 6012	LOT 104 DP 71537	A group of no less than 30 trees is located in the norther quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), tawa (<i>Beilschmiedia tawa</i>), whekī (<i>Dicksonia squarrosa</i>).
11 Parsons Glen Karori 6012	LOT 105 DP 71537	A group of no less than 40 trees is located in the northern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>), whekī (<i>Dicksonia squarrosa</i>), akiraho (<i>Olearia paniculata</i>).
15 Parsons Glen Karori 6012	LOT 106 DP 71537	A group of no less than 80 trees is located in the northern half and along the eastern boundary of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kōtukutuku (<i>Fuchsia excorticata</i>),

		māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristotelia serrata</i>), mamaku (<i>Cyathea medullaris</i>), porokaiwhiri (<i>Hedycarya arborea</i>), rewarewa (<i>Knightia excelsa</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
18 Parsons Glen Karori 6012	LOT 107 DP 71537	A group of no less than 75 trees is located in the south-southeastern half and along the eastern boundary of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), makomako (<i>Aristotelia serrata</i>), māpou (<i>Myrsine australis</i>).
14 Parsons Glen Karori 6012	LOT 109 DP 71537	A group of no less than 35 trees is located in the south-southeastern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
12 Parsons Glen Karori 6012	LOT 110 DP 71537	A group of no less than 25 trees is located in the south-southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
82 Woodhouse Avenue Karori 6012	LOT 6 DP 82773	A group of no less than 15 trees is located in the southwestern corner and along the western boundary of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
65 Woodhouse Avenue Karori 6012	LOT 22 DP 68771	A group of no less than 35 trees is located in the eastern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
63 Woodhouse Avenue Karori 6012	LOT 23 DP 68771	A group of no less than 20 trees is located in the eastern fifth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
24 Landsdowne Terrace Karori 6012	LOT 38 DP 74210	A group of no less than 40 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
26 Landsdowne Terrace Karori 6012	LOT 39 DP 74210	A group of no less than 38 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
36 Landsdowne Terrace Karori 6012	LOT 44 DP 77320	A group of no less than 32 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
38 Landsdowne Terrace Karori 6012	LOT 45 DP 77320	A group of no less than 35 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
44 Landsdowne Terrace Karori 6012	LOT 48 DP 77320	A group of no less than 55 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
46	LOT 49 DP	A group of no less than 35 trees is located in the western quarter of the property.

Landsdowne Terrace Karori 6012	77320	The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>).
75A Woodhouse Avenue Karori 6012	LOT 4 DP 87685 - INT IN R/W	A group of no less than 20 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), mamaku (<i>Cyathea medullaris</i>).
77A Woodhouse Avenue Karori 6012	LOT 6 DP 87685	A group of no less than 25 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
75 Woodhouse Avenue Karori 6012	LOT 3 DP 87685	A group of no less than 20 trees is located in the eastern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
77 Woodhouse Avenue Karori 6012	LOT 5 DP 87685	A group of no less than 20 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
79 Woodhouse Avenue Karori 6012	LOT 7 DP 88577	A group of no less than 25 trees is located in the eastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
5 Caughley Grove Karori 6012	LOT 2 DP 88521 - INT IN ROW & INT IN EASES ON DP 303660	A group of no less than 70 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), patē (<i>Schefflera digitata</i>).
73A Woodhouse Avenue Karori 6012	LOT 2 DP 88577	A group of no less than 20 trees is located in the eastern third of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kanono (<i>Coprosma grandifolia</i>), makomako (<i>Aristotelia serrata</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>).
79A Woodhouse Avenue Karori 6012	LOT 8 DP 88577	A group of no less than 15 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kanono (<i>Coprosma grandifolia</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
32 Landsdowne Terrace Karori 6012	LOT 1 DP 89759	A group of no less than 30 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
34 Landsdowne Terrace Karori 6012	LOT 3 DP 89759	A group of no less than 35 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
32A Landsdowne Terrace	LOT 2 DP 89759	A group of no less than 30 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).

Karori 6012		
34A Landsdowne Terrace Karori 6012	LOT 4 DP 89759	A group of no less than 35 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), rangiora (Brachyglottis repanda).
2 Caughley Grove Karori 6012	LOT 1 DP 89843 - INT IN EASES ON DP 303660	A group of no less than 60 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
40 Landsdowne Terrace Karori 6012	LOT 5 DP 90417	A group of no less than 30 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
7 Caughley Grove Karori 6012	LOT 3 DP 89843 - INT IN EASES ON DP 303660	A group of no less than 40 trees is located in the southern third and northwestern quarter of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kanono (Coprosma grandifolia), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), mamaku (Cyathea medullaris), māpou (Myrsine australis), patē (Schefflera digitata), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
4 Caughley Grove Karori 6012	LOT 4 DP 89843 - INT IN EASES ON DP 303660	A group of no less than 120 trees is located in the northeastern two-thirds of the property. The stand comprises the following indigenous species: kanono (Coprosma grandifolia), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōtukutuku (Fuchsia excorticata), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), mamaku (Cyathea medullaris), māpou (Myrsine australis), patē (Schefflera digitata), ponga (Cyathea dealbata), rangiora (Brachyglottis repanda).
9 Caughley Grove Karori 6012	LOT 6 DP 89843 - INT IN ESMTS ON DP 303660	A group of no less than 120 trees is located in the western half of the property. The stand comprises the following indigenous species: kanono (Coprosma grandifolia), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda).
40A Landsdowne Terrace Karori 6012	LOT 6 DP 90417	A group of no less than 25 trees is located in the southwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
3 Caughley Grove Karori 6012	LOT 7 DP 303660 - SUBJ TO ROW	A group of no less than 60 trees is located in the western half along the edges of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), tawa (Beilschmiedia tawa), hīnau (Elaeocarpus dentatus), porokaiwhiri (Hedycarya arborea).
8 Landsdowne Terrace Karori 6012	LOT 2 DP 316905	A group of no less than 120 trees is located across the property, excluding the northern and centre half. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), whauwhaupaku (Pseudopanax arboreus), mamaku (Cyathea dealbata), kaikōmako (Pennantia corymbosa).

64 Verviers Street Karori 6012	LOT 2 DP 320277	A group of no less than 20 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
17 Becker Way Karori 6012	LOT 2 DP 345873 - SUBJ TO ROW	A group of no less than 100 trees is located in the northern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), rangiora (<i>Brachyglottis repanda</i>).
42 Landsdowne Terrace Karori 6012	LOT 1 DP 365216	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).
42A Landsdowne Terrace Karori 6012	LOT 2 DP 365216	A group of no less than 12 trees is located in the western corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>).

WC130		
Site Address	Legal Description	Site Summary
31 Espin Crescent Karori 6012	LOT 3 DP 34911 - 17.5 M2 GARAGE ON ROAD RESERVE	A group of no less than 35 trees is located in the eastern half and along the northern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mānuka (<i>Leptospermum scoparium</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>).
33 Espin Crescent Karori 6012	PART LOT 6 DP 10282	A group of no less than 30 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
45 Espin Crescent Karori 6012	PT LOT 1 DP 10201	A group of no less than 15 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
59 Messines Road Karori 6012	LOT 2 DP 17524	A group of no less than 30 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), mānuka (<i>Leptospermum scoparium</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
69 Messines Road Karori 6012	LOT 6 D P 7901	A group of no less than 45 trees is located in the eastern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
113 Messines Road Karori 6012	PT LOTS 2 3 DP 18661 - INT IN R/W ON DP	A group of no less than 15 trees is located in the northern and northeastern third of the property, excluding the northern corner and northwestern boundary. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum</i>

	84136	spectabile), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
35 Espin Crescent Karori 6012	LOT 1 DP 91024 - SUBJ & INT IN PARTY WALL	A group of no less than 15 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
37 Espin Crescent Karori 6012	LOT 2 DP 91024 - SUBJ TO & INT IN ROW-14 M2 OF RETAINING WALL ON ROAD RESERVE	A group of no less than 25 trees is located in the eastern three-quarters of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
39 Espin Crescent Karori 6012	LOT 3 DP 91024 - SUBJ TO & INT IN ROW-14 M2 OF RETAINING WALL ON ROAD RESERVE	A group of no less than 25 trees is located in the eastern half of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).

WC131		
Site Address	Legal Description	Site Summary
17 Henderson Street Karori 6012	LOT 9 BLK G DP 1543 - 26 M2 DOUBLE GARAGE ON ROAD RESERVE	A group of no less than 30 trees across the property, excluding the centre and northeastern third. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kohekohe (<i>Dysoxylum spectabile</i>), māhoe (<i>Melicytus ramiflorus</i>).
8 Shotter Street Karori 6012	LOT 1 DP 30494 LOT 3 DP 40336	A group of no less than 7 trees is located in the north-northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
10 Shotter Street Karori 6012	LOT 2 DP 30494	A group of no less than 5 trees is located in the north-northwestern fifth of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
12 Shotter Street Karori 6012	LOT 3 DP 30494 - 12 M2 LAND ON ROAD	A group of no less than 5 trees is located in the north-northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>),

	RESERVE	rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
--	---------	---

WC133		
Site Address	Legal Description	Site Summary
31 Mt Pleasant Road Aro Valley 6012	LOT 1 DP 1402 - 36 M2 DOUBLE GARAGE ONROAD RESERVE AT 2 MT PLEASANT RD	A group of no less than 15 trees is located along the southeastern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
35 Mt Pleasant Road Aro Valley 6012	LOTS 14 & 15 D P 8311	A group of no less than 25 trees is located in the southern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
37 Mt Pleasant Road Aro Valley 6012	LOT 17 D P 8311	A group of no less than 25 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
39 Mt Pleasant Road Aro Valley 6012	LOT 2 DP 72023	A group of no less than 15 trees is located in the southern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
41 Mt Pleasant Road Aro Valley 6012	LOT 1 DP 72023	A group of no less than 15 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>).
45 Mt Pleasant Road Aro Valley 6012	LOT 11 DP 8311	A group of no less than 25 trees is located in the southern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
69 Mt Pleasant Road Aro Valley 6012	ALL D P 10899	A group of no less than 28 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), ribbonwood (<i>Plagianthus regius</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
60 Holloway Road Aro Valley 6021	LOTS 7 8 DEEDS PLAN 124 - INT IN ROW	A group of no less than 5 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
64 Holloway Road Aro Valley 6021	LOT 16 DP 1402	A group of no less than 15 trees is located in the north-northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).

66 Holloway Road Aro Valley 6021	LOT 17 DP 1402	A group of no less than 10 trees is located in the north-northwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
94 Holloway Road Aro Valley 6021	LOT 4 DP 8429	A group of no less than 30 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
92 Holloway Road Aro Valley 6021	LOT 3 DP 8429	A group of no less than 30 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
100 Holloway Road Aro Valley 6021	PT SEC 10 OWHIRO DIST	A group of no less than 40 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
102 Holloway Road Aro Valley 6021	PT SEC 10 OWHIRO DIST - INT IN ROW	A group of no less than 18 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
97 Holloway Road Aro Valley 6021	ALL PLAN A 853	A group of no less than 50 trees is located in through the centre half of the property, from the northern boundary to the southern. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
103 Holloway Road Aro Valley 6021	PT SEC 10 OWHIRO DIST	A group of no less than 50 trees is located in the eastern half of the property, excluding the northeastern corner. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
123 Holloway Road Aro Valley 6021	PT SEC 10 OHIRO DIST	A group of no less than 12 trees is located in the northeastern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>).
4 Karepa Street Brooklyn 6021	LOT 1 DP 20060 - 88.5 M2 LAND ON ROADRESERVE	A group of no less than 25 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
10 Karepa Street Brooklyn 6021	LOTS 2 3 D P 20060	A group of no less than 15 trees is located along the northwestern fifth of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
12 Karepa Street Brooklyn 6021	LOT 4 DP 9128	A group of no less than 25 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
14 Karepa Street Brooklyn	PT LOTS 211 212 DP 1383 - 27.7	A group of no less than 30 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora

6021	M2 LANDON ROAD RESERVE	(Brachyglottis repanda).
16 Karepa Street Brooklyn 6021	PART LOT 212 DP 1383	A group of no less than 25 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
18 Karepa Street Brooklyn 6021	LOT 213 DP 1383	A group of no less than 15 trees is located in the north-northwestern corner of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
94 Karepa Street Brooklyn 6021	LOT 8 DP 1762	A group of no less than 50 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
98 Karepa Street Brooklyn 6021	LOT 10 DP 1762 - 19 M2 GARAGE ON ROADRESERVE AT 103 KAREPA ST	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
92 Karepa Street Brooklyn 6021	LOT 7 D P 1762	A group of no less than 30 trees is located in the southeastern corner of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
96 Karepa Street Brooklyn 6021	LOT 9 DP 1762	A group of no less than 60 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), māpou (Myrsine australis), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
44 Ashton Fitchett Drive Brooklyn 6021	PT LOT 24 DP 66895 - SUBJ TO SUBSTATION ESMT DP 72253	A group of no less than 55 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), māpou (Myrsine australis), rangiora (Brachyglottis repanda).
42 Ashton Fitchett Drive Brooklyn 6021	LOT 23 DP 66895	A group of no less than 28 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
40 Ashton Fitchett Drive Brooklyn 6021	LOT 22 DP 66895	A group of no less than 20 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
32 Ashton Fitchett	LOT 18 DP 66895 -	A group of no less than 40 trees is located along the western edge of the property. The stand comprises the following indigenous species: kawakawa

Drive Brooklyn 6021	SUBJ TO & INT IN EASEMENTS	(Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
18 Ashton Fitchett Drive Brooklyn 6021	LOT 11 DP 66894	A group of no less than 25 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus).
12 Ashton Fitchett Drive Brooklyn 6021	LOT 8 DP 66894	A group of no less than 35 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
10 Ashton Fitchett Drive Brooklyn 6021	LOT 7 DP 66894	A group of no less than 28 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
8 Ashton Fitchett Drive Brooklyn 6021	LOT 6 DP 66894	A group of no less than 15 trees is located along the northern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
90A Holloway Road Aro Valley 6021	LOT 1 DP 307865	A group of no less than 3 trees is located in the western half of the property, excluding along the northern boundary. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
90B Holloway Road Aro Valley 6021	LOT 2 DP 307865	A group of no less than 16 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: hangehange (Geniostoma ligustrifolium), kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
90C Holloway Road Aro Valley 6021	LOT 3 DP 307865	A group of no less than 15 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus), kōhūhū (Pittosporum tenuifolium).
104 Holloway Road Aro Valley 6021	LOT 1 DP 316079	A group of no less than 30 trees is located in the northern half of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), patē (Schefflera digitata), whauwhaupaku (Pseudopanax arboreus).
104A Holloway Road Aro Valley 6021	LOT 2 DP 316079	A group of no less than 18 trees is located in the northern half of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), kōtukutuku (Fuchsia excorticata), māhoe (Melicytus ramiflorus), makomako (Aristotelia serrata), rangiora (Brachyglottis repanda).
53 Mt Pleasant Road Aro	LOT 9 DP 8311 - 51.6 M2	A group of no less than 30 trees is located in the southeastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora

Valley 6012	CARDECK, BRIDGE & STAIRS ON ROAD RESERVE	(Brachyglottis repanda), ngaio (Myoporum laetum).
-------------	--	---

WC134		
Site Address	Legal Description	Site Summary
17 Zetland Street Highbury 6012	LOT 21 DP 10766	A group of no less than 20 trees is located in the southern corner of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
19 Zetland Street Highbury 6012	LOT 20 DP 10766 - 4 M2 CARDECK ON ROADRESERVE	A group of no less than 35 trees is located in the southern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
21 Zetland Street Highbury 6012	LOT 19 DP 10766 - CARPAD 13M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION	A group of no less than 15 trees is located along the southern edge of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
164 Raroa Road Aro Valley 6012	LOT 42 DP 40766 - SUBJ TO & INT IN ROWDP 56580	A group of no less than 35 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda).
162 Raroa Road Aro Valley 6012	LOT 41 DP 10766 - INT IN ROW DP 56580	A group of no less than 35 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
158 Raroa Road Aro Valley 6012	LOT 39 DP 10766 - 30 M2 DOUBLE CARDECKON ROAD RESERVE	A group of no less than 40 trees is located in the northern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
9 Highbury Road Highbury 6012	LOT 2 DP 61908	A group of no less than 3 trees is located along a small section of the southwestern boundary of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus).

19 Highbury Road Highbury 6012	LOT 1 DP 10766 - LAND 172 M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION	A group of no less than 20 trees is located through the centre half of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
17 Highbury Road Highbury 6012	LOT 2 DP 10766	A group of no less than 25 trees is located through the centre half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
15 Highbury Road Highbury 6012	LOT 3 DP 10766	A group of no less than 20 trees is located through the centre half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
13 Highbury Road Highbury 6012	LOT 4 DP 10766	A group of no less than 20 trees is located through the centre half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
11 Highbury Road Highbury 6012	LOT 1 DP 61908	A group of no less than 25 trees is located through the centre half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
14 Koromiko Road Aro Valley 6012	LOT 104 DP 2536 LOT 2 DP 43326 - 16.5M2 GARAGE ON ROAD RESERVE	A group of no less than 40 trees is located in the northeastern half of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
18 Koromiko Road Aro Valley 6012	LOT 1 DP 43326	A group of no less than 15 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
28 Koromiko Road Aro Valley 6012	LOT 110 DP 2536 - DOUBLE CARDECK 28M2ON ROAD RESERVE - NOT INCLUDED IN THEVALUATION	A group of no less than 15 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
32 Koromiko Road Aro Valley 6012	LOT 111 DP 2536 - 18 M2 TRIPLE	A group of no less than 35 trees is located in the southern to northeastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku

	GARAGEON ROAD RESERVE	(Cyathea medullaris), ngaio (Myoporum laetum), patē (Schefflera digitata), rangiora (Brachyglottis repanda).
2 Mt Pleasant Road Aro Valley 6012	LOTS 1-2 DEEDS PLAN 253 2/3 SH LOT 5 DEEDS PLAN 253	A group of no less than 120 trees is located across the property, excluding the southeastern sixth. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus var. dentatus), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda).
18B Adams Terrace Aro Valley 6021	LOT 3 DP 9550 -SUBJ TO & INT IN R/W	A group of no less than 15 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), northern rātā (Metrosideros robusta).
18A Adams Terrace Aro Valley 6021	LOT 2 DP 9550 -INT IN R/W DP 79492	A group of no less than 15 trees is located in the southeastern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
21 Essex Street Aro Valley 6021	PT LOTS 22 22A DP 676	A group of no less than 15 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda).
17 Essex Street Aro Valley 6021	LOT 24 D P 676	A group of no less than 15 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
19 Essex Street Aro Valley 6021	LOT 23 DP 676	A group of no less than 15 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
142 Aro Street Aro Valley 6021	SEC 12A POLHILL GULLY	A group of no less than 45 trees is located in the northern half of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus var. dentatus), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda), rewarewa (Knightia excelsa), tarata (Pittosporum eugenioides), whauwhaupaku (Pseudopanax arboreus).
180 Aro Street Aro Valley 6021	LOT 22 DP 710	A group of no less than 10 trees is located in the northeastern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), kōhūhū (Pittosporum tenuifolium), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), rewarewa (Knightia excelsa).
1 Landcross Street Kelburn 6021	LOTS 18-22 24-25 DP 2847	A group of no less than 45 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), tī kōuka (Cordyline australis).
146H Aro Street Aro Valley 6021	LOT 8 DP 339719 - INT IN ROW	A group of no less than 25 trees is located across the property, excluding southern strip. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda), kōhūhū (Pittosporum tenuifolium).
146J Aro	LOT 5 DP	A group of no less than 35 trees is located in the northern three-quarters of the

Street Aro Valley 6021	358992	property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), manuka (<i>Leptosporum scoparium</i>), kamahi (<i>Weinmannia racemosa</i>), hīnau (<i>Elaeocarpus dentatus</i>).
------------------------	--------	---

WC135		
Site Address	Legal Description	Site Summary
91 Ashton Fitchett Drive Brooklyn 6021	LOT 86 DP 77253	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
93 Ashton Fitchett Drive Brooklyn 6021	LOT 87 DP 77253	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
95 Ashton Fitchett Drive Brooklyn 6021	LOT 88 DP 77253	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
97 Ashton Fitchett Drive Brooklyn 6021	LOT 89 DP 78136	A group of no less than 25 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
99 Ashton Fitchett Drive Brooklyn 6021	LOT 90 DP 78136	A group of no less than 25 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
101 Ashton Fitchett Drive Brooklyn 6021	LOT 91 DP 78136	A group of no less than 22 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
105 Ashton Fitchett Drive Brooklyn 6021	LOT 93 DP 78136-FLAT DP 81613	A group of no less than 40 trees is located along the eastern edge of the property, from the northern boundary to the southern. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>).
113 Ashton Fitchett Drive Brooklyn 6021	LOT 97 DP 78136 - INT IN EASEMENT ON DP	A group of no less than 45 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).

	83822	
110 Ashton Fitchett Drive Brooklyn 6021	LOT 108 DP 78137	A group of no less than 6 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
19 Waterhouse Drive Brooklyn 6021	LOT 158 DP 84089	A group of no less than 12 trees is located along the southeastern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
21 Waterhouse Drive Brooklyn 6021	LOT 159 DP 84089	A group of no less than 12 trees is located along the southeastern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
23 Waterhouse Drive Brooklyn 6021	LOT 160 DP 85085	A group of no less than 25 trees is located along the southeastern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
25 Waterhouse Drive Brooklyn 6021	LOT 161 DP 85085	A group of no less than 38 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
27 Waterhouse Drive Brooklyn 6021	LOT 162 DP 85085	A group of no less than 45 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
29 Waterhouse Drive Brooklyn 6021	LOT 163 DP 85085	A group of no less than 50 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
31 Waterhouse Drive Brooklyn 6021	LOT 164 DP 85085	A group of no less than 65 trees is located in the southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>).
33 Waterhouse Drive Brooklyn 6021	LOT 165 DP 85085	A group of no less than 85 trees is located along the southern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
34 Waterhouse Drive Brooklyn	LOT 166 DP 85085	A group of no less than 60 trees is located in the southwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).

6021		
32 Waterhouse Drive Brooklyn 6021	LOT 167 DP 85085	A group of no less than 30 trees is located along the western edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
30 Waterhouse Drive Brooklyn 6021	LOT 168 DP 85058 - SUBJ TO EASEMENT	A group of no less than 15 trees is located along the western edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
28 Waterhouse Drive Brooklyn 6021	LOT 169 DP 85085	A group of no less than 70 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
26 Waterhouse Drive Brooklyn 6021	LOT 170 DP 85085	A group of no less than 60 trees is located along the western edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
24 Waterhouse Drive Brooklyn 6021	LOT 171 DP 85085	A group of no less than 25 trees is located along the western edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
11 Ashton Fitchett Drive Brooklyn 6021	LOT 37 DP 66896	A group of no less than 30 trees is located in the southeastern corner of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).
17 Ashton Fitchett Drive Brooklyn 6021	LOT 34 DP 66896	A group of no less than 30 trees is located along the southern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
19 Ashton Fitchett Drive Brooklyn 6021	LOT 33 DP 66896	A group of no less than 35 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
21 Ashton Fitchett Drive Brooklyn 6021	LOT 32 DP 66896	A group of no less than 45 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
37 Ashton Fitchett Drive Brooklyn	LOT 3 LDP 85137 - SUBJ TO & INT IN R/W&	A group of no less than 150 trees is located across the property, excluding the western edge. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).

6021	EASMENTS	
296 Mitchell Street Brooklyn 6021	LOT 25 DP 61508	A group of no less than 25 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
298 Mitchell Street Brooklyn 6021	LOT 26 DP 61509	A group of no less than 35 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
108A Ashton Fitchett Drive Brooklyn 6021	LOT 2 DP 88633 - SUBJ TO & INT IN R/W& EASEMENTS	A group of no less than 12 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), māpou (Myrsine australis).
108 Ashton Fitchett Drive Brooklyn 6021	LOT 1 DP 88633 - SUBJ TO & INT IN R/W& EASEMENTS	A group of no less than 6 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
300A Mitchell Street Brooklyn 6021	LOT 2 DP 411047 - SUBJ TO & INT IN ROW& PARTY WALL	A group of no less than 15 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), kawakawa (Piper excelsum subsp. excelsum).
300B Mitchell Street Brooklyn 6021	LOT 3 DP 411047 - SUBJ TO & INT IN ROW& PARTY WALL	A group of no less than 15 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), kawakawa (Piper excelsum subsp. excelsum).

WC136		
Site Address	Legal Description	Site Summary
103 Mortimer Terrace Brooklyn 6021	LOT 6 DP 7789	A group of no less than 15 trees is located in the eastern half of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda).
105 Mortimer Terrace Brooklyn 6021	PT LOT 7 DP 7789	A group of no less than 15 trees is located in the eastern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda), tītoki (Alectryon excelsus subsp. excelsus).
12 Laura Avenue	LOTS 1 4 D P 9090	A group of no less than 25 trees is located in the northern half of the property. The stand comprises the following indigenous species: karamū (Coprosma

Brooklyn 6021		robusta), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tītoki (<i>Alectryon excelsus</i>).
14 Laura Avenue Brooklyn 6021	LOT 6 DP 9090 - DOUBLE GARAGE 30M2 ON ROAD RESERVE - NOT INCLUDED IN VALUATION	A group of no less than 20 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), patē (<i>Schefflera digitata</i>), rangiora (<i>Brachyglottis repanda</i>).
8 Laura Avenue Brooklyn 6021	LOTS 2 3 & PT LOT 5 DP 9090 - 131 M2 CARDECKS, SHED & LAND ON ROAD RESERVE	A group of no less than 25 trees is located in the western third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).

WC137

Site Address	Legal Description	Site Summary
95E Washington Avenue Brooklyn 6021	LOT 1 DP 76767-SUBJ TO & INT IN ESMTS	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
15 Coolidge Street Brooklyn 6021	LOT 1 DP 89444 - SUBJ TO & INT IN R/W	A group of no less than 40 trees is located in the centre two-thirds the property, excluding the northwestern corner and in the eastern third. The stand comprises the following indigenous species: horoeka (<i>Pseudopanax crassifolius</i>), kāpuka (<i>Griselinia littoralis</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), rangiora (<i>Brachyglottis repanda</i>), tarata (<i>Pittosporum eugenioides</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
10 Coolidge Street Brooklyn 6021	LOT 2 DP 89743	A group of no less than 5 trees is located in the southern extent of the property, along a small section of the northwestern boundary. The stand comprises the following indigenous species: hangehange (<i>Geniostoma ligustrifolium</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), rangiora (<i>Brachyglottis repanda</i>).

WC138

Site Address	Legal Description	Site Summary
303 Mitchell	LOT 34 DP	A group of no less than 45 trees is located in the southeastern corner of the

Street Brooklyn 6021	61509	property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
----------------------------	-------	--

WC139		
Site Address	Legal Description	Site Summary
1 Mana Street Vogeltown 6021	PT LOT 1 D P 7969	A group of no less than 30 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: hīnau (Elaeocarpus dentatus), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), whauwhaupaku (Pseudopanax arboreus).
7 Mana Street Vogeltown 6021	PT LOT 4 DP 7969 - 7 M2 FENCED LAND ONROAD RESERVE	A group of no less than 10 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
9 Mana Street Vogeltown 6021	LOT 5 DP 7969 - 5 M2 GARAGE ON ROAD RESERVE	A group of no less than 10 trees is located in the eastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris).
9 Ingestre Street Vogeltown 6021	LOT 1 D P 7350	A group of no less than 50 trees is located in the western strip of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), ribbonwood (Plagianthus regius), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
11 Ingestre Street Vogeltown 6021	LOT 2 D P 7350	A group of no less than 30 trees is located in the northwestern corner and northeastern third of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), ribbonwood (Plagianthus regius), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
28 Krull Street Vogeltown 6021	PART LOT 7 D P 7969	A group of no less than 5 trees is located along the northern edge of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), mamaku (Cyathea medullaris), whauwhaupaku (Pseudopanax arboreus).
26 Krull Street Vogeltown 6021	LOT 8 PT LOT 7 DP 7969	A group of no less than 25 trees is located in the northern half of the property. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), ponga (Cyathea dealbata), rangiora (Brachyglottis repanda).
24 Krull Street Vogeltown 6021	LOT 9 D P 7969	A group of no less than 20 trees is located along the northern boundaries of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ponga (Cyathea dealbata), rangiora (Brachyglottis repanda), tarata (Pittosporum eugenioides), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).

15 Whau Street Vogeltown 6021	LOT 6 DP 10659	A group of no less than 25 trees is located in the western third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
23 Hoggard Street Vogeltown 6021	LOT 1 DP 24846 - 47.5 M2 GARAGE & FENCE ON ROAD RESERVE	A group of no less than 32 trees is located in the southern half of the property. The stand comprises the following indigenous species: hīnau (<i>Elaeocarpus dentatus</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), māpou (<i>Myrsine australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
22 Krull Street Vogeltown 6021	LOTS 1 & 2 DP 10659	A group of no less than 30 trees is located in the northern half of the property. The stand comprises the following indigenous species: kānuka (<i>Kunzea robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), kōtukutuku (<i>Fuchsia excorticata</i>), māhoe (<i>Melicytus ramiflorus</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
45A Mana Street Vogeltown 6021	LOT 2 DP 522824	A group of no less than 40 trees is located across the property, excluding the northwestern third. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), mānuka (<i>Leptospermum scoparium</i>), rangiora (<i>Brachyglottis repanda</i>), wharangi (<i>Melicope ternata</i>).

WC140		
Site Address	Legal Description	Site Summary
14 Winnipeg Way Kingston 6021	LOT 1 DP 34467 LOT 14 DP 30480 - SUBJ TO & INT IN ROW	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
12 Winnipeg Way Kingston 6021	LOT 15 DP 30480 - SUBJ TO & INT ROW	A group of no less than 20 trees is located along the western edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
8 Winnipeg Way Kingston 6021	LOT 16 DP 30480 - SUBJ TO & INT ROW	A group of no less than 60 trees is located in the western third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
6 Winnipeg Way Kingston 6021	LOT 17 DP 30480 - SUBJ TO & INT IN ROW	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
73 Montreal Grove Kingston 6021	LOT 86 DP 28081	A group of no less than 6 trees is located in a small cluster along the northern half of the eastern boundary and along the southern boundary of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
74 Montreal Grove	LOT 87 DP 28081	A group of no less than 15 trees is located in the southern quarter of the property. The stand comprises the following indigenous species: kawakawa

Kingston 6021		(Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), rangiora (Brachyglottis repanda).
68 Montreal Grove Kingston 6021	LOT 88 DP 28081	A group of no less than 10 trees is located in the southern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
64 Montreal Grove Kingston 6021	LOT 90 DP 28081	A group of no less than 20 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
62 Montreal Grove Kingston 6021	LOT 91 DP 28081	A group of no less than 40 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
60 Montreal Grove Kingston 6021	LOT 92 DP 28081	A group of no less than 50 trees is located in the western third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
58 Montreal Grove Kingston 6021	LOT 93 DP 28081	A group of no less than 30 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
56 Montreal Grove Kingston 6021	LOT 94 DP 28081	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
38 Montreal Grove Kingston 6021	LOT 101 DP 28081	A group of no less than 20 trees is located in the northern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
36 Montreal Grove Kingston 6021	LOT 7 D P 25944	A group of no less than 55 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), wharangi (Melicope ternata).
34 Montreal Grove Kingston 6021	LOT 6 DP 25944	A group of no less than 30 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus).
32 Montreal Grove Kingston 6021	LOT 5 DP 25944	A group of no less than 30 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
30 Montreal Grove Kingston 6021	LOT 4 DP 25944	A group of no less than 30 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
28 Montreal Grove Kingston	LOT 3 DP 25944	A group of no less than 30 trees is located in the northeastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).

6021		
26 Montreal Grove Kingston 6021	LOT 2 DP 25944	A group of no less than 25 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
24 Montreal Grove Kingston 6021	LOT 1 D P 25944	A group of no less than 40 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
5 Vancouver Street Kingston 6021	LOT 1 DP 27689	A group of no less than 45 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
7 Vancouver Street Kingston 6021	LOT 2 DP 27689	A group of no less than 15 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), tī kōuka (Cordyline australis).
10 Amos Way Kingston 6021	LOT 8 DP 27719	A group of no less than 45 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
509 Ohiro Road Brooklyn 6021	LOT 2 D P 21386 LOT 1 D P 22022	A group of no less than 40 trees is located in the southeastern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).

WC141		
Site Address	Legal Description	Site Summary
170 Owhiro Bay Parade Owhiro Bay 6023	LOT 6 DP 10394	A group of no less than 2 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: taupata (Coprosma repens).
172 Owhiro Bay Parade Owhiro Bay 6023	LOT 5 DP 10394	A group of no less than 10 trees is located in the third of the property. The stand comprises the following indigenous species: kāpuka (Griselinia littoralis), kōhūhū (Pittosporum tenuifolium), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), taupata (Coprosma repens), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus).
174 Owhiro Bay Parade Owhiro Bay 6023	LOT 4 DP 10394	A group of no less than 4 trees is located in the northern quarter of the property. The stand comprises the following indigenous species: kōhūhū (Pittosporum tenuifolium), ngaio (Myoporum laetum), taupata (Coprosma repens).
176 Owhiro Bay Parade Owhiro Bay 6023	LOT 3 DP 10394	A group of no less than 2 trees is located in the north-northeastern corner of the property. The stand comprises the following indigenous species: taupata (Coprosma repens).

WC147		
Site Address	Legal Description	Site Summary
66 Owhiro Bay Parade Owhiro Bay 6023	LOT 5 DP 87078 - SUBJ TO ROW & EASEMENTS	A group of no less than 1 trees is located along the eastern of the property. The stand comprises the following indigenous species: taupata (<i>Coprosma repens</i>).

WC153		
Site Address	Legal Description	Site Summary
179 Breaker Bay Road Breaker Bay 6022	LOT 79 DP 6566	A group of no less than 2 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: taupata (<i>Coprosma repens</i>).
180 Breaker Bay Road Breaker Bay 6022	LOT 80 DP 6566	A group of no less than 7 trees is located in the northwestern fifth of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), tī kōuka (<i>Cordyline australis</i>).
181 Breaker Bay Road Breaker Bay 6022	LOT 81 DP 6566	A group of no less than 6 trees is located in the northwestern fifth of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>).
182 Breaker Bay Road Breaker Bay 6022	LOT 82 DP 6566	A group of no less than 3 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
183 Breaker Bay Road Breaker Bay 6022	LOTS 1 & 3 DP 304532 - INT IN ROW	A group of no less than 2 trees is located in the northwestern corner of the property. The stand comprises the following indigenous species: kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>).

WC156		
Site Address	Legal Description	Site Summary
79 Breaker Bay Road Breaker Bay 6022	LOT 3 DP 21733	A group of no less than 8 trees is located in the northwestern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
83 Breaker Bay Road Breaker Bay 6022	LOT 5 DP 20672	A group of no less than 5 trees is located along the northern edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
85 Breaker Bay Road	LOT 4 DP 20672	A group of no less than 3 trees is located along the northern edge of the property. The stand comprises the following indigenous species: rangiora (<i>Brachyglottis</i>

Breaker Bay 6022		repanda).
95 Breaker Bay Road Breaker Bay 6022	LOT 2 DP 21733 & LOT 1 DP 34933	A group of no less than 10 trees is located in the northern third and along the eastern boundary of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
87 Breaker Bay Road Breaker Bay 6022	PT LOT 3 DP 20672	A group of no less than 2 trees is located in the northern fifth of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
82 Sidlaw Street Strathmore Park 6022	LOT 23 DP 18596	A group of no less than 18 trees is located in the southeastern corner of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea viscosa</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
84 Sidlaw Street Strathmore Park 6022	LOT 22 DP 18596 - LAND 40 M2 ON ROAD RESERVE - NOT INCLUDED IN THE VALUATION	A group of no less than 12 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
86 Sidlaw Street Strathmore Park 6022	LOT 21 DP 18596	A group of no less than 15 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
101 Breaker Bay Road Breaker Bay 6022	LOT 1 DP 42855	A group of no less than 10 trees is located in the western three-quarters of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
102 Breaker Bay Road Breaker Bay 6022	LOT 2 DP 6566	A group of no less than 10 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
103 Breaker Bay Road Breaker Bay 6022	LOT 3 DP 6566	A group of no less than 10 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
104 Breaker Bay Road Breaker Bay 6022	LOT 4 DP 6566	A group of no less than 5 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: taupata (<i>Coprosma repens</i>).
105 Breaker Bay Road Breaker Bay 6022	LOT 5 DP 6566	A group of no less than 8 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
106 Breaker	LOT 6 DP	A group of no less than 12 trees is located in the northwestern two-thirds of the

Bay Road Breaker Bay 6022	6566	property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), tī kōuka (<i>Cordyline australis</i>).
107 Breaker Bay Road Breaker Bay 6022	LOT 7 DP 6566	A group of no less than 12 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), tī kōuka (<i>Cordyline australis</i>), akiraho (<i>Olearia paniculata</i>), whau (<i>Entelea arborescens</i>).
108 Breaker Bay Road Breaker Bay 6022	LOT 8 DP 6566	A group of no less than 10 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
109 Breaker Bay Road Breaker Bay 6022	LOT 9 DP 6566	A group of no less than 8 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>), tī kōuka (<i>Cordyline australis</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
110 Breaker Bay Road Breaker Bay 6022	LOT 10 DP 6566	A group of no less than 12 trees is located in the west-northwestern half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>).
111 Breaker Bay Road Breaker Bay 6022	LOT 11 DP 6566	A group of no less than 5 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
112 Breaker Bay Road Breaker Bay 6022	LOT 12 DP 6566	A group of no less than 4 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
115 Breaker Bay Road Breaker Bay 6022	LOT 15 DP 6566	A group of no less than 6 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
116 Breaker Bay Road Breaker Bay 6022	LOT 16 DP 6566	A group of no less than 9 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
117 Breaker Bay Road Breaker Bay 6022	LOT 17 DP 6566	A group of no less than 5 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
118 Breaker Bay Road Breaker Bay 6022	LOT 18 DP 6566	A group of no less than 5 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
119 Breaker Bay Road Breaker Bay 6022	LOT 19 DP 6566 - 26 M2 BOATSHED	A group of no less than 5 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).

	ON ROAD RESERVE AT 141 BREAKER BAY RD	
120 Breaker Bay Road Breaker Bay 6022	LOT 20 DP 6566	A group of no less than 5 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
129 Breaker Bay Road Breaker Bay 6022	LOT 29 DP 6566	A group of no less than 2 trees is located along the north-northwestern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>).
130 Breaker Bay Road Breaker Bay 6022	LOT 30 DP 6566	A group of no less than 2 trees is located along the northern edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
131 Breaker Bay Road Breaker Bay 6022	LOT 31 DP 6566	A group of no less than 2 trees is located in the north-northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
132 Breaker Bay Road Breaker Bay 6022	LOT 32 DP 6566	A group of no less than 3 trees is located in the north-northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
134 Breaker Bay Road Breaker Bay 6022	LOT 34 DP 6566	A group of no less than 4 trees is located in the north-northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
135 Breaker Bay Road Breaker Bay 6022	LOT 35 DP 6566	A group of no less than 5 trees is located in the north-northwestern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
138 Breaker Bay Road Breaker Bay 6022	LOT 38 DP 6566 - 18 M2 BOATSHED ON ROAD RESERVE	A group of no less than 8 trees is located along the southwestern edge of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
139 Breaker Bay Road Breaker Bay 6022	LOTS 39 94 DP 6566	A group of no less than 6 trees is located in the northwestern two-thirds of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
140 Breaker Bay Road Breaker Bay 6022	LOT 2 DP 35180	A group of no less than 5 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>), tī kōuka (<i>Cordyline australis</i>).
16A Signallers	LOT 7 DP 89958 -	A group of no less than 80 trees is located in the southern half of the property. The stand comprises the following indigenous species: houhere (<i>Hoheria</i>

Grove Strathmore Park 6022	SUBJ TO & INT IN ROW	sexstylosa), karamū (Coprosma robusta), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), rangiora (Brachyglottis repanda), taupata (Coprosma repens), whauwhaupaku (Pseudopanax arboreus), wharangi (Melicope ternata).
16B Signallers Grove Strathmore Park 6022	LOT 8 DP 89958 - INT IN R/W	A group of no less than 60 trees is located along the southern boundary and southeastern quarter of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), taupata (Coprosma repens), whauwhaupaku (Pseudopanax arboreus), wharangi (Melicope ternata).
16C Signallers Grove Strathmore Park 6022	LOT 9 DP 89958 - INT IN R/W	A group of no less than 50 trees is located in the southeastern third of the property. The stand comprises the following indigenous species: houhere (Hoheria sexstylosa), karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), taupata (Coprosma repens), whauwhaupaku (Pseudopanax arboreus), koromiko (Veronica stricta var. stricta), Coprosma propinqua.
16D Signallers Grove Strathmore Park 6022	LOT 10 DP 89958 - INT IN ROW	A group of no less than 35 trees is located along the southeastern boundary of the property. The stand comprises the following indigenous species: karamū (Coprosma robusta), kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), taupata (Coprosma repens), tī kōuka (Cordyline australis), whauwhaupaku (Pseudopanax arboreus), koromiko (Veronica stricta var. stricta).
113 Breaker Bay Road Breaker Bay 6022	LOT 1 DP 487448	A group of no less than 20 trees is located in the northwestern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), taupata (Coprosma repens).
136B Breaker Bay Road Breaker Bay 6022	LOT 2 DP 515681 - INT IN ROW, ESMTS	A group of no less than 5 trees is located in the northeastern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).

WC158		
Site Address	Legal Description	Site Summary
12 Pinelands Avenue Seatoun 6022	LOT 4 DP 10871 - INT IN ROW ON DP 74982 - 12 M2 HOUSE & RETAINING WALLS ON ROAD RESERVE	A group of no less than 1 trees is located in the eastern corner of the property. The stand comprises the following indigenous species: taupata (Coprosma repens).
85 Marine Parade Seatoun 6022	LOT 2 DP 42673 - SUBJ TO ROW	A group of no less than 4 trees is located in the western corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).

WC160		
Site Address	Legal Description	Site Summary
36 Fortification Road Karaka Bays 6022	LOT 2 DP 80024 - INT IN ROW & ESMTS & SUBJ TO ESMTS - 20 M2 GARAGE & SHARED CABLE CAR ON ROAD RESERVE	A group of no less than 12 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
22 Fortification Road Karaka Bays 6022	LOT 4 DP 31490 - 35 M2 GARAGE & SHARED CABLE CAR ON ROAD RESERVE	A group of no less than 12 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), rangiora (<i>Brachyglottis repanda</i>).
3 Nakora Road Karaka Bays 6022	LOT 2 DP 56652 - 69 M2 GARAGE & CARPADON ROAD RESERVE	A group of no less than 18 trees is located in the northern half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
48 Fortification Road Karaka Bays 6022	LOT 1 DP 48543 - 19 M2 GARAGE ON ROAD RESERVE	A group of no less than 40 trees is located in the southern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>), wharangi (<i>Melicope ternata</i>).
455 Karaka Bay Road Karaka Bays 6022	LOT 1 DP 34147	A group of no less than 8 trees is located in the western third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
459 Karaka Bay Road Karaka Bays 6022	LOT 2 DP 34147	A group of no less than 5 trees is located along the western edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
461 Karaka Bay Road Karaka Bays 6022	LOT 1 DP 24152 PT LOT 18 BLK VIII DP 858	A group of no less than 10 trees is located along the western edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), tarata (<i>Pittosporum eugenioides</i>), taupata (<i>Coprosma repens</i>), wharangi (<i>Melicope ternata</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
465 Karaka	LOT 19 BLK	A group of no less than 5 trees is located in the western corner of the property.

Bay Road Karaka Bays 6022	VIII DP 858 - 6 M2 FENCED LAND ON ROAD RESERVE	The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), taupata (<i>Coprosma repens</i>).
477 Karaka Bay Road Karaka Bays 6022	LOT 3 BLK XI DP 858	A group of no less than 10 trees is located in the western third of the property. The stand comprises the following indigenous species: kāpuka (<i>Griselinia littoralis</i>), māhoe (<i>Melicytus ramiflorus</i>), taupata (<i>Coprosma repens</i>).
481 Karaka Bay Road Karaka Bays 6022	PT LOT 4 BLK XI DP 858	A group of no less than 15 trees is located in the western third of the property. The stand comprises the following indigenous species: karamū (<i>Coprosma robusta</i>), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
489 Karaka Bay Road Karaka Bays 6022	LOT 3 PT LOT 4 DP 4536	A group of no less than 5 trees is located along the western edge of the property. The stand comprises the following indigenous species: ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
483 Karaka Bay Road Karaka Bays 6022	LOT 5 BLK XI DP 858	A group of no less than 25 trees is located in the western third of the property. The stand comprises the following indigenous species: ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>), karamū (<i>Coprosma robusta</i>), wharangi (<i>Melicope ternata</i>), .
487 Karaka Bay Road Karaka Bays 6022	LOT 1 DP 54799 LOT 2 DP 48543 PT LOT 4DP 4536	A group of no less than 40 trees is located across the property, excluding a section of the eastern arm. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), karamū (<i>Coprosma robusta</i>), wharangi (<i>Melicope ternata</i>).
10 Fortification Road Karaka Bays 6022	LOT 1 DP 309035 - SUBJ TO ROW	A group of no less than 20 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>).
491 Karaka Bay Road Karaka Bays 6022	LOT 1 DP 391243 - SUBJ TO & INT IN PARTY WALL	A group of no less than 8 trees is located in the western quarter of the property. The stand comprises the following indigenous species: tarata (<i>Pittosporum eugenioides</i>), akiraho (<i>Olearia paniculata</i>), māhoe (<i>Melicytus ramiflorus</i>).
16 Fortification Road Karaka Bays 6022	LOT 3 DP 18363 - 79.2 M2 GARAGE, CARPAD PULL-OFF, RETAINING WALLS & STAIRS ON ROAD RESERVE	A group of no less than 15 trees is located in the eastern edge of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).

WC161		
Site Address	Legal Description	Site Summary
26 Nevay Road Karaka Bays 6022	PART LOT 6 BLK II DP 858 - GARAGE 14.1M2 ON ROAD RESERVE NOT INCLUDED IN THE VALUATION	A group of no less than 20 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>).
30 Nevay Road Karaka Bays 6022	PT LOT 6 BLK II DP 858	A group of no less than 70 trees is located in the eastern third of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
36 Nevay Road Karaka Bays 6022	LOT 1 DP 69776 - DOUBLE GARAGE 35 M2 ON ROAD RESERVE	A group of no less than 15 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: kohekohe (<i>Dysoxylum spectabile</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), kōwahi (<i>Sophora microphylla</i>), māhoe (<i>Melicytus ramiflorus</i>), māpou (<i>Myrsine australis</i>), ngaio (<i>Myoporum laetum</i>), tī kōuka (<i>Cordyline australis</i>), tōtara (<i>Podocarpus totara</i>).
283 Karaka Bay Road Karaka Bays 6022	PT LOT 3 BLK II DP 858	A group of no less than 15 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
285 Karaka Bay Road Karaka Bays 6022	PT LOTS 3 4 BLK II DP 858	A group of no less than 30 trees is located in the northwestern third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
287 Karaka Bay Road Karaka Bays 6022	PT LOT 4 BLK II DP 858	A group of no less than 15 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
291 Karaka Bay Road Karaka Bays 6022	LOT 1 DP 20407	A group of no less than 20 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
293 Karaka Bay Road Karaka Bays 6022	LOT 2 DP 20407	A group of no less than 25 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
297 Karaka Bay Road	PT LOT 8 DP 1157	A group of no less than 15 trees is located in the western half of the property. The stand comprises the following indigenous species: akeake (<i>Dodonaea</i>

Karaka Bays 6022		viscosa), kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
299 Karaka Bay Road Karaka Bays 6022	ALL DP 4569 (SHOWN AS LOT 7 PT LOT 8 DP 1157 ON CT)	A group of no less than 15 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
301 Karaka Bay Road Karaka Bays 6022	LOT 9 PT LOT 6 DP 1157	A group of no less than 10 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
303 Karaka Bay Road Karaka Bays 6022	PT LOT 6 DP 1157	A group of no less than 20 trees is located in the western two-thirds of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
305 Karaka Bay Road Karaka Bays 6022	LOT 5 PT LOT 4 DP 1157	A group of no less than 30 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
307 Karaka Bay Road Karaka Bays 6022	PT LOT 4 DP 1157	A group of no less than 15 trees is located in the western third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
315 Karaka Bay Road Karaka Bays 6022	PT LOT 1 DP 1157	A group of no less than 25 trees is located in the western half of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku (<i>Pseudopanax arboreus</i>).
321 Karaka Bay Road Karaka Bays 6022	PT LOT 2 DP 1294	A group of no less than 20 trees is located in the centre half of the property, from the northeastern boundary to the southwestern. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), rangiora (<i>Brachyglottis repanda</i>).
277 Karaka Bay Road Karaka Bays 6022	LOT 2 DP 327688 - SUBJ TO ROW	A group of no less than 28 trees is located in the western third of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
279 Karaka Bay Road Karaka Bays 6022	LOT 1 DP 312039	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>).
319 Karaka Bay Road Karaka Bays 6022	LOT 1 DP 1294 LOT 1 DP 340373	A group of no less than 40 trees is located along a central strip in the eastern area of the property, from the northeastern boundary to the southwestern, excluding the area with dwelling. The stand comprises the following indigenous species: kawakawa (<i>Piper excelsum</i> subsp. <i>excelsum</i>), kōhūhū (<i>Pittosporum tenuifolium</i>), māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), rangiora (<i>Brachyglottis repanda</i>), taupata (<i>Coprosma repens</i>), whauwhaupaku

		(Pseudopanax arboreus).
311 Karaka Bay Road Karaka Bays 6022	LOT 1 DP 344194	A group of no less than 25 trees is located in the centre third of the property, from the northeastern boundary to the southwestern. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), taupata (Coprosma repens), whauwhaupaku (Pseudopanax arboreus).

WC166		
Site Address	Legal Description	Site Summary
168 Darlington Road Miramar 6022	LOT 34 DP 10849 - GARAGE 12 M2 ON ROADRESERVE	A group of no less than 20 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
170 Darlington Road Miramar 6022	LOT 33 DP 10849	A group of no less than 20 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
172 Darlington Road Miramar 6022	LOT 32 DP 10849	A group of no less than 20 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
174 Darlington Road Miramar 6022	LOT 31 DP 10849	A group of no less than 10 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: kawakawa (Piper excelsum subsp. excelsum), māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), rangiora (Brachyglottis repanda), taupata (Coprosma repens), whauwhaupaku (Pseudopanax arboreus).
108 Akaroa Drive Maupuia 6022	LOT 92 DP 31965	A group of no less than 25 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).
6 Aramoana Place Maupuia 6022	LOT 129 DP 34519	A group of no less than 15 trees is located along the southeastern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
8 Aramoana Place Maupuia 6022	LOT 128 DP 34519	A group of no less than 20 trees is located along the southeastern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum).

WC167		
Site Address	Legal Description	Site Summary

135 Akaroa Drive Maupuia 6022	LOTS 150 & 151 DP 43781 - DP 44379 BEING 1/3 SH ON EACH LOT	A group of no less than 12 trees is located along the western edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), taupata (Coprosma repens).
147 Akaroa Drive Maupuia 6022	LOT 2 DP 60917	A group of no less than 15 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), taupata (Coprosma repens).
1 Countess Close Maupuia 6022	LOT 3 DP 60917	A group of no less than 10 trees is located along the western edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), taupata (Coprosma repens).
3 Countess Close Maupuia 6022	LOT 4 DP 60917	A group of no less than 5 trees is located along the western edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus).
5 Countess Close Maupuia 6022	LOT 5 DP 60917	A group of no less than 8 trees is located in the southwestern corner of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), taupata (Coprosma repens).

WC169		
Site Address	Legal Description	Site Summary
178 Nevay Road Karaka Bays 6022	LOT 1 DP 19451	A group of no less than 20 trees is located along the eastern edge of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), taupata (Coprosma repens).
184 Nevay Road Karaka Bays 6022	LOT 13 DP 15129 - SUBJ TO & INT IN R/WDP 68845	A group of no less than 25 trees is located in the eastern quarter of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), taupata (Coprosma repens).
196 Nevay Road Karaka Bays 6022	LOT 7 DP 15129	A group of no less than 60 trees is located in the eastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), ngaio (Myoporum laetum), taupata (Coprosma repens).
198 Nevay Road Karaka Bays 6022	LOT 6 DP 15129 - 88 M2 GARAGE, RETAINING WALL & LAND ON ROAD RESERVE	A group of no less than 70 trees is located in the eastern half of the property. The stand comprises the following indigenous species: māhoe (Melicytus ramiflorus), mamaku (Cyathea medullaris), ngaio (Myoporum laetum), taupata (Coprosma repens).
200 Nevay	LOT 5 DP	A group of no less than 80 trees is located in the eastern half of the property. The

Road Karaka Bays 6022	15129	stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>).
202 Nevay Road Karaka Bays 6022	LOT 4 D P 15129	A group of no less than 60 trees is located in the southeastern third of the property, excluding the northeastern corner. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>).
29 Fortification Road Karaka Bays 6022	PT LOT 1 DP 21182	A group of no less than 120 trees is located in the western half of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>).
17 Fortification Road Karaka Bays 6022	LOT 2 DP 21182 - 33 M2 DOUBLE GARAGE ON ROAD RESERVE	A group of no less than 25 trees is located in the western quarter of the property. The stand comprises the following indigenous species: māhoe (<i>Melicytus ramiflorus</i>), mamaku (<i>Cyathea medullaris</i>), ngaio (<i>Myoporum laetum</i>), taupata (<i>Coprosma repens</i>).

SCHED10 – Indigenous Tree Sizes

Indigenous Tree Sizes

Common Name	Species	Māori Name	Dimensions that relate to rules	
			Diameter (circumference in cm)	Height (m)
Akeake	<i>Dodonaea viscosa</i>	Akeake	15.0 (47)	3
Black maire	<i>Nestegis cunninghamii</i>	Maire rau nui	15.0 (47)	4
Black pine	<i>Prumnopitys taxifolia</i>	Matai	15.0 (47)	4
Broadleaf	<i>Griselinia lucida</i>	Puka	15.0 (47)	4
Brown pine	<i>Prumnopitys ferruginea</i>	Miro	15.0 (47)	4
Cabbage Tree	<i>Cordyline australis</i>	Ti kouka	30.0 (95)	4
Cork Tree	<i>Entelea arborescens</i>	Whau	15.0 (47)	4
Hinau	<i>Elaeocarpus dentatus</i>	Hinau	15.0 (47)	4
Kaikomako	<i>Pennantia corymbosa</i>	Kaikomako	15.0 (47)	3
Kamaha	<i>Weinmannia racemosa</i>	Kamaha	15.0 (47)	4
Kohekohe	<i>Dysoxylum spectabile</i>	Kohekohe	15.0 (47)	4
Kowhai	<i>Sophora microphylla</i>	Kowhai	30.0 (95)	4
Lacebark	<i>Hoheria sextylosa</i>	-	15.0 (47)	4
Large leaved milk tree	<i>Stebulus banksii</i>	Turepo	15.0 (47)	4
Marbleleaf	<i>Carpodetus serratus</i>	Putaputaweta	15.0 (47)	4
Narrow leaved lacebark	<i>Hoheria angustifolia</i>	-	15.0 (47)	4
Narrow-leaved maire	<i>Nestegis montana</i>	Maire kotae or rororo	15.0 (47)	4
New Zealand honeysuckle	<i>Knightia excelsa</i>	Rewarewa	15.0 (47)	4
New Zealand myrtle	<i>Lophomyrtus bullata</i>	Ramarama	15.0 (47)	4
New Zealand myrtle	<i>Lophomyrtus obcordata</i>	Rohutu	15.0 (47)	4
Nikau	<i>Rhopalostylis sapida</i>	Nikau	15.0 (47)	4
Northern Rata	<i>Metrosiderous robusta</i>	Rata	15.0 (47)	4
Pigeonwood	<i>Hedycarya arborea</i>	Porokaiwhiri	15.0 (47)	4
Poataniwha	<i>Melicope simplex</i>	Poataniwha	15.0 (47)	4
Pokaka	<i>Elaeocarpus hookerianus</i>	Pokaka	15.0 (47)	4
Pukatea	<i>Laurelia novaezealandiae</i>	Pukatea	15.0 (47)	4

Red mapou	Myrsine australis	Matipo	15.0 (47)	3
Red Pine	Dacrydium cupressinum	Rimu	15.0 (47)	4
Ribbonwood	Plagianthus regius	Manatu	15.0 (47)	4
Small leaved milk tree	Streblus heterophyllus	Turepo	15.0 (47)	4
Swamp maire	Syzygium maire	Maire tawake	15.0 (47)	4
Tawa	Beilschmiedia tawa	Tawa	15.0 (47)	4
Tea tree	Leptospermum scoparium	Manuka	15.0 (47)	3
Thin-leaved coprosma	Coprosma areolata	-	15.0 (47)	3
Titoki	Alectryon excelsus	Titoki	15.0 (47)	4
Toro	Myrsine salicina	Toro	15.0 (47)	4
Totara	Podocarpus totara	Totara	30.0 (47)	4
Tree fuchsia	Fuchsia excorticata	Kotukutuku	15.0 (47)	4
Wharangi	Melicope ternata	Wharangi	15.0 (47)	3
White maire	Nestegis lanceolata	Maire rauriki	15.0 (47)	4
White Pine	Dacrycarpus dacrydioides	Kahikatea	15.0 (47)	4
White tea tree	Kunzea robusta or Kunzea amathicola	Kanuka	15.0 (47)	3
Whiteywood	Melicytus ramiflorus	Mahoe	30.0 (95)	4
Wire netting brush	Corokia cotoneaster	Korokio taranga	15.0 (47)	3

SCHED11 – Outstanding Natural Features and Landscapes

Outstanding Natural Features and Landscapes

Raukawa Coast Cook Strait	
Site Summary	<p>Outstanding Natural Landscape</p> <p>Known as Wellington’s wild coast, the Raukawa Cook Strait Coast is a rugged, remote, and expressive coastline characterised by steep escarpments above narrow gravel beaches along several notable headlands, bays and rock formations. The landscape extends along the coast from the former quarry at Owhiro Bay around Cape Terawhiti north to Ohau Bay. Outstanding Natural Features Te Rimurapa Sinclair Head/Pariwhero Red Rocks and Terawhiti are contained within this landscape. The largely unmodified coastline is home to seal colonies and important lizard and bird species. Regenerating native vegetation can be found along coastal escarpments and within protected gullies. While there are some scattered primary forest remnants, the slopes and ridgetops are dominated by pasture. There are several important cultural and historic sites within the area.</p>
Relevant values under Policy 25 of the RPS	<p>Natural Science (High)</p> <p>Sensory Factor (Very High)</p> <p>Shared and Recognised (High)</p>

Karori Wildlife Sanctuary	
Site Summary	<p>Outstanding Natural Landscape</p> <p>The Karori Wildlife Sanctuary is a protected conservation area located south of Karori. The 225 hectare area is surrounded by a pest-proof fence, forming an ecological island for native bush regeneration and bird habitat. Although cleared of most of the original indigenous vegetation for farming, native bush has been regenerating since the early 1900s, when the area served as the city’s water catchment and water storage area. The lakes behind the two dams are significant features of the sanctuary.</p>
Relevant values under Policy 25 of the RPS	<p>Natural Science (Very High)</p> <p>Sensory Factor (High)</p> <p>Shared and Recognised (Very High)</p>

Otari-Wilton’s Bush	
Site Summary	<p>Outstanding Natural Landscape</p> <p>Otari-Wilton’s Bush is Wellington’s best example of a primary podocarp broadleaf native</p>

	forest. Primary and secondary forest spans over 100 hectares from the suburb of Wilton to the Otari hilltop. The landscape includes both a botanic garden and bush reserve. The area was valued by Māori as a place for hunting and it is historically significant for its preservation, despite traditional colonisation land clearing practices. The highly diverse plant species within the landscape have high habitat, conservation, education, and research value.
Relevant values under Policy 25 of the RPS	Natural Science (Very High) Sensory Factor (High) Shared and Recognised (High)

Boom Rock/Pipinui Point Escarpment

Site Summary	Outstanding Natural Feature Boom Rock/Pipinui Point Escarpment is an expressive cliff escarpment along the west coast in Wellington’s isolated hinterland. The escarpment and narrow gravel beach platform extends from Ohariu Bay north to the WCC boundary. The feature contains the rock promontories of Pipinui Point and Boom Rock. High native plant diversity and the headland landform at Pipinui Point make this feature an important breeding and nesting area for birds. Pipinui Point has been identified as a place of Māori settlement with important cultural value.
Relevant values under Policy 25 of the RPS	Natural Science (High) Sensory Factor (Very High) Shared and Recognised (High)

Te Rimurapa Sinclair Head/Pipinui Point Pariwhero Red Rocks

Site Summary	Outstanding Natural Feature within the Raukawa Coast Cook Strait Outstanding Natural Landscape Te Rimurapapa Sinclair Head/Pariwhero Red Rocks is a prominent headland and rock sequence along the Raukawa Cook Strait Coast. Metamorphic facies are framed by pillow lava and notable red and green rock formations. These features are noted as geopreservation landforms of national significance. The headland is home to seal colonies and threatened and rare lizard and bird species. Both wildlife and the scenic character of the coastline attract many visitors to the area, and several cultural sites and Māori legends are associated with the feature.
Relevant values under Policy 25 of the RPS	Natural Science (High) Sensory Factor (Very High) Shared and Recognised (Very High)

Terawhiti

Site Summary	Outstanding Natural Feature within the Raukawa Coast Cook Strait Outstanding Natural Landscape
---------------------	--

	<p>Terawhiti is a large promontory along the west edge of Wellington’s wild coast. The feature begins at the coastal edge of Ohau Bay, following the ridgetop to Terawhiti Hill, and then down to the coast at Oteranga Bay. It has a narrow gravel beach platform with steep slopes that rise to a folded and faulted ridgeline. It is recognised more for the expressive landform and scenic and cultural value rather than its habitat. Vegetation and habitat is impacted by the harsh coastal conditions, historic mining activities, and current grazing practices. However, there are native grasses and shrubs establishing in sheltered areas, and sub-alpine vegetation at the top of Terawhiti Hill.</p>
Relevant values under Policy 25 of the RPS	<p>Natural Science (High)</p> <p>Sensory Factor (Very High)</p>

Hue tē Taka Peninsula/Rangitatau Palmer Head

Site Summary	<p>Outstanding Natural Feature</p> <p>Hue tē Taka Peninsula/Rangitatau Palmer Head refers to the southern headland, escarpment and rock stacks at the southern end of Motu Kairangi Miramar Peninsula. The feature is characterised by a vegetated steep above a narrow beach platform that extends to form the Hue tē Taka Peninsula. The headland extends from the top of the southern ridge of Rangitatau Palmer Head to include the escarpment and edge of the shore and rock stacks along Tarakena Bay. The peninsula and part of the headland are designated as conservation areas. The feature is known for its scenic, habitat, cultural, and historic value. The rock formations and regenerating coastal vegetation attract a diverse range of indigenous coastal birds and lizards. Two pā are located above the escarpment, and the headland was a strategic defence location for Māori, and later for military during WWII.</p>
Relevant values under Policy 25 of the RPS	<p>Natural Science (High)</p> <p>Sensory Factor (Very High)</p> <p>Shared and Recognised (Very High)</p>

Taputeranga Island

Site Summary	<p>Outstanding Natural Feature</p> <p>Taputeranga Island is an iconic feature off the south coast within the Island Bay Marine Reserve. Known as the ‘Isle of Hallowed Ways’, the island is the subject of many Māori legends and traditions. Although the feature is dominated by weed species, its location along the coastal edge attracts a wide range of regionally significant bird species.</p>
Relevant values under Policy 25 of the RPS	<p>Natural Science (High)</p> <p>Sensory Factor (Very High)</p> <p>Shared and Recognised (Very High)</p>

Oruaiti

Site Summary	<p>Outstanding Natural Feature</p> <p>Oruaiti is a made up of steep coastal cliffs, sand dunes, beaches, and rock sequences</p>
---------------------	---

	<p>along the east coast of the Motu Kairangi Miramar Peninsula. The feature extends south from the escarpment at Te Aroaro-o-Kupe Steeple Rock to include Point Dorset and west along Breaker Bay. Located at the entrance to Te Whanganui a Tara Wellington Harbour, Oruaiti is the site of a strategic pā and was later used as a defensive position during both world wars. Prominent rock formations and steep coastal cliffs are recognised for their scenic and recreational value. The beaches below are a breeding ground for blue penguins and the rock formations are habitat for coastal bird species.</p>
Relevant values under Policy 25 of the RPS	<p>Natural Science (High)</p> <p>Sensory Factor (Very High)</p> <p>Shared and Recognised (Very High)</p>

SCHED12 – Special Amenity Landscapes

Special Amenity Landscapes

Watt's Peninsula	
Site Summary	Watt's Peninsula is the northern headland of the Motu Kairangi Miramar Peninsula. The landscape extends from Mt Crawford to include the steep escarpments and narrow beach platform from Shelly Bay around Point Halswell to Scorching Bay. Watts Peninsula contains sites from different periods in Wellington's history, including Māori settlement and early European defence. The headland is an important landscape feature to Māori as it is the site of the Mataki-kai-poinga Pā and there are a large number of Māori sites that are noted for their intactness. Historic military buildings, strategic posts, and a war memorial contribute to the landscape's strong military character. The landscape is highly valued by the community for its recreational opportunities, particularly along the fairly undeveloped coastal roadway. The land cover can generally be described as exotic with some regenerating native species regenerating in the understory.
Relevant values under Policy 28 of the RPS	Sensory Factor (High) Shared and Recognised (Very High)

Korokoro Stream Valley	
Site Summary	The Korokoro Stream Valley landscape comprises the portion of the stream valley between the Horokiwi Ridge and the eastern boundary of Wellington City, extending from Belmont Regional Park to the stream mouth into Te Whanganui a Tara Wellington Harbour. The landscape is a north/south complex system with steep spurs and gullies interweaving down to a narrow stream valley floor. The land cover is largely regenerating native vegetation with remnant native forest remaining in many of the gullies. The landscape is known for its recreational, cultural, and historic value. A portion of the landscape lies within Belmont Regional Park and is highly valued for its recreational opportunities. The stream valley has high spiritual value. A heritage concrete gravity dam is located just upstream of Korokoro Stream outlet into the harbour.
Relevant values under Policy 28 of the RPS	Sensory Factor (High) Shared and Recognised (High)

Wright's Hill/Makara Peak	
Site Summary	Wright's Hill/Makara Peak are a series of hilltops forming a ridgeline that rises from the Wellington faultline escarpment, creating a distinct rural/urban edge. The landscape is characterised by distinctive flat-topped blocks with steep slopes that form gently undulating, relatively wide valleys. Located south and west of the suburb of Karori, the landscape is bound by the Karori Wildlife Sanctuary to the east, Silver Stream to the south, South Makara Road to the west, and Makara Road to the north. The Karori Stream Valley bisects the two hilltop blocks. The landscape is best known for its recreational and historical value, and scenic views from the top of the hills. There are walking and mountain biking tracks throughout, with designated mountain biking park on Makara Peak. An extensive WWII fortification and tunnel system is located on

	Wright’s Hill. The land cover can generally be described as regenerating native vegetation with native shrubland present along the ridgeline of Wright’s Hill.
Relevant values under Policy 28 of the RPS	Sensory Factor (High) Shared and Recognised (Very High)

Mount Kaukau

Site Summary	Mount Kaukau is located northwest of the suburb of Khandallah along the Te Wharangi Ridge separating the rural and urban sections of the city. Accentuated by the transmitter tower at the summit, Mount Kaukau is the most visible high point within the Wellington landscape. The landscape comprises the hilltop forming Mount Kaukau, extending south to include the Crow’s Nest above Ngaio. The landscape consists of mainly pasture, with rocky outcrops that are expressive of the peneplain surface. There are also areas of regenerating native vegetation on the southern slopes near Khandallah. The summit of Mount Kaukau is a destination along the popular Skyline Track, offering panoramic views of Wellington and to the South Island.
Relevant values under Policy 28 of the RPS	Sensory Factor (High) Shared and Recognised (High)

Town Belt

Site Summary	The Town Belt is a network of areas of open space providing a scenic backdrop to the inner city. The portion of the Town Belt contained within this SAL forms a horseshoe shape from Point Jerningham near Matairangi Mount Victoria in the northeast, to Mount Albert at its southern end, then northwest to the boundary of the Karori Wildlife Sanctuary. Known as the ‘lungs’ of the city, the network of reserves has deep historical roots and was formed in the mid-19th century to establish public parks and gardens at the edge of urban development. In order to establish vegetation quickly, species that were hardy and fast-growing, primarily radiata pine, were selected in lieu of native species. While these non-native species continue to dominate the landscape today, there are increasingly large areas of regenerating and planted native vegetation. The landscape is highly valued for its open space network and recreational opportunities within an urban context. Matairangi Mount Victoria, one of the city’s most iconic landmarks, is located within the SAL. Note: Does not include the full extent of the Town Belt outlined in the Wellington District Plan. Although Te Ahumairangi Hill and the Wellington Botanic Garden are part of the Town Belt, they are recognised as independent SALs
Relevant values under Policy 28 of the RPS	Shared and Recognised (Very High)

Te Ahumairangi Hill

Site Summary	Te Ahumairangi is a steeply rising hill forming the northern backdrop to the central city. The landscape is a Wellington landmark and part of the Town Belt. Located along the Wellington faultline, Te Ahumairangi Hill is bound by the suburbs of Wadestown to the north, Wilton to the west, and Northland to the south. The vegetation is mostly exotic, but native forest is regenerating throughout. Te Ahumairangi Hill is the only undeveloped landform near the city’s central business district and provides an important green backdrop. The landscape has both important recreational and cultural values.
---------------------	--

Relevant values under Policy 28 of the RPS	Shared and Recognised (High)
---	------------------------------

Wellington Botanic Garden	
Site Summary	The Wellington Botanic Garden consists of 26 hectares of native bush, exotic forest, specialty gardens, and floral displays near the Wellington city centre between the suburbs of Kelburn and Thorndon. The landscape was originally an important food gathering area for Māori, forming part of the Kumutoto Pā. Later, it became an important place for European settlers to import plant species to assess their economic potential, making it one of New Zealand's oldest botanic gardens. While the stream systems are modified and there is a significant amount of exotic vegetation, the dense vegetative cover and remnant indigenous bush improve the ecological value of the garden. A network of trails connecting open space with several notable attractions, contribute to the garden's popularity as a shared and recognised space.
Relevant values under Policy 28 of the RPS	Sensory Factor (High) Shared and Recognised (Very High)

SCHED13 – High Coastal Natural Character Areas

High Coastal Natural Character Areas

Terawhiti	
Site Summary	High Coastal Natural Character Area
Relevant values under Policy 13 of the NZCPS	Abiotic (Very High) Experiential (Very High)

Pencarrow Head	
Site Summary	High Coastal Natural Character Area
Relevant values under Policy 13 of the NZCPS	Abiotic (High) Experiential (High)

Turakirae Head	
Site Summary	Very High Coastal Natural Character Area
Relevant values under Policy 13 of the NZCPS	Abiotic (Very High) Experiential (Very High)

Wellington Harbour Islands	
Site Summary	Very High Coastal Natural Character Area
Relevant values under Policy 13 of the NZCPS	Abiotic (Very High) Experiential (Very High)

SCHED14 – Building Standards for Indoor Sound Insulation for Noise Sensitive Activities

Building Standards for Indoor Sound Insulation for Noise Sensitive Activities

Minimum building standards for indoor noise sound insulation for noise sensitive activities in addition to the requirements of the New Zealand Building Code.

Table 29 – SCHED14:		
Building element	Minimum construction requirement to achieve an external sound insulation level of $D_{nT,w} + C_{tr} > 30$ dB	
External walls of habitable rooms	Stud walls:	
	Exterior cladding:	20mm timber or 9mm compressed fibre cement sheet over timber frame (100mm x 50mm).*
	Cavity infill:	Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³) required in cavity for all exterior walls. Minimum 90mm wall cavity.
	Interior lining:	One layer of 13mm gypsum plasterboard (min mass of 9kg/m ²). Where exterior walls have continuous cladding with a mass of greater than 25kg/m ² (e.g. brick veneer or minimum 25mm stucco plaster), internal wall linings need to be no thicker than 10mm gypsum plasterboard.
	Combined superficial density:	Minimum not less than 25kg/m ² being the combined mass of external and internal linings excluding structural elements (e.g. window frames or wall studs) with no less than 10kg/m ² on each side of structural elements.
	Mass walls:	190mm concrete block, strapped and lined internally with 10mm gypsum plaster board, or 150mm concrete wall.
Glazed areas of habitable rooms	Glazed areas up to 10% of floor area:	6mm glazing single float.
	Glazed areas between 10% and 35% of floor area:	6mm laminated glazing.
	Glazed areas greater than 35% of floor area:	Require a specialist acoustic report to show conformance with the insulation rule. Acoustic report to be prepared by suitable qualified and experienced acoustic engineer suitable to Council.
	Frames to be aluminum window frames with full perimeter compression seals.	

Skillion roof of habitable room	Cladding:	0.5mm profiled steel or 6mm corrugated fibre cement, or membrane over 15mm thick ply, or concrete or clay tiles.
	Sarking:	17mm plywood (no gaps).
	Frame:	Minimum 100mm gap with fibrous acoustic blanket (batts or similar of a mass of 9kg/m ³).
	Ceiling	Two layers of 10mm gypsum plaster board (no through ceiling lighting penetrations unless correctly acoustically rated). Fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³).
	Combined superficial density:	Combined mass of cladding and lining of not less than 25kg/m ² with no less than 10kg/m ² on each side of structural elements.
Pitched roof (all roofs other than skillion roofs) of habitable room	Cladding:	0.5mm profiled steel or tiles, or membrane over 15mm thick ply.
	Frame:	Timber truss with 100mm fibrous acoustic blanket (batts or similar of a minimum mass of 9kg/m ³) required for all ceilings.
	Ceiling:	13mm gypsum plaster board.
	Combined superficial density:	Combined mass with cladding and lining if not less than 25kg/m ² .
Floor areas open to outside of habitable room	Cladding:	Under-floor areas of non-concrete slab type floors exposed to external sound will require a cladding layer lining the underside of floor joists of not less than 12mm ply.
	Combined superficial density:	Floors to attain a combined mass not less than 25kg/m ² for the floor layer and any external cladding (excluding floor joists or bearers).
External door to habitable rooms	Solid core door (min mass of 25kg/m ²) with compression seals (where the door is exposed to exterior noise).	

Notes:

**The table refers to common specifications for timber size. Nominal specifications may in some cases be slightly less than the common specifications stated in the schedule for timber size.
 In determining the insulating performance of roof/ceiling arrangements, roof spaces are assumed to have no more than the casual ventilation typical of the jointing capping and guttering detail used in normal construction.*