

PROPOSED DISTRICT PLAN CHANGE 37 – CHEST HOSPITAL HERITAGE AREA

The Wellington City District Plan is proposed to be amended as follows:

Volume 1: Objectives, Policies and Rules

1. In the definition for Addition and alteration in Chapter 3.10, insert the words ‘and Rule 17.2.5’ after the words ‘chapters 20 and 21’, as shown below:
“ADDITION AND ALTERATION (for the purposes of Chapters 20 and 21 and Rule 17.2.5) includes:...”
2. In the definition for Demolition in Chapter 3.10, insert the words “and rule 17.2.5 (Chest Hospital Heritage Area):” following the words “Thorndon Character Area” as shown below:
“Demolition and partial demolition for the purposes of chapters 20 and 21 (heritage) and rules 5.4.2 (Thorndon Character Area) and rule 17.2.5 (Chest Hospital Heritage Area):...”
3. Delete *Appendix 19* from Chapter 5 – Residential Area.
4. Delete from the margin of Rule 5.1.3 the following phrase:
“For Capital Coast Health Land, Newtown, refer to Appendix 19”.
5. Delete from the margin of Rule 5.1.9 the following phrase:
“For Capital Coast Health Land, Newtown, refer to Appendix 19”.
6. Delete from the margin of Rule 5.2.5 the following phrase:
“For subdivision of Capital Coast Health Land, Newtown, refer to Appendix 19”.
7. Delete from the margin of Rule 5.3.4 the following phrase:
“For Capital Coast Health Land, Newtown, refer to Appendix 19”.
8. Delete from the margin of Rule 5.4.1 the following phrase:
“For Capital Coast Health Land, Newtown, refer to Appendix 19”.
9. Delete from the margin of Rule 5.4.5 the following phrase:
“For subdivision of Capital Coast Health Land, Newtown, refer to Appendix 19”.
10. Amend the following references in the *Heritage List: Buildings* as follows:

| Street | Number | Building and Date of Construction (if known) | Map Ref | Symbol Ref |
|----------------|--------|--|---------|------------|
| Alexandra Road | | Former Chest Hospital 1918-19 (<i>exterior and interior of the Hospital building, including the verandah, former Nurses Home, morgue and associated covered walkway, but excluding the central wing</i>) | 6 | 9 |

| | | | | |
|--|--|--|--|--|
| | | <i>built in 1973, caretakers wing and gas utilities building).</i> | | |
|--|--|--|--|--|

11. Insert the following references in the *Heritage List: Areas* as follows:

| Location | Area | Map Ref | Symbol Ref |
|----------------|--|---------|------------|
| Alexandra Road | Former Chest Hospital site <i>(as shown in the map in Appendix 5 to Chapter 21)</i> . Lot 4 DP 316137. | 6 | 23 |

12. Insert to the margin beside Rule 17.1.6 the following phrase:
“This rule does not apply to the Chest Hospital Heritage Area (Lot 4 DP316137). Rule 17.2.5 applies”.
13. Insert to the margin beside Rule 17.1.10 the following phrase:
“This rule does not apply to the Chest Hospital Heritage Area (Lot 4 DP 316137). Rule 17.2.5 applies”.
14. Insert to the margin beside Rule 17.1.12 the following phrase:
“This rule does not apply to the Chest Hospital Heritage Area (Lot 4 DP316137). Rule 17.2.5 applies”.
15. Insert a new rule, after rule 17.1.16, to Chapter 17 (Open Space Rules) of the District Plan as follows:

17.1.17 In the Chest Hospital Heritage Area (Lot 4 DP 316137), any activity, except for:

- **Those activities specified as Discretionary Activities (Restricted) under Rule 17.2.5**

is a Permitted Activity provided that it complies with all other relevant permitted activity conditions of the Open Space rules chapter and the following condition in respect of noise:

17.1.17.1 Noise

17.1.17.1.1 Noise emission levels when measured on any residential site boundary in the Inner Residential Zone must not exceed:

- Monday to Saturday 7am to 10pm 50dBA (L10)
- All other times 40dBA (L10)
- All days 10pm to 7am 65dBA (Lmax).

The permitted activity rule for the Chest Hospital Heritage Area is part of a package of measures that controls the effects from the use and development of this site. While the permitted activity rule allows for any use of the site to occur provided certain environmental conditions are met, there are other methods outside the Plan that also control the use of the site. These methods include landowner control (Council is landowner), lease agreements under the Local Government Act, and the Reserves Management Plan for the site. These controls will provide adequate control over the range of activities that occur on this site.

As any activity is permitted in the Chest Hospital Heritage Area, it is not appropriate to apply the noise conditions for recreational activities in Open Space areas to the Chest Hospital Heritage Area. Noise from recreational activities (permitted under Rule 17.1.1) is likely to be different from the types of activities that are possible in the Chest Hospital Heritage Area. The noise controls used in the Inner Residential Areas is considered to be a better control mechanism.

16. Insert a new rule, after rule 17.2.4, to Chapter 17 (Open Space Rules) of the District Plan as follows:

- 17.2.5 In the Chest Hospital Heritage Area (Lot 4 DP 316137):**
- the alteration of and addition to listed heritage buildings and their site surrounds; and**
 - the construction of new buildings or structures in the Chest Hospital Heritage Area; and**
 - the modification of existing open space; and**
 - any activities which do not comply with the conditions for a Permitted Activity are Discretionary Activities (Restricted) in respect of:**
- 17.2.5.1 Design, appearance and heritage fabric**
 - 17.2.5.2 Siting**
 - 17.2.5.3 Landscaping**
 - 17.2.5.4 Open space and heritage values**

Non-notification

The written approval of affected persons will not be necessary in respect of Items 17.2.5.1 – 17.2.5.4. Notice of applications need not be served on affected persons and the application need not be notified.

Standards and Terms

Maximum site coverage is 35%.

Additional hard surfaces must not exceed a total of 100m² for all of Lot 4 DP 316137. Examples of hard surfaces include asphalt, concrete and paving.

New buildings and structures shall not be higher than the height of adjacent listed heritage buildings.

No demolition of listed heritage buildings.

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

- 17.2.5.5 Whether the proposal is compatible with the character-defining features of the Heritage Area and any adjacent or nearby heritage features.
- 17.2.5.6 Whether the colours, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction, landscaping and boundary treatment are compatible with the other features of the Heritage Area.
- 17.2.5.7 Whether the proposed work is necessary for the effective use of the former Chest Hospital buildings.

- 17.2.5.8 Whether any alteration to the Area can be made that retains the heritage values in the Chest Hospital Heritage Area while accommodating the objectives of the applicant.
- 17.2.5.9 Whether the development works are designed and located so as to be visually unobtrusive.
- 17.2.5.10 The extent to which additional hard surfacing (eg accessways or carparking) affects the open space values of the Area.
- 17.2.5.11 Whether the Chest Hospital Heritage Area's open space character is maintained and whether the proposal restricts the conversion to open space in the future.
- 17.2.5.12 Whether established public access or the possibility of such access is maintained.
- 17.2.5.13 The principles of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.
- 17.2.5.14 Any Conservation Plan for the former Chest Hospital.
- 17.2.5.15 In respect of noise, the extent to which noise emissions will be intrusive. Council will seek to ensure that the best practicable option is used to mitigate noise and that adverse effects are minor.
- 17.2.5.16 The extent to which any earth cut or fill will remove existing vegetation, alter existing landforms, affect water quality, or affect existing natural features.
- 17.2.5.17 Where the activity is within a Maori Precinct, the outcome of consultation with tangata whenua and other Maori.

Explanation

Given the open space and heritage values associated with this Heritage Area, it is important to control building and site development to ensure those open space and heritage values are maintained and enhanced where possible. Therefore, control is specifically exercised over the addition and alterations to the listed heritage buildings; the design, appearance and siting of any new buildings or structures; and any proposals that modify the existing open space areas of the site.

- 17. Insert to the margin beside Rule 17.3.2 the following phrase:
“This rule does not apply to the Chest Hospital Heritage Area. Rules 17.1.17 and 17.2.5 apply”
- 18. Insert to the margin beside Rule 21.1.1 the following phrase:
“For the Chest Hospital Heritage Area (Lot 4 DP 316137), refer to Rule 17.1.17 (Open Space)”.
- 19. Insert to the margin beside Rule 21.2.2 the following phrase:
“This rule does not apply to the Chest Hospital Heritage Area (Lot 4 DP 316137). Rules 17.1.17 and 17.2.5 apply”.
- 20. Insert to the margin beside Rule 21.3.1 the following phrase:
“This rule does not apply to the Chest Hospital Heritage Area (Lot 4 DP 316137). Rules 17.1.17 and 17.2.5 apply”.
- 21. Insert new Appendix 5 to Chapter 21 (Heritage Rules) of the District Plan as follows:

Appendix 5 – Chest Hospital Heritage Area

For specific rules relating to the use of the Chest Hospital Heritage Area (Lot 4 DP 316137), refer to rules 17.1.17 and 17.2.5 in the Open Space rules chapter of the Plan.

Explanation

The former Chest Hospital site has been provided for as a Heritage Area to recognise its community and heritage values. Specifically, the Chest Hospital (built by the Wellington Hospital Board) has historic value for the insight it gives to the treatment of infectious diseases in the 1920s. Its architectural features such as sun porches and verandahs attached to wards are indicative of medical requirements that were current at the time. Other subsequent uses of the buildings have added to its historical interest. There is also technical value in the original fabric of the building; significant parts of which remain intact.

The Chest Hospital Heritage Area includes the former Hospital and associated buildings, as well as the area surrounding these buildings in Lot 4 DP 316137. The rules in this Appendix are the first point of reference for all activities and development in the Chest Hospital Heritage Area.

The Chest Hospital Heritage Area is zoned Open Space C, which reflects the open space nature of the site and its community use.

The effect of the zoning is that the Open Space Area rules (under Chapters 16 and 17) apply to the site in addition to the Heritage Area rules. Where any activity is allowed as a Permitted Activity under the Open Space C rules, but requires a resource consent under the Heritage Area rules or where resource consent is required under both the Heritage Area rules and Open Space C rules, the objectives, policies and rules applying in the Heritage Area will prevail.

The rules for the Chest Hospital Heritage Area are part of a package of measures that controls the effects from the use and development of this site. While the permitted activity rule allows for any use of the site to occur provided certain environmental conditions are met, there are other methods outside the Plan that also control the use of the site. These methods include landowner control (Council is landowner), lease agreements under the Local Government Act, and the Reserve Management Plan for the site. These controls will provide adequate control over the range of activities that occur on this site.

The Chest Hospital Heritage Area is depicted in greater detail below. The boundary of the Area aligns with Lot 4 DP 316137.



Volume 3: Planning Maps

1. Rezone District Plan Map 6 relating to the Chest Hospital Site as shown below.

