

ANNEXURE A – Development assumptions for residual land

State Highway 1 Wellington Improvements

Project Technical Assessment #7 Urban Form, Landscape and Visual Effects Assessment

DESIGN MEMO: INDICATIVE DEVELOPMENT ENVELOPES ON RESIDUAL LAND - DISTRICT PLAN AND VISUALISATION ASSUMPTIONS

SH1 WELLINGTON IMPROVEMENTS

30 June 2026

1.0

Consent Design

SH1WI-DES-00-UDL-MEM-00001

[IN CONFIDENCE]

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REV	DATE	STATUS
1	30/06/2026	Consent Design

	NAME	DATE	SIGNATURE
Prepared by:	Charlotte Young (UDLA Design Team Lead)	29/06/2026	Charlotte Young
Reviewed by:	Bruce Curtain (Architecture Technical Lead)	30/06/2026	Brian Curtain
Approved for release by:	Eliza Sutton (Project Director)	30/06/2026	Eliza Sutton

1 OVERVIEW

The SH1 Wellington Improvements project is a Road of National Significance (RoNS) and aims to improve journeys through Wellington City and to key destinations such as the CBD, airport and hospital. The scope includes duplication of both Mt Victoria and Terrace tunnels, grade separation at the Basin Reserve, and corridor improvements through to Cobham Drive. There are a number of areas of land where potential development opportunities are created on residual land adjacent to the final SH1 corridor.

The purpose of this memo is to summarise the applicable clauses from the District Plan and outline the assumptions used to determine the parameters of the indicative three-dimensional building development envelopes that have been prepared for each area of residual land where development has been identified as a viable prospect.

The five areas of residual land where indicative development envelopes have been prepared are:

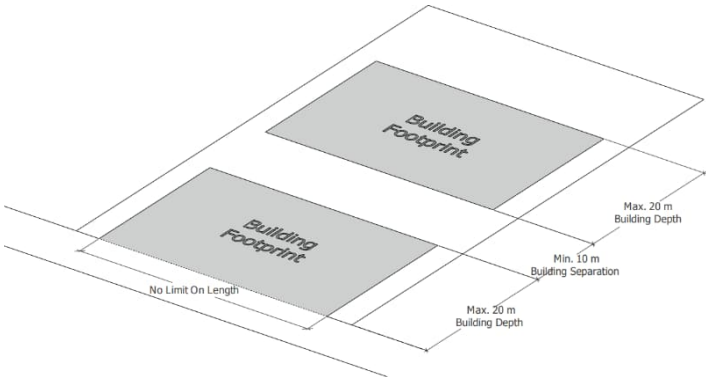
Address	Wellington City District Plan zone
13 – 21 Paterson Street, 138 Austin St	High Density Residential Zone
15-19 Ellice St (Regional Wines and Spirits)	City Centre
4, 22 Sussex Street, 25 Tasman St	City Centre
4 Adelaide Rd (Marketing Impact)	City Centre
75-76 Cambridge Terrace, 11-17 Barker Street, (Gazley Mitsubishi)	City Centre

The information in the following 2 sections of this memo has been extracted from The Wellington City 2024 District Plan: Appeals Version. These 2 sections summarise the applicable clauses from the High-Density Residential Zone and City Centre zone that will determine the buildable footprint and height of potential developments.

The development assumptions outlined in this memo have been used to inform an understanding of where residual land is able to be redeveloped. The extent of the scale of the development enabled by the Wellington City Council District Plan, including the determination of the massing footprints are shown on the visual simulations for the project.

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2 HIGH DENSITY RESIDENTIAL ZONE DISTRICT PLAN CLAUSES

Clause	Heading	Requirements
HRZ-S2	Building height control for multi-unit housing	22m
HRZ-S3	Height in relation to boundary	For multi-unit residential developments, no part of any building or structure may project beyond a 60° recession plane measured from a point 8 metres vertically above ground level along all boundaries. For boundaries that adjoin a heritage property, no part of any building or structure may project beyond a 60° recession plane measured from a point 5 metres vertically above ground level.
HRZ-S4	Boundary Setbacks	Front: 1.5m Side: 1m Rear: 1m (excluded on corner sites)
HRZ-S5	Building Coverage	The 50% building coverage does not apply to multi-unit housing
HRZ-S15	Maximum building depth	No part of any building or structure must exceed 20m in continuous depth, as shown in the diagram below
		
HRZ-S16	Minimum building separation distance for multi-unit	Buildings must be set back at least 10m from the nearest part of any other building on the same site.

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Clause	Heading	Requirements
	housing or Retirement village	

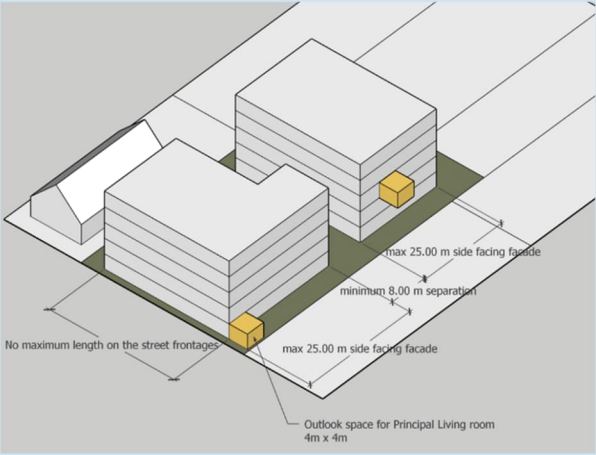
The following clauses will not have a direct impact on the massing studies used to determine the development assumptions:

- HRZ-S1 Building height control 1 where no more than three residential units occupy the site
- HRZ-S6 Outdoor living Space (per unit)
- HRZ-S7 Outlook space (per unit)
- HRZ-S8 Windows to street
- HRZ-S9 Landscaped area
- HRZ-S10 Fences and standalone walls
- HRZ-S11 Minimum residential unit size for multi-unit housing
- HRZ-S12 Outdoor living space for multi-unit housing
- HRZ-S13 Outlook space for multi-unit housing
- HRZ-S14 Minimum privacy separation to a boundary for multi-unit housing or a retirement village

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CITY CENTRE ZONE DISTRICT PLAN CLAUSES

Clause		
CCZ-S1	Height Threshold	15 Ellice Street – 28.5m 4 - 22 - Sussex St - 28.5m 4 Adelaide Rd - 42.5m 75-78 Cambridge Terrace - 42.5m
CCZ-S4	Minimum building height	A minimum height of 22m is required for new buildings.
CCZ-S11	Minimum Building separation distance for residential activities	Any new building or addition to an existing building used for residential activities must provide an 8m separation distance between buildings located on the same site.
CCZ-S12	Maximum building depth for residential activities	Any new building, part of a new building, or additions to an existing building, constructed for residential activities on any site aside from a rear site, must not result in the continuous length of any external side façade, facing a neighbouring site, being greater than 25m, as shown in the diagrams below. 
	Setbacks	N/A

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The following clauses will not have a direct impact on the massing studies used to determine the development assumptions:

- CCZ-S2 Old St Paul's Church – Adjoining site-specific building height
- CCZ-S3 Character precincts and Residentially Zoned heritage areas – Adjoining site-specific building and structure height
- CCZ-S5 Minimum ground floor height
- CCZ-S6 Minimum sunlight access – public space
- CCZ-S7 Verandah control
- CCZ-S8 Active frontage control
- CCZ-S9 Minimum residential – unit size
- CCZ-S10 Residential – outdoor living space
- CCZ-S13 Outlook space
- CCZ-S14 Fences and standalone walls
- CCZ-S15 Boundary setback from a rail corridor
- CCZ-S16 Sites adjoining residential zones

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The following section summarises the assumptions that have been made on each of the potential development sites. These assumptions have formed the development envelope shown on each of the visualisations. All addresses have been taken from the WCC Property boundaries map.

13 – 21 Paterson Street, 138 Austin St

- A 22m, 6 storey apartment building stepped up the site.
- Setbacks:
 - o The site includes a heritage boundary along the western boundary.
 - o A 6.5m set back with additional setbacks to the top 2 levels has been assumed on western boundary (adjacent to the relocated 140 Austin St).
 - o A 4.7m setback with additional setbacks to the top 2 levels has been assumed on northern (rear) boundary.

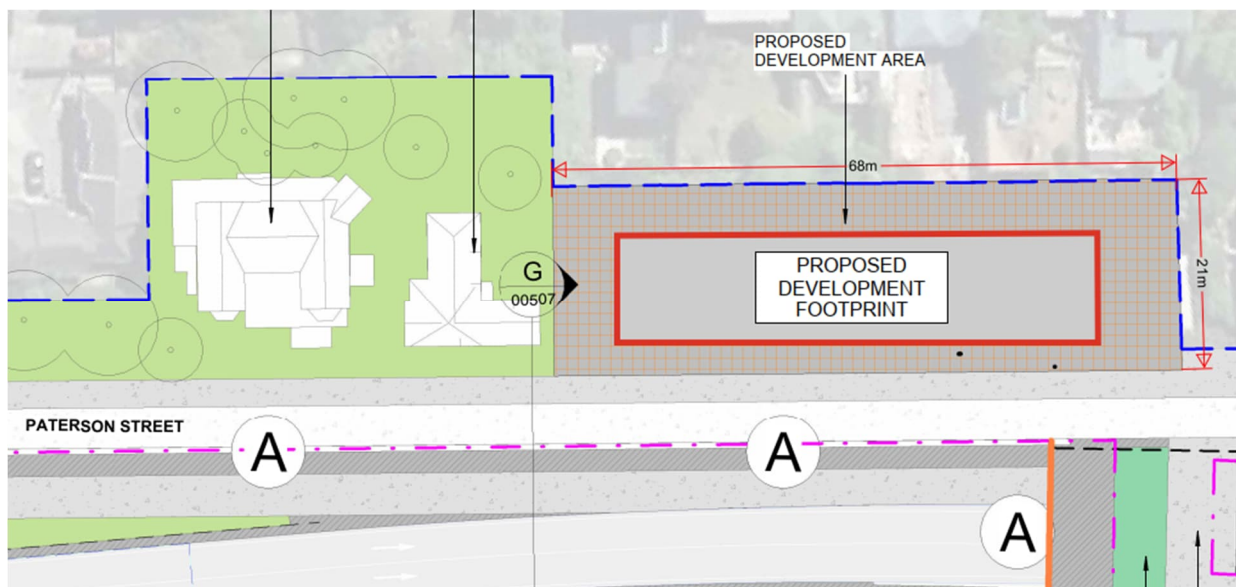


Figure 1 Site Plan of Paterson St Development site

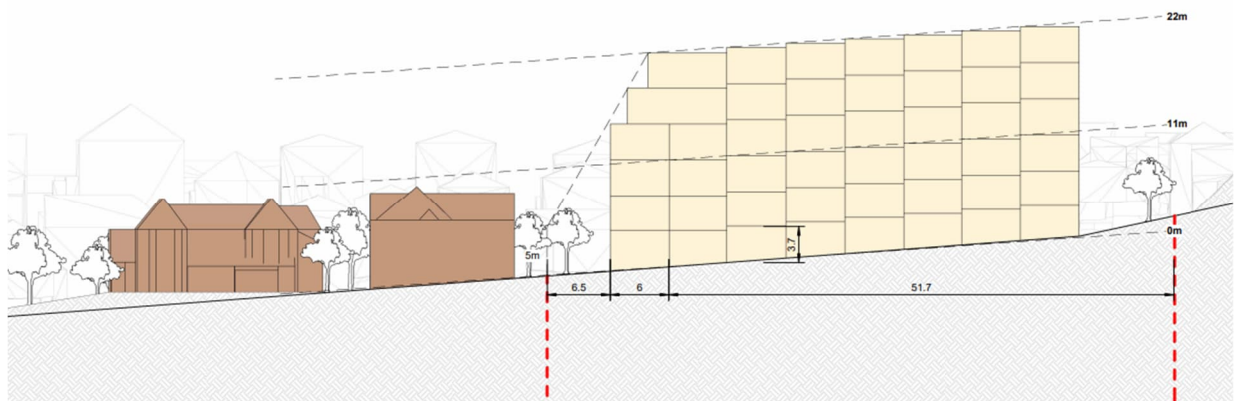


Figure 2 Cross Section from the reconfigured Paterson St looking north

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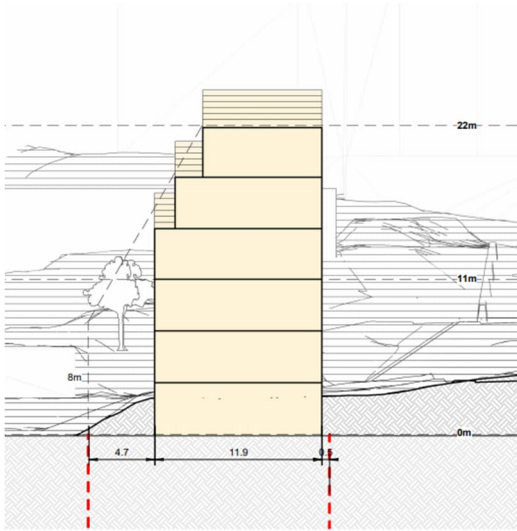


Figure 3 Cross section through site looking east towards Mt Victoria town belt.

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15-19 Ellice Street

- Site not included in any visual simulations, therefore no assumptions made.
- Nominally a 28.5m, 8 storey commercial building can be accommodated on the site.
- For residential developments, clause CCZ-S12 applies with a maximum 25m length for all external side facades.

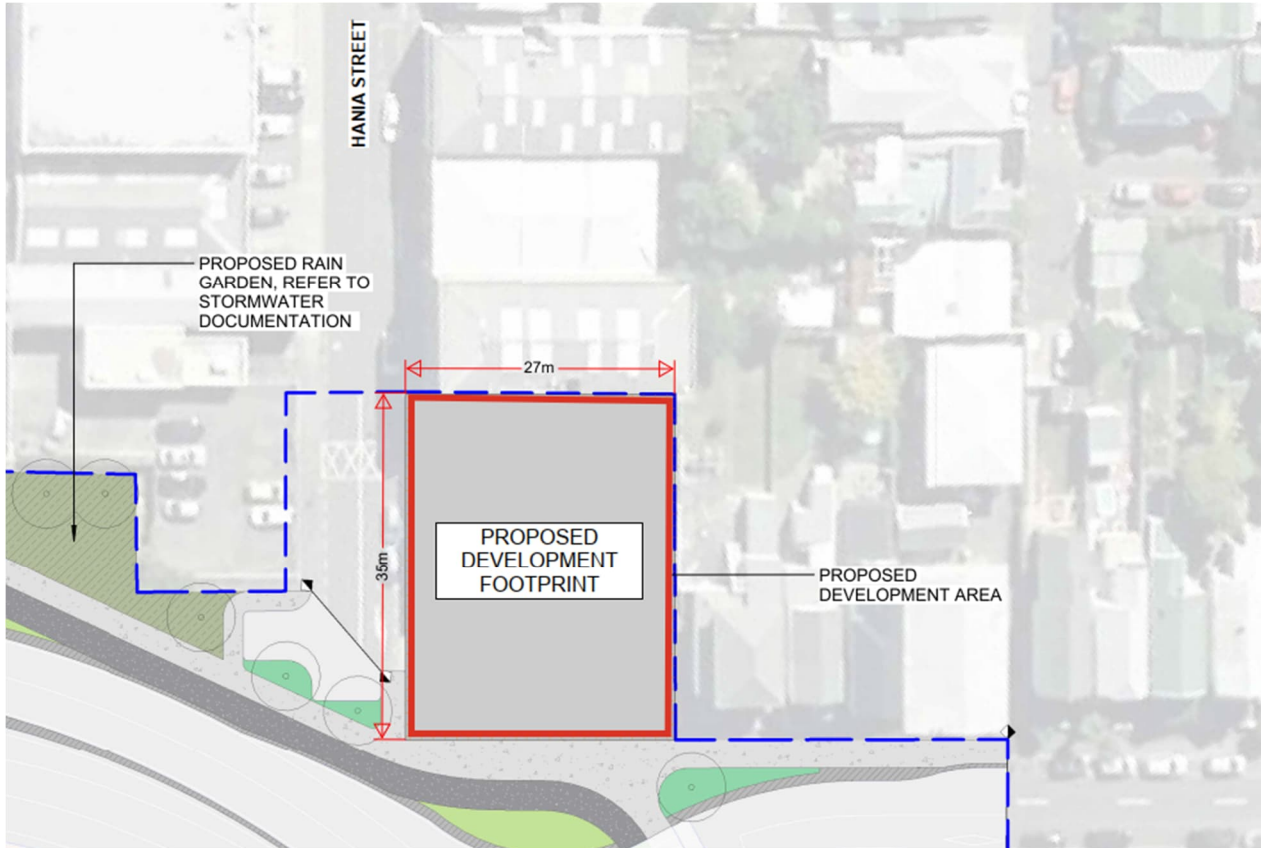


Figure 4 Site Plan of Ellice St Development site

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4 - 22 - Sussex St, 25 Tasman Street

- A 22m, 6 storey apartment building on eastern extents of site.
- Visualisation includes a green strip along eastern side of site separating site and footpath. Building extends up to western boundary on northern end of site.
- Due to narrow width of site and shading limitations on Basin, the apartment building is assumed to be 22m high which is the minimum height in District Plan and lower than the max 28.5m height limit.
- Assumed a residential development, given the adjacent residential developments. Therefore Clause CCZ-S12 applies with maximum 25m side facades.

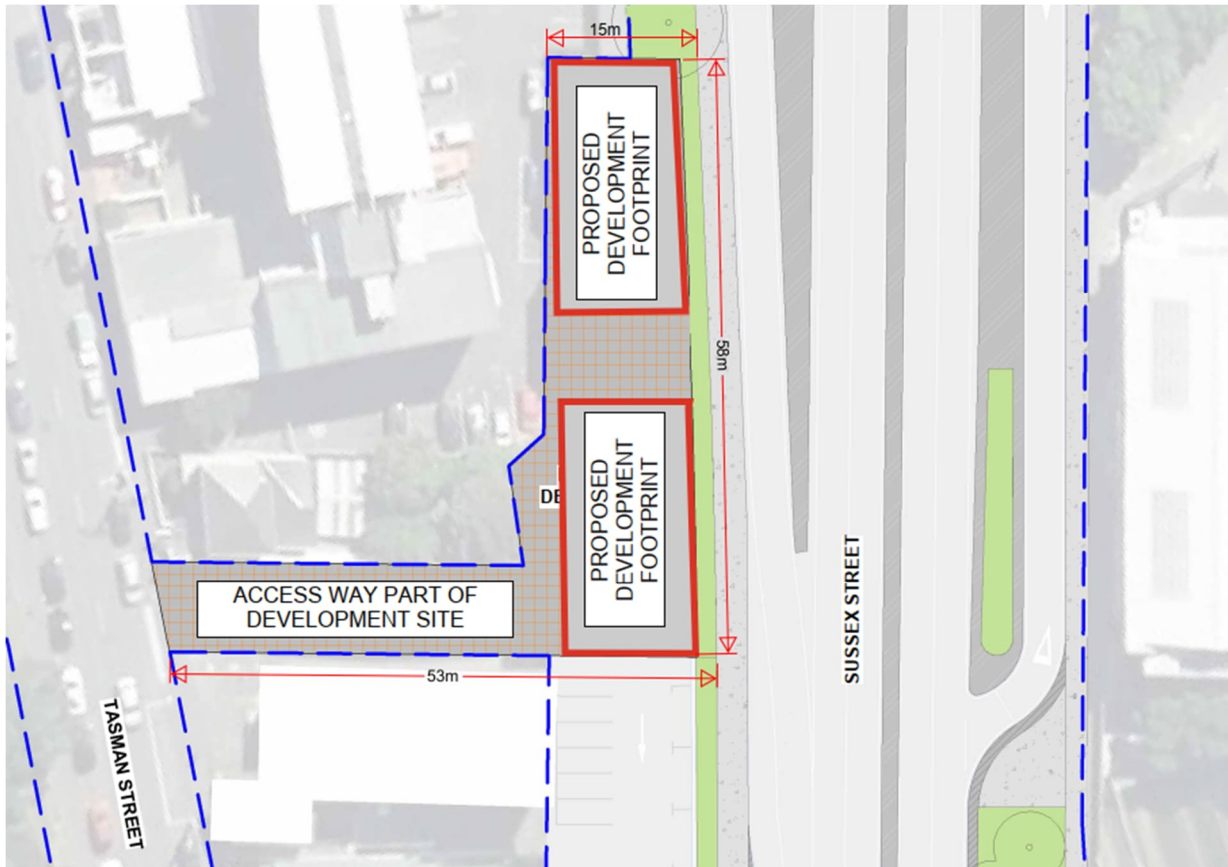


Figure 5 Site Plan of Sussex St Development site

[IN CONFIDENCE]

4 Adelaide Rd

- A 42.5m, 12-14 storey commercial building.
- 100% site coverage.
- For residential developments, clause CCZ-S12 applies with a maximum 25m length for all external side facades.

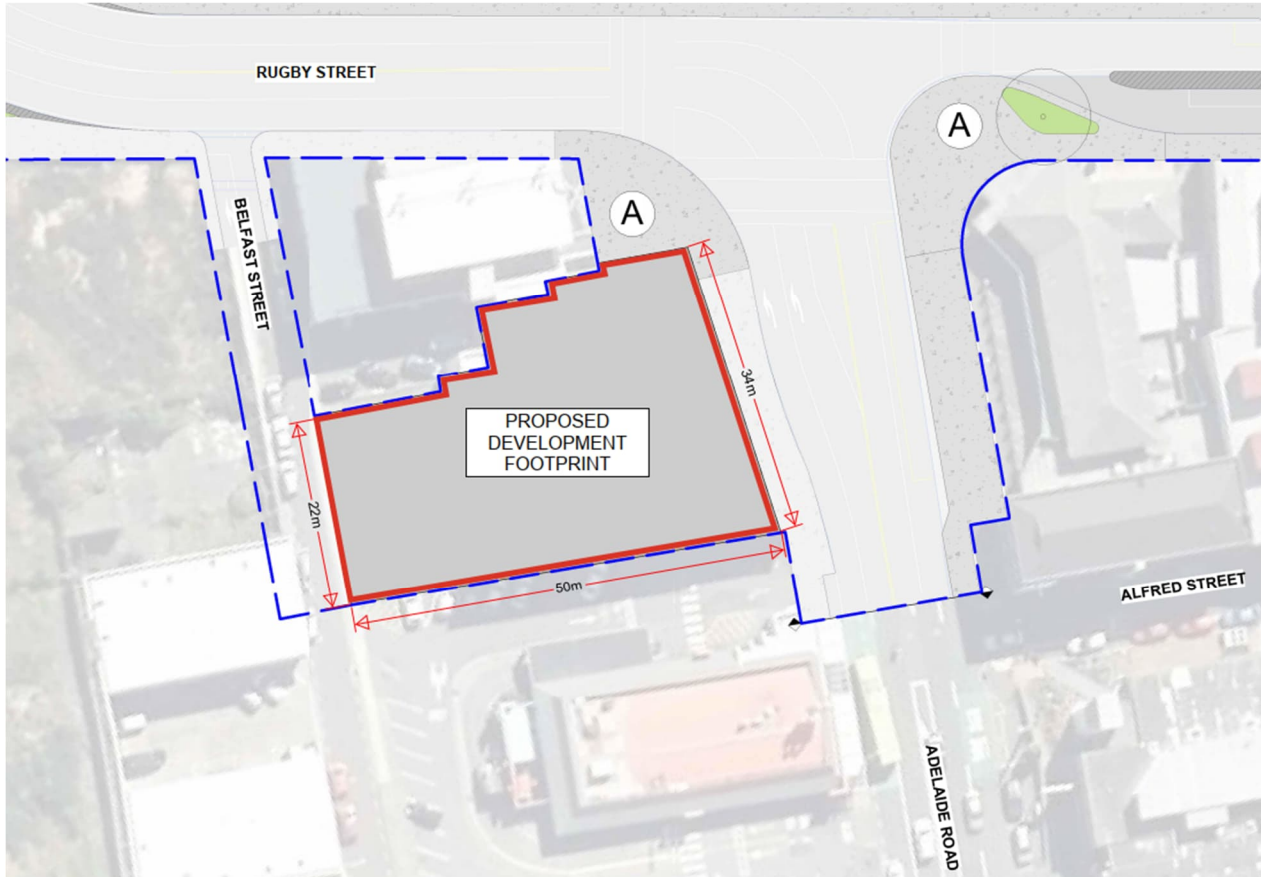


Figure 6 Site Plan of Adelaide Rd Development site

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75-76 Cambridge Terrace, 11-17 Barker Street,

- A 42.5m, 12-14 storey commercial building
- 100% site coverage
- For residential developments, clause CCZ-S12 applies with a maximum 25m length for all external side facades.

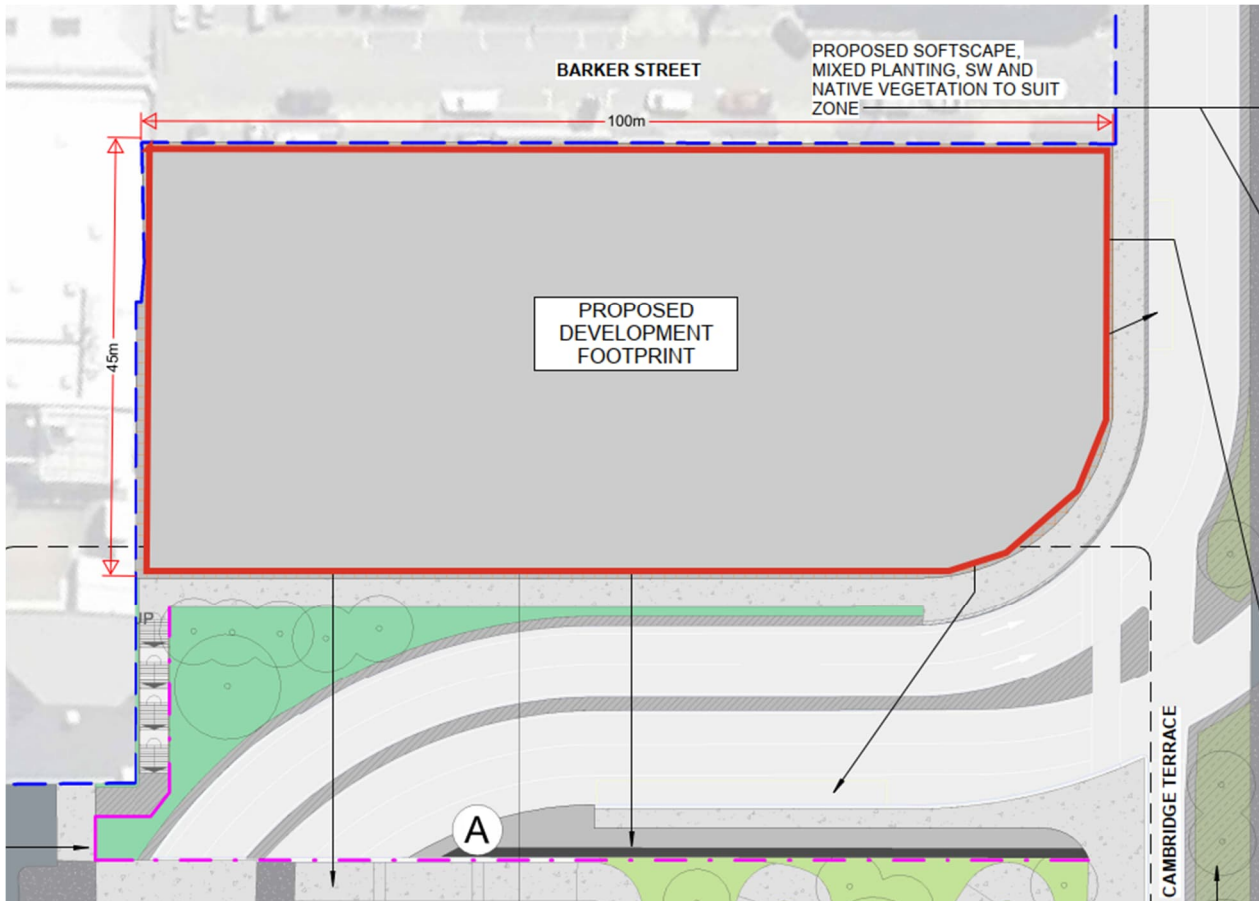


Figure 7 Site Plan of Cambridge Terrace Development site

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