

Inner Residential Area rules

The District Plan summarises the activities that are permitted in the Inner Residential Area. Resource consent is needed for any other activity.

Residential activities must meet the following conditions listed under rule 5.1.1:

Noise

Rule 5.1.1.1 sets out permitted noise levels.

Vehicle parking

The rules covering on-site parking are:

- Residential: a minimum of one space for every household unit.
- In Newtown, Berhampore and Mt Cook, an existing building may be converted into two household units without providing on-site parking if the existing building was constructed before 27 July 2000 and there will not be more than two household units on the site (see Appendix 9).
- One dedicated space for every four household units for developments of seven units or more.
- Boarding houses: one space for every four residents.

Appendix 2 of the District Plan sets out how parking should be provided and maintained.

Site access

No vehicle access is allowed across any restricted road frontage identified on District Plan maps 43-46. Appendix 3 sets out how access must be provided and maintained:

- When access is not directly from a public road, it must be a legal right-of-way.
- Only one vehicle access to a site is allowed, except a site with more than one road frontage. In this case, the site may have access for each frontage.
- Access must not be wider than 3.7m.
- No access is allowed on to a primary street on sites with frontage to a secondary street.
- Access must be a minimum distance from an intersection. For arterial and principal streets this is 20m, for collector streets feeding into arterial and principal streets – 15m and other streets – 10m. See Appendix 3.1 and planning map 33.

Work from home

Rule 5.1.2 explains what conditions you need to meet if you use your home for living and work. For more information, see the Council's tip sheet on working from home.

Construction, alterations and additions

Under rule 5.1.3 construction, alterations and additions to residential buildings, accessory buildings and residential structures are allowed (except in residential character areas or on a legal road), as long as the building or structure complies with the following conditions:

Household units

No more than two household units are allowed on any site except on sites specified in Appendix 8, 9 and within the Hazard (Fault line) Area. In these areas only one unit is

allowed. In the Oriental Bay Height Area (Appendix 4), there is no limit to the number of household units.

In Mt Cook, Newtown and Berhampore, an existing building can be converted into two household units as long as the building was constructed before 27 July 2000 and there will be no more than two household units on the site.

Front yards

Front yards must be a minimum of 1m from the building to the road (see exception for Oriental Bay Height Area as shown in Appendix 4). Yards can be less than 1m if the building is no closer to the road than any part of the two residential buildings on each side (excluding accessory buildings such as garages or sheds). This does not apply to corner or rear sites. See exceptions for Mt Cook, Newtown and Berhampore (Appendix 9). Accessory buildings may be erected in front yards to a maximum width of 6m.

Side and rear yards

There are no minimum side or rear yards, except that:

- Outdoor access with a minimum width of 1m must be provided to any open area at the rear of a building.
- A minimum width of 1m must be maintained between buildings.
- In Mt Victoria, a rear yard has to be a minimum 1.5m (see Appendix 9).
- Decks, terraces or balconies with a finished floor, paving, or turf level of 1.5m or more above the ground level at the boundary must not be any closer than 2m to any side or rear boundary. There are exceptions for driveways and parking structures, pedestrian walkways less than 1.5m wide and stairs. See rule 5.1.3.2.5 for details.

See also exceptions for the Oriental Bay Height Area (as shown on Appendix 4).

General yards

No structure or building or impervious (concrete) surface may be closer than 3m to a body of water or the coastal marine area. This excludes artificial ponds or channels.

Open space

Each household unit must have a minimum of 35sq m open space. All areas of ground-level open space must have a minimum width of 3m and adjoin the dwelling. Open space less than 20sq m shall also provide private open space in the form of a deck or balcony. See rule 5.1.3.2.A for restrictions on the use of open space by vehicles, and conditions governing decks, balconies and verandas.

Site coverage

The maximum site coverage is 50 percent (see exceptions for Oriental Bay Height Area and Aro Valley Area).

Maximum height

Subject to rules 5.1.3.5 and 5.1.3.6, the maximum building height in the Inner Residential Area is 10m. (There are exceptions for the Thorndon Character Area, Aro Valley Area, Oriental Bay Height Area, North Kelburn and Bolton Street Area). See also Mt Cook, Newtown and Berhampore (Appendix 9).

Sunlight access

All parts of a building or structure, including a fence or wall, shall be contained within a sunlight access control envelope. Each sunlight access plane shall rise vertically 2.5m from ground level at the boundary inclined inwards at 90 degrees to the boundary in the plan, at an angle to the horizontal related to the orientation of the boundary and its bearing.

For more details regarding the angles applying to properties facing various directions, and exceptions, see rule 5.1.3.5.3. (There are variations for the Aro Valley Area, Oriental Bay Height Area and Thorndon Character Area.)

Maximum fence height

A fence or wall (or combination) built within 1m of a boundary or in a front yard, must be no higher than 2m measured from the ground level at the boundary.

Hazard zone (fault line)

Residential buildings in any hazard zone (fault line), must be no higher than 8m and be built with a light roof and light wall cladding (rule 5.1.3.7).

Airport area

Noise insulation is required (rule 5.1.3.8).

Transmission lines

All parts of a residential building must be further than 30m from high voltage transmission lines (rule 5.1.3.9).

Adaption and reuse of buildings

If your building already breaches the residential area rules, then see rule 5.1.3A to find out what additions and alterations you can do without applying for a resource consent.

Residential earthworks

For information on what earthworks are permitted, see chapter 30 of the District Plan or refer to the Wellington City Council earthworks tip sheet.

Buildings and structures

Buildings and structures on legal road require consent (see rule 5.3.5).

Rules within the District Plan are regularly updated, with updates going through a consultation and hearings process. The applicant must be aware of these changes and may need to meet both the operative and proposed plan requirements. Recent plan changes to note are Plan Change 70: Earthworks; and Plan Change 72: Residential Review. You can see further plan changes and more details on our website Wellington.govt.nz or please contact a planning technician on 801 3590 or email planning@wcc.govt.nz

* Appendices referred to in this tip sheet are within chapter 5 of the District Plan.

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