

Outer Residential Area rules

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

Residential activities must meet the 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
- Visitors: one dedicated visitor car parking space for every four household units in 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.

Vehicle access

Vehicle access is not allowed across any 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 one access for each frontage.
- Access must not be wider than 6m.
- No access is allowed on to a primary street on sites with frontage to a secondary street. (For street identification see the District Plan maps Volume 3.)
- 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 Wellington City Council 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 conditions:

Household units

No more than two household units are allowed on any site.

Front yards

Front yards must be a minimum of 3m from the building to the road, or 10m less half the width of the road (whichever is narrower). Yards can be less than 3m to the road 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. Accessory buildings may be erected in front yards to a maximum width of 6m.

Side and rear yards

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

- Outdoor access with a minimum width of 1m is to be provided to any open area at the rear of a building.
- A minimum width of 1m must be maintained between buildings.
- Decks, terraces or balconies with a finished floor, paving, or turf level of 1.5m or more above 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, walkways and stairs. See rule 5.1.3.2.5A for details.

General yards

No structure or building or impervious surface (ie concrete) may be located 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 50sq m of open space. All ground-level open space must be a minimum width of 4m and adjoin the dwelling. See rule 5.1.3.2.B.6 for more information about the use of open space by vehicles, and conditions governing decks, balconies and verandahs, and where a dwelling has been converted to two household units.

Site coverage

The maximum site coverage is 35 percent. It can be increased to 40 percent where the extra site coverage is made up of uncovered decks. This excludes Mitchelltown and Roseneath (see rule 5.1.3.3.2).

Maximum height

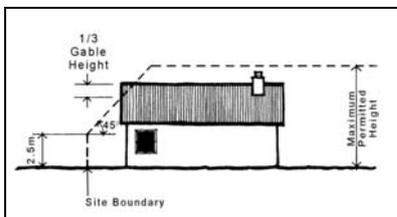
The maximum height is 8m. This excludes the Roseneath area (see Appendix 7), 16–50 Rhine Street, and an infill household unit (rule 5.1.3.4.3).

Infill household unit

The maximum height of an infill household unit is 4.5m on a building site that has a slope of no more than 3:1 and 6m on a building site that has a slope of more than 3:1.

Sunlight access

All parts of a building or structure, including a fence or wall, shall be contained within a 45deg plane, starting 2.5m above ground level from all parts of the sites boundaries and inclined inwards at 45 deg from all parts of the site's boundaries. For exceptions see rule 5.1.3.5.8.



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)

In any hazard zone (fault line), residential buildings 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 roads require consent (rule 5.3.5).

District Plan rules 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 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

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