

Inner Residential Area Rules

PLANNING & URBAN DESIGN

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This is an extract from the District Plan. It is a summary of the rules for residential activities or buildings which are classed as *permitted activities* in the Inner Residential Area. Refer to the District Plan for areas where special rules apply. A resource consent will be required for a proposal which exceeds any of these *permitted activity* rules.

5.1.1. Residential activities are permitted, as long as they comply with the following conditions:

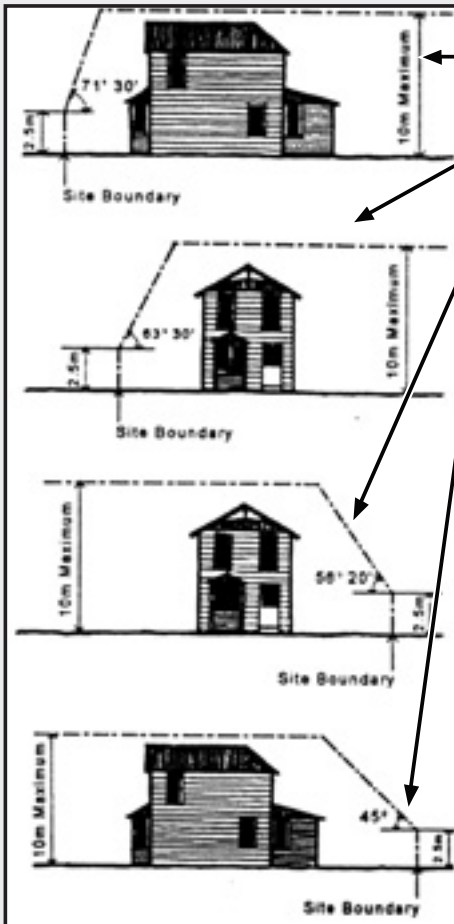
	RULE NO.	DETAILS OF RULE
Noise	5.1.1.1	See rule in District Plan
Vehicle Parking	5.1.1.2	On-site parking shall be provided as follows:
	5.1.1.2.1	Residential activities: minimum 1 space per household unit.
	5.1.1.2.2	Boarding houses: one space per four residents.
	5.1.1.2.3	All parking must be provided and maintained in accordance with the standards set out in Appendix 2.
Site Access	5.1.1.3.1	No vehicle access is permitted to a site across any restricted road frontage identified on District Plan Maps 43-46.
	5.1.1.3.2	Site access for vehicles must be provided and maintained in accordance with the standards set out in Appendix 3 (sight lines).
	5.1.1.3.3	There shall be a maximum of one vehicular access to a site, except that a site with more than one road frontage may have one access per frontage.
	5.1.1.3.4	The width of a vehicle access to a site shall not exceed 6 metres.
	5.1.1.3.5	No access shall be provided to a primary street on sites with frontage to a secondary street.
	5.1.1.3.6	As shown on Appendix 3.1 the minimum distance of any vehicular access to an intersection shall be: <ul style="list-style-type: none"> • Arterial and principal streets – 20m • Collector streets – 15m • Other streets – 10m

5.1.3 The construction, alteration of and addition to residential buildings, including accessory buildings and residential structures is a permitted activity, (except in residential character areas or on a legal road) as long as the building or structure complies with the following conditions:

Number of Household Units	5.1.3.1	Not more than two household units shall be permitted on any site except on sites specified in Appendix 8 & 9 where not more than one is permitted.
Front Yards	5.1.3.2.1	A minimum of 1 metre (See exception for Oriental Bay Height Area), or less than 1 metre if the part of the building nearest the road does not project forward of a line from the forward most part of the two adjoining residential buildings (excluding accessory buildings) This does not apply to corner or rear sites.
Accessory Buildings	5.1.3.2.2	Accessory buildings, including structures, may be erected in front yards to a maximum width of 6.0 metres measured across the front boundary, except fences and walls up to 2 metres high are permitted.
Side and Rear Yards	5.1.3.2.5	There are no minimum side or rear yards in the Inner Residential Area except that: <ul style="list-style-type: none"> • On all sites, outdoor access to any open area to the rear of a building is to be provided with a minimum width of 1 metre. • A minimum width of 1 metre must be maintained between buildings where a residential building (other than an accessory building) on an adjoining site is sited less than 1 metre from the boundary. • On all sites in Mt Victoria (Appendix 9) where a minimum 1.5 metre rear yard is required.
	5.1.3.2.5A	Decks, terraces or balconies with a finished floor, paving, or turf level of 1.5 metres or more above the ground level at the boundary shall be located no closer than 2 metres to any side or rear boundary, except <ul style="list-style-type: none"> • driveways and parking structures; • pedestrian walkways less than 1.5 metres wide; • stairs and stair landings, provided that the area of individual stair tread or landing is not more than 4 square metres; • where a side or rear boundary abuts an access lot, access strip, public accessway or drainage reserve, the boundary may be taken from the furthest boundary of these areas.

	5.1.3.2.7	No structure or building shall be located closer than 3 metres to a waterbody or the coastal marine area, excluding artificial ponds or channels.
	5.1.3.2.8	No impervious surface associated with the use of the site shall extend closer than 3 metres to a waterbody or the coastal marine area excluding artificial ponds or channels.
Site Coverage	5.1.3.3.1	In the Inner Residential Area the maximum site coverage is 50 percent (see exceptions for Aro Valley & Oriental Bay Height Area).
Maximum Height	5.1.3.4	Subject to Rules 5.1.3.5 and 5.1.3.6 the following applies:
	5.1.3.4.1	In the Inner Residential Area the maximum building height is 10 metres (see exceptions for Thorndon Character Area, Aro Valley Area, Oriental Bay Height Area, North Kelburn & Bolton St Area).

Sunlight Access	5.1.3.5	
	5.1.3.5.1 –	All buildings and structures, including fences and walls, shall be contained within a plane commencing at a point 2.5 metres above ground level inclined inwards, at 90° to the boundary in plan, at an angle to the horizontal related to the orientation of the boundary & its bearing:
	5.1.3.5.4	



- For a boundary that faces between 330° and 30° (North), the angle of inclination shall be 3 vertical to 1 horizontal (71° 30' approximately);
 - For a boundary that faces between 270° and 330° (North West), or between 30° and 90° (North East) the angle of inclination shall be 2 vertical to 1 horizontal (63° 30' approximately)
 - For a boundary that faces between 90° and 150° (South East), or between 210° and 270° (South West) the angle of inclination shall be 1.5 vertical to 1 horizontal (56° 20' approximately);
 - For a boundary that faces between 150° and 210° (South), the angle of inclination shall be 1 vertical to 1 horizontal (45°).
- Where a bearing lies exactly on a boundary between 2 of the above sectors, the owner of the site may use either of the 2 sector inclinations.
- Gable end roofs may penetrate the 45 degree plane by no more than one third of the gable height.
- No account shall be taken of aerials, chimneys or decorative features that do not exceed 1 metre in any horizontal direction.
- (Note differences for Aro Valley Area, refer Rule 5.1.3.5.3)
- (Note exceptions for Oriental Bay Height Area & Thorndon Character Area, rules 5.1.3.5.5 & 5.1.3.5.6)
- The sunlight access plane control does not apply to site boundaries fronting the street.

	5.1.3.5.3a	Where two boundaries of a site have an angle between them that is greater than 180° – See District Plan rule.
	5.1.3.5.7	Where a boundary abuts an access lot, access strip, public accessway or drainage reserve, the boundary may be taken as the furthest boundary of these areas.
Maximum Fence Height	5.1.3.6	Within 1 metre of a boundary or in a front yard, a fence or wall or combination of these structures (whether separate or joined together) shall have a maximum height of 2 metres measured from the ground level at the boundary.
Hazard Zone (faultline)	5.1.3.7	In any Hazard Zone (faultline), residential buildings shall have a maximum height of 8 metres and shall be specifically designed to the requirements of New Zealand Standard 4203:1992 "Code of Practice for General Structural Design and Design Loadings for Buildings".

5.1.9 Earthworks are permitted as long as they comply with the following:

Earthworks	5.1.9.1	Existing ground level is not to be altered by more than 2.5m measured vertically.
	5.1.9.2	Total area of ground surface disturbance is less than 250m ² .
	5.1.9.4	The earthworks are not undertaken on slopes of more than 45°.

5.3.5 Buildings and structures on legal road

Accessory Buildings	5.3.5	Accessory buildings and residential structures including fences and walls, on a legal road that are accessory to a residential activity on a private site require resource consent.
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