

## Outer Residential Area Rules

### PLANNING & URBAN DESIGN

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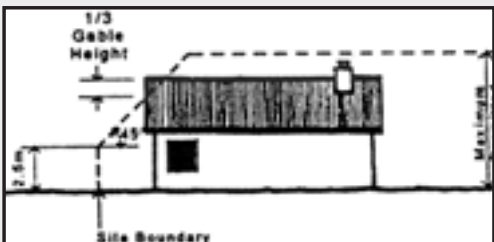
This is an extract from the District Plan. It is a summary of the rules for residential activities or buildings which are classed as *permitted activities* in the Outer Residential Area. A resource consent will be required for a proposal which exceeds any of these *permitted activity* rules.

#### 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.
	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"> <li>• Arterial and principal streets – 20m</li> <li>• Collector streets – 15m</li> <li>• Other streets – 10m</li> </ul>

#### 5.1.3 The construction, alteration of and addition to residential buildings, 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.
Front Yards	5.1.3.2.3	A minimum of 3 metres, or 10 metres less half the width of the road, whichever is the lesser or less than 3 metres 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	5.1.3.2.4	Accessory buildings 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 Outer Residential Area except that: <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul>
	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"> <li>• driveways and parking structures;</li> <li>• pedestrian walkways less than 1.5 metres wide;</li> <li>• stairs and stair landings, provided that the area of individual stair tread or landing is not more than 4 square metres;</li> <li>• 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.</li> </ul>

	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	5.1.3.3.2	In the Outer Residential Area the maximum site coverage is 35 percent, except for the following: Site coverage can be increased above 35% to 40% where the extra site coverage is comprised of uncovered decks. This excludes the Mitchelltown Area and Roseneath Area (refer to rule 5.1.3.3.2).
Maximum Height	5.1.3.4	Subject to rules 5.1.3.5 and 5.1.3.6 the following applies:
	5.1.3.4.2	In the Outer Residential Area the maximum height is 8 metres except for in the Roseneath area (shown in Appendix 7) where the maximum height is 10 metres.
Sunlight Access	5.1.3.5	
	5.1.3.5.8	All parts of a building or structure, including a fence or wall, shall be contained within a 45 degree plane commencing at a point 2.5 metres above ground level inclined inwards at right angles in plan from all parts of the site's boundaries except: <ul style="list-style-type: none"> <li>• gable end roofs may penetrate the 45 degree plane by no more than one third of the gable height;</li> <li>• no account shall be taken of aerials, chimneys or decorative features that do not exceed 1 metre in any horizontal direction.</li> </ul> <p>Rule 5.1.3.5.8 shall not apply to site boundaries fronting the street.</p>
		
	5.1.3.5.8A	Where 2 boundaries of a site have an angle between them of greater than 180° - see District Plan rule.
	5.1.3.5.9	Where a boundary abuts an access lot, access strip, public accessway or drainage reserve, the boundary may be taken from 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".
Airport Area	5.1.3.8	Noise insulation required - see rule in District Plan.
High Voltage Transmission Lines	5.1.3.9	See rule in District Plan.

### 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 <sup>2</sup> .
	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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