

Ngā kāinga noho Residential

The District Plan is essentially a 'rule book' managing development, activities and the environment within a district, with the aim of meeting the needs of current and future generations.

Its purpose is to protect our environment, historic locations and cultural tāonga for future generations (through sustainable management of our resources), while supporting our communities to live and grow.

We have begun the process of reviewing and updating our current District Plan – looking ahead to the next 10 to 15 years.

It influences the future shape and feel of our city, which is why it's so important to listen to the thoughts and feedback of Wellingtonians.

The Plan is currently in its draft stage and we're consulting with the public, mana whenua, experts, and special interest groups for input ahead of the statutory process next year.

Residential areas manage the neighbourhoods where we live, what we can do there, and how houses are built.

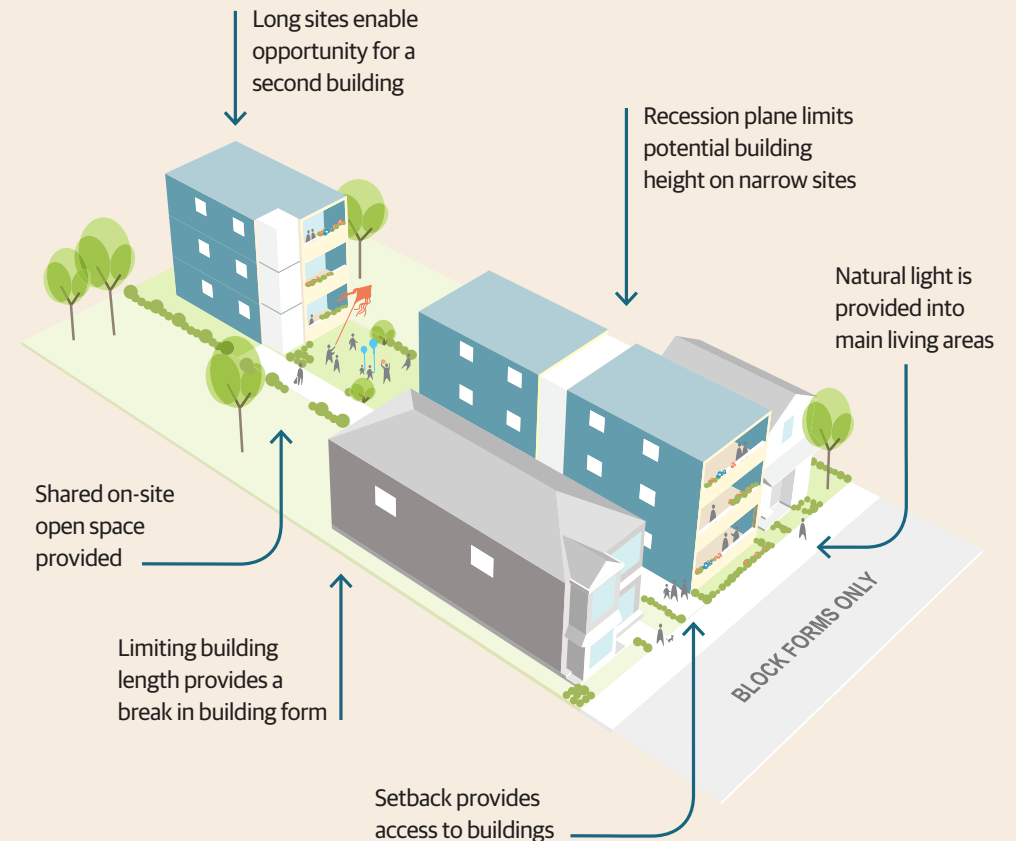
In the next 30 years Wellington will be home to an additional 50,000–80,000 people. Without taking any action, Wellington City faces a shortfall of between 4,600 and 12,000 dwellings by 2047.

The Wellington Spatial Plan 2021 identifies areas around centres and train stations where it makes sense to allow for more residential development. In these areas, residents would have easy access to day-to-day services, education facilities, public transport, and employment. In addition, central government policy directs us to increase housing supply and choice in these areas.

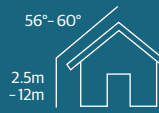
Residential areas make up most of our built city and are where most people live.

The rules in residential areas aim to:

- Enable housing development.
- Manage effects between neighbours.
- Ensure that each dwelling has a good quality living environment.
- Manage effects of non-residential activities on neighbourhoods.
- Ensure pleasant and safe residential streets.
- Ensure that there is sufficient infrastructure to support development.



What are we proposing?

	Current District Plan			Draft District Plan	
	OUTER RESIDENTIAL ZONE	INNER RESIDENTIAL ZONE	MEDIUM DENSITY RESIDENTIAL AREA	GENERAL RESIDENTIAL ZONE	MEDIUM DENSITY RESIDENTIAL ZONE
Maximum height	8m OR For infill dwellings: 4.5m or 6.5m depending on site slope	10m	Kilbirnie = 8m, Johnsonville = 10m	8m	11m, 14m or 21m depending on height area
Yard setback from site boundary	3m front yard 1m wide access to rear of building 1m separation between buildings on adjoining sites	1m front yard	3m front yard	3m front yard 1m side and rear yards	1.5m front yards, 1m side and rear yards OR Multi-units: no yard requirements
Recession plane					
Multi-unit	3+ houses require consent as multi-unit housing	2+ houses require consent as multi-unit housing	2+ houses require consent as multi-unit housing	3+ houses require consent as multi-unit housing	3+ houses require consent as multi-unit housing
Outdoor living space	50m ² per unit	35m ² per unit	20m ² per unit for Johnsonville No requirement for Kilbirnie	20m ² per unit OR Multi-units: 5m ² – 8m ² per bedroom depending on unit size. Can be private and/or communal space	20m ² per unit OR Multi-units: 5m ² – 8m ² per bedroom depending on unit size. Can be private and/or communal space
Site coverage (the percentage of the site covered by buildings)	35%	50%	50%	40%	50% OR Multi-units: No site coverage limit
Maximum building length	None	None	None	None	Multi-unit: 20m maximum building length
Separation distance between dwellings on the same site	None	None	None	None	10m
Minimum unit size for multi-unit housing (floor area)	None	None	None	Studio unit – 35m ² 1-bed unit – 45m ² 2+ bed – 55m ²	Studio unit – 35m ² 1-bed unit – 45m ² 2+ bed – 55m ²
Minimum permeable surface (water-absorbent surface)	None	None	None	30% of the site OR Multi-Unit: hydraulic neutrality requirements	30% of the site OR Multi-Unit: hydraulic neutrality requirements
Minimum daylight access into all habitable rooms (living room, bedroom, etc) in the middle of winter	None	None	None	Minimum of 2 hours daylight	Minimum of 2 hours daylight

How much is changing?

Not much



We'd love to hear your thoughts about what we're proposing.



Scan here for a quick survey or to view the full Draft District Plan and provide detailed feedback, visit: www.planningforgrowth.wellington.govt.nz/district-plan-review

In summary

Through the Draft District Plan we are:

- Changing the residential zones to the Medium Density Residential Zone and General Residential Zone.
- We are providing for intensification and increased housing opportunities in the Medium Density Residential Zone.
- Revising standards to achieve a balance between growth and residential amenity.
- Making it easier to build a second dwelling on a property.