



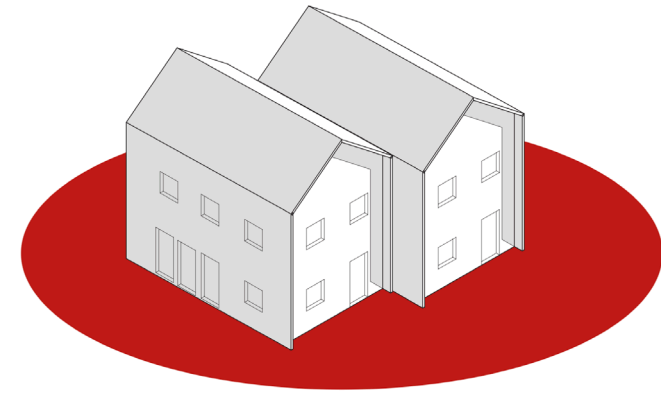
Te Kāhui
Whaihanga
New Zealand
Institute of
Architects

NZIA presentation to WCC District Plan Residential

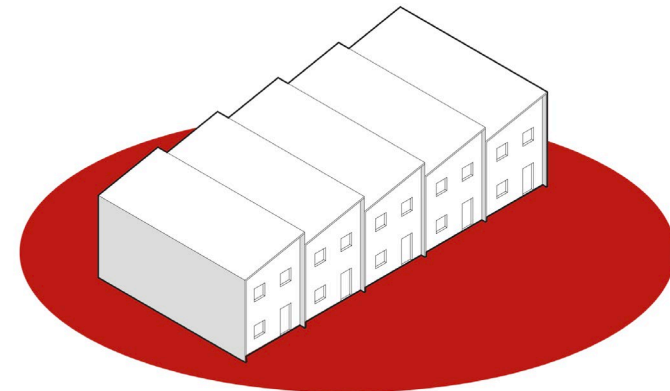
March 2023

Was Inner and Outer Residential, now all Medium Density Residential Zone (MDRZ)

- Houses have changed from SFU @ 1-2 floors, to 3 x 3 MDH. Former Residential rules now largely irrelevant.
- Residential Design Guide here needs to cater for 1 storey, 2 storey, and 3 storey houses all being side by side.
- Needs to reflect hillside nature of Wellington sites, and the mixing of different heights for next 50 years till it is all 3 storeys. ie Time-dependent development



Townhouses



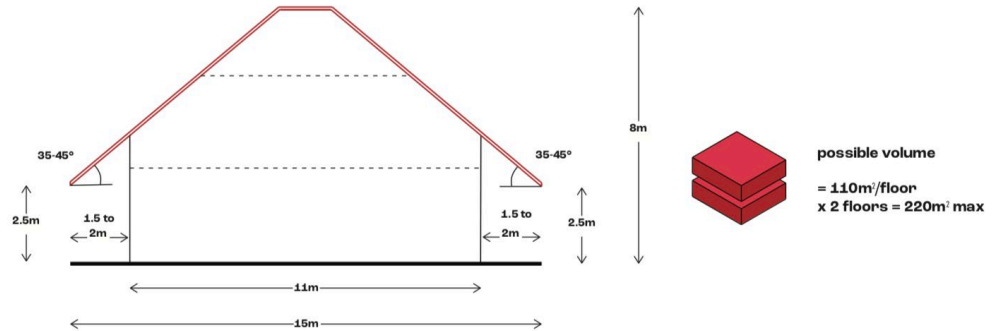
Terraced House

- ▶ Existing rules → **Proposed change**
- ▶ 1 or 2 houses only → **3 houses permitted**
- ▶ Max height 8-10m → **max height 11-12m**
- ▶ 2.5m height at boundary → **4m + 60°**
- ▶ Front yard 3m → **Front yard 2.5m**
- ▶ Side yard 0m → **side yard 1m or 0m**
- ▶ Site coverage max 50% → **no change for WCC**
- ▶ (Porirua & Hutt will change from **35→50%**)
- ▶ Impervious coverage → **to be 60%**
- ▶ Outdoor Living Space **Ground floor 20m²**
- ▶ Outlook Space → **4m x 4m space living**
- ▶ Outlook Space → **1m x 1m bedroom**

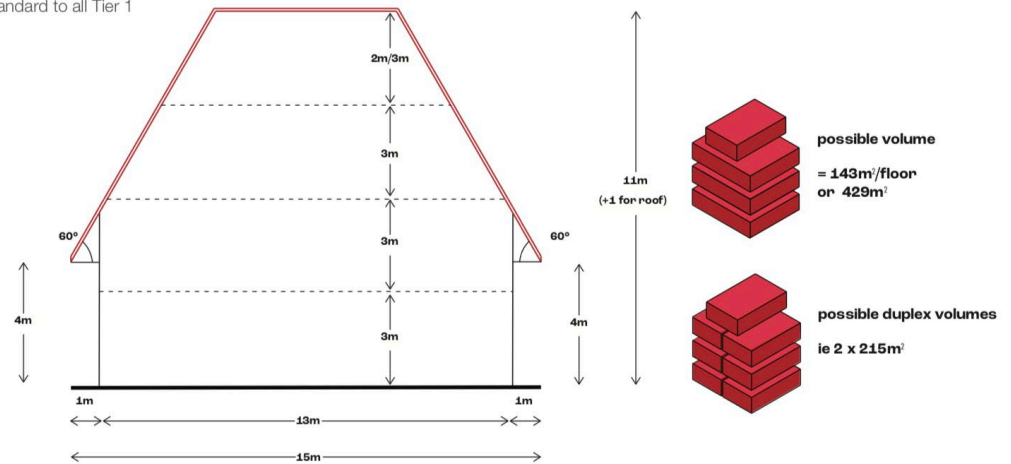
MDRS

Medium Density Residential Standards

Pre 2020 Boundaries
 (varied according to Council)
 Useable volume of space was heavily restricted

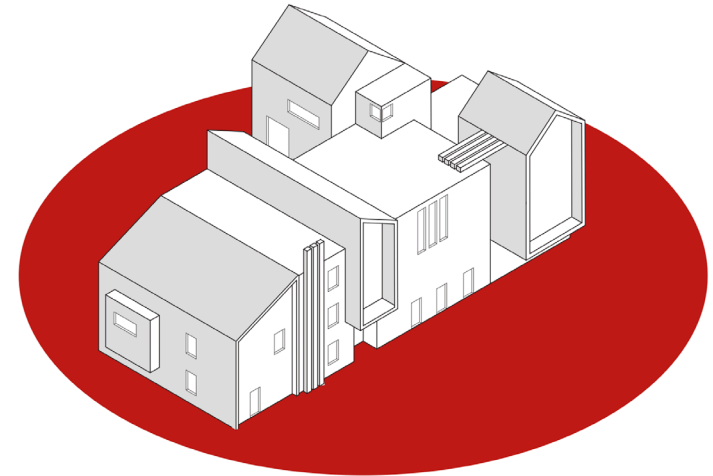


Post 2022 Boundaries
 Standard to all Tier 1

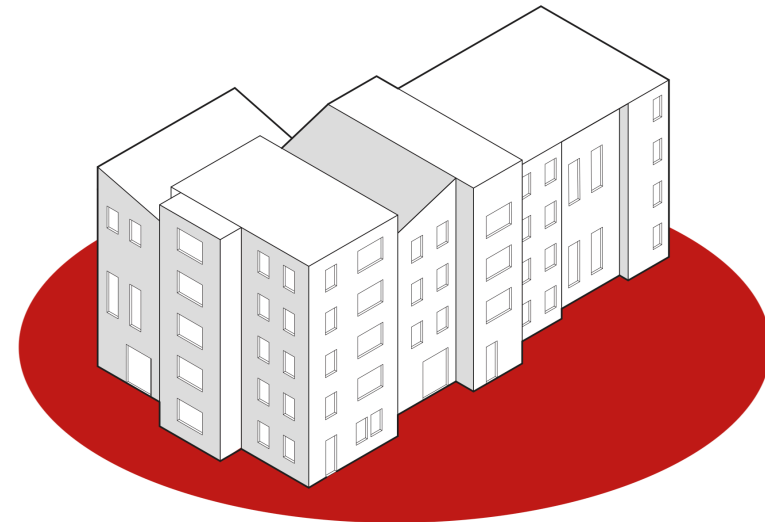


Mixed Use Zone (MUZ) + Neighbourhood Centre Zone Local Centre Zone (LCZ)

- Common feature with all these Zones is multi-storey dwellings and Mixed Use – eg House above the Shop.
- This needs completely different advice – a Mixed use MDH Guide for building and living in Tall town-houses 3-4 storeys tall, and 5-6 storey apartments.
- Current and Proposed Residential Guide is completely irrelevant now.



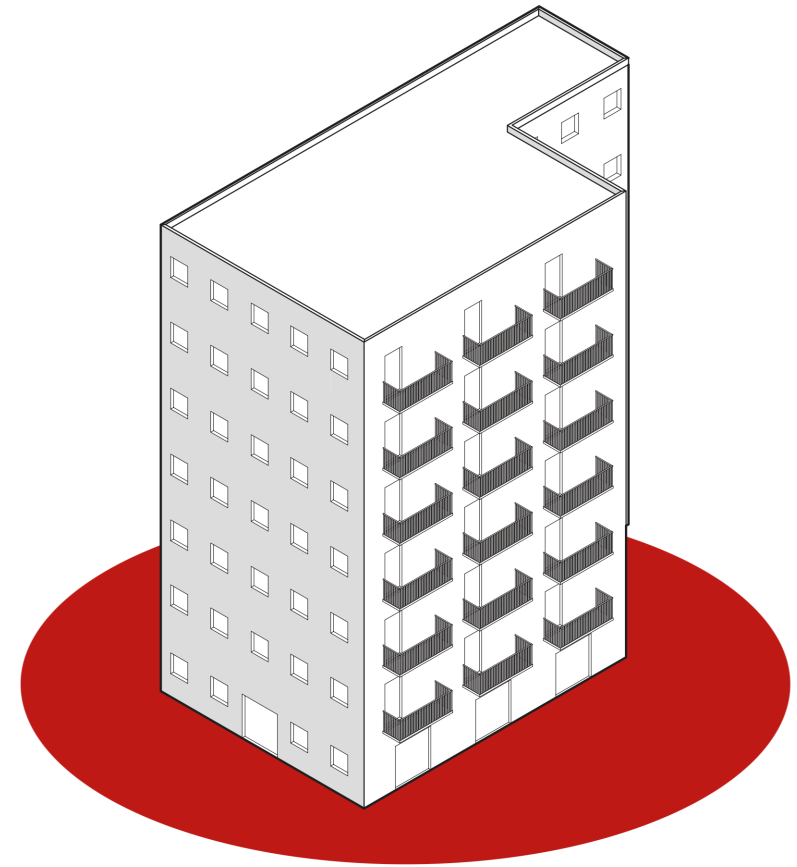
Three Floor Walk-up



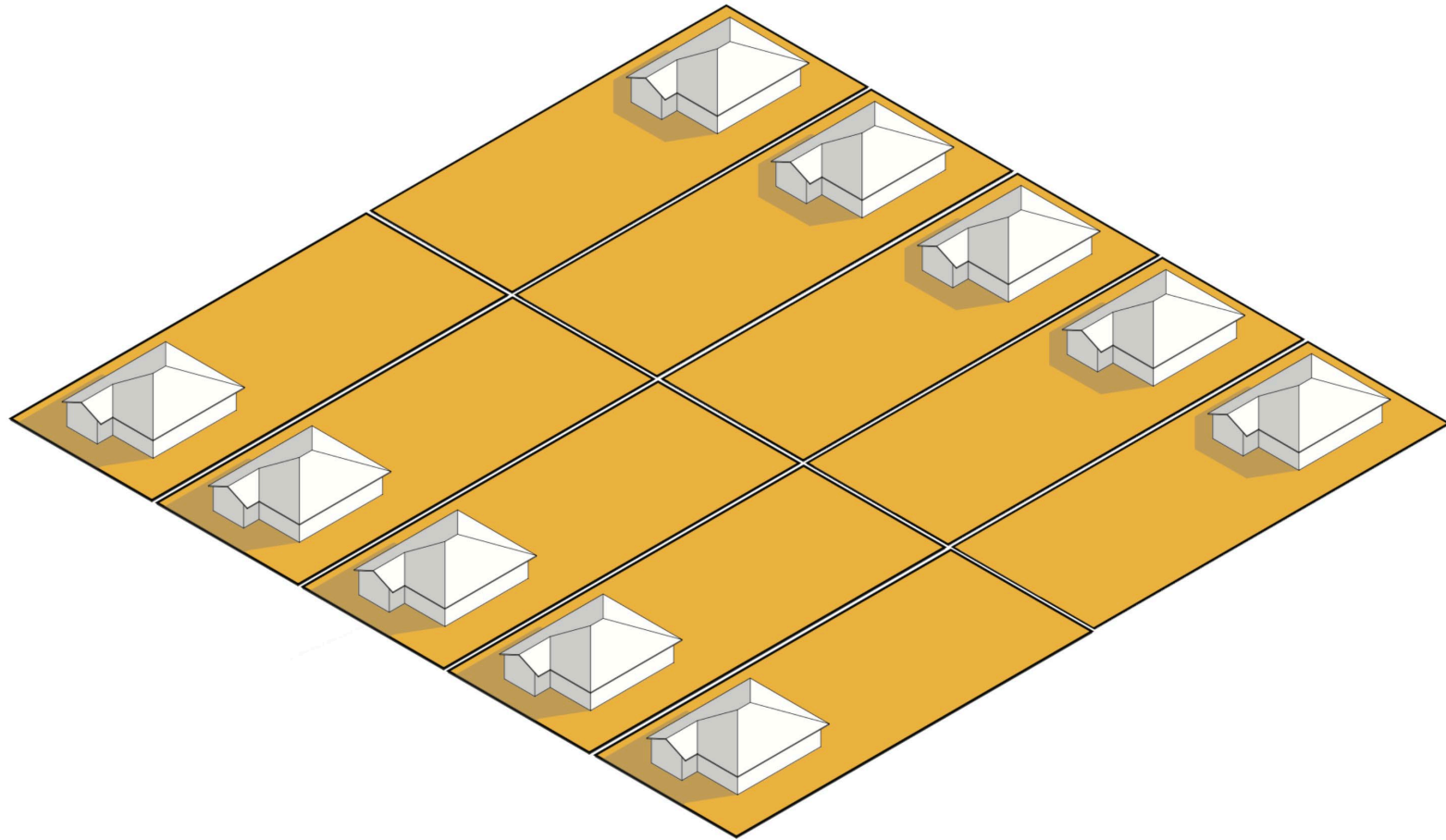
Apartments

City Centre Zone (CCZ)

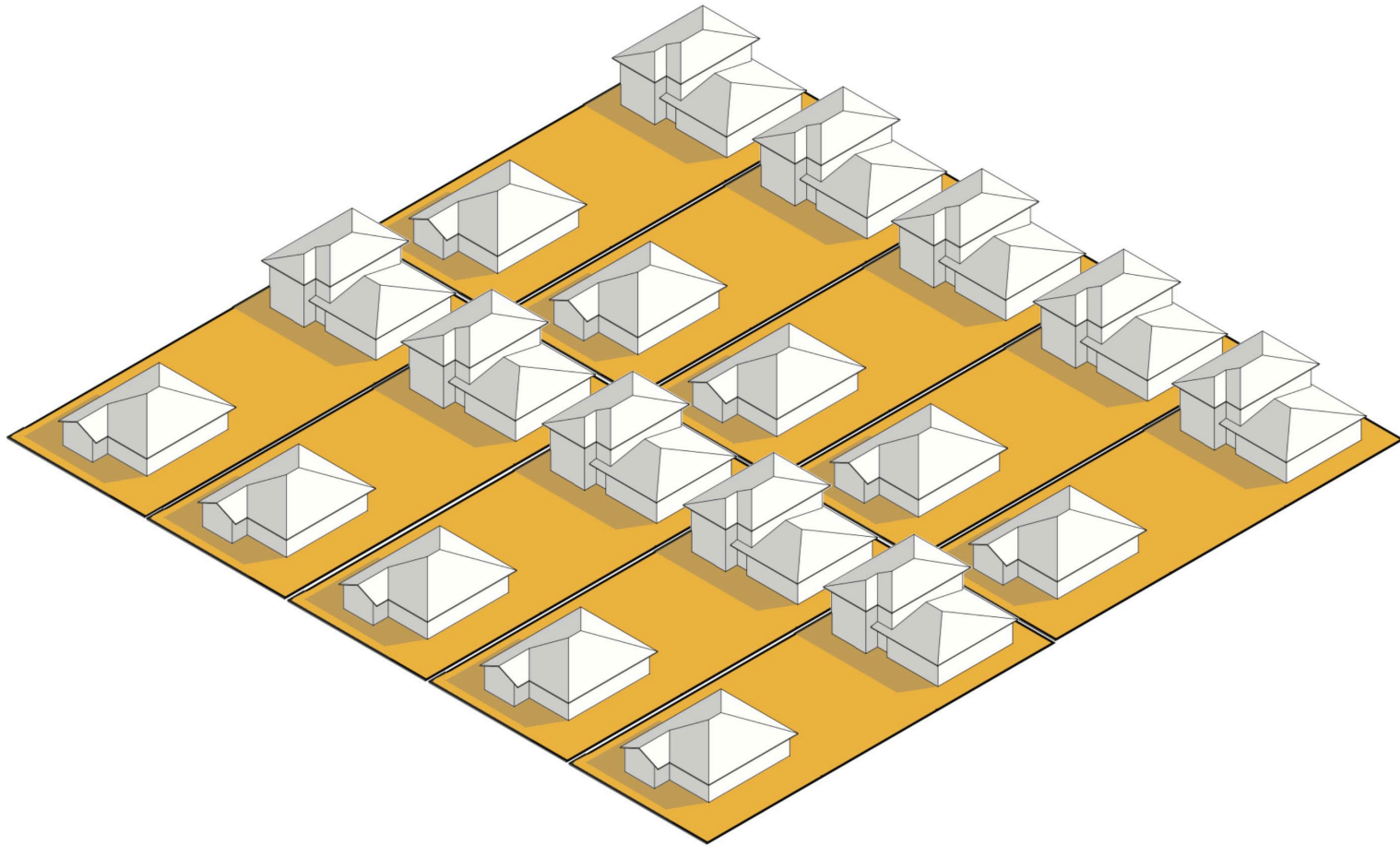
- Was once Low City (27m) and High City (varied, up to 40m+)
- Now uniformly High (42m + 50% bonus height) or Higher
- Now extended down Adelaide Road in valley floor
- Now Zero controls on height to street width ratio
- No controls on any sunlight or daylight making it to people's houses, No controls on daylight re NZBC clause G7 Natural Light
- Needs a completely different Residential Guide, suitable for High Density, High-Rise, Apartment Architecture



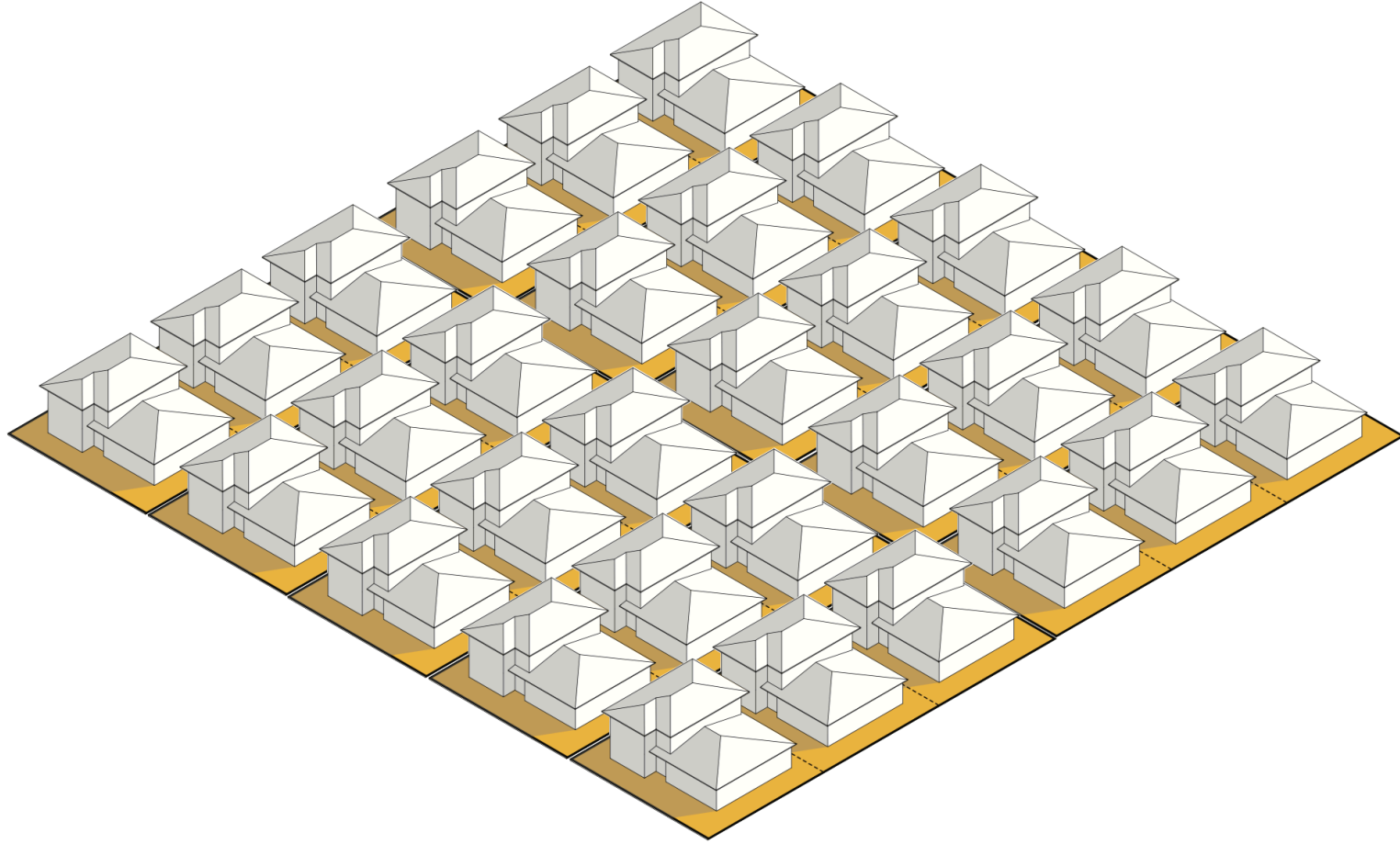
Flats



10 dwellings per hectare = the Past

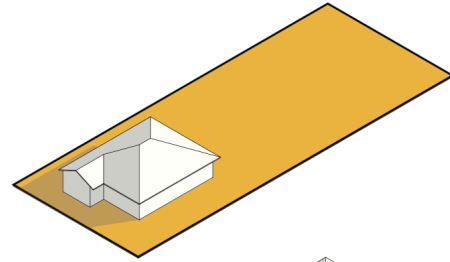


20 dwellings per hectare = Present?

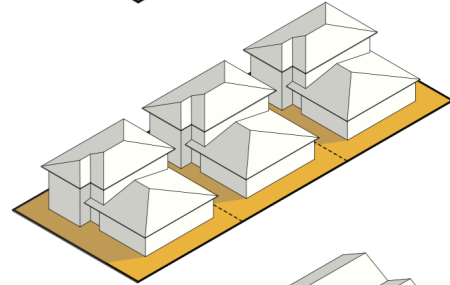


30 dwellings per hectare = the Future ?

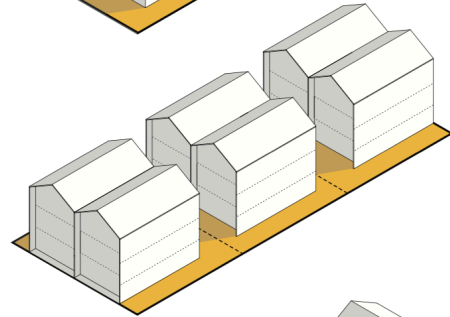
No more this →



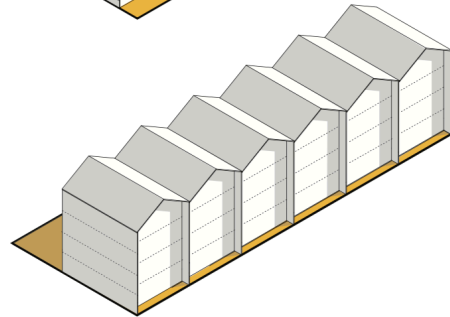
Not the answer →

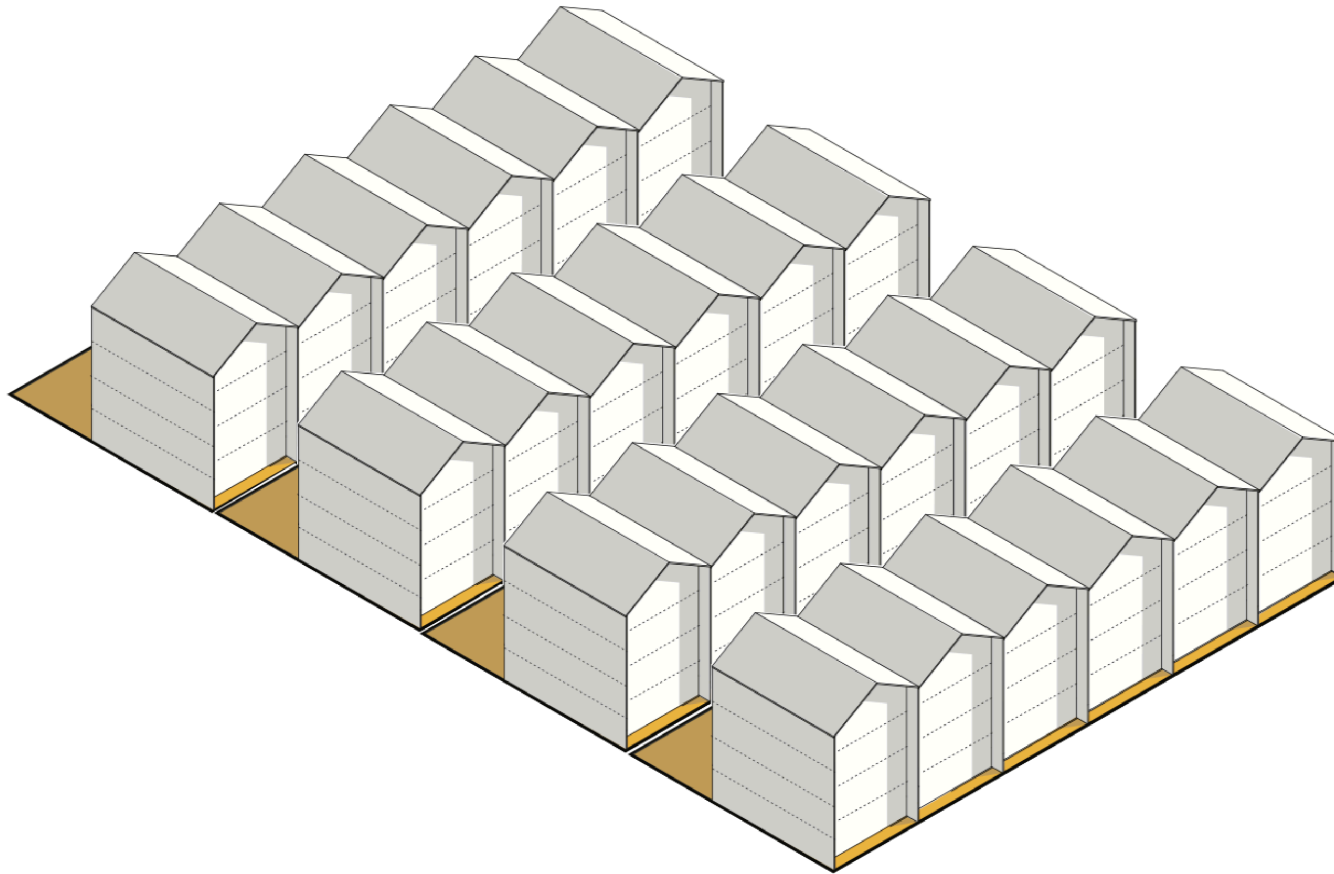


Maybe tall townhouses →



Definitely apartments →





6 sites per quarter
acre site

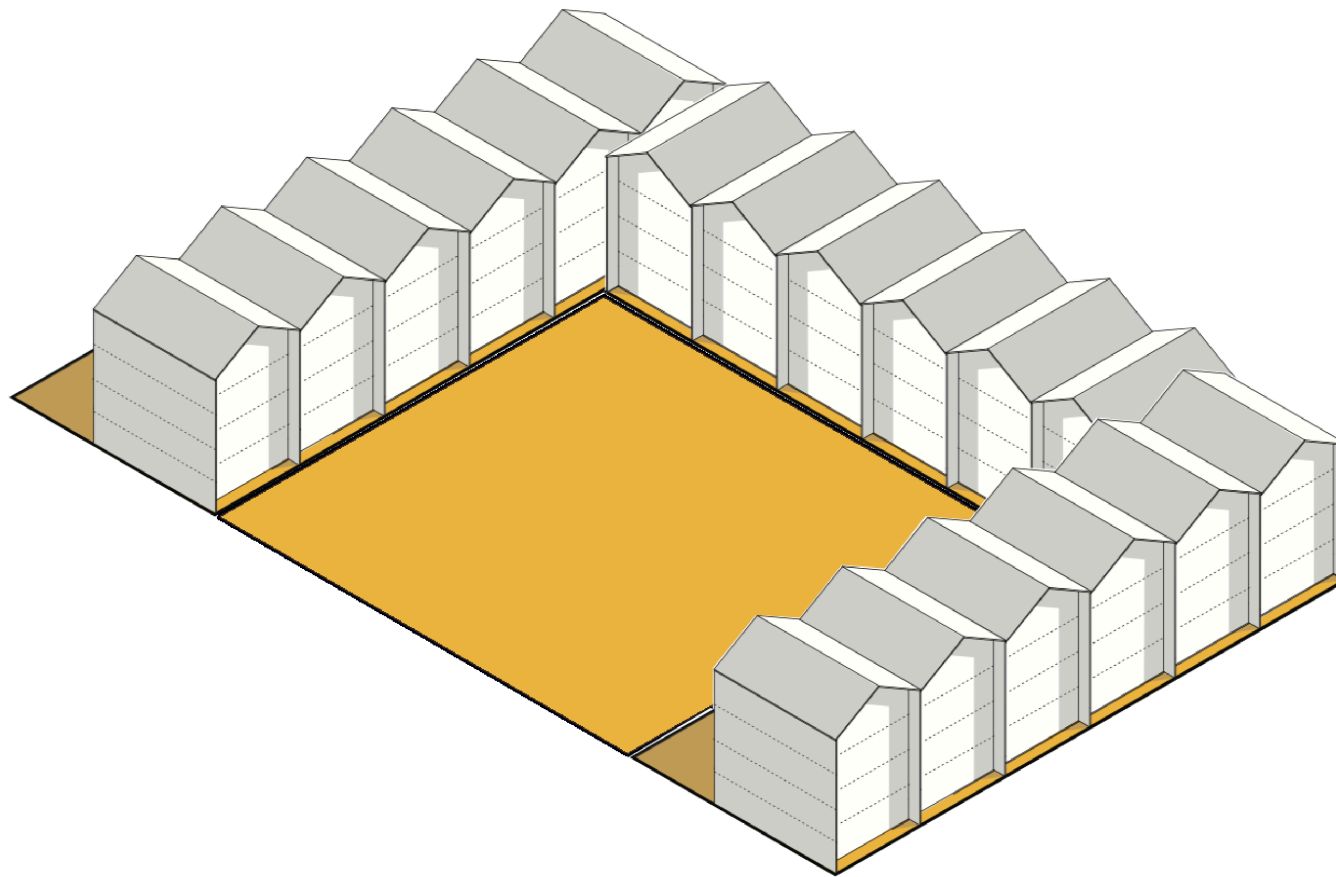
168m² per site

4 apartments per site

Each apartment =
84m²

Good two-bed size –
still only 50% site
coverage

250 dwellings per hectare = medium → high



Arranged around
common space

180 dwellings per hectare = medium



Arranged around well-planted, sunny, common space

180 dwellings + Gardens = Homes



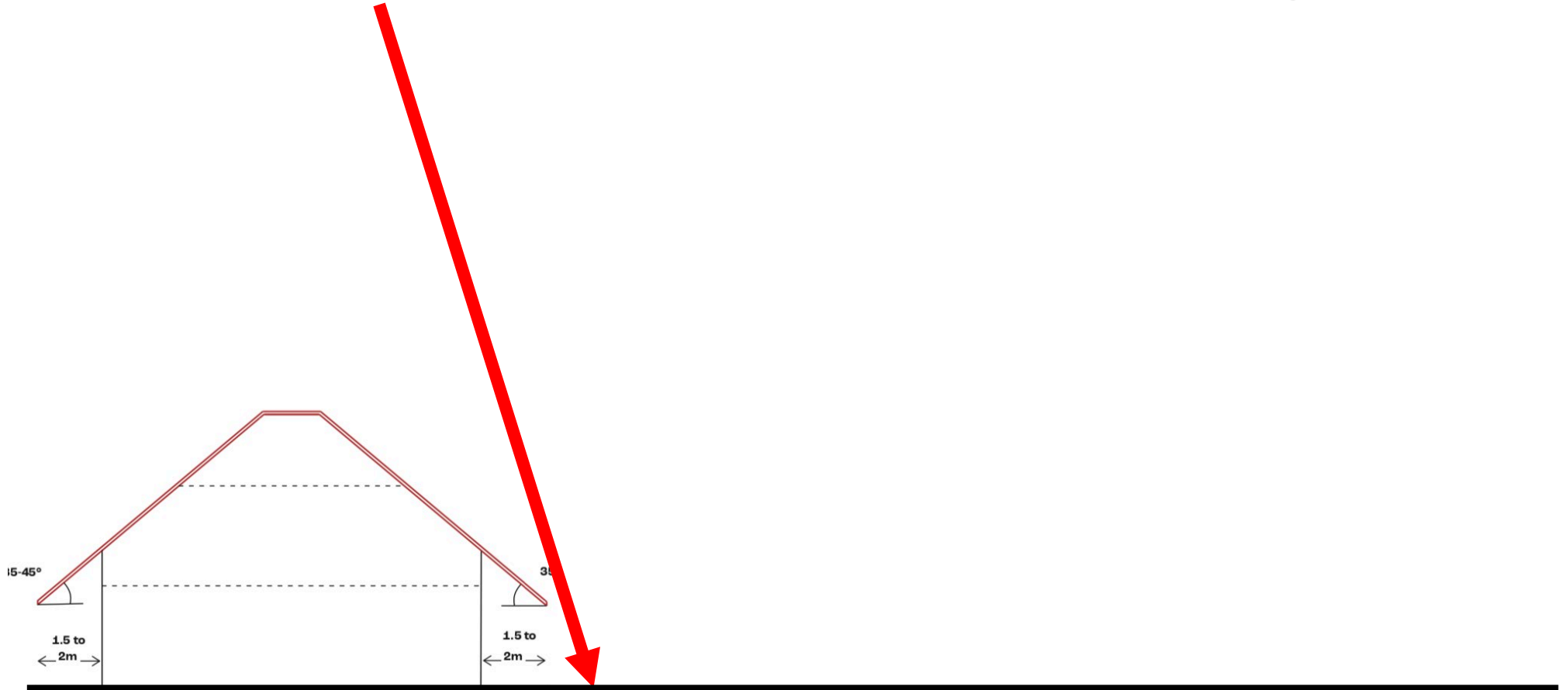
Soho Square, Westminster, London



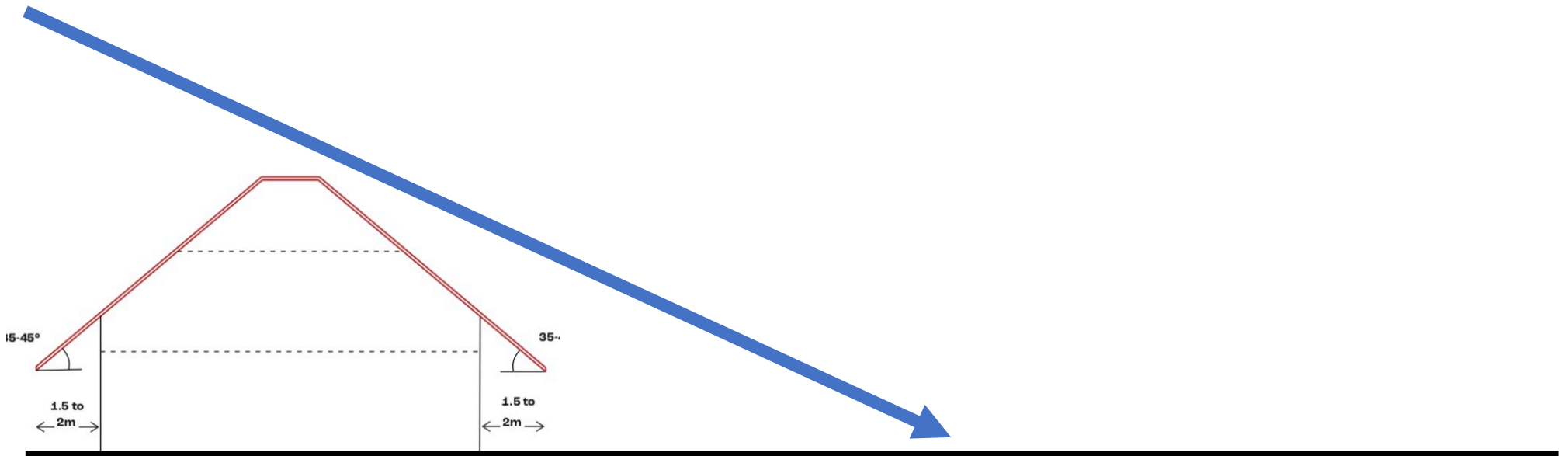
Kensington and Chelsea, London

Arranged around well-planted, sunny, central courtyard or public square, ie. common space

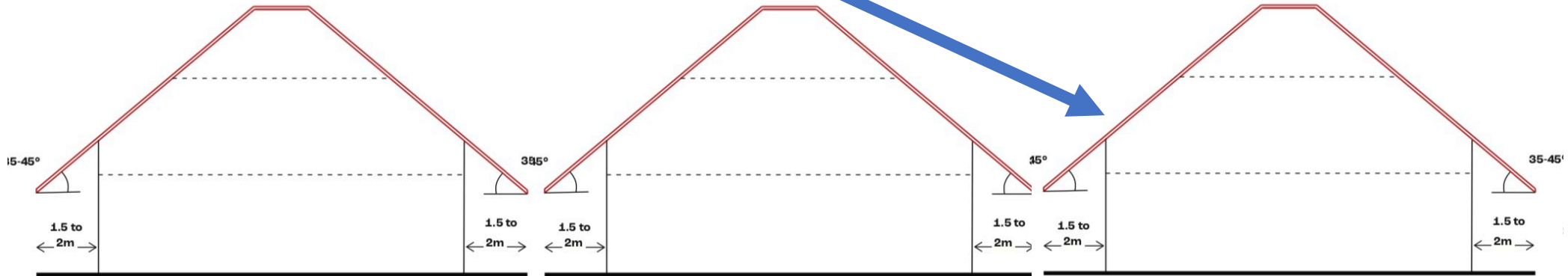
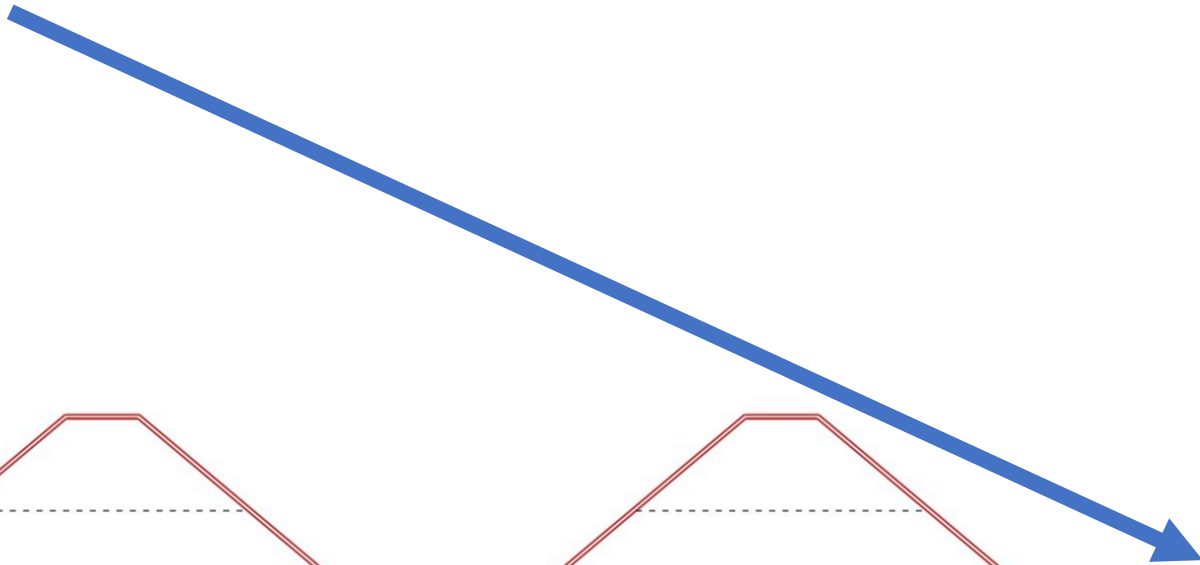
Summer with traditional dwelling



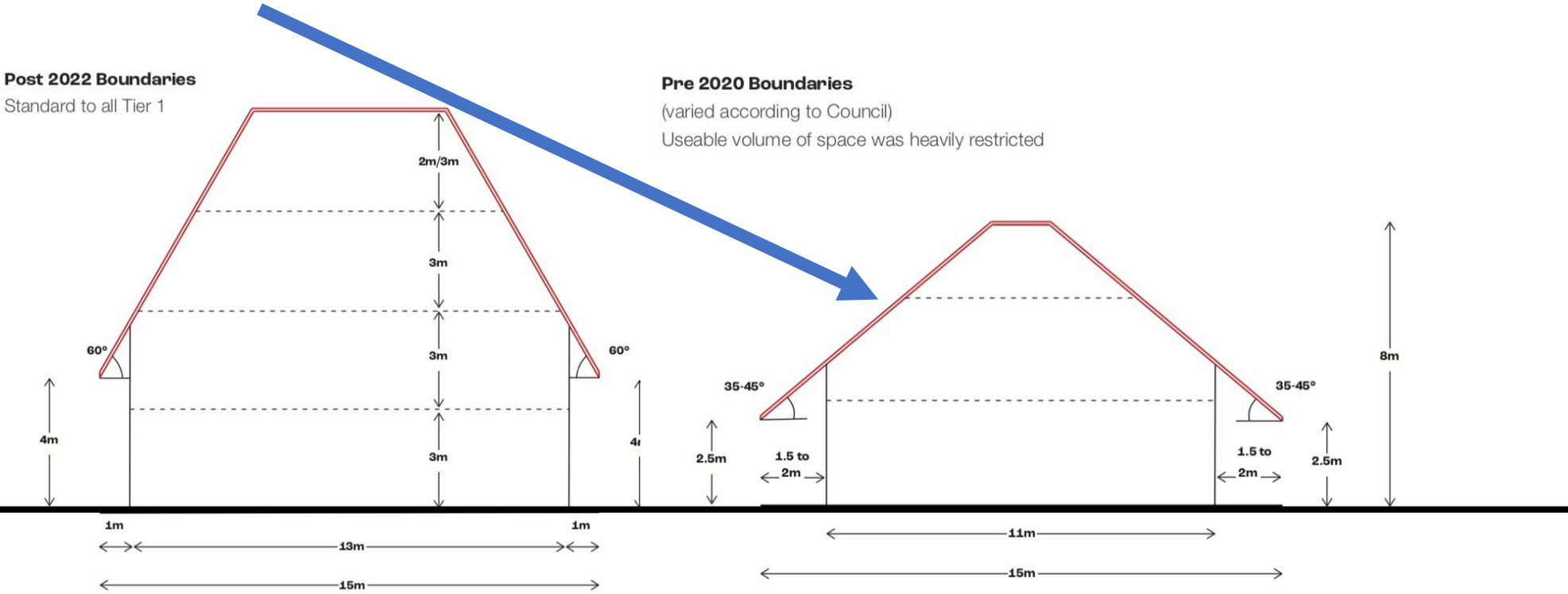
Winter



Our city needs sunlight



New MDRS house size will cause huge problems with over-shading

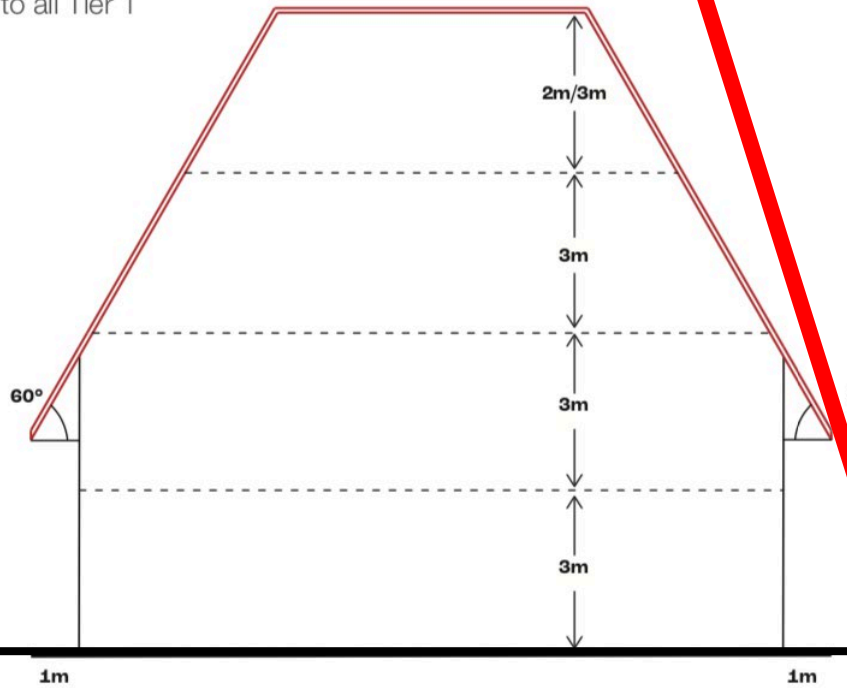


Neighbourhood issues: Shading

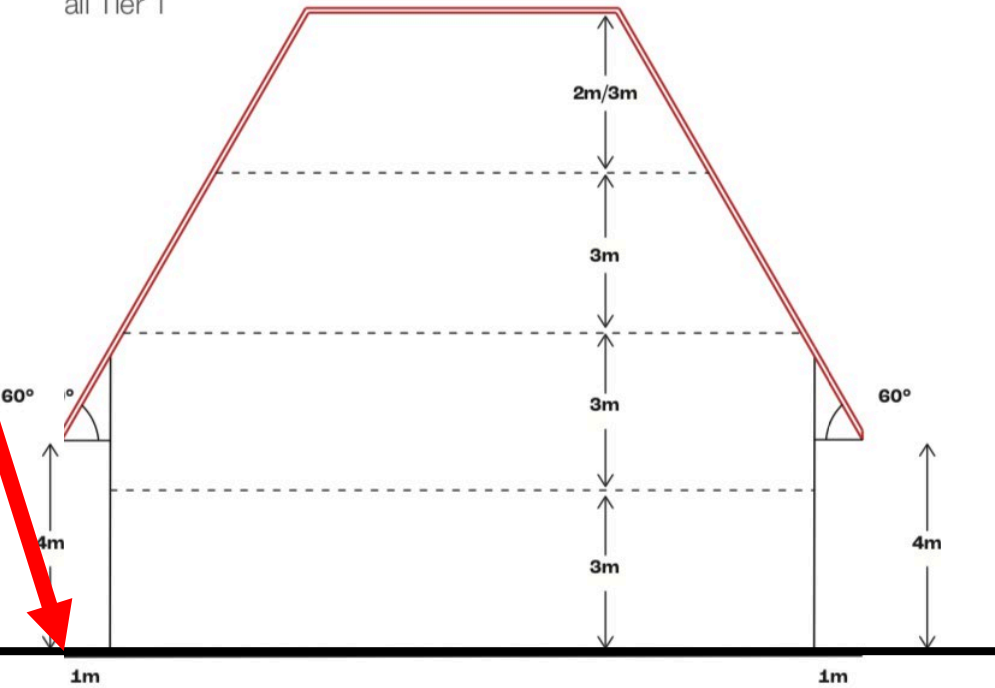


Summer with MDRS

122 Boundaries
aligned to all Tier 1



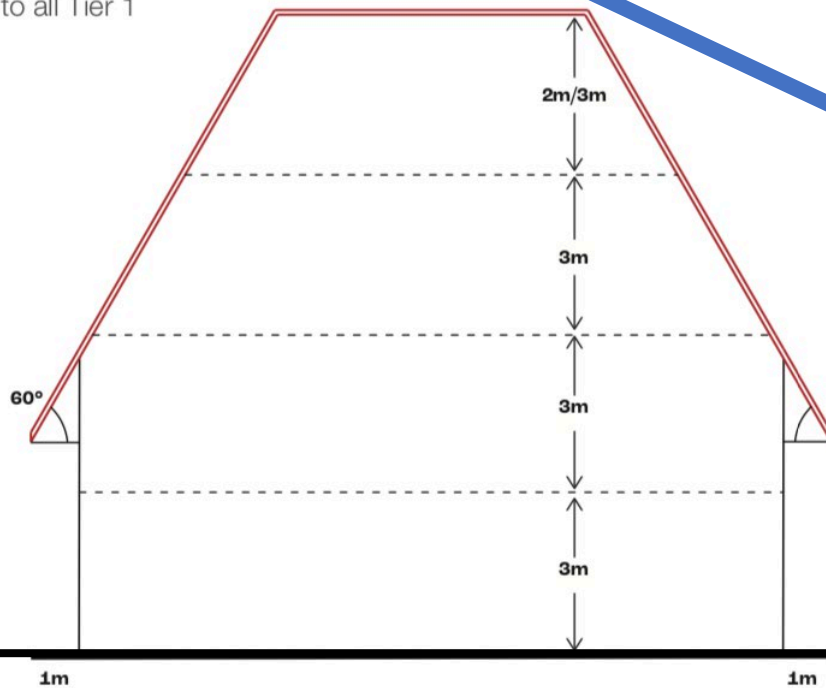
3 Boundaries
aligned to all Tier 1



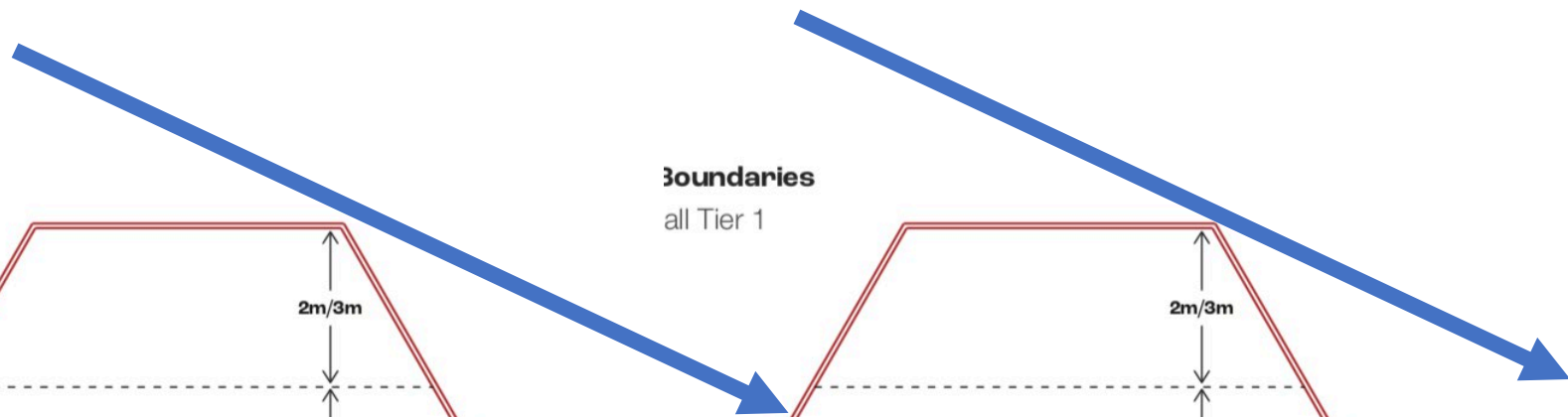
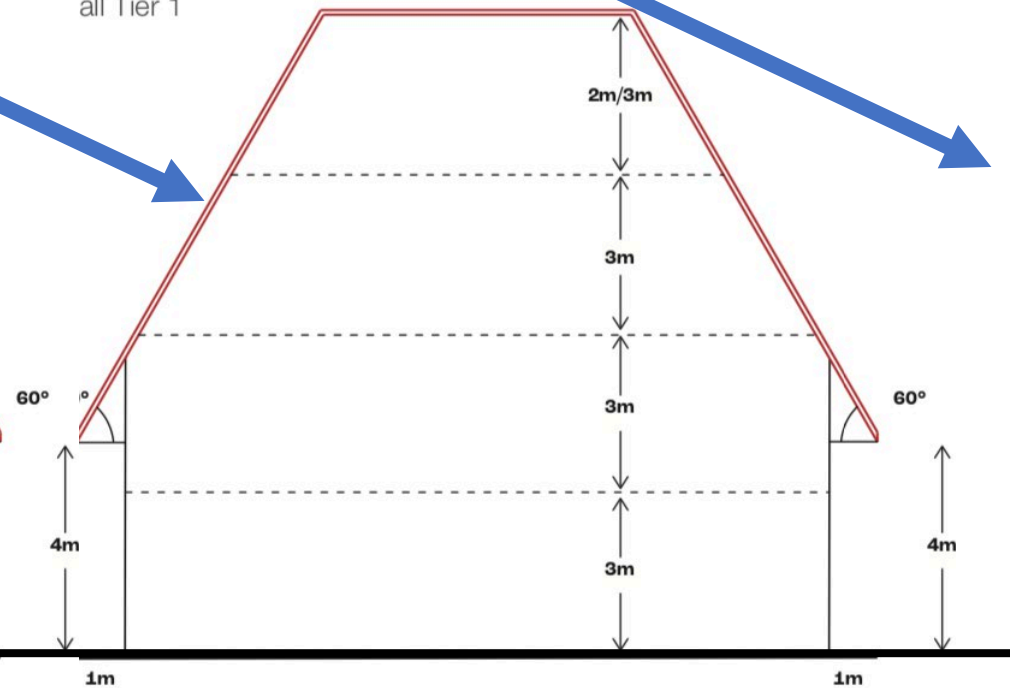


Winter with MDRS

122 Boundaries
aligned to all Tier 1



3 boundaries
aligned to all Tier 1



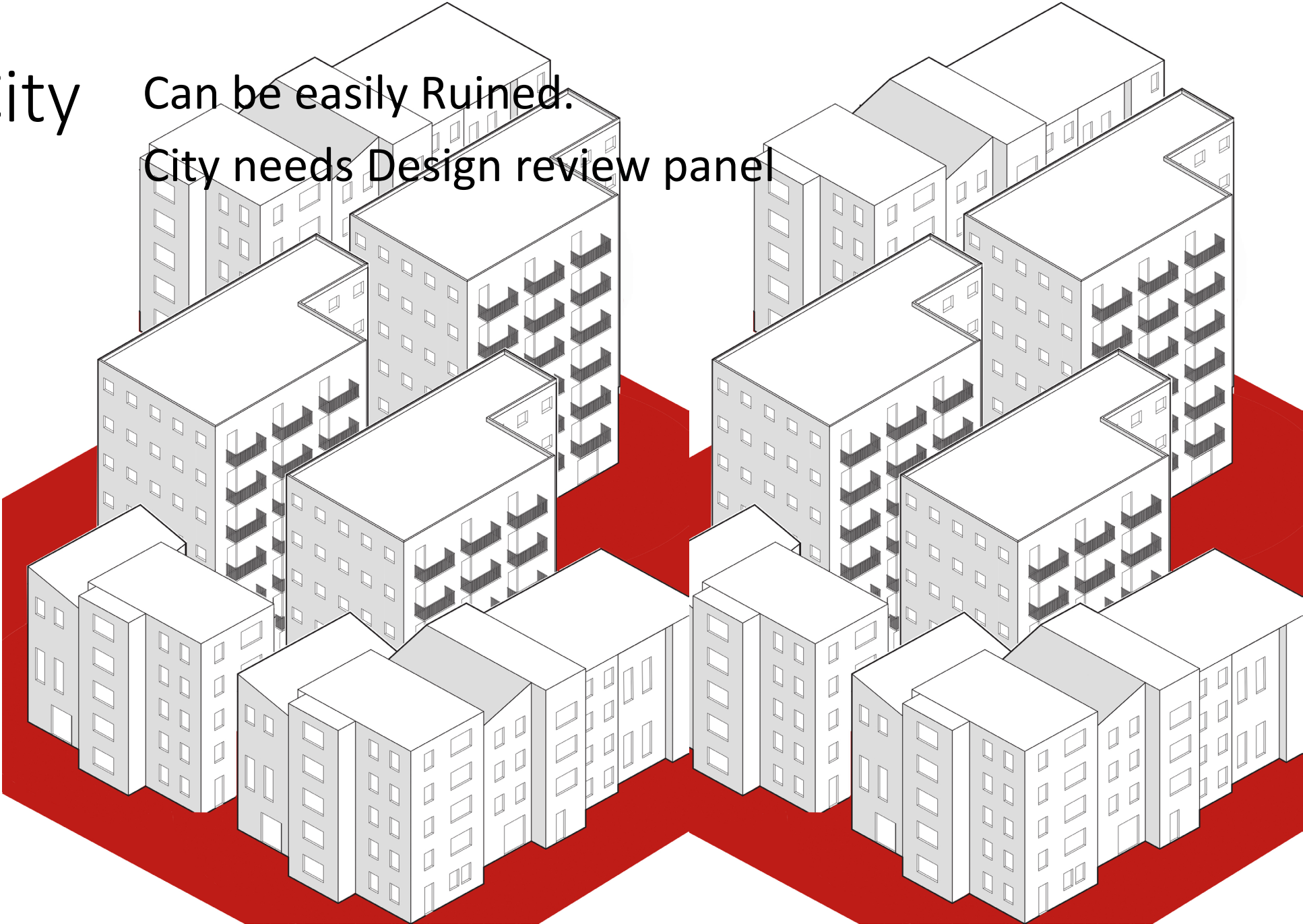
Sunlight into Neighbourhood Streets



City

Can be easily Ruined.

City needs Design review panel



Altair - Wellington



One Central - Christchurch

