



## 2.4. RESIDENTIAL AREAS

The Residential Areas of Wellington are divided into Inner and Outer Residential areas. The Inner Residential Area joins the central city area and is generally contained by the Town Belt. Most dwellings in the area were built around 1900 and development is intensive, with higher population densities than other Residential Areas. Compared with the Outer Residential Area, there are more multiple units – often created by division of existing houses and fewer family households. Many Inner Residential Areas are also protected by pre-1930 demolition controls in order to protect their heritage values.

The Outer Residential Area covers more suburban neighbourhoods further from Wellington's Central Business District.

In the Outer Residential Area, houses are usually located on larger sections and developments are more spacious.

In both inner and outer areas new development must respect existing forms. The Council's approach in Residential Areas is to permit appropriate activities and to assess others on a discretionary basis. This is necessary to protect the character and amenities of Residential Areas. The intention is to make specific development standards as flexible as possible to encourage development opportunities without harming the look and feel of the area.

The Council also encourages mixed-use development and intensification (through medium density housing areas and infill) in some Residential Areas, so long as residential amenities are reasonably protected. Residential Areas provide the place where most people sleep and enjoy their leisure time, and more peaceful, quieter surroundings are expected. However, it is not the Council's intention to 'freeze' all residential neighbourhoods in their current state and for this reason greater diversity of land use is promoted in the District Plan.