

**Reprint
as at 16 September 2019**



**Housing Accords and Special Housing Areas (Wellington)
Order 2017**

(LI 2017/236)

Housing Accords and Special Housing Areas (Wellington) Order 2017: revoked, on 16 September 2019, by clause 3.

Patsy Reddy, Governor-General

Order in Council

At Wellington this 14th day of August 2017

Present:

Her Excellency the Governor-General in Council

This order is made under sections 15 to 17 of the Housing Accords and Special Housing Areas Act 2013—

- (a) on the advice and with the consent of the Executive Council; and
- (b) on the recommendation of the Minister for Building and Construction made in accordance with sections 15(2) and (7) and 16(2), (3), and (4)(a)(i) of that Act.

Contents

| | Page |
|----------------------------|------|
| 1 Title | 2 |
| 2 Commencement | 2 |
| 3 Revocation of this order | 2 |

Note

Changes authorised by subpart 2 of Part 2 of the Legislation Act 2012 have been made in this official reprint.
Note 4 at the end of this reprint provides a list of the amendments incorporated.

This order is administered by the Ministry of Housing and Urban Development.

| | | |
|---|---|----|
| 4 | Interpretation | 2 |
| 5 | Outline | 3 |
| 6 | Declaration of special housing areas | 3 |
| 7 | Criteria for qualifying developments in special housing areas | 3 |
| | Schedule 1 | 4 |
| | Churton Park (Stebbings Valley) special housing area | |
| | Schedule 2 | 5 |
| | Glenside (Westchester Drive) special housing area | |
| | Schedule 3 | 6 |
| | Johnsonville (Moorefield Road) special housing area | |
| | Schedule 4 | 7 |
| | Lincolnshire Farm special housing area | |
| | Schedule 5 | 8 |
| | Mount Cook (Adelaide Road) special housing area | |
| | Schedule 6 | 9 |
| | Mount Cook (Arlington Apartments) special housing area | |
| | Schedule 7 | 10 |
| | Te Aro special housing area | |
| | Schedule 8 | 11 |
| | Thorndon (Ballantrae Place and Portland Crescent) special housing area | |
| | Schedule 9 | 12 |
| | Woodridge (White Pine Avenue) special housing area | |

Order

1 Title

This order is the Housing Accords and Special Housing Areas (Wellington) Order 2017.

2 Commencement

This order comes into force on the day after the date of its notification in the *Gazette*.

3 Revocation of this order

This order is revoked on 16 September 2019.

4 Interpretation

In this order, unless the context otherwise requires,—

Act means the Housing Accords and Special Housing Areas Act 2013

Wellington City District Plan (2000)—

- (a) means the Wellington City District Plan prepared under the Resource Management Act 1991 and made operative on 27 July 2000; and
- (b) includes all amendments to that plan notified before the commencement of this order.

5 Outline

- (1) This order—
 - (a) declares 9 areas in the district of Wellington City Council to be special housing areas for the purposes of the Act; and
 - (b) sets out criteria that apply for qualifying developments in those special housing areas.
- (2) This clause is only a guide to the general scheme and effect of this order.
- (3) *See also* <https://www.hud.govt.nz/residential-housing/housing-affordability/housing-accord/wellington-housing-accord> for associated special housing area maps and plans.

Clause 5(3): amended, on 30 August 2019, by clause 6 of the Housing Accords and Special Housing Areas (Nelson and Other Areas) Amendment Order 2019 (LI 2019/202).

6 Declaration of special housing areas

The area comprising all the land identified in Part 1 of each schedule of this order is severally declared to be a special housing area for the purposes of the Act.

7 Criteria for qualifying developments in special housing areas

The criteria set out in Part 2 of each schedule of this order are criteria that apply for qualifying developments in the special housing area to which the schedule relates.

Schedule 1

Churton Park (Stebbings Valley) special housing area

cls 6, 7

Part 1

Description of area

The following land to the extent that the land is zoned Outer Residential in the Wellington City District Plan (2000):

- (a) Lots 744, 767, 790, and 839 to 861 DP 469313:
- (b) Lots 716, 723, 724, 725, and 735 DP 465503:
- (c) Lots 742, 743, 745 to 757, and 759 to 766 DP 470218:
- (d) that part of Lot 8 DP 508795 and those parts of Lots 715, 717, 721, 722, 728, 729, 732, 733, 734, 736, and 737 DP 465503 lying to the north of the south-western boundary of the former Lot 5 DP 469313:
- (e) Lots 2 and 3 DP 470218:
- (f) Lots 768 to 789 DP 472319:
- (g) Lots 791 to 805, 811 to 824, 840, and 841 DP 490536.

Part 2

Criteria for qualifying developments

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 10 |

**Schedule 2
Glenside (Westchester Drive) special housing area**

cls 6, 7

**Part 1
Description of area**

| Land identification | Computer register | Area (ha) |
|----------------------------|--------------------------|------------------|
| Lot 1 DP 505739 | 764791 | 19.0784 |
| Lot 2 DP 505739 | 764792 | 1.1268 |

**Part 2
Criteria for qualifying developments**

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 10 |

Schedule 3

Johnsonville (Moorefield Road) special housing area

cls 6, 7

Part 1

Description of area

All the land in the suburb of Johnsonville that is zoned Medium Density Residential Area in the Wellington City District Plan (2000) bounded by—

- (a) Woodland Road, Earp Street, and Ironside Road to the north, Moorefield Road, Lot 2 DP 12933, Lot 1 DP 74131, Lots 3 and 4 Deeds Plan 412, Lot 1 DP 12800, Lot 2 DP 53651, Part Lot 40 Deeds Plan 156, Trafalgar Street, Frankmoore Avenue, Dr Taylor Terrace, Wanaka Street, and Moorefield Road again to the east, Broderick Road, Heath Street, Lot 5 DP 2107, Bannister Avenue, Broderick Road again to the south, Lot 5 DP 17901, Lots 2 and 3 DP 26172, Lots 8, 9, and 10 DP 13008, Lot 2 DP 55700, Lot 2 DP 336047, Lots 2 and 3 DP 13008, Lot 2 DP 47993, Lot 1 DP 27943, Lot 6 DP 22803, Lots 3, 4, and 5 DP 41002, Lot 1 DP 86058, and Lots 3, 4, 5, 6, and 7 DP 1434 to the west; and
- (b) Broderick Road to the north, Lots 1, 2, and 3 DP 50532, Part Subdivision 4 Section 8 District of Porirua, Wiremutaone 1B, Parts Subdivision 13 Section 8 District of Porirua, Lots 1 and 2 DP 8462, Lots 81, 82, and 83 DP 15422, Lot 1 DP 16295, Corlett Street, Johnsonville Road, and State Highway 1 to the east, Lot 1 DP 20419, Tarawera Road, Pollen Street, Fraser Avenue, Lot 4 DP 1716, the Johnsonville Rail Line, and Haumia Street to the south, and Moorefield Road to the west; but excluding the Johnsonville Rail Line.

Part 2

Criteria for qualifying developments

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 2 |

**Schedule 4
Lincolnshire Farm special housing area**

cls 6, 7

**Part 1
Description of area**

All the land identified as Residential 1, Residential 2, and Rural Residential in the Lincolnshire Farm Structure Plan in the Appendix to Chapter 28 of Volume 1 of the Wellington City District Plan (2000) forming part of the land zoned as Urban Development Area in the Wellington City District Plan (2000).

**Part 2
Criteria for qualifying developments**

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 10 |

Schedule 5

Mount Cook (Adelaide Road) special housing area

cls 6, 7

Part 1

Description of area

All the land identified in Appendix 1 (section C) of Chapter 7 of the Wellington City District Plan (2000) as being within Height Zone 1 or 2 of the Mt Cook (Adelaide Road) Centre bounded by Rugby Street to the north, Part Section 1248 and Parts Section 1250 Town of Wellington, Part Town Belt Town of Wellington, Lots 8, 9, and 10 DP 85556 (but excluding that portion of Lot 10 DP 85556 lying to the east of a right line formed by extending the east boundary of Lot 1 DP 42805 northwards to meet the south boundary of Lot 11 DP 85556), Part Lot 1 DP 1846, Lot 2 DP 1846, and Riddiford Street to the east, Part Reserve 13 Town of Wellington, Part Lot 1 DP 11042, Lot 1 DP 9370, Lot 1 DP 9703 (but excluding that portion of Lot 1 DP 9703 lying to the west of a right line formed by extending the west boundary of Lot 3 DP 9703 southwards to meet the north boundary of Part Lot 2 DP 9370), Lot 2 DP 448539, Lots 5 and 6 DP 9108, Part Section 917 Town of Wellington, Lot 1 DP 63149, Adelaide Road, Lot 2 DP 4412, and Lot 4 DP 847 to the south, Hanson Street, John Street, Tasman Street, Lot 1 and Part Lot 14 DP 72, Hanson Street again, King Street, Lot 6 DP 1776, Lots 21, 22, 23, and 24 DP 956, Lot 3 DP 363654, Lot 19 DP 956, Lot 1 DP 18098, Lots 13, 14, 15, 16, 17, 25, and 26 DP 956, Part Section 732 Town of Wellington, Myrtle Crescent, Lots 2 and 3 DP 91220, Part Section 729 Town of Wellington, Douglas Street, and Tasman Street again to the west.

Part 2

Criteria for qualifying developments

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 2 |

**Schedule 6
Mount Cook (Arlington Apartments) special housing area**

cls 6, 7

**Part 1
Description of area**

| Land identification | Computer register | Area (ha) |
|----------------------------|--------------------------|------------------|
| Lot 1 DP 81471 | WN48A/523 | 0.0066 |
| Lot 1 DP 52534 | WN24B/466 | 0.6815 |
| Lot 2 DP 52534 | WN24B/467 | 0.3311 |
| Part Lot 1 DP 40327 | WN48A/524 | 0.7495 |

**Part 2
Criteria for qualifying developments**

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 10 |

Schedule 7

Te Aro special housing area

cls 6, 7

Part 1

Description of area

All the land south of Cable Street that is zoned Central Area in the Wellington City District Plan (2000) that has a height limit of 27.0 metres or less, as shown on Map 32 of that Plan, but excluding any land identified as a Heritage Area as defined and mapped in that Plan.

Part 2

Criteria for qualifying developments

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 10 |

**Schedule 8
Thorndon (Ballantrae Place and Portland Crescent) special housing
area**

cls 6, 7

**Part 1
Description of area**

All the land that is zoned Central Area in the Wellington City District Plan (2000) that has a height limit of 27.0 metres or less as shown on Map 32 of the District Plan and that is bounded by Bowen Street to the south, State Highway 1 to the west excluding the land zoned Open Space, Hill Street to the north, and Section 1 SO 38114 to the east.

Together with all the land that is zoned Central Area in the Wellington City District Plan (2000) that has a height limit of 27.0 metres or less as shown on Map 32 of the District Plan and that is bounded by State Highway 1 to the north-west, a right line commencing at the northern corner of Section 1 SO 36560 then to the north-eastern corner of Lot 1 DP 82047 to the east, the northern boundaries of Lot 1 DP 82047, Lots 1 and 2 DP 91272, and Parts Lot 15 DP 997, the north-western boundaries of Lot 16 and Part Lot 17 DP 997, along the northern boundary of Part Lot 17 DP 997 to the south, Portland Crescent to the south-east, and the northern boundaries of Lots 6 and 7 and Part Lot 5 DP 3162 and Part Section 1236 Town of Wellington to the south-west.

**Part 2
Criteria for qualifying developments**

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 10 |

Schedule 9
Woodridge (White Pine Avenue) special housing area

cls 6, 7

Part 1
Description of area

| Land identification | Computer register | Area (ha) |
|----------------------------|--------------------------|------------------|
| Lot 2 DP 385115 | 341007 | 3.8807 |

Part 2
Criteria for qualifying developments

| | |
|---|-----------|
| Maximum number of storeys that buildings may have: | 6 |
| Maximum calculated height that buildings must not exceed: | 27 metres |
| Minimum number of dwellings to be built: | 10 |

Michael Webster,
Clerk of the Executive Council.

Issued under the authority of the Legislation Act 2012.
Date of notification in *Gazette*: 17 August 2017.

Reprints notes

1 *General*

This is a reprint of the Housing Accords and Special Housing Areas (Wellington) Order 2017 that incorporates all the amendments to that order as at the date of the last amendment to it.

2 *Legal status*

Reprints are presumed to correctly state, as at the date of the reprint, the law enacted by the principal enactment and by any amendments to that enactment. Section 18 of the Legislation Act 2012 provides that this reprint, published in electronic form, has the status of an official version under section 17 of that Act. A printed version of the reprint produced directly from this official electronic version also has official status.

3 *Editorial and format changes*

Editorial and format changes to reprints are made using the powers under sections 24 to 26 of the Legislation Act 2012. See also <http://www.pco.parliament.govt.nz/editorial-conventions/>.

4 *Amendments incorporated in this reprint*

Housing Accords and Special Housing Areas (Nelson and other Areas) Amendment Order 2019 (LI 2019/202): clause 6

Housing Accords and Special Housing Areas (Wellington) Order 2017 (LI 2017/236): clause 3