

Large Lot Residential Zone Building Guidelines

If you have plans to build, alter or extend your home or any other building, here's a few things you need to know.

The District Plan

The District Plan governs how Waipā looks and feels and sets the rules for future development. It also defines how and where the district grows and how its natural and physical resources are managed.

The rules that predominantly apply are based on the Operative District Plan, 1 November 2016 – Section 3.

Rules for large lot residential buildings

The Large Lot Residential Zone rules in the District Plan aim to allow growth through low-density residential development with a more rural feel.

Buildings are designed, located, scaled and serviced in a manner that does not detract from the character of the area.

What can I build on my section?

- **For a section 2500m² (2000m² in Pirongia) or greater**, one dwelling and one secondary dwelling no greater than 70m² (excluding garaging) are permitted.
- **For a section less than 5000m²**, a secondary dwelling should be included within the bulk of the main dwelling so that the building contains both dwellings and has the appearance of one dwelling.

For a section greater than 5000m², a secondary dwelling should either be attached to the main dwelling or to a garage servicing the primary and the secondary dwelling.

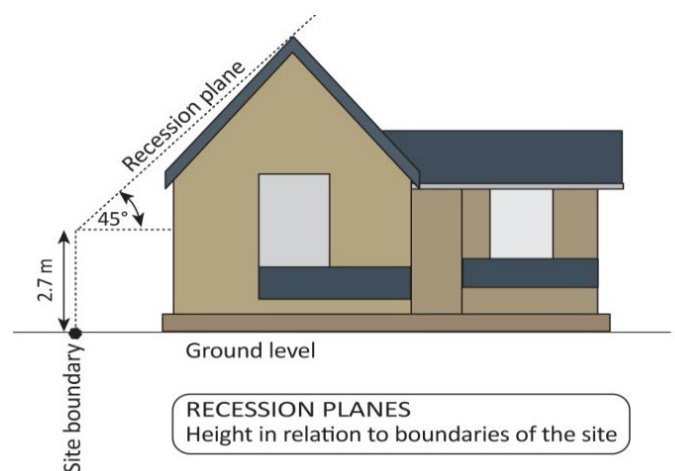
How much of my section can I cover with buildings?

Site size	Building coverage
Less than or equal to 1000m ²	25% of the net site area
Between 1000m ² and 1249m ²	A maximum of 250m ²
Between 1250m ² and 2499m ²	20% of the net site area
Between 2500m ² and 3344m ²	A maximum of 500m ²
On all other sites	15% of the net site area

Provided that, in all instances the gross floor area of **all** accessory buildings combined on a site may not exceed 100m².

How high can my building be?

The maximum building height is 8m. Height recessions (daylight control demonstrating shading) also apply. Please refer to District Plan Appendix O6 or see the diagram below.



How close can I build to a road?

All road boundary setbacks are measured to the outer most part of the building.

Location	Setback
Waikato Expressway	35m
Strategic roads	15m
All other roads	10m

How close can I build to side or rear boundaries?

All internal boundary setbacks are measured to the outer most part of the building.

Location	Setback
For sites 1500m ² or less	3m
For sites 1501m ² or greater	5m
Dwellings and detached habitable rooms adjoining a rural zone	10m
Pens or enclosures for the housing of animals (other than paddocks)	10m

How much of my section needs to be grass/garden, etc.?

The coverage of impermeable surfaces (like roofs, paving, metalled driveways, gobi-blocks, paving and other similar materials) on a site must not exceed 800m². For sites that are 2500m² or smaller, the maximum impermeable coverage must not exceed 33% of the net site area.

Please refer to the [Definitions section](#) of the Waipā District Plan for what is defined as permeable and impermeable.

What if my plans don't match these guidelines?

If your building plans don't comply with a rule in the Operative District Plan, you will need to either change your plans or apply for a resource consent. We are happy to discuss your plans, advise you on what needs to change, and explain the resource consent process.

Your resource consent must address the relevant objectives, policies and assessment criteria specific for the large lot residential zone, and your site's location.

Please don't hesitate to contact Waipā District Council to speak to our Duty Planner. For more information about the District Plan, visit waipadc.govt.nz/districtplan or to apply for resource consent, visit waipadc.govt.nz/resource-consent-application.

THIS IS A GUIDE ONLY.

For more details on rules related to the Large Lot Residential zone or for more specific information on your project, please talk to our Duty Planner or refer to the Waipā District Plan online at www.waipadc.govt.nz/districtplan.