

Medium Density 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, 30 August 2024 – Section 2A.

Rules for medium density residential buildings

The Medium Density Zone rules in the District Plan support growth by allowing more homes to be built in our residential areas.

Buildings must be designed, located, scaled and serviced according to the set by central government.

What can I build on my section?

- You are permitted to have up to two dwellings on your property
- Any development of three or more dwellings requires a resource consent
- Different requirements apply on Character Cluster sites

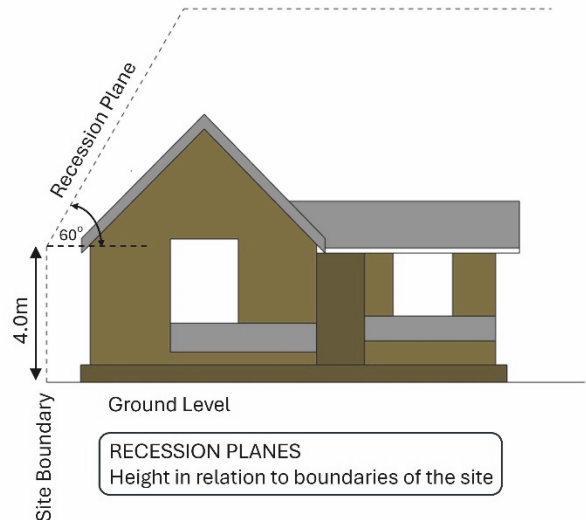
How much of my section can I cover with buildings?

- In most areas, up to 50% of the net site area of your site can be covered in buildings
- If your site is located in the River, Gully or Stormwater Constraint Overlays, the permitted site coverage is reduced to 40%

How high can my building be?

The maximum building height is 11m. However, 50% of a roof can exceed the maximum height by 1.0m with a pitch of 15 degrees or more.

Height recession planes (daylight control demonstrating shading) also apply for rear and side boundaries. See the diagram below for clarification.



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

- Impermeable surfaces on most sites must not exceed 60%. Note that different requirements apply for Cambridge North and St Kilda Structure Plan areas.
- Most sites must have at least 20% of the site area set aside as landscaped space, which can include grass or plants.
- If your site is in the River/Gully Overlay, the landscaped area must increase to at least 30%, and must be planted with native plants.

How close can I build to a road?

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

Location	Setback
State Highway (dwellings/sleepouts)	7.5m
Character streets	6m
Arterial roads	4m
All other roads	1.5m

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
Boundaries adjoining a reserve	4m
Boundaries adjoining sections of Te Awa Cycleway (Structure Plan Maps)	5m
Boundaries adjoining a Significant Natural Area (for two or more dwellings)	20m
All other side and rear boundaries	1m

Are outdoor living areas required?

Every dwelling is required to have an outdoor living space associated with it. The size of the required space is:

- 20m² (minimum dimension 4m) for dwellings that have a ground floor level
- 8m² (minimum dimension 1.8m) for dwellings that do not have a ground floor level

Do outlook spaces apply?

Outlook spaces of the minimum dimensions set out below must be provided from the largest windows of all habitable rooms in a dwelling.

- Principal living room = 4m x 4m
- All other living rooms = 1m x 1m

Are there any requirements for windows?

All street facing façades of proposed dwellings must have a minimum of 20% of the façade in glass.

Any reserve facing façade of a proposed dwelling on sites which adjoin a reserve must have a minimum of 20% of the façade in glass.

Are there any roof pitch requirements?

Any dwelling two or more stories high must have a roof pitch of at least 15° unless it is in a Character Cluster area.

The minimum roof pitch for two or more storied dwellings in Character Cluster areas is 30°.

What should my fence look like?

Fences between buildings on the site and any road, public walkway or reserve shall:

- be no higher than 1.2m if it can't be seen through
- no higher than 1.8m if it can be seen through. Refer to the definition of visually permeable for design requirements.

If a fence or any other structure is higher than 1.8m, it is considered a building according to the District Plan. This means it must comply with building set back rules.

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 for the medium density 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 Medium Density 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 <http://www.waipadc.govt.nz/districtplan>.