

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 2.

Rules for residential buildings

The Residential Zone rules in the District Plan aim to create safe, good quality residential environments and provide various housing options while managing impacts on neighbours and the surrounding environment.

What can I build on my section?

- For a section less than 850m², you can have one dwelling
- For a section greater than 850m², you can have one primary and a secondary dwelling. The secondary dwelling must be 70m² or less and must be attached to the primary dwelling. A garage is not considered a secondary dwelling.
- There are opportunities to provide additional housing on your section. Get in touch with a planner or a planning consultant for information about the District Plan concerning infill housing and compact housing.

How much of my section can I cover with buildings?

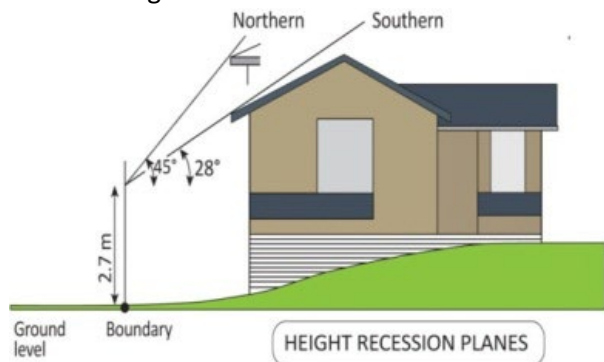
A maximum of 40% of the net site area may be covered with buildings. If a garage is not provided, then your total building area will be reduced by 20m².

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

A minimum of 40% of the gross site area must be a permeable surface, ie. water absorbent. That could include grass, soil, planting or landscaping.

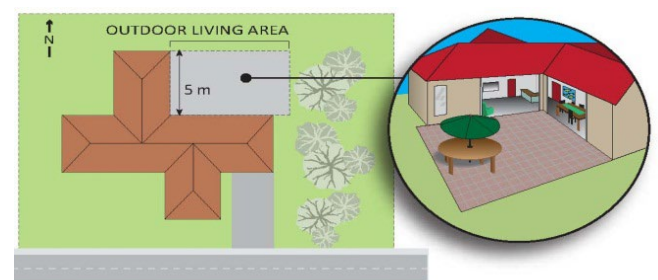
How high can my building be?

The maximum building height is 9m and buildings can be no more than two storeys. Height recessions (daylight control demonstrating shading) also apply. Please refer to District Plan Appendix O6 or see the diagram below.



How much of my section needs to be for outdoor living?

- Your section needs to have a minimum continuous area of 60m² as outdoor living. For the 60 m²:
 - there must be minimum dimension of 5m across the entire area (as shown below)
 - it must be free of driveways, vehicle manoeuvring areas, parking spaces and outdoor storage
 - it can include decks and pergolas
 - it must be directly accessible from a main living area of the dwelling
 - is in the north, east or west of the site.



How does the front of my building have to look?

- A garage must not take up more than 50% of the front of the building
- 15% glazing must be achieved on the front of a building that connects to a public place
- Solid fences between buildings on the section or any road, public walkway or reserve can be up to 1.2m in height (or 1.8m in height if it can be seen through).



How close can I build to a road?

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

Location	Setback
All dwellings (others below)	4m
A garage attached to the dwelling; or detached and forms part of the frontage, the garage shall be	5m
State highways	7.5m
Buildings (other than dwellings) greater than 250m ²	25m

How close can I build to side or rear boundaries?

Location	Setback
All locations (other than below) provide that boundary may be	2m 1.5m
Some rear boundaries in parts of Karāpiro	5m

Note: there is a rule which states how long a building can be adjoining your neighbour. If the building you are designing is more than 23m in length (roof and wall), then please discuss with a Duty Planner.

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 rural zone, and your site 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 Rural 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>.