

Large Lot Residential Zone Building Guidelines

If you have plans for building, altering or extending your home, here's a few things you need to know.

The District Plan

The District Plan governs the way Waipa 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?

- If your section is 2500m² (2000m² in Pirongia) or greater you can have one dwelling and one secondary dwelling no greater than 70m² (excluding garaging).
- If your section is less than 5000 m² a secondary dwelling should be encompassed within the bulk of the main dwelling so that the building contains both dwellings and has the appearance of one dwelling.
- If your section is greater than 5000m² a secondary dwelling should either be attached to the main dwelling or; attached to a garage servicing the main dwelling and the secondary dwelling.

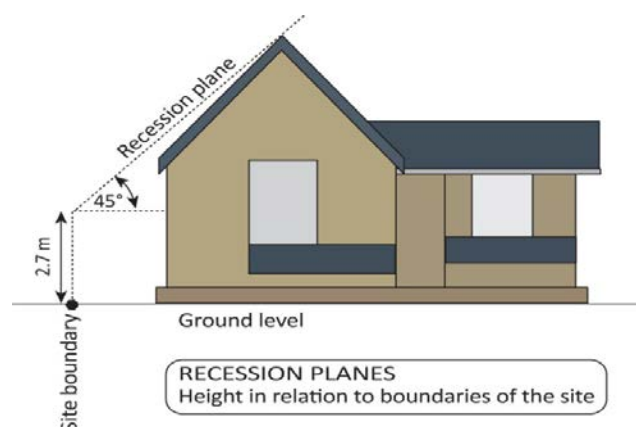
How much of my section can I cover with buildings?

Site	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 diagram below.



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

Impermeable surface coverage (roofs, paving, metalled driveways, gobi-blocks, paving and other similar materials) on a site shall not exceed 800m², provided that for sites 2500m² or less, the maximum impermeable coverage shall not exceed 33% of the net site area.

Please refer to the Definitions section of the Waipa District Plan for what is defined as permeable and impermeable.

How close can I build to a road?

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

	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

	Setback
For sites 1,500m ² or less	3m
For sites 1,501m ² or greater	5m
Dwellings & detached habitable rooms adjoining a rural zone	10m
Pens or enclosures for the housing of animals (other than paddocks)	10m

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 amend your plans or apply for a resource consent. We are happy to discuss your plans, advise what needs to change and explain the resource consent process.

Your resource consent would need to address the relevant objectives, policies and assessment criteria for the large lot residential zone, and your site location.

Please don't hesitate to contact Waipa District Council to speak to a Duty Planner or visit www.waipadc.govt.nz/planning for more information on the District Plan or applying for resource consent.