

# 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.

## Rules for residential buildings

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

## What can I build on my section?

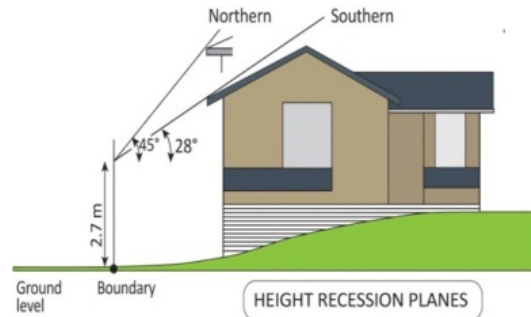
- If your section is less than 850 m<sup>2</sup> you can have one dwelling.
- If your section is greater than 850 m<sup>2</sup> you can have one main dwelling, and a second dwelling. The second dwelling must be 70 m<sup>2</sup> or less and must be attached to the main dwelling. A garage is not considered a second dwelling.
- There are opportunities to provide for more houses on your sections. Talk to a planner about what the Plan says about infill housing and compact housing.

## How much of my section can I cover with buildings?

A maximum of 40% of the net site area shall be covered with buildings. If a garage is not provided then your total building area will be reduced by 20m<sup>2</sup>.

## How high can my building be?

The maximum building height is 9 metres and buildings are to be no more than two storeys. Height recessions (daylight controls) also apply. Please refer to Appendix O6 or see diagram below.

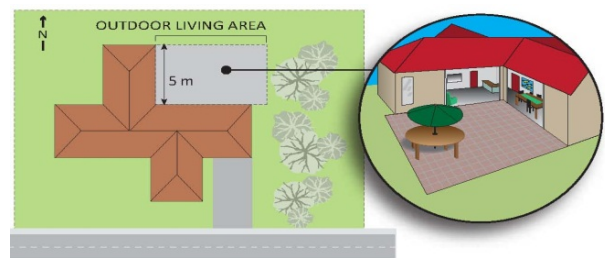


## How much of my section needs to be for outdoor living?

- Your section needs to have a minimum continuous area of 60m<sup>2</sup> as outdoor living.

For the 60 m<sup>2</sup>:

- there must be minimum dimension of 5m across the entire area ( as shown in the diagram 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 the main living area of the building
- It must be located in the north, east or west of the section.



*This information sheet is a guide only. For more details on rules related to the residential zone or for more specific information related to the area you're building in, please talk to a Duty Planner or refer to the Waipa District Plan online at [www.waipadc.govt.nz](http://www.waipadc.govt.nz).*

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

A minimum of 40% of the section must be a permeable surface (i.e. water absorbent). That could include grass, soil, planting or landscaping.

## 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.
- Glazing must take up at least 15% of 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?

Location	Setback
All locations ( <i>other than as below</i> ) Dwellings	4m
Garages (including attached & detached)	5m
State Highways	7.5m
Hall Street, Cambridge	7.5m
Character streets	6m

## How close can I build to side or rear boundaries?

Location	Setback
All locations: ( <i>other than as below</i> ) Provided that one setback can be	2m 1.5m
Some rear boundaries on McNair Road & at Karapiro	5m

*Note:* there is a rule which states how long a building can be beside your neighbour. If the building you are designing is more than 23m in length 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 Proposed 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 residential zone, and the location of your section. Refer to Section 2 of the Waipa District Plan.

Please don't hesitate to contact Council to speak to a duty planner or visit [www.waipadc.govt.nz/planning](http://www.waipadc.govt.nz/planning) for more information on the District Plan or applying for resource consent.

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