Large Lot Residential, Residential and Rural Zone Subdivision Guidelines

If you have plans for subdividing your property, here’s a few things you need to know.

# The District Plan rule

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 15.

# Rules for subdivision

Development and subdivision within the urban limits and the Large Lot Residential Zones, should

occur in accordance with the principles of sustainable design, and enable energy efficiency.

In order to achieve the character outcomes for the Large Lot Residential Zone, at the density

levels prescribed in this Plan, development within the Large Lot Residential Zones, shall be

considered as the final development form.

Large lot residential development is not a precursor

to further intensified urban format residential development.

It is important that unsustainable patterns of land use are not created. In the Rural Zone, this is particularly important to ensure that large lots are retained for

a wide range of rural productive uses.

The minimum rural lot size requirement has been established to ensure the productive potential

of rural land is retained for a range of farming activities.

**All Subdivision Activities require a resource consent.**

# Large lot Residential Zone Net Lot Area minimum rules

All Large Lot Residential Zone require a minimum net lot area of **2,500m²**; excluding those listed below:

* Pirongia – 2,000m2
* Houchens Road Large Lot Residential Structure Plan Area (*southwest of the main stormwater drain*) - 1ha on peat areas over 2.5m depths.
* Houchens Road Large Lot Residential Area Structure Plan Area. (*northeast of the main stormwater drain*) - 2,500m² except for lots within the area identified as ‘preferred location for 2,000m2 sites’, I which case the minimum requirement is 2,000m2
* Karāpiro Large Lot Residential Structure Plan Area

# Large Lot Residential Zone Net Lot Area maximum rule

Not all Large Lot Residential areas have maximum rule.

Those that do are listed below:

* Rukuhia, Ngahinapouri, Ohaupo, St Leger, Leamington, Pirongia and Lamb Street, Leamington - 5,000m²
* St Kilda - 6,000m2
* Houchens Road Large Lot Residential Area maximum number of lots – 199

**Large Lot Residential Zone Rules**

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| **Lot frontage**  ***(excluding rear lots)*** | **Lot shape factor** |
| 20m | 30m diameter circle  *(except that for any*  *lot within the*  *Houchens Road*  *Large Lot Residential*  *Structure Plan Area*  *which is less than*  *2,500m2*  *, a 20m*  *minimum diameter*  *circle is required.)* |

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| **Vehicle Crossing**  **minimum to** maximum | Minimum width of access to rear lots |
| 3m minimum, and nomaximum | Up to 3 lots - 6m4-6 lots - 9m7 lots or more – a public or private road may berequired |

# Residential Zone Net Lot Area minimum rules

New lots in the Residential Zone (sewered) exclusive of Compact Housing and Infill Housing require a minimum net lot area of - 500m2

Except:

* Subdivision around dwellings existing as of 31 May 2012, where the minimum net site area containing the existing dwelling is - 400m²
* Residential (unsewered) – 2000m2
* St Kilda Residential Area, Kihikihi Residential Area– 1000m2
* Cambridge Park Structure Plan Area – 550m2
* Picquet Hill Structure Plan Area - 600m²

# Residential Zone Net Lot Area maximum rule

The maximum net lot area rule for the Residential Zone is 1000m2 Except for:

* sites listed within Appendix N1, or sites within character clusters, or sites within the Cambridge Residential Character Area there shall be no maximum net lot area.
* St Kilda Residential Area Maximum number of lots allowed - 285

**Residential Zone Rules**

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| **Zone** | **Lot frontage**  **(excluding rear lots)** | **Lot shape factor** |
| Residential, except front  lots on entrance corridors | 20m | 13m diameter circle |
| Residential front lots on  entrance corridors | 25m | 16m diameter circle |

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| **Zone** | **Vehicle Crossing**  **minimum to**  **maximum** | **Minimum width of access to rear lots** |
| All Residential Zone | 3m to 5.5m | Up to 3 lots - 4m  4-6 lots - 6m  7 lots or more – a public or private road may be  required |

# Rural Zone Net Lot Area minimum rules

Rural, (excluding boundary relocations, and specified sites in Appendix 05) – 40ha

* Environmental benefit lots remaining on the parent title - 2,500m²
* Transferable development right on lots sized between 5000m2 and 1ha - 2,500m²
* land use consent lots – proposed and balance - 2,500m²
* Boundary relocations - 5,000m²

# Residential Zone Net Lot Area maximum rule

Not all Rural areas have maximum rule.

Those that do are listed below:

* Environmental benefit lots remaining on the parent title - 5,000m²
* Transferable development right on lots sized between 5000m2 and 1ha - 5,000m²

**Residential Zone Rules**

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| **Lot frontage**  **(excluding rear lots)** | **Lot shape factor** |
| 20m | 30m diameter circle |

|  |  |
| --- | --- |
| **Vehicle Crossing**  **minimum to**  **maximum** | **Minimum width of access to rear lots** |
| 4m to 4.5m | Up to 3 lots - 6m  4-6 lots - 9m  7 lots or more – a public or private road may be  required |