

Built Form Standards – Residential Zones

Built form standards in the General Residential Zone, Settlement Zone and Large Lot Residential Zone.

Other provisions apply for any detached granny flats, refer to fact sheet titled 'Detached Minor Residential Unit'.

Why do structures need to meet Council requirements?

Residential zones provide primarily for residential housing, that include built form standards in the District Plan. These standards play an important role in creating and maintaining residential character and amenity values within the respective zones.

The District Plan enables compatible home business, home-based childcare and visitor accommodation.

NOTE: See District Plan Activity rules.

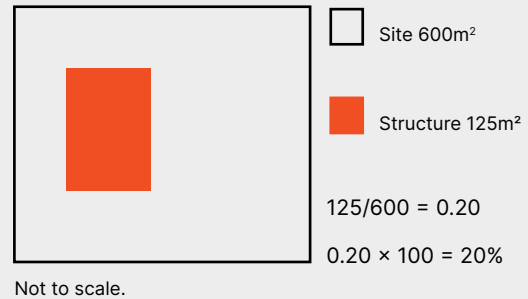


Residential built form standards

Structure coverage

Zone	Building coverage limit
General Residential Zone	45%
Settlement Zone	45%
Large Lot Residential Zone	20%

Example:



How is building coverage calculated?

Building coverage, in the context of property and zoning, refers to the proportion of a property's area that is covered by buildings and structures. It's calculated by dividing the area of all buildings and structures on the site by the net area of the title (excluding access legs, rights-of-way, and designation areas).

NOTE: Refer to District Plan for exemptions.

In addition to the building coverage, within the General Residential Zone and Settlement Zone the maximum Gross Floor Area (GFA) of any single non-residential structure shall be 550m².

Landscaped Permeable surface

What is Landscaped Permeable surface?

Means any surface that allows for stormwater to infiltrate into the underlying ground.

What are the Landscaped Permeable surface limits?	
Zone	Permeable limit
General Residential Zone	30%
Settlement Zone	20%
Large Lot Residential Zone	30%

NOTE: Refer to District Plan for exemptions.

Impermeable surface

What is Impermeable surface?

Means any surface through which water cannot drain, except for buildings.

What are the Impermeable surface limits?	
Zone	Impermeable limit
Large Lot Residential Zone	20%

NOTE: Refer to District Plan for exemptions.

How is Impermeable surface calculated?

Impermeable surface is calculated by determining the total impermeable surfaces then dividing it by the net area of the title.



Building and structure setbacks

Where is the building or structure measured from?

The setbacks are measured from the nearest point of the building/structure i.e. gutter, to the closest property boundary.

What are the specific setbacks contained within the District Plan?		
Zone	Boundary	Boundary
General Residential Zone	Local road or collector road boundary	2m for a building or structure (excluding a garage)
		Any garage facing the street required to be a minimum of 1m behind the front façade of residential unit.
	Arterial road or strategic road boundary	6m for a building or structure (excluding a garage)
		Any garage facing the street required to be a minimum of 1m behind the front façade of residential unit.
Internal site boundary	1m	
	Rail corridor	4m
Settlement Zone	Local road or collector road boundary	2m for a building or structure (excluding a garage)
		Any garage facing the street required to be a minimum of 1m behind the front façade of residential unit.
	Arterial road or strategic road boundary	6m for a building or structure (excluding a garage)
		Any garage facing the street required to be a minimum of 1m behind the front façade of residential unit.
Internal site boundary	1m	
	Rail corridor	4m
Large Lot Residential Zone	Road boundary	10m
	Any boundary adjoining General Rural or Rural Lifestyle Zone	10m
	Internal site boundary	5m
	Rail corridor	4m

NOTE: Refer to District Plan for exemptions.

Height in relation to boundary (recession planes)

Recession planes apply to all boundaries in the General Residential Zone and Settlement Zone. Structures shall not project beyond a building envelope defined by recession planes measured 2.5m from ground level above any site boundary in accordance with the below figure. The specific degree angle of the recession plane is determined by the sites orientation to north as shown in the diagram on the right.

NOTE: Except where the site is within the Urban Flood Assessment Overlay - the height of the Finished Floor Level (FFL) specified in the Flood Assessment Certificate can be used as the origin of the recession plane instead, but only up to an additional 1m above ground level. Refer to District Plan for other exemptions.

Structure height

What is the height limit?	
Zone	Structure height limit
General Residential Zone	8m
Settlement Zone	8m
Large Lot Residential Zone	8m

NOTE: Refer to District Plan for exemptions.

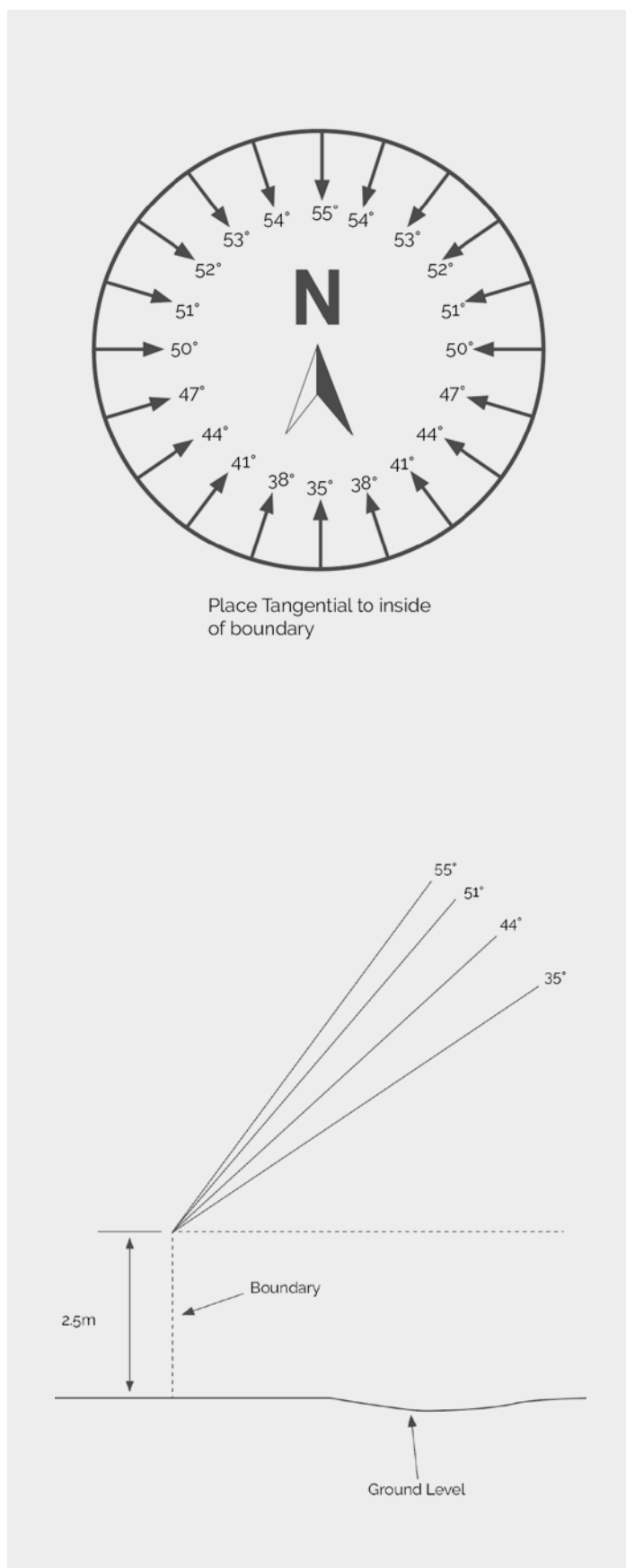
Street interface

In the General Residential Zone and Settlement Zone, street interface rules aim to provide good quality urban spaces and provide positive interaction between a dwelling and a street.

- Where the site has direct road frontage, any residential unit or minor residential unit facing the road shall:
 - have at least one habitable room or kitchen located facing the street at ground level; and
 - include at least 15% of the front façade in glazing (within window or door panels) of which at least half is clear; and
 - shall have a door that is directly visible and accessible from the street.
- Garage doors that face the street shall have a combined maximum width of 6.5m.

NOTE: For the purpose of calculating the glazing of a front facade the calculation should:

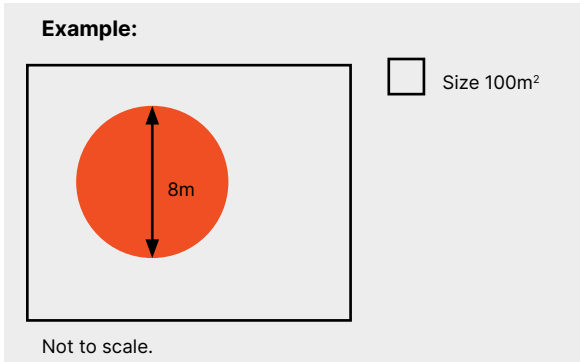
- Exclude non-habitable spaces such as attached garages.
- Exclude gable ends and roof space.
- Only calculate glazing and exclude window frames and non-glass doors.



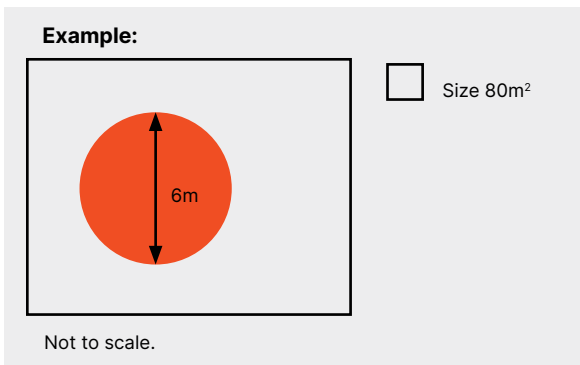
Outdoor living space

1. For any residential unit:

- a. Within a Settlement Zone, a minimum of 100m² of continuous outdoor living space able to contain a circle with a diameter of 8m shall be provided; and



- b. Within the General Residential Zone any residential unit shall have a minimum of 80m² of continuous outdoor living space able to contain a circle with a diameter of 6m shall be provided.



- c. The required outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line.

2. For any attached minor residential unit:

- a. an outdoor living space able to contain a circle with a diameter of 4m shall be provided; and
- b. the required minimum area of outdoor living space shall not be occupied by any structure, driveway, or parking space, other than an outdoor swimming pool or washing line, and
- c. the required outdoor living space is not part of any required outdoor living space for the principal residential unit.

What if I cannot meet a built form standard(s)?

Resource consent approval is required prior to building commencing.

Want more information?

Please refer to the District Plan on our website waimakariri.govt.nz

You can also contact our Planning staff for more information either email duty.planner@wmk.govt.nz or phone 0800 965 468.

Disclaimer

This fact sheet is intended as a guide only and does not replace the District Plan. Please refer to the District Plan for the full set of provisions.