

Building Controls to be Registered as Consent Notices

Note that building platforms shown in the subdivision plan will also be registered as consent notices.

1. *All buildings must be set within the building platform as identified on the title plan, except for:*
 - a) *eaves, fascia & gutters, which may encroach front, side and rear setbacks by up to 0.6m; and*
 - b) *porticos, bay windows and unroofed balconies less than 4.0m in height, which may encroach into the front setback by up to 2.0m; and*
 - c) *porches/verandahs less than 3.6m in height, steps/landings less than 1.0m above ground level and chimneys which may encroach into side and rear setbacks, provided they are setback at least 0.5m from the boundary; and*
 - d) *accessory buildings (as defined by the Queenstown Lakes District Plan and including garages), which may encroach side and rear setbacks, provided they do not exceed 3.5m in height and 7.0m in length/width and contain no openings or windows orientated towards the boundary which is being encroached.*
2. *The overall height of a building must not exceed*
 - a) *The minimum setback of a building from a side or rear boundary must be;*
 - *1.0m for buildings up to 3.6m in height*
 - *1.0m + 0.3m for every metre of height over 3.6m, for walls more than 3.6m but not more than 6.9m in height.*
 - *2m + 1.0m for every metre of height over 6.9m, for walls more than 6.9m in height (See diagram 1)*
 - b) *accessory buildings up to 3.5m high may encroach into the above; and*
 - c) *chimneys measuring up to 2.2m in any direction may encroach into the above*
 - d) *Garages up to 3.6m may be constructed on the side boundary of a lot*
3. *Window Sill heights: Window sill heights above the first storey shall not be set lower than 1.5m above the floor level where the external face of the window is within 4m of the site boundary. Exceptions to this rule are where building elevations face the street or reserves, or where opaque glass is used for windows. In these scenarios the rule does not apply.*
4. *On sites 550m² and smaller: Buildings shall not exceed 60% of the net site area of the lot.*

On sites greater than 550m²: Buildings shall not exceed 50% of the net site area of the lot.
5. *No more than one residential unit may be built on a site.*

Diagram 1:

