

A BASIC GUIDE TO THE LOW DENSITY RESIDENTIAL ZONE RULES FOR HOME-OWNERS, ARCHITECTS, AND BUILDERS

This guide identifies the key ‘bulk and location’ rules that apply in the **LOW DENSITY RESIDENTIAL ZONE** only.¹ Its aim is to help identify the key ‘building envelope’ rules that apply to new residential buildings in the Low Density Residential zone.

¹ For the full set of provisions that apply to the Low Density Residential zone, please refer to Chapter 7 of the District Plan or contact the Duty Planning Officer.

STEP ONE

Determine if your property is actually located in the Low Density Residential Zone! Use maps.qldc.govt.nz/qldcviewer/ (click 'planning' and search/zoom to your property.)

Alternatively, search through QLDC District Plan Maps at www.qldc.govt.nz/planning/district-plan/volume-3-district-plan-maps/

If the Map shows your location as **YELLOW** then it's the Low Density Residential Zone².



² Note some areas have sub-zones applying to them – these are not covered in this guidance document.

STEP TWO

7.5.3.1 Permitted Activities

Any activity which complies with all the relevant **Site** and **Zone** Standards and is not listed as a **Controlled, Restricted Discretionary, Discretionary, Non-Complying or Prohibited** Activity, shall be a **Permitted Activity**.

What you need to know! Residential activity is permitted in the Low Density Residential Zone provided it complies with all **Site** and **Zone** Standards (in Chapter 7 – Residential Areas) and is not listed otherwise in the Chapter.^{3*}

This Guide identifies the key 'bulk and location' controls that you need to meet to be able to build a residential dwelling in the Low Density Residential Zone without a resource consent. There are other rules that could apply, but if you meet the ones set out below, chances are you will be OK!

³ Complying with this guide does not mean your activity is exempt from a Building Consent! You might also need to apply for a Utility Service Connection.

STEP THREE: SITE STANDARDS (7.5.5.2 OF THE DISTRICT PLAN)

SETBACKS

(How far back from the boundaries you need to be)

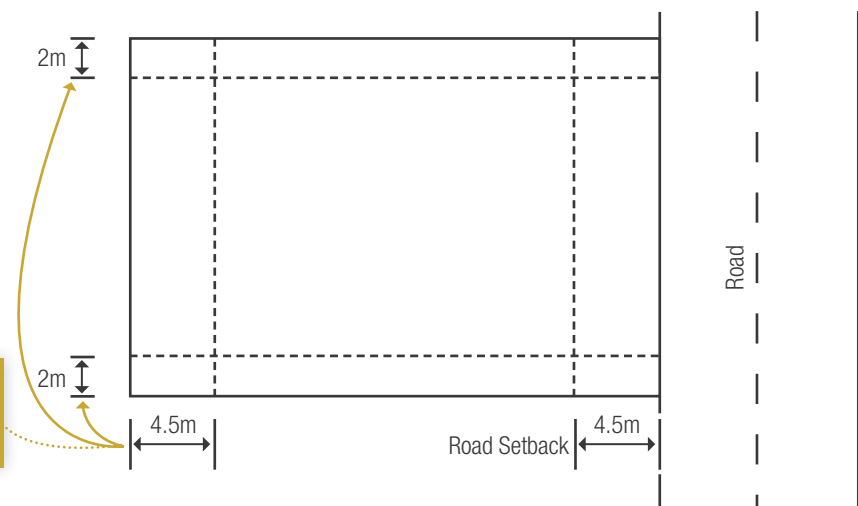
For your main dwelling:

SETBACK FROM ROADS

The minimum setback from road boundaries must be **4.5m** to be **permitted** (this includes garages).

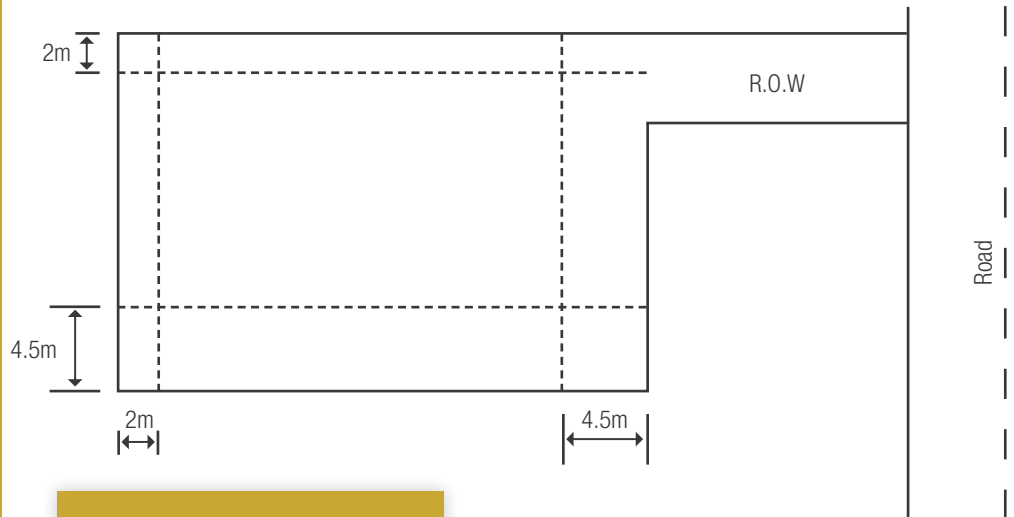
SETBACKS FROM INTERNAL BOUNDARIES (I.E. YOUR NEIGHBOURS!)

- For a **Front Site** (e.g. shares a boundary with a road) you need **one** setback of **4.5m** and **all other** setbacks at **2m. Plus**, remember you need to have the road setback of 4.5m!



OR Swap around with one 2m internal setback

- For a **Rear Site** (e.g. does not share a boundary with the road) you need **two setbacks of 4.5m** and **all other setbacks at 2m**.



NOTE:
 'Setbacks' and 'Building Height' go hand-in-hand. Check this aspect under the guide to Zone Standards on page 5.

OR Any configuration of:
 2 x 4.5m setbacks
 Others x 2m setbacks

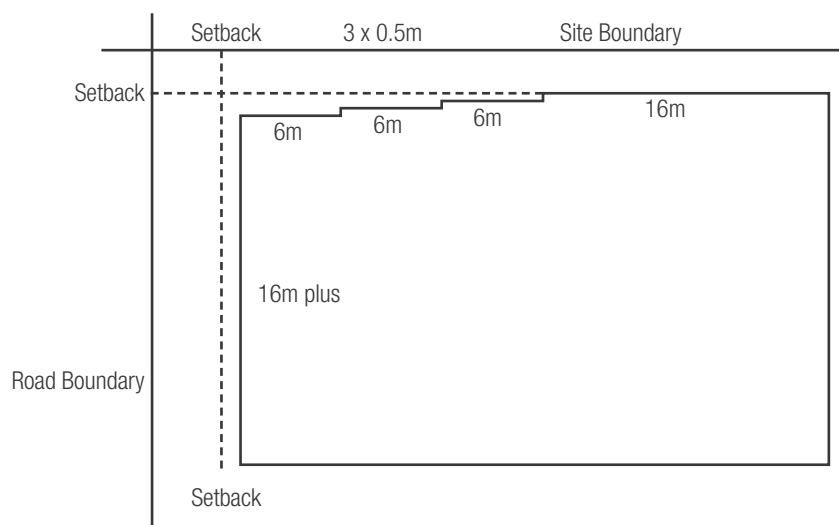
There are some exceptions to setback rules (for chimneys, balconies, eaves, and bay or box windows, shared walls, etc). You can find these listed in **Chapter 7- Residential Areas Site Standard 7.5.5.2iv**.

For a guide to internal boundary setback exemptions see Practice Note 5/2014 on the QLDC Website under **Planning & Consents** → **Practice Notes**.

CONTINUOUS BUILDING LENGTH (The total length of your building)

The total length of a building parallel to a boundary, at the minimum setback distance (e.g. 2 or 4.5m), **cannot exceed 16m**. However, if it does, for each additional 6m the building must be setback a further 0.5m from the boundary. Distances can be split up into different lengths along the building.

Continuous Building Length (for illustrative purposes)



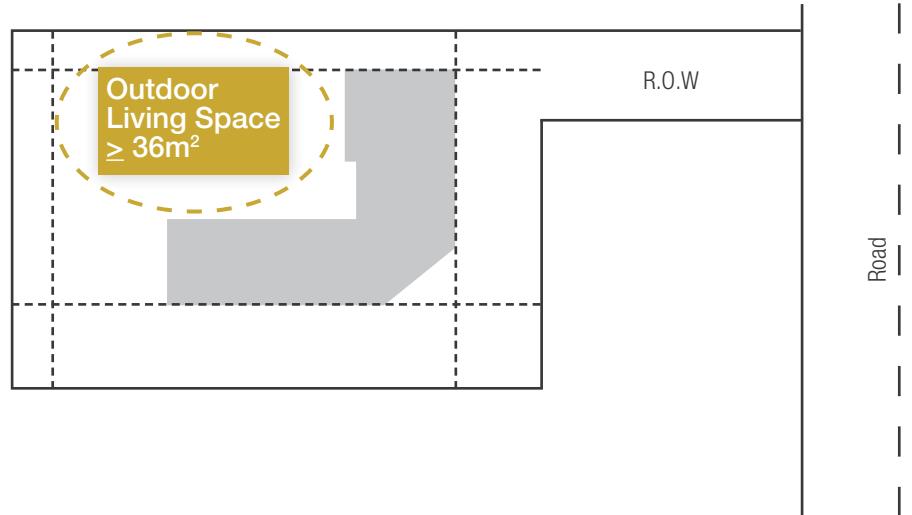
This Site Standard is slightly confusing but there is further help! An interpretation of this rule has been explained in Practice Note 6/2014 which can be found on the QLDC Website under **Planning & Consents** → **Practice Notes**.

OUTDOOR LIVING SPACE

(How much outdoor space you must have)

The provision for outdoor living space is important for the health and wellbeing of you and your family, or your client (for architects and builders).

You must be able to prove that there is a **minimum of 36m²** of outdoor living space contained within one area for your dwelling at ground floor level. This area must have a **minimum length of 4.5m**.



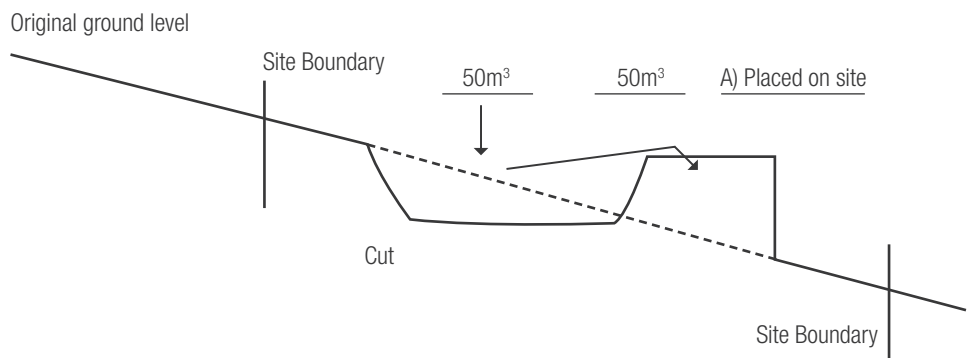
For **additional levels**, you must be able to provide **8m²** with a minimum of dimension of **2m**. This area can be contained on a balcony.

EARTHWORKS

(Volumes and areas, height of cut and fill, proximity to water bodies)

To be a permitted activity, the **total volume** of earthworks **cannot exceed 300m³**. Total volume of earthworks means the total amount of fill added with the total amount of cut. I.e. **Cut + Fill = Total Volume of Earthworks**. Additionally, the maximum **permitted** depth of cut is **2.4m** and the maximum **permitted** height of any fill is **2m**.

$$\text{A) Total Volume} = 150\text{m}^3 (\text{Cut}) + 150\text{m}^3 (\text{Fill}) = 300\text{m}^3$$



NOTE:

Retaining walls over 1.5m high require building consent. However, it's always a good idea to discuss retaining walls with a Planner or Building Officer to check compliance!

Additional rules may be triggered if works are near boundaries, waterbodies, groundwater aquifers, or cause ponding. Refer to Chapter 22 'Earthworks' of the Operative District Plan for more information.

STEP FOUR: ZONE STANDARDS (7.5.5.3 OF THE DISTRICT PLAN)

NOTE:

Decks 1m above ground level are considered part of the building coverage calculation!

NOTE:

Slope calculation is over the length of the building, not the length of the entire Site!

NOTE:

Many sites include Consent Notice Conditions that may impose certain height restrictions. These can be found on the certificate of title for each site.

BUILDING COVERAGE

(How much of your site the building can cover)

The maximum Building Coverage for a site is **40%**. I.e. Building Footprint/Lot Size = Building Cover %.

The definition of Building Cover **excludes** some features such as:

- Driveways and outdoor paved surfaces,
- Pergolas,
- Eaves and spouting,
- Swimming pools (uncovered and less than 1m above ground level), and
- Uncovered terraces and decks (which are less than 1m above ground level).

BUILDING HEIGHT

(How high above original ground level you can go)

The rules attached to a new dwelling, extensions, alterations, or accessory buildings are split into **two categories**. Those that occur on **Flat Sites**, and those that occur on **Sloped Sites**.

To be considered a **Sloped Site**, take any elevation of works. If the difference between the highest and lowest point is greater than 6 degrees, then your activity is considered on a Sloped Site.

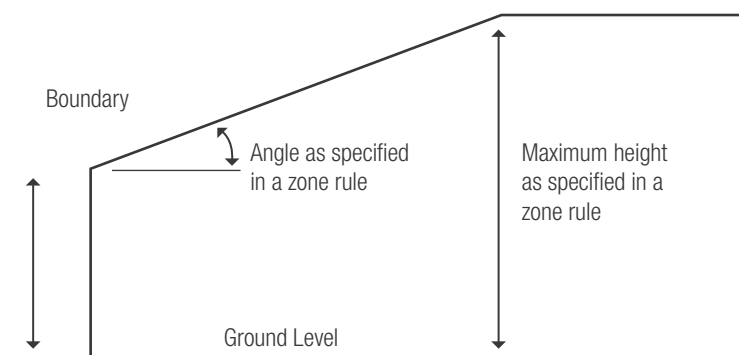
To be considered a **Flat Site**, all elevations must be equal to, or less than 6 degrees.

FOR FLAT SITES:

The **maximum height** for buildings is **generally 8.0m**. Exceptions to this rule include some areas in Fernhill, Arrowtown (6m or 5m depending on where you are), and all of Wanaka (where the height is restricted to 7m).

Additionally, **Recession Planes** need to be considered. No part of **any building** (including accessory buildings such as garages) can protrude through a recession line starting 2.5m above ground level at the boundary, at an angle of 25° inclining towards the site.

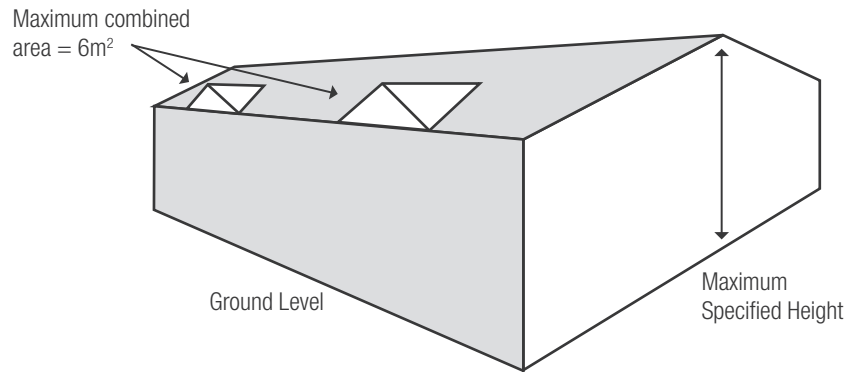
Recession Line Application (for illustrative purposes)



Distance above ground level as specified in a zone rule

There are some exceptions to this Rule that are outlined under 7.5.5.3iii. The most common exception is with regard to gable, hip, dormer and other similar projections. These features may intrude a **total of 6m² per recession plane**.

Protrusion through Hip or Gable Ends (for illustrative purposes)



NOTE:

Accessory buildings on sloped sites that are within internal setbacks must comply with recession plane criteria.

FOR SLOPING SITES:

The **maximum height** for buildings on a **sloped site is 7m**. This distance is measured from original ground level. Recession planes are not considered on a sloped site provided that setback distances and max height rules are complied with.

ROOF COLOURS

The colour of any roof on any part of the land situated south of State Highway 6 and southwest of Lake Hayes which is zoned Low Density Residential as shown on Planning Map 30, must be within the range of browns, greens, greys, and blue greys.

I.e. Dwellings and accessory buildings in Shotover Country, Lake Hayes Estate, and bordering Lake Hayes have must also have colours within the range above to be considered permitted.

TRANSPORT STANDARDS

(Under Chapter 14 of the District Plan)

In both Wanaka and Queenstown, for a simple **residential dwelling** you must be able to **provide 2 off-street carparks**. Additionally, if your dwelling contains a **Residential Flat**, you must be able to provide **1 extra park**.

PARKING SIZES AND MANOEUVRING

Residential parking space must comply with following area dimensions:

| | WIDTH | DEPTH |
|--------|-------|-------|
| Single | 3.1m | 5.5m |
| Double | 5.6m | 5.6m |

Residential access, measured on the boundary of the site, must also comply with the following dimensions:

| LAND USE | LENGTH OF CROSSING (m) | |
|-------------|------------------------|---------|
| | Minimum | Maximum |
| Residential | 3.0 | 6.0 |

Rear lots and lots with access onto arterial roads must provide enough room onsite so that a vehicle can enter and exit a site forwards. They must be able to turn around with only one reverse manoeuvre! **A turn radius of 6.3m** is used to assess this aspect of a proposal.

SEE GUIDANCE NOTE ON RESIDENTIAL FLATS

NOTE:

If concerned about this aspect of a development it is best to speak to a Council Planner!

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