

PLANNING REQUIREMENTS FOR SCHEDULE 1 EXEMPT WORK UNDER THE BUILDING ACT 2004

Building work that does not require a building consent must still comply with the Building Code and other legislative requirements, such as those under the Resource Management Act 1991.

This document relates to new exemptions which came into force on 31 August 2020 and gives basic guidance on District Plan rules that may impact your exemption. For further information on these or other exemptions, please contact Waitaki District Council on 03 4330300.

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Most building work requires you to get a building consent, however, there is some low risk building work you can undertake without a building consent. Information about this is included in Schedule 1 of the Building Act 2004 and is referred to as 'exempt building work'.

New building consent exemptions take effect 31 August 2020

From 31 August 2020, additional building consent exemptions have been added to the Building Act. Building consents are no longer needed for a number of new or expanded types of low-risk building work, like sleep-outs, sheds, carports, outdoor fireplaces, and ground-mounted solar panels.

This package of new exemptions adds to the work that can already be done without a building consent, outlined in Schedule 1 of the Building Act. Some of the new exempt building work can be done without the help of a professional, while others require the involvement of a Chartered Professional Engineer, or Licensed Building Practitioner.

The Ministry of Business Innovation & Employment (MBIE) has produced [a guide to building work that does not require a building consent](#). This gives a detailed description of when a consent is not required, and any conditions associated with it. For more information please visit building performance website.

Building work that does not require a building consent must still comply with the Building Code and other legislative requirements, such as those under the Resource Management Act 1991, the Electricity Act 1992 and the Health and Safety at Work Act 2015.

The information below gives basic guidance on [District Plan](#) rules that may impact your exemption. Should you require further guidance, please contact the duty planner on 03 4330300.

Carports

Any zone where the building is a Category A or B heritage item and the carport, regardless of area and height, is attached to the building (see Appendix B of the [District Plan](#))

Resource consent is required

Other than for the above Category A and B heritage items, where any carport structure is less than 10m² in area and in addition less than 2m in height above ground level it is exempt from the following [District Plan](#) provisions. Structures exceeding either the area or height should adhere to the following or seek a resource consent –

Residential Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) carport is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the [District Plan](#)

Carports contribute towards buildings coverage of the site. Care should be taken that the addition of the carport does not cause the property to exceed the maximum coverage

Maximum building coverage: 40%

Maximum height: 8m

Residential 1 Zone

All the above, and additionally:

Zone boundary setback: 4m

Rural-Residential Zone

Setback from road: 15m

Setback from neighbours: 10m

Carports contribute towards buildings coverage of the site. Care should be taken that the addition of the carport does not cause the property to exceed the maximum coverage

Maximum building coverage of all buildings: either 500m² or 5% of the site area, whichever is the larger

Maximum height: 10m

Rural General Zone

Resource consent required when:

- Within 20m of any lake, river, stream, or wetland or within any wetland.
- Above 900m in altitude.
- Within an Outstanding or Significant Natural Feature, Outstanding Natural Landscape or Significant Coastal Landscape (see Planning Maps).
- Within areas of significant indigenous vegetation and habitat of significant indigenous fauna and any geo-preservation site (see Planning Maps and Appendix C).

Outside of the above:

- Any earthworks required for site preparation etc. must be below 50m² in area
- Setback from roads: 20 from State Highways, 15m from other roads, unless is less than 10m² when it may be located within the setbacks
- Setback from neighbours: 20m
- Setback from neighbours in Waynes: on a lot less than 5000m² with a separate title dating prior to December 1996, the setback required is 1.6m

Maximum height: 10m

Rural Scenic Zone

Resource consent is required

Township Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) carport is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the [District Plan](#), unless adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then buildings must sit below a recession line at 45 degrees from points 3m above the boundaries

Carports contribute towards buildings coverage of the site. Care should be taken that the addition of the carport does not cause the property to exceed the maximum coverage

Maximum building coverage for residential use of a site: 35%

Maximum height: 8m

Business H Zone

Resource consent is required (unless it is less than 2m in height and less than 10m² in area).

Business 1 and 1A Zone, south of Coquet Street

Resource consent is required (unless it is less than 2m in height and less than 10m² in area).

Business 2, 3 and 6 Zones

Setback from road:

- Business 2 – must be within 5m of road boundary
- Business 3 – must be at least 2m from road boundary
- Business 6 – must be at least 10m from road boundary

Setback from neighbours: Business 6 – must be 10m

Where the site adjoins a site zoned Residential or Rural-Residential, must:

- be setback 4.5m from zone boundary.
- Recession lines: buildings must sit below a recession line at 45 degrees from points 3m above the boundaries (see appendix H of the [District Plan](#))
- Landscape and maintain an area with a minimum width of 2m along internal boundaries

Carports contribute towards buildings coverage of the site. Care should be taken that the addition of the carport does not cause the property to exceed the maximum coverage

Maximum building coverage:

- Business 2 – 75%
- Business 3 – 70%
- Business 6 – 75%

Maximum height: 10m

Omarama Airfield Zone

Resource consent is required

Any zone within 100m of the landward side of the centre-line of a floodbank

Resource consent is required

Verandahs and balconies

Any zone where the building is a Category A or B heritage item (see Appendix B of the [District Plan](#))

Resource consent is required

Other than for the above Category A and B heritage items, verandahs and balconies should adhere to the following or seek a resource consent –

Residential Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m

Recession lines: see Appendix H of the [District Plan](#)

Verandahs and balconies (the latter being overhanging or cantilevered parts of buildings) contribute towards buildings coverage of the site. Care should be taken that the addition of the verandah or balcony does not cause the property to exceed the maximum coverage.

Maximum building coverage: 40%

Maximum height: 8m

Residential 1 Zone

All the above, and additionally:

Zone boundary setback: 4m

Rural-Residential Zone

Setback from road: 15m

Setback from neighbours: 10m

Verandahs and balconies (the latter being overhanging or cantilevered parts of buildings) contribute towards buildings coverage of the site. Care should be taken that the addition of the verandah or balcony does not cause the property to exceed the maximum coverage.

Maximum building coverage of all buildings: either 500m² or 5% of the site area, whichever is the larger

Maximum height: 10m

Rural General Zone

Resource consent required when:

- Within 20m of any lake, river, stream, or wetland or within any wetland.
- Above 900m in altitude.
- Within an Outstanding or Significant Natural Feature, Outstanding Natural Landscape or Significant Coastal Landscape (see Planning Maps).
- Within areas of significant indigenous vegetation and habitat of significant indigenous fauna and any geo-preservation site (see Planning Maps and Appendix C).

Outside of the above:

Any earthworks required for site preparation etc. must be below 50m² in area

Setback from roads: 20 from State Highways, 15m from other roads, unless is less than 10m² when it may be located within the setbacks

Setback from neighbours: 20m

Setback from neighbours in Waynes: on a lot less than 5000m² with a separate title dating prior to December 1996, the setback required is 1.6m

Maximum height: 10m

Rural Scenic Zone

Resource consent is required

Township Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m

Recession lines: see Appendix H of the [District Plan](#), unless adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then buildings must sit below a recession line at 45 degrees from points 3m above the boundaries

Verandahs and balconies (the latter being overhanging or cantilevered parts of buildings) contribute towards buildings coverage of the site. Care should be taken that the addition of the verandah or balcony does not cause the property to exceed the maximum coverage.

Maximum building coverage for residential use of a site: 35%

Maximum height: 8m

Business H Zone

Resource consent is required (for alteration of existing buildings)

Business 1 and 1A Zone, south of Coquet Street

Resource consent is required (for alteration of existing buildings)

Business 2, 3 and 6 Zones

Setback from road:

- Business 2 – must be within 5m of road boundary
- Business 3 – must be at least 2m from road boundary
- Business 6 – must be at least 10m from road boundary

Setback from neighbours: Business 6 – must be 10m

Where the site adjoins a site zoned Residential or Rural-Residential, must:

- Be setback 4.5m from zone boundary.
- Recession lines: buildings must sit below a recession line at 45 degrees from points 3m above the boundaries (see appendix H of the [District Plan](#))

Verandahs and balconies (the latter being overhanging or cantilevered parts of buildings) contribute towards buildings coverage of the site. Care should be taken that the addition of the verandah or balcony does not cause the property to exceed the maximum coverage.

Maximum building coverage:

- Business 2 – 75%
- Business 3 – 70%
- Business 6 – 75%

Maximum height: 10m

Omarama Airfield Zone

Resource consent is required

Short-span (small) private bridges

Such bridges will require resource consent in the following locations:

Rural General Zone

Resource consent required for earthworks and the bridge when

- a) within 20m of any river, stream, lake, wetland or within any wetland; or
- b) within an Outstanding or Significant Natural Feature, Outstanding Natural Landscape or Significant Coastal Landscape (see Planning Maps); or
- c) Within areas of significant indigenous vegetation and habitat of significant indigenous fauna and any geo-preservation site (see Planning Maps and Appendix C); or
- d) above 900m in altitude

Tanks and Pools

Any zone where the building is a Category A or B heritage item and the tank or pool, regardless of area and height, is attached to the building (see Appendix B of the [District Plan](#))

Resource consent is required

Other than for the above Category A and B heritage items any tank, or a tank on top of a supporting structure where the either the tank, or the tank in combination with its support is less than 10 m² in area and less than 2 metres high, is exempt from the following [District Plan](#) provisions. Structures exceeding either the area or height should adhere to the following or seek a resource consent –

Residential Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) structure is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the [District Plan](#)

A tank with or without supporting structure can contribute towards buildings coverage of the site. Care should be taken that the addition of the tank does not cause the property to exceed the maximum coverage

Maximum building coverage: 40%

Maximum height: 8m

Residential 1 Zone

All the above, and additionally:

Zone boundary setback: 4m

Rural-Residential Zone

Setback from road: 15m

Setback from neighbours: 10m

A tank with or without supporting structure contributes towards buildings coverage of the site. Care should be taken that the addition of the tank t does not cause the property to exceed the maximum coverage

Maximum building coverage of all buildings: either 500m² or 5% of the site area, whichever is the larger

Maximum height: 10m

Rural General Zone

Resource consent required when:

- Within 20m of any lake, river, stream, or wetland or within any wetland.
- Above 900m in altitude.
- Within an Outstanding or Significant Natural Feature, Outstanding Natural Landscape or Significant Coastal Landscape (see Planning Maps).
- Within areas of significant indigenous vegetation and habitat of significant indigenous fauna and any geo-preservation site (see Planning Maps and Appendix C).

Outside of the above:

Any earthworks required for site preparation etc. must be below 50m² in area

Setback from roads: 20 from State Highways, 15m from other roads, unless is less than 10m² when it may be located within the setbacks

Setback from neighbours: 20m

Setback from neighbours in Waynes: on a lot less than 5000m² with a separate title dating prior to December 1996, the setback required is 1.6m

Maximum height: 10m

Rural Scenic Zone

Resource consent is required

Township Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) A tank with or without supporting structure is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the [District Plan](#), unless adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then buildings must sit below a recession line at 45 degrees from points 3m above the boundaries

A tank with or without supporting structure contributes towards buildings coverage of the site. Care should be taken that the addition of the tank does not cause the property to exceed the maximum coverage

Maximum building coverage for residential use of a site: 35%

Maximum height: 8m

Business H Zone

Resource consent is required, (unless it is less than 2m in height and less than 10m² in area)

Business 1 and 1A Zone, south of Coquet Street

Resource consent is required, (unless it is less than 2m in height and less than 10m² in area)

Business 2, 3 and 6 Zones

Setback from road: Business 2 – must be within 5m of road boundary

Business 3 – must be at least 2m from road boundary

Business 6 – must be at least 10m from road boundary

Setback from neighbours: Business 6 – must be 10m

Where the site adjoins a site zoned Residential or Rural-Residential, must:

be setback 4.5m from zone boundary.

Recession lines: buildings must sit below a recession line at 45 degrees from points 3m above the boundaries (see appendix H of the [District Plan](#))

Landscape and maintain an area with a minimum width of 2m along internal boundaries

A tank with or without supporting structure contributes towards buildings coverage of the site. Care should be taken that the addition of the tank does not cause the property to exceed the maximum coverage

Maximum building coverage: Business 2 – 75%

Business 3 – 70%

Business 6 – 75%

Maximum height: 10m

Omarama Airfield Zone

Resource consent is required

Any zone within 100m of the landward side of the centre-line of a floodbank

Resource consent is required

Permanent outdoor fireplaces and ovens

Any zone where the building is a Category A or B heritage item and the carport, regardless of area and height, is attached to the building (see Appendix B of the [District Plan](#))

Resource consent is required

Other than for the above Category A and B heritage items, where any outdoor fireplace or oven structure is less than 10m² in area and in addition less than 2m in height above ground level it is exempt from the following [District Plan](#) provisions. Structures exceeding either the area or height should adhere to the following or seek a resource consent –

Note that both Environment Canterbury and the Otago Regional Council have rules about outdoor fire appliances, and you should check first with the relevant Regional Council before installing an outdoor fire or oven.

Residential Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) outdoor fire or oven is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the [District Plan](#)

outdoor fire or ovens contribute towards buildings coverage of the site. Care should be taken that the addition of the outdoor fire or oven does not cause the property to exceed the maximum coverage

Maximum building coverage: 40%

Maximum height: 8m

Residential 1 Zone

All the above, and additionally:

Zone boundary setback: 4m

Rural-Residential Zone

Setback from road: 15m

Setback from neighbours: 10m

Outdoor fire or oven contribute towards buildings coverage of the site. Care should be taken that the addition of the outdoor fire or oven does not cause the property to exceed the maximum coverage

Maximum building coverage of all buildings: either 500m² or 5% of the site area, whichever is the larger

Maximum height: 10m

Rural General Zone

Resource consent required when:

- Within 20m of any lake, river, stream, or wetland or within any wetland.
- Above 900m in altitude.
- Within an Outstanding or Significant Natural Feature, Outstanding Natural Landscape or Significant Coastal Landscape (see Planning Maps).
- Within areas of significant indigenous vegetation and habitat of significant indigenous fauna and any geo-preservation site (see Planning Maps and Appendix C).

Outside of the above:

Any earthworks required for site preparation etc. must be below 50m² in area

Setback from roads: 20 from State Highways, 15m from other roads, unless is less than 10m² when it may be located within the setbacks

Setback from neighbours: 20m

Setback from neighbours in Waynes: on a lot less than 5000m² with a separate title dating prior to December 1996, the setback required is 1.6m

Maximum height: 10m

Rural Scenic Zone

Resource consent is required

Township Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) outdoor fire or oven is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the [District Plan](#), unless adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then buildings must sit below a recession line at 45 degrees from points 3m above the boundaries

Outdoor fires or ovens contribute towards buildings coverage of the site. Care should be taken that the addition of the outdoor fire or oven does not cause the property to exceed the maximum coverage

Maximum building coverage for residential use of a site: 35%

Maximum height: 8m

Business H Zone

Resource consent is required, (unless it is less than 2m in height and less than 10m² in area)

Business 1 and 1A Zone, south of Coquet Street

Resource consent is required, (unless it is less than 2m in height and less than 10m² in area)

Business 2, 3 and 6 Zones

Setback from road:

- Business 2 – must be within 5m of road boundary
- Business 3 – must be at least 2m from road boundary
- Business 6 – must be at least 10m from road boundary

Setback from neighbours: Business 6 – must be 10m

Where the site adjoins a site zoned Residential or Rural-Residential, must:

- be setback 4.5m from zone boundary.
- Recession lines: buildings must sit below a recession line at 45 degrees from points 3m above the boundaries (see appendix H of the [District Plan](#))
- Landscape and maintain an area with a minimum width of 2m along internal boundaries

Outdoor fires or ovens contribute towards buildings coverage of the site. Care should be taken that the addition of the outdoor fire or oven does not cause the property to exceed the maximum coverage

Maximum building coverage: Business 2 – 75%

Business 3 – 70%

Business 6 – 75%

Maximum height: 10m

Omarama Airfield Zone

Resource consent is required

Any zone within 100m of the landward side of the centre-line of a floodbank

Resource consent is required

Flexible water storage bladders

Any zone where the building is a Category A or B heritage item and the water bladder, regardless of area and height, is attached to the building (see Appendix B of the District Plan)

Resource consent is required

Other than for the above Category A and B heritage items any water bladder that is less than 10 m² in area and less than 2 metres high, is exempt from the following District Plan provisions. Structures exceeding either the area or height should adhere to the following or seek a resource consent –

Residential Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) structure is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the District Plan

A water bladder can contribute towards buildings coverage of the site. Care should be taken that the addition of the water bladder does not cause the property to exceed the maximum coverage

Maximum building coverage: 40%

Maximum height: 8m

Residential 1 Zone

All the above, and additionally:

Zone boundary setback: 4m

Rural-Residential Zone

Setback from road: 15m

Setback from neighbours: 10m

A water bladder with or without supporting structure contributes towards buildings coverage of the site. Care should be taken that the addition of the water bladder does not cause the property to exceed the maximum coverage

Maximum building coverage of all buildings: either 500m² or 5% of the site area, whichever is the larger

Maximum height: 10m

Rural General Zone

Resource consent required when:

Within 20m of any lake, river, stream, or wetland or within any wetland.

Above 900m in altitude.

Within an Outstanding or Significant Natural Feature, Outstanding Natural Landscape or Significant Coastal Landscape (see Planning Maps).

Within areas of significant indigenous vegetation and habitat of significant indigenous fauna and any geo-preservation site (see Planning Maps and Appendix C).

Outside of the above:

Any earthworks required for site preparation etc. must be below 50m² in area

Setback from roads: 20 from State Highways, 15m from other roads, unless is less than 10m² when it may be located within the setbacks

Setback from neighbours: 20m

Setback from neighbours in Waynes: on a lot less than 5000m² with a separate title dating prior to December 1996, the setback required is 1.6m

Maximum height: 10m

Rural Scenic Zone

Resource consent is required

Township Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) A water bladder with or without supporting structure is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the District Plan, unless adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then buildings must sit below a recession line at 45 degrees from points 3m above the boundaries

A water bladder with or without supporting structure contributes towards buildings coverage of the site. Care should be taken that the addition of the water bladder does not cause the property to exceed the maximum coverage

Maximum building coverage for residential use of a site: 35%

Maximum height: 8m

Business H Zone

Resource consent is required, (unless it is less than 2m in height and less than 10m² in area)

Business 1 and 1A Zone, south of Coquet Street

Resource consent is required, (unless it is less than 2m in height and less than 10m² in area)

Business 2, 3 and 6 Zones

Setback from road: Business 2 – must be within 5m of road boundary

Business 3 – must be at least 2m from road boundary

Business 6 – must be at least 10m from road boundary

Setback from neighbours: Business 6 – must be 10m

Where the site adjoins a site zoned Residential or Rural-Residential, must:

be setback 4.5m from zone boundary.

Recession lines: buildings must sit below a recession line at 45 degrees from points 3m above the boundaries (see appendix H of the District Plan)

Landscape and maintain an area with a minimum width of 2m along internal boundaries

A water bladder with or without supporting structure contributes towards buildings coverage of the site. Care should be taken that the addition of the water bladder does not cause the property to exceed the maximum coverage

Maximum building coverage: Business 2 – 75%

Business 3 – 70%

Business 6 – 75%

Maximum height: 10m

Omarama Airfield Zone

Resource consent is required

Any zone within 100m of the landward side of the centre-line of a floodbank

Resource consent is required

Structures supporting water pipes.

Any zone where the building is a Category A or B heritage item and the structure, regardless of area and height, is attached to the building (see Appendix B of the [District Plan](#))

Resource consent is required

The Building Act exemption only applies to water pipe supporting structures that **are less than one metre high** that are on the ground.

Other than for the above Category A and B heritage items, where any water pipe structure is less than 10m² in area and in addition less than 2m in height above ground level it is exempt from the following [District Plan](#) provisions. Structures exceeding either the area or height should adhere to the following or seek a resource consent –

Residential Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) water pipe structure is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or
- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the [District Plan](#)

A water pipe structure contributes towards buildings coverage of the site. Care should be taken that the addition of the Water pipe structure does not cause the property to exceed the maximum coverage

Maximum building coverage: 40%

Maximum height: 8m

Residential 1 Zone

All the above, and additionally:

Zone boundary setback: 4m

Rural-Residential Zone

Setback from road: 15m

Setback from neighbours: 10m

A water pipe structure contributes towards buildings coverage of the site. Care should be taken that the addition of the water pipe structure does not cause the property to exceed the maximum coverage

Maximum building coverage of all buildings: either 500m² or 5% of the site area, whichever is the larger

Maximum height: 10m

Rural General Zone

Resource consent required when:

Within 20m of any lake, river, stream, or wetland or within any wetland.

Above 900m in altitude.

Within an Outstanding or Significant Natural Feature, Outstanding Natural Landscape or Significant Coastal Landscape (see Planning Maps).

Within areas of significant indigenous vegetation and habitat of significant indigenous fauna and any geo-preservation site (see Planning Maps and Appendix C).

Outside of the above:

Any earthworks required for site preparation etc. must be below 50m² in area

Setback from roads: 20 from State Highways, 15m from other roads, unless is less than 10m² when it may be located within the setbacks

Setback from neighbours: 20m

Setback from neighbours in Waynes: on a lot less than 5000m² with a separate title dating prior to December 1996, the setback required is 1.6m

Maximum height: 10m

Rural Scenic Zone

Resource consent is required

Township Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m, unless

- a) Water pipe structure is less than 10m in length and stormwater is contained within the site, then can abut neighbours boundary; or

- b) adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then minimum setback can be reduced to 1m from neighbours boundary

Recession lines: see Appendix H of the [District Plan](#), unless adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then buildings must sit below a recession line at 45 degrees from points 3m above the boundaries

Water pipe structures contribute towards buildings coverage of the site. Care should be taken that the addition of the Water pipe structure does not cause the property to exceed the maximum coverage

Maximum building coverage for residential use of a site: 35%

Maximum height: 8m

Business H Zone

Resource consent is required, (unless it is less than 2m in height and less than 10m² in area)

Business 1 and 1A Zone, south of Coquet Street

Resource consent is required, (unless it is less than 2m in height and less than 10m² in area)

Business 2, 3 and 6 Zones

Setback from road:

- Business 2 – must be within 5m of road boundary
- Business 3 – must be at least 2m from road boundary
- Business 6 – must be at least 10m from road boundary

Setback from neighbours: Business 6 – must be 10m

Where the site adjoins a site zoned Residential or Rural-Residential, must:

- be setback 4.5m from zone boundary.
- Recession lines: buildings must sit below a recession line at 45 degrees from points 3m above the boundaries (see appendix H of the [District Plan](#))
- Landscape and maintain an area with a minimum width of 2m along internal boundaries

Water pipe structures contribute towards buildings coverage of the site. Care should be taken that the addition of the Water pipe structure does not cause the property to exceed the maximum coverage

Maximum building coverage:

- Business 2 – 75%
- Business 3 – 70%
- Business 6 – 75%

Maximum height: 10m

Omarama Airfield Zone

Resource consent is required

Any zone within 100m of the landward side of the centre-line of a floodbank

Resource consent is required

Ground mounted solar array panels

Structures less than 10m² in area and in addition less than 2m in height above ground level are exempt from the [District Plan](#) provisions. Structures such as ground mounted solar array panels exceeding either the area or height should adhere to the following or seek a resource consent –

Residential Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m

Recession lines: see Appendix H of the [District Plan](#)

Ground mounted solar panels contribute towards buildings coverage of the site. Care should be taken that the addition of the solar panels does not cause the property to exceed the maximum coverage.

Maximum building coverage: 40%

Maximum height: 8m

Residential 1 Zone

All the above, and additionally:

Zone boundary setback: 4m

Rural-Residential Zone

Setback from road: 15m

Setback from neighbours: 10m

Ground mounted solar panels contribute towards buildings coverage of the site. Care should be taken that the addition of the solar panels does not cause the property to exceed the maximum coverage.

Maximum building coverage of all buildings: either 500m² or 5% of the site area, whichever is the larger

Maximum height: 10m

Rural General Zone

Resource consent required when:

- Within 20m of any lake, river, stream, or wetland or within any wetland.
- Above 900m in altitude.
- Within an Outstanding or Significant Natural Feature, Outstanding Natural Landscape or Significant Coastal Landscape (see Planning Maps).
- Within areas of significant indigenous vegetation and habitat of significant indigenous fauna and any geo-preservation site (see Planning Maps and Appendix C).

Outside of the above:

Any earthworks required for site preparation etc. must be below 50m² in area or 100m³

Setback from roads: 20 from State Highways, 15m from other roads, unless is less than 10m² when it may be located within the setbacks

Setback from neighbours: 20m

Setback from neighbours in Waynes: on a lot less than 5000m² with a separate title dating prior to December 1996, the setback required is 1.6m

Maximum height: 10m

Rural Scenic Zone

Resource consent is required

Township Zone

Setback from road: 4.5m (Corner sites: 1 setback of 4.5m, 1 setback of 1.6m)

Setback from neighbours: 1.6m

Recession lines: see Appendix H of the [District Plan](#), unless adjoining an access owned or partly owned with the site or has a registered right-of-way in favour of that site, then buildings must sit below a recession line at 45 degrees from points 3m above the boundaries

Ground mounted solar panels contribute towards buildings coverage of the site. Care should be taken that the addition of the solar panels does not cause the property to exceed the maximum coverage.

Maximum building coverage for residential use of a site: 35%

Maximum height: 8m

Business H Zone

Resource consent is required (where the structure exceeds 10m² in area or 2m in height)

Business 1 and 1A Zone, south of Coquet Street

Resource consent is required (where the structure exceeds 10m² in area or 2m in height)

Business 2, 3, 3A, 4, 5 and 6 Zones

Setback from road:

- Business 2 – must be within 5m of road boundary
- Business 3 – must be at least 2m from road boundary
- Business 3A – must be at least 5m from road boundary
- Business 4 - must be at least 10m from road boundary and 20m from State Highway road boundaries
- Business 5 – must be at least 20m from road boundary
- Business 6 – must be at least 10m from road boundary

Setback from neighbours:

- Business 5 – must be 20m
- Business 6 – must be 10m

Ground mounted solar panels contribute towards buildings coverage of the site. Care should be taken that the addition of the solar panels does not cause the property to exceed the maximum coverage.

Maximum building coverage:

- Business 2 – 75%
- Business 3 – 70%
- Business 3A, 4, 5 and 6 – 75%

Maximum height:

- Business 2, 3 and 6 – 10m
- Business 3A and 4 – 12m
- Business 5 – 20m

Where the site adjoins a site zoned Residential or Rural-Residential, must:

- Be setback 4.5m from zone boundary.
- Recession lines: buildings must sit below a recession line at 45 degrees from points 3m above the boundaries (see appendix H of the [District Plan](#))

Omarama Airfield Zone

Resource consent is required