

Residential Buildings in Rural Areas

The existing situation

Currently, resource consent is required to construct or alter a building located within an approved building platform. This is considered inefficient because the merits of whether a building is appropriate in that location have already been considered as part of the original building platform resource

consent. Any site specific constraints and conditions would have been registered on the property's computer freehold register (title), and servicing and access can be confirmed when the building consent is lodged.

In addition, the alteration of a house not located within a building platform requires resource consent as a discretionary activity.

RURAL ZONE, GIBBSTON CHARACTER ZONE AND RURAL LIFESTYLE ZONE

Currently, resource consent is required to construct or alter a building located within an approved building platform.

THIS IS CONSIDERED INEFFICIENT

because the merits of whether a building is appropriate in that location have already been considered as part of the original resource consent to identify the building platform.

What are we trying to achieve?

It's proposed to remove the requirement for resource consent for any new building or alteration/addition within approved building platforms.

This will become a permitted activity subject to performance standards to ensure the landscape is protected, including:

- The reflectance value of buildings will need to be less than 20% for roofs and 30% for walls;
- Colours of buildings will need to be in the range of browns, greens or greys, including natural materials;
- Alterations to buildings not located within a building platform are limited to 30% in any ten year period;
- The maximum size of any single building is 500m²
- The maximum building height is 8 metres

More information will be required

to accompany the building consent application to confirm that the proposal complies with the District Plan and any related conditions. However, this is not considered to be a burden relative to the savings on costs and time associated with applying for a resource consent.

It is recognised that the new rules allow a conservative range of colours and extension to buildings not located within a building platform. The intention is to provide the opportunity for the majority of houses to be built without the need for a resource consent.

What will stay the same?

- The requirement to comply with the conditions of any previous relevant resource consents such as the original subdivision. These will probably be registered on the property's computer freehold register (title). Depending on the location, there are likely to be obligations associated with access/driveway construction and landscaping. The landscaping conditions may prevent the establishment of certain types of plants or the extent of earthworks such as mounding.
- Locating all buildings within the approved building platform area.
- Other existing requirements including the setback from roads, activities within the airport air noise boundaries, and rules to manage roadside and entranceway structures will be retained.

Want to get into more detail?

Visit www.qldc.govt.nz/proposed-district-plan to read the full provisions or a range of other resources.