

Homestead Bay

Single house lot design controls

Standards

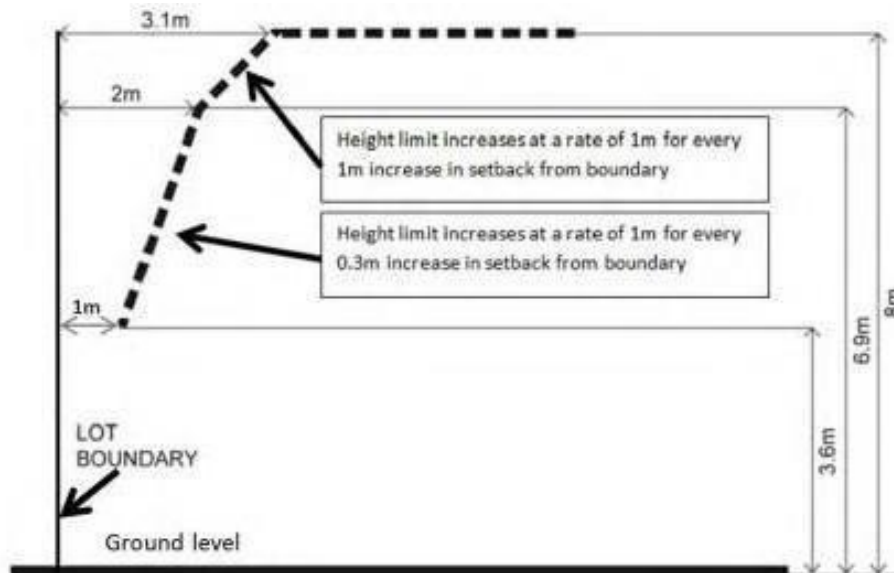
- 1 The activities permitted are residential activities only (as defined by the Queenstown Lakes District Plan).
- 2 There shall be no more than one residential unit per lot.

Height

- 3 The maximum height of buildings shall be 8m.

Recession plane

- 4 For lots less than 380m² net area - buildings shall comply with the following recession plane requirements measured from lot boundaries (except road boundaries):



Gable end roofs may penetrate the above building recession plane restrictions by no more than one third of the gable height.

The above building recession plane restrictions shall not apply to gutters, nor any common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.

- 5 For lots 380m² net area or greater - buildings shall comply with the following recession plane requirements:

No part of any building on a flat site inclined towards the site at the following angles:

Northern boundary: 55 degrees

Western and eastern boundaries: 45 degrees

Southern boundary: 35 degrees

The recession planes commence at:

- i. 3.5m above ground level at any given point along any internal site boundary up to a distance of 12m from a rear internal boundary; and
- ii. 2.5m above ground level at any given point along any internal site boundary of a rear internal boundary or any internal site boundary of a rear site.

Gable end roofs may penetrate the above building recession plane restrictions by no more than one third of the gable height.

The above building recession plane restrictions shall not apply to common walls shared at a boundary and parts of buildings that do not extend beyond the length of that wall.

Note: Refer to the Definitions chapter of the Queenstown Lakes Proposed District Plan for interpretation of recession planes, rear sites and flat sites.

Window sills

- 6 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 an internal site boundary, except where buildings face reserves or where opaque glass is used for windows.

Building coverage

- 7 For lots less than 550m² net area - buildings shall not exceed a maximum site coverage of 60%.

- 8 Buildings on lots of 550m² net area or greater shall not exceed 50% maximum site coverage.

Setbacks

- 9 For lots less than 380m² - buildings shall be setback to achieve the following:

Front sites (not including corner sites)

- i. One internal setback of 3m;
- ii. A road setback of at least 3m, provided that any garage is setback at least 5m from the road boundary unless the garage door opening is perpendicular to the road boundary; and
- iii. All remaining internal setbacks of 1m.

Corner sites (lots with more than one road frontage)

- iv. A road setback of at least 3m along a road boundary which has a length of at least 6.4m. One other road setback may be reduced to 1.5m. All other road setbacks a minimum of 3m;
- v. One internal setback of 3m;
- vi. All remaining internal setbacks 1m.

Exceptions

- vii. Accessory buildings for residential activities, including garages, may encroach into any 1m internal setback where the buildings are no more than 3.5m in height and where there are no windows or openings orientated towards the internal boundary.
 - viii. The eaves of any residential unit may encroach into the setback by no more than 400mm;
 - ix. No setbacks are required when buildings share a common wall at the boundary.
- 10 For lots 380m² or greater – buildings shall be setback to achieve the following:

Front sites (not including corner sites)

- i. One internal setback of 3m;

- ii. A road setback of at least 3m, provided that any garage is setback at least 5m from the road boundary unless the garage door opening is perpendicular to the road boundary;
- iii. For sites with a frontage exceeding 12.5m, one internal setback of 1.5m from an internal boundary that intersects with a road boundary; and
- iv. All remaining internal setbacks of 1m.

Corner sites (lots with more than one road frontage)

- v. A road setback of at least 3m along a road boundary which has a length of at least 6.4m. One other road setback may be reduced to 1.5m. All other road setbacks a minimum of 3m;
- vi. One internal setback of 3m;
- vii. All remaining internal setbacks 1m.

Exceptions

- viii. Accessory buildings for residential activities, including garages, may encroach into any 1m internal setback where the buildings are no more than 3.5m in height and where there are no windows or openings orientated towards the internal boundary.
- ix. The eaves of any residential unit may encroach into the setback by no more than 400mm;
- x. No setbacks are required when buildings share a common wall at the boundary.

Acoustic insulation

- 11 Any residential activities located within 80 m of the seal edge of State Highway 6, shall be designed and constructed to meet noise performance standards for noise from traffic on the State Highway that will not exceed 35dBA Leq(24 hour) in bedrooms and 40 dBA (Leq (24 hour) for other habitable rooms in accordance with the satisfactory sound levels recommended by Australian and New Zealand Standard AS/NZ2107:2000 Acoustics Recommended design sound levels and reverberation times for building interiors.

External cladding

- 12 The external cladding of buildings shall comply with the following:
 - i. at least 70% of the total painted or galvanised external surface of buildings (excluding roofs and windows) with a reflectance value of between 0 and 35% ; and

- ii. roof colours with a light reflectance value of 20% or less, and in the range of browns, greys and black.

13 Roof claddings are limited to coated aluminium roofing products only.

Lighting

14 All fixed lighting shall be directed in a downward direction and away from adjacent roads and properties.

No build areas or building restriction areas

15 No buildings shall be located within any building restriction area identified on the Record of Title for the property.