

---

**FW: 2a Maude Street / 30 Beach Rd Oamaru**

2 messages

**Janelle Bilcliffe** <jbilcliffe@waitaki.govt.nz>  
To: Nelle Bilcliffe <janellebilcliffe@gmail.com>, "garethbilcliffe@gmail.com" <garethbilcliffe@gmail.com>

Fri, Sep 19, 2025 at 12:50 PM

**Janelle Bilcliffe**

Property Officer

Waitaki District Council  
+64 3 433 0300 | [jbilcliffe@waitaki.govt.nz](mailto:jbilcliffe@waitaki.govt.nz)  
20 Thames Street | Private Bag 50058  
Oamaru 9444 | New Zealand  
[www.waitaki.govt.nz](http://www.waitaki.govt.nz)



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** Planning Enquiries <[planningenquiries@waitaki.govt.nz](mailto:planningenquiries@waitaki.govt.nz)>  
**Sent:** Friday, 19 September 2025 11:36 am  
**To:** Janelle Bilcliffe <[jbilcliffe@waitaki.govt.nz](mailto:jbilcliffe@waitaki.govt.nz)>  
**Subject:** Re: 2a Maude Street / 30 Beach Rd Oamaru

Hi Janelle,

The site is zoned Residential under the Operative District Plan and General Residential under the Proposed District Plan (which doesn't have immediate legal effect). The only overlay on the site is the Flight Protection Area, which isn't relevant for development.

The Residential zone permits the following activities

- Residential
- Home Occupation (limited to certain restrictions)
- Farming (limited to domestic livestock and domestic horticulture)
- Recreational (limited to outdoor recreation on public reserves in the day)
- Visitor Accommodation (limited to homestays accommodation no more than 5 at once)

Discretionary/Non-Complying activities relate to any other activity not listed e.g. Commercial, Visitor Accommodation such as AirBnB, or when a proposal does not comply with site development standards e.g. setback from boundaries.

In relation to your activities you have listed, a new dwelling and shed in those areas would need to comply with the following:

- Building coverage of maximum 40% (will be easily achievable)
- Maximum height of 8m (again should be easily achievable)
- Recession lines (shading of boundaries that is not permitted, quite technical and hard to describe but relates to setback rules below). Where you would breach recession lines would be if you house is tall in height and/or located closer to a boundary.
- Setback from road (4.5m - should be easily achievable), setback from neighbours (internal boundaries, which includes land held in separate titles but same ownership) of 1.6m. Accessory buildings can be located closer to the boundaries in some circumstances and you can go closer to boundaries if you have neighbour written approval, it only requires a certificate from us rather than a full resource consent. If you were 1.6m from the western boundary for example and your house was 4m high, you would likely comply with recession lines.

- Outdoor Living Space - need 50m2 area and 4m minimum dimension for a residential unit that should be accessible from living area and receives sun mid-winter (so mainly north facing)
- Access - legal access to a formed road (which you may have already)

Link to all of these rules are here [District Plan - Waitaki District Plan](#)

Under the Proposed District Plan, the only rules that have immediate legal effect are the stormwater rules, which requires attenuation (means capturing stormwater before it is released to the ground/kerb and channel etc. This is usually in the form of a detention tank/soak pit etc. Again gets a bit technical and can go into further detail if you wish.

Hope that helps, any questions let me know.

Kind regards

Oliver

*Please note that the advice provided is preliminary Planning Advice and subject to change.*

## Planning Enquiries

Waitaki District Council  
+64 3 433 0300 | [planningadmin@waitaki.govt.nz](mailto:planningadmin@waitaki.govt.nz)  
[20 Thames Street](#) | Private Bag 50058  
Oamaru 9444 | New Zealand  
[www.waitaki.govt.nz](http://www.waitaki.govt.nz)



The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error please contact the sender and destroy any copies of this information.

---

**From:** Janelle Bilcliffe <[jbilcliffe@waitaki.govt.nz](mailto:jbilcliffe@waitaki.govt.nz)>  
**Sent:** Thursday, September 18, 2025 4:11 PM  
**To:** Planning Enquiries <[planningenquiries@waitaki.govt.nz](mailto:planningenquiries@waitaki.govt.nz)>  
**Subject:** 2a Maude Street / 30 Beach Rd Oamaru

Good afternoon Planning

Could you please advise, under the current and proposed District Plan **all permitted and discretionary activities** for the below two titles. These titles are joined by a section 77 if this is relevant.

**Valuation: 26310/02212 - Assessment: 116205**

Legal Description                      Lot: 58 DP: 203

Certificate of Title                      OT261/206

**Valuation: 26310/02211 - Assessment: 115757**

Legal Description                      Lot: 57 DP: 203

Certificate of Title                      OT44/256

Specifically I am considering the activities

- Build a house in the area 87.62 square specified below
- Putting a small shed (either 29.8m2 or 69.8m2) with solar power on the 69m2 square specified below



Any and all information you can provide I would be grateful for.

Many thanks

**Janelle Bilcliffe**

Property Officer

#### Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

To: bilcliffemcfadgenfamilytrust@gmail.com

Nelle Bilcliffe

[Quoted text hidden]

---

**3 attachments**



**image001.png**  
880K



**C2\_signature\_councillogodarkemail\_e4ba3478-c875-4057-9ead-ad5ebc3899e7.png**  
18K



**C2\_signature\_councillogodarkemail\_e4ba3478-c875-4057-9ead-ad5ebc3899e7.png**  
18K