



STANDARDS

FOR LOW DENSITY RESIDENTIAL DEVELOPMENT

(in the Low Density Residential zone)

Hauraki Section (not former Franklin Area) of Hauraki District Plan

This pamphlet sets out the main performance standards from the Hauraki District Plan which are required to be met by anyone proposing to build a dwelling and/or accessory building in Low Density Residential zoned areas of the Hauraki District.

These standards are as set out in the **Hauraki District Plan** under sections 5.8.5, 8.2, 8.2A and 8.4.

Multiple dwellings on a site require resource consent, and additional controls apply. A resource consent is also required for an accessory building (such as a garage) on a site not containing a dwelling.

For full details about the development controls please refer to the Hauraki District Plan which is available from Council's website – www.hauraki-dc.govt.nz, or at any of the Council's services centres or libraries at Ngatea, Paeroa and Waihi.

The Council encourages you to discuss your proposal with one of our duty planners at our Paeroa Service Centre on 07 862 8609.

This pamphlet covers the following performance standards:

- Height
- Daylight control
- Yards
- Site Coverage
- Density
- Outdoor living area
- Outdoor service area
- Traffic Noise Sensitivity
- Setback from public drains, lakes, rivers, streams, floodways, spillways and flood protection works
- Buildings, structures and earthworks within a high voltage transmission corridor
- Number and location of parking spaces
- Sewage plant buffer areas
- Floor levels
- Vehicle access and crossings

Height

No building shall exceed 8.0 metres in height.

DEFINITION:

Height means in relation to a building the vertical distance between ground level (as defined) at any point and the highest part of the building immediately above that point.

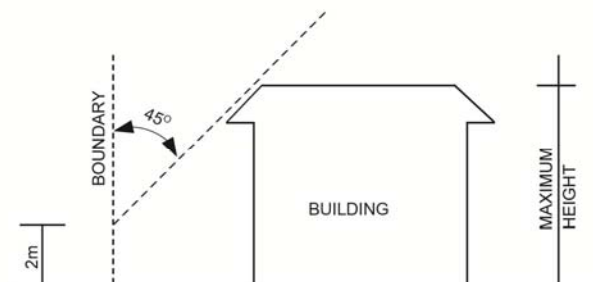
Projections such as flagpoles, chimneys, flues, gantries, service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants are excluded from this definition where measuring not more than 1m² in area and projecting not more than 2.0 metres above the maximum permitted height (see also Section 7.4 Network Utilities).

The height restrictions do not apply to aerials that comply with the following dimensions and standards:

- maximum cross-section is 100mm
- must be un-guyed at all times
- must not exceed a height of 20 metres above ground level or 5 metres above the height of the roofline if erected on a building
- may contain one microwave dish or similar attachment, not exceeding 2 metres in diameter
- no more than 2 aerials are permitted per site

Daylight Control

No building shall project above 2.0 metres in height at any site boundary and not project above a 45° plane into the site up to the maximum height.



Yards

No front yard shall have a width less than that specified below:

1. **Front Yard: 7.5 metres.**
(except state highways for those buildings as set out in the rule below).
 - a. **12 metres** for new dwellings where the site(s) have frontage or are adjacent to State Highways where the posted speed limit is less than 80km/hr, or
 - b. **12 metres** for new dwellings on Lots 1 – 3 DP376263, SH25 Whiritoa, and Orchard Road/Parry Palm Avenue Area, Waihi, and
 - c. **20 metres** for new dwellings where the site(s) have frontage or are adjacent to State Highways (where the posted speed limit is 80km/hr or greater)
 - d. the new dwellings are erected or placed on the site(s) after 14 September 2012 (including any subsequent additions to those dwellings)
2. **Other Yards:**
6.0 metres Orchard Road/Parry Palm Avenue Area, Waihi;
10 metres otherwise.

DEFINITION:

Yard means a part of a site measured from the boundary of the site which is required by the Plan to be unobstructed by buildings from the ground upwards except that:

- a verandah or canopy attached to a non-residential building may project over any front yard;
- an open fire escape may project over any yard;
- a fence, boundary wall or retaining wall not exceeding 2.0m in height (but in each case not being a building) may be erected on any yard;
- an uncovered deck of less than 1.0 metre in height may project over any yard;
- where a building line restriction is imposed over the site, the yard shall be measured back from the building line; and
- eaves no more than 600mm wide may encroach into any yard.

Site Coverage

Maximum site coverage: 30%

Density

1. **Orchard Road/Parry Palm Avenue Area, Waihi:** One dwelling per certificate of title with a minimum residential area of 300m².
2. **All other Areas:** One dwelling per certificate of title with a minimum residential area of 700m².

Outdoor living area

1. **Minimum Area**
60m² plus 10m² for each additional bedroom over 2
2. **Minimum Dimension**
Can contain an 8 metre diameter circle

DEFINITION:

Outdoor Living Area means an on-site outdoor area for the exclusive use of each residential activity, or community house, free of any outdoor service area, driveways, manoeuvring areas, parking spaces, accessory buildings and any roof or eave overhang of more than 600mm width.

The outdoor living area may include uncovered, open decks and terraces of a minimum dimension in all directions of 3 metres and shall:

- be located to the north, east or west of the dwelling, or community house, and directly accessible from it; and
- have a slope no greater than 10⁰; and
- where terraced, each terrace shall be level and with a minimum dimension of 3 metres and a maximum difference in level between terraces of 1.5 metres.

Outdoor service area

1. **Minimum Area - 20m².**
2. **Minimum Dimension - 3.0 metres.**

DEFINITION:

Outdoor Service Area means an area of outdoor open space provided for the exclusive use of each residential activity, community house, visitor accommodation, for such service facilities as clotheslines, storage of refuse containers and the like. Each outdoor service court shall:

- be accessible from the service area(s) within the household unit, community house, visitor accommodation
- be free of driveways, vehicle manoeuvring areas, parking spaces and buildings (excluding any roof or eave overhang of no more than 600mm width)
- be screened from the site areas of adjoining household units

Traffic Noise Sensitivity

Habitable rooms in, or added to, new dwellings (those built after 26 September 2014) which are within a certain distance of the formed carriageway of a state highway are required to meet an “internal road-traffic design sound level”, as follows:

- (a) All new habitable room(s) where located within 80 metres of the formed carriageway of a State Highway shall meet an internal road-traffic design sound level of $40\text{dB}_{\text{LAeq}(24\text{hr})}$ with ventilating windows open.
- (b) An acoustic design report from a suitably qualified and experienced acoustics expert shall be provided to the Council demonstrating compliance with (a) above at the time of building consent application.
- (c) Where the requirements of (a) above can only be met with windows and doors closed a ventilation system shall be installed for the new habitable room(s).
- (d) The requirements of (a) above shall not apply where:
 - (i) The nearest façade of the new habitable room(s) is between 50 and 80 metres from the formed carriageway of the State Highway and there is a solid building, fence, wall or landform that blocks the line of sight from all parts of all windows and doors to the new habitable room(s) to any part of the formed carriageway of the State Highway (where that part of the State Highway is within 80 metres of the façade of the new habitable room(s)); or
 - (ii) It can be demonstrated by way of prediction or measurement by a suitably qualified and experienced acoustics expert that the road traffic noise level from the State Highway is less than $55\text{dB}_{\text{LAeq}(24\text{hr})}$ on all facades of the new habitable room(s); or
 - (iii) The habitable rooms are added to or altered within a dwelling existing at 26 September 2014.

DEFINITION:

Ventilation System means a system complying with the Building Code (NZS 4303) for mechanical ventilation (refer Clause G4). This will provide a minimum level of mechanical ventilation. An air conditioning system may also be necessary to achieve thermal comfort.

NOTES:

Traffic Noise Sensitivity: To assist with achievement of compliance with above rule, Council has engaged an acoustic consultant to advise more specifically what is required – depending on the speed limit and vehicle numbers on each section of State Highway in the District.

These details are set out in a separate leaflet titled Internal Road Noise Requirements – Methods to Achieve Compliance.

Setback from public drains, lakes, rivers, streams, floodways, spillways and flood protection works

1. ZONE STANDARD

All Zones

No building is permitted within 20 metres of the margin of a river or stream identified for a future esplanade reserve or strip.

NOTES:

- (a) The setback for *buildings*, planting of vegetation, *earthworks*, erection of fencing and other activities that could impede the operation and maintenance of public drains managed by the Hauraki District Council is controlled by the Hauraki District Council Consolidated Bylaw – Part 7 (Land Drainage).
- (b) The setback for *buildings* from rivers, streams, lakes and drains is also controlled by the Waikato Regional Plan.

Buildings, structures and earthworks within a high voltage transmission corridor

These Rules apply to new buildings and structures, additions to existing and new buildings and structures, and earthworks within 32 metres either side of the centreline of a High Voltage Transmission Line. Refer to rule 8.2A.1.3 of the Hauraki District Plan.

The Hauraki District Plan maps show the location of the lines. The maps are available on Council's website – www.hauraki-dc.govt.nz, as well as at the Council's service centres and libraries.

Number and location of parking spaces

1. Number

Dwellings - 2 spaces for each dwelling.

2. Location

One of the two parking spaces is to be shown on the Building Consent Application in a position that a garage or carport can be built in compliance with the provisions of the District Plan

NOTES:

On site turning areas are required where:

- The parking spaces are located a minimum of 20m from the road boundary
- Access is onto a state highway or arterial road.

Sewage Plant Buffer Areas

No buildings or activities for residential, community or recreation purposes shall be sited or carried out within 150.0 metres of the edge of a sewage pond and sewage plant forming part of a public community sewage facility.

Floor Levels

STANDARDS

Zone/Area	Standard
(1) Paeroa – Areas identified on the planning maps as being 'Subject to Inundation'	Any new <i>building</i> or additions to existing <i>buildings</i> in the area shown on the planning maps as being 'Subject to Inundation' which are to be used for <i>residential</i> or communal non-residential purposes shall be constructed so that the floor level of the <i>building</i> shall be at or above 500mm above the adjoining Flood Ponding Zone level shown on the planning map.
Paeroa – All other areas in all urban zones excluding the Flood Ponding Zone	The provisions of the Building Act 2004 shall apply.
(3) In all other zones/areas (excluding the Paeroa Flood Ponding Zone) not otherwise specified in (1) and (2) above	The provisions of the Building Act 2004 apply.

Vehicle access and crossings

Access points must be located to ensure safe entry and egress. The main factors affecting safety are the availability of satisfactory visibility of approaching traffic, and sufficient separation between existing intersections and major access points to avoid conflicts with vehicle turning movements.

The type, design and location of access points need to be flexible to not only meet the vehicle access needs of the activity, but also the traffic function of the road itself.

For detailed information regarding requirements for sight distance, separation, number and location of access points, design and gradient, please see Section 8.4.3 of the District Plan, and the HDC Engineering Manual.

