



# STANDARDS

## FOR RESIDENTIAL DEVELOPMENT

### (in the 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 Residential zoned areas of the Hauraki District.

These standards are as set out in the Hauraki District Plan under sections 5.7.5, 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](http://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* in the District Plan:

Section of Plan	Performance Standard
5.7.5	<ul style="list-style-type: none"> <li>• Height</li> <li>• Daylight control</li> <li>• Yards</li> <li>• Site coverage</li> <li>• Density</li> <li>• Outdoor living area</li> <li>• Outdoor service area</li> <li>• Privacy and Separation</li> <li>• Traffic Noise Sensitivity</li> </ul>
8.2.1	<ul style="list-style-type: none"> <li>• Setback from public drains, lakes, rivers, streams, floodways, spillways and flood protection works.</li> </ul>
8.2.2	<ul style="list-style-type: none"> <li>• Floor levels</li> </ul>
8.2A	<ul style="list-style-type: none"> <li>• Buildings, structures and earthworks within a high voltage transmission corridor.</li> </ul>
8.4.1	<ul style="list-style-type: none"> <li>• Number and location of parking spaces</li> </ul>

## 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 1m<sup>2</sup> in area and projecting not more than 2.0 metres above the maximum permitted height (see also Section 7.4 Network Utilities).

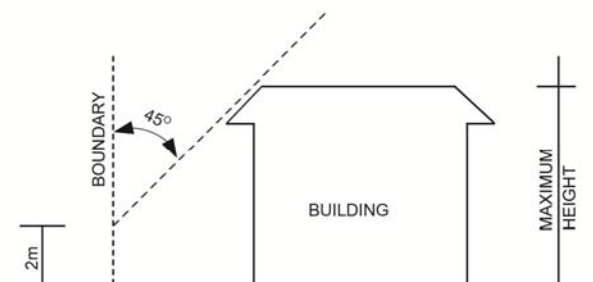
The height restrictions do not apply to aerials that comply with the following dimensions and standards:

- 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.

For the purpose of the daylight control, the *holding, site or property boundary, or zone boundary*, shall be the *lot boundary*, or the centreline of an adjoining *internal access* or drainage reserve. Spouting and guttering is not considered part of the *building* unless it incorporates the barge board.



## Yards

### 1. Minimum Yards:

Front Yard (except for Ngatea)	4.5 metres
Front Yard (Ngatea only)	7.5 metres
Other Yards	1.5 metres, except for rear lots there shall be at least two yards of 4.5 metres.

#### 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:** 35% (excluding a Comprehensive Residential Development)

## Density

One dwelling per certificate of title is permitted.

## Outdoor living area

1. **Minimum Area**  
60m<sup>2</sup> plus 10m<sup>2</sup> 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 10°; 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 - 20m<sup>2</sup>.**
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

## Privacy and Separation

A balcony or window of a *habitable room* of a *dwelling/household unit* at above ground floor level shall be set back at least 6 metres from any boundary (excluding the *road* boundary or adjoining *internal access* or *vehicle access strip* of 3 metres width or more) unless:

- i. windows are at an angle of 60° or greater to the boundary; or
- ii. the window sill is at least 1.7 metres above finished upper floor level; or
- iii. opaque or obscure glazing is provided; or
- iv. the side of the balcony facing the adjoining boundary is enclosed with non see through materials.

For buildings on the same allotment:

- i. No part of a *dwelling/household unit* and any other *building* shall protrude through a plane rising at an angle of 45° commencing at an elevation of 2 metres at a line midway between the *dwelling/household unit* and the other *building*.
- ii. No wall of a *dwelling/household unit* shall be sited closer than 3.0m to the wall of another *building* (including another *dwelling/household unit*), unless it is accessory to the *dwelling/household unit*.
- iii. Where the *buildings* are attached by adjoining or common walls, the above separation setbacks are not required between those *buildings*.

## 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 40 metres of the formed carriageway (excluding State Highway 2 service roads at Waihi) of a State Highway (except for the Residential Zones at Waikino, Mackaytown/ Karangahake, and Whiritoa, where all new habitable room(s) located within 80 metres of the formed carriageway of a State Highway) shall meet an internal road-traffic design sound level of 40dB<sub>L<sub>Aeq</sub>(24hr)</sub> 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 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 20 and 40 metres from the formed carriageway of the State Highway (except for the Residential Zones at Waikino, Mackaytown/ Karangahake, and Whiritoa, where 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 40 metres (or 80 metres for the Residential Zones at Waikino, Mackaytown/ Karangahake, and Whiritoa) 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 55dBL<sub>Aeq(24hr)</sub> 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.

**NOTE:**

**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

### 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.

**NOTE:**

(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

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 District Plan. The District Plan maps show the location of the lines. The maps are available on Council's website as well as at the libraries and service centres.

## 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

### NOTE:

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.

## Floor levels

### STANDARDS

Zone/Area	Standard
(1) Paeroa – Areas identified on the planning maps as being ' <i>Subject to Inundation</i> '	Any new <i>building</i> or additions to existing <i>buildings</i> in the area shown on the planning maps as being ' <i>Subject to Inundation</i> ' 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 <i>zones</i> excluding the Flood Ponding Zone	The provisions of the Building Act 2004 shall apply.
(3) In all other <i>zones/areas</i> (excluding the Paeroa Flood Ponding Zone) not otherwise specified in (1) and (2) above	The provisions of the Building Act 2004 apply.

## Need help?

Please call us and we can arrange an appointment for you to see our Duty Planner in the Paeroa Office (available on Mondays, Wednesdays and Fridays).

The Duty Planner can also be booked for a meeting in the Waihi Office on Tuesdays and Thursdays.

