

Your Building Consent Application and the District Plan

Your proposed building, and the use of your building, must comply with the standards in the Hauraki District Plan. If your development doesn't comply with any of the relevant standards, then you'll need to apply for a resource consent or other approval.

The District Plan contains standards relating to matters such as:

- Height and daylight control
- Yards
- Site coverage
- Density
- Outdoor living and outdoor service areas
- Privacy and separation
- Traffic noise sensitivity
- Earthworks
- Vehicle access, number and location of parking and loading spaces
- Which activities are appropriate in each zone

Note: There may be other standards that apply to your property and/or development. You should also check whether there are any particular requirements registered against the Certificate of Title for your property (e.g. consent notices).

We recommend that you check out the standards in the District Plan before you design your building or development. You can do this by:

- Looking in the District Plan, which can be found on the Council's website at <http://www.hauraki-dc.govt.nz/our-council/district-plan/> or at any of the Council offices and libraries,
- Phoning 07 862 8609 and asking to speak to the Duty Planner,
- Phoning 07 862 8609 and asking to book an appointment to meet the Duty Planner to discuss your proposal. We recommend that you also ask to meet with a Building Control Officer at the same time.

When your Building Consent application is lodged with Council, a Planning Officer will check whether your proposal complies with the standards in the District Plan. If any standards aren't complied with, or if more information is needed about your proposal, the Planning Officer will contact you (or your agent) and let you know what you need to do next.

Alternatively, if your application clearly shows that it complies with the District Plan, that's good news, because it means you won't need a resource consent.