

# STANDARDS

## FOR RURAL DEVELOPMENT

**(in the Rural 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 in Rural zoned areas of the Hauraki District. These standards are as set out in the Hauraki District Plan under sections 5.1.5, 5.1.6(9), 8.2, 8.2A and 8.4.

One dwelling per certificate of title containing up to 40 hectares of land, and two dwellings per certificate of title containing 40 or more hectares of land (excluding the Outstanding Natural Landscape Area and Piako Flood Ponding Area) can be constructed without a resource consent.

Note additional rules applying to dwellings in District Amenity Landscape Area.

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 or Waihi Service Centres on 07 862 8609.

This pamphlet covers the following *performance standards* in the District Plan:

Section of Plan	Performance Standard
5.1.5	<ul style="list-style-type: none"> <li>• Height</li> <li>• Daylight Control</li> <li>• Yards</li> <li>• Traffic Noise Sensitivity</li> </ul>
5.1.6(9)	<ul style="list-style-type: none"> <li>• Minor dwelling units</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>
8.2.4	<ul style="list-style-type: none"> <li>• Sewage plant buffer areas</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>
8.4.3	<ul style="list-style-type: none"> <li>• Vehicle access and crossings</li> </ul>

## Height

**Maximum Height:** No building shall exceed 11.0 metres in height, except in the Outstanding Natural Landscape and District Amenity Landscape Areas, where 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

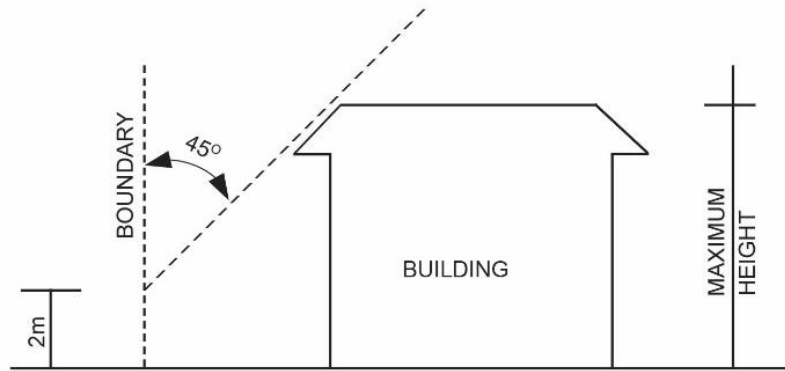
**Daylight Control:** No building shall project above **2.0 metres** in height at any holding boundary and not project above a **45° plane** into the holding up to the maximum height.

### DEFINITION:

**Daylight Control** means a building envelope created from a line commencing 2 metres vertically above each relevant boundary and projecting into the site or zone at a 45° angle up to the maximum permitted 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*, *vehicle access strip* or drainage reserve. Spouting and guttering is not considered part of the *building* unless it incorporates the barge board.

Note: Holding means all land owned and/or leased by the same owner which is either contiguous or divided only by a road, railway, drain, water-race, river or stream.



## Yards

**Minimum Yards:** No yard shall have a width less than that specified below:

Minimum Yards (Building)	<i>Front Yard:</i> 12 metres (except from <i>State Highways</i> for those <i>buildings</i> as set out in the rule below).
	<i>Front Yard:</i> 20 metres (from <i>State Highways</i> ) for new <i>dwellings</i> erected or placed on the <i>site</i> after 14 September 2012 (and any subsequent <i>additions</i> to those <i>dwellings</i> ).
	<i>Other yards:</i> 12 metres, except that: <b>(a)</b> any <i>building</i> or enclosure used for the housing and keeping of any animals (including milking sheds and stock yards) are not permitted within 50 metres of the boundary of the <i>holding</i> ; <b>(b)</b> for <i>Certificates of Title</i> of 2,500m <sup>2</sup> or less, the <i>yard</i> may be reduced to 3 metres for <i>residential purposes</i> including <i>accessory buildings</i> . <b>(c)</b> any new <i>dwellings</i> erected or placed on the <i>site</i> after 14 September 2012 (and any subsequent <i>additions</i> to those <i>dwellings</i> ) are not permitted within 20 metres of the boundary of the railway <i>designation</i> (ref G1a on Planning Maps 17, 23, 28, 29, G1, G3 & G5) .
Shelter Belts and Forestry	<i>Front Yard:</i> 10 metres.
	<i>Other yards:</i> Nil. Except that where the <i>yard</i> boundary adjoins a <i>sensitive zone</i> boundary, the <i>yard</i> shall be 10 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*, (in this District Plan) the *yard* shall be measured back from the building line; and
- eaves no more than 600mm wide may encroach into any *yard*.

## 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.

### 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.

## Minor Dwelling Units

You may be able to build or relocate a minor dwelling unit with the formal approval of Council, otherwise known as a resource consent, if your property is within the Rural Zone (excluding the Outstanding Natural Landscape Area and Piako Flood Ponding Area) and you have an existing, legally established dwelling.

*Please note that building consent is required for minor dwelling units and is separate from the resource consent process.*

**DEFINITION:**

**Minor Dwelling Unit** means a self-contained residential unit which:

- (a) has a maximum gross floor area (excluding associated decks to be used for outdoor recreation and associated *accessory buildings*) of:
- (i) 50m<sup>2</sup>; or
  - (ii) 60m<sup>2</sup> when Lifemark™ Design Certified, or another certification acceptable to Council to demonstrate that the *minor dwelling unit* is designed to be functional for the elderly and/or disabled occupants.

NOTE: To qualify for Lifemark™ Design certification, *minor dwelling units* are required to be designed in accordance with, and assessed against, the Lifemark™ Design Standards and must achieve at least the entry-level '3-star' rating. For further information refer to [www.lifemark.co.nz](http://www.lifemark.co.nz) or [www.hauraki-dc.govt.nz](http://www.hauraki-dc.govt.nz); and;

- (b) is ancillary to a *dwelling* on the same site; and;
- (c) is held in common ownership with the *dwelling* on the same site.
- (d) can be attached to the *dwelling* or be a detached stand-alone building.
- (e) may only have associated with it a single garage/carport and a garden shed. The total roof area of the garage/carport and garden shed shall be no greater than 25m<sup>2</sup>.

**STANDARDS**

Standard	Requirement
Gross Floor Area	A maximum gross floor area of 50m <sup>2</sup> OR 60m <sup>2</sup> with Lifemark Design™ Certification or another certification acceptable to Council
Accessory Buildings	No accessory buildings other than a single garage/carport and a garden shed with a combined roof area of no greater than 25m <sup>2</sup>
Vehicle Access	Must be accessed by the same vehicle entrance and driveway as the associated dwelling on the site
Parking	One car parking space per minor dwelling unit
Minimum Net Site Area	2500m <sup>2</sup>
Location	Must be located within 20m of its associated dwelling
Area Subject to Inundation (Paeroa)	A minor dwelling unit on a site identified on the District Plan Maps as Area Subject to Inundation must comply with Activity Specific Standard 5.1.6(4)
District Amenity Landscape Area	A minor dwelling unit on a site identified on the District Plan Maps as within the District Amenity Landscape Area must comply with Activity Specific Standard 5.1.6(7)

For further information on Lifemark Design™ Certification refer to: [www.lifemark.co.nz](http://www.lifemark.co.nz)

A minor dwelling unit must also comply with the Rural Zone Development Standards contained in this brochure, including:

- Maximum Height
- Daylight Control
- Minimum Yards (Building)
- Traffic Noise Sensitivity

Please note: If the minor dwelling unit is not connected to the reticulated sewer network, details of the design and layout of on-site domestic effluent disposal system must be provided. This must include evidence that the system complies with either the requirements of the Waikato Regional Plan or a site specific discharge consent.

We recommend contacting us to discuss your proposal and the consenting process prior to lodging an application to ensure that your site can accommodate a minor dwelling unit. The Duty Planner can be contacted through our Customer Service Team on 07 862 8609, or alternatively by email at [info@hauraki-dc.govt.nz](mailto:info@hauraki-dc.govt.nz).

## Setback from Public Drains, Lakes, Rivers, Streams, Floodways, Spillways and Flood Protection Works

### STANDARDS

Zone	Standard
(1) Rural and Reserve (Passive)	<p>(a) No <i>building</i> is permitted within a floodway or spillway. Non-compliance with this standard is a <i>Non Complying Activity</i>.</p> <p>(b) No <i>building</i> is permitted within 100 metres of a spillway.</p> <p>(c) No <i>building</i> is permitted within 12 metres of the boundary of a <i>Flood Protection Works</i>.</p>
(2) All Zones	<p>(a) No <i>building</i> is permitted within 20 metres of the margin of a river or stream identified for a future esplanade reserve or strip.</p>

#### 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.

## 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.

## 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.

Minor dwelling units – 1 space for each minor dwelling unit.

## 2. Location

For dwellings only: one of the two parking spaces is to be shown on the site plan in a position that a garage or carport can be built in compliance with the provisions of the District Plan

**For Minor Dwelling Units only**: The parking space associated with the Minor Dwelling Unit must be accessible at all times, unobstructed by the parking spaces allocated to the principal dwelling or any other dwelling or minor dwelling unit on the same site.

### 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
<b>(1)</b> Paeroa – Areas identified on the planning maps as being ' <i>Subject to Inundation</i> '  Paeroa – All other areas in all urban zones excluding the Flood Ponding Zone	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.  The provisions of the Building Act 2004 shall apply.
<b>(2)</b> Piako Flood <i>Ponding Area</i> - In that part of the Hauraki Plains area shown on the planning maps as being the Piako Flood <i>Ponding Area</i>	Any addition to an existing <i>building</i> which is 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 100 year flood level (1% AEP).
<b>(3)</b> 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 needs to be flexible to not only meet the vehicle access needs of the activity, but also the traffic function of the road itself.

A resource consent is required for all new vehicles crossings to a State Highway.

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.

## 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 be booked for a meeting in the Waihi Office on Tuesdays and Thursdays.

The Duty Building Officer is also available for appointments in the Paeroa Office.



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