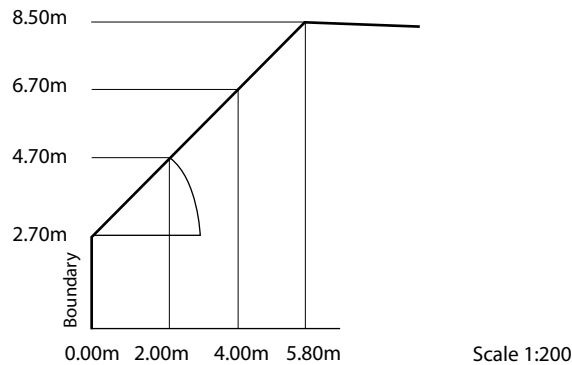


## Daylight setback envelope

No part of any building shall encroach outside an envelope created, in relation to each site boundary except a boundary with a road, by a line drawn vertically 2.7 metres above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope) inwards from that point (see diagram below). This rule only applies in Residential zones and where Industrial, Commercial or Rural zones adjoin Residential zones.

All Residential Zones Daylight Building Envelope



Note: The daylight envelope setback and height restrictions shall not apply to chimneys, architectural features and antennae.

Certain areas are affected by specific restrictions such as the following:

- Minimum Floor Levels
- Stopbanks
- High voltage transmission lines

Please discuss with the Planning Department whether any restrictions affect your property.

NOTE: These provisions are from the Horowhenua District Plan as at 7 April 2009. These provisions may change, and should only be used as a guide. Failure to comply with the bulk and location requirements set out in the District Plan (and in this pamphlet) would trigger the requirement for resource consent.



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5843 Dry Crust Communications 07/09

# Bulk and Location Requirements



# Bulk and Location Requirements For Dwellings and Accessory Buildings

## Height of buildings

In any residential zone, no building shall exceed a maximum height of 8.5 metres. Any accessory building (e.g. detached garage, sleepout, studio) shall not exceed a height of 4.5 metres in any residential zone.

In the rural zone, no building used for residential purposes shall exceed a maximum height of 10 metres. No part of any other building shall exceed a height of 15 metres in a rural zone.

Note: To check the zoning of your property, contact any Horowhenua District Council office or visit the Council website.

## Maximum building coverage

The maximum amount of site which may be covered by buildings in any residential zone is 35%. (e.g. for a 700m<sup>2</sup> allotment, the total floor area of all buildings must not exceed 245m<sup>2</sup>)

The maximum gross total floor area for accessory buildings (detached garage, sleepout, studio) shall not exceed 60m<sup>2</sup> in any residential zone. Please note however that coverage is not restricted in the rural, commercial or industrial zones.

## Building setback from boundaries

### Residential zones

#### Road boundary

All building setbacks from boundaries in any residential zone are subject to the same controls. No part of any building shall be located closer than 4.0 metres from any road boundary, except a 5.0 metre setback is required between the road boundary and any structure housing a vehicle (e.g. Garage/carport).

#### All other boundaries

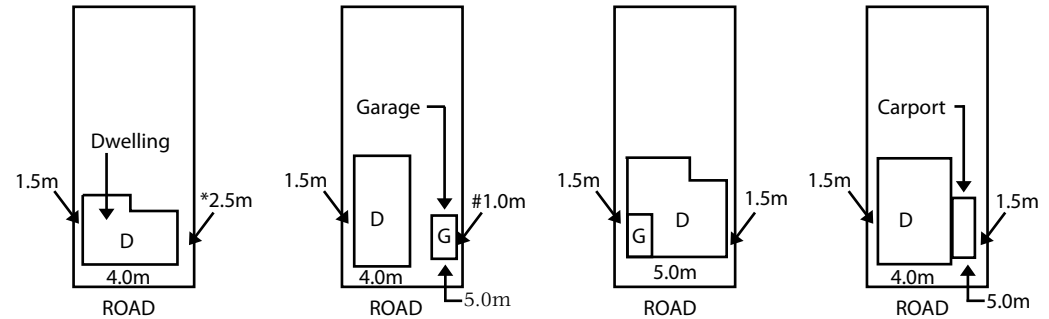
No building, except accessory buildings, shall be located closer than 1.5 metres from any other site boundary.

Accessory buildings shall be located no closer than 1.0 metre from any other site boundary unless adjoining landowners' written consent is obtained. Council has a form which can be used in order to record the neighbours written consent - this is available from the Council website.

### Commercial & Industrial Zones

There are no setbacks in the commercial and industrial zones. However industrial and commercial properties that are adjacent to residentially zoned properties are subject to the residential boundary setbacks.

## Setback guide



\* To allow access to future garage/carport at rear

# May be sited on boundary with neighbours consent

Where garage is integral part of dwelling

Where carport is attached to side of dwelling

## Rural zone

All buildings in the rural zone shall comply with the following building setback controls. No building shall be located closer than:

- 9.0 metres from any District road boundary
- 15.0 metres from any State Highway boundary
- 3.0 metres from any other site boundary
- 30 metres from any existing residential dwelling on adjoining land, which a subdivision consent has been applied for after 1 August 1996.
- Any building used for the housing of livestock or for intensive farming shall be located to comply with the minimum separation distances specified in Table 19.1 in the District Plan. (Please contact the Planning Department to discuss whether this restriction applies to your property).