

# Bulk and Location Requirements

Residential, Greenbelt Residential and Rural Zones



# Bulk and Location Requirements For Dwellings Family Flats and Accessory Buildings

## Height of buildings

In the Residential Zone no part of any building shall exceed a height of 8.5m, except that no part of any accessory building or family flat shall exceed 4.5m in height.

In the Greenbelt Residential Zone no part of any building shall exceed a height of 8.5m, except that no part of any accessory buildings shall not exceed 6m in height.

In the Rural Zone no part of any building used for residential activities shall exceed a height of 10m. No part of any other building shall exceed a height of 15m.

**Note:** To check the zoning of your property, contact any Horowhenua District Council office or visit the Council website, [www.horowhenua.govt.nz](http://www.horowhenua.govt.nz).

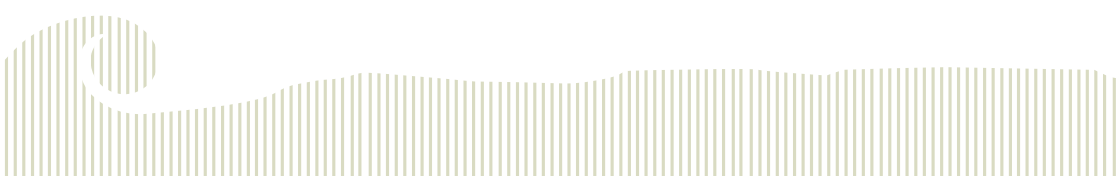
## Maximum building coverage and permitted floor areas for Accessory Buildings

In the Residential Zone the following site coverage provisions apply:

On sites greater than 500m<sup>2</sup> the proportion of any net site area covered by buildings shall not exceed 35%.

On sites 500m<sup>2</sup> or smaller the proportion of any net site area covered by buildings shall not exceed 40%.

**Note:** net site area is defined as “the total area of the site excluding any part of an access leg and/or any strip of land 6 metres or less in width.



## Accessory building requirements in the Residential Zone:

On sites less than 710m<sup>2</sup> the total maximum gross floor area of all accessory buildings shall not exceed 60m<sup>2</sup>.

On sites between 710m<sup>2</sup> and 1000m<sup>2</sup> the total maximum gross floor area of all accessory buildings shall not exceed 8.5% of the net site area.

On sites greater than 1000m<sup>2</sup> the total maximum gross floor area of all accessory buildings shall not exceed 85m<sup>2</sup>.

**Note:** Accessory buildings shall not project forward of a principal residential dwelling unit, except that where there is no demonstrable area to the side or rear of a principal residential dwelling unit to accommodate an accessory building, an accessory building with a maximum gross floor area of 36m<sup>2</sup> is permitted forward of the principal residential unit.

In the Residential and Greenbelt Residential Zones a family flat up to 50m<sup>2</sup> in maximum gross floor area plus a covered verandah up to 10m<sup>2</sup> is permitted.

In the Greenbelt Residential Zone the proportion of any site covered by buildings, other than network utilities on sites less than 200m<sup>2</sup>, shall not exceed 35% of the net site area.



In the Rural Zone building coverage is not controlled.

A family flat of up to 70m<sup>2</sup> gross floor area plus a covered verandah up to 10m<sup>2</sup> is permitted, except on sites of 5000m<sup>2</sup> or less the maximum gross floor area of the family flat shall not exceed 50m<sup>2</sup> plus a covered verandah up to 10m<sup>2</sup>.

## Building setback from boundaries

### Residential Zone Setbacks

No building shall be located closer than 4m from district road boundary, except that a 5m vehicle standing space shall be provided between the road boundary and any structure housing a vehicle where the vehicle takes direct access to the structure from the road.

No building shall be located closer than 1.5m from any other site boundary, except accessory buildings shall be located no closer than 1m from any other site boundary unless adjoining landowner's written consent is obtained.



No detached residential dwelling unit shall be closer than 3m from any other detached residential dwelling unit.

In the Fairfield Road Special Residential Overlay area the following additional building setback applies:

- No building shall be located closer than 3m from any other site boundary.

### Rural Zone Setbacks

All buildings shall comply with the following setbacks:

- 10m from any district road boundary;
- 15m from any State Highway boundary;
- 10m from any other site boundary;
- 15m from any bank or stream edge; and
- 20m from the bed of any water body listed in Schedule 12 – Priority Water Bodies.

Except on sites of 5,000m<sup>2</sup> or less, where the following setbacks apply:

- 10m from any district road boundary;
- 15m from any State Highway boundary;
- 3m from any other site boundary;
- 10m from any residential dwelling unit on any other site;
- 15m from any bank or stream edge; and
- 20m from the bed of any water body listed in Schedule 12 – Priority Water Bodies.

All residential dwelling units, family flats and sensitive activities shall comply with the following additional setbacks and separation distances:

- 300m from any building containing existing intensive farming activity on any other site;

- 150m from any piggery effluent storage and treatment facilities or human effluent storage and treatment facilities (excluding domestic wastewater systems) on any other site;
- 20m from any other farm (e.g. dairy and poultry) effluent storage and treatment facilities on any other site;
- 30m from the edge of an existing plantation forest under separate ownership; and
- 200m from existing aggregate extraction activities on the Ohau River (area shown on the Planning Maps).

Any building used for intensive farming activity shall comply with the following setbacks and separation distances:

- 300m from any residential dwelling unit, family flat and other sensitive activities on any other site;
- 50m from any site boundary; and
- 600m from any Residential, Greenbelt Residential, Open Space or Commercial Zone.

National Grid corridor:

- See Chapter 19 Rule 19.6.14 of the District Plan for setbacks from high voltage transmission lines.

Greenbelt Residential Zone Setback

All Buildings shall comply with the following setbacks:

- 9m from a road/ROW boundary except in the Foxton Beach North Overlay the setback is 5m;
- 3m from any other site boundary;
- 15m from and bank or stream edge;
- 15m from and Significant Natural Area;



- 15m from State Highway boundary;
- 15m from any rural zone boundary;
- 15m from any railway boundary; and
- 32m either side of the centreline of any high voltage (110kV or more) transmission line.

No detached residential unit shall be located closer than 3m from any other detached residential dwelling unit.



# Daylight setback envelope

## Residential and Greenbelt Residential Zones

No part of any building shall encroach outside an envelope created, in relation to each site boundary except a boundary with a street, by a line drawn vertically 2.7m above the ground level at the boundary and inclined at an angle of 45 degrees (1:1 slope) inwards from that point.

**Note:** The daylight envelope setback does not apply to the following:

- Eaves and spouting which projects from the building at a horizontal distance no greater than 1m;
- Chimneys, ventilation shafts, water storage tanks, lift towers and machinery rooms;
- Ornamental turrets, steeples, finials and other decorative features; and
- Radio and television aerials.

## Rural Zone

Where a site adjoins the Residential Zone, the daylight setback requirement for the Residential Zone shall apply as if all buildings on the site were part of the Residential Zone.

## Please note

The provisions outlined in this brochure are from the Horowhenua District Plan as at June 2014. These provisions may change and, as such, should be used as a guide only.

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