

Rodney District Council – District Plan Guidelines

This brochure is only a guide to the Residential Section of the Proposed District Plan. The complete rules are contained in the Proposed District Plan and you should also refer to the Transitional District Plans in putting together your application. If you have any queries, or require further information please ask at your local Service Centre, Counter Staff or telephone the Council Call Centre on (09)426-5169 on the Hibiscus Coast or 0800-426-5169. Please note that the Rules may be subject to change following hearing of submissions to the Proposed District Plan.



Residential Section

Rodney District Council's Proposed District Plan has been prepared in accordance with the Resource Management Act 1991.

General Comments

The urban and suburban residential areas of the District are divided into high, medium and lower intensity zones depending on the character and intended growth of each part of the District. The Residential Rules manage the effects of activities on other people and the environment, subdivision and control the bulk and location of buildings.

There are other relevant chapters in the Proposed Plan covering: Natural Hazards, General Rules, Cultural Heritage, Urban Land Modification and Vegetation Protection, Transportation and Access, Financial Contributions and Works, Subdivision and Servicing.

A Council Planner will be able to advise you on the provisions of the District Plan. If a resource consent is required you should seek the advice of a

consultant planner to assist in putting together your application.

The Residential Rules

The Residential Rules replace various rules that applied under the two previous District Plans. There are six residential zones in the Proposed Plan that provide for different patterns of development: High Intensity (Res H), Medium Intensity (Res M), Eastern Peninsula (Res EP), Physical Limitations (Res PL), Low Intensity (Res L), Landscape Protection (Res LP). These zones reflect the amenity values and constraints of the particular locations. Residential development at Gulf Harbour is covered in the Special 18 Zone. There are other Special Zones in the district that include residential areas such as Waiwera and Omaha. The Helensville Historic residential precinct has some particular rules that aim to ensure that the character of 19th and early 20th century buildings is maintained.

Density

Dwellings must have the following minimum net site areas set out below. Sites smaller than the densities set out

below may be allowed if resource consent is granted and clustering may occur in some zones.

Variation 4 allows residential dwellings to be constructed on vacant sites that were cross-leased prior to 15 January 1988 as a permitted activity.

Zone	Each Residential Unit Must Have
High Intensity (Res H)	275m ² or 450m ² for integrated residential development
Medium Intensity (Res M) & Eastern Peninsula (Res EP)	600m ² net site area or 1500m ² for non-reticulated sites
Physical Limitations (Res PL)	2000m ² net site area
Low Intensity (Res L)	8000m ² net site area
Landscape Protection (Res LP)	8000m ² net site area

Note: Special Character areas are not included in these tables.

Building Coverage

Zone	Percent Building Coverage
High Intensity (Res H)	50%
Medium Intensity (Res M)	35%
Eastern Peninsula (Res EP)	35%
Physical Limitations (Res PL)	20%
Low Intensity (Res L)	10%
Landscape Protection (Res LP)	10%

Note:(same as for subdivision)

Building Height

Dwellings/Buildings may be up to **9m** in height in most residential zones **except in the Helensville Historic Residential Precinct where the maximum height is 5m.** If the dwelling is higher than this, it will require a resource consent.

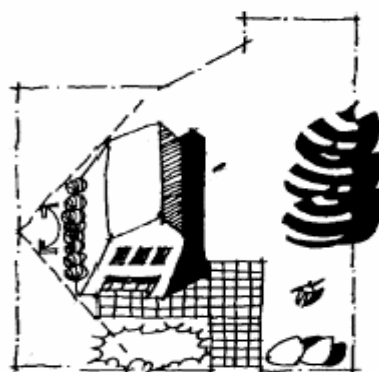
Height in Relation to Boundary

Dwellings should be located within a building envelope that is 3m plus the shortest horizontal distance between that part of the building and any site boundary, except a front boundary or between exclusive use areas of dwelling units. Exceptions to this rule are television aerials, gables and dormer windows.

Bulk in Relation to Boundary

Any part of a new building that is 3.5m above the ground level must be confined within the arms of a single 150 degree angle formed by two lines intersecting at a common point on the site boundary. This rule applies to all buildings except for buildings on a front boundary or any part of a building located 4m or more away from the site boundary.

Diagram One - Bulk in Relation to Boundary



Front Yards

- Buildings constructed on sites created since 1 January 1995 should be located at least 3m from the road boundary.
- Buildings constructed on sites created before 1 January 1995 should have a 6m building setback.
- In the Helensville Historic Residential Precinct yards must be the average setback of the existing principal buildings on the two sites adjoining the site and facing the same way.

Where an adjoining site is vacant or used for a non-residential purpose, the set back of the next site which is developed with a residential building should be used.

Other Yards

- **Shoreline Yard** - 23m
- **Side Yard** - 1.2m
- **Rear Yard** - 3m.

Note that on rear sites every yard is a rear yard.

Fascia, gutters, downpipes, eaves, masonry chimney backs, flues, pipes and other services may be built in all yards provided they do not encroach into the yard by more than 0.3m.

Private Open Space

This rule only applies to multiple household units. An area of outdoor space must be provided for every dwelling. The assessment criteria in the District Plan suggest courtyards and balconies of various sizes depending on the number of bedroom. Private Open Space is particularly important in the High Intensity Residential Zone. Private Open Space in this zone must satisfy the following:

- be a minimum of 30m² under the Proposed Plan and 80m² under Plan Change 26
- accessible from the main living room of each household unit,
- located to the north, east or west of the household unit,
- not obstructed by buildings, parking spaces or vehicle access and capable of containing a rectangle of 4m by 6m.
- minimum dimension of 2.5m width

Applying for a Resource Consent for a building in one of the Residential Zones

When applying for resource consent, you will need to provide all the details requested on the application forms and pay the appropriate fees. The forms

and schedule of fees are available from the Council. To avoid delays in processing your application, you should make an appointment for a pre-application meeting with the resource consent planners to discuss your proposal.

