

# Rural Zone Building Guidelines

If you have plans to build, alter or extend your home or any other building, here's a few things you need to know.

## The District Plan

The District Plan governs how Waipā looks and feels, and sets the rules for future development. It also defines how and where the district grows and how its natural and physical resources are managed.

The rules that predominantly apply are based on the Operative District Plan, 1 November 2016 – Section 4.

## Rules for rural buildings

The Rural Zone rules in the District Plan aim to protect the rural land resource for productive use. Buildings must be designed, located, scaled and serviced to maintain the area's character and productivity.

Any building should ensure all effects are contained within site boundaries to avoid impacting on neighbouring activities, like farming.

## What can I build on my property?

- One principal dwelling and one secondary dwelling no greater than 70m<sup>2</sup> (excluding garaging)
- Farm buildings, including milking and implement sheds, stables and buildings intended to house animals.

## How much of my property can I cover with buildings (excluding dwellings)

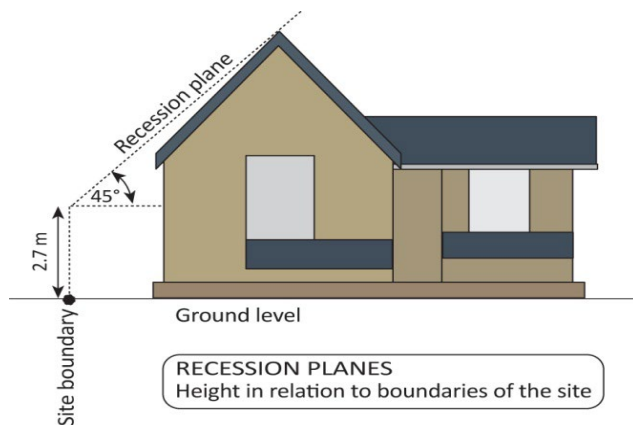
Site size	Building coverage
Less than one hectare	10% of the site
one hectare or more	30% of the site

## How high can my building be?

The maximum building height is 12m. Height recessions (daylight control demonstrating shading) also apply.

Please refer to District Plan Appendix O6 or see diagram below.

Please be aware that height restrictions may apply if the site is located within the approach, transitional, horizontal or conical surfaces of Hamilton Airport.



## How close can I build to a road?

All road boundary setbacks are measured to the outer most part of the building.

Building type	Setback
For all dwellings and buildings less than 100m <sup>2</sup> or less	15m
For all other buildings (other than dwellings) 100m <sup>2</sup> or more	30m
Dwellings and buildings adjacent to the Waikato Expressway	35m
Dwellings and buildings adjacent to a designated State Highway	30m

## How close can I build to side or rear boundaries?

All internal boundary setbacks are measured to the outer most part of the building.

<b>Buildings not for housing animals</b>	<b>Setback</b>
Dwellings (site over 1ha)	15m
Dwellings (site under 1 ha)	10m
Accessory buildings to dwellings less than or equal to 100m <sup>2</sup>	10m
Buildings (other than dwellings) less than or equal to 250m <sup>2</sup>	15m
Buildings (other than dwellings) greater than 250m <sup>2</sup>	25

Note: Buildings may be constructed up to any common boundary with an adjoining site that is in the same holding/ownership.

<b>Buildings for housing animals – internal boundaries</b>	<b>Setback</b>
Sites 1.5ha or less, where the area for the confinement of animals is less than 50m <sup>2</sup>	15m
Sites greater than 1.5ha and less than 3ha where the area for the confinement of animals is less than 50m <sup>2</sup>	25m
Sites less than 3ha where the area for the confinement of animals is greater than 50m <sup>2</sup>	50m
Sites less than 3ha where an area is used to house or enclose 3 pigs or more	50m
Sites greater than 3ha	50m
From any boundary with a Marae Development Zone, Large Lot Residential Zone or Residential Zone	100m

Note: This includes any yard, feedlot, feed pad, loafing barn, milking and shearing sheds and stables but does not include paddocks. Also, keeping of pigs and poultry is subject to additional rules and requirements. The area used for the confinement of animals may be established up to any common boundary with an adjoining site which is in the same holding/ownership.

## What if my plans don't match these guidelines?

If your building plans don't comply with a rule in the Operative District Plan, you will need to either amend your plans or apply for a resource consent. We are happy to discuss your plans, advise you on what needs to change and explain the resource consent process.

Your resource consent must address the relevant objectives, policies and assessment criteria specific for the rural zone, and your site location.

Please don't hesitate to contact Waipā District Council to speak to our Duty Planner. For more information about the District Plan, visit [waipadc.govt.nz/districtplan](http://waipadc.govt.nz/districtplan) or to apply for resource consent, visit [waipadc.govt.nz/resource-consent-application](http://waipadc.govt.nz/resource-consent-application).

THIS IS A GUIDE ONLY.

For more details on rules related to the Rural zone or for more specific information on your project, please talk to our Duty Planner or refer to the Waipā District Plan online at <http://www.waipadc.govt.nz/districtplan>.