

Rural Zone Building Guidelines

If you have plans for building, altering or extending your home or any other building, here's a few things you need to know.

The District Plan

The District Plan governs the way Waipa 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 are to be designed, located, scaled and serviced in a manner that does not detract from the character or productivity of the area. Any building should ensure all effects are internalised within site boundaries so that they do not impact on neighbouring activities such as farming.

What can I build on my property?

- One principal dwelling and one secondary dwelling no greater than 70m² (excluding garaging).
- Farm buildings, including milking and implement sheds, stables and buildings intended to house animals.

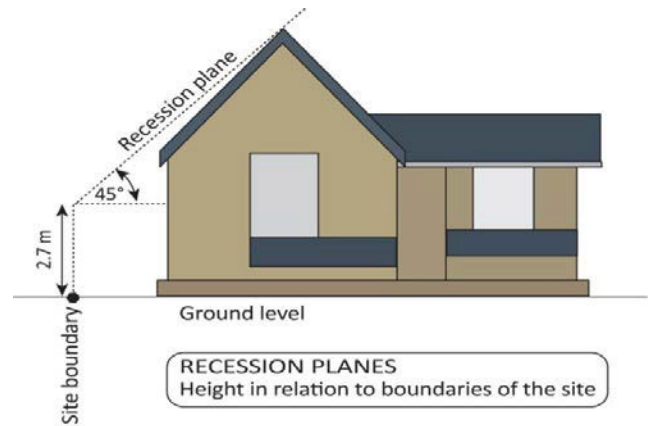
How much of my property can I cover with buildings (excluding dwellings)

Site size	Building coverage
Less than 1 hectare	10% of the site
1 hectare or more	3% of the site

How high can my building be?

The maximum building height is 12m. Height recessions (daylight control demonstrating shading) also applies. Please refer to District Plan Appendix O6 or see diagram below.

Please note that height may be further restricted if the site is located within the approach, transitional, horizontal or conical surfaces of the Hamilton Airport.



How close can I build to a road?

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

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

This information sheet is a guide only. For more details on rules related to the rural zone or for more specific information related to the area you are building in, please talk to a Duty Planner or refer to the Operative Waipa District Plan online at www.waipadc.govt.nz.

19/12/18

How close can I build to side or rear boundaries?

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

Buildings not housing animals	Setback
Dwellings (site over 1ha)	15m
Dwellings (site 1 ha or less)	10m
Accessory buildings to dwellings less than or equal to 100m ²	10m
Buildings (other than dwellings) less than or equal to 250m ²	15m
Buildings (other than dwellings) greater than 250m ²	25m
NB. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding/ownership.	

Buildings for housing animals – internal boundaries	Setback
Sites 1.5ha or less, where the area for the confinement of animals is less than 50m ²	15m
Sites greater than 1.5ha and less than 3ha where the area for the confinement of animals is less than 50m ²	25m
Sites less than 3ha where the area for the confinement of animals is greater than 50m ²	50m
Sites less than 3ha where an area is used to house or enclose 3 pigs or more	50m
Sites greater than 3 ha	50m
From any boundary with a Marae Development Zone, Large Lot Residential Zone or Residential Zone	100m
NB. This includes any yard, feed lot, feed pad, loafing barn, milking and shearing sheds and stables but does not include paddocks. Also, the keeping of pigs and poultry are 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.	

How far should my water tanks be setback?

If your water tank is over 1m in height from ground level then your tank will have to comply with internal and road setback boundaries as states above. If your water tank is completely buried then setbacks do not apply.

Water for Firefighting

If your site is not supplied with Council water supply (i.e. reticulated water), you will need to ensure you have sufficient water supply for firefighting purposes. This supply must be:

- Accessible to firefighting equipment; and
- Between 6 and 90 metres from a dwelling on the site; and
- On the same site as a dwelling (except where the specified water supply is in a pond, dam or river within the required distances); and
- Either:
 - Stores at least 45,000 litres (separate to the independent potable water supply for drinking); or
 - Provides at least 25 litres per second for 30 minutes.

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 what needs to change and explain the resource consent process.

Your resource consent would need to address the relevant objectives, policies and assessment criteria for the rural zone and your site location. Refer to Section 4 of the Waipa District Plan.

Please don't hesitate to contact Waipa District Council to speak to a Duty Planner or visit www.waipadc.govt.nz/planning for more information on the District Plan or applying for resource consent.

information related to the area you are building in, please talk to a Duty Planner or refer to the Operative Waipa District Plan online at www.waipadc.govt.nz.

19/12/18

This information sheet is a guide only. For more details on rules related to the rural zone or for more specific

information related to the area you are building in, please talk to a Duty Planner or refer to the Operative Waipa District Plan online at www.waipadc.govt.nz.

19/12/18