



Building In The Living Environment

Waitakere City's Operative District Plan has been prepared in accordance with the Resource Management Act 1991, and uses a two-layered zoning system:

Natural Areas

Waitakere City has six types of Natural Areas. (See the Operative District Plan's Natural Areas Maps). Rules for each of these Areas manage the effects of people's activities on natural resources, for example, bush and tree removal, earthworks and the establishment of impermeable surfaces.

Human Environments

Waitakere City also has 11 Human Environments, which reflect the human character of the City. (See the Operative District Plan's Human Environments Maps). Rules in each of these Environments manage the effect of people's activities on other people, for example, the effect of the location of buildings, noise, or night time lighting.

Most urban and suburban residential areas of Waitakere City are found in the **Living Environment** and the **General Natural Area**. If you want to build in the Living Environment you will have to consult these rules. A procedural guideline is included at the beginning of each set of Rules in the Proposed District Plan. You should also refer to the City-Wide Rules as some of these may apply.

The General Natural Area Rules

The rules which apply to residential activities (such as building a dwelling) in the General Natural Area are:

- Vegetation Clearance;
- Earthworks; and
- Impermeable Surfaces.

Please consult a Resource Planner about how these rules will affect your building proposal. Your property may, however, not be located in the General Natural Area. Again, you should consult a Resource Planner if this is the case.

The Living Environment Rules

The Living Environment covers most of the urban and suburban residential areas of the City. It replaces the various residential zones that applied under the four past District Schemes.

The rules that apply to building a dwelling and/or a minor household unit in the Living Environment include the following:

- Density;
- Building Location;
- Building Height;
- Height to Boundary/Separation of Buildings;
- Front Yards;
- Building Coverage;
- Privacy/Amenity Values;
- Outdoor Space; and
- Car Parking and Driveways.

Special rules apply if you wish to build a medium density housing development.

Density

Dwellings must have a minimum net unit area of 450m². In some parts of the City, sites smaller than 450m² may be allowed if a Limited Discretionary Resource Consent is granted, as detailed below.

Environment	Each Residential Unit Must Have
Living Environment	Not less than 350m ² net unit area
Living (L1) Environment	Not less than 400m ² net unit area
Living (L2) Environment	Not less than 450m ² net unit area

You can further reduce these minimum areas by applying for a Discretionary Activity resource consent. Affected parties approval will generally be required for this type of resource consent application. Minimum areas can also be reduced in certain parts of the City where medium density housing is allowed.

Minor household units with a net unit area of over 600m² for the dwelling and the minor household unit are permitted. This unit may not exceed 65m² in gross floor area (includes laundry facilities but not garaging).

The Council is keen to assist in residential design, so please contact the Council's Resource Planners for advice before your building proposal is finalised.

Building Location

If you want to locate a building on a sensitive ridge, headland, cliff or scarp, you will need to obtain a resource consent. Where the development is not conspicuous, resource consent may be granted.

Building Height

Dwellings may be up to 8.0m high. If the dwelling is higher than this, it will require a resource consent. Please discuss your proposed building's height with the Council's Resource Planners.

Height To Boundary/Separation Of Buildings

Dwellings should also be located within a "building envelope" which is formed by the application of recession planes, as measured from any point 2.5m vertically above ground level on any site boundary. The recession plane angles are 35° for the southern, 45° for the western and eastern, and 55° for the northern boundaries.

Ground floor windows of any habitable rooms are to be no less than 1.2m from a site boundary or from a building on the same site.

Front Yards

Buildings should be sited at least 3.0m from the road boundary.

Building Coverage

Buildings should not cover more than 35 percent of the net site area. This calculation should include an allowance of 20m² for a covered car park space, where one is not already provided.

Privacy/Amenity Values

Glazing of the main living room and any required outdoor space should be either 6m from the site or unit area boundary (except the road boundary) or screened from adjoining sites.

Outdoor Space

An area of outdoor space must be provided for every dwelling. The area of outdoor space should be 25m² per bedroom. It should be capable of containing a circle of at least 6.0m in diameter, and have a 3.0m minimum dimension. The outdoor space must have a maximum slope of no more than 20° over 75 percent of the required outdoor area. It should be able to accommodate a 6.0m line drawn at right angles to the building. This line should be wholly contained in the outdoor space and have a bearing north of between 135 and 225 degrees.

Non-Residential Activities

Non-residential activities, commonly called "home occupations" can generate traffic, noise, odour, dust, glare and air discharge effects. These activities have specific rules, and you should contact a Resource Planner if you wish to operate a non-residential activity. The Council has a brochure on Home Occupations that provides further detail on this activity.

Signs

Signs should not exceed 0.1m². A limited discretionary resource consent is required for signs up to 1.5m².

Car Parking And Driveways

Dwellings require two on-site car parks. Minor household units require one additional on-site car park. The minimum car park space dimensions are 2.5m by 5.0m, with a slope not exceeding 1 in 16 (6.25 percent). These car parks may be either covered or uncovered, as long as each dwelling has at least one space that is sited in a position where it is possible to erect a garage or carport that is 3.0m by 6.0m. The gradient of a driveway may not exceed 1 in 5 (20 percent). On site turning is required where the site adjoins a major road, or where there is a distance of 20m or more between the road and the car park space. Shared driveways require a resource consent.

Relocated Buildings

Any buildings that are relocated onto a site will require a resource consent.

Infrastructure

Infrastructure includes wastewater or storm water treatment or disposal, water, gas and electricity supply and radio and telecommunication systems. Please contact a Resource Planner to discuss the rules that relate to infrastructure.

Applying For A Resource Consent For A Building In The Living Environment

When applying for a resource consent, you will need to provide all the details requested on the application form(s) and pay the appropriate fees. Resource consent application forms, fee schedules and other information is available from the Council. To avoid delays in processing your application, discuss what information is required with the resource consent staff. They will also tell you whether your proposal needs a resource consent for other matters besides the dwelling or minor household unit, for example, noise, glare and signage.

If you submit an application that has insufficient information, the Council will request that you supply the missing information. Once the information is supplied, processing of the application will begin.

This brochure is only a guide to the Living Environment Rules. The complete Rules are found in Volume Two of the Rules Section of the Operative District Plan. If you have any queries, or require further information please ask the Civic Centre Counter Staff or telephone the Council Call Centre on (09) 839 0400.