

## Multiple dwellings

Any additional dwelling with a floor area of 60m<sup>2</sup> or greater is considered to be an independent dwelling unit which must comply with points 1 - 6 listed above. Please note that the minimum site area requirements apply to each dwelling. For example, two detached houses in the General Residential zone require a total site area of 800m<sup>2</sup>.

## Development contributions

These are financial payments made by people when developing property. These contributions fund the infrastructure and reserves required to provide for the demand created by growth. This demand can come from a range of development. It may include residential, commercial or industrial development.

A development contribution payment is required for both the construction of a minor dwelling and a second residential dwelling, although the amount will differ.

## Building consents - and - Resource consents

*- there is a difference*

Your project may require two types of consent from the Council, Resource consent and Building consent.

**Resource consent** - for activities that impact on the environment which includes your neighbours or the neighbourhood. A Resource consent is permission for you to undertake an activity that does not comply with Council's District Plan rules. This may require an assessment of effects in regard to noise levels, traffic, safety or loss of sunlight.

**Building consent** - to ensure your building is structurally sound and safe. Construction techniques, plumbing, drainage and land stability would be assessed through this type of consent.

Please note this is a general guide to Council's residential development rules and is designed to provide basic advice to people wishing to undertake small scale development. If your query has not been addressed by the information in the pamphlet seek further advice by contacting the Council's Duty Planner on 869 2444.



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# A GUIDE TO Residential Development



This pamphlet outlines some basic planning rules for:

- building a new house
- extending an existing house
- building a garage (accessory dwelling)
- building a second dwelling.



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# Residential development

The rules for development within Gisborne's residential zones are outlined in Council's District Plan.\* If you are planning a development please feel free to speak to Council's Duty Planner for more information.

The following rules apply:

- 1. Minimum Site Area** - the minimum size of the section on which you will be working.

Refer to Council's District Plan to confirm which zone your section is within:

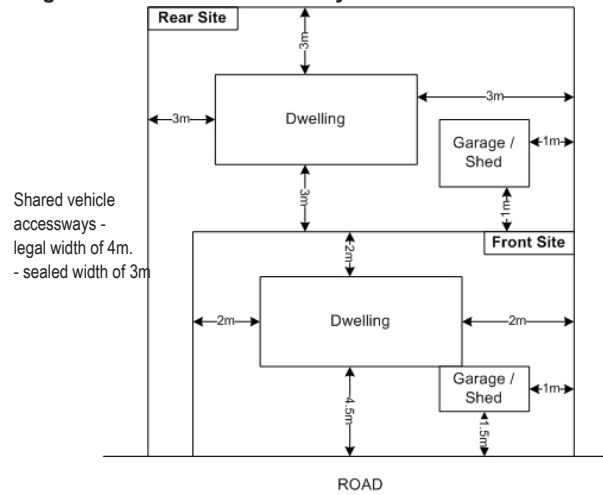
<b>Inner Residential Zone</b>	350m <sup>2</sup> per unit or 280m <sup>2</sup> per unit attached on one side to another unit or 250m <sup>2</sup> per dwelling unit attached on 2 or more sides (including vertically).
<b>General Residential and Residential Protection Zones</b> (reticulated)	400m <sup>2</sup> per unit or 320m <sup>2</sup> per unit attached on one side to another unit or 250m <sup>2</sup> per dwelling unit attached on 2 or more sides (including vertically).
<b>General Residential and Residential Protection Zones</b> (non reticulated)	1,000m <sup>2</sup> per unit.
<b>Taruheru Subdivision Block</b>	800m <sup>2</sup> per unit.
<b>All Residential Zones</b> covered by a Site Caution Layer*	1,000m <sup>2</sup> per unit.

\* Land subject to a **Site Caution Layer** is generally erosion prone and/or is not stable.

- 2. Yards** - the minimum distance between a building and your boundary.

Yard requirements are designed to protect your privacy. Yards differ depending on whether the building is a house or a shed, garage or carport. These requirements are shown below. A building may be built closer to a boundary if the affected neighbour gives their written approval **and** if the building still meets the height rules.

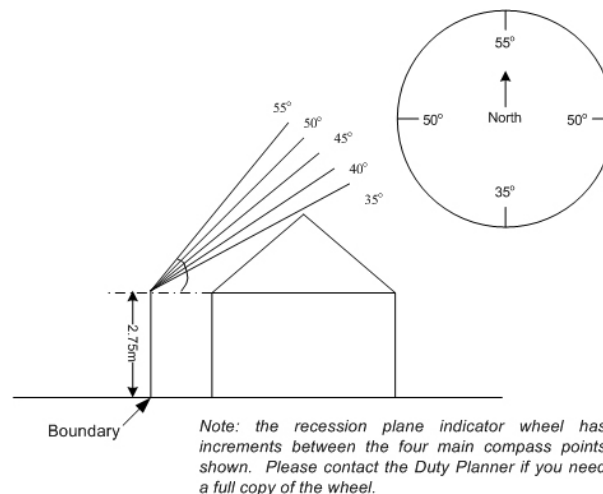
**Figure 2 : Yards and Accessways**



- 3. Height** - the height of buildings relative to their distance from the boundary.

These rules are designed to protect your neighbour's access to sunlight. The building height recession plane is calculated by measuring 2.75m vertically on your boundary. Your building must fit within the angle specified in the diagram below. Minimum angles allowed differ depending on the orientation of your section.

**Figure 3 : Height Recession Plane Indicator**



If your proposed building infringes the height recession plane but the extent of the infringement is less than one metre, a resource consent will only be required if the affected neighbour will not give written approval. If the building exceeds the height recession plane by more than one metre, a resource consent will be required.

- 4. Site Coverage** - the percentage of your property covered by buildings and structures.  
No more than 35% of your land (site) area can be covered in buildings. This includes existing buildings and structures with a roof and decks 2.4m above the ground. Access strips (driveways) to rear sites may not be included when calculating this percentage.
- 5. Access** - Accessways (driveways) to two - four houses must be a minimum of 4m wide on your plan. They must be sealed to at least 3m wide. Please note there are different requirements when five or more dwellings share an accessway.
- 6. Building Length** - Multiple units or buildings additional to the main building cannot be longer than 15m. If they are, at least one of the buildings must be offset by at least 2m or set a sufficient distance from the boundary.

If your development **fails** to meet any of these requirements or, in the case of the height and yard requirements, you are unable to obtain the necessary approval from the neighbouring property owners you will need to obtain a Resource consent (land use) from the Gisborne District Council.

## Minor dwelling unit

A minor dwelling is a dwelling unit which is not the principal dwelling on the site and which has a floor area less than 60m<sup>2</sup>. It must comply with points 1 - 5 listed above. There is no minimum site area for a minor dwelling unit.