



RESIDENTIAL LOT CONTROLS

Height Limit

5m/single story developer covenant. This does not apply to the Township Service Centre.

Site Coverage

50% is the maximum site coverage allowed.

Street Articulation

All buildings must have a veranda, portico, porch or other similar entrance feature surrounding the front entrance.

The main entry door (front door) or access to the dwelling must be visible from the street. Where the lot has more than one street frontage the entry door (front door) or access only needs to be visible from one street.

Driveways

Driveways must be constructed within 3 months of the occupation of the dwelling or issue of Code Compliance Certificate, whichever is sooner. Constructed of either concrete (exposed aggregate is encouraged), asphalt, or pavers.

Fencing Setback

Street Boundary - no fences shall be constructed within 4.5m of the street boundary. With the exception that corner sections may fence up to half of the secondary street boundary within the setback.

Internal Boundary – no internal boundary setback.

Fencing Height

On no boundary should fencing exceed 1.8m in height. Hedging as an alternative to solid fences is welcomed.

Fencing on Reserves

Reserve Boundary and Reserve Walkway Boundaries - fencing adjoining a reserve or a walkway reserve shall not exceed 1.2m in height and shall minimum 50% visually permeable.

Fencing on Cemetery Road Boundary

On Cemetery Rd lots there will be developer-installed post and rail fencing which must remain in place. No further north-facing fencing is allowed. Boundary fencing must be no more than 1.2m high within six metres of the northern boundary

Fencing on Boundary With Section 6 Block IV Land (Farmland to the east of Longview)

The existing deer fence shall be retained and shall be the only fencing on this boundary until such time as Block IV is zoned residential.

LRV

Roofing - shall be LRV of 20% or less (solar panels are excluded from this control).

Materials – at least 70% of total external surfaces (excluding roofs and windows) shall have an LRV of 35% less.

Do you have to have a garage?

No

If You Choose Not To Have A Garage Do You Need To Provide Off-Street Parking?

Yes. Two car parks.

If You Have a Granny Flat Do The Parking Requirements Change?

Yes you need a car park for the flat so would need three onsite car parks in total, one for the flat and two for the house.

Visitor Accommodation

Short Term – the letting of a house (referred to as Residential Unit in the District Plan) or a granny flat (referred to as Residential Flat in the District Plan) is allowed for a period not exceeding a total of 90 nights per 12 month period.

Long Term (house or granny flat) – there are no restrictions in the Resource Consent nor in the developer covenants. Note: the granny flat can be attached or detached.

Homestays – allowed as long as any individual guest stays less than 90 nights. A homestay means the use of a house or granny flat by paying guests at the same time that either the house or granny flat is occupied by residents using it as a Residential Activity. It includes but is not limited to bed & breakfasts and farm-stays.

Utility Areas

Utility areas (eg gas bottles, rubbish bins, heat pump units) must not be visible from the street.

Is Developer Design Approval Required

Yes.

What are the Developer Design Covenants?

No exposed brick or exposed block.

No tile roofs.

LRV <35%

No white downpipes.

All external lighting must be downlit

No roof hips visible from street

Road Setback

Houses are to be set back a minimum of 4.5m and maximum of 5.5m from the road boundary. A minimum of 3m of building parallel to the road boundary must be located no more than 5.5m from the road boundary.

Exceptions: see at end of this sheet.

Internal Boundary Setbacks

Minimum setback of 1m

Exceptions:

- (a) Accessory buildings including garages may be located within the setback provided they do not exceed 3.5m in height and 7.0m in length and contain no openings or windows orientated toward the boundary which is being encroached.
- (b) Eaves may be located up to 600mm into any boundary setback.
- (c) No setback is required from an internal boundary where buildings share a common wall on that internal boundary.

Garage Setback

Except where the garage door is perpendicular to the road boundary, all garages shall have a minimum setback of 5.5m from the road boundary and shall be recessed at least 0.5m from the front facade of the dwelling.

Where a lot has more than one road boundary the requirement for the garage to be recessed from the front facade of the dwelling only applies to the elevation where vehicle access to the garage is being provided from and does not apply where the garage door opening is perpendicular to the road boundary.

Recession Planes

Road Boundaries: No recession planes apply to road boundaries

Internal Boundaries:

Northern boundary - 2.5m and 55 degrees.

Western and Eastern boundaries - 2.5m and 45 degrees.

Southern boundary - 2.5m and 35 degrees.

Gable end roofs may penetrate the building recession plane by no more than one third of the gable height.

Accessory buildings not exceeding 3.5m in height may encroach into the building recession planes.

Erosion and Sediment Control During House-Build Construction

Erosion and sediment controls measures shall be implemented prior to construction of a dwelling on site and shall be maintained throughout construction. These measures shall prevent sediment exiting the site. Note for assistance in complying with this requirement please refer to the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region. Auckland Guideline Document GD2016/005

Building and Site Controls

The following conditions shall be complied with in perpetuity and shall be registered on the Lots 11 - 116, 118 – 127, 129 – 146, 148 – 158 and 161 - 480 Titles by way of Consent Notice pursuant to s.221 of the Act.

- There shall be no more than one Residential Unit (inclusive of one Residential Flat) erected on the Lot.
- The vehicle crossing constructed as part of the subdivision shall be the vehicle crossing used to access the Lot. No other vehicle access point to the Lot is permitted.
- Two off street car parking spaces shall be provided within the Lot per residential dwelling. An additional off street car park space shall be provided for each residential flat (if any).

Building Street Setbacks

All buildings shall have a minimum setback of 4.5m and maximum of 5.5m from the road boundary, except the following;

- (i) Lot 11 - 26 & 50 - 61 the minimum setback from Cemetery Road shall be 4.5m. No maximum setback applies to this boundary.
- (ii) Lot 49 the minimum road setback shall be 2.5m from the western road boundary and 4.5m from northern road boundary. No maximum setbacks apply to these boundaries
- (iii) Lots 48 - 32 the minimum road setback shall be 4.5m from the northern road boundary. No maximum setbacks apply to these boundaries
- (iv) Lot 31 the minimum road setback shall be 2.5m from the eastern road boundary and 4.5m from the northern road boundary. No maximum setbacks apply to these boundaries
- (v) Lot 94 the minimum road setback shall be 2.5m from the southern road boundary and 4.5m from the eastern road boundary. No maximum setbacks apply to these boundaries
- (vi) Lots 95-104 the minimum road setback shall be 4.5m from the eastern road boundary.
No maximum setbacks apply to these boundaries
- (vii) Lot 105 the minimum road setback shall be 2.5m from the northern road boundary and 4.5m from the eastern road boundary. No maximum setbacks apply to these boundaries
- (viii) Lots 276, 277, 299, 300, 326, 327, 352 353, 375, 380, 381, 398, 405, 425, 442, 449, and 461 the minimum road setback shall 2.5m from the northern road boundary. No maximum setbacks apply to these boundaries;

- (ix) Lots 190, 191, 220, 221, 248, 249, 268, 269, 286, 314, 315, 365, 371, 386, 393, 409, 421, 437, 454, 465 and 471 the minimum road setback shall be 2.5m from the southern road boundary. No maximum setbacks apply to these boundaries;
- (x) Lots 181, 202, 205, 236, & 239 the minimum road setback shall be 3m.
- (xi) Lots 193, 203 & 237 the minimum road setback shall be 3m from the northern boundary and 2.5m from the eastern boundary. No maximum setback applies to the eastern boundary.
- (xii) Lot 180, 204 & 238 & 258 the minimum road setback shall be 3m from the northern boundary and 2.5m from the western boundary. No maximum setbacks apply to the western boundary
- (xiii) Lots 287, 192, 259, 340 & 339 the minimum road setback shall be 3m.
- (xiv) Lots 288, 338 the minimum road setback shall be 3m from the southern boundary and 2.5m from the eastern road boundary. No maximum setback applies to western boundary.
- (xv) Lot 341 the minimum road setback shall be 3m from the southern boundary and 2.5m from the western road boundary. No maximum setback applies to the western boundary.
- (xvi) Lot 30 the minimum road setback shall be 2.5m from the western road boundary. No maximum setback applies to this boundary.
- (xvii) Lots 68 & 93 the minimum road setback shall be 3m from the western boundary and 2.5m from the northern road boundary. No maximum setbacks apply to these boundaries.

