

Palmerston North City Council

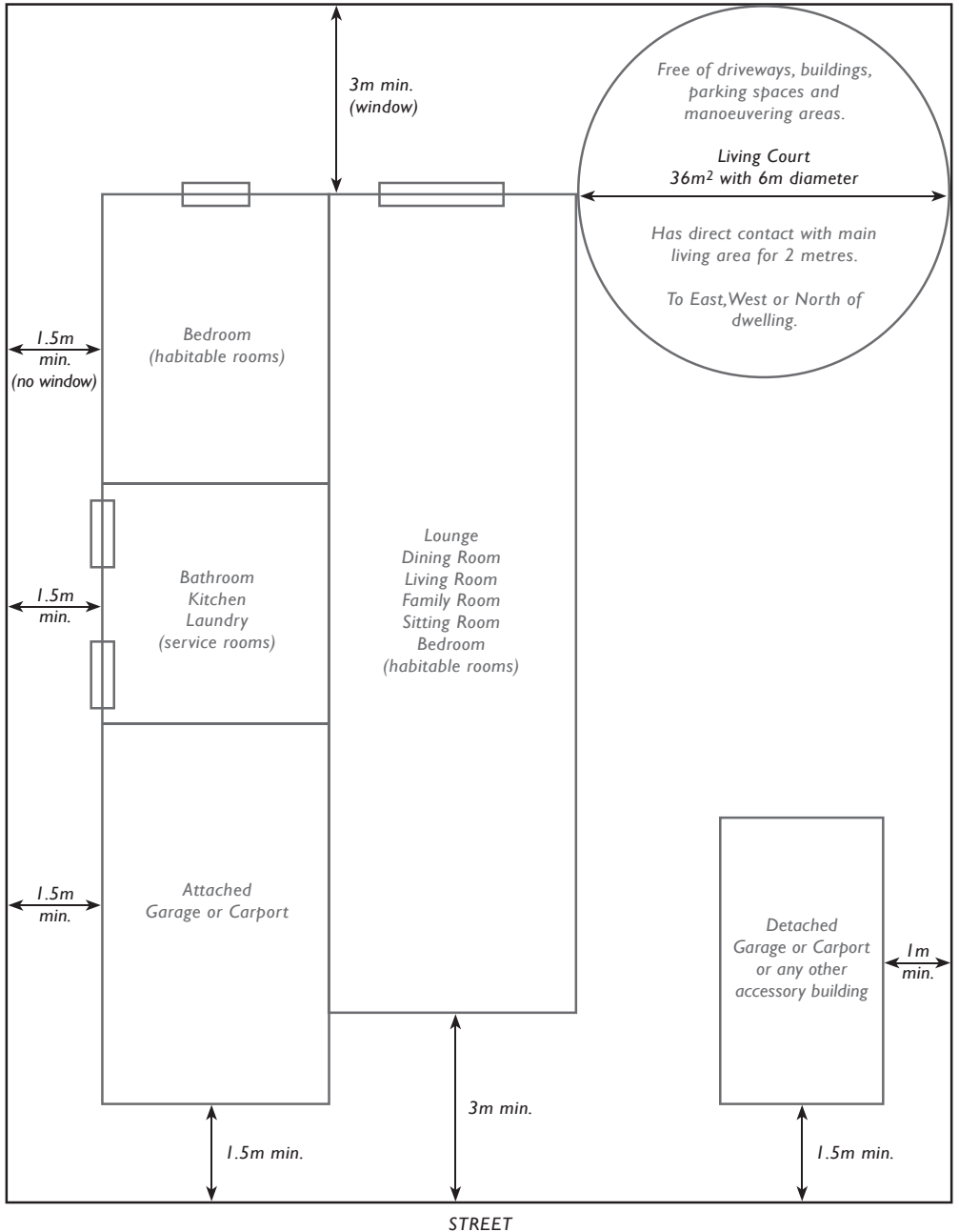
Planning Services

Residential Bulk and Location Requirements

*For Dwellings and Accessory Buildings
Palmerston North District Plan*



RESIDENTIAL PERFORMANCE STANDARDS FOR DWELLINGS AND ACCESSORY BUILDINGS



Boundary Separation Distance

- i) Any dwelling on a front or corner site shall be located at least 3 metres from the boundary with any road, with the exception of that part of a dwelling containing a garage or carport which may be located not less than 1.5 metres from the boundary with any road.
- ii) All other boundaries
 - a) That part of the facade of a dwelling containing a window to a habitable room shall be located at least 3 metres from any boundary
 - b) Any part of a dwelling not included in a) shall be located at least 1.5 metres from any boundary.

Site Area

Minimum Net Site Area of 350m² for each dwelling unit.

Site Coverage

The maximum amount of site which may be covered by buildings:

- a) 40% on sites of less than 500m²
- b) 200m² on sites of 500m² to 572m²
- c) 35% on sites over 572m²

On-Site Carparking

2 parks per dwelling unit

Access

One standard crossing of 3 metres shall be provided except where a dwelling has a double garage facing a front boundary and is set back less than 7 metres from the front boundary in which case the crossing width can be up to 5 metres wide or the width of the double doors, which ever is lesser. Other access provisions may apply, please contact a Council Officer in the Planning Services Section, at the City Council, for further information.

Certain areas are affected by specific restrictions such as the following:

1. Air Noise Controls
2. Minimum Floor Levels
3. Ponding Areas
4. River Terrace and Cliff Protection Lines
5. Developable and Undevelopable Land
6. Stopbanks
7. Notable Trees/Objects/Sites of Cultural Heritage Value
8. Savage Crescent Conservation Area

Please discuss with Planning Services whether any of these restrictions affect your property.

- Note:
1. *The following Design Guides are available:
Aokautere Housing Design Guide and Savage Crescent Design Guidelines.*
 2. *For any relaxation of the provisions outlined in this brochure, please contact a Council Officer in the Planning Services section at the Palmerston North City Council.*

Height of Buildings

- No building shall exceed a maximum height of 9 metres.
- Where a boundary adjoins a right of way, the measurement will apply at the furthestmost boundary of the right of way.
- The recession planes and absolute height control shall not apply to antennae, aerials, chimneys, and architectural appurtenances (such as ornamental towers, turrets, finials, spires, flagpoles and gargoyles) provided these do not exceed the recession plane or absolute height control by more than 5 metres vertical distance.
- The recession plane shall not apply to any boundary common with a reserve or street.

Building Envelope

Figure 10.1

Boundaries between North - West and North - East, through North.

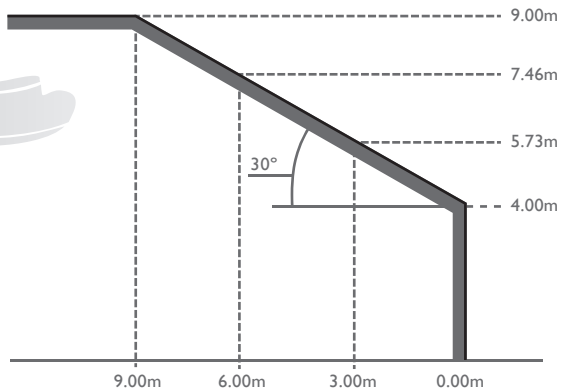
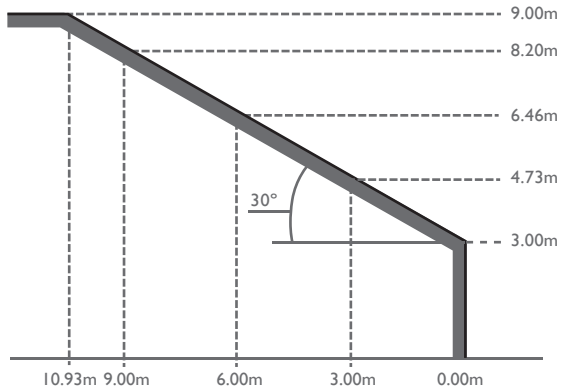


Figure 10.2

All other boundaries



These diagrams are to a scale of 1:200. Plans and elevations submitted to Council must be to a scale of 1:100.

Compass Diagram

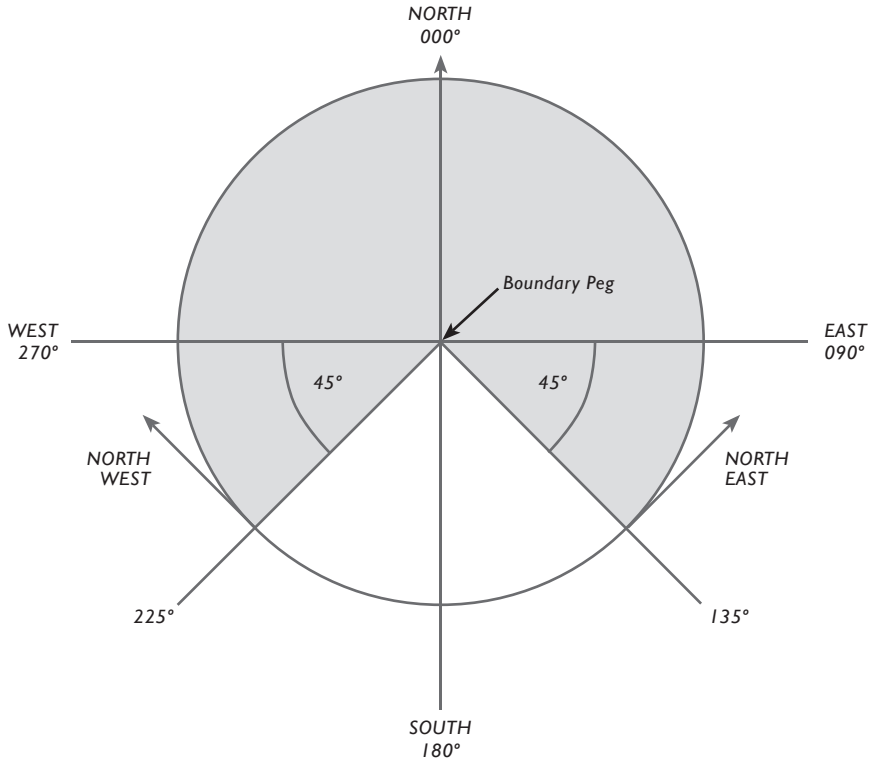




Figure 10.3

-  Use North, North West and North East Boundary Envelope
-  Use Boundary Envelope for all other boundaries

This figure is to be applied by using the “Recession Plane Explanation” over page.

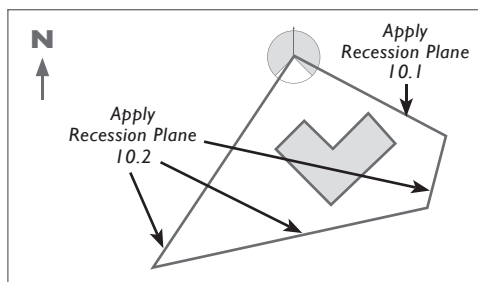
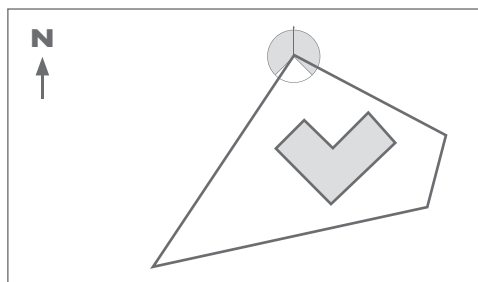
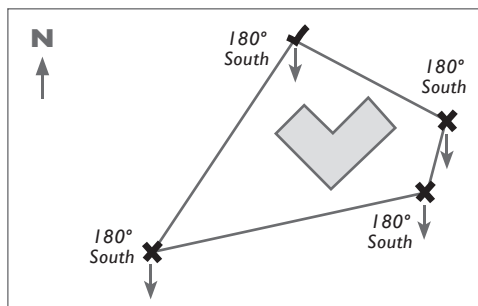
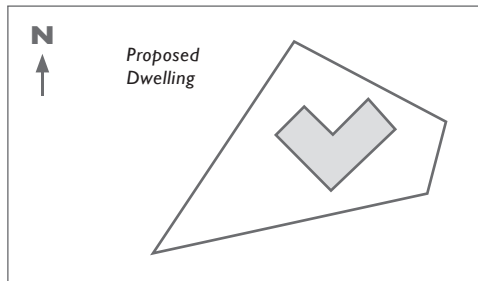
Note: If the roofline of the proposed building is within 1 metre vertically of the height recession plane and/or the site is sloping you will need to provide the following:

- Finished floor levels
- Ground levels at the boundaries
- Height recession planes for the worst case scenario/s

Recession Plane Explanation

To establish which recession plane should be used, the following procedure shall be applied.

1. Establish North and draw the North point on the Site Plan.
(NOTE: A North point must always be shown on any Site Plan submitted to Council as part of an application)
2. Identify any corner boundary pegs which have any part of the subject site directly to the south of them (i.e. 180°).
3. Apply FIGURE 10.3 to those pegs so that North on Figure 10.3 lines up with North on the Site Plan.
4. Any boundary lines which lie within the 270° shaded arc between 225° and 135° are between north-west and north-east. The recession plane shown in FIGURE 10.1 shall be used for those boundaries.
5. The recession plane shown in FIGURE 10.2 shall be used on all other boundaries.



Note: Diagrams are not to scale

Further Information

If you have any questions or require further information please contact:

Palmerston North City Council

Phone: 06 356 8199

Website: www.pncc.govt.nz