

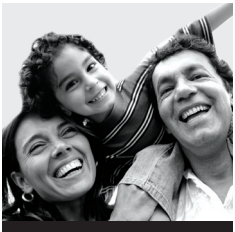
■ For building in the Residential Zone

Site Plans for buildings submitted as part of a Building or Resource Consent application must show certain courts.



☑ Waikato District Plan

Both Living Courts and Service Courts are required and are defined in Sections 4 and 26 of the Operative District Plan and Appendix P of the Proposed District Plan.



■ Living Court

A Living Court is an outdoor area directly related to the household's living area, and is for its exclusive use. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open framed structures. The Living Court must be accessible from the main living area of the dwelling.

A Living Court has a minimum area of 80m² and a minimum dimension (circular) of 6 metres at ground floor level. Alternatively, it can be a 15m² balcony, capable of having a 2.4 metre circle if the dwelling does not have a habitable room at ground floor level.

■ Service Court

A Service Court is an outdoor area for the householder's domestic requirements such as garbage storage and a clothes line. A Service Court must have a minimum area of 15m² and a minimum dimension of 3 metres. It is exclusive of parking/manoeuvring for vehicles or buildings.

☑ Franklin District Plan

After amalgamation on 1 November 2010, a portion of the Franklin district became amalgamated with Waikato district. For that portion of Franklin the provisions of the Franklin District Plan still apply until the two district plans are merged at some time in the future. In the Residential and proposed Residential 2 (Pokeno) zones, an Outdoor Living Court is required.



Outdoor Living Court

Every dwelling must have an outdoor living court where 25 per cent or more of the gross floor area (GFA) of the dwelling is at or within 2.5 metres of ground level. The Outdoor Living Court must have an area of at least 50 per cent of the GFA or 60m², a minimum of 4 metres in any direction or a circle of 6 metres diameter. It must be readily accessible from the main living or dining area of the dwelling and at least 60 per cent must be north, east or west facing.

The outdoor living court cannot be used for parking, manoeuvring, nor can it conflict with other rules such as 27.6.1.9 (further onsite parking). The court must be at ground level and may incorporate paving, decking terracing or open structures that do not constitute a building. Nor can the court include service functions such as clothes drying lines, outdoor storage, or rubbish bags. The Council may require further information or plans to demonstrate that these functions are catered for elsewhere.

These rules also apply to multi-unit housing.

■ District Plan

Please note there are other requirements in the District Plan that need to be shown on site plans.

This publication is a guide only. If you require further information, Waikato District Council planning staff are happy to assist you.



Please contact us if you would like any further information

Ngaruawahia Office
(Head Office)
15 Galileo Street
Ph: 07 824 8633

Huntly Office
142 Main Street
Ph: 07 828 7551

Raglan Office
7 Bow Street
Ph: 07 825 8129

Tuakau Office
2 Dominion Road
Ph: 0800 492 452

