



Question: How far from the boundary can I build a Residential Dwelling?

As per the District Plan;

[Click here for quick Link](#)

[Residential Zone](#)

[Rural/Residential Zone](#)

[Township](#)

[Rural Zones](#)

[Business Zones](#)

Residential Zone

Road Boundary

Front yard – Setback from Boundary is minimum of 4.5m

Corner Sites

Front yard needs to be setback - one a minimum of 4.5m and one a minimum of 1.6m

Internal Boundary

Side and Rear Yard – Setback from Boundary is minimum of 1.6m

Where an internal boundary immediately joins a right of way where they legally have joint ownership to R.O.W. (or walkway) minimum setback of buildings from that internal boundary shall be 1m.

[link to recession plan FAQ](#)

Accessory Building - garage/ sheds

Can be built on the boundary provided that the building does not exceed 10m in length and that there are no windows on that side. NOTE – If the building is within 1m of the internal boundary than a fire-wall is required.

[link to Building - Accessory Shed FAQ](#)



Rural/Residential Zone

Internal Boundary

Residential units must be set back a minimum of 10m

Building designed for housing of animals

- Poultry and other birds 4.5m
- Dogs 4.5m
- Other animals 30m

Any Buildings greater than 15m² floor area must be setback minimum of 6m

All other buildings with a floor area of less than 15m² Must be set back a minimum of 1.6m

Road Boundary

Road setback requirements for all buildings is 15m



Rural Zone

Road Boundary

Any building must be setback from **State Highways** a minimum of 20m

Exceptions: Buildings less than 10sq metres may be located closer to the boundary
Stock yards may be located closer to boundary as long as they do not contain loading or unloading ramps

The transitional plan rules apply in relation to any non-state highway road boundary of 10 metres.

Internal Boundary

Residential units must be set back a minimum of 20m

Buildings other than residential, and buildings designed for animals must be set back a minimum of 30m

All other buildings greater than 10sq must be set back a min of 6m

Exception. Buildings being used to house pigs or poultry

- Pigs no closer than 500m from property boundaries (road and internal)
- Poultry no closer than 100m from property boundaries (road and internal)



Township zone

Internal Boundary

Buildings must be setback a minimum of 1.6m

Where an internal boundary immediately joins a right of way (or walkway) minimum setback of buildings from that internal boundary shall be 1m.

(link to recession plan FAQ)

Road boundary

Buildings must be setback a minimum of 4.5m

Corner site

Buildings must be setback a minimum of one boundary at 4.5m and one of 1.6m

Accessory Building ie garage/ sheds

Can be built on boundary provided that the building does not exceed 10m in length and that there are no windows on that side. NOTE – If the building is within 1m of the internal boundary than a fire wall is required.

[link to Building - Accessory Shed FAQ](#)



Business Zones

Business Zones can differ from other zones and at times there is a maximum distance vs a minimum distance. Please be careful to note this.

Business 1 & 2

Road Boundary

Maximum setback is 5m
(can build from road boundary to a max of 5m back)

Internal Boundary

Maximum setback is 5m
(ideally want close to neighbour as possible)

Business 3

Road Boundary

Minimum setback from road is 2m
(so can not built closer than 2m) to road

Business 4

Road Boundary

Minimum setback from a road boundary is 10m
Minimum setback from a State Highway is 20m

Business 5

Road Boundary

Minimum setback from a road boundary is 20m

Internal Boundary

Minimum setback from an internal boundary is 20m

Business 6

Road Boundary

Minimum setback from a road boundary is 10m

Internal Boundary

Minimum distance from a road boundary is 10m

Business 7

Road Boundary

Minimum setback from a road boundary is 5m



Related reference documents/links

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ADMINISTRATION	
Information current to:	2005
Officer responsible:	Planner
Specialist	Planner