

# Water Tanks Bulk and Location Requirements

## Introduction

This pamphlet summarises the commonly referred to Building Bulk and Location Requirements under the Proposed District Plan that apply in the Waikato District in relation to water tanks. It is expected that water tanks will comply with the standards and terms in the relevant zone. If a water tank does not comply with the standards and terms, then resource consent must be obtained from the Council.

Not every standard is referred to here. Sites that have an unusual characteristic may have additional planning controls eg. flood and other hazard risks, proximity to specific activities including Hamilton Airport, Te Kowhai Airfield, the Waikato Gun Club, Landscape Policy Area, Ridgeline Policy Area, indicative roads, expressways, quarries, near the coast, in gullies or containing indigenous vegetation.

Please note that if you have encumbrances, such as a consent notice or covenant registered on your Certificate of Title, these requirements may over-ride any of the bulk and location requirements.

The full text of the District Plans should be referred to when drawing up a final building site plan. District Plans are available to read at all Waikato District Council Offices and libraries and at [www.waikatodistrict.co.nz](http://www.waikatodistrict.co.nz). Advice about plans and rules can also be obtained from the Enquiry Manager at the Council (Monday to Friday, 11am to 3.30pm). Please phone (07) 8248633 or 0800 492 452 or email [enquiry.manager@waikdc.govt.nz](mailto:enquiry.manager@waikdc.govt.nz) for any enquiries.

## Water Tank Provisions

### *Size*

If a water tank has a capacity of 35,000 litres or larger a building consent must be obtained from Council prior to installation.

If the water tank has capacity of 35,000 litres or more it must also comply with the yard setback rules of the Proposed District Plan (refer below). If it does not comply with the yard setback provisions, it will also require land use consent prior to installation.

### *Height*

If a water tank is positioned above ground (or partially above ground) and is less than one metre

in height (measured from natural ground level), and is less than 35,000 litres, it is a permitted activity.

If a water tank is positioned above ground (or partially above ground) and is more than one metre in height (measured from natural ground level), it must comply with the yard setback rules of the Proposed District Plan (refer below). If it does not comply with the yard setback provisions, it will require land use consent prior to installation.

### *Site Coverage*

A water tank or water tanks that have a total capacity of 35,000 litres or less are exempt from site coverage requirements.

# Yard Setback Rules under the Proposed District Plan

## Living Zone

Water tanks situated in the Living Zone that are used for the storage of water may be located within 1.5m of the side or rear boundaries if the height of the water tank when measured from natural ground level is 2.5m or less and the total length of all buildings including the water tank situated within 1.5m of the boundary does not exceed 6m. Water tanks may be no less than 3 metres from the road boundary.

It is recommended that slim line tanks be used in the Living Zone.

## Country Living Zone

Construction or alteration of a building is a permitted activity if it is:

- 7.5 metres from the road side boundary
- 12 metres from all other side boundaries.

## Rural Zone

### Lots greater than 1.6 hectares in area:

Construction or alteration of a building is a permitted activity if it is:

- 7.5 metres from road side boundary
- 25 metres from all other side boundaries

### Lots greater between 5000m<sup>2</sup> and 1.6 hectares in area:

Construction or alteration of a building is a permitted activity if it is:

- 7.5 metres from road side boundary
- 12 metres from boundary adjoining lots less than 1.6 hectares in area
- 25 metres from boundary adjoining lots greater than 1.6 hectares in area

### Lots less than 5000m<sup>2</sup> in area:

Construction or alteration of a building is a permitted activity if it is:

- 7.5 metres from road side boundary
- 12 metres from all other side boundaries

## Coastal Zone

See Rural Zone.

If further advice is required about the rules associated with water tanks, please contact an Enquiry Manager at the Council (Monday to Friday, 11am to 3.30pm) or a Building Inspector at the Council (Monday to Friday, 8.00am to 10.00am). Please phone (07) 8248633 or 0800 492 452 for any enquiries.

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