

RAINWATER TANKS: PC54 AND PM13 STANDARDS



Rainwater Tanks:

Auckland Unitary Plan change 54 (PC54) and Hauraki Gulf Islands District Plan modification (PM13)

Use this document to understand the standards that relate to your residential zone or residential overlay for rainwater tanks. By ensuring these standards are followed, you may be able to avoid the need for a resource consent.

Do note, that building consents have separate requirements and although you may not need a resource consent, a building consent may still be required. In addition, note that if your rainwater tank is to be sited in a hazard or controlled area, special overlays and/or Precincts, there are additional standards that will need to be followed. Seek help if there are any other controls (outside zone controls) that relate to your area.

To check if any Unitary Plan controls apply to your property, enter your address in [GeoMaps](#). Check the left-hand column underneath your zone information. Here you can see if there are special conditions on your property. These will be listed under the headings of "Precincts", "Overlays" and "Controls".

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1. Auckland Unitary Plan (Operative in Part) – plan change 54 (PC54)



A. Residential Zones and Māori Purpose

Single House, Large Lot, Rural and Coastal Settlement, Special Purpose – Māori Purpose

		RESIDENTIAL ZONES			
		Residential – Single House Zone	Residential – Large Lot Zone	Residential – Rural and Coastal Settlement Zone	Special Purpose – Māori Purpose zone
RULES	Rainwater tanks must not be located in a riparian, lakeside, or coastal protection yard unless they are less than 1m in height or fully underground*	✓	✓	✓	✓
	Rainwater tanks must not be located in a front yard, <u>unless</u> : <ul style="list-style-type: none"> ▪ they are at least 1.5m from the front boundary; and ▪ they are a maximum height of 1m 	✓	✓	✓	✓
	Rainwater tanks must <u>not</u> exceed 3m in height in a side or back yard.	✓	✓	✓	✓
	Any excess water from the rainwater tank must flow back into your existing private drainage system	✓	✓	✓	✓
	Rainwater tanks must not be located on or outflow across an existing effluent dispersal area	✓*	✓	✓	✓

* For non-reticulated sites additional planning advice may apply. We recommend seeking assistance in this scenario.



B. Residential Zones

Mixed Housing Suburban, Mixed Housing Urban, Terraced Housing and Apartment Buildings

Key:

✓ This rule applies and must be met

✗ This rule does not apply to that zone

		RESIDENTIAL ZONES		
		Mixed Housing Suburban	Mixed Housing Urban	Terraced Housing and Apartment Buildings
RULES	Rainwater tanks must not be located in a riparian, lakeside, or coastal protection yard unless they are less than 1m in height or fully underground	✓	✓	✓
	Rainwater tanks must not be located in a front yard, unless: <ul style="list-style-type: none"> ▪ they are at least 1.5m from the front boundary; and ▪ they are a maximum height of 1m 	✓	✓	✓
	Rainwater tanks must not be located within the area between the building and the street, private road, or shared access unless: <ul style="list-style-type: none"> ▪ they are at least 1.5m from the front boundary and are a maximum height of 1m 	This rule won't apply if: ➤ you live on a rear service lane and your house faces the street		
		➤ you are on a site with up to 3 houses		
		✓	✓	✓
	Rainwater tanks in any 'outlook space' must not be higher than 1m	✓	✓	✓
	Rainwater tanks in an 'outdoor living area' must be fully underground	✓	✓	✓
	Rainwater tanks must <u>not</u> exceed 3m in height in a side or back yard.	✓	✓	✗
Any excess water from the rainwater tank must flow back into your existing private drainage system	✓	✓	✓	



C. Rural Zones

Key:

✓ this rule applies and must be met

✗ this rule does not apply to that zone

		RURAL ZONES						
		Rural Production	Mixed Rural	Rural Coastal	Rural Conservation	Countryside Living	Waitākere Foothills	Waitākere Ranges
RULES	Rainwater tanks must not be located in a riparian, lakeside, or coastal protection yard unless they are less than 1m in height or fully underground*	✓	✓	✓	✓	✓	✓	✓
	Rainwater tanks must not be located in a front yard, <u>unless</u> : <ul style="list-style-type: none"> ▪ they are at least 1.5m from the front boundary; and ▪ they are a maximum height of 1m 	✓	✓	✓	✓	✓	✓	✓
	Rainwater tanks must not be located on or outflow across an existing effluent dispersal area	✓	✓	✓	✓	✓	✓	✓
	Any excess water from the rainwater tank must flow back into your existing private drainage system	✓	✓	✓	✓	✓	✓	✓
	Rainwater tanks must be finished in a recessive natural colour (green, brown, grey) unless they are fully underground or fully hidden behind vegetation.	✗	✗	✓	✗	✗	✓	✓



D. Special Character Areas Overlay – Residential

Key:		SPECIAL CHARACTER AREAS OVERLAY - RESIDENTIAL
✓ This rule applies and must be met ¹		
2 This rule may apply depending on your underlying zone		
RULES	Rainwater tanks must not be located in a front yard, <u>unless</u> : they are at least 1.5m from the front boundary and are fully underground. (This rule doesn't apply if you live on a rear service lane and your house faces the street.)	✓
	Rainwater tanks located in a side yard must either: <ul style="list-style-type: none"> • be fully underground; or • positioned at least 1m back from the front of the building (the exterior wall that faces the street) and must be no greater than 800mm wide 	✓
	Rainwater tanks cannot block (partially or totally) any window or door of the building on the subject site	✓
	Rainwater tanks located directly on the side of the building (adjoining the building) must: <ul style="list-style-type: none"> • match the colour of the building/ wall it is next to • not be more than 3m in height • must be no greater than 800mm wide 	✓
	Rainwater tanks must not exceed 2m in height anywhere on the site (except if they are directly on the side of the building (adjoining the building), where they must not exceed 3m)	✓
	Any excess water from the rainwater tank must flow back into your existing private drainage system	✓
	Rainwater tanks must not be located in a riparian, lakeside, or coastal protection yard unless they are less than 1m in height or fully underground	✓ ²
	Rainwater tanks in any 'outlook space' must not be higher than 1m	Applies to properties that are also in Residential - Mixed Housing Urban, Mixed Housing Suburban and Terraced Housing and Apartment Zones
	Rainwater tanks in an 'outdoor living space' must be fully underground	

¹ Note, properties within the Historic Heritage Overlay require a resource consent for a rainwater tank. Email heritage@aucklandcouncil.govt.nz for advice.

² This will depend on what zone you are in.



2. Hauraki Gulf Islands District Plan – plan modification 13 (PM 13)



A. Hauraki Gulf Islands District Plan - plan modification 13 (PM13)

Rainwater tanks are not defined as a 'building' as long as they meet the definition criteria.

Definition of 'Rainwater tank': *A tank used for collecting and storing rainwater.*

Rainwater tank definition criteria

Rainwater tanks which are all of the following:

- no greater than 3m in height (excluding pipework)
- not located in a front yard or frontage controls for the land unit unless they are located wholly below ground level
- finished in a recessive colour in a natural colour range (green, brown, grey) unless they are located wholly below ground level
- not located on or do not outflow across an existing effluent dispersal area
- designed to outflow into the site's existing stormwater management system

Rainwater tanks are not to be located:

- in any natural hazard area identified on planning maps
- within a horizontal distance of 20m of any coastal cliff
- at an elevation less than 1m above mean high water springs (MHWS) if less than 100m of MHWS
- at an elevation less than 3m above mean high water springs if the activity is within 20m of mean high water springs
- at an elevation less than 2m above mean high water springs if the activity is located more than 20m from mean high water springs
- on a site identified in Appendix 1: Heritage schedules for the inner islands & Appendix 2: Heritage schedules for the outer islands.

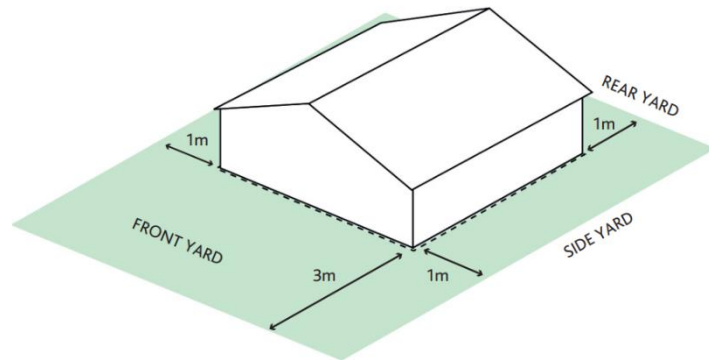
If the above scenarios are true for your proposed tank set-up you may be able to avoid the requirement for a resource consent.



3. Appendix: interpretation support

YARD CONTROLS

- Yards are important because they provide space for buildings and services to be maintained and improve the residential character and the general appeal of a street.
- The yard area must be kept clear of buildings and structures from the ground upward. Rear & side yards can include planting, as long as there is still access.
- Yards are always measured at right angles (90°) to the site boundary.
- These yard controls are the minimum amount of space required between the relevant site boundary and the building.




The diagram above shows how the standard is applied in the Mixed Housing Suburban (MHS) zone.

Zone	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Riparian (Streams)	Lakeside	Coastal Protection*
Large Lot	10m	6m	6m	10m	30m	25m
Rural & Coastal Settlement	5m	1m	1m	10m	30m	20m
Single House	3m	1m	1m	10m	30m	10m
Mixed Housing Suburban	3m	1m	1m	10m	30m	10m
Mixed Housing Urban	2.5m	1m	1m	10m	30m	10m
Terraced Housing & Apartment Buildings	1.5m	1m	1m	10m	30m	10m



Zone	Minimum Front Yard	Minimum Side Yard	Minimum Rear Yard	Riparian (Streams)	Lakeside	Coastal Protection
Special Purpose - Māori Purpose	3m	1m	1m	10m	30m	10m
Rural Production	10m ^a	12m ^b	12m ^b	20m	30m	50m
Mixed Rural	10m ^a	12m ^b	12m ^b	20m	30m	50m
Rural Coastal	10m ^a	12m ^b	12m ^b	20m	30m	50m
Rural Conservation	10m ^a	12m ^b	12m ^b	20m	30m	50m
Countryside Living	10m ^a	12m ^b	12m ^b	20m	30m	40m
Waitākere Foothills, if your property area is less than 4000m ²	3m	3m	3m	20m	-	-
Waitākere Foothills, if your property area is greater than 4000m ²	10m	10m	10m	20m	-	-
Waitākere Ranges	10m ^c	10m ^c	10m ^c	20m	30m	50m

^a If your property fronts an arterial road, the minimum front yard will be 20m in these zones.

You can check if your road is an arterial road under the Unitary Plan by clicking  and on the road in Geomaps.

Controls

Controls: Arterial Roads

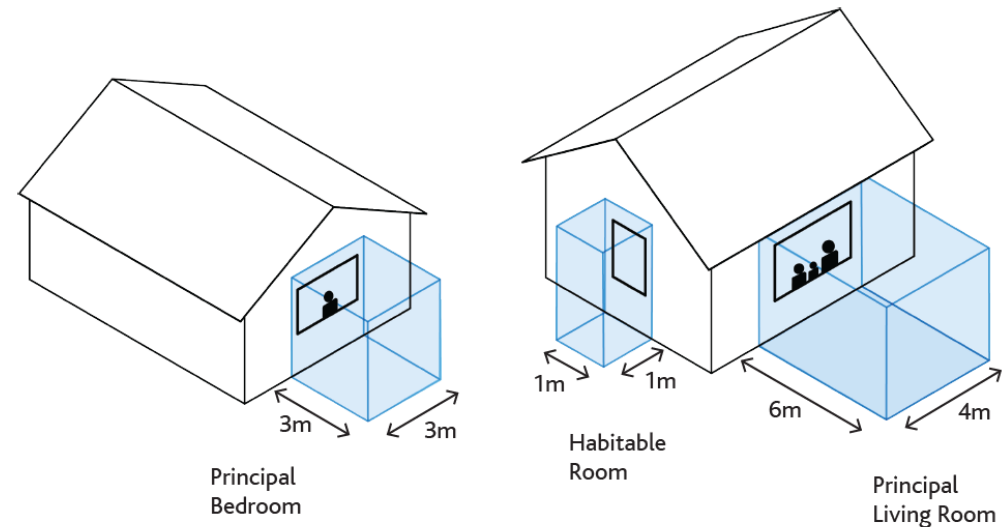
^b If your property has a Quarry Buffer Area Overlay, your minimum side and rear yard will be 20m in these zones.

^c If your property is located within Overlay Subdivision Plan 7a-7g - Bush Living (Ranges) identified in [D12 Waitākere Ranges Heritage Area Overlay](#), your minimum front, side and rear yard will be 3m in the Waitākere Ranges zone.



OUTLOOK SPACE

- This standard is to make sure living spaces and bedrooms have windows that provide access to daylight, adequate privacy and enough of an outlook to create a sense of space.
- Outlook spaces can be within a site or can overlook a public street or public open space. The outlook space must be clear of other buildings and must not overlap the outlook space from another dwelling.
- The outlook space is measured from the centre of a window of a living space or bedroom.
- If there is more than one window in a room, it is measured from the largest one. The amount of outlook space from a room differs according to its use.
- Minimum dimensions for outlook space from windows are:
 - A main living room must have an outlook space with a minimum dimension of 6m in depth and 4m in width
 - A principal bedroom must have an outlook space with a minimum dimension of 3m in depth and 3m in width
 - All other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.



OUTLOOK SPACE

Zone	Minimum Outlook Area
Mixed Housing Suburban	<ul style="list-style-type: none">• Main living room: minimum of 6m in depth and 4m in width
Mixed Housing Urban	<ul style="list-style-type: none">• Principal bedroom: minimum of 3m in depth and 3m in width
Terraced Housing & Apartment Buildings	<ul style="list-style-type: none">• Other habitable rooms: minimum of 1m in depth and 1m in width

Please note that Outlook controls only apply in the zones listed in the table; the standard is not applicable in other zones.

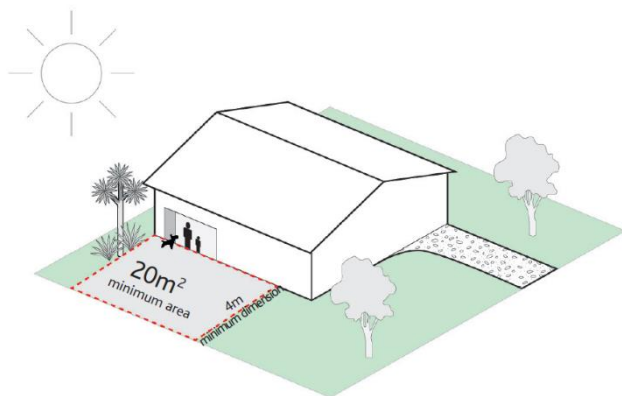


OUTDOOR LIVING SPACE

- This standard is to make sure that people have access to usable, flat outdoor space.
- Outdoor living space must be a minimum of 20m².
- Every edge of the outdoor living space must be at least 4m.
- It is important that outdoor living space gets sunlight, therefore it must not be south facing. Outdoor living space must be directly accessible from a main living area, dining room, or kitchen.

Please note that the requirements for Outlook Living Space only apply in the zones listed in the table; the standard is not applicable in other zones.

Zone	Minimum Outdoor Living Space located at ground level	Minimum Outdoor Living Space for principal living rooms located above ground level
Mixed Housing Suburban	20m ²	<ul style="list-style-type: none">• 5m² for 1 bedroom or studio• 8m² for 2 bedroom or more
Mixed Housing Urban		
Terraced Housing & Apartment Buildings		
Māori Purpose		



The diagram above shows how the standard is applied in the Mixed Housing Suburban (MHS) zone.

Disclaimer

Please note that the Auckland Unitary Plan (Operative in part) and Hauraki Gulf Islands District Plan may be updated from time to time. Please refer to the Auckland Council website for the most up to date version of the relevant plans. In addition, this document is aimed as a 'support' and an overview of the plan change (PC54) and plan modification (PM13) and is to be used as a guide only. Full consideration should be given to where a residential property is located and whether "Precincts", "Overlays" and "Controls" apply in addition to the zones outlined in this document. Contact Auckland Council or talk to a professional to find out if you need a consent or are unsure on standard interpretations.

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