

WHARE NOHO ITI MINOR DWELLINGS

KIA MĀRAMA, KIA TIKA HOKI TE WHAKAŪ I NGĀ TURE
UNDERSTANDING + APPLYING THE RULES

KIA MĀRAMA, KIA TIKA HOKI TE WHAKAŪ I NGĀ TURE UNDERSTANDING + APPLYING THE RULES

A minor dwelling is any self-contained accommodation unit with a gross floor area no greater than 80 square metres on the same site and in the same ownership as the principal dwelling on the site. A self-contained unit has a separate entrance from the main house, kitchen and living facilities, and toilet/bathroom facilities.

This means that minor dwellings are not the same as the main house on the site. Different rights and restrictions apply to minor dwellings. This is because they might depend on some of the functions of the main house, such as sharing a driveway or a pedestrian access.

Minor dwelling rules are an opportunity to create extra small living spaces in our city. This 'secondary' housing can be built on sites that would otherwise only have one dwelling.

If you are considering subdividing around a minor dwelling, this will need a resource consent. The consent process will consider things like the layout, services, access and urban design.

THIS GUIDE

This design guide is a tool to help you find out if you can add a minor dwelling to your residential property. We want to make it easier for you to navigate the requirements of the Palmerston North City Council District Plan.

The purpose of this guide is to help you develop your project by working through:

- What you can build on your site and where
- The planning of your site for best use of space
- The minor dwelling rules (residential standards) of the Palmerston North City Council District Plan and how to apply them

You can use the checklists to establish your basic building envelope and visualise your site's development potential. We recommend you work with a professional designer to create your final building plan.

Note: This guidance is current as of the date of publication.

DO I NEED A RESOURCE CONSENT?

This guide covers the core standards you must meet to build a permitted development (i.e. does not require a resource consent).

Development outside of these rules is still possible, but you will have to apply for a resource consent before you can get your building consent.

All minor dwellings will need building consent.

RURAL ZONE

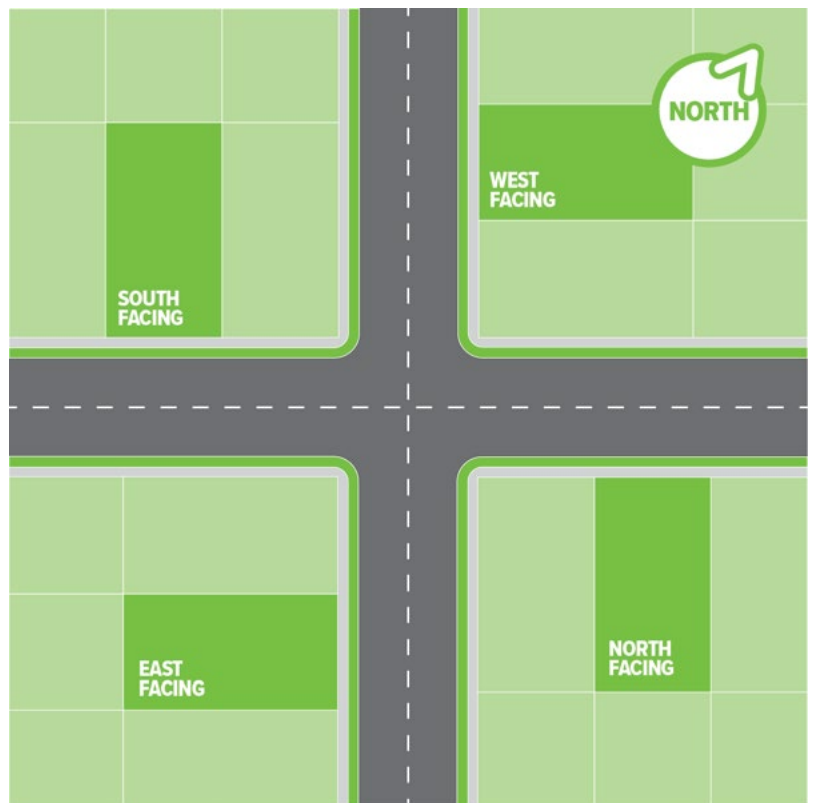
Minor dwellings can't be built in the Rural Zone. You can, however, build a dependent dwelling. These have their own set of rules and cannot be rented out.

A dependent dwelling is a self-contained unit with a maximum gross floor area of 100 square metres. It's on the same site as the main home, and has the purpose of housing relatives, the elderly or the infirm. When it stops being used for this purpose, it must be removed from the site or incorporated into the main dwelling. Resource consents apply to dependent dwellings.

1.

TE AHU O TE PITO WHENUA LOT ORIENTATION

To begin, you will want to understand how your site relates to the existing street network. How your section is located and oriented to the street will have an impact on where your minor dwelling will be designed and best located so that it can be facing north to get the most sunshine, if possible. You can still plan if you'd be facing east or west, but north is best for the sun.



Can I design and locate my proposed minor dwelling so the living areas are facing North, West or East?

2.

HE AHA KEI RUNGA I TŌ WHENUA INĀIANEI? WHAT IS ON YOUR SITE?

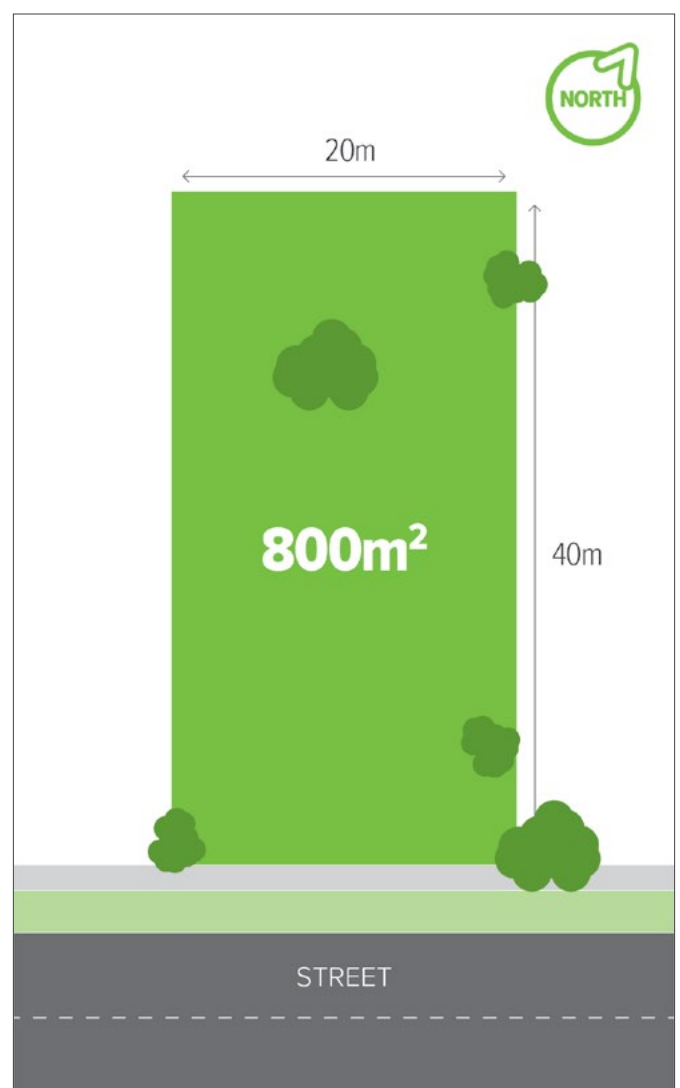
The next step is to identify and draw a map of the existing features of your site.

- Existing buildings
- Sloping land
- Vegetation
- Existing site access
- Orientation of the sun (north facing)
- Stormwater and waterways
- Any easements (see your record of title)
- Any building restrictions (see your record of title)
- Any identified building platforms (areas suitable for building)

These can all be assets to your site and it pays to work with what you've got, rather than investing in expensive earthworks.

To help understand your section size and coverage you could use our GIS tool at pncc.govt.nz/maps or search your property on Google Maps.

If things are looking tricky, give us a call and talk it through with a regulatory planner in our Planning Services team.



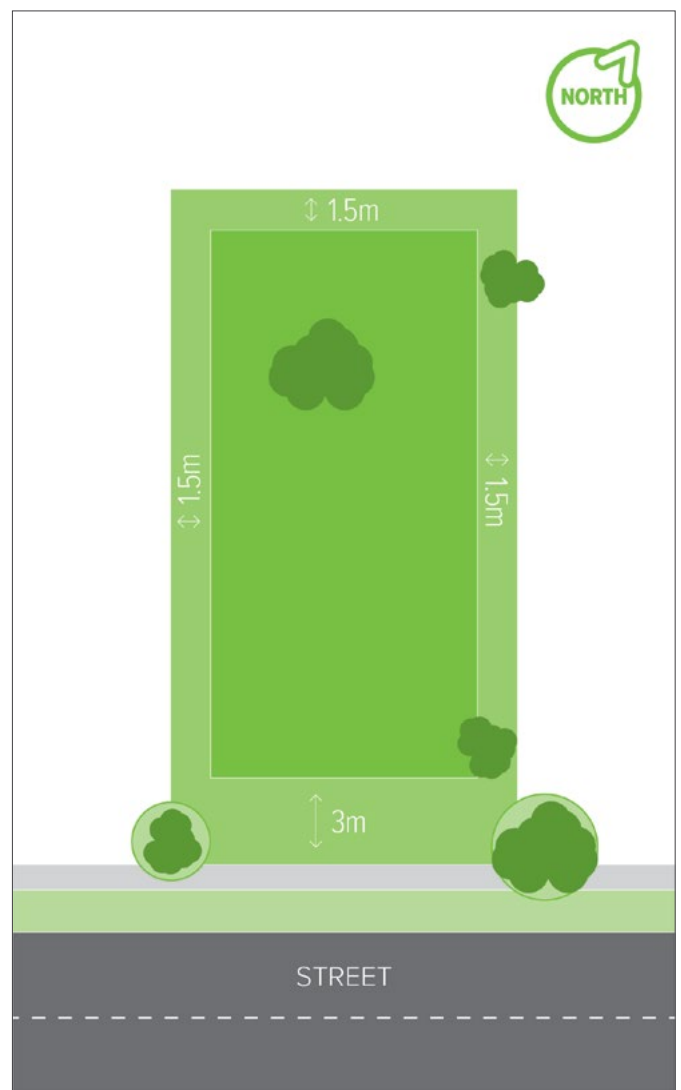
Have you identified the constraints that might affect your minor dwelling plan?

3.

TE TAUTOHU I NGĀ ĀPUTA PAENGA IDENTIFY YOUR BOUNDARY CLEARANCES

In many cases, you'll be able to find your boundary pegs located in each corner of your section. You might have to dig around a little as the grass may have grown over them. If you are unable to locate these, you will need to engage a surveyor before you build.

Next you will need to identify and mark out the distances to your boundary as shown in the image. This is an area of your site that is not able to be built on. These distances are 3 metres from the front boundary and 1.5 metres from the side and rear boundaries when building a minor dwelling. You will need to have at least 3 metres between your principal dwelling and the minor dwelling.



Have I identified and marked my boundary distances?

4.

HE AHA TE TEITEI WHARE MŌRAHI?

WHAT IS THE MAXIMUM BUILDING HEIGHT?

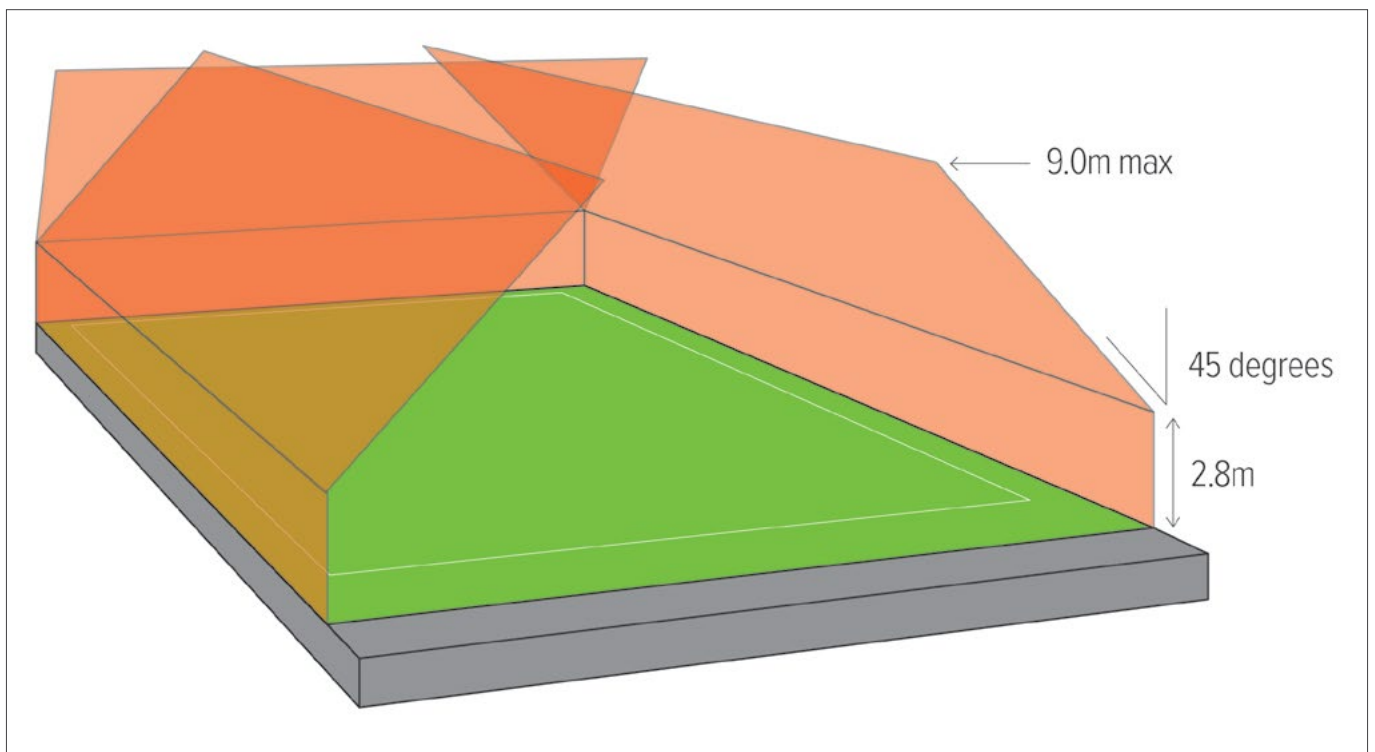
Understanding the height to which you can build to in relation to your boundary will enable you to plan the ground levels and building heights in your design.

This is what we call the height recession planes, which will likely influence your roofline and where you can place your building.

In the city's Residential Zone, the built height limit is 9 metres – this is the maximum height allowed.

To work out your height recession plane, you measure vertically up 2.8 metres on your boundary and then run up at 45 degrees into the site to a height of 9 metres.

Measuring height on sloping sites is more complicated. There are two methods to do this, rolling height and average ground level. We recommend seeking professional advice to see which would work best on your site.



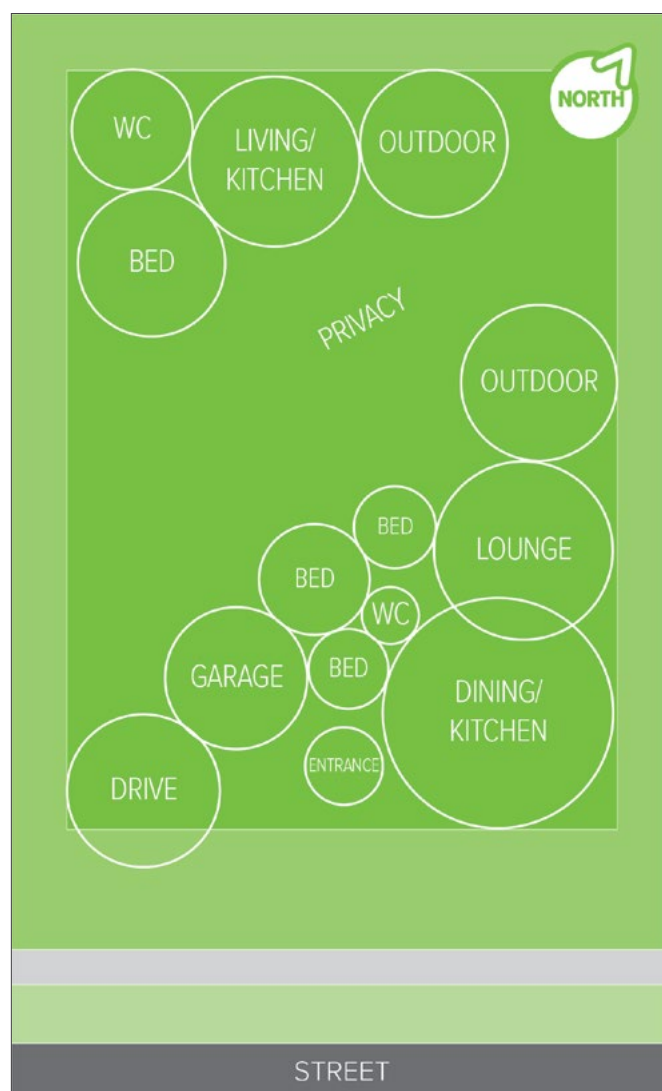
Does my proposed minor dwelling fit within building height limits?

5.

TĪMATARIA TE WHAKAMAHERE I TŌ PAPA START PLANNING YOUR SPACE

An attractive property has more value. Key urban design areas to consider when designing your building include:

- Where are you planning to locate your dwelling?
- Where is your garage and driveway access?
- Where are your existing services located?
- Can you avoid overlooking the neighbours' windows and private spaces?
- Where will your outdoor living space be?
- Consider your access to the sun throughout the day, is your site north-facing?
- What will your house look like from the street?



Have urban design considerations been taken into account?

6.

KI HEA WHAKATŪRIA AI TŌ WHARE?

WHERE ARE YOU PLACING YOUR DWELLING?

You'll need to carefully consider where your minor dwelling might best sit on the site, including its orientation.

- Test the building coverage, while also considering aspects such as exposure to daylight, outlook space and landscaping.
- Make sure you have enough space for your outdoor living areas (see below criteria).
- Start to consider what your roof line might look like at this point to ensure it is under the height restrictions and recession plane (see section 4).
- Make sure your proposed minor dwelling unit is less than 80m² in floor area.
- Both buildings are included in the building coverage percentage.
 - Sites of less than 500 square metres: The total area covered by buildings should not exceed 40 percent.
 - Sites of 500 square metres to 572 square metres: The total area covered by buildings should not exceed 200 square metres.
 - Sites over 572 square metres: The total area covered by buildings should not exceed 35 percent.

OUTDOOR LIVING

Outdoor living for minor dwelling should be private and orientated to the north, east or west of the dwelling. There should also be:

- A minimum open flat area of 30 square metres free of driveways, parking, buildings and turning areas. This is on top of the 36 square metres you'll need for the principal dwelling in a separate area.
- A circle of 4 metres in diameter that has direct contact with the main living area.

NOTE

- Outdoor living spaces can go into the boundary setback areas.
- Windows from the main dwelling should not look into the outdoor living space of the minor dwelling.
- The outdoor living space for the minor dwelling must be clearly defined, such as being separated by a fence or landscaping.



Does the addition of my minor dwelling exceed the maximum site coverage allowed?

7.

TE WHAKAŪ I TŌ MAHERE PAPA FINALISE YOUR SITE PLAN

Make sure you have covered all your bases. Check that you have allowed enough space for:

- Outdoor living spaces. Consider how you can use landscaping to make areas private. Think about where you might put such things as lawn, vegetable gardens, paths, paved outdoor spaces, a deck, a pool, and fences or screens.
- Daylight requirements between your buildings.
- Driveway and parking spaces.
- Privacy and views.
- Outlooks might also be worth considering as what your bedroom and living areas look out over is important.
- Stormwater attenuation (if required)
- Turning a car around



Have I met all the listed criteria?

8.

KUA TUTUKI NGĀ HERE KATOA HAVING TICKED ALL THE BOXES

If you have ticked all the boxes, you should now have a good idea about whether your minor dwelling plans will meet the District Plan requirements and be a success. You'll have your final building envelope for a permitted detached house with a minor dwelling unit in the Residential Zone.

You are now ready to develop a more detailed design in preparation for a building consent application.

You might wish to engage a professional designer or perhaps learn more about prefabricated home builders in your area.

NOTE

Development contributions may apply for minor dwellings. You can read more about this on our website. pncc.govt.nz/estimator

WHAT IF I HAVEN'T TICKED ALL THE BOXES?

If your proposed development is unable to meet all the criteria in this guide, you might still be able to add a minor dwelling on your site. Development outside of these rules is possible, but you might need to apply for resource consent before applying for a building consent.

To understand if any options remain, please contact us and arrange to meet with a regulatory planner in our Planning Services team..

Phone our Contact Centre on **06 356 8199**

Email info@pncc.govt.nz



YOU HAVE YOUR FINAL BUILDING CONCEPT!