



SENTINEL PLANNING

Resource Consents and Subdivisions

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Minor Dwelling or “Small House” Advisory Sheet
AS RELEVANT TO THE AUCKLAND UNITARY PLAN: OPERATIVE IN PART NOV 2016

Zones			
Rural (including Rural Production Zone, Mixed Rural Zone, Rural Coastal Zone, Rural Conservation Zone and Countryside Living Zone)	Single House	Mixed Housing Suburban	Mixed Housing Urban
Minor dwelling (RD**) <ul style="list-style-type: none"> No minimum Gross Floor Area (External Walls) Maximum 65m² Gross Floor Area (External Walls) 	Minor dwelling (Permitted) <ul style="list-style-type: none"> No minimum Gross Floor Area (External Walls) Maximum 65m² Gross Floor Area (External Walls) 	“Small House” – up to 2 dwellings in total per site (Permitted) 3 or more dwellings per site (RD**) (Can potentially subdivide) (No provision for minor dwellings – only a “small house” option) <ul style="list-style-type: none"> Studio – minimum 30m² Gross Floor Area (External Walls) “Small House” (1 or more bedroom) – minimum 45 m² Gross Floor Area (External Walls) 	Small House – up to 2 dwellings in total per site (Permitted) 3 or more dwellings per site (RD**) (Can potentially subdivide) (No provision for minor dwellings – only a “small house” option) <ul style="list-style-type: none"> Studio – minimum 30m² Gross Floor Area (External Walls) “Small House” (1 or more bedroom) – minimum 45 m² Gross Floor Area (External Walls)
Parking: Minimum of 1 per dwelling	Parking: Minimum of 1 per dwelling	Parking: Dwellings – studio or 1 bedroom: Minimum of 0.5 per dwelling (rounded down to nearest whole number) eg. 1 dwelling = no parking required 2 dwellings = 1 parking space Dwellings – 2 or more bedrooms: Minimum of 1 per dwelling	Parking: Dwellings – studio or 1 bedroom: No minimum parking requirement Dwellings – 2 or more bedrooms: Minimum of 1 per dwelling
Outlook Space: No requirement	Outlook Space: No requirement	Outlook Space: Required – minimum dimension of 6m (D) x 4m (W), refer to H4.6.11.	Outlook Space: Required – minimum dimension of 6m (D) x 4m (W), refer to H5.6.12.

<p>Other planning controls that apply: (Refer to Sentinel Planning Development Controls Sheet for more details)</p> <ul style="list-style-type: none"> • Building Height • Outdoor Living Space • Front Fence/Yard Height • Side and Rear Fence Height • Height in relation to Boundary • Front Yard • Side and Rear Yard • Lakeside and Riparian Yard • Building Coverage 	<p>Other planning controls that apply: (Refer to Sentinel Planning Development Controls Sheet for more details)</p> <ul style="list-style-type: none"> • Building Height • Outdoor Living Space • Front Fence/Yard Height • Side and Rear Fence Height • Height in relation to Boundary • Front Yard • Side and Rear Yard • Lakeside and Riparian Yard • Coastal Protection Yard • Maximum Impervious Area • Landscaped Area 	<p>Other planning controls that apply: (Refer to Sentinel Planning Development Controls Sheet for more details)</p> <ul style="list-style-type: none"> • Building Height • Outdoor Living Space • Front Fence/Yard Height • Side and Rear Fence Height • Height in relation to Boundary • Front Yard • Side and Rear Yard • Lakeside and Riparian Yard • Coastal Protection Yard • Maximum Impervious Area • Landscaped Area 	<p>Other planning controls that apply: (Refer to Sentinel Planning Development Controls Sheet for more details)</p> <ul style="list-style-type: none"> • Building Height • Outdoor Living Space • Front Fence/Yard Height • Side and Rear Fence Height • Height in relation to Boundary • Front Yard • Side and Rear Yard • Lakeside and Riparian Yard • Coastal Protection Yard • Maximum Impervious Area • Landscaped Area
<p>Minor Dwelling or Small House (65m² maximum) (2-bedrooms)</p> 	<p>Minor Dwelling or Small House (1-bedroom)</p> 		

* Note: Minimum dwelling size under appeal

** Restricted Discretionary Resource Consent

For the purpose of clarity these can actually be no physical difference between a minor dwelling and a “small house”. The use of the term “small house” is used to achieve a similar outcome to a minor unit. The main difference is that a “small house” can be subdivided.

Subdivision Comments:

- There is no provision to subdivide a minor dwelling within the Rural Zone.
- To subdivide in the Single House Zone, each site needs to be at least 600m² nett site area.
- Subdivision in the Mixed Housing Suburban Zone will require each site to have a minimum of 400m² nett site area for a vacant site.
- To subdivide in the Mixed Housing Urban Zone, each site must have a minimum of 300m² nett site area for a vacant site.
- There is the ability to subdivide a “small house” into its own lot in the Mixed Housing Suburban Zone and the Mixed Housing Urban Zone as one can subdivide around an approved land use or resource consent
 - Example: A land use or resource consent for 2 or 3 dwellings on a site – refer to Table E38.4.2 (A14 + A15) of the Auckland Unitary Plan as a Restricted Discretionary Activity.

Conversion of Dwelling Options:

- Any dwellings existing as at 30 September 2013 can be converted into a maximum of two dwellings, each dwelling must have an outdoor living space that is:
 - Studio or one-bedroom: 5m²
 - 2 or more bedrooms: 8m²
 - Depth: 1.8m

(This normally applies to existing basement conversions).

General Comments:

- All dwellings are subjected to bulk and location context. Please refer to Sentinel Planning Unitary Plan Development Controls Sheet.
- Gross Floor Area (GFA) excludes garages, decks and pergolas.
- Minor dwellings can share existing private standard (100mm) pipe in urban scenarios.
- Minor dwellings in rural scenarios will need onsite stormwater and sewerage dispersed fields. Combined sewerage affluent dispersed limited 2,000 litres per day before a regional discharge consent is required.
- “Small house” needs to be connected independently (2x 100mm) to a shared public standard (150mm).
- Legal establishment minor dwellings or small houses are subject to fire rating requirements and can be rented to a third party.

Other matters that may affect outcomes:

- Land stability/ slope
- Flooding/ stormwater management assessment
- Overhead power lines
- Significant ecological areas/ vegetation
- Building line restrictions
- Vehicles turning and access
- Development contribution apply to all minor dwellings and small dwellings. Watercare Levy’s apply where a separate water meter is proposed.

* Feasibility reports are available on a site by site basis starting from \$500 + GST up to \$1,500 + GST.

Disclaimer

This is not an exhaustive list of all planning matters. The document is the professional opinion of Sentinel Planning Ltd and the Local Authority could have a different view on certain matters. As such, Sentinel Planning Limited accepts no responsibility for any decisions made with the following information.

For all enquiries, please email Sentinel Planning Ltd at enquiries@sentinelplanning.co.nz.