

SO YOU WANT TO BUILD A TINY HOUSE?

INFORMATION SHEET ABOUT THE DISTRICT PLAN

CHAPTER 4A 4.2 DEVELOPMENT STANDARDS

Rules for the construction of a tiny house in the General Residential Activity Area.

DEFINITION

Tiny houses are not specifically defined in the District Plan. There are three categories your tiny house could fall within. These are:

Dwelling

Is it over 50m²? Then your tiny house is likely to be defined as a dwelling. The tiny house must be self-contained (meaning it includes a kitchen and bathroom facilities) to be defined as a dwelling.

Minor additional dwelling

Is your tiny house less than 50m² and includes kitchen and bathroom facilities? Then it is likely to be a minor additional dwelling. This is when a tiny house is proposed on a lot that already has an existing, larger dwelling onsite.

Accessory building

If your tiny house is not self-contained then it is likely to be an accessory building. This is when a tiny house is proposed on a lot that already has an existing, larger dwelling onsite. The tiny house would be assessed under the District Plan as if it were a sleepout.

RULES

Dwellings need to comply with all development standards set out in Chapter 4A 2.

Minor additional dwellings need to comply with development standards 4A 4.2.1 – 6, and 4A 4.2.9.

Accessory buildings need to comply with development standards 4A 4.2.2 – 6.

4A 4.2.1 Number of Dwellings

Up to two dwellings per site are permitted. Three or more dwellings will require resource consent. You can have up to one dwelling and one minor additional dwelling as of right, and as many accessory buildings as you want subject to compliance with the below development standards.

4A 4.2.2 Site Coverage

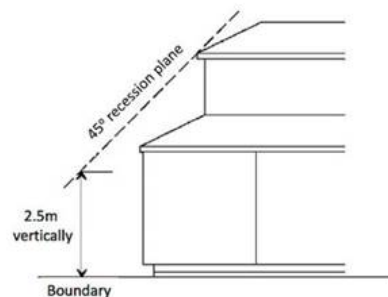
Total site coverage cannot exceed 40%.

4A 4.2.3 Building Height

The height of buildings onsite cannot exceed 8m.

4A 4.2.4 Recession Plane

All buildings must fall within the recession plane, being a 45° angle measured from a height of 2.5 metres above the boundary as shown below. This applies from external side and rear boundaries.



Recession planes control the height of buildings in relation to boundaries. Taller parts of buildings have to be further from boundaries. This manages sunlight and shading.

4A 4.2.5 Yards

Buildings cannot be located within 3m of the front yard, or 1m of the side or rear site yards.

One accessory building measuring less than 6m in length along the boundary is permitted within the side or rear yard.

4A 4.2.6 Permeable Surfaces

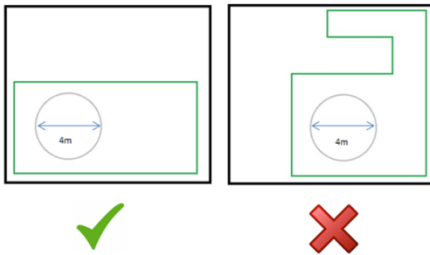
30% of the site area must be permeable following construction. This includes grassed or planted areas, permeable paving, living roofs, and decks which allow water to drain through to a permeable surface.

4A 4.2.7 Outdoor Living Space

Each **dwelling** requires a private outdoor living space. This must be directly accessible from the dwelling to which it relates.

Minimum area	50m ²
Minimum dimension	4m

Important note: The outdoor living space must have a 4m dimension for the entirety of the 50m² area.



4A 4.2.9 Minor Additional Dwelling

Outdoor living space requirements are slightly reduced for minor additional dwellings. This must be private and directly accessible from the minor additional dwelling to which it relates.

Minimum area	20m ²
Minimum dimension	3m

Important note: The outdoor living space must have a 3m dimension for the entirety of the 20m² area.

4A 4.2.12 Stormwater Retention

A rainwater tank must be provided for any new building that collects rainwater from the roof. This must have the following volume:

Roof area of 100m ² or less	2,000L
Roof area of 100m ² to 200m ²	3,000L
Roof area of more than 200m ²	5,000L

This is not required for an accessory building.

CHAPTER 14 GENERAL RULES

Key General Rules to be aware of when constructing a tiny house.

14A Transport

Standard 2(c)

Sufficient area must be provided for vehicles to stand, queue, and make all necessary manoeuvres without using the public road reserve, or spaces provided for parking, servicing, loading or storage. Note that reversing out of a property is only acceptable in a limited range of circumstances.

Standard 4(a)

Minimum of 1 parking space per dwelling provided onsite.

14H Natural Hazards

A building within the Wellington Fault Special Study Area requires resource consent. You can check the District Plan e-Map for the location of this study zone.

14I Earthworks

Earthworks up to a volume of 50m³ which do not alter the natural ground level by more than 1.2m are permitted.

CONTACT US

We recommend getting in touch with a Council Planner to discuss your proposal and help you establish whether you need resource consent or building consent.

A pre-application meeting can help to resolve any issues early, and help you determine whether you need any written approvals from neighbours to construct your tiny home.

Email: ResourceConsents@huttcity.govt.nz

Phone: 0800 488 824 to speak with us

View the District Plan: huttcity.govt.nz/The-District-Plan