

HE ARATOHU:

Te Hanga Whare Riki Mō te Whānau

I Tētahi Kāinga Noho

STEP-BY-STEP GUIDE:

Building a Family Flat

In a Residential Zone



Hey there!

If you're thinking about building a family flat for your ageing parents, extra income, or just need more space for your growing family, this guide is here to help you navigate the process.



What is a Family Flat?

A family flat is like a mini-house on your property. It's a separate home on a site smaller than the property's main house.

These flats aren't bigger than 50 square metres plus you can have a covered verandah up to 10 square metres.

Keep in mind that family flats have their own set of rules, so sometimes they share things like driveways and walkways with the main house.

Why build a Family Flat?

Building a family flat can give you extra living spaces, and it's perfect for sites where you'd typically only have one dwelling. Now, let's take you through the steps.

How to use this Step-by-Step Guide?

We've created this guide to help you navigate the Horowhenua District Plan. It'll help you find out if you can add a family flat to your residential property and guide you through:

- What you can build on your site and where.
- Planning your site for optimal use.
- The family flat rules of the Horowhenua District Plan and how to apply them.

To figure out your basic building plan, use our checklist, and we recommend working with a professional designer for the final design.

Do I need a Resource Consent?

This guide covers the essential standards for building a permitted family flat that doesn't 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 start building your family flat. Keep in mind that all family flats also need a building consent.

Now, let's get started!

STEP 1

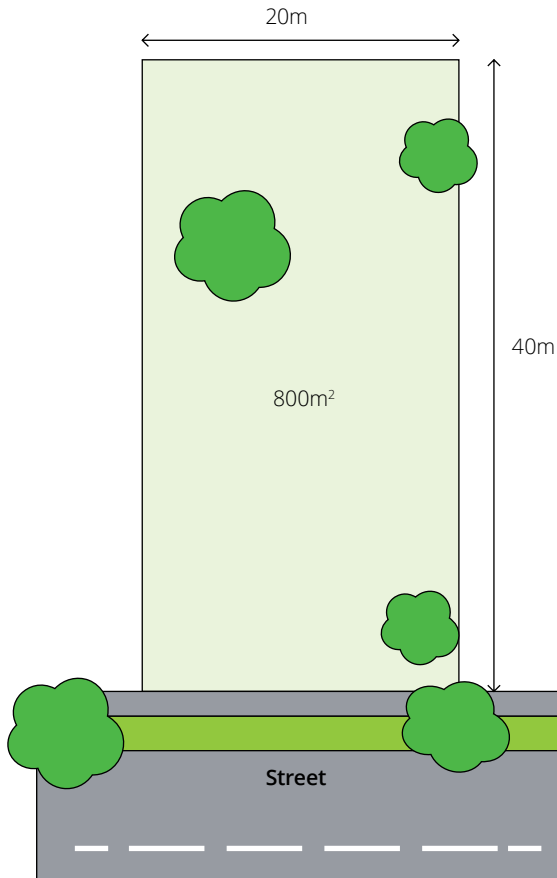
What is on your site?

First, identify and draw a map of your existing features, including the following:

- Existing buildings;
- Sloping land;
- Vegetation;
- Site access;
- Sun orientation (North facing); and
- Wastewater systems and infrastructure.

These can all be assets to your site and it pays to work with what you've got, rather than investing in expensive earthworks. For site size and coverage, you can use our Map tool or Google Maps.

horowhenua.govt.nz/Services/Building-Planning-Services/Planning/District-Plan/Planning-MapsWeb-Map



STEP 2

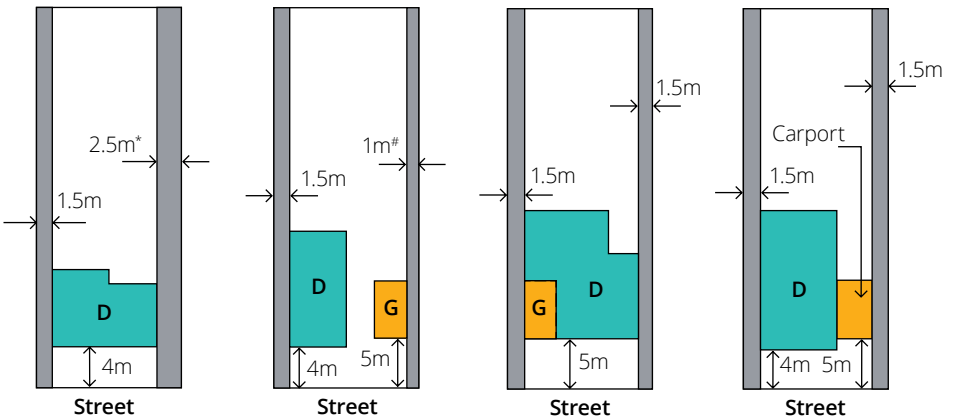
Identify your boundary setbacks

Find your boundary pegs 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 below. These distances are 4 metres from the front boundary

and 1.5 metres from the side and rear boundaries. These are no-build zones.

In the Fairfield Road Special Residential Overlay Area (identified on our Maps) no building shall be closer than 3 metres from any site boundary.



*To allow access to future garage/ carport at rear

#May be sited on boundary with neighbours consent

Where garage is integral part of dwelling

Where carport is attached to side of dwelling

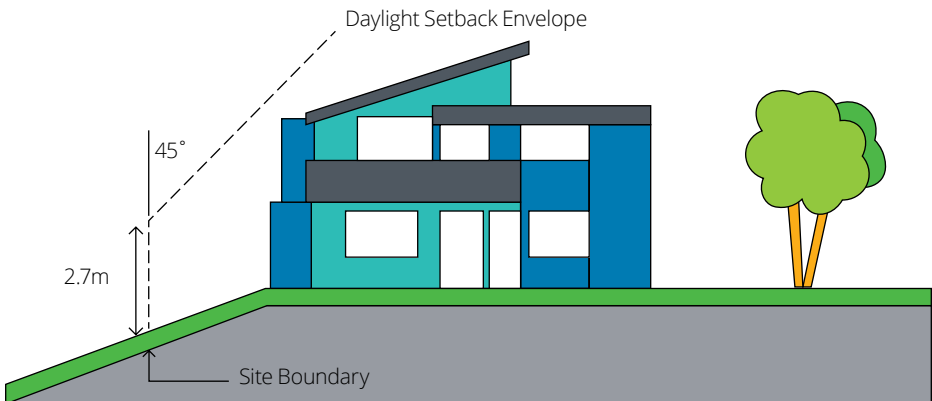
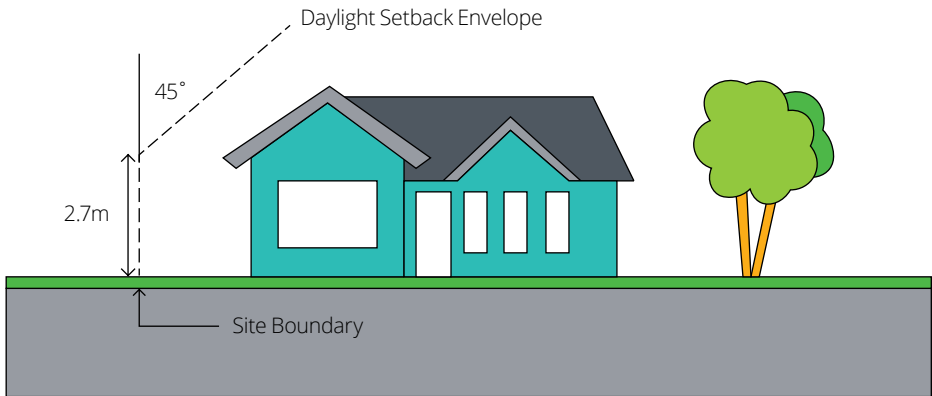
D - Dwelling | **G** - Garage

STEP 3

Maximum building height

Know the maximum height you can build in relation to your boundary to plan the ground levels and building heights in your design. In the District's Residential Zone, the maximum height limit for a family flat is 4.5 metres.

To work out your daylight setback envelope, you measure vertically up 2.7 metres on your boundary and then inclined at an angle of 45 degrees (1:1 slope) inwards from that point.



STEP 4

Where to place your family flat?

Carefully decide where your family flat should sit on your site:

- Test the building coverage, while also considering aspects such as exposure to daylight, outlook space and landscaping.
 - Start to consider what your roof line might look like at this point to ensure it is under the height restrictions and within the daylight setback envelope.
 - Make sure your proposed family flat unit is less than 50m² in floor area (an additional 10m² of covered verandah is also permitted).
- All buildings on the site 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 greater than 500 square metres: The total area covered by buildings should not exceed 35 percent.

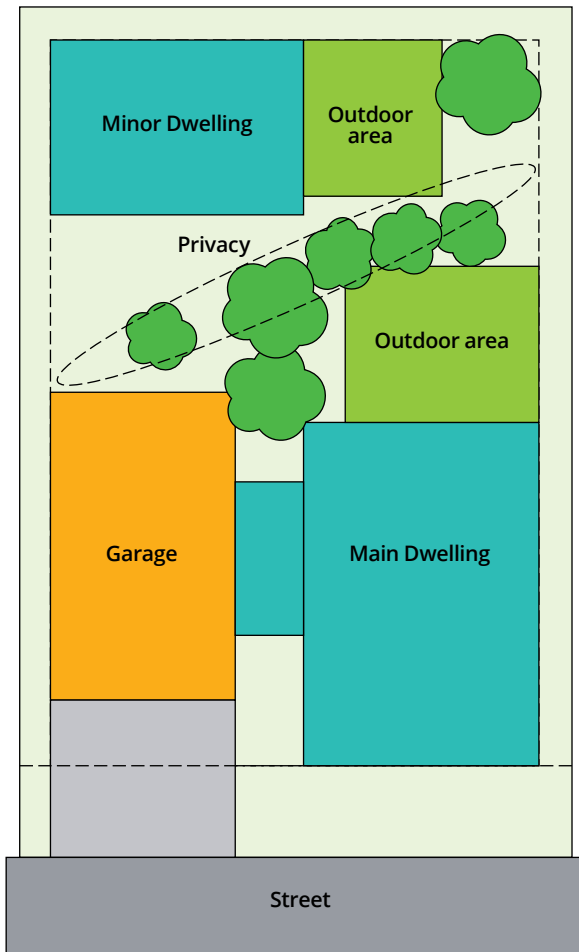


STEP 5

Finalise your Site Plan

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

- Daylight requirements and boundary setbacks.
- 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.



Checklist

Do you meet the following?

- The family flat complies with setbacks
- It's within the daylight setback envelope?
- It complies with the maximum height rules?
- It's within the maximum site coverage requirements.

If you've checked all the boxes, congratulations! You should now know whether your family flat plan will meet the District Plan requirements and be a success.

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


You might want to work with a professional designer or perhaps learn more about prefabricated home builders in your area.



What if I haven't ticked all the boxes?

If your proposed development can't meet all the criteria in this guide, you might still be able to add a family flat on your site, but you might need to apply for resource consent before applying for a building consent.

If you have any questions or need advice, or to explore your options, contact us and meet with our Duty Planner.

 06 366 0999


 enquiries@horowhenua.govt.nz

More questions?

How will this affect my rates?

Building a family flat will have a significant impact on the amount of rates you are charged as it is considered a separately used or inhabited part (SUIP) of the property.

For more information see:

 horowhenua.govt.nz/Services/Rating-Information/FAQs-Rates

What about Development Contributions?

Development Contributions will be required for family flats in most cases due to the additional unit of demand on the property.

For more information see:

 horowhenua.govt.nz/SUIP





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