

LESS than 30m²
 LARGER than 30m²
 Council + Compliance

START HERE

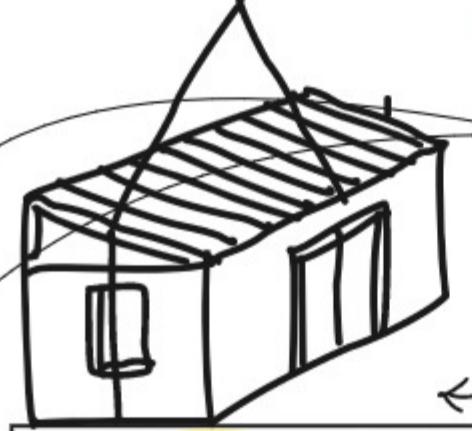


I want to extend the accommodation options for my property

Consider the site coverage, and your proximity to boundary. Side boundaries are 2.5m, and if you go out on a 45degree angle, this is your height plane. [Find out more.](#)

Unconsented builds are constrained to building from the boundary at the same the height of the dwelling which may not maximise your space. [Find out more.](#)

Get prepared; write and draw a concept plan. Think of the last step first; what you need the building to do for all use cases (e.g. Extra office vs washing clothes).



Construction uses lightweight materials

LESS than 30m²

Sleepout
 Less than 30m²
 Exempt from consent process, BUT it still has to COMPLY with Building Code A1/AS1

Choose to build from plans, kitset or relocatable.

+ Add Bathroom, use two element appliances for cooking.

+ Add working Kitchen, converting "sleepout" to "HHU"

Please note that you can add a compliant extension to the dwelling at this point, and have it signed off through the building consent process.

Tenant must have access to potable water and toilet facilities in main house.

with a \$650 Minor plumbing CONSENT

for \$3000-\$5000 for Building consent

You now have a HHU "Household Unit" and this incurs new costs:

Development Levy Fees Around \$7000

Rates increase \$900 per unit per annum

Apply for CCC

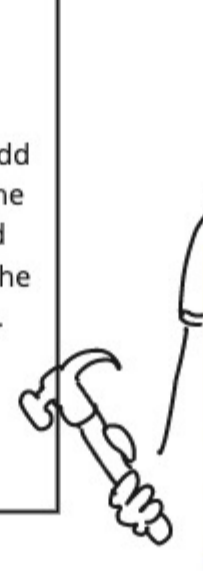
Development Levy Fees \$7000

Rates increase \$900 per unit per annum

Site Visits/Admin - oversee development and inspections

Apply for CCC

STEVE'S ADVICE



Need to pre book consenting to speed up the job. Can be 3-4 week lag time for each small phases (prewrap, preclad, preline which can take only 2 days)

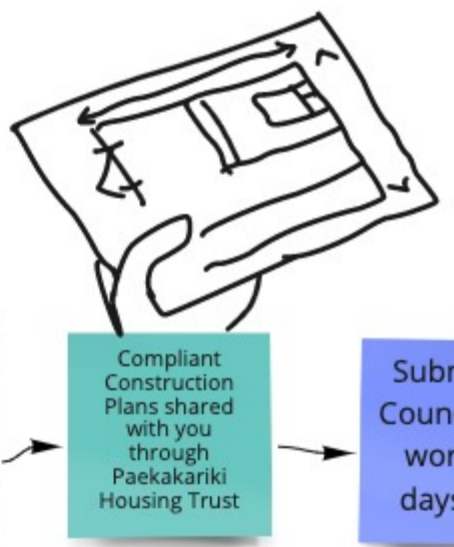


BIGGER THAN 30m²

Dwelling HHU More than 30m²

DIY
 Self build: Choose to build from plans, or kitset.

You can design and build if you own your home but there is a limited warranty, and you'll need to oversee every big and minute detail. Be realistic about your personal knowledge and capacity :)



Compliant Construction Plans shared with you through Paekakariki Housing Trust

Submit to Council - 10 working days, RFI



Engage Architect or LBP Designer

Please note the difference between "Architect" and "Architectural Designer" they are both Licenced Building Practitioner - One can do full service and the other only partial service.

\$5000 minimum for consent. Charged relative to build costs.

You now have a HHU "Household Unit" and this incurs new costs:

Development Levy Fees \$7000

Rates increase \$900 per unit per annum

Through an ARCHITECT - DESIGN + DETAIL

Pre design, contract signing → Preliminary Sketch → Concept Design

Developed plans → Engineers, wastewater engineer → Working Drawings

Bulk, area, structure, safety, rules, size (low specificity)

Submit to Council - 10 working days, RFI

More detail supplied

RFI=Request for information. This process can take two to three rounds of 2-weeks

"Partial Service" E.g. Architectural Designer



Engage Contract Builder and project manage project.

Construction Drawings

Plumbing and Electrical

Site Visits/Admin - oversee development and inspections

Fixed cost or hourly?

Internal elevations - high specificity - e.g tapware, internal elevations and fixtures.

"Full service" = Architect

BUILD and MANAGE