

NESDMRU

Checklist for Customers to Determine whether their Granny Flat (Minor Residential Unit) may be exempt from needing a resource consent under the National Environmental Standards for Detached Minor Residential Units 2025 (NESDMRU)

Introduction

On 15 January 2026 the New Zealand Government gave effect to the National Environmental Standards for Detached Minor Residential Unit December 2025 (the NESDMRU). If a granny flat / detached minor residential unit (DMRU) meets ALL the regulations in the NESDMRU, it will not need a resource consent.

This Checklist includes the regulations to determine whether or not a resource consent is likely to be needed for the granny flat / DMRU.

Requirements under other Acts/Legislation

Please note, **the following other requirements also apply**, relating to whether or not a building consent is required, whether a Development Contribution is payable, and whether the DMRU can be serviced:

- Check out the [building consent information here](#).
- Check out the [Development Contributions regulations here](#)
- The following applies only if the DMRU will be serviced by one or more Council reticulated serves (water, stormwater, wastewater) [Get more information here](#).
- If the site has interests registered on the record of title (RT) these still need to be met. e.g. all consent notice conditions need to be met, or a variation to the consent notice conditions need to be sought.

Notes:

- The terms granny flat, detached minor residential unit, and DMRU are used interchangeably and all have the same meaning.
- The NESDMRU regulation referred to is stated below each question.

Please follow this Checklist to assess your granny flat/DMRU to determine whether it is either:

- A **permitted activity** under the NESDMRU as it complies with all relevant regulations of the NESDMRU

Or

- It **needs to be assessed under the Tasman Resource Management Plan (TRMP)** to determine whether it needs a resource consent as it fails 1 or more regulations in the NESDMRU

Now check your proposal against the following Questions:

If one or more regulations are not complied with/the answer is “No”, stop this Checklist and instead assess the proposal under the TRMP rules to determine if a resource consent is required as this proposal does not meet this National Environmental Standard so a PIM under this NESDMRU cannot be applied for.

Or

If ALL the regulations below are complied with i.e. ALL the answers are “**Yes**”, apply for a PIM so that the DMRU can be assessed to determine compliance.

Q1 Is the proposal for a Detached Minor Residential Unit? (DMRU)

Regulation 3 defines an DMRU as “a minor residential unit that is completely detached from its principal residential unit.”

When applying for a PIM, the plans will need to label the building “detached minor residential unit.” (Regulation 5(1))

Q2 Does the site already have a dwelling on it?

When applying for a PIM, the plans will need to show and label the existing dwelling on the site as “existing dwelling on the site.”

(Regulation 5(1))

INFORMATION for the following questions

In regulation 3 Interpretation, the following terms that are relevant to the proposal are defined:

DMRU means a minor residential unit that is completely detached from its principal residential unit.

floor area, in relation to a DMRU, means the overall internal dimensions measured between the finished internal faces of the external walls of the DMRU.

Māori purpose zone has the meaning given in standard 8.

Mixed use zone has the meaning given in standard 8.

Residential zone means all of the following zones as those zones are defined in standard 8:

- (a) general residential zone:
- (b) high density residential zone:
- (c) large lot residential zone:
- (d) low density residential zone:
- (e) medium density residential zone

Rural zone means all of the following zones as those zones are defined in standard 8:

- (a) general rural zone:
- (b) rural lifestyle zone:
- (c) rural production zone:
- (d) settlement zone.

In these regulations,

building coverage,
commercial activity,
contaminated land,
earthworks,
industrial activity,
intensive indoor primary production,
minor residential unit,
network utility operator,
primary production,
residential activity,
residential unit, and
site

have the meanings given in standard 14 of the **National Planning Standards**.

Reverse sensitivity includes (but is not limited to) matters in relation to—

- (a) existing network utility operator operations:
- (b) existing electricity network assets:
- (c) contaminated land:
- (d) existing commercial activities:
- (e) existing industrial activities:
- (f) existing primary production activities, including intensive indoor primary production:
- (g) reverse sensitivity requirements in any other national environmental standard.

Q3 Will this be the first DRMU on the site?

When applying for a PIM, the plans will need to label the building “detached minor residential unit” and label all existing buildings on the site so it is clear that this is the first DRMU on the site. (Regulation 5(1))

Q4 Is there 1 main dwelling and no detached minor dwellings on the site?

Note: “Minor dwelling” is defined in Chapter 2 Meaning of Words of the TRMP.

When applying for a PIM, the plans will need to label the building “detached minor residential unit” and label all existing buildings on the site so it is clear that this is the first DRMU on the site. (Regulation 5(1))

Note: If the site is in a Rural zone only and already only one dwelling with 2 attached housekeeping units and no detached second dwelling, continue as complies.

Q5 If the site is in a Rural 2 zone or a Rural Residential Zone is there already a principal residential unit (dwelling) containing 1 or 2 attached self contained housekeeping units on the site?

When applying for a PIM, the plans will need to label the building “detached minor residential unit” and label all existing buildings on the site so it is clear that this is the first DRMU on the site. (Regulation 5(1))

Q6 Is the site within the following TRMP zones?

Note: To determine what zone the site is within, go to www.tasman.govt.nz search tasman resource management plan, select digital plan and type in the site address to determine the zone.

- (a) Māori purpose zone (this is the Papakainga zone):
 - (b) Mixed use zone (these are the Mixed Business Zone & the Commercial Zone):
 - (c) Residential zone:
 - (d) Rural 1, Rural 2, Rural 3, Rural Residential or Rural Industrial zone.
- (Regulation 5(1))

Floor area

Q7 Is the floor area of the DMRU a maximum of 70 square metres?

Regulation 3 defines floor area as “**floor area**, in relation to a DMRU, means the overall internal dimensions measured between the finished internal faces of the external walls of the DMRU.” i.e. the space within the inside of the outside walls.

User Note: floor area includes an attached garage with internal access as this forms part of the DMRU.

Floor area does not include an attached garage with no internal access as this does not form part of the DMRU and the garage would just need to be assessed under the usual TRMP rules.

When applying for a PIM, the plans will need to show and label the “detached minor residential unit” with a “maximum floor area of 70m2.”

(Regulation 6(a))

Building coverage

Q8 Is the building coverage for the site:

- (i) a maximum of 50% in a residential zone?
- (ii) comply with the TRMP in a rural zone?
- (iii) comply with the TRMP in a Papakainga zone?
- (iv) comply with the TRMP in a Commercial Zone or a Mixed Business Zone?

Building coverage means “the percentage of the net site area covered by the building footprint.” (definition from the National Planning Standards, as required by Standard 3 Interpretation).

Building footprint means, “in relation to building coverage, the total area of buildings at ground floor level together with the area of any section of any of those buildings that extends out beyond the ground floor level limits of the building and overhangs the ground.”

(definition from the National Planning Standards, as required by Standard 3 Interpretation).

Note: To determine the zone building coverage allowance, go to www.tasman.govt.nz search tasman resource management plan, select digital plan and type in the site address to determine the zone, then check the building coverage rule.

When applying for a PIM, the plans will need to show and label the “building coverage maximum of (insert the figure)%”
(Regulation 6(b))

Setback from the principal residential unit

Q9 Is the DMRU no closer than 2 metres from the principal residential unit on the site?

User Note: Take the setback from the nearest parts of the buildings e.g. external face of gutter to external face of gutter.

When applying for a PIM, the plans will need to show and label the “setback from the principal residential unit to the DMRU.”

(Regulation 6(c))

Setback from boundary

Q10 Is the DMRU set back:

- (i) **at least 2 metres from the front, side, and rear boundaries of the site in a residential zone?**
- (ii) **at least 10 metres from the front boundary and at least 5 metres from the side and rear boundaries of the site in a rural zone?**
- (iii) **complying with the site setback requirements in the TRMP in a Papakainga zone?**
- (iii) **complying with the site setback requirements in the TRMP in a Commercial zone and a Mixed Business zone?**

When applying for a PIM, the plans will need to show, dimension and label the setbacks from all boundaries.

(Regulation 6(d))

Subdivision of land

Q11 There is no subdivision applied for the NESDMRU?

(Regulation 7(2)(a))

A DMRU must comply with the TRMP rules relating to matters of national importance under section 6 of the Resource Management Act

Q12 Does the DMRU comply with the TRMP Cultural Heritage rules in Rule 16.13?

Q13 Does the DMRU comply with the TRMP Protected Tree rules in Rule 16.13?

Q14 Only if the site is in the Landscape Priority Area (LPA), does the DMRU comply with the TRMP Landscape Priority Area in Rule 18.2? Note: If it is a new building, it will not comply.

Q15 Only if the site is in the Coastal Environment Area (CEA), does the DMRU comply with the TRMP Coastal Environment Area in Rule 18.11? Note: If it is a new building, it will not comply. (Regulation 7(2)(b))

A DMRU must comply with the TRMP rules relating the use of the DMRU other than for residential activities

Q16 If the plans show the DMRU is also for a home occupation or a commercial activity or a Visitor accommodation, are the TRMP rules for these things met?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 7(2)(c))

Papakainga zone

Q17 Only if the DMRU is in a Papakainga zone, does the DMRU comply with the TRMP rules in the Papakāinga zone?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(2)(d))

Earthworks

Q18 Does the DMRU comply with the TRMP rules relating to earthworks? i.e. if it is in the Land Disturbance Area 1 (LDA1) does it comply with all the LDA1 rules? Or, if it is in the Land Disturbance Area 2 (LDA2) does it comply with all the LDA2 rules?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(2)(e))

A DMRU must comply with the rules in a district plan that apply to the DMRU's principal residential unit

Q19 Does the DMRU comply with all rules applicable to access (but not parking) in 16.2 TRMP (and the NTLDM standards referenced in this rule) and the servicing rules in the zone?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(3)(a))

A DMRU must comply with the District Plan rules that manage effects relating to health and safety

Q2 If the DMRU is in a rural zone, does it comply with the TRMP firefighting water rules in the rural zone?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(3)(b)(i))

Q21 Does the DMRU comply with the 8m or 20m setback from a river rule (where this applies)?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(3)(b)(i))

Q22 Only where the DMRU is in the SIRA, does it comply with the TRMP SIRA rules?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(3)(b)(i))

Q23 Only where the DMRU is in the FRRA, does it comply with the TRMP FRRA rules?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(3)(b)(i))

Q24 Only where the DMRU is in the Richmond West Area, does it comply with the TRMP Richmond West Area maximum filling height rules?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(3)(b)(i))

Q25 Only where the DMRU is in the Chemical Hazard Area, does it comply with the TRMP chemical Hazard Area rules?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(3)(b)(i))

Q26 Only where the DMRU is in the Coastal Risk Area (CRA), does it comply with the TRMP CRA rules?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.
(Regulation 7(3)(b)(i))

The DMRU needs to comply with TRMP rules relating to reverse sensitivity

Q27 Does it comply with the TRMP setbacks from horticultural plantings?

When applying for a PIM, setbacks will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(ii))

Q28 Does the DMRU comply with TRMP setbacks from Quarries?

When applying for a PIM, setbacks will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(ii))

Q29 If there is an Industrial zone on an adjoining site, does it comply with the TRMP setback from an Industrial zone on an adjoining site ?

When applying for a PIM, setbacks will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(ii))

Q30 Does the DMRU comply with the TRMP setback from intensive livestock or poultry farming?

When applying for a PIM, setbacks will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(ii))

Q31 If the DMRU is in a Residential zone, does it comply with the TRMP 25m setback from a Rural zone?

When applying for a PIM, setbacks will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(ii))

Q32 If in a Residential Zone Brightwater Development Area, does it comply with TRMP 20m setback from the state highway white edge line?

When applying for a PIM, setbacks will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(ii))

Q33 If in a Residential Zone Brightwater Development Area, does it comply with TRMP rule 17.1.3.1(z)(d)(a)?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(ii))

The DRMU needs to comply with the TRMP rules relating to site-specific infrastructure requirements (for example, infrastructure requirements associated with drinking water, wastewater, and stormwater).

Q34 If in a rural zone – are the TRMP domestic water supply rules met?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(iii))

Q35 If in a Residential zone, does it comply with the TRMP rule requiring a dwelling to be connected to council wastewater reticulation where it is available?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(iii))

Q36 If not connected to council wastewater reticulation – Is Chapter 36 of the TRMP met?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(iii))

Q37 If connected to the council stormwater reticulation – are the TRMP stormwater rules in the applicable zone met?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(iii))

Q38 If not connected to the council stormwater reticulation – Is Chapter 36 of the TRMP met?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 7(3)(b)(iii))

Q39 A DMRU must comply with any rules in a regional plan that are applicable to the DMRU. Are all natural resources TRMP rules met?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 8)

A DMRU must comply with other legislation

Q40 Does the proposal comply with the National Environmental Standards for the Assessment and Management of Contaminants in Soil (NESCS)?

When applying for a PIM, sufficient information will need to be included on the plans/as additional information to show compliance with the above.

(Regulation 10)

Q41 Does the proposal comply with the National Environmental Standards for Fresh Water (NESF)?

When applying for a PIM, sufficient information will need to be included on the plans to show compliance with the above.

(Regulation 10)

When a DMRU needs resource consent

Resource consent for a DMRU must be sought under the relevant provisions of the TRMP if the DMRU does not satisfy the requirements of these regulations.

Where 1 or more NESDMRU regulations are not met, the proposal does not qualify under this NES and it needs to be assessed against the TRMP.

(Regulation 11)

Conclusion

If one or more regulations are not met then this NES does not apply. Assess the DMRU against the TRMP in that case.

If you have any questions please contact your planning consultant or resource management consultant, or the TDC duty planner on 03 543 8400.