

Resource Consents: Detached Minor Residential Units (Granny Flats)

New national rules (NES-DMRU) have made it easier to build detached minor residential units (granny flats) by adding a new pathway for resource consent exemption.

This is general guidance only – every site is different. Please contact our Resource Consents Team for advice.

WHERE DO THE NEW RULES APPLY?

In Lower Hutt, this applies to:

All residential zones (including Hill Residential and Landscape Protection)
All rural zones
Community Iwi Activity Area
Some Commercial zones

DO I NEED RESOURCE CONSENT?

A granny flat in the above zones may be a permitted activity that does not need a resource consent if ALL of the following requirements are met:

There is an existing principal unit on the site.
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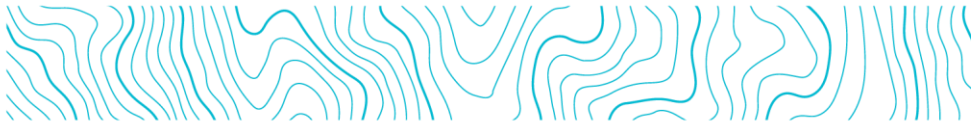
The granny flat is for residential use.
One granny flat per site.
70 m ² or less floor area.
Building coverage is no more than 50% in residential zones (other zones must meet the District Plan coverage rules).
The granny flat is at least 2 m from the principal unit.
It meets the required setbacks from boundaries.

Other District Plan rules and overlays still apply to all buildings. Regional Council rules (e.g. septic tanks in rural areas) also still apply. District Plan rules can be more lenient, but not more restrictive than the limits set by NES-DMRU.

CAN I OBJECT TO MY NEIGHBOUR'S GRANNY FLAT?

If it complies with the NES and any relevant District Plan rules, it does not need resource consent and there is no avenue to object.

If consent is required, an assessment on neighbours will be undertaken by Council.



ACTIVITY RULES THAT DO NOT APPLY

If a granny flat complies with the NES-DMRU exemption the following District Plan rules do not apply to that building:

Windows to street / glazing
Landscape area
Outdoor space / outdoor living
Maximum building height
Height-to-boundary / recession plane
Number of residential units

WHAT IF MY GRANNY FLAT DOESN'T MEET THESE REQUIREMENTS?

If any standard is not met, you must use the District Plan rules to determine whether resource consent is required.

DO I STILL NEED BUILDING CONSENT?

Building Consent requirements also changed. Our Building Team can help and you can see government guidance: <https://www.building.govt.nz/assets/Uploads/projects-and-consents/granny-flats-exemption/granny-flats-exemption-guidance.pdf>.

FINANCIAL CONTRIBUTIONS

If you are using the new granny flat exemption under the Building Act:

You must first apply for a Project Information Memorandum (PIM) from Hutt City Council.
A development contribution notice will be issued with the PIM.
The contribution must be paid within 20 working days of the building work being completed.
You will have two years to complete the works.

MORE INFO & CONTACTS

NES-DMRU:

<https://www.legislation.govt.nz/regulation/public/2025/0315/latest/whole.html#LM51556242>

Hutt City Council:

Resource Consents Team:

resource.consents@huttcity.govt.nz

Building Consents Team:

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