



# Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025

Cindy Kiro, Governor-General

## Order in Council

At Wellington this 15th day of December 2025

Present:

Her Excellency the Governor-General in Council

These regulations are made under section 43 of the Resource Management Act 1991—

- (a) on the advice and with the consent of the Executive Council; and
- (b) on the recommendation of the Minister for the Environment made in accordance with section 44 of that Act.

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## Regulations

### 1 Title

These regulations are the Resource Management (National Environmental Standards for Detached Minor Residential Units) Regulations 2025.

### 2 Commencement

These regulations come into force on 15 January 2026.

### *Preliminary provisions*

### 3 Interpretation

(1) In these regulations, unless the context otherwise requires,—

**Act** means the Resource Management Act 1991

**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

**National Planning Standards** means the National Planning Standards whose approval under section 58E of the Act was notified on 5 April 2019 (as amended or replaced from time to time)

**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

**standard 8** means standard 8 (zone framework standard) of the National Planning Standards

**standard 14** means standard 14 (definitions standard) of the National Planning Standards.

(2) 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.

(3) In these regulations, **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.

(4) If a territorial authority has not yet implemented the National Planning Standards, the terms defined in subclauses (1) and (2) that refer to those standards are to be read as the terms within its district plan that are the nearest equivalents to those definitions.

(5) Except as expressly provided, terms used in these regulations and defined in the Act have the meanings given in the Act.

#### 4 **Transitional, savings, and related provisions**

The transitional, savings, and related provisions (if any) set out in Schedule 1 have effect according to their terms.

*DMRU permitted activity*

**5 Permitted activity: rule**

- (1) One DMRU per site is a permitted activity within the following district plan zones:
  - (a) Māori purpose zone:
  - (b) mixed use zone:
  - (c) residential zone:
  - (d) rural zone.
- (2) Subclause (1) applies only if the DMRU—
  - (a) complies with the standards set out in regulation 6; and
  - (b) satisfies the requirements of regulations 7 and 8.
- (3) This regulation is subject to regulation 9.
- (4) *See also* regulation 11.

**6 Permitted activity: standards**

The standards are as follows:

*Floor area*

- (a) the DMRU must have a floor area that is equal to or less than 70 square metres:

*Building coverage*

- (b) the building coverage for the site must—
  - (i) be no more than 50% in a residential zone:
  - (ii) comply with the district plan in a rural zone:
  - (iii) comply with the district plan in a Māori purpose zone:
  - (iv) comply with the district plan in a mixed use zone:

*Setback from principal residential unit*

- (c) the DMRU must be set back no less than 2 metres from the principal residential unit:

*Setback from boundary*

- (d) the DMRU must—
  - (i) be set back no less than 2 metres from the front, side, and rear boundaries of the site in a residential zone:
  - (ii) be set back no less than 10 metres from the front boundary and 5 metres from the side and rear boundaries of the site in a rural zone:

- (iii) comply with the site setback requirements in the district plan in a Māori purpose zone:
- (iv) comply with the site setback requirements in the district plan in a mixed use zone.

## **7 District plan rules and standards**

- (1) A DMRU must comply with the rules and standards in a district plan that deal with the matters in subclause (2) if they are applicable to the DMRU.
- (2) The matters are—
  - (a) subdivision of land:
  - (b) matters of national importance under section 6 of the Act:
  - (c) the use of the DMRU other than for residential activities:
  - (d) papakāinga:
  - (e) earthworks.
- (3) A DMRU must comply with the rules and standards in a district plan that—
  - (a) apply to the DMRU’s principal residential unit; and
  - (b) manage effects relating to health and safety, including those relating to—
    - (i) any natural hazard risk not already taken into account under subclause (2)(b) (for example, minimal floor level requirements to manage flooding effects):
    - (ii) reverse sensitivity:
    - (iii) site-specific infrastructure requirements (for example, infrastructure requirements associated with drinking water, wastewater, and stormwater).
- (4) No other rules or standards in a district plan apply to a DMRU, including, to avoid doubt, rules or standards relating to—
  - (a) amenity values:
  - (b) minimum requirements for—
    - (i) individual outdoor open space, privacy, or sunlight access:
    - (ii) facade glazing or total area of glazing:
    - (iii) parking.

## **8 Regional plan rules**

A DMRU must comply with any rules in a regional plan that are applicable to the DMRU.

*District plan rules and standards may be more lenient*

**9 District plan rules and standards may be more lenient**

- (1) A district plan rule that applies to a DMRU may be more lenient than the rule in regulation 5(1).
- (2) A district plan rule or standard that applies to a DMRU may be more lenient than a standard referred to in regulation 6.

*DMRU must comply with other legislation*

**10 DMRU must comply with other legislation**

These regulations do not limit or affect any other legislative requirement that may apply to a DMRU. For example, a DMRU in a residential zone that satisfies all of the permitted activity standards in regulation 6 may still require a building consent under the Building Act 2004.

*When DMRU needs resource consent*

**11 When DMRU needs resource consent**

- (1) Resource consent for a DMRU must be sought under the relevant provisions of the applicable district plan if the DMRU does not satisfy the requirements of these regulations.
- (2) This regulation is to avoid doubt.

## Schedule 1

### Transitional, savings, and related provisions

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#### Part 1

##### Provisions relating to these regulations as made

There are no transitional, savings, or related provisions in these regulations as made.

Nicola Purvis,  
Acting Clerk of the Executive Council.

#### Explanatory note

*This note is not part of the regulations but is intended to indicate their general effect.*

These regulations, which come into force on 15 January 2026, set out national environmental standards for minor residential units that are completely detached from their principal residential units (DMRUs).

The regulations are intended to complement the amendments made to the Building Act 2004 by the Building and Construction (Small Stand-alone Dwellings) Amendment Act 2025.

The regulations provide that 1 DMRU per site is a permitted activity in Māori purpose, mixed use, residential, and rural zones in a district plan if the DMRU complies with—

- the standards set out in *regulation 6*; and
- the district plan rules and standards specified in *regulation 7*; and
- any applicable regional plan rule.

*Regulation 9* provides that a district plan rule or standard may be more lenient than the requirements set out in these regulations.

*Regulation 10* provides that these regulations do not limit or affect any other legislative requirement that may apply to a DMRU, for example, any requirement under the Building Act 2004 for a building consent.

#### Regulatory impact statement

The Ministry for the Environment produced a regulatory impact statement on 18 November 2025 to help inform the decisions taken by the Government relating to the contents of this instrument.

A copy of this regulatory impact statement can be found at—

**Resource Management (National Environmental  
Standards for Detached Minor Residential Units)  
Regulations 2025**

Explanatory note

2025/315

- <https://environment.govt.nz/what-government-is-doing/cabinet-papers-and-regulatory-impact-statements/nes-dmru>
- <https://www.regulation.govt.nz/our-work/regulatory-impact-statements/>

Issued under the authority of the Legislation Act 2019.

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These regulations are administered by the Ministry for the Environment.

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Wellington, New Zealand:

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