

Secondary Dwellings (Granny Flats)

If you are considering building a secondary dwelling on your property, you need to ensure it complies with District Plan provisions and apply for Building Consent.

What does the District Plan allow?

The District Plan allows for a physically separated secondary dwelling provided it is within 30 metres of the main house.

It must not exceed 75m² in gross floor area. This excludes terraces, garages, sundecks and verandas.

Provision for these structures recognises changing demographics and smaller household sizes, and desire by many people to provide for family members close to the family home.

How is gross floor area for secondary dwellings calculated?

This is the inside area of the exterior walls. It also includes the floor area of a second storey. It does not include a garage, so long as it is not used for any residential purposes i.e. a laundry.

Gross floor area is limited to 75m².

Where is the “within 30 metres” requirement measured from?

This is measured from the nearest living area of the main dwelling to the nearest living area of the secondary dwelling.

What happens if the secondary dwelling does not meet the District Plan requirements?

You will require a land use consent. This may be processed as a publicly notified consent application and added cost and time will be met by the applicant if this occurs.



If I am a pensioner or over 60, do those rules still apply?

Yes. There is no exemption for pensioners or over 60s.

What about connecting to reticulated services?

You may need a separate connection. This will depend upon the location, depth and condition of existing services.

I live in a rural area with a septic tank system; will I need to upgrade to cope with the extra load?

You will need to talk to a drainage consultant who will advise if your current system is able to cope or not.

If you need to upgrade your existing septic tank or install a new septic tank system, you will need a resource consent or a permitted activity status letter from Environment Canterbury.

You will also need a building consent.

Please turn over

Will a second dwelling make any difference to my rates?

You can expect to pay higher rates if a second dwelling is added to the property. Rates are assessed on capital value so any new improvements will increase the property value and the rates.

If the dwelling is connected to Council services like water supply, additional rates will be payable. Rates for recreation services will also be payable on the second dwelling.

If the second dwelling is occupied by a member of the ratepayer's household and is not let, or available to be

let, then some of the additional rates may not apply. You will be required to complete an annual occupancy declaration. Contact the Rates Team for further advice (rates@wmk.govt.nz).

More information

More information on the Resource Management Act and its provisions can be found at:

- mfe.govt.nz/publications/rma/everyday/index.html
- waimakariri.govt.nz

You can contact the duty planner: phone 0800 965 468 or email duty.planner@wmk.govt.nz

Consents, rules and regulations governing the erection of secondary dwellings that you should be aware of:

Regulations	Consents	Council	Consultants	Considerations
<ul style="list-style-type: none"> • District Plan • Resource Management Act • Building Act. 	<ul style="list-style-type: none"> • Land Use Consent • Building Consent • Discharge Permit. 	<ul style="list-style-type: none"> • District Plan rules • Consent process • Building Consent • Code Compliance Certificate. 	<ul style="list-style-type: none"> • Architectural design and plans • Prepare consent application. 	<ul style="list-style-type: none"> • Setbacks • Recession planes • Site coverage • Gross floor area • Separation from main dwelling • Effluent disposal (rural).

Note: Copies of the District Plan can be viewed at any Council Service Centre or library, including Christchurch Central City Library, or on our website.

Find out more at waimakariri.govt.nz, or contact Customer Services on 0800 965 468.