

Build a Granny Flat on Your Property

What Every Property Owner Needs to Know in 2026

New rules are making it easier to add a minor dwelling (granny flat) on many properties across New Zealand.

Done right, this can create extra income, space for family, or long-term value - without the complexity of a full-scale development.

What's Possible in 2026

With the 2026 regulations, you can now build a larger, more comfortable detached granny flat.

Designed for 1–2 bedrooms, kitchen, bathroom & living

Potential for a **simplified approval pathway**

Suitable for **rental income or extended family living**

Building Granny Flat in Auckland

The 4 KEY conditions to skip the council building consent process for most granny flats

Max Height

4 metres from finished floor to roof ridge — single storey only

Floor Level

Finished floor no more than 1 metre above ground level

Setbacks

Minimum 2 metres from existing buildings and legal boundaries (in some circumstances this may be reduced to 1 metre)

Size

Up to 70m² floor area measured internally - equates to traditionally a **73-76m² home measured externally.**

Typical Project Pathway

- 1. Site analysis** - check zoning & conditions
- 2. Concept design** - fit dwelling to site
- 3. Project Info Memo** - submit to council for review
- 4. Council response** - confirms compliance
- 5. Full drawings** - complete design package
- 6. Build phase** - LBP builders on site
- 7. Notify council** - within 20 working days

Can You Build Without Full Consent?

You may not need a full building consent if specific conditions are met:

This depends on:

- Your zoning and council rules (e.g. Auckland Council)
- Site services (stormwater, wastewater, access)
- Using qualified professionals (LBPs)
- Meeting all Building Code requirements: you must comply with NZS 3604

INVESTMENT NUMBERS Building a Granny Flat in Auckland

Cost: \$285,000 – \$450,000 to build

Rental income: \$500 – \$650 per week

Annual return: \$25K–\$30K vs ~\$20K interest cost

Estimated \$10,000 positive cash flow / year

Based on 5% interest rate

TOP TIPS FROM THE EXPERTS

- Don't rush the design stage
- Start excavation Feb–May (dry season)
- Know your long-term goals upfront
- Plan subdivision early if that's the goal

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