



# GRANNY FLATS

## IN NZ

### WHAT YOU CAN BUILD NOW

## THE HEADLINE

From 15 January 2026, New Zealanders can build a small, standalone “granny flat” up to 70 m<sup>2</sup> without a building consent or resource consent, provided specific conditions are met. The intent is to reduce cost and time and make small additional dwellings easier to deliver.

## WHAT'S ALLOWED (IN PLAIN ENGLISH)

- Your granny flat must be 70 m<sup>2</sup> or less and use a simple, code-compliant design.
- It must be built or supervised by Licensed Building Practitioners (LBPs).
- You must notify council before you start and again at completion, so records and services stay accurate.
- You still need to meet normal site standards (setbacks, height, coverage). You can't build in places ordinary homes can't (e.g., flood hazard areas).

## WHAT STILL MAY APPLY

- Project Information Memorandum (PIM): optional but recommended to confirm site constraints; councils may charge development contributions.
- Connections & services: arrange and pay for water, wastewater, power, and telecoms.
- Licensed trades & documentation: electrical, plumbing, gasfitting and Records of Work are still required; keep all paperwork for your files.

## QUICK CHECKLIST (START HERE)

- Site due diligence: check overlays (flood/instability), setbacks/height/coverage; confirm feasibility with council.
- Choose a compliant design: ≤ 70 m<sup>2</sup>, simple form; meet structure, weathertightness, energy efficiency, fire safety.

- Engage licensed pros: LBP designer/builder; registered plumber/drainlayer/electrician as needed; keep Records of Work.
- Notify council before you start (PIM optional).
- Construct to the Building Code and keep records of decisions/variations.
- Notify council on completion and settle any development contributions.

## TYPICAL SCOPE AND LAYOUTS THAT WORK WELL

- 1–2 bedrooms with a combined kitchen/living space, one bathroom, laundry cupboard.
- Simple roof forms (gables, monopitch), standard wall heights, conventional bracing.
- Standard foundation systems suited to your soil class (confirm geotech if required).

## COSTS YOU STILL NEED TO PLAN FOR

- Design & professional fees (LBP design, engineering if required).
- Site works (platform, drainage, connections, driveway/pathing).
- Services upgrades (on-site wastewater where no reticulation).
- Development contributions if applicable (often identified via PIM).

## COMMON PITFALLS TO AVOID

- Over-designing with complex forms or features that fall outside a simple design.
- Skipping required council notifications (pre-build and completion).
- Ignoring hazards/overlays (e.g., flood risk). The exemption doesn't override site constraints.

## FAQS (FAST ANSWERS)

### Do I really not need any consents?

Yes — if you meet the exemption conditions (simple design,  $\leq 70 \text{ m}^2$ , Code-compliant, LBP involvement, council notifications). National direction removes resource consent in typical cases but site standards still apply.

### Is there a limit per property?

Policy intent is generally one minor dwelling per existing property using existing infrastructure; check your council's implementation detail.

### Can councils still charge fees?

They can levy development contributions to fund infrastructure (commonly identified through the PIM process).

### Where do I get forms and checklists?

[MBIE](#) guidance provides templates, PIM forms, and LBP Record of Work documents.

## HOW WE CAN HELP (FIXED-SCOPE PACKAGE)

McKay Brothers “Granny Flat” Starter:

- Site review & council pre-check
- Concept plan ( $\leq 70 \text{ m}^2$ ) optimised for the exemption
- PIM preparation and council notifications
- Build proposal with timeline

We handle the moving parts so you get a compliant outcome.

## TALK TO US

 Call us today on 021 614 246

 Email: [mckaybrothersltd@outlook.com](mailto:mckaybrothersltd@outlook.com)

 [www.mckaybrothers.co.nz](http://www.mckaybrothers.co.nz)

