

AUCKLAND GRANNY FLAT FEASIBILITY CHECKLIST

Find out if your Auckland property qualifies for a consent free 70m² minor dwelling - in under 5 minutes.

New rules under the National Environmental Standards for Detached Minor Residential Units (NES-DMRU) mean many Auckland homeowners can now build a standalone granny flat, secondary dwelling, or backyard flat without resource or building consent - if they meet the right criteria. Use this checklist to find out if your property qualifies.

GENERATE RENTAL INCOME

A well built minor dwelling or secondary dwelling in Auckland can generate \$450-\$650/week in rental income on land you already own.

MULTI GENERATIONAL FAMILY LIVING

Give parents, adult children, or extended family independent space - while keeping everyone close.

CONSENT EXEMPTION

Up to 70m² may qualify for both building and resource consent exemptions under 2026 rules, if criteria are met.

INCREASE PROPERTY VALUE

A secondary dwelling adds capital value and broadens your property's future appeal to buyers.

70m²

Maximum floor area
under exemption rules

\$0

Consent fees if
your site qualifies

13+

Years NFL Construction
experience

STEP BY STEP SELF ASSESSMENT

DOES YOUR PROPERTY QUALIFY?

Work through each section. Tick every box in all three groups and your Auckland property is likely a strong candidate for the granny flat consent exemption.

SECTION A - BUILDING REQUIREMENTS (NES-DMRU)

- ☐ The new dwelling will be standalone - not physically attached to your main home, or other structure
- ☐ The total floor area will be 70m² or smaller
- ☐ The design is simple and straightforward, and made of lightweight materials - no complex structural elements
- ☐ All work completed or supervised by Licensed Building Practitioners (LBPs)
- ☐ You will notify Auckland Council before work starts and after completion (required under NES-DMRU rules)

SECTION B - SITE REQUIREMENTS

- ☐ The dwelling can be positioned to meet required boundary setbacks
- ☐ Total site coverage (all buildings combined) stays within your zone's limits
- ☐ Safe vehicle access can be maintained to and from the road
- ☐ The site can connect to existing water, wastewater, and stormwater infrastructure

SECTION C - SPECIAL SITE CHECK

- ☐ The property is NOT in a heritage overlay or listed as a heritage site
- ☐ The site is NOT subject to significant flooding, coastal inundation, or erosion risk
- ☐ There are no special planning overlays that would prevent NES-DMRU from applying

Important: Even if you tick every box, Auckland Council development contributions and infrastructure fees may still apply. A Project Information Memorandum (PIM) from Auckland Council can confirm these costs before you commit to plans.

WHAT YOU NEED TO KNOW

THE 10 KEY RULES + BUILD COSTS

A quick reference summary of the 2026 granny flat rules in Auckland, to help you plan with confidence.

01 MAX 70M²

Floor area must be 70m² or under to access the consent exemption pathway.

02 MUST BE STANDALONE

Cannot be attached to the main dwelling. Must be fully separate and detached.

03 NZ BUILDING CODE

The build must comply fully with the New Zealand Building Code.

04 LBPS REQUIRED

All design and construction completed or supervised by Licensed Building Practitioners.

05 NOTIFY COUNCIL TWICE

Auckland Council must be formally notified before work starts and upon completion.

06 SETBACKS STILL APPLY

Boundary setbacks, height limits, and site coverage rules must all still be met.

07 INFRASTRUCTURE FEES

Auckland Council may still charge development contributions regardless of consent status.

08 PIM MAY BE NEEDED

A Project Information Memorandum can reveal fees, hazards, and constraints early.

09 SPECIAL SITES DIFFER

Heritage, flood prone, or overlay affected sites may need full consent regardless of size.

10 SELF CONTAINED ONLY

Must include its own kitchen, bathroom and sleeping areas to qualify as a self contained minor dwelling or secondary dwelling.

WANT TO KNOW IF YOUR AUCKLAND PROPERTY QUALIFIES AND WHAT IT COSTS?

Book a free feasibility assessment.

We'll review your zoning, access, site constraints, and granny flat consent exemption eligibility under NES-DMRU — so you know exactly where you stand before spending money on plans.

WHAT ABOUT THE BUILD COST?

We believe in complete clarity when it comes to your project costs and offer fixed price contracts. That's why our comprehensive quotes illustrate every expense. This detailed breakdown, along with a schedule of works and payment plan, ensures you understand exactly where your investment is going.

GET IN TOUCH WITH MARTIN TODAY

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