

MINOR DWELLINGS • 2026 EXEMPTION

70m² Granny Flats *without building consent*

Make more from your Auckland property. More space. More flexibility. More value from your land.



New Zealand's 70m² granny flat exemption opens an exciting opportunity for eligible homeowners to add a standalone minor dwelling without a building consent, provided all exemption requirements are met.



A comfortable second home for family



Potential rental income, subject to requirements



Independent living for parents or adult children



More function and value from your land



A simpler pathway where the exemption applies

A NEW HOUSING OPPORTUNITY

What does the 70m² exemption mean?

From early 2026, eligible homeowners can build a standalone dwelling of up to 70m² without a building consent, subject to specific conditions. Often called a granny flat or minor dwelling, this pathway is designed to make smaller homes faster and more accessible to build.

The key conditions

- ✓ **Floor area** – a maximum of 70m²
- ✓ **Height** – within the specified height and ground-clearance limits
- ✓ **Setbacks** – generally at least 2 m from boundaries and other buildings
- ✓ **Construction** – permitted lightweight systems and materials
- ✓ **Building Code** – the dwelling must still comply with the NZ Building Code
- ✓ **Qualified professionals** – licensed people carry out or supervise the work where required
- ✓ **Council notification** – required information provided before and after construction

“Consent-free” still means compliant

A qualifying granny flat may not need a building consent, but it must still meet the Building Code and other legislation, including:

- Structural stability
- Foundations
- Ground conditions
- Weathertightness
- Insulation & energy
- Fire safety
- Ventilation
- Natural light
- Plumbing & sanitary
- Stormwater
- Wastewater
- Electrical work
- Moisture control
- Site access

Planning or resource-consent considerations may also apply, depending on the property and location.

No building consent doesn't mean no compliance.

Your home still needs to be safe, durable, healthy and properly designed – and the Auckland Council notification process still applies. Getting the site checked early helps avoid costly surprises later.



70m²

can comfortably fit two bedrooms, open-plan kitchen and living, a bathroom, laundry and plenty of storage.

A compact home doesn't have to feel small. With thoughtful planning it keeps a modern, spacious feel – and for Auckland homeowners, where land is limited, it can add valuable living space, family accommodation or a potential rental.

DESIGNED FOR YOUR SITE. BUILT FOR YOUR LIFESTYLE.

Is a 70m² granny flat right for your property?

Every property is different, and not every site will be suitable. Before you start, our experienced team can assess your site and identify the things that matter.

What we check first

- ✓ Site layout, available building area and building position
- ✓ Boundaries, setbacks and existing buildings
- ✓ Foundations and ground conditions
- ✓ Drainage, wastewater and stormwater disposal
- ✓ Access, vehicle parking and services
- ✓ Planning and property-specific restrictions
- ✓ Height and setback requirements
- ✓ Flooding, overland flow and other site constraints
- ✓ Heritage or other overlays where applicable

Getting the design right from the beginning can save you time, money and costly changes later.

Your property could do more

- ✓ **Independent accommodation** – a comfortable home for elderly parents, adult children or visiting family
- ✓ **Rental income** – subject to the property's planning and other requirements
- ✓ **Better use of your land** – add function to an under-used part of your section
- ✓ **Changing family needs** – flexibility as your household changes
- ✓ **Fewer delays** – where a project qualifies, skipping the consent process can simplify and speed up construction

MAKE 70M² FEEL LIKE MORE

Small doesn't have to mean cramped.

The secret to a successful small home is using every square metre intelligently. Our designs focus on smart space planning, natural light, practical storage and modern living – open-plan areas, well-positioned windows, efficient kitchens and built-in storage make a compact dwelling feel surprisingly generous.

2-bedroom layouts

Open-plan kitchen & living

Full bathrooms

Laundry

Built-in storage

Indoor-outdoor living

Covered outdoor areas

Contemporary finishes



DESIGN COLLECTION

Seven ways to live well in 70m²

Each design is a starting point — we tailor layout, orientation, cladding and finishes to your site, budget and lifestyle.



DESIGN 01

Gable Retreat

2 bedrooms · 1 bathroom · open-plan kitchen, dining & living · laundry · wraparound deck



DESIGN 02

Skillion Studio

1 bedroom · 1 bathroom · open-plan living · kitchen · covered outdoor living deck



DESIGN 03

Timber Courtyard

2 bedrooms · 1 bathroom · laundry · study · study nook · bifold doors to an outdoor deck



DESIGN 04

Pavilion Gable

2 bedrooms · 1 bathroom · study · living with fireplace · laundry · covered outdoor living · 11.6 × 7.0 m



DESIGN 05

Covered Deck Cottage

Bedroom 2.8 × 3.0 · 1 bathroom · open-plan living 4.8 × 3.9 · kitchen · full-width covered deck



DESIGN 06

Three-Bedroom Skillion

3 bedrooms · 1 bathroom · open-plan kitchen & living · laundry · covered outdoor 3.0 × 5.6



DESIGN 07

Linear Modern

2 bedrooms · 1 bathroom · study · open-plan kitchen, dining & living · laundry · stacking doors to outdoor living · 14.5 × 7.0 m

WHY CHOOSE STABLE STRUCTURE

Practical design, quality construction and compliance — together.

12+

years of experience in custom residential construction

With more than 12 years of experience in custom residential construction, Stable Structure understands how to combine practical design, quality construction and compliance.

We have experience with small residential projects and minor dwellings, lightweight timber and steel framing, site-specific design, Building Code compliance and Auckland construction conditions — and we coordinate the qualified trades and professionals your project needs.

FROM IDEA TO HOME

01

Site assessment

We review boundaries, access, services, ground conditions and site constraints before design begins.

02

Concept design

A layout that suits your site and lifestyle — orientation, light, storage and outdoor connection.

03

Detailed plans

Documentation to meet the Building Code, exemption conditions and council notification.

04

Construction

Quality build with qualified trades, supervised through to handover.

READY TO UNLOCK THE POTENTIAL OF
YOUR PROPERTY?

Your 70m² granny flat could be closer than you think.

Talk to Stable Structure today to discuss your property, your requirements and what may be possible.



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This brochure provides general information only and is not legal or regulatory advice. Eligibility for the building-consent exemption depends on meeting all applicable requirements, and planning, resource-consent, drainage and other council requirements may still apply. Rental use is subject to applicable requirements. Images are indicative only.