

Granny Flats (Small Stand-alone Dwellings): Project Information Memorandum (PIM) Performance Dashboard

15th January 2026 to 30th June 2026



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI

New Zealand Government
Te Kāwanatanga o Aotearoa

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January 2026 to June 2026 Supporting Information

About This Dashboard

Overview

The Government passed the Building and Construction (Small Stand-alone Dwellings) Amendment Bill in October 2025. The changes came into effect on 15 January 2026, enabling some small standalone dwellings (SSDs) to be built without a building consent.

MBIE started to receive this information from Territorial Authorities (TAs) since April 2026. This first report covers two quarters; in the future these metrics will be published quarterly.

Continuing to collect and report this information will improve our understanding of the effectiveness of this policy and provide key information on the system performance.

Related products

For more information on the performance of the building consent system, see

- [Building Consent System Performance Monitoring – Quarterly update | Ministry of Business, Innovation & Employment](#) (with a focus on building consent and code compliance certificate timeframes)
- [KPI Inspections Monitoring – Quarterly update | Ministry of Business, Innovation & Employment](#) (with a focus on building inspection wait times and availability)

Supporting Information

Disclaimer

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Further Information

For more information on the granny flat building consent exemption see [Building a granny flat: resources](#) | [Building Performance](#).

Contact Information

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Questions about this report can be sent to BuildingInsights@mbie.govt.nz
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January 2026 to June 2026 Definitions and caveats

Definitions and Caveats

Reported value of building work

The Project Information Memorandum (PIM) includes an estimate of the value of the building work, as reported by the applicant to the Territorial Authority (TA). This includes GST.

Floor area

The PIM includes the internal floor area of the structure, as recorded by the applicant. It is measured in m².

Major urban

This category is defined as territorial authorities that had a population greater than 100,000 as of 2018.

Median and average

The median is the middle value when observations are sorted in ascending order. For an odd number of observations, it is the single middle value; for an even number, it is the average of the two middle values. The average is the arithmetic average of all durations.

Project Information Memorandum (PIM)

A PIM provides information about land and about the requirements of other legislation that might be relevant to proposed building work. A Territorial Authority (TA) issues a PIM following an application by the owner or their agent. A PIM is mandatory for a small stand-alone dwelling before building can start.

Data quality

The results presented in this publication may differ from any published by the TAs, and may not be consistent between TAs. This variance can be attributed to a range of data quality issues that we've encountered during our analysis. These issues include, but are not limited to, inconsistencies in classification and data gaps. As a result, figures from this publication should be considered with an understanding of these potential discrepancies. Iterative quality improvements will be made as both TAs and MBIE build their knowledge of this data collection.

Small Stand-alone Dwelling (SSD)

A small stand-alone dwelling (SSD) is a building with the characteristics defined under Schedule 1A of the Building Act 2004. It does not require a building consent, as per Section 42B of the Act. For the purpose of this data collection and analysis, this only includes buildings which make use of that exemption; if the building owner applies for a consent, the building is not included.

Statutory timeframe

TAs have a statutory obligation to process a PIM for a non-consented SSD within 10 working days of receiving a complete application.

Territorial Authority (TA)

Territorial authorities are councils which are responsible for a wide range of local services including roads, water reticulation, sewerage and refuse collection, libraries, parks, recreation services, local regulations, community and economic development, and town planning.

Relevant to this collection, they are responsible for issuing PIMs, under section 12 (2) of the Building Act 2004.

Note: many Building Consent Authorities (BCAs) sit within a TA, but PIMs are issued in the organisation's capacity as a TA, not a BCA. BCAs which are not TAs do not issue PIMs.

Also note: We do not collect data from the Chatham Islands Council, as its relevant TA functions have been formally transferred to Wellington City Council.

Processing time

The number of working days between the TA receiving a complete PIM application and issuing the PIM.

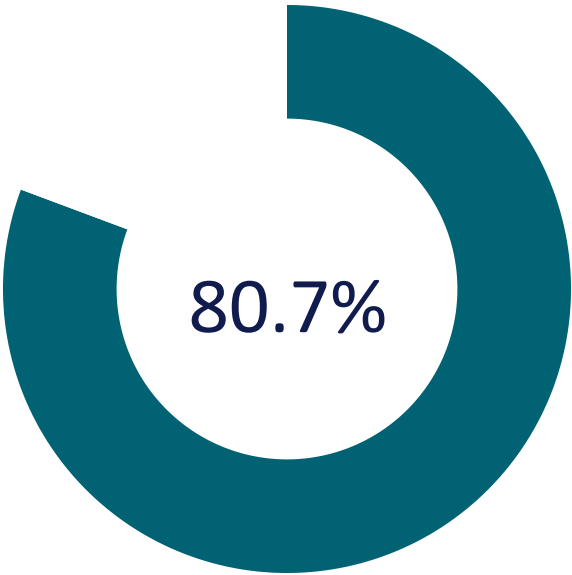
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January 2026 to June 2026 Application processing

Half-Year Performance Snapshot

Project Information Memorandum (PIM) data was provided by 66 Territorial Authorities (TAs), excluding Chatham Islands. Of those, 49 TAs had non-zero counts during both quarters. There were 580 applications for PIMs which were issued during the first half of 2026, with 80.7 per cent processed within the statutory timeframe of 10 working days. The average value of the associated building work is recorded as \$165.5K.

Figure 1: Percentage of Applications Processed Within 10 Working Days



Application Volume	
Applications Issued	Completion Notifications
580	4
Reported Value of Building Work incl. GST	
Median Value	Average Value
150.0K	165.5K
Application Statutory Processing Time	
Median (Working Days)	Average (Working Days)
8.3	8.7
Floor Area (m²)	
Median Floor Area	Average Floor Area
63.0	56.9

Figure 2: Application Statutory Processing Timeframes

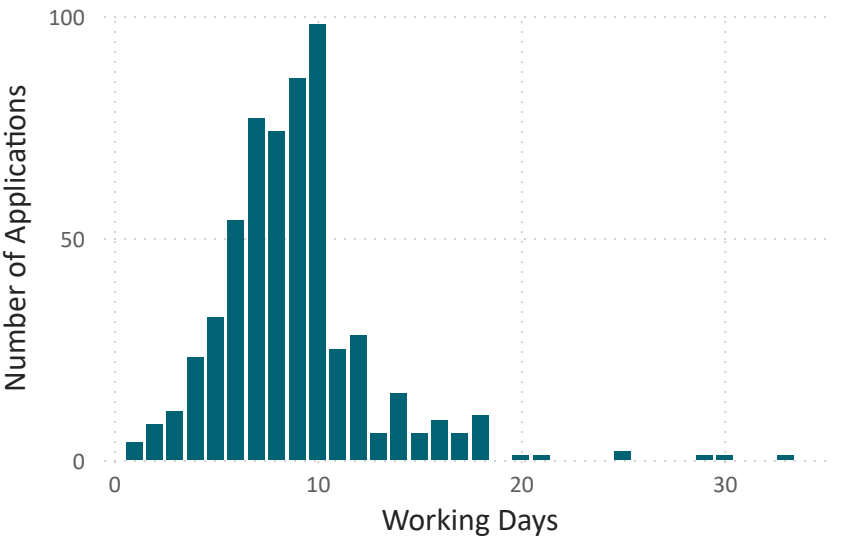
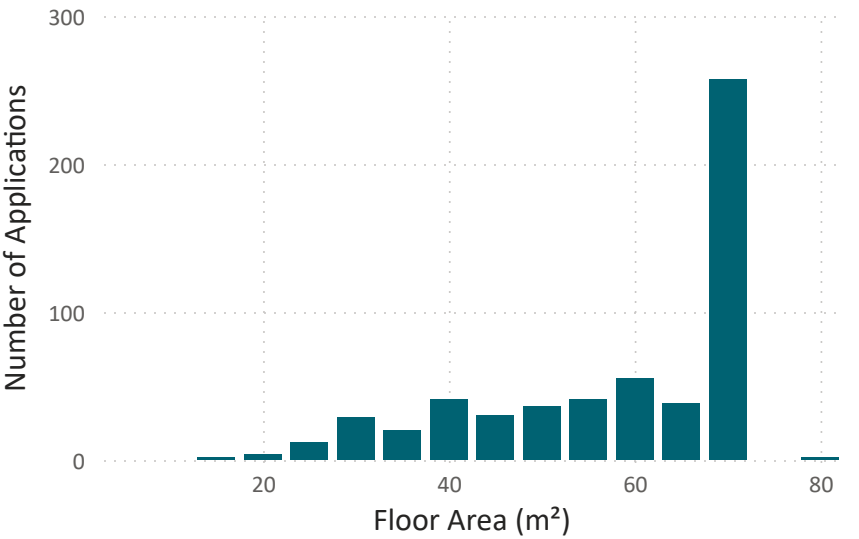


Figure 3: Floor Area



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January 2026 to June 2026 Application processing by Territorial Authority (TA)

Table 1: TA Performance - North Island

Territorial Authority	Number of Applications	Processed within 10 working days	Median processing time
Far North	31	96.8%	7.0
Whangārei	17	94.1%	8.0
Kaipara	8	100.0%	10.0
Thames-Coromandel	6	100.0%	9.0
Hauraki	6	66.7%	10.0
Waikato	16	43.8%	11.0
Matamata-Piako	11	18.2%	14.0
Waipa	11	90.9%	10.0
Ōtorohanga	1	100.0%	10.0
South Waikato	2	50.0%	11.5
Waitomo	4	75.0%	8.5
Taupō	5	100.0%	9.0
Western Bay of Plenty	14	92.9%	9.0
Rotorua Lakes	9	100.0%	5.0
Whakatāne	8	87.5%	6.5
Kawerau	1	0.0%	15.0
Ōpōtiki	1	100.0%	2.0
Gisborne	6	100.0%	7.5
Wairoa	2	50.0%	10.0
Hastings	2	100.0%	9.0
Napier City	2	100.0%	8.5
New Plymouth	11	100.0%	6.0
Stratford	1	100.0%	10.0
South Taranaki	2	50.0%	11.0
Whanganui	5	100.0%	7.0
Rangitikei	2	100.0%	7.5
Manawatu	2	100.0%	5.0
Palmerston North City	3	100.0%	10.0
Taranua	3	100.0%	9.0
Horowhenua	5	100.0%	8.0
Kāpitī Coast	6	100.0%	8.5
Porirua City	2	100.0%	8.0
Upper Hutt City	3	66.7%	10.0
Masterton	6	100.0%	9.5
South Wairarapa	1	0.0%	11.0

Table 2: TA Performance - South Island

Territorial Authority	Number of Applications	Processed within 10 working days	Median processing time
Tasman	10	90.0%	9.0
Nelson City	7	85.7%	9.5
Marlborough	5	100.0%	7.0
Buller	1	100.0%	6.0
Grey	7	42.9%	11.0
Westland	5	100.0%	5.0
Hurunui	6	100.0%	8.0
Waimakariri	13	69.2%	10.0
Selwyn	13	30.8%	12.0
Ashburton	5	80.0%	10.0
Timaru	1	0.0%	12.0
Mackenzie	3	100.0%	4.0
Waimate	1	100.0%	9.0
Waitaki	5	100.0%	9.0
Central Otago	7	42.9%	12.0
Queenstown Lakes	19	100.0%	6.0
Southland	7	100.0%	8.0
Invercargill City	3	66.7%	10.0

Table 3: TA Performance - Major Urban

Territorial Authority	Number of Applications	Processed within 10 working days	Median processing time
Auckland	186	74.7%	8.0
Hamilton City	7	100.0%	8.0
Tauranga City	5	40.0%	12.0
Hutt City	7	57.1%	10.0
Wellington City	3	66.7%	9.5
Christchurch City	26	100.0%	5.0
Dunedin City	13	100.0%	9.0

Figure 4: Percentage of PIMs Processed Within 10 Working Days by TA

