



# No Consent Required

The Government has announced changes that will make it easier to build small standalone homes, commonly known as granny flats.

From early 2026 second dwellings up to 70m<sup>2</sup> will be exempt from having to obtain a building or resource consent. However, to ensure the new dwelling maintain quality and durability, the new homes will need to meet certain criteria to get the exemption.

The details are still being ironed out, but from what we know, there will be some steps to qualify for a consent exemption.

The table below outlines the pre-build costs you need to consider now, compared to what we believe you will need from Jan 2026.

# From 2026

What you need	Now	From 2026	
Geotechnical Report	✓	✓	✓ Yes
Site Survey	✓	✓	✗ No
Consent Ready Plans	✓	✓	~ Sometimes
Project Information Memorandum (PIM)	✗	✓	
Development Contributions	~	~	
Resource Consent	~	✗	
Building Consent	✓	✗	

Until the exemption officially comes into effect, a building consent is still required. A resource consent may also be required depending on your local District Plan.

If you've already built or plan to build before the law changes, you must still get consent—even if your home would qualify under the new rules.

We understand that navigating building rules and exemptions can be confusing—especially when the rules are changing. Our team are here to help guide you through the process. We've been doing this for decades, so we know what's required and how to keep things running smoothly.

Whether you're planning a granny flat or a larger project, talk to our experienced team to get started. Ph 0508 562 596 | [Lockwood.co.nz](http://Lockwood.co.nz)