



Small Homes, Big Possibilities
Concept designs under 70m²

Small homes, big possibilities

From January 2026, new legislation makes it easier, simpler, and more affordable to add a second dwelling on your land. Homes under 70m² may not need a building or resource consent, as long as they meet a few conditions.

At 70m² or less, these Lockwood designs prove that compact living doesn't have to mean compromise.

With smart layouts and backed by our trusted building system and expert contractors nationwide, your new home will be designed and built with quality that stands the test of time.

Concept Designs

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For Lockwood clients, the new exemption creates more opportunities to add a secondary dwelling, whether for extended family, rental income, or future flexibility.

To be eligible for the exemption dwellings must be:

- Single-storey, standalone, and self-contained
- No more than 70m² in internal floor area
- No higher than 4 metres, and built no more than 1 metre above ground level
- At least 2 metres from any other building or legal boundary
- Be built using lightweight construction systems
- Fully comply with the New Zealand Building Code
- Include compliant connections for services
- Be designed, built and supervised by authorised and licensed building professionals
- Have independent service connections
- Be accepted by your local council under the exemption rules

As with any successful project, the key is good design, early planning, and working with experienced professionals. Our team can help you decide if the granny flat exemption is the right fit for your project. We will manage the process and compliance. You can work directly with our designers, or we can collaborate with your own LBP designer through the process.

Get started today.

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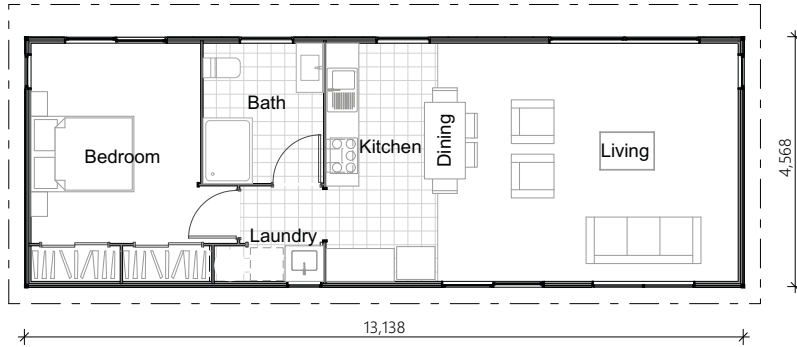




Tiro

60m²

 2 Bedrooms  1 Bathroom  1 Living area  Optional



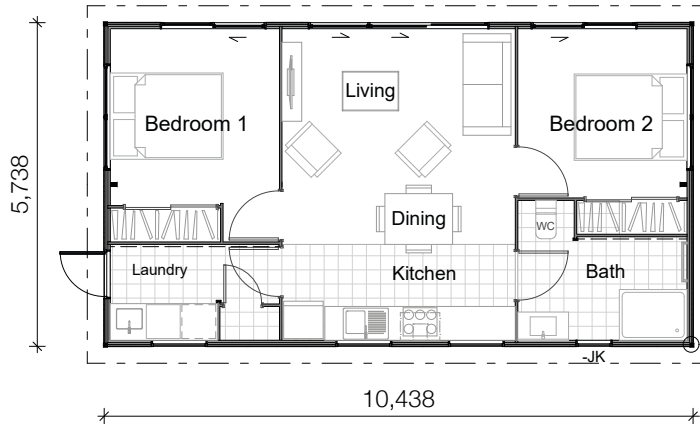
The home's sleek, modern style is emphasised by its striking monopitch roofline, running from one end of the house to the other. This contemporary twist enhances the sense of space through the open plan kitchen, living and dining room. A dedicated laundry area and plenty of wardrobe space make the Tiro a very comfortable and liveable small home.



Eden

60m²

 2 Bedrooms  1 Bathroom  1 Living area  Optional



With a classic gable roofline and a straightforward shape, this design keeps construction efficient and cost-effective. The kitchen, dining, and living areas are centrally located, creating a practical and social heart of the home, while a generous separate laundry adds to the everyday functionality.





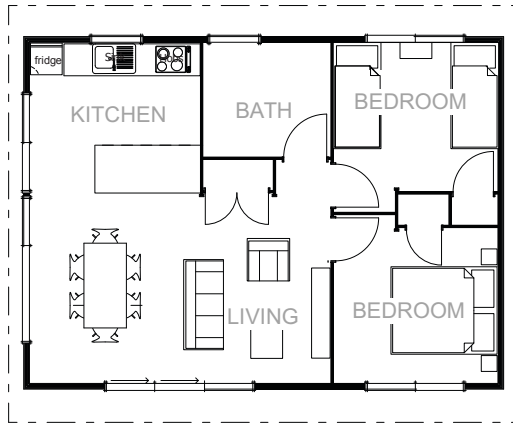
Haven

60m²

 2 Bedrooms  1 Bathroom  1 Living area  Optional

9.04m

6.64m



The angled mono-pitch roofline, combined with high sarked timber ceilings and generous sliding doors, enhances both light and openness in this compact two-bedroom layout. A clean, uncomplicated design ensures build efficiency and cost control.

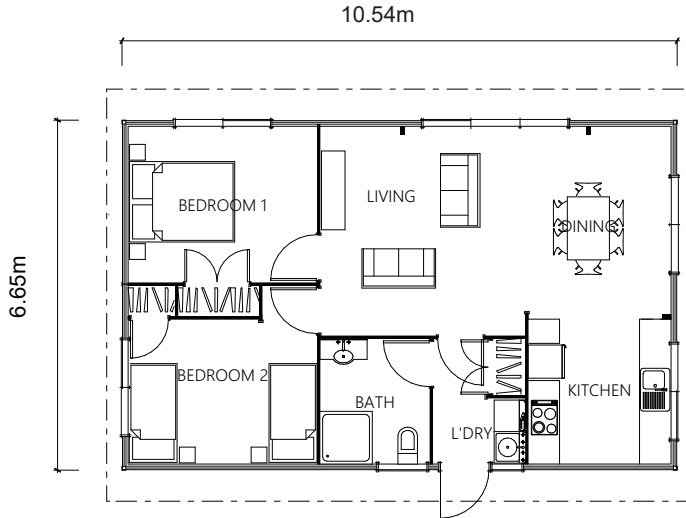




Lakeview

70m²

 2 Bedrooms  1 Bathroom  1 Living area  Optional



A striking mono-pitch roof and elevated sarked timber ceilings work with wide sliding doors to maximise light and space in this compact two-bedroom home. The separate laundry is a practical inclusion in this comfortable small home.

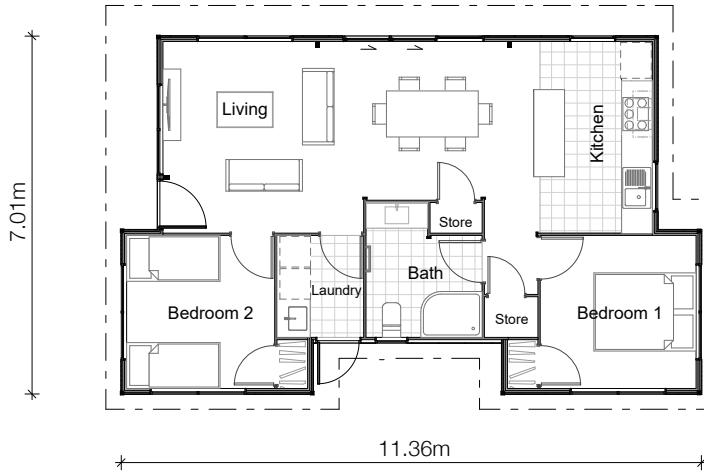




Ember

70m²

 2 Bedrooms  1 Bathroom  1 Living area  Optional



Smart and stylish, this two-bedroom design makes the most of its footprint with a simple, practical flow. The main bedroom is privately positioned at the rear, while a second bedroom branches off the open-plan kitchen, dining, and living area, making it ideal for guests or flexible use.






Roskill

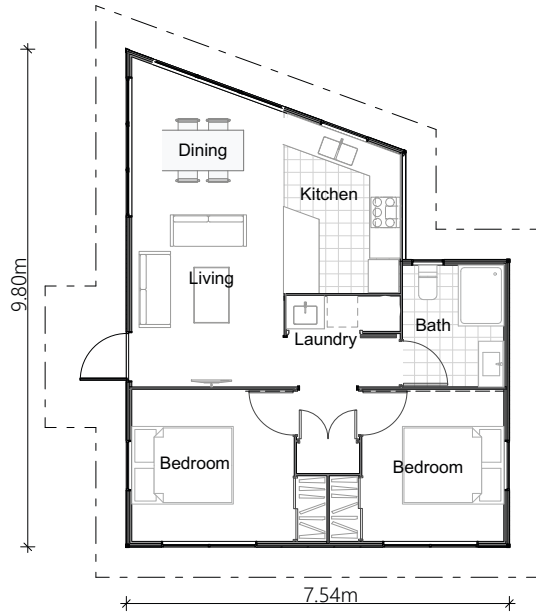
70m²

 2 Bedrooms

 1 Bathroom

 1 Living area

 Optional



Every inch of this architecturally designed small dwelling has been maximized. Highlight windows beneath the pitched roof flood the space with natural light, while ranchsliders create exceptional indoor-outdoor flow.

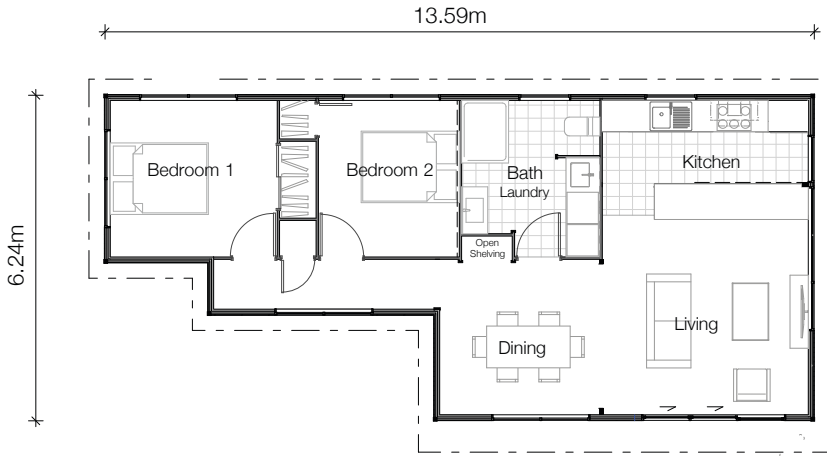




Ara

70m²

 2 Bedrooms  1 Bathroom  1 Living area  Optional




A cleverly designed two-bedroom home that fits beautifully onto narrow sites. Its stepped exterior profile adds architectural interest and maximises space within a slim footprint. With both bedrooms positioned at one end, the layout provides a sense of separation and privacy while maintaining an efficient, practical flow.

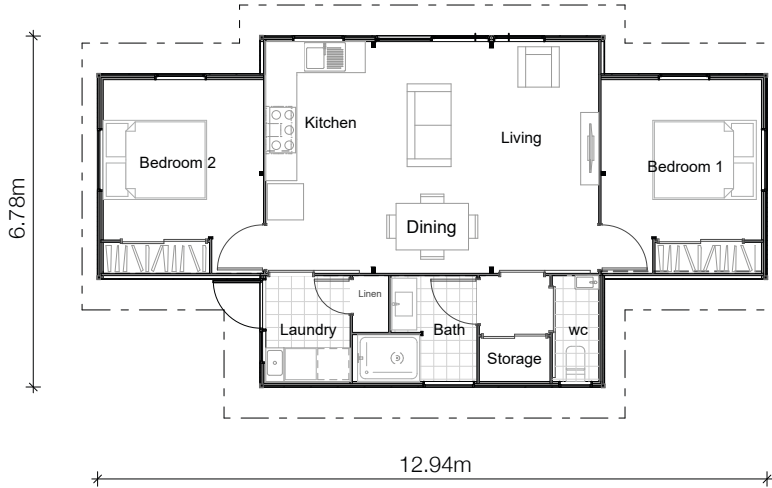




Teoteo

70m²

 2 Bedrooms
  1 Bathroom
  1 Living area
  Optional



The Teoteo concept design proves that good things come in small packages. With the look and feel of a larger architectural home, it makes the most of every square metre. A spacious central living area is framed by two well-sized bedrooms, while the separate toilet, laundry, and storage are cleverly tucked away at the rear. For those seeking a more budget-friendly option, Teoteo is also available with a sleek monopitch roofline.



Teoteo Monopitch Roofline

Contact us to start your home building journey today!

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