

HOMES WITHOUT CONSENT

The new exemption, coming into effect early 2026, means that you can build an additional small home where there is an existing house, without needing Building or Resource Consent.

THIS IS GREAT NEWS! However

That doesn't mean you can grab your tools and start building whatever you like. To qualify for this exemption there are conditions that must be met.

Modspace® homes are already built to the quality required for this Minor Dwelling or "Granny Flat" exemption.

With the house covered, below are the other conditions that apply. All the conditions below must be met

- ✓ You must notify council before you begin by applying for a PIM (Project Information Memorandum)
- ✓ The building work must be done by a certified Licensed Building Professional (LBP)
- ✓ Plumbing, Drainlaying and Electrical work must be done by certified professionals
- ✓ The dwelling must be set back 2m from all boundaries in residential zone, 5m in rural (10m from front)
- ✓ Only 1 additional standalone dwelling is exempt per site
- ✓ The new home must be 2m from all other dwellings
- ✓ The new home can have a maximum of 70m² internal floor area
- ✓ The new dwelling must be held in the same ownership as the existing home
- ✓ Maximum building coverage on site is 50% (except rural zones, where DP rules apply)

You may NOT use the exemption for:

- ✗ Subdivision
- ✗ Papakainga
- ✗ Earthworks
- ✗ Building on land where a natural hazard exists may require a building consent.
- ✗ Existing building work underway is not eligible for the exemption
- ✗ You may not use the Owner/builder exemption

If your plan doesn't meet all these criteria, don't worry! You can still pursue consent through the traditional Building and Resource Consent systems. We can manage this process on your behalf, so you don't need to deal with council.

FOLLOW THESE SIMPLE STEPS TO PUT A MODSPACE HOME ON YOUR SITE.

1. Apply for a PIM

Modspace can draw your site plans for you and submit this to council



2. Modspace builds your home

Your home is manufactured offsite for better quality control and efficiency



3. Install your home (or hire Modspace to install it)

Your home is delivered, installed, and connected to services



4. Submit records to Council

Submit all records of works and trade certificates to the council