

NOHO

The 70m² Consent-Free Guide

A plain-English walk-through of New Zealand's 2026 minor dwelling rules — and how to use them to build smarter on your whenua.

What is changing in 2026?

From 2026, eligible standalone dwellings up to 70m² can be built without a building consent, provided they are designed and built by a Licensed Building Practitioner (LBP) and meet the Building Code. This unlocks a faster, cheaper path to a granny flat, sleep-out, studio, or tiny home — without the months-long consent process.

Quick-look eligibility checklist

- ✓ Single-storey, standalone dwelling (not attached to the main home)
- ✓ Floor area 70m² or less (measured to the outside of the cladding)
- ✓ Designed and built by a Licensed Building Practitioner (LBP)
- ✓ Meets the New Zealand Building Code in full
- ✓ Located on land you own, with adequate access for services
- ✓ Complies with district plan rules (boundary setbacks, height, coverage)
- ✓ Connects to power, water and wastewater appropriately for the site

How NOHO designs qualify

Every NOHO model is purpose-built for the 70m² pathway. We keep footprints under the cap, single-storey, and detailed for LBP-led construction. Our drawing sets are made for your builder to read, price and build from on day one.

Common questions

Do I still need council involvement?

You may still need to notify council, lodge a Project Information Memorandum (PIM), or meet district plan rules. We help you understand what applies to your site.

What about plumbing and electrical?

Restricted Building Work like plumbing, drainage and electrical must still be done by licensed tradespeople and certified.

Can I put it on wheels?

Yes — transportable units are a great fit. Make sure foundations and tie-downs meet code, and check vehicle/road rules if you ever plan to move it.

Is it really faster?

Yes. Removing the consent step typically saves 3–6 months and several thousand dollars in fees and design back-and-forth.

Next step: visit noho2020.nz to browse models, check your site, or talk to our team. We're here to help you build something that actually works on your whenua.

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