



COVERSHEET

Minister	Hon Chris Penk	Portfolio	Building and Construction
Minister	Hon David Seymour	Portfolio	Regulation
Title of Cabinet paper	Easing conditions for exempt single-storey detached buildings	Date to be published	11 September 2025

List of documents that have been proactively released

Date	Title	Author
July 2025	Easing conditions for exempt single-storey detached buildings	Office of the Minister for Building and Construction
23 July 2025	Easing conditions for exempt single-storey detached buildings ECO-25-MIN-0110 Minute	Cabinet Office

Information redacted

NO

Any information redacted in this document is redacted in accordance with MBIE's policy on Proactive Release and is labelled with the reason for redaction. This may include information that would be redacted if this information was requested under the Official Information Act 1982. Where this is the case, the reasons for withholding information are listed below. Where information has been withheld, no public interest has been identified that would outweigh the reasons for withholding it.



Cabinet Economic Policy Committee

Minute of Decision

This document contains information for the New Zealand Cabinet. It must be treated in confidence and handled in accordance with any security classification, or other endorsement. The information can only be released, including under the Official Information Act 1982, by persons with the appropriate authority.

Easing Conditions for Exempt Single-Storey Detached Buildings

Portfolios **Regulation / Building and Construction**

On 23 July 2025, the Cabinet Economic Policy Committee:

- 1 **noted** that Schedule 1 of the Building Act 2004 (Schedule 1) describes building work for which a building consent is not required, including single-story detached buildings not exceeding 10 metres, and exceeding 10 metres but not exceeding 30 metres, in floor area;
- 2 **noted** that it is a condition of the current Schedule 1 building consent exemptions that single-story detached buildings be no closer than the measure of their own height to any residential building or legal boundary;
- 3 **agreed** to amend Schedule 1 to remove the setback distance condition for the building work described in clause 3, “Single-storey detached buildings not exceeding 10 square metres in floor area”;
- 4 **agreed** to amend Schedule 1 to require a minimum setback distance of one metre from any legal boundary or other residential building for the building work described in clause 3A, “Single-storey detached buildings exceeding 10, but not exceeding 30, square metres in floor area and constructed of light weight building products”;
- 5 **agreed** to amend Schedule 1 to require a minimum setback distance of one metre from any legal boundary or other residential building for the building work described in clause 3B, “Single-storey detached buildings exceeding 10, but not exceeding 30, square metres in floor area if work carried out or supervised by a licensed building practitioner”;
- 6 **agreed** to amend Schedule 1 to require a minimum setback distance of one metre from any legal boundary or other residential building for the building work described in clause 43, “Single-storey detached buildings exceeding 10, but not exceeding 30, square metres in floor area (where kitset or prefabricated)”;
- 7 **authorised** the Minister for Building and Construction (the Minister) to issue drafting instructions to the Parliamentary Counsel Office to give effect to the above decisions;
- 8 **authorised** the Minister to make decisions, consistent with the proposals in the above decisions, on any issues which arise during the drafting process.

Rachel Clarke
Committee Secretary

Present: (see over)

Present:

Hon David Seymour
Hon Nicola Willis (Chair)
Hon Chris Bishop
Hon Simeon Brown
Hon Brooke van Velden
Hon Erica Stanford
Hon Paul Goldsmith
Hon Louise Upston
Hon Mark Mitchell
Hon Todd McClay
Hon Tama Potaka
Hon Simon Watts
Hon Andrew Hoggard
Hon Nicola Grigg
Hon Mark Patterson
Hon James Meager
Hon Scott Simpson
Simon Court MP

Officials present from:

Office of the Prime Minister
Officials Committee for ECO