

Guide to accommodation options

By Rebecca McLean

Dwelling	<p>Tiny House on Wheels (THOW)</p> <p>A THOW must be moveable if occupied on a long term basis. Moveable means it must have disconnectable services eg. caravan plug for power etc. not have any fixtured connected to it eg. deck or pergola</p>
	<p>Tiny House on Foundations (THOF)</p> <p>A THOF is a building and requires a building consent. A code of compliance for the building must be provided if it is pre-built. Foundations and connections will require a building consent.</p> <p>You may also need a Resource Consent, depending on the council's district plan where you are located.</p>
	<p>Tiny House on Skids</p> <p>Neither a THOW or THOF therefore non compliant. A trailer, or building consent and foundations will be required as above, and potentially a Resource Consent.</p>
Accommodation Facility	<p>Tiny Pod (no bathroom or kitchen)</p> <p>If under 30m² a Tiny Pod can be on foundations without a building consent, as it complies with the 'under 30m² rule' and has no plumbing. Check with your council to make sure it will comply on your site, as a main dwelling will be required on the property etc.</p>
	<p>Tiny Pod with Bathroom (no kitchen)</p> <p>If on wheels, moveable and disconnectable as above, no building consent or Resource Consent will be required. If on foundations, a building consent will be required.</p>