



# WORKSHOP NEWS

# TINY HOUSE BUILDERS



## INSIDE THIS EDITION:

### Tips to find land for your tiny home

Unravelling the complexities of land acquisition for tiny house living.

### Building Consent vs Resource Consent

It's essential to understand the difference between a building consent and a resource consent.

### Airbnb Success: Tiny Homes Edition

Our clients are seeing great success with Air BnB Tiny's, Here's a few tips you should know!

# From the Workshop: Our Director's Personal Update

As we step into a new season, I am delighted to connect with you through our latest newsletter. It's an exciting time in the world of tiny homes, and I'm thrilled to share some valuable insights with you.

One of the biggest challenges our community faces is finding suitable land for tiny home living. Whether you're seeking urban or rural settings, navigating zoning regulations and land use policies can be daunting. In this newsletter, we'll explore some strategies for finding the perfect spot to park your tiny abode.

Understanding the difference between building consent and resource consent is crucial for anyone considering a tiny home project. We'll delve into this topic to help demystify the process and ensure a smooth journey towards making your tiny dream a reality.

Additionally, the rise of Airbnb has opened exciting opportunities for tiny homeowners. We'll discuss the benefits and considerations of listing your tiny property on Airbnb, from generating income to sharing your unique lifestyle with travelers from around the world.



While the broader building industry may be experiencing a lull, we're witnessing a growing confidence in tiny homes as an affordable and sustainable housing solution. Despite challenges, the tiny house movement continues to thrive, driven by individuals seeking simplicity, freedom, and environmental consciousness.

At Tiny House Builders, we remain committed to supporting you every step of the way on your tiny house journey. Whether you're exploring land options, navigating regulations, or dreaming up your perfect tiny retreat, we're here to offer guidance, expertise, and unwavering support. Here's to embracing the possibilities of tiny living and creating a brighter future, one tiny house at a time.

*Rebecca McLean*



## Tips to find land for your tiny home

Finding the perfect spot to park your Tiny House is a crucial part of the journey. When looking consider the following:

1) Access - Ensuring proper access to your chosen land is vital. Check for all-weather road access driveway possibilities and clearance for your Tiny House delivery. Trees... can they be trimmed?! Power lines... can they be avoided? Avoid winter deliveries where possible.

2) Services - Availability of essential services like water, electricity and sewage is important to know prior to delivery. Confirm if these services are readily accessible or if you need to make arrangements to connect or enable off-grid living.

3) Privacy - Consider your desire for privacy. Some prefer remote, secluded spots, while others may want a sense of community, to be close to family or proximity to city services.

For those who don't have family land available to park on, here are some ways to try looking for land:

1) Flyer Drop - You might discover land opportunities through local advertisements or community flyers. Keep an eye out for potential leads and if there isn't anything - create your own!

2) Websites - Websites like [Landshare](#), [Kiwi Tiny Home](#), [Dreaming Tiny](#). Tiny House Listings or local real estate platforms, can be goldmines for land listings. Research the best sites local to you.

Look for Win-Win solutions.. Parking for gardening or care for animals etc.

3) Social Media - Joining Tiny House or real estate groups on platforms like Facebook, can provide valuable leads and insights from community members. Advertise your wish list, you never know who's out there that would love additional income or just some extra company!



# CONSENT

## Building Consent vs Resource Consent

The long and the short of it is:

Building consents focus on the technical aspects of construction, ensuring your tiny home meets building safety standards.

While a Resource consent deals with land use and environmental impact.

You may be a Tiny House on Wheels, and therefore not need a Building consent for the building, but you may still need a 'Building consent' for services on the site eg. a Dump Station.

If you are planning on a consented Tiny House on foundations, you will need the Building consent (Code of Compliance) for the building, which is gained by the builder when it is being built, and you will also need a 'Building consent' for the foundations, and the connections to services on the site.

For either option you may need a Resource Consent, depending on how your council deems a Tiny House. If they see it as a dwelling and if the zone you intend to park it in eg. if your rural zone, requires a Resource Consent for an additional 'dwelling' then you will need to apply for this also.

The issue with getting a Resource Consent is the cost... You will likely need to use a consultant to help you prepare the RC and lodge it with Council. There will likely be development or financial contributions also due as you are adding a 'dwelling' to the site and therefore need to contribute to the roading, libraries etc.

We work with our clients to help them through this learning curve, and are happy to assist if you have a site you are unsure about. Feel free to get in touch!



## Airbnb Success: Tiny Homes Edition

We're thrilled to share the story of our client Kylea, who has transformed her tiny home dream into a thriving Airbnb venture.

Nestled near the tranquil Sapphire springs pools, this unique accommodation set up is a Kowhai one-bedroom tiny house on wheels and a cozy two-bedroom tiny pod on foundations.

What's great is that no building consent was required for this setup. The pod adheres to the under 30sqm rule, exempting it from requiring a building consent.

Meanwhile, the tiny house on wheels is classified as a vehicle, circumventing the need for a building consent. However, a Resource Consent was necessary due to local council regulations considering a tiny house on wheels as a dwelling.

What makes this accommodation truly special is its proximity to the rejuvenating hot springs. Guests enjoy complimentary access to the pools, just a stroll away from their cosy retreat.

Since its debut earlier this year, bookings have soared, with over 80% occupancy—a testament to the growing popularity of tiny house living.

For those considering going tiny, we highly recommend experiencing it firsthand. Book a night or two at this charming getaway and immerse yourself in the tranquillity and simplicity of tiny living.

Don't miss this opportunity to embark on your own tiny house adventure!



[Hot Springs Retreat + Sapphire Springs Pools](#)

# Auckland Open Home

A huge thank you to Heidi and our amazing visitors for a fantastic day at the open house! We enjoyed guiding you through Heidi's beautiful home, where we explored in smaller, interactive groups. Our discussions delved into the home's innovative construction and its seamless integration with various services. The enthusiasm and engagement from everyone was truly inspiring. Excitingly, this is just the beginning! We're planning more open homes soon, so stay tuned for the opportunity to explore and be inspired by more unique living spaces. Keep an eye out for future dates – we can't wait to welcome you again!



## Our Clients, Share Their Experiences

“As a single mom in Katikati, I sought extra income by renting out our lifestyle block. With my parents' recommendation, I teamed up with Rebecca from Tiny House Builders NZ to create Hot Springs Retreat. Rebecca and her team were phenomenal from the start. They not only designed a stunning interior but also provided everything essential for rental.

Beyond that, they guided me through setting up my Airbnb business and handled logistics seamlessly. Since its January launch, Hot Springs Retreat has been fully booked, bringing much-needed stability to my family. Guests adore the design and attention to detail, consistently rating us highly on Airbnb. I'm immensely grateful to Rebecca and her team for helping us build a brighter future.”

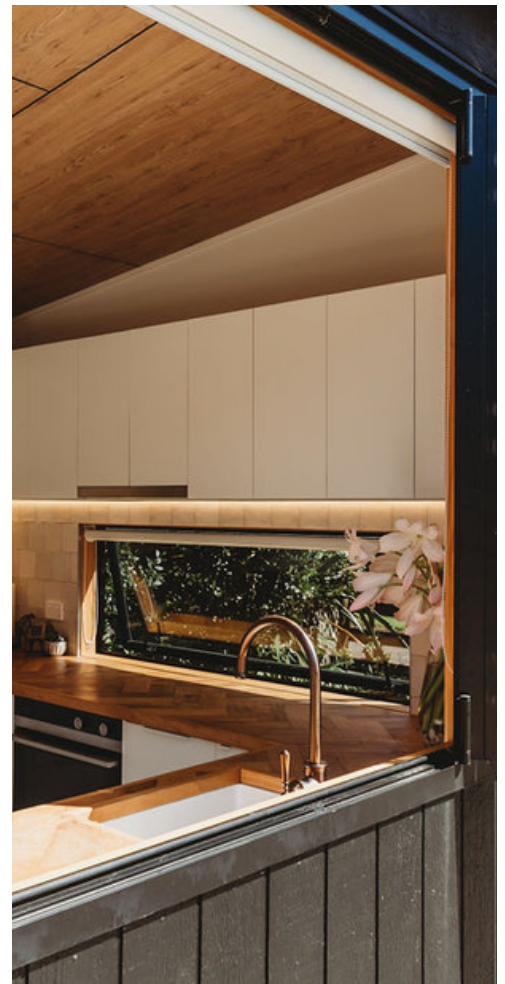


- Kylea Grayling



# Tiny Home Design Build Gallery





*Let us help build your Dream Tiny Home*

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