

LESS SPACE, MORE STYLE - TINY HOUSE LIVING MAGAZINE!

 Tiny House Hub

# TINY LIVING

MAR 2023 | ISSUE 01



➔ Tiny tug-of-war: resale value vs personal style?

➔ How to future-proof your tiny house

**FEATURED LAND FOR LEASE**

NEW SITE FOR LEASE IN WHAKAMĀRAMA NZ

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"No one gets to decide what is and isn't a tiny house"



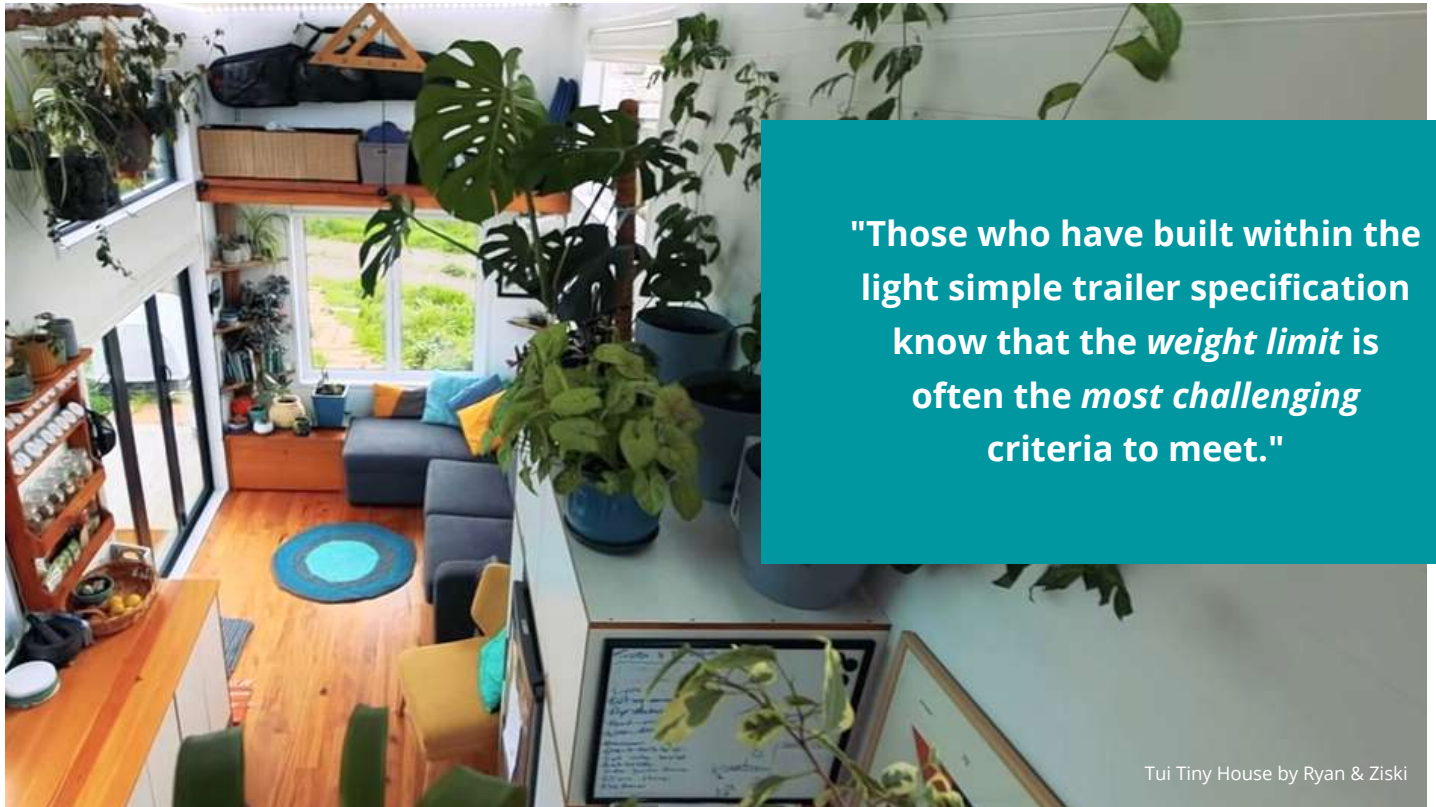
# WHEN SIZE DOES MATTER

The implications of building a bigger tiny house on wheels

If you feel like tiny houses on wheels are getting bigger and bigger, you're not wrong! Not that long ago, most tiny houses were about 2.5m wide by 7 or 8m long (or even smaller). These days, most professionals build tiny homes that are 3m wide and up to 12m long, and an increasing number of DIY builders are following suit. Some even consider dwellings 4m wide or more as tiny houses.

Let us make one thing clear. No one owns the term tiny houses, and as such, no one gets to decide what is and isn't a tiny house. If you want to call your home a tiny house, even if it's bigger than most tiny houses, go for it!

Having said that, size does matter. While you can call your home a tiny house regardless of its size, make sure you understand the implications of building above a certain size.



**"Those who have built within the light simple trailer specification know that the *weight limit* is often the *most challenging* criteria to meet."**

Tui Tiny House by Ryan & Ziski

## Transporting your tiny house

First off, size matters when it comes to transporting your tiny house. To be able to legally tow the tiny on its own trailer on public roads here in New Zealand, it must fit the criteria of a light simple trailer. That means your tiny house cannot weigh more than 3,500kg (including the trailer and all other permanent fixtures). It cannot be longer than 12.5m, or higher than 4.3m. The width restrictions are a little more nuanced - the trailer cannot be wider than 2.55m - but if your tiny house is detachable from the trailer you can build up to 3.1m wide before needing a pilot vehicle (see the over-dimensioned vehicle and loads fact sheet from Waka Kotahi/NZTA).

Those who have built within the light simple trailer specification know that the weight limit is often the most challenging criteria to meet. Building at the maximum transport sizes mentioned above will almost certainly result in a tiny house heavier than 3,500kg. So if you're doing a DIY build, you want to be mindful of that.

Any tiny house that does not fit within this light simple trailer classification will need to be transported as a load on the back of a heavy trailer unit – which will be significantly more expensive than towing it on its own trailer.

## Council consent

There are, unfortunately, no clear rules around when a tiny house needs building or resource consent that apply in all of New Zealand. While MBIE has released guidelines outlining when a tiny house should be classified as a building versus a vehicle, those are guidelines only, and councils across the country do not consistently follow them.

Given this lack of clear legislation, there is no guarantee that you won't run into issues with the council, regardless of the size of your tiny house. However, the bigger you build, the bigger the chances that a council will decide the tiny house is a building, not a vehicle, which means it will require building and resource consent – both of which can be very challenging and costly to obtain.



This means the bigger you build, the more research you should do to understand council regulations and how your local council will view your tiny house.

Be careful when professional tiny house builders tell you their builds don't need council consent, especially if they do not meet the light simple trailer specifications. While that attitude might have worked for some of their clients, there is absolutely no guarantee that it will work for you.

## Insurance

If you're part of any of the tiny house Facebook groups, you've probably seen the frequent questions about insurance for tiny houses. As it turns out, finding an insurance provider for your tiny house can be much easier said than done – especially when it's a bigger tiny house. OVI, AMI, FMG, AA, Star, and AON are common providers people use to insure their tiny houses.

In most cases, the tiny house on wheels would be insured as a caravan. However, that generally only works if the tiny fits within the light simple trailer classification. If it is bigger than that, insurance providers will likely argue that it is not a vehicle, and you might have a harder time finding someone to insure it.

In saying that, there's no guarantee that finding an insurance provider will be easy if your tiny house can be classed as a light simple trailer.

Nevertheless, providers deal with tiny houses on a case-by-case basis. Generally speaking, it will be easier to get insurance – at a reasonable price – if your tiny house can be considered a caravan (i.e. it fits within the light simple trailer classification).

**If you're planning to build a bigger tiny house, it's a good idea to talk to some insurance providers beforehand, so you know what your options are before you commit to the build.**



A road legal lightweight tiny house (7.2L x 2.4w x 4.2h) being towed by a Ford Ranger on the Napier-Taupō road. Total weight 3,080kg (stripped)



 **Tiny House Expo**

## TELL YOUR TINY STORY

Applications for 2023 speakers now open

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## "Generally speaking, the risk of running into trouble grows as the tiny house gets bigger."

Another factor to consider in regards to insurance is that a road legal tiny house (i.e. one that fits the light simple trailer classification), can be covered for both living in it and transporting it under one vehicle insurance policy. On the other hand, an oversized tiny house that is transported as a load will need two separate insurance policies: one to cover it during transport and one for when it's parked up at its destination and you're living in it. This additional transport insurance can be very expensive, so make sure you include that in your budget.



In conclusion, while it might be tempting to build a bigger tiny house to have more living space, this can come with some serious implications. It's worth repeating that building smaller is no guarantee you'll avoid challenges with the council or insurance providers. However, generally speaking, the risk of running into trouble grows as the tiny house gets bigger. Make sure you consider this when you plan your build.

**"An oversized tiny house that is transported as a load will need two separate insurance policies: one to cover it during transport and one for when it's parked up at its destination."**





# Don't get scammed

How to find a reputable tiny house builder

Tiny homes are growing in popularity as a sustainable and affordable housing option. However, with the ever increasing number of tiny home builders, it's become difficult to separate the reputable builders from the scammers. Here are some tips to help you find a reputable tiny house builder:

- **Do your research:** Look for reviews and testimonials from previous clients to get a sense of the builder's reputation. Check their website, social media, and forums for information on the quality of their work, customer service, and professionalism.
- **Check licences and insurance:** Make sure the builder is licensed and insured. This will protect you in case of any accidents or mistakes during the building process.
- **Get a written contract:** A written contract should outline the timeline, budget, and materials used for the build. This will protect both you and the builder, and ensure that the project runs smoothly.
- **Ask for references:** A reputable builder will have no problem providing you with references from previous clients. Use these references to get a better idea of the builder's work quality and customer service.
- **Visit previous projects:** If possible, visit a previous project to see the quality of the builder's work first-hand. This will also give you an opportunity to speak with the previous client and ask about their experience with the builder.
- **Trust your instincts:** If something doesn't feel right, trust your instincts and move on. A reputable builder will be professional, transparent, and open to answering any questions you may have.

Finding a reputable tiny home builder is essential to ensuring the success of your project. Take the time to do your research, ask questions, and trust your instincts to find a builder that will deliver a high-quality, sustainable, and affordable tiny home.



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# BUILDING A TINY HOUSE:

## Future-proofing your design



**REBECCA MCLEAN**  
Director, [Tiny House  
Builders Ltd](https://www.tinyhousebuilders.co.nz)

Tiny houses are becoming increasingly popular as a sustainable, cost-effective, and mobile living solution. When building a tiny house, it's essential to consider not only its current functionality but also its future-proofing aspects. Below we'll highlight some key factors to consider when selecting the right design for you and your lifestyle, to ensure it works for you now and in the future.

### Consider your long-term needs

When building a tiny house, it's important to think about whether this will be your forever home. If so, you need to consider accessibility, functionality, and maintenance when selecting your design. For example, you may need to consider a larger shower with a seat, grab rails, and easy-to-access kitchen appliances to accommodate your changing needs as you age. How practical are lofts and stairs going to be for you in the long term?

### Plan for future growth

If you're planning to start a family or expand your living space, consider whether your tiny house can grow with you. This could mean adding an additional entrance to connect a pod or toddler-proofing an upstairs loft.



### Plan for future growth

If you plan to work from home, it's essential to think about the space required for an office. Do you need a dedicated area for work that you can leave out permanently? Or will a multi-purpose space suffice?

### Future mobility

If you're planning to move your tiny house in the next 5-10 years, consider whether you need to include plumbing for a flushing toilet in case you move to a site that has the capability to connect to a water supply.

### Land ownership

It's important to consider whether you own or lease the land your tiny house will be on. If you own your land, you may want to consider obtaining a Code of Compliance (COC), which will allow you to permanently site your Tiny House on foundations, either now or in the future.

If you're leasing land now, but plan to buy in the future, consider obtaining a COC when the tiny house is built, as you can't get a retrospective building consent.

### Future sales considerations

If you're planning to sell your tiny House in the future, think about future-proofing for sale. For example, install plumbing and power connections in the walls in case you or a future owner wants to install a washing machine or incinerating toilet. Ensure the fuse box is large enough to allow for additional appliances or a solar system to be added in the future.

### Customisation & aesthetics

It's important to think about your personal style and aesthetic when building your tiny house. Ask yourself questions about your interior and exterior preferences. Do you eat dinner at a table or on trays on the couch?

Do you have important family heirlooms you want to incorporate within your build? A professional tiny house builder will work with you to create a space that fits your lifestyle and personal style. Ensuring good insulation (in the walls, ceiling, and underfloor) and ventilation is critical so the house can breathe in summer and keep warm in winter. Your builder should understand your full project as this helps design your build to work for you. Talk through the best heating source options with your builder. It's also important to consider cross ventilation when determining window and door placements in your tiny house. Adequate ventilation should be prioritised over architectural aesthetics.

"A professional tiny House builder will work with you to create a space that fits your lifestyle"





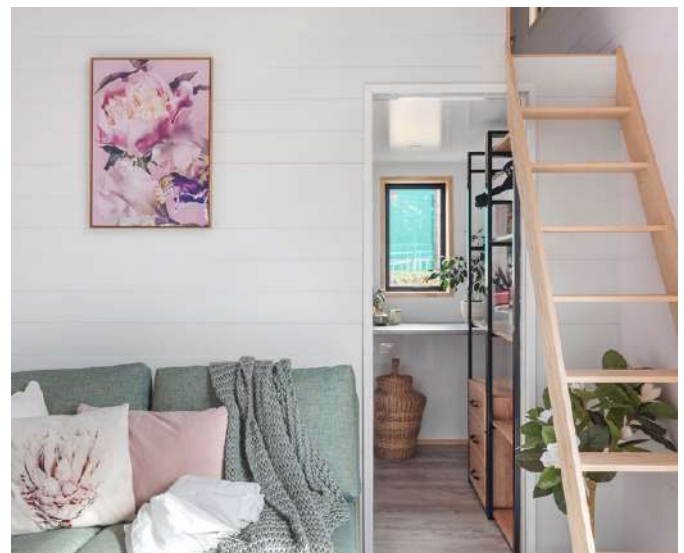
### External factors

When building a tiny house, it's essential to think beyond the four walls and consider external factors that could affect your living situation. This could include the positioning of your tiny house on the site, maximising the sun, and protecting against prevailing winds. It's also important to consider the maintenance of the cladding. Do you want cladding that needs regular maintenance or one that is almost maintenance-free?



When building with Tiny House Builders we consider not only your current functionality but future-proofing aspects. That's why it's important to work with a builder who is open to customisation and understands your full project, and your long-term needs, future growth, work-from-home requirements, mobility, land ownership, and future sales considerations.

With careful planning and consideration, you can create a tiny house that works for you now and in the future. If you would like to chat with our team about your tiny home build or [view some of our amazing designs](#), head to our [website](#) to find out more.



**This article is sponsored content. If you'd like to be featured in a future edition of Tiny Living Magazine, [click here to enquire](#).**



# Value Vs Vogue:

## Balancing tiny house resale values with our desire for personal expression

### Introducing Tiny Tug-of-War

As you walk the journey towards tiny house living you'll be faced with many decisions that will test your priorities and force you to make a call on your values. In each issue of Tiny Living Magazine we pick one of these decisions and break it down in a regular column we've named Tiny Tug-of-War. Each edition will tackle a new 'this versus that' topic, and we'll do our best to pull on both ends of the rope, highlighting all the perspectives we see in the New Zealand tiny house community. Whether you're a seasoned tiny house owner or just curious about the lifestyle, Tiny Tug-of-War should be an informative and relatable resource for gaining a deeper understanding of the challenging decisions involved in living in a tiny home.

### Personal style

Designing a tiny home is an exciting opportunity to put a personal stamp on your living space and make it truly your own. With the likes of Instagram, YouTube, and Pinterest, inspiration for unique and personalised tiny home design is likely coming out of your ears. And after years of renting and living in cookie-cutter homes, finally having the chance to create a space that reflects your style and personality is very, very tempting to most. Brightly coloured geometric patterned kitchen splashback? Why not! Custom designed bedroom cabinetry to fit your collection of musical instruments? Absolutely!

Designing a tiny home is your chance to express your creativity and truly make it a home that fits your lifestyle and personality. The end result is a cosy, perfectly designed tiny house optimised for your life and belongings. But will it stack up for future buyers? Will they love the bright geometric patterned splashback as much as your Instagram followers did?

## Tiny house resale value

When it comes to designing a tiny home, one of the biggest considerations is resale value. As the tiny home movement continues to grow in popularity, so does the the resale market. For many people, their tiny house is designed and built as a forever home but for others, it's a simple housing solution for a particular season of their lives, i.e 'just until they can afford to buy a house', or 'just until the kids reach a certain age'. For these people, it's important to keep in mind what will appeal to the widest range of potential buyers in the future. The question is, will designing your tiny house for the highest resale value mean you'll have to make compromises and omit your personal style?

**"It's important to keep in mind what will appeal to the widest range of potential buyers in the future."**

### So what are buyers looking for?

Potential buyers are looking for homes that are not only stylish and unique, but also practical and safe. When making design choices, it's important to keep in mind what will appeal to the widest range of potential buyers and also ensure that the home meets all necessary safety standards.

**"...most of the major resale factors can be achieved without compromising on your personal style!"**



## Resale value checklist

- Durable and low-maintenance materials for cladding, roofing, flooring, and walls
- High quality trailer with current WOF and rego
- Neutral/safe colour choices for the cladding, windows, walls, and cabinets
- Energy-efficient appliances
- Double glazing, proper insulation, and ventilation
- Adequate lighting
- Plenty of versatile storage
- Functional and well-designed kitchen and bathroom
- Provisions for both on-grid AND off-grid living
- Flexible living arrangements, e.g. multiple areas that could be transformed from bedrooms to home offices to storage spaces depending on the buyer's needs
- Code compliance certificate - CCC (may not apply to all tiny homes on wheels)
- Gas safety certificate - GSC
- Gas certificate of compliance - CoC
- Electrical certificate of compliance - CoC
- Electrical warrant of fitness - eWoF (for tiny homes on wheels)
- Having a warranty in place from the builder
- Ease of transport - is there an easy, low-cost means for transporting the tiny house to the buyer's parking spot

The good thing about the above list is that most of the major resale factors can be achieved without compromising on your personal style! For example, choosing high-quality, durable materials, and incorporating energy-efficient features can all increase your home's resale value while still allowing you to incorporate your personal style.





It's important to remember that our homes are where we spend the majority of our time and should reflect our personalities and lifestyles. A home that's dull and uninspiring can have a negative impact on our wellbeing and mood, while a home that's filled with colour, creativity, and unique design elements can provide us with an uplifting and joyful living experience.

Keith Lovelock's a bit of a legend in the NZ tiny house community, as a repeat guest speaker at the New Zealand Tiny House Expo he's been known to have strong opinions about the colour and material choices made by most commercial tiny house builders, describing them as playing it safe in '50 shades of grey'. In contrast, he's known for his truly unique Beatles-themed 'Yellow Submarine' - the perfect example of bold colour choices, unconventional materials, and the creation of a whimsical and uplifting experience.

**Keith's take on the matter is that a home should be a reflection of the owner's personality and style, and that a tiny house is no exception.**

He believes that the limited space in a tiny home should not limit creativity and that being bold in one's design choices is the key to creating a unique and personalised space. With so many generic, 'safe' design choices in the tiny house market, Keith is a strong advocate for breaking the mould and making a statement with your design.

### **So what's the verdict?**

Building a tiny home is a balancing act between functionality, resale value, and personal style, and the good news is you can have your cake and eat it too! Build a solid and well-designed tiny home, include the majority of the resale factors listed above and then adorn it with everything that makes you feel at home. Then if the time comes to sell, give it a quick spruce-up to appeal to the masses in order to get top dollar back on your investment.

So, build for you and make your tiny home a reflection of your one-of-a-kind style, because at the end of the day, life's too short to live in a grey box!



**Architecturally designed,  
Sustainable, cabins and  
tiny homes.**

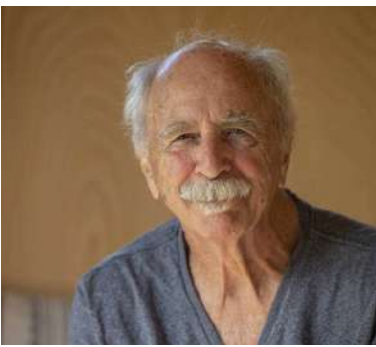
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# EMBRACING MINIMALISM

The Tiny Home Journey of Brian  
McNeill, Octogenarian Playwright  
and Actor

Quotes for this article were sourced from a Stuff.co.nz feature written by Brian McNeill in July 2022: "Building a tiny home in my 80s sounded absurd. I did it anyway"



**BRIAN MCNEILL**

**"I'd always favoured  
simplicity, and  
solitude was in my  
nature."**

Brian McNeill, an octogenarian playwright, writer, and actor, has embraced the minimalist lifestyle by downsizing to a tiny home. With his extensive experience in acting, McNeill is no stranger to living in small spaces, but the idea of going from a full-sized house to a tiny home seemed absurd at first. However, with his increasing health issues and the need to move from his nearly hundred-year-old harbourside cottage in Otago, the idea of living in a tiny home started to become more appealing.

The tiny home idea was first suggested by Brian's brother, who offered to have it sited on his riverside property in Tauranga. Brian initially dismissed the idea, but after researching more about the topic, he began to appreciate the simplicity and solitude that came with the tiny home lifestyle. Brian's tiny home was built by Build Tiny in Katikati. The only downsides he has experienced so far are high insurance premiums and the need for a WOF on the trailer.

In his article for Stuff.co.nz, Brian writes, "Maybe becoming a full-on anchorite wasn't on my bucket-list, but I'd always favoured simplicity, and solitude was in my nature." As he neared his 80s, Brian realised that possessions meant little to him and that making an impression on others was no longer important. With this realisation, he decided to embrace the tiny home lifestyle and take on the challenge of downsizing.



Little luxuries... Brian knew what was important to him and made sure to fit a full-size bathtub and wood-burning fire into his design.



**"I was now of an age where possessions meant little."**

Brian's tiny home is 9.5m long by 2.55m wide, just over 24m<sup>2</sup>, and has everything he needs to live comfortably. He made sure to include a wood burner in his design, which he considers a primal necessity and a nostalgic reminder of his days and nights in the deep south. However, finding small enough logs to fit the doll's house fireplace was a challenge, but Brian found a solution. He also managed to include a bath in his tiny home, something that was important to him, along with a fitted aircon unit.

Brian states, "There was much to like, and as I was now of an age where possessions meant little and making an impression on others meant nothing at all, then why not look into it further?" For Brian, downsizing to a tiny home was the perfect solution to his health issues and the challenge of maintaining a large house. With a minimalist lifestyle, he's been able to simplify his life and focus on what's truly important.

Brian's story serves as an inspiration to all those considering downsizing to a tiny home. Despite the initial skepticism, Brian embraced the lifestyle and found it to be the perfect solution to his needs. He has been able to simplify his life and focus on what is truly important, and his story serves as a testament to the benefits of downsizing to a tiny home, no matter your age.



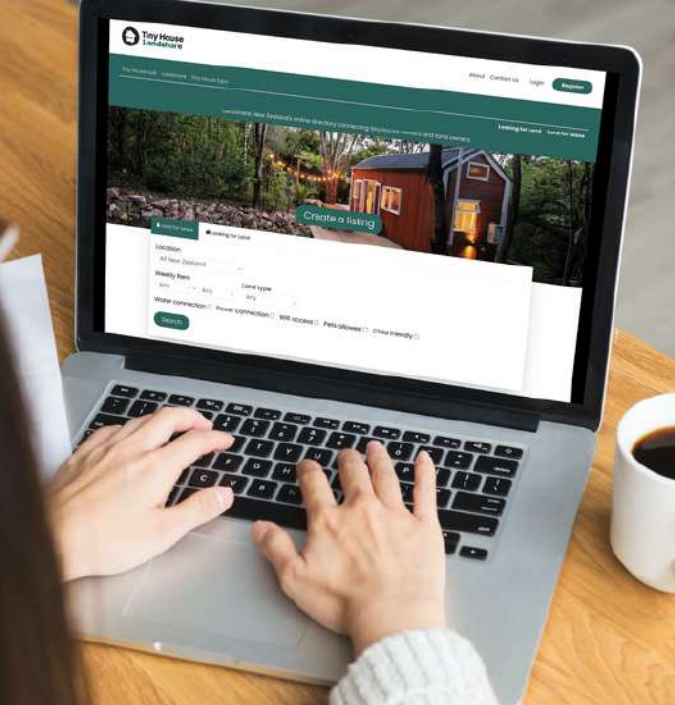
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*Dream Tiny Home!*



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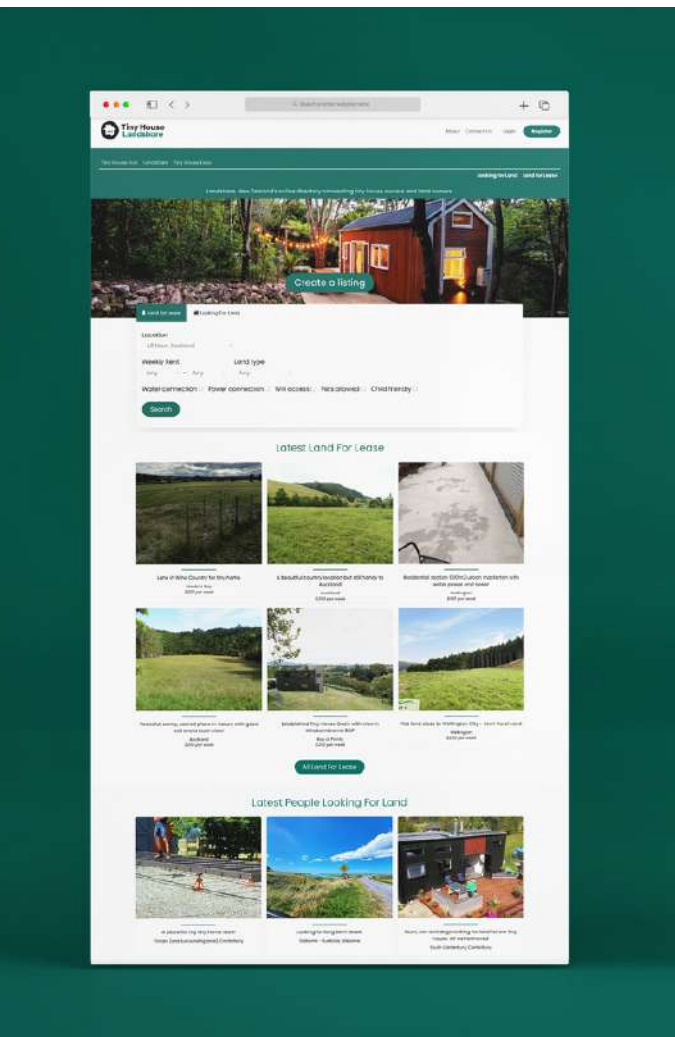


# Wondering how people are finding land to lease for their tiny house?

**Landshare: New Zealand's online directory connecting tiny house owners and land owners.**

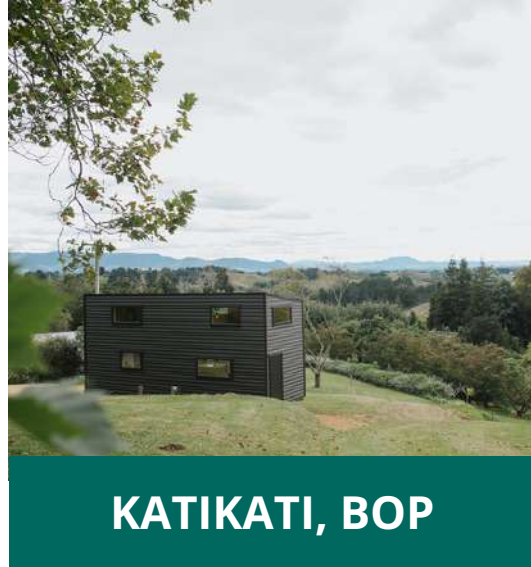
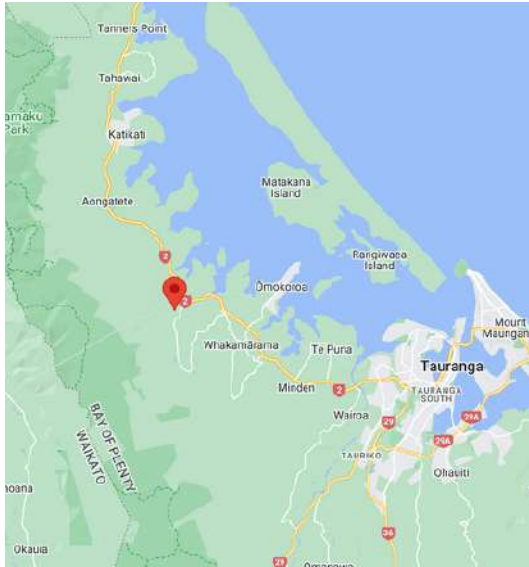
Landshare is a New Zealand-based online directory that aims to connect tiny house owners with landowners. The platform serves as a solution to the shortage of affordable housing by providing a way for tiny home owners to secure land on which to park and live in their homes. By renting out a portion of their land to tiny home owners, landowners can earn a steady income stream without having to actively manage or maintain the property, and can benefit from having someone take care of their unused land.

The concept of tiny homes and landsharing is becoming increasingly popular in New Zealand and other parts of the world as a sustainable and cost-effective alternative to traditional housing. With Landshare, interested parties can easily connect, communicate, and reach agreements to make their tiny house dreams a reality.




# LAND FOR LEASE

Established tiny house oasis with view in Whakamārama, BOP



**KATIKATI, BOP**

 [Click here to view the full listing](#)  
 \$200 per week

- **Available:** Now
- **Site foundation:** Grass with 8m x 2.5m of polythene already in place
- **Driveway foundation:** Metal driveway
- **Parking:** Park on the private part of the driveway.
- **Water connection:** Yes
- **Power connection:** Yes
- **Off-street parking:** Yes
- **Pets:** Yes
- **Child Friendly:** Yes
- **Smokers:** Yes
- **WiFi connection:** Yes
- **Private location:** Yes

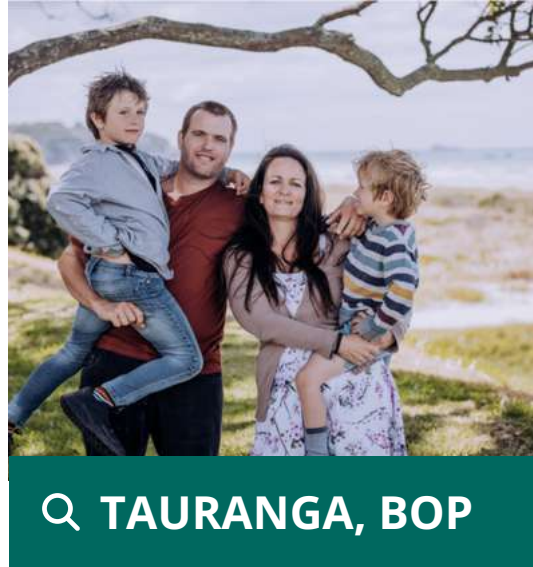
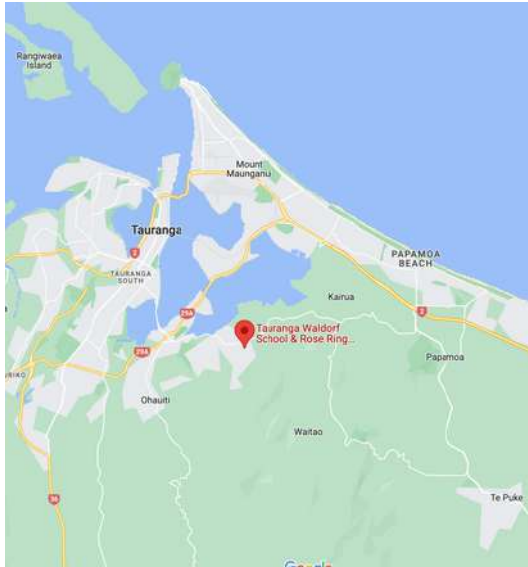
Escape to a serene, 450sqm private oasis in Whakamārama/Katikati Bay of Plenty, overlooking the stunning BOP. This site has been used for a tiny house in the past and is all set up for you to start enjoying the tiny house lifestyle. With a separate driveway, you'll have all the privacy you need.

Enjoy the conveniences of a metered mains power connection, fresh water on tap, and a grey water disposal system already on site. Take over the raised vegetable garden bed and start growing your own fresh produce. Just 15 minutes to Katikati, 10 minutes to Ōmokoroa, and 20 minutes to Bethlehem, Tauranga. Don't miss out on this unique opportunity to lease your own tiny house oasis!



# LOOKING FOR LAND

Family of 4 (inc 1 Dog) looking for a piece of land to lease



Q TAURANGA, BOP

[Click here to view the full listing](#)

## Looking for:

- **Power connection:** Yes
- **Water connection:** Yes
- **Off-street Parking:** No
- **Pet Friendly:** Yes
- **Child Friendly:** Yes
- **Smokers:** No
- **WiFi Connection:** Yes
- **Private Location:** No

We have only just made the decision to buy a tiny home and live tiny for the next three to five years (or longer if we really come to like it). We have two active outdoor boys (aged 8 and 5) and a just as active 7-year-old dog.

Arian has his own landscape business while Jasmin works remotely mostly. Both our kids go to the Waldorf School so ideally we're looking for something near Welcome Bay. On the weekends we are always on the go - doing walks, things around the house or enjoying the beach. We are quiet (as quiet as can be with two boys) and respect other people's property. Ideally we would love to start the lease around March but happy to negotiate.





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