

LESS SPACE, MORE STYLE - TINY HOUSE LIVING MAGAZINE!

TINY LIVING



Tiny House
Hub

OCTOBER 2023 | ISSUE 08

**TINY TOILET TALK:
INCINERATING TOILETS**

**FEATURED LAND
FOR LEASE**

NEW SITE FOR LEASE IN
PĀEKĀKĀRIKI, WELLINGTON

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CO-BUYING LAND

The Ultimate Guide
to Buying Land as
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PIMP MY TINY HOUSE:

The 2001 Dennis
Dart House Bus is
up for sale

FROM DESPERATION TO LIBERATION:

Rebecca Ransley's Tiny
Living Journey



BUYING LAND AS A GROUP:

TINY HOUSE HUB INFO GUIDE

In New Zealand's pricey property market, the dream of owning a home often feels distant. Tiny houses are a popular, affordable choice, but the challenge lies in finding suitable land. Many opt to lease land, which offers flexibility but comes with uncertainties and permission hurdles. As land prices soar, shared ownership is emerging as a possible solution.

Pooling resources with others to buy land sounds appealing, but it's not without complexities. It's a significant commitment, demanding careful consideration and clear agreements. Legal aspects are crucial, especially for shared ownership, as laws surrounding tiny houses remain uncertain.

Council consent varies based on location and plans. It's essential to understand local bylaws and consult experts when necessary. Two options exist: seek council approval, a tedious process with potential rejections, or take the risk without consent, which may lead to eviction.

Location plays a pivotal role, with populated areas drawing more attention from authorities. Shared ownership intensifies scrutiny, as multiple tiny houses can trigger complaints and limit individual decision-making.

Zoning rules also matter, as they dictate the number of dwellings allowed on the land. It's prudent to obtain written clarification from the local council to avoid legal disputes.

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KEY CONSIDERATIONS FOR GROUP LAND OWNERSHIP

- **Motivation and Goals:** Discussions on why group members want to join and future visions are crucial. Shared values and goals prevent conflicts in community-based arrangements.
- **Rights and Responsibilities:** Detailed talks are essential to establish what individuals can do on the land, waste management, water usage, communal duties, visitor policies, privacy, and conflict resolution.
- **Ownership and Financial Considerations:** Clarity is vital on ownership structure, investment contributions, selling shares, handling financial challenges, communal expenses, and insurance.
- **Put it in Writing:** Agreements reached during discussions should be documented by a lawyer to avoid misunderstandings and conflicts.
- **Communication:** Ongoing open and respectful communication within the group is key. Regular meetings and addressing issues promptly ensure a harmonious community.

With these considerations in mind, group land ownership can make the dream of tiny house living a reality, fostering affordability and a sense of belonging for those willing to embark on this unique journey.



The Ultimate Guide to Buying Land as a Group

[View Full Guide](#)



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**FOR
SALE**

PIMP MY TINY HOUSE: The 2001 Dennis Dart House Bus

[View Listing](#)

Could your next tiny house be a pimped-out house bus? We're about to throw a curveball into the ring—a 10-meter curveball to be exact. Introducing the 2001 Dennis Dart House Bus, the wheeled chateau where minimal square footage meets maximal living.

British Heritage meets Kiwi Makeover

First off, you'll need to tip your hat to the Queen because this little slice of heaven originally hails from the UK. But don't let the British exterior fool you; it's received a full Kiwi renovation in 2019.

All the Licenses to Drive

Now, you will need a Class 2 license to handle this robust, 10-meter-long beast. That's right; it's not just any bus, it's a Class 2-worthy vessel of freedom with all its certifications, an COF up-to-date, including a recent full-service at Whangarei Diesels.



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Under the Hood

This beast contains a 6BT Cummings 5.9L engine (one of the most popular light to medium-duty truck engines ever made.) It has been regularly serviced and is an automatic transmission. With 565,000 km on the clock and buses like this often hitting the 1 million km mark, it's got plenty of open roads ahead.

Sun-Kissed and Solar-Powered

The previous owner wasn't just any digital nomad. They were a SMART nomad, investing in an arsenal of 3 x Perlight Think TOP 290w Superior Solar Panels and two NOMAD E2 ULTRA BATTERIES. Translation: you can keep all your gadgets fully juiced, even during those moody winter months. Remote work? More like work-from-any-remote-location-you-can-park.

Cozy as Your Grandma's Sweater

An 8kW 12V RV Diesel Air Heater ensures you'll never have to sacrifice your Netflix binge

sessions due to chilly weather ever again. Plus, think of all the cozy Instagram posts you can make!

The TARDIS of Tiny Kitchens

Step into a kitchen that would make Nigella Lawson and Tim the Tool Man Taylor equally proud. Custom built by Custom Cabinetry Superbly Crafted Joinery based in Palmerston North. Magnetised cupboards? Check. Hidden toe-kick drawers? Double-check.

Bathroom Delights

The bathroom contains a custom-built shower, custom-built composting toilet (yes, it separates —um, solids from liquids), and a gas Califont water heater for endless hot showers. It's like a five-star hotel where the housekeeper never bothers you.

The Other Amenities

Sleep Like a Baby: Nestle into a double bed with a brand new mattress.

Privacy Galore: Tinted windows and custom-made thermal curtains provide a cocoon of privacy.

Summer Vibes: A motorized roof vent fan keeps you cool, and dual entry doors ensure breezy airflow.

Snazzy Extras: Custom-made carpet rugs for your feet's delight and a brand-new couch. So, why is this bus up for grabs? Well, due to a change in personal circumstances, the previous owner has decided to give up the freedom of bus life and pass on the keys to the next lucky adventurer. Will it be you?

Get ready to hit the "like" button on a whole new lifestyle. For more details on how to park this dream in your driveway, click on the button below to find out more.



[View Listing](#)

TINY TOILET TALK



TINY HOUSE HUB INFO GUIDE

Part 2: Incinerating Toilets

If you have ever been out for a beer with a few tiny house owners and enthusiasts, you know it's only a matter of time before the toilet topic comes up. "Which one do you have?", "How is it working for you?" and "Have you heard of this or that new toilet?" are common questions whenever tiny house people come together – and it's often one of the biggest and most daunting questions faced by those considering going tiny.

But fear not. We're here to help. Over the following five issues of the Tiny Living Magazine, we will take a closer look at the different toilet options and their pros and cons. We will cover:

- Composting toilets
- Incinerating toilets
- Cassette toilets
- Standard flush toilets
- Other, less common options

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Alright, let's get into it.

Following on from last month's **TINY TOILET TALK** about Composting Toilets, another popular option are incinerating toilets – especially the new gas-operated ones, as they don't require a lot of power.

Incinerating toilets are self-contained systems designed to safely dispose of human waste through incineration. They utilise electrical or gas-powered mechanisms to heat waste to high temperatures, leaving behind nothing but a small amount of sterile ash that can be disposed of together with regular household waste, or it can be used as fertiliser in the garden.

THE ADVANTAGES OF INCINERATING TOILETS IN A TINY HOUSE

- **Waterless:** Unlike traditional flush toilets, incinerating toilets operate without water, making them environmentally friendly and a great option in tiny houses where water availability is limited.
- **No plumbing or septic system:** These toilets eliminate the need for complex plumbing and septic systems, simplifying installation and reducing maintenance requirements.
- **Odour control:** Modern incinerating toilets are designed with odour control mechanisms, ensuring a fresh and odour-free environment in your tiny house. However, note that this is not always the case with older models.
- **Electric or gas:** With options for both electric and gas-operated models, you can choose the most suitable incinerating toilet

- based on your energy preferences and availability in your area.
- **Easy waste disposal:** Incinerated waste turns into a small amount of ash, which is easy to handle and dispose of, typically in regular household waste bins.

THE DISADVANTAGES OF INCINERATING TOILETS IN A TINY HOUSE

- **Energy dependency:** Electrical incinerating toilets rely on a power source, which may not be readily available in off-grid scenarios. Gas-operated models provide an alternative but require a supply of propane or natural gas. The power or gas requirement is often significant, so it's important to consider the availability and cost of power or gas when choosing an incinerating toilet.
- **Cost:** Incinerating toilets tend to be more expensive upfront compared to other options, such as composting or cassette toilets. In addition, the high power or gas usage adds to cost over time.
- **Learning curve:** Operating and maintaining an incinerating toilet might require some adjustment and understanding of the specific system, especially for first-time users.
- **Regular maintenance:** While they generally have low maintenance needs, incinerating toilets do require periodic cleaning and ash disposal to ensure optimal performance.

Don't want to wait till the next issue of the Tiny Living Magazine to learn more about the other toilet options? No problem. Head on over to the [Tiny House Hub](#) and download our Guide; [Which Toilet is Best for Your Tiny House?](#)



FROM DESPERATION TO LIBERATION: REBECCA RANSLEY'S TINY LIVING JOURNEY

In the serene countryside of New Zealand, nestled amidst the rolling hills and picturesque landscapes, Rebecca Ransley found herself on a transformative path—one that led her from despair to newfound freedom and contentment. Her story is not just about downsizing into a tiny home; it's about a remarkable journey of resilience, self-discovery, and the beauty of simplicity.

A Tiny Home for Two

Rebecca's tiny home is far from ordinary—it's a sanctuary where she and her four-year-old son, Hugo, have created a life filled with warmth and purpose. Their journey into tiny house living began in the most unexpected way, catalysed by a series of life-altering events in 2020.

A Twist of Fate

Before embracing the tiny living lifestyle, Rebecca and her partner were comfortably settled in a spacious three-bedroom rental. Their plan was to grow their family and build a life there. However, the sudden return of overseas landlords due to the onset of the



COVID-19 pandemic left them without a home. What followed was a frantic search for shelter, navigating the challenging Auckland housing market.

As Rebecca recounts, "Moving brought to light how much we had accumulated—everything we had bought and held onto from past lives were now a burden we had to take with us." The weight of possessions and uncertainty led her to a point of reevaluation.



Working alongside her builder, she carefully curated her design to fit within her budget while still reflecting her vision. Rebecca's experience highlights the value of collaboration and embracing constraints in the design process.

Efficiency Meets Luxury

One of the defining aspects of Rebecca's tiny home is the seamless integration of efficiency and luxury. With high ceilings and floor-to-ceiling windows, the living area feels remarkably spacious. Every nook and cranny is optimised for storage and functionality.

"Having high ceilings in the living area with floor-to-ceiling windows and curtains combined with the use of mirrors make the space seem bigger," she explains. Careful planning ensures that everything has its designated place, creating a clutter-free environment.

The Path to Tiny Living

It was during these trying times that Rebecca's journey into tiny living began. Shedding the baggage of material possessions and embracing a fresh start, she found herself on the doorstep of Anna, a friend who had previously embraced tiny living. While the initial living arrangements were tight, Rebecca soon embarked on the design of her own tiny home, fueling her with hope.

"I'm an interior designer," she explains, "which has come in handy with my tiny home build." Her unique perspective allowed her to craft a space that was not just functional but also an embodiment of her personal aesthetic—clean, soft, feminine, and light.



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Tiny House Hub



Building Connections

Rebecca's tiny home journey has brought her closer to her family, now living just steps away from her sister. The experience has imbued her with a sense of happiness, security, and a profound connection to her community. "Living in a tiny home is a great talking point," she says. "It sparks conversations and connections."

Sustainable Living

When asked about the environmental impact of her tiny home compared to a traditional one, Rebecca acknowledges that there's room for improvement. While she hasn't gone completely off-grid yet, she's more conscious of her consumption habits. "I no longer blindly consume," she reflects.

A Liberating Experience

For Rebecca and Hugo, daily life in their tiny home hasn't felt constrictive. In fact, it has simplified their routines and brought them joy. "There's less cleaning, and it's easier to manage," Rebecca shares. They revel in the freedom to turn up the music and dance in their cozy living space.



As for the future, Rebecca is keeping her options open. "I expect I will expand with a pod or two, but I'm happy living tiny and can see myself doing it into my old age."

A Heartfelt Thank You

Rebecca takes a moment to express her gratitude to her family for their unwavering support throughout her journey. Their love, generosity, and encouragement have been the foundation of her newfound happiness and success. It's a testament to the power of family bonds and the incredible strength that can be found in the face of adversity.

Rebecca Ransley's story is an inspiring testament to the liberating potential of tiny living. Her journey—from desperation to liberation—stands as a testament to the transformative power of simplicity, resilience, and the enduring bonds of family. In her tiny home, she's discovered not just shelter, but a newfound sense of purpose and joy.

Photo credit: Living Big in a Tiny House

Are you living in a tiny house? We'd love to feature your story in an upcoming issue!

[Tell your story](#)



Is This the Last Build Tiny Home?

Sadly, at the start of 2023 The NZ Tiny House Industry lost one of its original members. Those who've followed the movement from the beginning will know of 'Build Tiny'. They built their first tiny house in 2016, becoming one of the pioneers in the movement. Year after year they built up a reputation for quality and innovation. Even receiving awards like 'Tiny House of the Year' and 'Best Commercial Build' at the 2021 Tiny House Awards.

But due to challenging market conditions in the latter half of 2022, the team decided to close its doors. In this article we hear from Director Gina Stevens. She reflects on the industry, and shares an exciting opportunity for anyone in the market for a high quality 1-bed tiny home.



Gina Stevens
Director, Build Tiny

I'm beyond proud of what we managed to achieve as a team. Looking back at our 7 years of work, I'm grateful to so many people - staff, subcontractors, family, customers, suppliers... countless times these people went over and above to make it all possible. I loved my career in the tiny house industry, and wouldn't change a thing.

Those who opt for tiny house living are truly "my kind of people." People who choose to embrace the tiny house lifestyle typically share a specific set of values. They're highly aware of their environmental footprint and make conscious efforts to minimise it. They're cautious of the concept of 'lifestyle creep,' mindful of how possessions can sometimes exert control over your life. They aspire to financial freedom, housing independence, and self-sufficiency. These are values that resonate deeply with my own personal beliefs.

It's no surprise that I've formed connections with so many of our customers, wider community members and even competitors who share these principles.

In the midst of 2022, conversations about an impending recession began to circulate. As a consequence, the residential building and real estate industries experienced a significant downturn. Unfortunately, this led to the liquidation of several tiny house builders, leaving their customers in a lurch. Regrettably, we were not immune to these challenges. In late 2022, we faced the heart-wrenching decision to wind down our operations. Informing our dedicated team of this decision was one of the most emotionally taxing experiences I've ever had. But, it was the responsible thing to do. We dedicated the next five months to completing our outstanding builds, ensuring that our loyal customers received their tiny homes as promised.

Gas cooktop & gas oven



Herringbone look splashback



Brushed Gunmetal
ABI tapware



FREE kitchen island upgrade
& Bamboo Benchtops

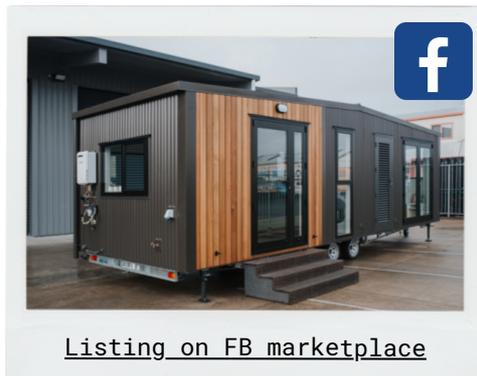
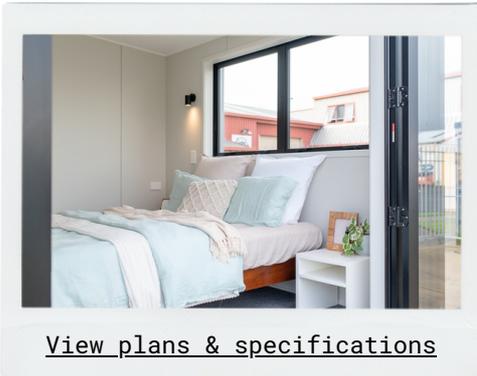
The Glider offers all the essential features you need, including a cosy lounge area with a French door that seamlessly connects indoor and outdoor spaces. The kitchen is highly practical and features an island for added convenience. The well-thought-out walk-through bathroom includes a spacious 900x900 shower, a compact vanity, and a composting toilet (your choice of either the Bambooloo or the Natureshead toilet)

In the bedroom, you have the option to leave it empty as the standard configuration or optimize the space by upgrading to include a built-in wall-to-wall storage unit and a double lift-up storage bed. The tiny house is equipped with a 16-amp caravan cable for easy power connection and comes prewired for a solar installation if you require an off-grid setup. It comes with a 2 year warranty, and free delivery in the Bay of Plenty and Waikato regions.

This is truly a unique opportunity to own a 'one-of-a-kind', high end tiny house for a real bargain!

**FOR
SALE**

The Glider Tiny House



Discover the perfect blend of practicality and comfort with this modern tiny house. The Glider features a practical design with a downstairs bedroom, offering easy access and maximising space. The steel framing, complemented by a combination of dark vinyl and cedar cladding, lends a contemporary and stylish look. With fully insulated walls, floors, and ceilings, along with double-glazed windows, this tiny house ensures year-round comfort and excellent energy efficiency. It comes prewired for off-grid solar and gas heating systems, allowing you to embrace sustainable living. Inside, you'll find a well-designed kitchen with gas-powered appliances, ample storage, and a convenient dishwasher. The walk-through bathroom includes a spacious shower, and the bedroom can be customised, with options for built-in storage and a double lift-up bed. Contact us now to make the last Build Tiny home your forever home

HOUSE FEATURES



1 Double Bedroom



900x900 shower



Functional Kitchen



Open plan Living-Room



Solar prewire



Composting Toilet

WAS \$169,990

NOW \$149,900

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



NEW

LAND FOR LEASE



Land Lease Opportunity for Tiny House in Paekākāriki, Wellington!



PAEKĀKĀRIKI

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

 \$150 per week

- **Available:** Now
- **Site foundation:** Flat land with surrounding green space
- **Driveway foundation:** Grass
- **Parking:** Park above on gravel driveway, temporary access for tiny home through private road at boundary
- **Water connection:** No
- **Power connection:** Yes
- **Off-street parking:** Yes
- **Pets:** No
- **Child Friendly:** No
- **Smokers:** Yes
- **WiFi connection:** No
- **Private location:** No

Nestled on a lush, green section of land, this unique opportunity beckons those seeking a slice of paradise. A flat, grassy site with a gravel foundation, ready to accommodate your self-contained tiny home or campervan. Storage is available in a 3-bay garage, providing ample room for your belongings. Surrounded by a picturesque landscape, this property offers a serene escape from the hustle and bustle of everyday life. Just steps away, you'll find charming cafes and a nearby train station for easy access to explore the area. With the beach is just a skip down the road, imagine spending your summer days with sand between your toes and the soothing sound of waves in the background. The perfect spot to settle in for a hot summer.

NEW

LOOKING FOR LAND

Seeking The Perfect Plot: To park my caravan and grow a garden



OTAGO

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

Looking for:

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



**Tiny House
Landshare**

Meet Jan, a proud Kiwi who divides their time between New Zealand and Scotland throughout the year. Jan's quest is to find a long-term residence in Otago, with the aim of being closer to family and friends. With a passion for cultivating summer veggies and basking in the warm Kiwi sunshine, Jan is on the lookout for the perfect plot to call home. Given the need to manage rent expenses even when away, Jan seeks land in the range of \$100-\$120 per week, ensuring affordability while maintaining a foothold in Otago. Jan's caravan currently lacks solar and gas setups, but for a secure location that doesn't provide power, Jan is willing to make the necessary arrangements. Can you help Jan on their journey to find the ideal spot in Otago, where family, friends, and the joy of Kiwi summers await?

Leasing land for a tiny?

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