

LESS SPACE, MORE STYLE - TINY HOUSE LIVING MAGAZINE!

TINY LIVING



Tiny House
Hub

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**FEATURED LAND
FOR LEASE**

NEW SITE FOR LEASE IN
HUNTLY, WAIKATO

INSIDE THIS EDITION!

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How to Lease Land
the Right Way

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HOW A COMMUNITY CAME TOGETHER

Helping Debbie &
Ron Achieve Their
Tiny House Dream



TINY HOUSE HEAVEN OR HORROR?

HOW TO LEASE LAND THE RIGHT WAY

Thinking of leasing land for your tiny house? Fabulous! But let's get real—there are a million things to consider before you park your Tiny Home. Whether you intend to live under the council's radar or fully comply with regulations, it's crucial to take practical steps to protect yourself. And one of the most important steps? A solid legal agreement.

Neighbourhood Vibes

Tiny House Neighbours: Look around. Do you see other tiny houses? If yes, that's a green light. If not, be careful.

Nosy Neighbours: Can the neighbours or public see your tiny house? Friendly neighbours now might turn into complainers later. Be prepared for potential council visits.

Safety First: Check the area's crime rates and natural hazards like landslides.

Avoid Restrictions: Steer clear of gated communities or neighbourhoods with restrictive covenants. They're usually a hard no for tiny houses.

Previous Tiny House: Has a tiny house been on the site before? Ask if they faced any issues.

Access All Areas

Road Ready: Ensure there is clear access for your tiny house to get to the site. Overhanging trees and branches need to be cleared. Get a written agreement on who handles this.

Driveway Drama: Check the steepness of the driveway. You don't want your house getting stuck or damaged.

Driveway Condition: Watch out for potholes, and clarify who is responsible for driveway access.

Flat Land, Happy Life: Flat land is your friend. Uneven terrain means more costs for levelling and building extras like decks and stairs.

Boundary Rules: Know the site boundary rules. Check the council's district plan to see how close to the boundary buildings and structures can be.

Car Access: Ensure there's easy access for cars close to the tiny house.

Shared Spaces: Clearly define responsibilities for maintenance, utilities, and any shared spaces.



Photo supplied by Tiny Towing Solutions

Site Hazards

Flood Zones: If the site is in a flood zone, just walk away. Trust me.

Tree Trouble: Watch out for large trees near the site. Falling trees, especially shallow-rooted ones, are a big hazard for tiny houses.

Tree Cutting: Don't assume you can cut those trees. Get consent from the owner or neighbours.

Soil Situation: Ensure the soil can support your tiny house, especially in wet conditions. Moving a tiny house in winter on soft soil is a nightmare.

Water Table Woes: Avoid high water table areas. You don't want your house sitting in a puddle.

Privacy Please: Make sure the site offers privacy from the landowner's home.



Photo supplied by Tiny Towing Solutions

Check your builder

Protect your tiny house investment with a comprehensive builder report

[Order Now](#)



Service Connections

Water Supply: Ensure reliable access to water, whether it's municipal, borehole, or rainwater collection. Clarify maintenance responsibilities.

Wastewater Management: Discuss greywater and blackwater management with the landowner. Get clear on expectations and responsibilities.

Power Play: Know how your house will be connected to power. If using an extension cord, consult an electrician to avoid disasters like voltage drop or overheating cords. If power is going to be supplied (especially if it's on a shared meter), clarify how your partition will be calculated.

Solar Success: Ensure good sunlight exposure for solar panels (especially over winter months).

Wind Zone: Check the prevailing winds for the site and whether there is any natural protection from them.

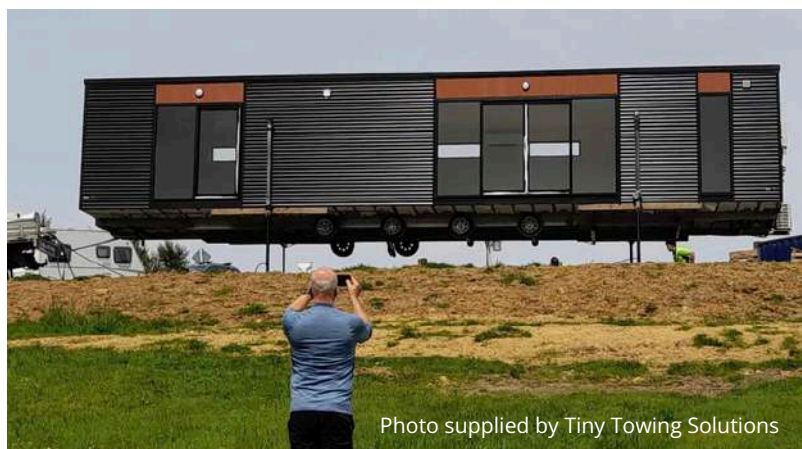
Internet & Phone: Check coverage for both services when visiting the site.

Animal Antics

Pet Quotas: Verify if the address has reached its maximum number of registered dogs.

Roaming Pets: Ensure the landowner's pets won't cause trouble with yours.

Livestock Location: Ensure you can fence off areas to keep livestock away. Flies from livestock in the summer are no fun.



Landowner Logistics

Tiny House Count: Know how many tiny homes the landowner plans to have. Too many can draw unwanted attention from the council.

Maintenance Roles: Clearly define maintenance responsibilities and any changes you can make to the land.

Landowner's Tenure: Find out how long the landowner plans to stay. This can affect how much you're willing to invest in setting up your site.

Notice for Sale: What happens if the owner wants to sell the property? Get clear on the notice period.

Previous Issues: Ask about any past problems with the site or neighbours.

Neighbour Relations: Check if the landowner has had any history of disputes or complaints with neighbours.

Legal Protections

Written Agreement: Get everything agreed in writing. You're not covered under the Tenancy Act, so this is crucial.

Remember the recent case where a couple was left homeless due to a land lease dispute? [Read more about it here](#). Don't let that be you!

Zoning & Lease Terms: Ensure the land is zoned for residential use and understand the lease length and renewal conditions.

Rent Details: Clarify the rent amount, payment schedule, and how often there could be potential increases.

Boundary Definitions: Clearly define the boundaries of your leased land.

Legal Review: Consult a lawyer to review the lease terms and ensure your interests are protected. You can even buy our detailed land lease agreement written by our professional lawyer, designed specifically for tiny houses here:



Photo supplied by Tiny Towing Solutions



Miscellaneous Must-Knows

By following these tips, you'll be well on your way to enjoying your tiny house lifestyle without unnecessary stress. Happy tiny living!

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HOMES

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FROM QUIRKY TO GENIUS TO CAT MAUSOLEUMS CAST YOUR VOTE FOR THE 2024 TINY HOUSE AWARDS

The 2024 New Zealand Tiny House Awards have officially opened for public voting, and this year's entries have left us utterly amazed. With an extraordinary array of designs showcasing innovation, sustainability, and thoughtful use of space, it's clear that the tiny house movement in New Zealand is thriving. The People's Choice Award is now open for public voting, and we invite you to cast your vote and celebrate the creativity and dedication of our talented builders.

Sustainability was a key focus for many entrants this year. We were delighted to see reclaimed and upcycled materials creatively integrated into several builds, reflecting a commitment to eco-friendly living. These homes are not only kind to the environment but also feature ingenious spatial arrangements that maximise functionality.



Many of this year's tiny homes feature strategic fenestration, with windows placed to enhance natural light and ventilation. This design element not only improves the liveability of these compact spaces but also creates an illusion of expansiveness, making these homes feel much larger than their footprint suggests.

Some of the most impressive entries include adaptive layouts that offer flexibility to meet the owners' changing needs over time. These homes are designed with future-proofing in mind, featuring modular and reconfigurable elements that allow for easy modifications as life evolves.



Privacy can be a challenge in tiny house living, but several entries have tackled this issue with ingenious solutions. Thoughtful partitioning and spatial zoning create private areas for individuals, ensuring that tiny living does not mean sacrificing personal space.





One more notable mention is a tiny house equipped with integrated shelving that can conceal the TV when not in use, seamlessly blending practicality with aesthetic appeal.



One particularly heartwarming entry this year is William's House, a tiny cat mausoleum built by owner Kinas in honour of their beloved cat and best friend, William. While it primarily serves as a mausoleum, it is designed with comfort and excellent ventilation, featuring thoughtful details throughout. William's House boasts meticulously crafted tiny floorboards made from shaved-down plywood fitted between pallet boards. This beautifully constructed tribute to William even includes its own pond, making it a truly special and unique entry.

Another remarkable entry features a dynamic, customisable wall system that transforms living areas effortlessly. This design allows owners to adapt their home's interior to suit their evolving lifestyle needs.

In the realm of pet-friendly designs, one tiny home stands out with a bespoke cat wall behind the sofa. This feature also includes cosy cat wall beds, viewing platforms, and even a cat fairy door, ensuring that feline residents have their own special space.

Cast Your Vote!

The creativity and craftsmanship on display in this year's entries are truly inspiring. The People's Choice Award is now open for voting, and your voice matters. Head over to vote for your favourite tiny house build. Together let's celebrate the incredible talent and passion driving the tiny house movement in New Zealand!

[Vote Now](#)

How a Community Came Together to Help Debbie & Ron Achieve Their Tiny House Dream



Debbie had always been intrigued by the idea of living in a tiny house. For years, she dreamt of it, even though people told her she would never fit into one because she was a hoarder of things. "Yes, I do like my things," she admits, "but not to the extent that I cannot get rid of things if need be." The decision to downsize and embrace a tiny house lifestyle came as she and her husband, Ron, realised they were only using a quarter of their large house, yet they had to maintain the entire property. With their three sons and four grandsons grown, they no longer needed the extra space. "With a tiny house, you can lock up and leave. We have no animals now," Debbie also explains.



Their journey began with extensive planning and facing many challenges along the way. Debbie and Ron looked at numerous house plans, but most were standard rectangular boxes, which didn't appeal to Debbie. She wanted something unique. After encountering builders who weren't interested in her vision, Debbie finally found a builder through a local ad and Facebook who was willing to create her dream tiny house. "Stick to what you want. Pick your contractors carefully, and don't be afraid to ask lots of questions, and read your contract carefully," she advises.



The building process wasn't smooth. Debbie's initial design was too big for a single unit, so they had to split it into two units—one 48 sqm and one 40 sqm. Despite the

setbacks, Debbie was determined to get what she wanted. "I have a full-size kitchen with a butler sink, a full-size stove and gas hob, and an amazing pantry. It's the biggest one I've ever had—everyone was surprised that it fitted so much."



Moving the tiny house onto their new land turned into a dramatic ordeal. Debbie recalls the initial optimism when the builder advised them to prepare a flat platform by spreading metal and removing a few trees and a gate. However, when the time came, the truck driver placed their house on a neighbouring farm and left, saying the section was too wet. "We were in shock. He was never coming back—it was all on us," Debbie remembers. The community rallied together, and a local crane company eventually helped move the units into place.

Living in the tiny house has brought immense joy to Debbie and Ron, despite the challenges they faced. Debbie loves her new lifestyle. "I love the tiny house. We are living next to family, and our views are amazing. No traffic, we can do what we want when we want—no work hours." Adjusting to retirement has been a positive experience, especially with their 21-year-old grandson living with them.

Reflecting on their journey, Debbie offers valuable advice to others considering a tiny house lifestyle. "Go with your gut feeling and stick to what you want. Pick your contractors carefully. When shifting the houses on site, make your carrier have a look at the section and ask lots of questions about everything." She also emphasises the importance of community support, "Community and support is definitely a must. Most places have heaps to do and join. You will love tiny house living."

For now, Debbie and Ron are enjoying their tiny house and the freedom it brings. They have designed their tiny house to be mobile, ensuring the trailers are roadworthy in case they ever decide to move again. Debbie hopes others will learn from their experience, stressing the importance of thorough planning and asking the right questions. "It's crucial to sort out all legal and logistical aspects beforehand to avoid any issues. Happy tiny living!" she concludes.

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

[Tell your story.](#)

SITE BOOKINGS NOW OPEN



TINY HOUSE EXPO 2024

Show off your innovations and products at the 2024 Expo – where small is the new big! Secure your spot today.

[FIND OUT MORE](#)



Wondering how to find land for your tiny house or motorhome?

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



NEW

LAND FOR LEASE



Land Lease Opportunity for Tiny House in Huntly, Waikato



WAIKATO

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

 \$250 per week

- **Available:** Now
- **Site foundation:** levelled earth or gravel
- **Water connection:** Yes
- **Power connection:** Yes
- **Off-street parking:** Yes
- **Pets:** Yes
- **Child Friendly:** Yes
- **Smokers:** No
- **WiFi connection:** Yes
- **Private location:** No

Join a vibrant young family on their expansive lifestyle block in the rural Huntly area, ideal for like-minded individuals or families who delight in rural living. If you cherish the company of curious toddlers, cows, chickens, and thriving orchards amid long grass, this is the perfect spot for you. We offer flexibility in selecting a site that best fits your needs, with optional leveling courtesy of our neighbor's digger. Each tenant gets space for a vegetable garden and even trees if desired. Additionally, a 15 sqm room separate from our house is available for rent.

NEW

LOOKING FOR LAND

Long-Term Landlease Wanted In Rotorua Or Surrounding Areas



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

Looking for:

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



**Tiny House
Landshare**

A single, professional female, dedicated to a quiet lifestyle, is searching for a long-term land lease for her luxurious, new, owner-occupied Tiny Home in Rotorua or surrounding areas. Open to both town and rural settings, she seeks a private, serene, and secure environment that offers a stunning view or lush bush setting, for which she is willing to pay a premium. An avid gardener and landscaper, she is enthusiastic about maintaining her space beautifully. Essentials include a hose connection and power source, and she plans to use a composting toilet. Accompanying her is Dave, her beloved cat, enhancing the tranquility of her living space.

Leasing land for a tiny?

Protect your interests with a land lease agreement by the Tiny House Hub

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Tiny House Hub



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