

LESS SPACE, MORE STYLE - TINY HOUSE LIVING MAGAZINE!

# TINY LIVING



**Tiny House  
Expo**

SEPTEMBER 2024 | ISSUE 09



**FEATURED LAND  
FOR LEASE**



**Simple Practical Advice for Tiny Living:**  
What to expect at this years expo.

NEW SITE FOR LEASE IN  
THAMES, WAIKATO

**INSIDE THIS EDITION!**

## **THE GREAT TINY HOUSE DEBATE**

**Downsizing the  
kiwi home dream**

## **GEORGIA-RAE'S TINY HOUSE**

**How she built her  
home with no  
experience, and on a  
\$50k budget!**

## **USED TINY HOUSES**

**Are they a good or  
bad idea to buy?**

# THE GREAT TINY HOUSE DEBATE: DOWNSIZING THE KIWI HOME DREAM



The Kiwi dream often conjures images of expansive homes and lush gardens, however, the tiny house movement has sparked a significant conversation. With New Zealand's housing market continually evolving and urban areas becoming increasingly congested, many New Zealanders are exploring the benefits of downsizing and embracing the minimalist lifestyle that tiny houses offer.

## Embracing the Tiny House Trend

The tiny house movement, which began gaining momentum in the United States, has found a unique resonance in New Zealand. For Kiwis, the appeal of tiny houses goes beyond just affordability; it taps into a deeper desire for simplicity, sustainability, and a connection to the natural world. Tiny houses, typically ranging from 10 to 30 square metres, offer a solution to high housing costs and the challenge of finding affordable land.

## The Allure of Tiny Living

For many New Zealanders, the decision to downsize is driven by a combination of economic factors and lifestyle choices. The

high cost of living in major cities like Auckland and Wellington has made traditional homeownership increasingly difficult. Tiny houses present an attractive alternative, offering a way to reduce living expenses while still maintaining a sense of home ownership.

The tiny house lifestyle aligns with New Zealand's strong environmental ethos. The country is known for its commitment to sustainability and conservation, and tiny houses naturally complement these values. With their smaller footprint, reduced energy consumption, and often eco-friendly materials, tiny homes are a practical choice for those looking to minimise their environmental impact.

## Navigating the Challenges

Despite the benefits, tiny house living in New Zealand comes with its own set of challenges. One significant issue is navigating the country's complex regulatory environment. Building codes and zoning laws can vary significantly between regions, and many local councils have yet to fully address the rise of tiny houses into their planning regulations.





For instance, while some councils are supportive and have adapted their regulations to accommodate tiny homes, others have stringent requirements that can make it difficult for tiny house owners to find suitable land or to obtain necessary consents. This inconsistency can create hurdles for those looking to embrace the tiny house lifestyle.

Additionally, New Zealand's climate poses unique considerations. The country's diverse weather patterns—from the subtropical climate of the North Island to the alpine conditions of the South Island—require careful planning to ensure that tiny houses are comfortable and durable across different regions.

### The Community Aspect

One of the most rewarding aspects of tiny house living in New Zealand is the sense of community it fosters. Many tiny house owners find themselves part of a growing network of like-minded individuals who share a passion for minimalist living and sustainable practices. This sense of

community is often enhanced by local tiny house meet-ups, workshops, and online forums where owners can share experiences, advice, and support.

### Looking Ahead

As the tiny house movement continues to gain traction in New Zealand, it's clear that this lifestyle is more than just a trend—it's a reflection of changing values and priorities. For many Kiwis, the tiny house represents a shift towards a simpler, more intentional way of living that emphasises experiences over possessions and sustainability over excess.

In the coming years, it will be interesting to see how New Zealand's housing landscape evolves in response to the growing popularity of tiny houses. Will we see more supportive policies and innovative solutions that make tiny living more accessible? Only time will tell, but one thing is certain: the tiny house debate is far from over, and it's reshaping the Kiwi dream in ways that are both exciting and profound.

**COMPAC HOMES**  
*Affordable Luxury Delivered*

[compachomes.co.nz](http://compachomes.co.nz)

**Granny  
Minor  
Modular  
Tiny Homes on** *flats  
Dwellings  
Homes  
Wheels*



## GEORGIA-RAE'S TINY HOUSE

How she built her home with no experience, and on a \$50k budget!



**GEORGIA-RAE  
FLACK**

**Georgia-Rae Flack's journey is a remarkable example of how passion and determination can turn dreams into reality. Living in Karitāne, a small coastal village she deeply loves, Georgia-Rae decided to build her own tiny home—a challenge she embraced with enthusiasm despite having no formal construction training.**

For years, she had nurtured the idea of living in a tiny house, driven by a desire for simplicity, sustainability, and financial independence. Working as a Registered Nurse in the Neonatal Intensive Care Unit at Dunedin Public Hospital, Georgia-Rae managed to balance her demanding job with her ambitious project. The idea of building her home stemmed from her wish to avoid the burden of a mortgage while still owning a home, and she achieved this with a budget of just \$50,000.

Her tiny house, sitting on a trailer, measures 4.25 metres in height, 8.1 metres in length, and 2.9 metres in width. Despite its small size, the house feels spacious and inviting, a testament to Georgia-Rae's careful planning and thoughtful design. The construction process was a hands-





on experience, with Georgia-Rae taking on most of the work herself. She relied on online resources like YouTube and Google, as well as the support of her family, to guide her through the process. The only tasks she outsourced were the electrical wiring and plumbing, while everything else was a DIY effort.

One of the unique aspects of Georgia-Rae's tiny house is its commitment to sustainability. She utilised recycled materials for most of the exterior, including the windows, and furnished the interior with second-hand items. The house features a rainwater collection system, and she plans to install a wood-burning stove for the winter months. Additionally, the house is wired for solar power, which she hopes to implement in the future, allowing her to live completely off-grid.

Living in a tiny house has brought Georgia-Rae closer to nature and reinforced her connection to Papatūānuku, or Mother Earth. She spends a lot of time outdoors, growing her own food and collecting rainwater, all of which align with her



## Check your builder

Protect your tiny house investment with a comprehensive builder report

[Order Now](#)





values of living lightly on the earth. This lifestyle not only fulfils her personal goals but also strengthens her bond with her environment and community.

Karitāne is a place of deep significance to Georgia-Rae. She cherishes the breathtaking landscapes, the close-knit community, and the cultural heritage that the area represents. From her tiny house, she can see the ocean, the river, the mountains, and even the local marae, which holds great importance in her life. This connection to her surroundings is a constant source of comfort and inspiration, grounding her in her heritage and the land she calls home.

Georgia-Rae's commitment to her community extends beyond her tiny house. She is actively involved in local environmental initiatives, serving as the youngest member of the East Otago Taiāpure Committee. This group is dedicated to preserving and revitalising the local fisheries, ensuring that they remain sustainable and healthy for future generations. Her work with the committee reflects her passion for the environment and her dedication to making a positive impact in her community. Throughout her journey, Georgia-Rae has shared her experiences and insights through her [YouTube channel](#).

What began as a way to document her progress has evolved into a platform where she connects with others interested in tiny house living, sustainability, and veganism. Her channel features videos on the construction of her tiny house, as well as plans for future projects, such as building a deck and converting a van. Through her content, she hopes to inspire others to pursue their dreams and live more sustainably.

For Georgia-Rae, the freedom that comes with living in a tiny house is unparalleled. She encourages others who are considering building their own home to take the plunge and embrace the learning process. "It's about learning one thing at a time and then just building on that knowledge," she says. Reflecting on her own journey, Georgia-Rae offers a piece of advice to those who may feel overwhelmed by the prospect of building a tiny house: "Any time I got overwhelmed by how much I still had to do, I'd just take a step back and look at what I had actually accomplished so far."

In the end, Georgia-Rae's story is one of resilience, creativity, and a deep commitment to living in harmony with the environment. Her tiny house is more than just a home—it's a symbol of what can be achieved when we align our actions with our values and pursue our dreams with determination. For Georgia-Rae, the journey of building her tiny house has not only provided her with a beautiful and sustainable living space but has also strengthened her connection to the land, her whānau, and herself.

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

[Tell your story](#)





# USED TINY HOUSES ARE THEY A GOOD OR BAD IDEA TO BUY?

The Tiny House movement has been around in New Zealand for nearly a decade now, and we're seeing more and more used Tiny Houses popping up for sale. But is buying a used Tiny House a good idea? Let's chat about the pros and cons.

## Pros of Buying a Used Tiny House

### Proven to Work

One major perk of buying a used Tiny House is that you get to talk to the previous owner. You can ask all sorts of questions like: How did the house handle travel? Is there anything you'd do differently? Why did you choose this layout? Do the appliances work as expected? What challenges did you face living in it? Has it endured cold weather, or hot and humid climates? These answers can be a goldmine of information.

### Accessories and Upgrades Included

Tiny Houses come with a lot of necessary accessories—extension cords, adaptors, tanks, hoses, dehumidifiers, small kitchen gadgets, solar panels, generators, towing gear (like spare tyres, levellers, and hitch locks), and more. Buying used often means these accessories and maybe even some cool upgrades, like decks, are included in the purchase price.

### Parking as an Add-On

Believe it or not, some used Tiny Houses come with a parking spot! This is a huge

advantage because finding a place to park your Tiny House can be one of the biggest challenges. If you're looking in a city or neighbourhood you already know you want to live in, definitely ask the seller if the parking spot can be part of the deal.

### Affordability

Obviously, anything used is going to be more affordable than buying brand new. Tiny Houses are no exception. You can save a pretty penny by going the used route.

### Cons of Buying a Used Tiny House

## Cons of Buying a Used Tiny House

### Not Personalised

The previous owner built or bought the Tiny House based on their personal preferences. So, you better like their choices! You might need to make some changes to fit your taste but this can take time and effort.





## Depreciation

Like regular houses, cars, RVs, and pretty much anything else, Tiny Houses depreciate in value over time. The more owners a Tiny House has had, the more it depreciates. The Tiny House movement is still young, so it's hard to pin down exact values, but one thing is clear: you can't value a Tiny House by price per square metre.

## Wear and Tear

Used Tiny Houses can come with wear and tear. It's essential to thoroughly inspect for any issues like leaks, structural damage, or worn-out appliances. These can lead to additional costs and headaches down the road.

## Possible Code and Zoning Issues

Older Tiny Houses might not meet current building codes or zoning regulations. This can be a significant issue if you plan to move the house to a different location or if local laws have changed since the house was built.

So, is buying a used Tiny House a good idea? It can be, as long as you do your homework and are prepared for some compromises. Happy Tiny House hunting!



**Confused by all the regulations around tiny houses?**

Grab a ticket to this year's tiny house expo where we'll break down all the regulations into bite size chunks, giving you practical advice to kick start your tiny house journey!

[FIND OUT MORE](#)

11-13 October, Auckland Showgrounds





## **SIMPLE PRACTICAL ADVICE FOR TINY LIVING:**

# **What to expect at this years Tiny House Expo**

**SHARLA MAY**

**Event Director  
TINY HOUSE EXPO**

Back in 2018, I started the Tiny House Expo because I struggled to find the accurate information I needed during my own tiny house build. The financial pain and stress I experienced were significant, and I wanted to create an event where people could come together, share knowledge, and help others successfully transition into tiny house living without getting caught in the same mistakes.

This year, from 11-13 October at the Auckland Showgrounds, we're hosting our 9th event with a series of talks designed to provide all the essential information you need to start your tiny house journey on the right foot. Our Tiny House Essential Series features experts who will guide you through every critical aspect of tiny house living. Here's what you can expect:

### **Navigating the Legal Landscape of Tiny Living**

Rebecca McLean from New Zealand Tiny House Builders will get straight to the heart of what you need to know about the legalities of tiny living. Understanding local regulations is crucial, and Rebecca will help clarify the regional differences in council rules, making complex regulations simple and actionable. This session is perfect for anyone feeling overwhelmed by consents, zoning laws, or the general legal landscape of tiny living.

### **Smart Design Tips for Your Tiny Home**

Shaye Boddington from Shaye's Tiny Homes will transform your approach to designing tiny living spaces. Learn how to optimise every inch with multifunctional furniture and sustainable



**“I struggled to find the accurate information I needed during my own tiny house build.”**

materials. Shaye will also share design tricks using colour schemes, lighting, and mirror placements to make your tiny home feel larger and more welcoming.

### **Finding and Securing the Perfect Spot for Your Tiny Home**

Ryan Stevens from Our Tiny Project and Bayleys Real Estate will guide you through the process of finding and securing the right piece of land. Whether you're looking to buy or lease, Ryan will cover effective strategies and key factors to consider, helping you navigate the terrain ahead with confidence.

### **Financing Your Tiny Dream**

Tim Oliver from Tiny Homes Finance NZ will demystify the financing process. He'll cover different types of loans, the intricacies of the application process, and provide practical tips to help you navigate it all. This session will equip you with the knowledge to make smart financial decisions and turn your tiny house dream into reality.

### **Go Off-Grid with Confidence: Connecting Utilities to Your Tiny House**

Jacob Willis from Off Grid Collective will teach you the essentials of setting up self-sustaining systems. Learn about eco-friendly and efficient systems, maintenance tips, and cost-effective solutions for living off the grid. By the end of this session, you'll be equipped with the knowledge to set up your tiny house with confidence.

### **Getting Tiny House Ready**

Rebecca from Tiny House Mastery will guide you through the crucial steps to prepare for tiny house living. From planning and budgeting to downsizing your possessions, this session is packed with practical advice to ensure a smooth transition into tiny living.

### **Tiny House Transport and Site Prep**

Angus from Tiny Towing Solutions will share his extensive experience in transporting tiny homes. Learn about budgeting for transport, insurance, and site preparation costs. Angus will cover critical factors in choosing the right trailer and ensuring your tiny house is road-ready, helping you avoid common pitfalls.





## **Tiny Footprint, Big Impact: Resale Realities in the Tiny House Movement**

Ryan Stevens will dive into the latest trends in New Zealand's used tiny house market. He'll explore key features that boost resale value, strategic design choices, and effective marketing tips for selling your tiny home. This session will help you maximise your tiny house's potential in the resale market.

### **Why You Should Attend**

The Tiny House Expo is more than just an event—it's a community of passionate individuals sharing their knowledge and experiences. Connect with like-minded people, get your questions answered by experts, and walk away with the confidence and information you need to embark on your tiny house journey.

Join us from 11-13 October at the Auckland Showgrounds. For more details and to secure your tickets, visit our website. Join us for an amazing weekend and let's make your tiny house dream a reality, together.

**Grab your tickets**





## 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



Beautiful site in Kauaeranga Valley



### THAMES, WAIKATO

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

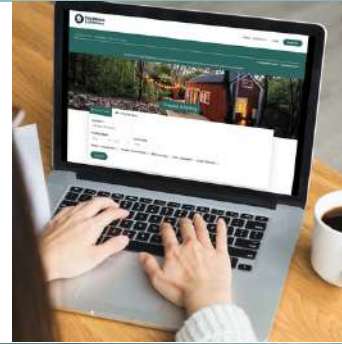
- **Available:** 30 Oct 2024
- **Site foundation:** Gravel
- **Driveway foundation:** Gravel, short driveway, easy and flat access
- **Parking:** Parking for two cars off the road
- **Water connection:** Yes
- **Power connection:** No
- **Off-street parking:** Yes
- **Pets:** No
- **Child Friendly:** No
- **Smokers:** No
- **WiFi connection:** Yes
- **Private location:** No

Expressions of interest are invited for a tenancy on our 200-acre property in the Kauaeranga Valley. The flat, 900m<sup>2</sup> site is sun-drenched year-round and borders a stony stream with a swimming hole just meters away. Available late spring 2024, the site will feature a septic treatment system, water tank, and garden space. The property is 10 minutes from Thames and 5 minutes from the Coromandel Forest Park. No power connection; drinking water recommended from roof collection. \$200/week (excluding lawns). No pets. Contact us with your details and needs to arrange a viewing appointment. Serious inquiries only—no fence-hoppers!



## Wanting to make passive income from your unused land?

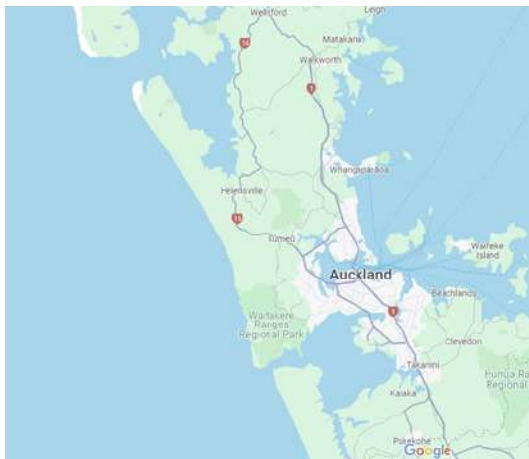
Landshare: New Zealand's online directory connecting tiny house owners and land owners.



NEW

## LOOKING FOR LAND

Seeking a suitable site between Wellsford and Bombay



AUCKLAND

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

### Looking for:

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



Seeking a site within an hour's drive of Auckland City for my road-legal tiny home on wheels, currently being built (11m x 3m x 2.7m). Ideally, the site will have power and water, though I can install a solar system if needed. I'm a mature, single man with no pets, looking for a peaceful spot to settle. I value a quiet, considerate environment and am accustomed to farm life. I'm practical, tidy, and would maintain the site while respecting the local community. I'm also keen to start a small garden. If you have a suitable location, please contact me. Kind regards, Art.

Brought to you by:



 [@tiny\\_house\\_expo\\_nz](https://www.instagram.com/tiny_house_expo_nz)

 [facebook.com/tinyhouseexponz](https://www.facebook.com/tinyhouseexponz)

 [tinyhousehub.co.nz](https://www.tinyhousehub.co.nz)