

LESS SPACE, MORE STYLE - TINY HOUSE LIVING MAGAZINE!

TINY LIVING



Tiny House
Hub

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Two Humans, One Tiny House, and a Bulldog Called Nala seeking land



Meet Waitematā, She's got style, she's got grace, and she's \$58K off!

FEATURED LAND FOR LEASE

NEW SITE FOR LEASE
IN TARANAKI

INSIDE THIS EDITION!

NEW BUILDING CONSENT EXEMPTIONS

Do the New Consent Exemptions Actually Help Tiny Homes?

THE REBUILD PROJECT - PART 1

The House Broke Me. The Bus Freed Me. The Land Made Me Whole Again.

TOP 4 THINGS I WISH I'D KNOWN

Before Becoming a Tiny House Landlord



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NEW BUILDING CONSENT EXEMPTIONS: DO THE NEW CONSENT EXEMPTIONS ACTUALLY HELP TINY HOMES?

The New Zealand government has recently proposed a building consent exemption for small standalone dwellings, sometimes referred to as granny flats, sleepouts, or minor dwellings, set to come into effect in early 2026. At first glance, it sounds like a win for tiny living enthusiasts. But is it? Let's dig in.

This article breaks down what's actually proposed and what it means (or doesn't mean) for common tiny house living situations, especially if your home:

1. Is on a trailer
2. Has a loft
3. Is owned by someone who isn't the landowner
4. Is built before the new rules take effect
5. Is on leased land

First, What Is Being Proposed?

The proposed exemption would allow certain small, standalone dwellings to be built without needing building consent, as long as:

- The structure is single-storey and has a simple design (no complex engineering or unusual shapes)
- It's permanently connected to services (like water, wastewater)
- It meets the NZ Building Code
- It's built on the same property as an existing home, not on its own title
- The structure is not used for short-term accommodation, like Airbnb
- It's not on wheels, it must be fixed to permanent foundations

Now, let's apply that to your real-world scenarios.



compachomes.co.nz



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

What if your tiny house is on a trailer?

✗ Nope, the exemption won't apply.

These new rules only apply to permanent buildings fixed to the land, not ones on a trailer foundation.

So if your tiny home is on a trailer (and therefore moveable), nothing changes. You're still in the same legal grey area around building consents, depending on how councils interpret the dwelling's use.

Key takeaway: This exemption applies to buildings, not vehicles. So unless your tiny house is taken off its trailer and fixed to the ground, this exemption won't help you.

What if your tiny house has a loft?

✓ Possibly yes, but with caution.

The exemption only applies to single-storey dwellings. The government hasn't given a hard definition of a "storey" in this context yet, but if your loft:

- Isn't enclosed by full-height walls,
- Is accessed by a ladder or stairs without a landing,
- And is used just for sleeping or storage,

...then it might still be classified as a single-storey home if it's structurally simple and complies with the Building Code. However, if your loft has complex framing or is fully walled-off like a second floor, it's likely not going to meet the "simple design" or "single storey" requirements.

Key takeaway: Lofts could be allowed, but you'll need to ensure they don't turn your build into a complex, multi-storey structure.

What if the tiny house is owned by someone who doesn't own the land?

✗ Nope, not eligible.

The proposed exemption is specifically for homeowners building an additional small dwelling on their own land. If you're the tiny house owner but don't own the land, you can't use this exemption to build your home. Only landowners can legally benefit from this exemption.

Key takeaway: This exemption supports landowners, not people moving tiny homes onto someone else's land.

What if the land is leased?

✗ Still no.

Leasing land from someone else, even if it's a long-term lease, doesn't meet the requirements of this exemption unless the landowner themselves is applying for the build.

So if you're:

- A tiny house owner leasing land from a private owner, or
- On a lifestyle block with a lease agreement,

...you're not eligible to build under this exemption unless the landowner does it.

Key takeaway: This rule won't change things for most tiny house leasing setups.



Granny
Minor
Modular
Tiny Homes on
flats
Dwellings
Homes
Wheels



What about tiny homes built before the exemption comes into force in 2026?

✗ No retrospective magic, unfortunately.

The exemption will not apply retroactively. If you build your tiny home before the rules come in, it will still need building consent, or you'll need to work under the current exemptions (like the 30m² sleepout rule with no plumbing).

Key takeaway: The new exemption doesn't "bless" or legalise any existing builds. You still need to follow current rules until 2026.

So... Does this help current Tiny House owners at all?

In short: If it's on wheels, not really.

This exemption is aimed at landowners who want to build a small secondary dwelling (e.g. for a relative, or to rent out long-term).

It could reduce red tape for some builds, but only if:

- The building is fixed to the land,
- It meets a fairly narrow design criteria, and
- It's built after the new exemption becomes law in 2026.

Curious about tiny houses?

 Tiny House Expo

31st Oct - 2nd Nov Mystery Creek Hamilton

Find out more >



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THE REBUILD PROJECT - PART 1

THE HOUSE BROKE ME. THE BUS FREED ME.
THE LAND MADE ME WHOLE AGAIN.

Back in 2016, I was stuck.

Not just in a metaphorical way, but physically, emotionally, and financially shackled to a house that was slowly draining me dry. I owned a three-bedroom home that was cheap when I bought it, but only because it needed everything fixed. Every cent I earned went into mortgage repayments or renovations. And every spare moment was spent sanding something, painting something, fixing something else. It was relentless. And while I was pouring myself into a house, life was happening somewhere else. I wasn't living. I wasn't going anywhere. I definitely wasn't thriving.



Author: **Sharla May**

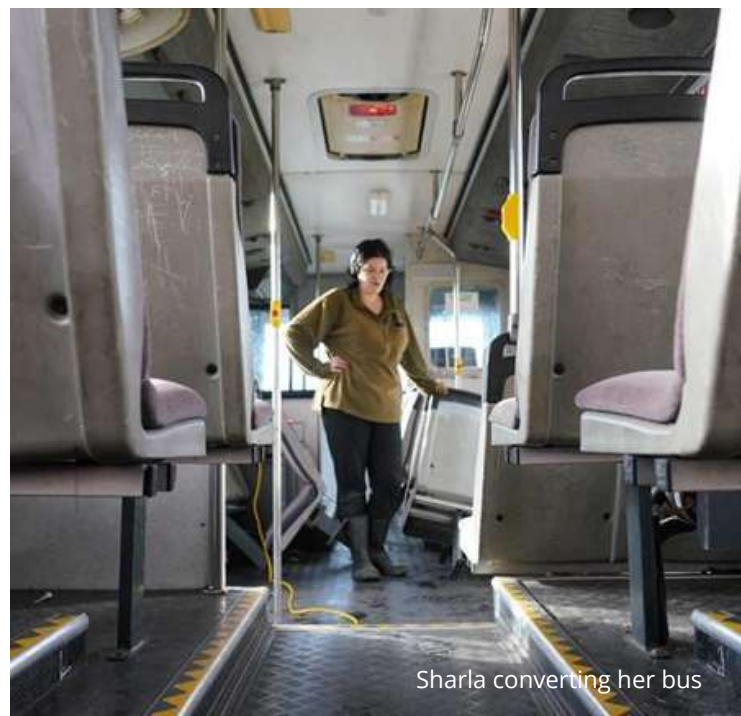


So I made the decision that would change everything: I sold up and went tiny.

Hitting the Road in a House on Wheels

My first tiny home was a converted truck-trailer reefer unit. It was off-grid, practical, and a massive step down in space, but a huge step up in freedom. After about a year, though, I realised something else. I didn't just want to live more simply, I wanted to see more. So I sold the reefer and converted a school bus. And then I hit the road.

For the next few years, I travelled from Cape Reinga all the way to the deep south, even



Sharla converting her bus

making it to Stewart Island for a few months. I stayed in some of the most beautiful parts of the country, met incredible people, and finally got to know New Zealand in a way I never had before. For the first time, I wasn't tied down by a mortgage or a job or anyone else's expectations. But tiny living on leased land came with its own ups and downs. Some landowners were amazing, kind, generous, and welcoming. People who felt like extended family. But there were also a few horror stories. Landowners who made false police reports. One who threatened to burn my house down. Others who imposed ridiculous rules, like demanding thousands of dollars in bonds to even leave their property. Or popping over unannounced every morning for a cuppa while I was still half-asleep and working from home. Some tried to turn me into their therapist. It was exhausting. Those experiences taught me a lot about boundaries, privacy, and what it takes to make someone leasing land feel safe and secure. And that stuck with me.

The Dream That Started to Take Shape

While I was travelling, a long-term plan started to take shape. I didn't want to live on the road forever. I wanted to choose a place to settle, not based on work or family ties, but because it actually felt right. I wanted bushwalks nearby, beautiful surroundings, and somewhere I could build something of my own. I also knew I'd eventually need to sell the house bus to help fund that dream. They're great for travel, but if you stop driving them, things start to deteriorate quickly. So before that happened, I sold up.

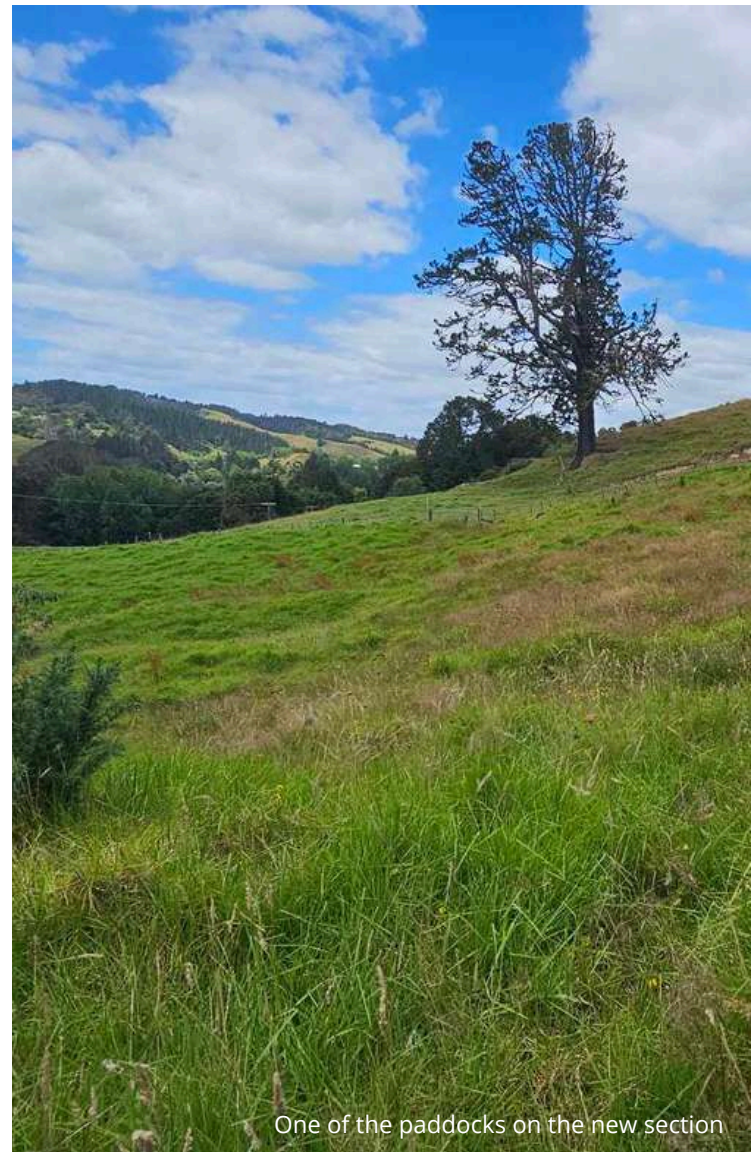
From there, the next chapter began: buying land and building a new kind of future.

Two Years, a Spreadsheet, and a Gut Feeling

I spent two full years hunting for the right piece of land. Not browsing - *hunting*. Open homes. Listings. Research. Spreadsheets. Trying to understand the market. Watching what sold, what sat, what was worth it, and what was just a pretty view with terrible zoning.

I knew what I needed to make this work:

- A section that allowed for tiny homes
- No covenants
- Enough space for privacy between dwellings
- Within 15 minutes of a major town so it would be easier to find tenants



One of the paddocks on the new section



The first house building site on the new section

And yeah, like most people, I dreamed of a sea view. But those dreams come with a six-figure surcharge, \$100K to \$200K extra for a water view, easily. So I compromised. I chose a property that felt rural and private but was still close enough to Whangārei to make things work. It had contour, bush, and space. No covenants. The zoning ticked all the boxes.

Even when I bought it, I couldn't believe it was really mine. I'd spent so long dreaming about it that I still half-expected someone to call and say there'd been a mistake.

Building a Future, Not Just a House

From the beginning, I knew this land needed to work for me. Not just be pretty. Not just feel nice. *Work.*

So instead of building one big house like most people around me, I designed two smaller homes. One for me. One to rent. I also set up long-term sites for two tiny houses, designed so that each tenant has total privacy and peace.



3D Render of the first house build

The first house build is 86.4 sqm, and I squeezed in three bedrooms and two bathrooms by using my tiny house design experience. The builder I found through word of mouth has been a dream to work with, honest, responsive, and totally on board with keeping the budget tight so I could afford both builds. He uses a rectangular shell with non-structural internal walls, so I could design the layout myself. It's been like playing Tetris, but the high-stakes version.

Because the first build will be a rental, I've chosen hard-wearing, pet-friendly materials. I know what it's like to have dogs and nowhere to take them. Good tenants with pets deserve good homes, too.

The goal has always been clear:

- Use income from the rental and tiny house sites to pay the mortgage, rates, and insurance
- Use my own income to pay down the principal faster
- Create a lifestyle that's stable, simple, and sustainable

There've been annoying council surprises, like suddenly being told I couldn't use gravel for the driveway and had to go with asphalt or concrete, but overall, the plan's working.

Next time: How I set up the land for tiny house tenants, created private sites, finding tenants, and applying for building consent.

A woman with glasses and a green jacket is running through a lush green garden. In the background, there is a small wooden tiny house with a grey roof and a larger white house. A white alpaca is running alongside her, and a brown chicken is visible to the right. Laundry is hanging on a line in the background.

TOP 4 THINGS I WISH I'D KNOWN BEFORE BECOMING A TINY HOUSE LANDLORD

By Lynette Mooney

When I first said yes to leasing a patch of my land to a lovely woman with a solar-powered tiny house and a sourdough starter named Carl, I thought I knew what I was in for.

I was wrong.

Tiny house landlording is a beautiful, chaotic, muddy, magical thing. It will enrich your life and ruin your lawn. Here are the four things I really wish I'd known before I signed up to become a part-time property manager, part-time compost toilet negotiator, and full-time reluctant community builder.

1. People Will Bring Their Entire Lives With Them, Including the Chickens

You think they'll rock up with a sleek little house and a book on mindfulness. But no. They arrive towing a second trailer full of raised garden beds, a worm farm, six solar panels, and a bantam called Egg Sheeran.

One woman moved in with more pets than furniture. Another asked if she could "just try out"

living with a goat for a while. That goat ate my rhubarb and bit my hose.

Moral of the story? Set clear boundaries early, physical and otherwise. And ask how many legs are moving in before you say yes.

2. A Compost Toilet Will Absolutely Feature in Your Life

Whether you're sharing one, managing expectations around one, or being asked to help fix one at 9:30pm on a Wednesday, you will become intimately familiar with the inner workings of humanure.

You'll also learn more about greywater than you ever wanted to know. There will be discussions about "appropriate mulch ratios" and "aeration frequency" over dinner. There will be smells.

Do yourself a favour: put it all in writing. Have a proper agreement about waste management, and don't be afraid to say, "No, I'm not taking a peek at your compost heap."



3. It's Not Passive Income If You're Actively Herding Alpacas

You may dream of money just landing in your account while you sip tea in a kaftan and admire the sunset. Reality? You're out in the rain unblocking someone's greywater outlet while trying to stop their dog from chasing your ducks. The income is lovely, yes. It helps pay off the mortgage and gives you that virtuous glow that only sustainable capitalism can provide. But you'll earn every cent, sometimes with your hands, sometimes with your sanity. Budget for time, too. Because when something breaks (and it will), you're the first call.

4. You'll End Up Caring (More Than You Meant To)

You tell yourself it's a business arrangement. A simple lease. But then they tell you why they went tiny, the breakup, the health scare, the dream of living gently, and suddenly you're emotionally invested.

You'll find yourself checking in on stormy nights. Sharing cake. Celebrating the day they finally installed their own laundry line. And when they move on, it'll weirdly hurt.

Being a tiny house landlord is a little bit practical, a little bit personal, and a lot community-based, whether you meant it to be or not.

Final Thoughts (From Someone Who's Now Built a Boundary Fence and Owns a Fire Pit)

If you're thinking of leasing your land to a tiny houser, do it. But go in prepared. Be clear. Be kind. Have rules. And always ask where the greywater's going.

You'll laugh, you'll learn, and you'll never look at your compost pile the same way again.

And honestly? You'll never regret helping someone live simply and safely, even if it means explaining to your mum why there's a tiny home called The Wandering Weka parked outside your kitchen window.

Leasing land for a tiny?

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

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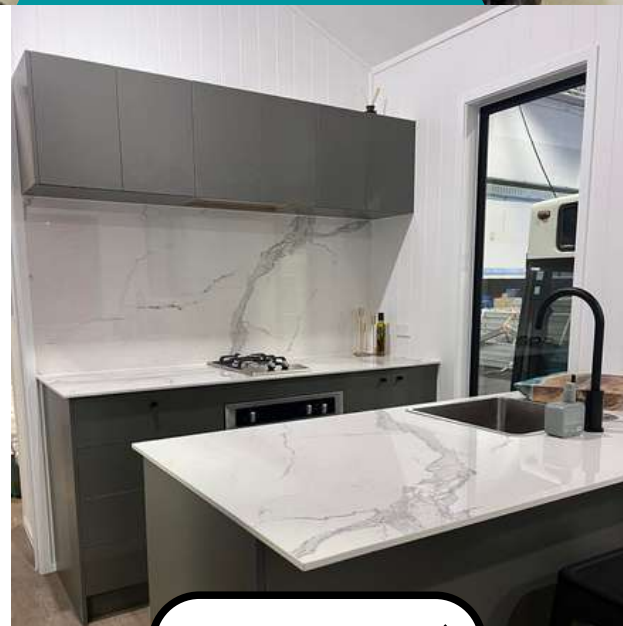
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SHE'S GOT STYLE, SHE'S
GOT GRACE, AND SHE'S
\$58K OFF!**

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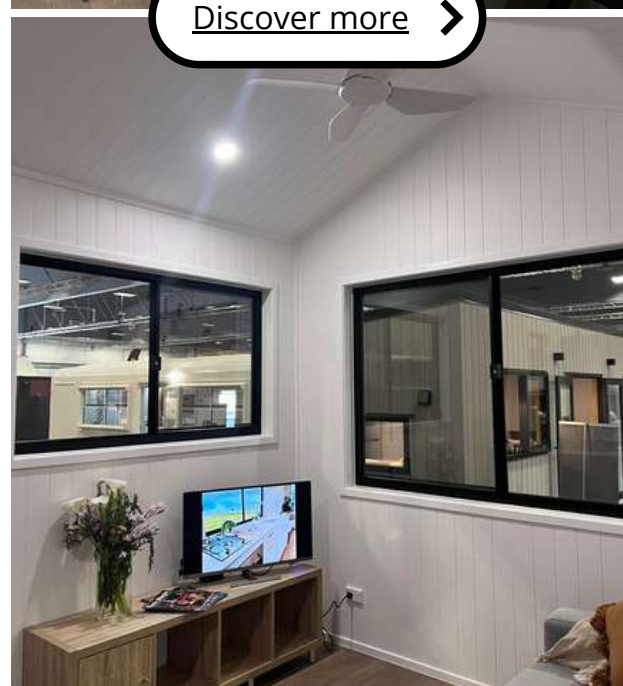
Right. Let's not mess about. This is the Waitematā by Alphaline, and she's brand new, drop-dead gorgeous, and sitting there like a supermodel waiting for someone to swipe right and commit. **Originally priced at \$213,000 (and worth every cent, by the way), she's now going for just \$155,000 because we need the space.** That's \$58,000 off—which is basically a free Mini Cooper or several hundred emotional support oat lattes.

Now, what do you get for your money? Only everything you actually need. This is a beautifully finished, architecturally designed tiny house with a separate bedroom (yes, with a door and everything), a full-size kitchen, and a spacious bathroom. At 9.5m long and 3m wide, it's generous without being obnoxious—like a golden retriever with a personality.

Inside, it's all clean lines, light timber tones, and that “ahhh” feeling you get in nice Airbnbs where the towels match and you don't stub your toe on a poorly placed ottoman. It's been crafted with quality materials, thoughtful design, and actual taste.



[Discover more](#)



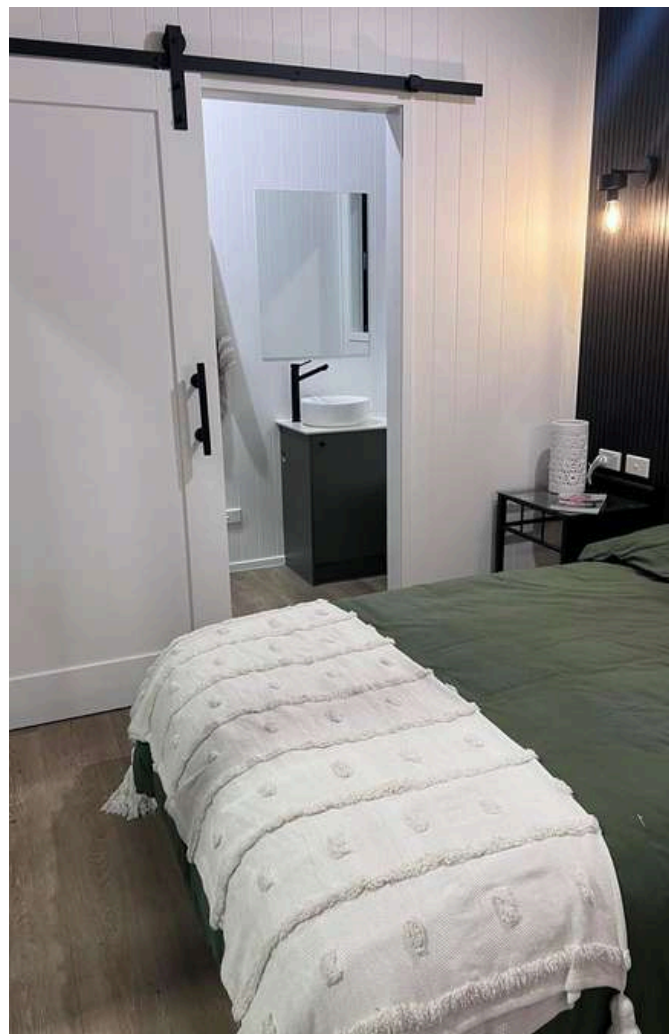
Fully wired, plumbed, insulated, and ready to go—it's perfect for downsizers, solo adventurers, semi-retired romantics, or anyone who's realised that life's too short to vacuum four living rooms and fund the power bill for a house the size of a mall.

As a fully transportable dwelling, it's ready to roll wherever your next chapter begins.

Need a place to live, work, host in-laws (but not for too long)? This home can be on your land faster than you can say "I'm sick of paying rent for someone else's mortgage."

\$155,000. That's it. No fluff. No catch. Just one brilliant little house with massive main character energy, waiting for someone clever to snap her up.

[Discover more](#) ➤



"Originally priced at \$213,000 (and worth every cent, by the way), she's now going for just \$155,000 because we need the space. "

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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 **New Plymouth, Taranaki**



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

 \$250 per week

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



NEW PLYMOUTH

Looking for a peaceful off-grid escape near the coast and mountain. This 850m² site with optional 2 acres of grazing is perfect for a self-contained campervan, motorhome, or tiny home on wheels. Enjoy stunning views of Mt Taranaki, privacy, shelter, and excellent access. Just 1 minute to a secret swimming hole, 5 mins to Oakura Beach and village amenities, and 10 mins to New Plymouth. Water/power can be added at your cost; greywater and compost toilet options welcomed. A rare slice of simplicity, space, and nature, without giving up convenience. Available now - get in touch to view.

NEW

LOOKING FOR LAND

Dairy Flat, Wainui, Kaukapakapa, Waiwera, Puhoi, Auckland



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



AUCKLAND

Looking for:

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

We're Pat & Karen, a soon-to-retire couple seeking a long-term lease for our 12x4m tiny home. We're quiet, respectful, and will care for your land as if it's our own. Joining us are Nala, our lazy bulldog, and our no-nonsense cat. We're fully set up with rainwater, composting toilet, and greywater system, just need a flat site with power. Looking for a peaceful spot to call home.



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