

TINY HOUSE ON WHEELS

Can you, or can't you?

If you are looking at building a tiny house or small sleepout, in accordance with **Schedule one - Exempt Building work** (of the Building Act 2004), we recommend that you always come in to see the WDC Building department first.

Even if you have been told that a building consent is not required from a builder or manufacturer.

Generally, a tiny house on wheels (THOW) is exempt from needing a building consent if you follow these requirements:

1. MUST BE SELF CONTAINED

Must be self-contained and not connected permanently to ANY external services, e.g. water, stormwater, sewer, electricity.

2. MUST BE ON WHEELS

Must be constructed and remain on a trailer with wheels and maintain the ability to be easily moved

3. MUST NOT BE FIXED TO GROUND

Must be able to retain it's mobility, e.g., cannot be fixed down to the ground via foundations. Also cannot be fixed to, or surrounded by, a deck or other structure which would make relocation difficult

4. ADHERE TO WDC PLANNING RULES

Must comply with WDC Planning rules, with regard to boundary setbacks and height restrictions. Please check with WDC Planning dept planning@wairoadc.govt.nz

What the Building Manufacturers are saying:

Potential Purchasers are being told by suppliers, who they would normally consider to be experts in their field (building manufacturers, including by seemingly reputable companies), that they do not need a consent.

Due Diligence:

It is important to do your own research to ensure that you, as the owner, meet all of the obligations outlined in the Building Act 2004, as well as local Planning Rules – Your local Wairoa District Council can help to ensure these obligations are met, to help avoid any ongoing problematic issues, such as a refusal of Code Compliance Certificate (CCC), Certificate of Acceptance (COA) or a Notice to Fix (NTF)

- **FACT:** Building on skids requires a building consent and this is different from building a tiny house on a trailer.



TINY HOUSE ON WHEELS

WDC GUIDANCE INFORMATION

What the Legislation says:

Please visit these links and seek professional advice if you do not understand:

<https://www.legislation.govt.nz/act/public/2004/0072/latest/DLM5770963.html>

<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/>

MORE INFORMATION THAT MIGHT HELP YOU

Land Considerations (Planning Department)

Wairoa District Council has an interactive map that allows you to see if an area is classed as flood-risk, Covenant's, Lease holds, Easements that will all have an influence on what you can build. You can visit our website, make contact via email/phone or pop into Council and we can look at your property to see if any of these apply.

The most common reason that a Resource consent is required is if you wish to build closer to the boundary than your designated area allows, but there are many other reasons that may apply. You will need to consult with the Planning Department about what this means to you and what effect it may have on your proposed building plans (06) 838 7309 or planning@wairoadc.govt.nz

Heritage Land, Buildings or Culturally Significant sites (Planning Department)

A heritage conservation area is any area deemed worthy of preserving. This could be due to a collection of historically significant buildings; historical subdivision patterns; its reflection of particular historical periods, and so on.

Wairoa District Council has an interactive map that allows you to see if an area is classed as Heritage or Historically Protected. You can also contact Heritage New Zealand www.heritage.org.nz

You will need to consult with the Planning Department about what this means to you and what effect it may have on your proposed building plans (06) 838 7309 or planning@wairoadc.govt.nz

You can pop into Council and we can look at your property to see if any of these apply. But we strongly recommend you also talk to Heritage NZ as well.

Connections to Sewer and Water (Water Assets Department)

Wairoa District Council Engineering department can advise you on whether you are able to connect to an urban sewer and water supply or if you will need to construct an onsite effluent disposal, which is more likely in a rural area.

The cost of connecting to the sewer will be determined by the council's sewer and water Community Services and Assets Department. They will be able to give advice on the options available, the process, including the connection permit forms and price to connect. Costs are likely to include an administrative cost and the actual charges involved to connect (charged at cost).

To find out what options are available to you in your area, contact the Community Services and Assets Department for more detailed information.

Water Assets Engineer (06) 838 7309 or info@wairoadc.govt.nz



TINY HOUSE ON WHEELS

WDC GUIDANCE INFORMATION

Road Corridor Works (Roding Assets Department)

If you are thinking about making adjustments to your property that could potentially affect motorists or pedestrians, you might need a permit.

If you are creating or modifying a fence where it faces a road, driveway entrance or access to a drain that involves modifying the Roding reserve, we encourage you touch base with the Community Services and Assets department to check if Council approval is required.

Likely situations involving works on the road reserves which may include:

- A driveway – construction, reconstruction, installing culverts
- Drainage work – storm water, wastewater or water pipes
- Services – power, cables, trenches, cabinets or poles
- Planting trees
- Installing gates/cattle stops
- Traffic management
- Felling trees

Costs can be discussed with the Community Services and Assets team. To find out what options are available to you in your area, contact the Community Services and Assets Department for more detailed information.

Transport Assets Engineer (06) 838 7309 or permits@wairoadc.govt.nz

FINAL NOTE

Building Department

Every situation can be unique. Due to the complex system and rules set out by the NZ Government, there are a lot of rules and checklists Council need to ensure are met. Therefore, we endeavour to cover off as much information as possible with you, but you, or we, might require more information during this process.

Wairoa District Council departments are mindful and will try to make this process as easy as we can for everyone.

We are here to help!

(06) 838 7309 or consents@wairoadc.govt.nz