



# Caravan/Mobile Home/Tiny House Rules for the Western Bay of Plenty District

Caravans, mobile homes and tiny houses can be used to accommodate seasonal workers if rules under the district plan are met. There are different rules for self-contained vs not self-contained which are noted below and on the council website under the FAQ section [here](#) or under the rural section of the district plan [here](#)

Type	Rules
<b>Self-Contained</b>	<ul style="list-style-type: none"> <li>If a caravan/mobile home (no bigger than 60m<sup>2</sup>) <u>is self-contained</u>, they are considered 'minor dwellings' in the district plan and require resource consent if additional to any main dwelling already on a property (unless it is the only dwelling on the title)</li> <li>In the Rural, Rural Residential, Future Urban and Lifestyle Zones, one minor dwelling in addition to the main dwelling is acceptable on each title subject to:               <ul style="list-style-type: none"> <li>The general requirements such as height (9m) of the minor dwelling and setback distances (30m) between the minor dwelling to the boundaries (can be reduced in some instances)</li> <li>The specific minor dwelling requirements including                   <ul style="list-style-type: none"> <li>Needing to be within 20m of the main dwelling on the title</li> <li>Sharing the same driveway access as the main dwelling</li> <li>If an attached or detached garage or carport is to be built, it must be no larger than 18m<sup>2</sup></li> <li>Payment of financial contributions. These are set at 50% of the standard contributions in recognition of the size of the dwelling.</li> </ul> </li> </ul> </li> </ul> <p>In the Residential Zone the rules are the same, except you may be allowed more than one minor dwelling if you have enough land. Minor dwellings in the residential zone do not need to be within 20m of the main dwelling.</p>
<b>Not Self-Contained (Accommodation Facility)</b>	<p>A rural property can have one main dwelling plus an additional accommodation facility for up to five people as a permitted activity (no consent required) subject to the following rules</p> <ul style="list-style-type: none"> <li>The total area available for use is no larger than 60m<sup>2</sup> (gross floor area)</li> <li>Must <u>not contain a kitchen facility or otherwise be self-contained</u></li> <li>A 30m setback distance between the accommodation facility to the boundary (can be reduced in some instances)</li> <li>Shall not be located any closer than 60m to any existing or consented dwelling</li> </ul>
<b>Tiny House</b>	<p>Tiny houses are defined as a minor dwelling and are subject to the same resource consent rules as caravans/mobile homes. However to work out if the tiny house requires a building consent, refer to the below rules</p> <ul style="list-style-type: none"> <li>If a tiny house is built on wheels it is classed as a vehicle and must comply with the Land Transport Act 1998 (with registration and a warrant of fitness). As a vehicle, it will not need a building consent at the time it is built so long as the tiny house:</li> </ul>

- Possesses wheels, chassis, axles, brakes, lights, drawbar and trailer hitch; and
- The trailer has, and maintains at all times, a valid registration and WOF; and
- The tiny house is incapable of being fixed (i.e. the “superstructure” cannot be removed from the trailer); and
- The tiny house is self-contained in terms of all services (like a campervan); and
- The design of the tiny house enables relocation with relative ease.

A building consent will be needed if the tiny house is:

- Immovable and you intend to occupy the home on a permanent basis; or
- Connected to plumbing and/or drainage services; or
- Closer than its own height to a boundary and/or adjacent building.

*Disclaimer: This information is valid as of March 2021. NZKGI disclaims any liability in respect to use of this information.*

