

## Others costs

You may also be required to pay Development Contributions for any permanent dwelling (tiny or otherwise) on site. In addition, there may be a change to your rates to reflect the new dwelling on site. There will be costs to connect to Council water and sewer services. There may be an accommodation levy (currently \$200 per annum) if you are intending to rent out your dwelling for visitor accommodation. You may be required to upgrade your vehicle access. You may need to pay a roading bond if your transportable dwelling is oversized and cannot be transported on a trailer or hi-ab truck. Your site may have restrictions that will require Resource Consent and the approval of your neighbor/s.

Tiny construction doesn't always equate to tiny cost.

## What if my tiny home is on a registered, warranted trailer, will not be connected to services and will not remain on site for more than four months?

Then Council would consider this to be a vehicle - it will not fall under the NZ Building Act 2004. But please be aware, it must be fully self-contained for wastewater and effluent and taken off-site to empty holding tanks.

## Services

Building consent is required for any new wastewater connection to site.

## Where to from here?

So now you have some basic information. Your next step would be to make an appointment for a pre-lodgment meeting with Council's Building Officer and Duty Planner to discuss your proposal.



Image courtesy of BuiltSmart Homes

## A Guide to

# Transportable Accommodation



Image courtesy of BuiltSmart Homes

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This flyer is prepared to help you decide the questions you need to ask before constructing or purchasing a new transportable accommodation building.

## What are Transportable Accommodations?

Transportable accommodations are structures built or converted to provide residential or holiday accommodation. Their appearance may differ greatly, however they often include:

- a. Converted shipping containers
- b. Modular structures (e.g. Portacom type buildings)
- c. Buildings referred to as "tiny homes"
- d. Purpose built constructions
- e. Converted out-buildings (e.g. garages and sheds)
- f. Campervans, caravans which have become immovable and are occupied by people on a permanent or long-term basis.

Many transportable accommodation options present as vehicles, however, the test of whether the accommodation is a vehicle or building is applied on a case by case basis. In very general terms, MBIE (Ministry of Business, Innovation & Employment) indicate where accommodation is not moveable (as it becomes fixed in some way to the land or is unable to be lawfully towed/driven) then it becomes a building.

**Permanent:** As defined in the Ruapehu District Plan, permanent is defined as continuous period exceeding four months. *Garages and non-habitable accessory buildings (less than 40m<sup>2</sup> in area) are excluded from this definition.*

## Will I need a Building Consent?

You will need Building Consent for constructing the building and for most work undertaken on site (e.g. foundations, drainage work, connection to water and sewer reticulated services etc). If your transportable accommodation was constructed outside the Ruapehu District, the region where it was constructed has the responsibility of issuing any Building Consent (BC), Code Compliance Certificate (CCC), Certificate of Acceptance (CoA) or Notice to Fix.

## Will I need a Resource Consent?

A Resource Consent is required if the building is a new building but does not have a Building Consent and CCC for a dwelling from the District Council of the area where the building has been constructed. If the building does have a Building Consent and CCC for the intended purpose (i.e. dwelling), then it is treated as a new building on the site under the District Plan.

A Resource Consent is required if an existing building is to be relocated for the purpose of a dwelling, but the building has not been built as a dwelling and used as a dwelling in the past.

A dwelling does not require a Resource Consent if it has been built as a dwelling and used as a dwelling in the past, provided the building meets minimum standards for external appearance and internal insulation. Contact Council's Environmental Planning Team for District Plan information on minimum standards for a relocated dwelling.

## What if my building doesn't have a Code Compliance Certificate?

All buildings need to be built to the NZ Building Code. If your transportable accommodation does not have a Code Compliance Certificate, then you need to ask why not?

- a. Is it built to the NZ Building Code?
- b. Was it built under consent?
- c. Why has it not achieved a Code Compliance Certificate?
- d. Will the Council in the region where it was built issue a Certificate of Acceptance (CoA)?
- e. What sort of warranties does it have? (products and construction)
- f. Will it meet the wind zone and snow loading requirements of the Ruapehu District?
- g. How much am I prepared to spend to rectify/ remedy any of these issues, if required?

There's never a bargain in town. If it's cheap, then chances are it doesn't meet Building Code and won't stand up to the test of time. Ruapehu District Council do not want these buildings in our district.

Please contact Council to discuss your plans BEFORE you purchase. We have evidence that buildings that are not built to the NZ Building Code can end up costing the owners more in the long run than if they had been purpose built, under Building Consent, specific to the site.

Please be aware that a CoC (Certificate of Compliance) is for electrical works only.

A CCC (Code Compliance Certificate) is issued at completion of building works.