



Questions and answer session Tiny House Presentation

Q: Who gets to decide who lives in the community?

A: At this stage we are still working on how we structure who is coming in and who is not. Lots of concern in the media about it turning into a trailer park; undesirables etc. Lots of concern – currently working on a Tiny House Community with just tiny houses on wheels because of image. Being on wheels very portable can be moved – important the community sees that. Next to that perhaps a traditional motor camp so those with house bus that type of vehicle can use that facility.

Q: In a traditional camping ground usually the camping ground manager gets to decide who gets to stay and who does not. As a group how do you create your rules about how you want to live together?

A: Currently working on covenants and measures about anti-social behavior we can deal with that through the co-operative management structure etc. Early days and still working this out, research as a community lots of workshops so we can make sure everyone's needs are met and we can make sure everyone knows what we are doing.

Q: How do you insure the property?

A: It's just insured as a normal caravan. (*Is that easy to get?*) Doesn't fit into boxes but once a little engagement took place and they could see all the paperwork was in place the insurance company was happy to insure as it is.

Q: Option of smaller houses is great from an energy advisors point of view, have you looked at once this is created can you have a similar sort of property that not on wheels but can clip onto a base and gives the ability to get a mortgage?

A: Yes, that is entirely possible. However, when we are talking about the red zone the community overwhelmingly said they don't want permanent housing – so that is why we are pushing more for on - wheels so it is completely portable and nothing going to hit the ground. You could have it as a relocatable and move it by truck.

I forget to mention about electricity. My whole house is off the grid electricity through solar. I have four solar panels and 240vlt batteries which store the electricity the whole house is wired 12 volts so I can use things like the fridge car stereo system and a USB charger that can charge phones kindles and a wee USB converter so I can use a blender etc.

Q: Costing \$25-100k does that include labour?

A: \$25k would be self-build using recycled materials the average would be \$60-70k mid-tier. It depends what the fit out was, there is a budget for every build. I was lucky I had a brother who was a builder and

I really enjoyed it because I got to learn great skills; tool skills I did not have, which will help long term I can fix if anything goes wrong.

Q: Based on that, is there a chance that there might be a sweat equity scheme whereby people could take part in the labour of the tiny houses and help themselves build their own homes?

A: Yes, definitely, there are schemes up north where people can take part in a tiny house workshop where they pay to come for a month and learn how to build a house and go away and build their own based on their experience gained.

Q: What's the biggest tiny house you can get?

A: You can build to NZTA regulations you can build up to 12m long. But to be legally on the road you have to be under 3.5tons. Need that for road legal warrant and to be legally on the road.

Q: Do you see having ownership of the actual tiny house pivotal to the success of the community, or do you see it as a viable rental proposition?

A: Definitely benefits would be less weekly rent. Structure of how you do it because it's not a conventional dwelling I am not sure. The benefits are also a rent to buy scheme where some of the income goes to the equity of the house. Some of the issues in State Housing are people are not connected to the house Rent to Buy portion of money each week to owning are far more likely to take care of it and have at the end of the project an asset that they own – can be passed on.

Lisa Coulter – Kyle and I at the same meeting at Regenerate and were talking about tenure and rules and what was covered. A relocatable home on bare land is not actually covered by the Residential Tenancies Act RTA. So that is one of those things to consider.

Q: What are some of the things you would have to cover being on Council land. If you were successful what would be your actual agreement or what would you like your agreement to look like to be on that land and would there be other covenants on what you could do?

A: I would say the Council will have quite a few covenants of what we can and cannot do. So how we are designing it is how you would do a traditional suburb but under the micro-gun. So you would have little lots with power, greywater and sewer connections to it which in turn would be paying normal rates in relation to services using and size of the plot and other resources that come with that so that's what we are working toward with Council how can we make it beneficial to all – we live a different lifestyle with a smaller house but really same as any other community.

Q: I don't know much about the red zone but is there still bits of infrastructure there?

A: Yes, there is. We have looked at a number of potential sites and the one we are looking at the moment is right next to existing infrastructure and the benefits of that is that we don't have to string all this infrastructure right into the middle of the red zone. It does not come at great cost. One of the key design aspects is where is the infrastructure, how do we tap into that, and keep the costs down.

Q: Looking at your own piece of land for example, how many tiny houses would you put on that?

A: Good question, I reckon if design well parking etc. you could probably have 3 on a 700sqm section. However, two would be easiest so there is space for gardens etc. Space is minimal. The beauty of having a community is that you have a large shared communal space so don't need a lot of land around each house. Rather than everyone maintaining their own patch everyone has a small section and a communal space for games gardens etc.

Q: Could you give me an understanding of what the demographics might be for the type of person who would be interested in a Tiny House?

A: At the moment people tend to be younger looking to get into first home buyers. Almost equally there are a number of older people who are winding down. There are a couple who have kids in tiny houses but doable. (Not something I would do). Quite a mix and older people who would love to live in tiny houses given the opportunity. Maybe not have sleeping loft. Lots video on YouTube. For us have it till we have kids then use it as an Air B & B or rental until such point as they move down the track.

Q: What are the safety and quality standards of self-build – is there any consent or safety or quality of build?

A: Was interested in putting mine on Air B & B over summer. Gone out of the way to install smoke alarms gas alarms handrails etc. to make it safe as possible. As for quality for all the builds that is more difficult. Within our community we are working to ensure people are building essentially to code using right techniques so it's safe for them. If anything is going to go wrong in a tiny house that is going to give council and government all the reasons in the world to clamp down on what we are doing. We are doing lots of workshops, I recently hosted one on greywater and composting toilets so that people have the right information to do things well so that is not causing any problems and terms of quality of build most of what I have seen has been fantastic with quality insulation and everything like that. We are encouraging people to do it right.

Q: Went to a community meeting and there was a lot of talk about sharing resources and giving away cars etc. Do you see that as part of your community?

A: Excited about these ideas, and can look in the future with things like bike shares. At the moment we are looking at existing bus routes lots of thought for the transport side of it. In the future some things like that will be able to be considered.

Q: Proposal for Red Zone what about storage etc. Would there be permanent structures?

A: Correct, there would need to be some additional structures like bike share storage facilities. Garden tool storage etc. If we were to leave it would be expected that these permanent structures would be council owned, early days yet.

Q: Following on from that does I assume living in a tiny house in some small part relies on having external storage recreational space - is there a sort of minimum other help you need?

A: Yes you do need other things – bike and lawnmower storage if in tiny house you would be tripping over it all the time. In my tiny house I have a wee garden shed. You could still live on 200sqm it is possible to have storage, car space, and BBQ on a 200sqm plot.

Q: How do you get on with heating clean air regulations?

A: As a vehicle you can get around those regulations. But as an environmentalist I would be the last person emit more than necessary. With my place I have the fire burning very hot and because it is such a small space it doesn't take long to heat, its also well insulated. I bought an RV heater custom built on-line it's a great heating source and I can boil water on it.

Q: Does a lot need to get imported? What is the local market like for materials and fit-out?

A: There is a boom in NZ in tiny house building. I for example built my own but had the trailer custom built locally. Other things like joiners can use standard kitchen units etc. Some people get whole house built others DIY. There are a lot of resources locally, many of the things that would normally go into standard house and many of the skills can be used in tiny house. There is currently lots of knowledge sharing. As the group we have set up help collectively – become a more solid hub of experts. We are

already building good resources and eventually would like a website with lots of information and resources available. People will help willingly you only have to ask. There are builders, joiners and other tradespeople who are very interested in tiny house projects. We are building up our skills on permaculture, solar, greywater etc. etc.

Q: What about gardening in the project?

A: Community garden will be central point of tiny house project – food crucial to living and bringing in the wider community as well.

Q: Love the idea – in the rental context, however aspects of it (security etc.1955) when you have a mobile house?

A: Security is an important factor – I have significant locks and chains. One was stolen in Australia, but because everyone was fascinated with them there were a whole lot of photos taken of house travelling down the motorway. Eventually it was located and people arrested. Not something easy to hide.

Q: Is there a bit of competition? Or is there a market for having a template for consents and reproductions?

A: There is so much room for both spec build tiny houses and there are people who want to customize their own. Those that are built out of recycled materials are just as beautiful as those custom built. Everyone engaging with each other and very supportive of each other.

Description of compost toilet – and savings of millions of litres of water into the future. Effective way for tiny house.

Proposal build to be customized to any site – if not in red zone we will look at another location (all options open at this stage).

Biggest advantage is for young people – get into house and begin on the property ladder and lifestyle of choice.

Discussions on community, gardening etc. intergeneration communities.

Q: You said earlier Bank won't loan on Tiny House?

A: They will loan but at crazy interest rates. We are trying to work with the banks to enable lower interest rates. That is one of the projects on the go at the moment.

Q: What's the resale value?

A: This cost would be about the same as the build price. It appears that it would retain its value. After all it is built like a normal house timber frames steel roof quality internal fit out.

I don't see it as something that will lose value. Similar to traditional house without the land.