

1 October 2024



Dear 

#### Local Government Official Information Request – Resource Consent Statistics

I refer to your official information request received by Western Bay of Plenty District Council (Council) on 2 September 2024 where you requested information pertaining to consent statistics on tiny homes, including historic data of the number of consents owners have applied for in the past 3 years.

Table 1. Resource Consent Data

Calendar year 1 January to 31 December	Number of resource consents for minor dwellings
2022	53
2023	19
2024	29 (as of 26 September)

These numbers reflect the number of applications for Minor dwellings. These are dwellings under 60m<sup>2</sup> gross floor area (GFA) that are built as an additional dwelling (on the same site).

Council does not keep resource consenting information on dwellings (under 60m<sup>2</sup> GFA) that are built on sites as the only or initial building on the site (as these are permitted dwellings).

Please note some dwellings which are under 60m<sup>2</sup> GFA are now deemed additional 'Residential Units' in our District. These dwellings if built in the new Medium Density zones (Ōmokoroa and Te Puke) no longer need resource consent. Therefore, these are not included in the numbers above.

#### Building Consent Data

Attached is a copy of Council records for building consents issued from 1 January 2021 to 30 June 2024 for dwellings under 60 sqm. Please note that the building consent information does not clearly identify that these are "tiny homes", only that the size of the dwelling, or works are for a dwelling under 60 sqm.

If you require further information or clarification of the data provided, please do not hesitate to get in contact with us.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Alison Curtis', with a stylized, cursive script.

Alison Curtis

General Manager Regulatory Services

ID	CONSENT ISSUED	BUILDING USE	NATURE	DESCRIPTION	FLOOR AREA	VALUE	PROJECT DESCRIPTION	LOCATION
94896	14-Jan-21	Detached dwelling	New Dwelling New Dwelling	New Minor Dwelling With Freestanding Solid Fuel Heater Oset System	60	250000	New single storey timber framed minor dwelling, build with Lockwood wall system. Dwelling to have longrun metal roofing and timber piles in concrete footings. Amendment 1 for changing anchor piles to braced piles; Balustrade added to deck. Amendment 2 to increase deck size; similar balustrade.	Te Puke
94396	20-Jan-21	Detached dwelling	Resited Dwelling Consent	Resited Dwelling And Bedroom Addition	9	50000	Detached Dwelling	Rangiuru
94855	21-Jan-21	Detached dwelling	Minor Dwelling	Minor Dwelling With Onsite Effluent Treatment System	60	149000	Minor dwelling with on site effluent system	Aongatete
94432	10-Feb-21	Detached dwelling	Minor Dwelling	New Minor Dwelling	60	140000	NEW MINOR DWELLING Amendment 1 for the proposed cladding changes from ( Shadowclad and James Hardie Linea Weatherboard ) to long run cladding and hermpac vertical shiplap weatherboard over a drained cavity.	Waihī Beach
94558	25-Feb-21	Detached dwelling	Minor Dwelling	Minor Dwelling With On Site Effluent Treatment System	59	238701	2 Bedroom minor dwelling with single cladding types. Amendment - Building location amendment, single proximity pile to foundation	Whakamārama
95005	2-Mar-21	Detached dwelling	Minor Dwelling	Minor Dwelling With On Site Effluent Treatment System	60	120000	New 59.5 sqm 2 Bedroom Minor Dwelling Amendment 1 to change design of existing consented retaining wall to eastern side of minor dwelling to allow for the surcharge of vehicles.	Whakamārama
95150	12-Mar-21	Detached dwelling	Minor Dwelling	Minor Dwelling And On Site Effluent Treatment System	59	140000	Minor dwelling as per plans.	Whakamārama
94632	31-Mar-21	Detached dwelling	New Dwelling	Minor Dwelling	60	119200	Minor Dwelling	Maketu
95285	28-Apr-21	Detached dwelling	New Dwelling	New Minor Dwelling With Onsite Effluent Treatment System	60	120000	New minor dwelling with onsite effluent treatment system	Whakamārama
95383	2-Jun-21	Detached dwelling	Minor Dwelling	Two Bedroom Minor Dwelling, Retaining Walls And New Oset	59	267956	Two Bedroom Minor Dwelling, Retaining Walls And New Oset	Welcome Bay
95397	22-Jun-21	Detached dwelling	Minor Dwelling	Minor Dwelling With Onsite Effluent Treatment System	59	250000	A new single level dwelling with one bedroom and one bathroom to be constructed on a flat site.	Whakamārama

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95545	25-Jun-21	Detached dwelling	Resited Building Consent	Accommodation Facilities (X2 17M2) (Bc Does Not Include Tiny Home Shown On Plans)	49	91000	New Podlife pods onto permanent foundations. installing a new septic system - BC DOES NOT INCLUDE TINY HOME	Kaimai
95652	12-Jul-21	Detached dwelling	Foundations Only	Foundations Services For Transportable Minor Dwelling	29	15000	Relocate Existing New HouseMe 28.7m2 1 bedroom dwelling	Te Puke
95692	6-Aug-21	Detached dwelling	New Dwelling	New Dwelling And Onsite Effluent Treatment System	60	120000	New 2 bedroom minor dwelling on timber foundations	Whakamārama
95704	9-Aug-21	Detached dwelling	Minor Dwelling	Minor Dwelling	59	140000	Construct new single level minor dwelling	Te Puke
95756	10-Aug-21	Detached dwelling	Resited Dwelling Consent	Relocatable - Tiny Dwelling	31	125000	1 Bed, 1 bathroom relocatable Tiny House.	Katikati
95968	28-Sep-21	Detached dwelling	New Dwelling	Relocatable Tiny House - Yard Build	33	125000	New Relocatable Tiny house, 1 bed, 1 bathroom including laundry, Lounge, kitchen.	Katikati
95615	11-Nov-21	Detached dwelling	New Dwelling	New Minor Dwelling And Onsite Effluent Treatment System	60	108000	New minor dwelling and onsite effluent treatment system Amendment 1: Change OSET system per BoPRC resource consent. Add Stormwater management per WBoPDC resource consent	Pukehina
95971	24-Nov-21	Detached dwelling	Foundations Only	Foundation And Services For Transported Minor Dwelling	35	20000	Foundation And Services For Transported Minor Dwelling	Lower Kaimai
95803	25-Nov-21	Detached dwelling	Resited Dwelling Consent	Relocated Dwelling And Associated Site Works	0	90000	Relocated 2nd hand dwelling and associated site works	Te Puke
96117	10-Dec-21	Detached dwelling	Minor Dwelling	Barn Conversion To Minor Dwelling	59	150000	Minor dwelling, less than 60m2 erected inside existing implement shed Additional Joinery add Removal of Thermal Break Proposed tiled shower removed - existing Acrylic shower will remain Cladding changed from Cedar to pine Exempt works change (schedule 1) - post size and additional front deck	Pongakawa
96207	13-Dec-21	Detached dwelling	Dwelling & New Oset	Relocated Dwelling With Foundations And Services With Detached Garage With Effluent Field	60	125000	Resite second hand dwelling onto a new timber pile foundation as outlined in plans	Aongatete

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96048	17-Jan-22	Detached dwelling	New Dwelling	New Dwelling, Onsite Effluent Treatment System & Solid Fuel Heater	59	168000	Proposed New One Bedroom Home	Katikati
96112	2-Feb-22	Detached dwelling	Minor Dwelling	New Minor Dwelling	60	200000	new 60 sq minor dwelling	Aongatete
95674	3-Feb-22	Detached dwelling	Minor Dwelling	Minor Dwelling	52	120000	1 bedroom minor dwelling	Te Puke
96366	23-Feb-22	Detached dwelling	Resited Dwelling Consent	Relocated Dwelling Foundations And Drainage	0	10000	Relocation of house	Pongakawa
96311	1-Mar-22	Detached dwelling	New Dwelling	New Detached Dwelling And Oset System	60	200000	Residential Build	Pukehina
96111	4-Mar-22	Detached dwelling	Minor Dwelling	Conversion Of Garage To Minor Dwelling	0	50000	Garage conversion to Minor Dwelling - RC10384L issued 20/03/17	Tahawai
96457	8-Mar-22	Detached dwelling	New Dwelling	New Transportable Dwelling	60	71988	New 2 bedroom detached dwelling built in Keith Hay Homes yard from bearers up Amendment 1: Amending Issued consent BC96457 yard consent to become a built on site with a new address. This includes amending to fire design requirements & system for consented dwelling. with Foundations & relevant site work.	Te Puke
96346	22-Mar-22	Detached dwelling	Minor Dwelling	New Dwelling	32	185000	1 Bed tiny house on piled foundations, 1 bathroom, 1 kitchen, onsite waste water system.	Aongatete
96545	6-Apr-22	Detached dwelling	Foundations Only	New Transportable Tiny Home To Be Placed On Screw Piles	32	160000	New Transportable Tiny Home To Be Placed On Screw Piles	Te Puke
96552	28-Apr-22	Detached dwelling	Resited Dwelling Consent	New Transportable Dwelling And On Site Effluent Treatment System	60	20000	Transportable dwelling including new foundations and connections to OSET system	Oropi
96445	4-May-22	Detached dwelling	Foundations & Oset System	Onsite Effluent Treatment System For Tiny Home Being Relocated To Site	0	300000	New 32m2 single story removable permanent dwelling to be placed on the existing property.	Whakamārama
96707	13-May-22	Detached dwelling	Minor Dwelling	Relocate Minor Dwelling, New Foundation, Services And Minor Repairs	58	57500	Relocate minor dwelling, new foundation, services & #38; Minor repairs	Kaimai

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96743	7-Jun-22	Detached dwelling	Minor Dwelling	Transportable Tiny House	31	185000	1 Bedroom relocatable house with 1 bathroom, kitchen and lounge/dining.	Tahawai
96467	23-Aug-22	Detached dwelling	Minor Dwelling	New Minor Dwelling	60	108000	Construction of new 2 bedroom 1 bathroom dwelling	Kaimai
97311	15-Dec-22	Detached dwelling	Resited Dwelling Consent	Transportable House	60	214653	2 Bedroom dwelling to be constructed for onsale	Te Puna
97489	7-Feb-23	Detached dwelling	Dwelling & New Oset	New Dwelling, Retaining Walls And Oset System Wastewater Treatment System And Disposal Field Upgrade To Econotreat Vbb-P-2000 System, Fed Through Surface Laid Pcdi	60	275000	Single story dwelling, 1 bedroom, 1 bathroom, 1 living Wastewater Treatment System and disposal field upgrade to Econotreat VBB-P-2000 System, fed through surface laid PCDI	Ohauti
97401	13-Feb-23	Detached dwelling	New Dwelling	New Two Storey Dwelling Amendment 1 - Deletion Of Woodburner	60	400000	New two-storey dwelling with lower floor basement and upper floor minor dwelling Amendment 1 - Deletion of woodburner	Pukehina
97258	16-Feb-23	Detached dwelling	Foundations Only New Dwelling	Foundations And Services For Relocated Dwelling No Change To Any Of The Works, Just Wanting To Change Levels Related To The Datum On Plans For Surveyor  At Time Of Lodging Plans Into Counc	0	75000	existing house relocated to rear of site, onto a new timber pile foundation as outlined in plans no change to any of the works, Just wanting to change levels related to the datum on plans for surveyor	Katikati
97392	23-Feb-23	Detached dwelling	Foundations Only	Foundations And Services For Dwelling Transported To Site	54	60000	New Relocatable dwelling	Waihi Beach
97474	23-Feb-23	Detached dwelling	Resited Dwelling Consent	Relocation Of Dwelling	0	25000	Relocated Dwelling With Foundations And Services	Paengaroa
97471	28-Feb-23	Detached dwelling	New Dwelling	New Dwelling And Oset	58	125000	New cottage building with onsite WW and SW disposal system	Whakamarama

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97510	8-Mar-23	Detached dwelling	Resited Building Consent	Relocatable Dwelling	52	45000	Relocate minor dwelling new foundations and drainage systems	Lower Kaimai
97248	15-Mar-23	Detached dwelling	Resited Dwelling Consent	Foundation And Drainage For Relocated Minor Dwelling	29	50000	Relocate Secondhand Minor Dwelling And Alterations.	Athenree
97583	13-Apr-23	Detached dwelling	Foundations Only	Foundations, Services And Updated Bracing For Second Hand Dwelling To Be Relocated To Site	0	80000	New relocated scnd hnd dwelling, New timber subfloor, Connect to existing services	Waihi Beach
97106	20-Apr-23	Detached dwelling	Minor Dwelling	New Minor Dwelling With Onsite Effluent Treatment System And Shed	59	289000	Construction of 2 bedroom minor dwelling and farm building Amendment 1 - Remove kitchen and change of use from Minor Dwelling to Accommodation Facility for teenage children which complies as a Permitted Activity.	Kaimai
97667	26-Apr-23	Detached dwelling	Minor Dwelling	Minor Dwelling Addition Linea Above Doors & Windows	27	50000	Convert existing garage to new minor dwelling Amendment 1 - Linea above doors & windows	Welcome Bay
97571	28-Apr-23	Detached dwelling	New Dwelling	New Minor Dwelling	47	180000	47.3sq.m 2 Bedroom Minor Dwelling	Welcome Bay
97786	29-May-23	Detached dwelling	New Dwelling	Construction Of A New Single Level Three Bedroom Residential Dwelling With Attached Double Garage	0	521113	Construction of a new single level three bedroom residential dwelling with attached double garage	Waihi Beach
97703	13-Jun-23	Detached dwelling	Resited Dwelling Consent	Relocation Of Secondhand Dwelling To Site	0	70000	Relocation of a secondhand dwelling to site.	Katikati
97613	16-Jun-23	Detached dwelling	New Dwelling	New Dwelling	57	250000	Proposed Accommodation Facility. Monopitch, board and batten, 3 bedroom with bathroom.	Pahoia
97808	20-Jun-23	Detached dwelling	Resited Dwelling Consent	Foundations And Services Only To A Relocatable Dwelling	0	60000	Home Relocation + Drainage	Maketu
97424	30-Jun-23	Detached dwelling	Resited Dwelling Consent	Relocatable Dwelling With Foundations And Services	0	115000	Resite a secondhand dwelling to the front of site at Katikati	Katikati
97762	3-Jul-23	Detached dwelling	New Dwelling	New Dwelling	0	389000	Single storey three bedroom residential dwelling	Te Puke

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97916	11-Jul-23	Detached dwelling	Foundations Only	Foundations And Services, Oset	59	54692	Piling and Connections consent for Transported Minor Dwelling	Whakamārama
97904	20-Jul-23	Detached dwelling	Resited Dwelling Consent	Foundation And Services For Relocatable Dwelling And Oset	42	35000	Siting of 2 bedroom transportable minor dwelling	Te Puna
97953	28-Jul-23	Detached dwelling	Foundations & Oset System	Site Works Including, Engineered Foundation Design, Engineered Stormwater Design, Septic Design And Deck Not Attached To The Dwelling.	58	100000	Site works including, engineered foundation design, engineered stormwater design, septic design and deck not attached to the dwelling.	Pukehina
97882	21-Aug-23	Detached dwelling	Foundations Only	Foundations For Two Relocated Accommodation Buildings	42	200000	Relocation to site of two new prefabricated accommodation buildings sited on timber driven piles with additional plumbing and drainage	Paengaroa
98020	8-Sep-23	Detached dwelling	Foundations Only	Foundations And Connection To Existing Services For A New Relocatable Building	17	15000	Foundations and connection to existing services for a new relocatable building	Te Puke
98061	21-Sep-23	Detached dwelling	Minor Dwelling	New Minor Dwelling	33	100000	Proposed 32.9sq.m 1 Bedroom Minor Dwelling (Studio)	Ōmokoroa
98147	26-Sep-23	Detached dwelling	Minor Dwelling	Transportable Cabin	30	60000	New 30sqm transportable cabin to be constructed at temporary location in Katikati. Includes kitchen and bathroom.	Katikati
98220	6-Oct-23	Detached dwelling	Resited Dwelling Consent	New Relocatable Dwelling	60	259940	Construct a 2 Bedroom Freestanding Building For Future Transport, no connections or foundations.	Te Puna
98241	27-Oct-23	Detached dwelling	New Dwelling	Yard Build Transportable Tiny Home	35	150000	Proposed Relocatable In yard Tiny Home with Kitchen and Bathroom	Katikati
98260	2-Nov-23	Detached dwelling	Foundations & Oset System	Relocated Dwelling With Foundations And Services	35	15000	Relocate existing 2 bedroom 'Houseme' relocatable dwelling to Te Puke. Fix to new 'Stopdigging' screw piles and connect drainage.	Te Puke



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98312	8-Nov-23	Detached dwelling	Minor Dwelling	Transportable Cabin	30	60000	New tiny home for removal. Please note this is the location of the build and consent process and not the intended location.	Katikati
97148	16-Nov-23	Detached dwelling	Minor Dwelling	New Minor Dwelling Amendment 1 - Increase Size To 1.5 Bedroom. Minor Adjustment To Bracing And Sw.	46	50000	New minor dwelling (timber framed, ply and batten and corrugated roof). Amendment 1 - Increase size to 1.5 bedroom. Minor adjustment to bracing and SW.	Te Puke
97146	17-Nov-23	Detached dwelling	Minor Dwelling	New Minor Dwelling Amendment 1 - Add Another Bedroom + Minor Alteration To Bracing.	46	50000	New timber framed minor dwelling. Corrugate roof, Shadow clad cladding. Amendment 1 - Add another bedroom + minor alteration to bracing.	Te Puke
98293	20-Nov-23	Detached dwelling	Resited Dwelling Consent	Relocated Dwelling With Foundations And Services.	56	100000	Locate a new transportable home and connect to foundations and services. New building covered by a CCC by Waipa DC. This will be issued to WBOPDC upon completion of the building in the factory	Bowentown
98423	19-Dec-23	Detached dwelling	New Dwelling	Foundations And Service Connection For Transportable Dwelling	18	18000	Foundations and connections to services for a new relocatable building and new deck.	Te Puke
98355	22-Dec-23	Detached dwelling	Minor Dwelling	Relocatable - Dwelling	32	90000	To construct a single story steel framed transportable home with one bedroom and storage loft.	Katikati
98481	9-Feb-24	Detached dwelling	Foundations & Oset System	Relocated Dwelling With Foundations And Oset System	0	85000	Relocation of a new build ADH house to site on new foundations. New on site septic and SW disposal	Te Puke
98491	9-Feb-24	Detached dwelling	Foundations & Oset System	Relocated Dwelling With Foundations And Services Including Oset System	42	15000	Pile connections and service connections only for relocated building	Maketu
98541	22-Mar-24	Detached dwelling	Foundations Only	Foundations And Piles For Transportable Dwelling	15	10000	Construct new foundations for existing cabin.	Waihi Beach

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98515	3-Apr-24	Detached dwelling	Foundations & Oset System	Relocated Minor Dwelling With Foundations And Services.	35	40000	Relocation of a ready built new minor dwelling to new Engineered screw pile foundations at new location.	Whakamārama
98536	5-Apr-24	Detached dwelling	New Dwelling	Relocate Second Hand Dwelling With New Oset Install -	0	90000	Relocated 2nd hand dwelling with septic system and associated site works	Ohauti
98652	30-May-24	Detached dwelling	New Dwelling	Relocatable - Dwelling	59	150000	To construct a single story steel framed transportable home with two bedrooms.	Katikati
98723	6-Jun-24	Detached dwelling	New Dwelling	Transportable Dwelling	0	140000	Transportable dwelling	Te Puna
98711	20-Jun-24	Detached dwelling	New Dwelling	New One Bedroom Dwelling With Oset System	56	400000	A new 56m2 one bedroom dwelling, with onsite wastewater and stormwater disposal.	Pahoia