



# FREEDOM CABINS NZ

## Tiny Home Guide (WBOP)

Rules, costs, and what you need to know before you build



### INSIDE THIS GUIDE:

Save \$10k–\$20k, avoid building consent, follow 5 simple steps, and know the real costs.

PH: 027 711 8710

| [www.freedomcabinsnz.com](http://www.freedomcabinsnz.com)

# Welcome

Paying \$550/week rent in Western Bay with nothing to show for it? Or watching your parents' rest home fees eat \$80,000+ per year? There's a smarter way—and it's 100% legal in Western Bay.

Over the past 12 years, we've helped 200+ families achieve home ownership through quality tiny homes, granny flats and portable accomadation. We're Drew and Jodie from Freedom Cabins NZ, and we're based right here in Tauranga.

## Why This Guide Exists:

Western Bay of Plenty District Council has some of the clearest, most practical tiny home rules in New Zealand. We've worked within this framework hundreds of times, and we're going to show you exactly how it works.

Let's get you home.

*Drew + Jodie Donovan*

Freedom Cabins NZ  
Based in Te Puna Tauranga | Serving the Western Bay since 2019



# The Western Bay Advantage

## FOR WHY THIS WORKS?

- Zero building consent fees (\$0 vs \$10-20K)
- Live legally in 8-16 weeks (not 6-12 months)
- Take it with you if you move
- Airbnb income: \$18-30K/year
- Keep Mum close, not in a rest home



## THE THREE RULES FOR NO BUILDING CONSENT

Freedom Cabins NZ builds to these specifications as standard:

### 1 STAY ON YOUR TRAILER

- ✓ Keep your tiny home on its trailer
- ✓ Maintain wheels and chassis
- ✓ Must be genuinely moveable

### 2 USE TEMPORARY CONNECTIONS

- ✓ Caravan-style power plug (not hardwired)
- ✓ Temporary water connection to an existing outdoor tap
- ✓ Allowance of temporary connection to an existing septic tank

### 3 KEEP STRUCTURES SEPARATE

- ✓ Decks must be freestanding
- ✓ No attached verandas or pergolas
- ✓ Heat pump on cabin (not on ground)

Follow these three rules = NO building consent required.

# The Western Bay Advantage

Why This Council Gets It Right

## WHAT YOU SAVE IN WESTERN BAY

| Building Consent Path          | Vehicle path (Freedom Cabins) |
|--------------------------------|-------------------------------|
| \$10,000-\$20,000 consent fees | \$0 consent fees              |
| 6-12 months waiting            | 8-16 weeks total              |
| Engineer reports required      | Not required                  |
| Permanent foundation           | Temporary setup               |
| Fixed to one location          | Take it with you              |

## WHY WESTERN BAY WORKS SO WELL

### Clear Written Policy

- ✓ Council has documented guidelines
- ✓ Officers know what to look for
- ✓ No guessing games

### Proven Track Record

- ✓ 150+ Freedom Cabins installations
  - ✓ Zero compliance issues
  - ✓ Strong council relationships
- We Know The Process



## COVERED AREAS:

Te Puke • Katikati • Waihi Beach • Maketu • Ōmokoroa • Pukehina

**Note:** Tauranga City Council has different rules. If you're in Tauranga city limits, call us to discuss your specific situation.

# Why Freedom Cabins NZ

## FAMILY-OWNED & LOCAL

Drew & Jodie Donovan have been building Tiny Homes in Tauranga Since 2019 We started Freedom Cabins to help Kiwi families stay together. Whether it's adult kids, ageing parents, or first home buyers, we build homes that keep families close.

- ✓ Small enough to care, experienced enough to deliver.
- ✓ Team of skilled tradespeople
- ✓ 200+ successful builds across NZ
- ✓ Absolute commitment to quality
- ✓ Good old-fashioned Kiwi service
- ✓ Honest, straight-up communication
- ✓ People-first approach (always)



## What do you get when you build with FCNZ

At Freedom Cabins NZ, we build real homes for real people—the Kiwi way. We're a family business that puts genuine care into every build, ensuring you get a home that's built to last and built with pride. You'll receive a solid, practical home constructed using traditional NZ timber framing methods by Licensed Building Practitioners. Not cheap foam panels or shortcuts—proper construction that stands the test of time



### Chris Young

Would love to thank the whole Freedom cabin team for bringing my tiny home dream to life. From Drew first showing me round and exploring all the different options available along with design changes to suit my needs to Kristy in the office keeping me updated throughout the build process. Also and huge thanks to the guys in the yard on the tools the craftsmanship is on another level and built NZ tough to last.

### Carol Bernhard

We had a great experience with Freedom Cabins, from little details to change nothing was too much trouble. Updates through out the build to the pre inspection, and flawless delivery. Totally recommend Freedom Cabins

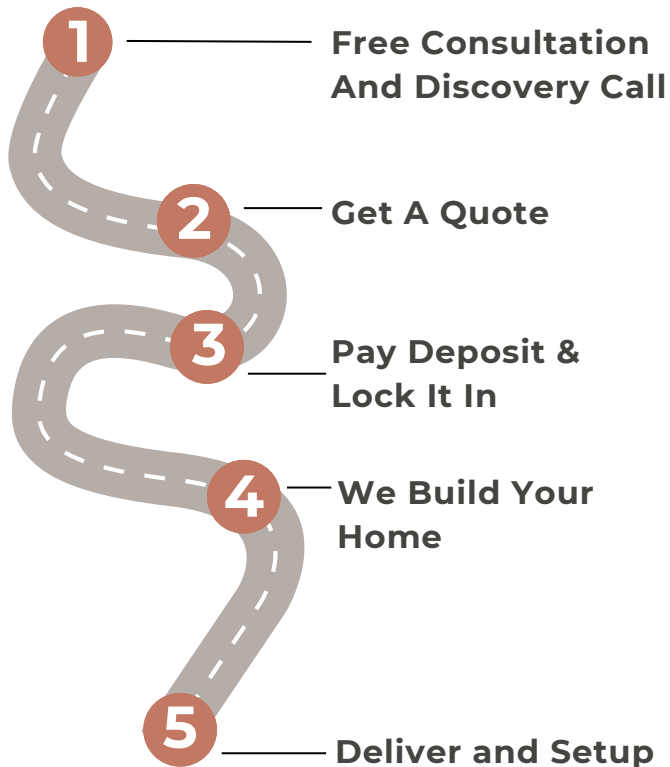
# Tiny Home Packages

|                                      | STARTER<br>Best for -<br>DIY or tight budgets | BEST<br>SELLER<br>ESSENTIALS<br>Most Popular -<br>Ready to live in | TURN KEY<br>Premium -<br>Move in this weekend |
|--------------------------------------|---|--|---|
| <b>One Bed</b><br>(8.4m x 3m)        | \$68,900                                      | \$83,900   | \$93,900                                      |
| <b>One Bed Ensuite</b><br>(10m x 3m) | \$82,900                                      | \$97,900   | \$120,900                                     |
| <b>Two Bed</b><br>(10.8m x 3m)       | \$98,900                                      | \$114,900  | \$113,900                                     |

| FEATURES                 | STARTER | ESSENTIALS | TURN KEY |
|--------------------------|---------|------------|----------|
| Complete Kitchen         | ✓       | ✓          | ✓        |
| Complete Bathroom        | ✓       | ✓          | ✓        |
| Electrical Certification | ✓       | ✓          | ✓        |
| 10-year Warranty         | ✓       | ✓          | ✓        |
| Registered Trailer       |         | ✓          | ✓        |
| 20m Power Cord           |         | ✓          | ✓        |
| WBOP Delivery            |         | ✓          | ✓        |
| Site Setup Included      |         | ✓          | ✓        |
| Deck Package             |         |            | ✓        |
| Basic Septic Connection  |         |            | ✓        |
| Cedar Accent Panels      |         |            | ✓        |
| Built-in Wardrobes       |         |            | ✓        |
| Appliance Package        |         |            | ✓        |
| Cavity Slider Doors      |         |            | ✓        |

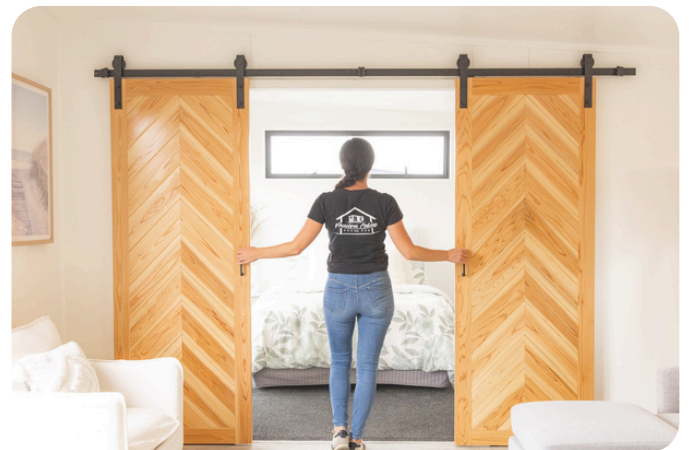
# Overview of process

## SIMPLE AS .....123



We've refined this process **OVER 200+** Western Bay installations.

Here's exactly what happens:



### 1 Discovery Call

Can you place a tiny home on wheels anywhere?

- It depends on: Zoning rules
- Delivery access
- Boundary setbacks
- Landowner or lease approval

We can check this for you with a site visit or satellite review, and connect you with transporters if needed. If everything looks good — you're ready for Step Two!

### 2 Get A Quote

Explore our range of tiny homes on wheels, starting from \$59,000.

We'll help you work through your wishlist and budget to provide a free, no-obligation quote.

# 3

## Pay Your Deposit - Lock in Your Build

We'll provide a detailed specification sheet and final quote.

Payment: \$10,000 deposit to begin (holds your build slot). Congratulations! You're locked in a build slot. We require the remaining balance to be paid before delivery

# 4

## Let's Build

### While we build, you can:

- ✓ Receive photographic updates
- ✓ Visit our Tauranga facility to see progress
- ✓ Finalise your site preparation
- ✓ Arrange financing (if needed)
- ✓ Sort land lease details

### We handle:

- ✓ All materials and construction
- ✓ Quality control inspections
- ✓ Painting (3-coat system)
- ✓ Kitchen and bathroom installation
- ✓ Flooring installation
- ✓ Electrical certification
- ✓ Gas certification (if applicable)

**Build time:** 8-16 weeks depending on model and customisations  
Payment structure:



# 5

## Deliver, Setup and Enjoy

- ✓ We can coordinate your delivery to your location.
- ✓ Position home on site
- ✓ Level your home using stabilizing legs
- ✓ Install permanent support blocks

**Delivery cost** included for Starter and Turnkey Packages:

**Final touches:** Add steps or small deck (freestanding only!) - Connect appliances - Arrange insurance Then... enjoy your new home!

# Income Potential & Finance

How Your Freedom Cabin Can Pay For Itself

**WESTERN BAY AIRBNB INCOME-** Real Income Examples:

## RURAL/LIFESTYLE

(Katikati, Te Puke)

\$100-180/night average

Annual income: \$15,000-20,000

## COASTAL LOCATION

(Waihi Beach, Ōmokoroa)

\$150-250/night average

Annual income: \$25,000-30,000

These are realistic figures based on existing Western Bay tiny house Airbnbs

### The Smart Way to Pay:

Finance \$60K over 7 years = \$900/month

Let your cabin earn **\$1,500/month** on Airbnb

**Result:** Your cabin pays for itself + \$600/month profit



# Maintaining Your Asset

## What to Expect When Your Cabin Arrives

### **BEFORE DELIVERY (2-3 WEEKS PRIOR)**

You'll need to be ready:

- ✓ Level parking spot
- ✓ Power outlet location
- ✓ Water connection point
- ✓ Septic connection prepped
- ✓ Clear access for the delivery truck

We provide exact specs and can recommend contractors.

### **DELIVERY DAY (3-4 HOURS)**

- Truck positions your cabin
- Level on support blocks
- Connect power, water, septic
- Test all systems
- Full walkthrough
- Hand over keys

You can sleep in your cabin that night!

### **ONGOING MAINTENANCE MONTHLY:**

- ✓ Check cabin is level
- ✓ Basic cleaning

### **EVERY 3-6 MONTHS:**

- ✓ Check exterior cladding
- ✓ Clean windows
- ✓ Inspect trailer
- ✓ Check support blocks

### **ANNUALLY:**

- ✓ Repaint/stain exterior (if needed)
  - ✓ Service heat pump (if installed)
- Most owners: 1-2 hours/month maintenance



# Compare Your Costs

How does it stack up?

| Criteria            | Traditional Home     | Freedom Cabin            |
|---------------------|----------------------|--------------------------|
| Building Consent    | \$10,000 - \$20,000  | \$0                      |
| Timeline to Move-in | 6 - 12 Months        | 8 - 16 Weeks             |
| Engineer Reports    | Required (\$3-5k)    | Not needed               |
| Foundation Cost     | \$15,000 - \$30,000  | Not included             |
| Council Delays      | Common               | Zero                     |
| Can You Move It?    | No                   | Yes                      |
| Resale Flexibility  | Sell entire property | Relocate to new property |
| Start Living        | 6 - 12 Months        | This season              |



# Lets Talk Toilets....

1

## FLUSH TOILET (Standard Option)

Perfect for: Properties with existing septic, prefer traditional toilet

Benefits:

- ✓ Guests are comfortable using it
- ✓ Simple maintenance



2

## COMPOSTING TOILET

Perfect for: Off-grid, remote locations, keeps mobility

Benefits:

- ✓ No plumbing required
- ✓ Completely self-contained
- ✓ Waterless operation



3

## INCINERATOR TOILET

Perfect for: Off-grid with gas, minimal maintenance.

Benefits:

- ✓ No plumbing required
- ✓ Waterless operation
- ✓ Ash can go in the household rubbish



### THE KEY:

TEMPORARY CONNECTIONS For Western Bay vehicle classification, your toilet must be:

- ✓ Above-ground waste system (no buried pipes)
- ✓ Quick-disconnect capable (removable in 30 mins)
- ✓ Not permanently fixed to land Both our systems meet these requirements.

# FAQs

## **How is this different from a caravan or motorhome?**

Caravans are designed for temporary holiday use with lightweight construction. Our tiny homes use quality timber construction, proper insulation, residential-grade fixtures, and are designed for permanent living. They're real homes, not recreational vehicles.

## **What's the difference between your tiny homes and cheap pods?**

We use traditional NZ timber construction with Pink Batts insulation, Shadowclad exterior, and quality joinery. We always choose quality materials that have been proven by the test of time. We always advise buyers to do their research on materials and long-term use.

## **Can I put a tiny home anywhere?**

Tiny Homes are very versatile, but you also must consider the following:

- Meet setback requirements
- Have vehicle access for delivery
- Have landowner permission (if not your land)
- Comply with local council rules

## **How far do you deliver?**

Anywhere in New Zealand. Delivery costs vary by distance and access. Bay of Plenty area typically \$2,000-\$5,000.

## **How do you deliver the home?**

We use experienced house transporters who handle all permits, pilots, and logistics. They transport your home on a specialized truck and position it precisely on your site.

## **What if access to my site is difficult?**

We can arrange a site visit to assess access and recommend solutions. Sometimes tight access can be managed with careful planning.

## **Can you build a custom design?**

We primarily work with our proven designs optimized for trailer weight and transport. However, we can and do make modifications to designs to meet clients' needs.

## **What warranty do you provide?**

10-year structural warranty.



Ready to  
Get  
Started.....

## Book Your Free Consultation



027 711 8710



info@freedomcabinsnz.com



[freedomcabinsnz.com](http://freedomcabinsnz.com)

[Book Now](#)

### In the call, we'll:

- Listen to what you're trying to achieve
- Check if your site works (or help you find one)
- Talk through options and realistic costs
- Answer every question you've got

Whether it's keeping Mum close, creating rental income, or getting out of the rent trap—let's have a chat.

Let's Talk About Your *Space*



# Disclaimer

---

The information in this Buyers Guide is provided for general reference only and is most relevant for the Western Bay District Council. While we strive for accuracy, Freedom Cabins NZ makes no warranties about the completeness or reliability of this information and it does not constitute legal, financial, or professional advice. Council rules, building regulations, and requirements vary significantly across New Zealand—you must verify all information with your local council and relevant professionals for your specific situation.

Any reliance on this information is at your own risk, and Freedom Cabins NZ accepts no liability for any loss or damage arising from its use. We strongly recommend consulting solicitors, financial advisors, and your local council before making any decisions.

