

COMPAC HOMES



Your Guide to Building Your Dream Home With **Compac Homes**



Welcome

Thank you for considering Compac Homes to work with you on your building project. As a family owned business, we take great pride in the work we do and the relationships we build with our clients. Our core values of honesty, integrity, and dedication to high-quality workmanship are at the heart of everything we do. We believe in clear communication, attention to detail, and delivering homes that are built to stand the test of time.

From the moment you engage with us, you can expect clear guidance, quality materials, and a team that genuinely cares about your project. We're committed to making the process as smooth and stress free as possible, from start to finish.

Again, thank you for trusting us to bring your project to life. We look forward to working with you!

Warm regards,

Simon Fleming



Director | Compac Homes





Customer Journey

Our 5 step process

01

INITIAL CONSULTATION

Book a Free, No-Obligation Initial Consultation! Share your vision for your dream Compac Home with us, and let's bring it to life together.

02

DESIGN STAGE

Choose from our pre-designed plans or collaborate with our expert team to create a custom design from scratch. We'll guide you through every detail, ensuring your home reflects your style and preferences.

03

SALE & PURCHASE AGREEMENT APPROVALS AND CONSENTS

Once you're happy with your quote, we'll send you a Sale and Purchase Agreement to sign and request your initial deposit to lock in your build and secure your spot in our schedule.

04

BUILDING & CONSTRUCTION

Your build is now underway! Throughout construction, we'll keep you updated and are always here if you have any questions.

05

DELIVERY AND HANDOVER

When your Compac Home is complete, we'll deliver it to your site and welcome you to your new home! We're also here with ongoing support to ensure you continue to love your Compac Home long after move-in

Our Build Options

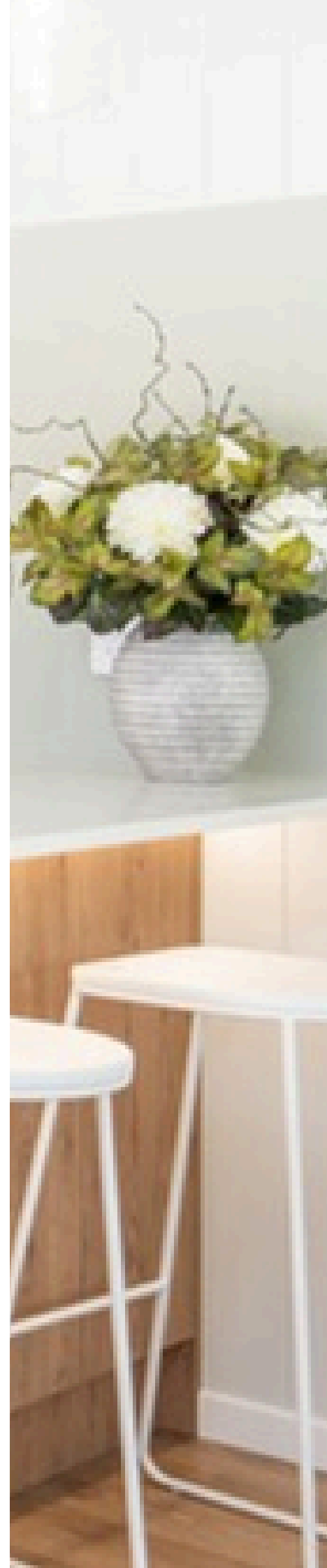
Granny Flats or Minor Dwellings

At Compac Homes, we offer flexible solutions to suit your site and project goals, whether you require a fully consented Granny Flat or Minor Dwelling or a non-consented option depending on your specific requirements.

All of our homes are professionally designed in collaboration with our experienced architect and engineer, and come with a full set of architectural construction drawings. We can manage the entire consenting process on your behalf, including building consent through Waikato District Council and, if needed, the separate siting consent with your local territorial authority.

Whether you need us to handle just the building consent or both the building and siting consents including engineered pile design, service connections, and on-site installation, we can take the stress off your hands. All that is left for you to manage is the site works, which we outline clearly on page 8 of this booklet.

With new legislation set to streamline approval processes and reduce red tape for second dwellings up to 70 square metres, now is an ideal time to plan your project. Whether you are creating extra space for family, generating rental income, or adding long-term value to your property, Compac Homes is here to guide you through every step from design and council approvals to delivery and install.



Our Build Options



Modular Homes

Designed for flexibility and customisation, our modular homes offer a smart, scalable solution for modern living. Constructed in our controlled factory environment, each module is built to your specifications using efficient offsite methods that save time and reduce waste. Once complete, your home is transported to site and installed with minimal disruption.

We can take care of the entire process, including council consents, foundation design, and coordination of delivery and installation. Whether you're starting with a single module or planning for future expansion, our modular homes are built to adapt with your lifestyle, your family, and your budget. With Compac Homes, you can build with confidence and ease from concept to completion.



Our Build Options

Tiny Homes on Wheels

Our Tiny Homes on Wheels are perfect for those seeking a minimalist lifestyle, a flexible living arrangement, or a smart secondary dwelling option. Built on a trailer chassis and registered as caravans, these homes are fully transportable and can be relocated as your needs change.

Designed with mobility in mind, Tiny Homes on Wheels typically connect with soft services and in most cases do not require council building consent. However, we always recommend checking with your local authority to confirm any site-specific requirements, especially if you plan to live in the home permanently or connect to services long-term.

At Compac Homes, we build our tiny homes with the same attention to quality and comfort as our larger dwellings, making them a practical and stylish solution for backyard living, temporary accommodation, or off-grid retreats.



Site Works & Other Considerations *explained...*

Tiny Home Site works and Considerations

If your tiny house meets the definition of a vehicle or motor vehicle, the key question is whether it is immovable and occupied on a permanent or long-term basis. The critical word here is “and.” Essentially, if your tiny house on wheels is easily movable, it would NOT be classified as a building, regardless of whether you live in it permanently or temporarily. Therefore, it is crucial to ensure your tiny house remains movable at all times.

It’s easy to assume that a tiny house on wheels is automatically considered movable, but government and council regulations can be more complicated. Several factors could lead a council inspector to determine that your tiny house on wheels is not easily movable.

To keep your tiny house as movable as possible, avoid permanently connecting it to onsite services such as water, wastewater, or electricity. If you do connect to these services, make sure they can be easily disconnected.



We recommend preparing a level pad by removing 200mm of soil and backfilling with compacted GAP 20 or 40 to allow for natural drainage.



The tiny home includes a 32amp caravan plug, so you’ll need a compatible power supply onsite or have one installed by a local electrician.



For wastewater, options include connecting to an existing septic system using a macerator, or using composting or incinerating toilets. Note that connecting to council services may require consent.



A water supply is needed to operate the plumbing and is typically connected with a standard garden hose fitting for easy attachment and removal.

***The above information is provided by the
Tiny House on Wheels Council Guidance
Doc provided by Tiny House Hub**

Site Works & Other Considerations *explained...*

Consented Buildings

Compac Homes can handle all engineering and architectural requirements, including the submission of construction drawings to the local council. Additionally, upon request, Compac Homes can provide site consenting, pile engineering, and installation services.

Client Responsibilities

Clients should consider the following fees, which fall outside the scope of Compac Homes:

- Soil Report
- Stormwater Report
- Septic Design (if no council connections are available on site)



You should also budget for the following services:

- An electrician to connect the building to a power supply and install a meter
- A plumber to complete all plumbing connections once the building is sited
- A builder to construct associated decks and access ways

All these tasks must be completed before the Certificate of Compliance (COC) can be issued by your local council.

Resource consents may be required if the district plan regulations are breached, which is site-dependent. This process includes consultant fees for compiling the report and any council fees associated with it.



The Sanctuary

 **1**  **1**  **1**

 [view home](#)

LENGTH 15.000m

WIDTH 4.000m

TOTAL AREA 60m²



Discover the Brand New 15m Crown Range. The Sanctuary ShowHome is a stunning, spacious one-bedroom retreat designed with both comfort and elegance in mind. This thoughtfully crafted 60m² home features a large living area, a full kitchen, and a luxurious bathroom complete with a bath, perfect for unwinding. The Sanctuary also boasts a walk-in wardrobe, providing ample storage space. With new granny flat regulations coming into effect in the new year, the Sanctuary is an ideal option for family members who want to live close by without compromising on the quality of their living environment.

The Sanctuary showroom could be yours for \$243,000!! Contact us to find out more.



Get inspired
for your new
build with our
Showhomes

The Retreat



2



2

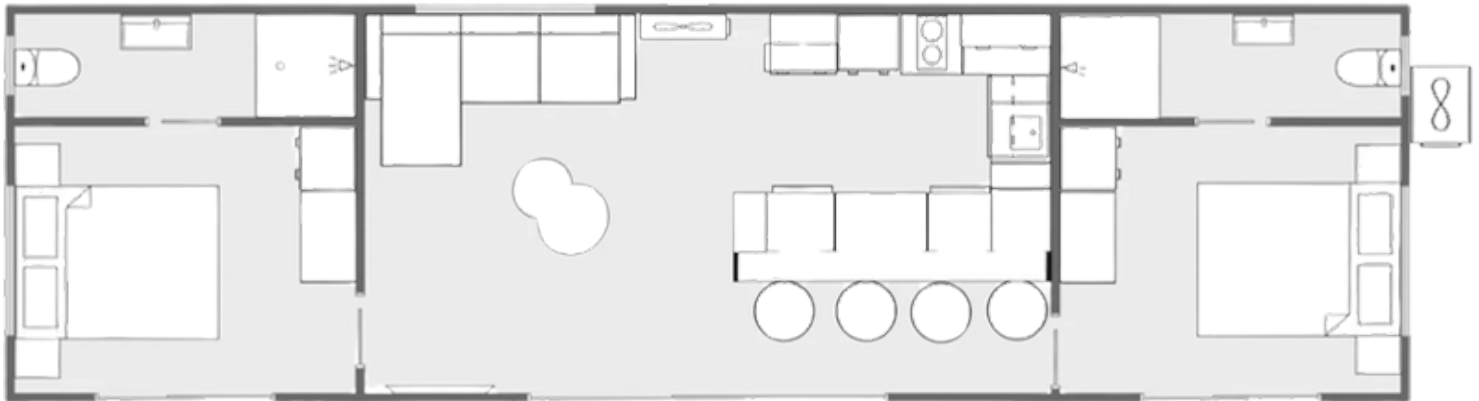


1

view home



LENGTH 14.000m WIDTH 4.000m TOTAL AREA 56m²



A stunning unit designed specifically for rural and life style block owners looking to diversify and monetise their spare land through Airbnb.

Take a tour of our Karapiro Retreat by clicking the link below, showcasing its stunning features, modern amenities, and thoughtful design. From the spacious living areas to the cozy bedrooms and fully equipped kitchen, every detail has been carefully considered to provide an exceptional guest experience.

The Retreat showroom could be yours for \$205,000!! Contact us to find out more.

Get inspired
for your new
build with our
Showhomes

The Luxe

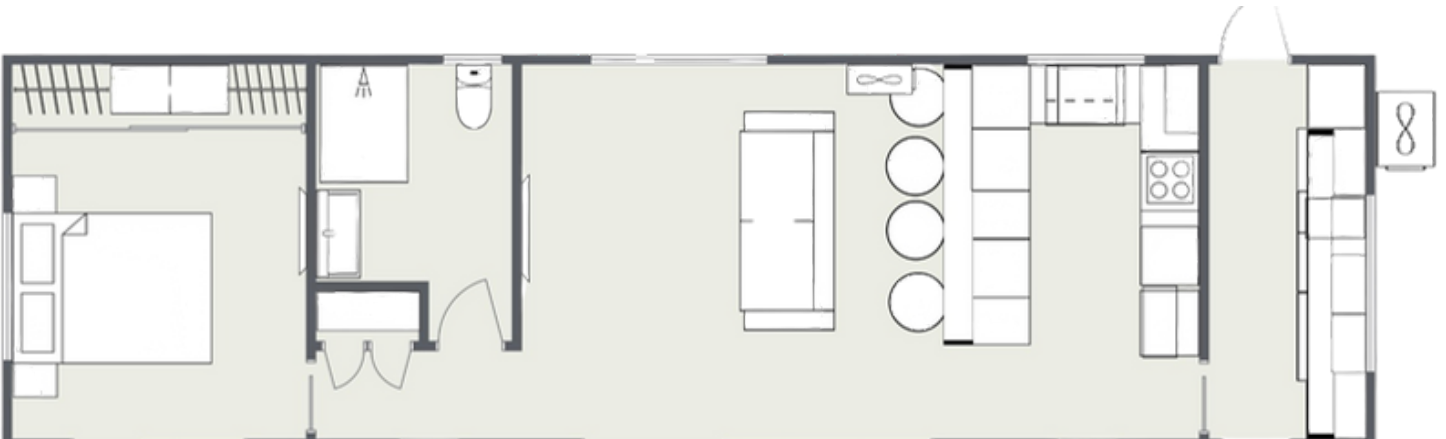
 1  1  1

[view home](#)


LENGTH 14.000m

WIDTH 4.000m

TOTAL AREA 56m²



The Karapiro Luxe, Compac Homes' showhome and proud winner of the 2023 Tiny Home of the Year Competition and People's Choice Award. This one-bedroom sanctuary is a must-see, offering unparalleled comfort and style in a compact footprint. The Karapiro Luxe features a spacious full-size bedroom, a luxurious bathroom, and a gourmet kitchen complete with a scullery. Experience the perfect blend of elegance and functionality in this award-winning tiny home.

The Luxe showroom could be yours for \$227,000!! Contact us to find out more.

Get inspired
for your new
build with our
Showhomes

The Coastal

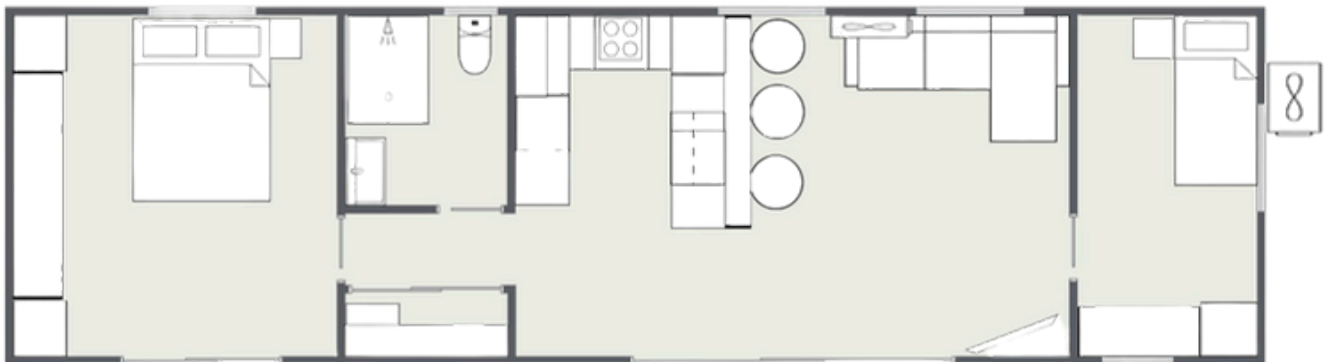
 2  1  1

[view home](#)


LENGTH 14.000m

WIDTH 4.000m

TOTAL AREA 56m²



This charming two-bedroom unit exudes a beautiful, homely feel. It boasts a full-size master bedroom with ample storage, a generous bathroom, and a kitchen that seamlessly transitions into the living area perfect for entertaining. Additionally, the versatile second bedroom is ideal for young ones or can be set up as a home office for those working remotely. Experience the perfect blend of comfort and functionality with the Karapiro Coastal.

The Sanctuary showroom could be yours for \$186,000!! Contact us to find out more.

Your Next Steps

explained...

1

Initial Consultation

Contact us to arrange an initial consultation:



07 828 8582 (Option 1)



sales@compachomes.co.nz



<https://www.compachomes.co.nz/design-consult-booking>

BOOK NOW

2

What does the initial consultation involve?

- ✔ Create a Personalised Layout for Your Unique Style and Living Arrangement
- ✔ Choose from a Variety of Surface Finishes and Fit-Out Options
- ✔ Create a Floor Plan that Perfectly Suits Your Needs



Your Next Steps

explained...



Next Steps


Now that you're all set to begin your project with Compac Homes, here's what to do next:


- Review our Welcome Pack: Take a moment to go over all the steps and details in this document to ensure you're familiar with the process ahead.
- Book your initial consultation and take the first exciting step towards your new Compac Home. Together, we'll shape your ideal layout, define your must-haves, and select the finishings you love, setting the stage for a customised quote and a smooth building journey.
- Love what you see? Sign your contract and pay your deposit to secure your spot in our build schedule. Your dream Compac Home is just around the corner!
- Stay Connected: Follow us on social media for updates & inspiration.

We're looking forward to starting this journey with you.

Should you have any questions, feel free to reach out to us via email or phone.

Let's Talk about your new *Home*

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Scan here to book your
Consultation today



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CLICK HERE



free
Granny
Flat Plan
Guide

Compac *Homes*
Affordable Luxury Delivered



Granny Flat Plan Guide
2025-2026

Our Granny Flat Plan Guide is your first step to smarter living. Inside, you'll find a selection of our most popular 70m² layouts, packed with practical features, stylish finishes, and flexible design options to suit your lifestyle and site. It's everything you need to start planning a home that feels right, looks great, and works for the long term.