

Yurt Consent Guide

Introduction

Constructing a yurt in New Zealand offers a unique and sustainable housing solution. However, obtaining council consent is often required. This guide, provided by Yurts For You, aims to simplify the consent process, offering practical advice and outlining requirements to help you navigate this journey successfully.

When Is Consent Required?

Generally, building consent is needed for the following:

- Structures over 30m² (e.g., 7m diameter yurts or larger).
- Any permanent dwelling, regardless of size.
- Structures intended to stay in place for over 30 days.
- Yurts connected to services like power, plumbing, or drainage.

When Might Consent Not Be Required?

Consent might not be necessary for:

- Yurts under 30m² (typically 6m diameter or smaller).
- Unserviced use (no plumbing or electrical systems).
- Temporary structures used for workshops, sleepouts, yoga, or occasional stays.

However, always check with your local council as zoning rules, title restrictions, and proximity to boundaries or water bodies may still require consent.

Understanding the Consent Process

Resource Consent

This assesses where and how you plan to place the yurt. Factors include:

- Zoning (e.g., rural, residential).
- Land use, site positioning, and environmental considerations.

Building Consent

This assesses what you want to build and ensures:

- Compliance with the New Zealand Building Code.
- Structural durability.
- Safety and weather resistance.

Yurts fall outside NZS 3604, so they require Alternative Solutions backed by engineering documents to demonstrate performance equivalence. This is done by producer statements supplied by us and backed by the engineer, supplier('s) and the owner of the yurt.

The Role of PS1–PS4 Documents

For our yurts you need a ps1, 3 and 4.

PS1 – Design

Prepared by a Chartered Professional Engineer (CPEng). It outlines how the yurt meets NZ Building Code standards, including wind, snow, and structural loads.

PS2 – Peer Review

Most of the time not required. If used, another engineer independently reviews the PS1 design.

PS3 – Construction

Declaration from the builder confirming the yurt was built to the design specifications.

PS4 – Construction Review

Final sign-off by the engineer after inspecting the completed structure.

What Yurts For You Provides

Yurts for You offers the following support:

- Free initial documentation: concept plans, structural specs, engineering investigation.
- Once ordered: Full engineering package for consent submission (fee applies).

Structural Limitations

- Certified for Very High Wind Zones (50 m/s or 180 km/h).
- 0.25 KPA snow load evenly distributed.

Heating and H1 Code

- H1 Energy Efficiency Requirements (as of 2023):
 - Ceiling insulation raised from R2.9 to R6.6 for permanent dwellings.
 - Yurts heated with renewables (wood/pellets) are exempt.
 - H1 does not apply to off-grid or non-residential structures and using renewable energy source for heating.
- Tip: Use small woodburners. Yurts are well-insulated and heat quickly.

Flooring Options

- Most common: raised timber platform (engineered plans provided).
- Alternatives: concrete pads, earth floors.
- Remember to document any below-ground work for potential future inspections.

Retrospective Consent & COA

If your yurt is already built and needs to be consented:

- Apply for a Certificate of Acceptance (COA).
- Engineer must inspect the structure.
- Raised platforms and visible frames make this easier.
- Tip: Photograph all foundation work during the construction process.

Services & Off-Grid Solutions

- Most people use a separate utility shed for their bathroom and laundry.
- Composting toilets = no need for expensive septic systems.
- Inside kitchenettes are okay (full kitchens may require additional compliance).
- Power: off-grid solar or generator.
- Heating: woodburners are easiest to approve.

Grey Areas & Practical Considerations

- Council interpretation varies: tent? cabin? dwelling? temporary? urban vs rural properties.
- Anecdotally, councils act mostly if complaints are received.
- Many yurt owners choose not to consent — proceed with caution.
- Always inform your neighbours about your plans.
- Engage early with a council planner or consenting agent who's curious and open-minded.

Feedback Encouraged

- Yurts For You encourages clients to share consent experiences.
- Some previous Building Consent applications are available to help others.
- Consent examples become public documents once approved.

Final Advice

- Always check with your neighbours and local council before proceeding.
- Consent is your responsibility as the landowner.
- Yurts For You provides full support documentation.

Consenting Costs

Yurts For You – Clear Guidance from Concept to Consent

What We Provide – Free of Charge (Initial Stage)

When considering a yurt from Yurts For You, we support you from the start with a package of helpful documentation at no additional cost. This includes:

- Concept Overview
- Yurt Design Details
- Structural Investigation Summary
- Engineering Report (General)

This documentation explains the yurt concept, its specific design, and how it meets the New Zealand Building Code requirements for **structure** and **durability**. It's designed to help you start conversations with building professionals, planning agents, or your local council.

What Happens When You Order

Once you decide to proceed and lodge your building consent application, we charge a **standard fee of \$1,500 (incl. GST)**. This one-time fee includes:

- Full set of documents required for building consent
- Finalised engineering documents
- Structural and durability compliance information
- Support for multiple yurt builds **of the same size**

Additional Yurt Sizes

If you're ordering yurts of different sizes, each new size requires a unique set of structural documents. An **additional \$500 will be applied per different-sized yurt**.

What You're Responsible For

You, the customer, are responsible for:

- **Resource Consent** (if required by your council)
- **Site-Specific Plans** (e.g. topography, access, drainage, wastewater, etc.)

We understand this part can be tricky. We maintain a network of trusted service providers who can assist you in managing resource consent and site-specific reports.

Optional Consulting Services

If you would like us to coordinate with these providers on your behalf, we're happy to help. We charge **\$75 per hour** for consulting and liaison work. Total costs will vary depending on the complexity of your site and local council requirements.

Yurt Platform and Foundation

We include **standard timber-framed platform plans** designed specifically for our yurts.

If you are looking to use **alternative foundation systems** (e.g. concrete slabs, we can connect you with a **draftsman and engineer** for a custom solution. This is **outside the scope of our standard service** and must be explicitly discussed in advance.

Other Potential Requirements

Depending on your site and council requirements, the following additional reports and services may be required:

Geotechnical Report (Geo-Tech Report)

Some councils require a geo-tech report to confirm soil stability and bearing capacity. This is typically needed for sloping, soft, or unknown ground conditions.

- You will need to engage a qualified geotechnical engineer.
- We can help connect you with one, or work with yours if preferred.

PS4 Engineer Construction Review

A **PS4** (Producer Statement - Construction Review) may be requested by your local building authority to confirm that the yurt structure was built in accordance with the approved engineering design.

- This involves a **site visit** from a chartered professional engineer.
- PS4s are generally required on more complex or high-risk sites.
- This service is **not included** in our standard fee but can be arranged as needed.

Summary of Costs

Service	Cost	Notes
Initial Yurt Documentation	Free	Concept, plans, general structural/engineering
Standard Consent Documentation (per size)	\$1,500 incl. GST	One-time fee, includes all required paperwork
Additional Yurt Size Documentation	\$500 per size	For each different-sized yurt
Consulting / Liaison for Site Services	\$75/hour	Optional – depends on project needs
Custom Foundation Plans	Quote required	Draftsman/engineer services arranged separately
Geotechnical Report	Variable	Typically required for sloping/unknown ground
PS4 Site Visit & Construction Review	Variable	Required on a case-by-case basis

If you're unsure what might apply to your site, feel free to reach out for a no-pressure chat. We're here to help you navigate the process and bring your yurt project to life as smoothly as possible.



Consent Application Flowchart

