

Attached is an assessment of any effects the proposed activity may have on the environment in accordance with Fourth Schedule to the Act (excluding controlled activity unless requirement specified in District Plan).

Attached is relevant information required by District or Regional Plan or Regulations. In particular, plans showing the location of any existing or proposed buildings and/or other facilities in relation to boundaries, should be included with this application.

..... Date

Signature of applicant or person
authorised to sign on behalf of applicant

Address for Service of Applicant

.....
.....
Telephone Number:..... Fax Number:

Annexure

- (a) An assessment of effects on the environment in accordance with the Fourth Schedule to the Act
- (b) Any other information required by the District Plan or Regional Plan or Act or Regulations to be included

Note In order to assist with the timely processing of your application it is important that you submit **four** complete copies of the application (including any supporting documents) at the time of lodgement.

Schedule of Fees <i>(Payment must accompany this form)</i>	
Notified Consent	\$2,000.00
Non Notified Consent	\$900.00
Relocation of Dwelling/Yard Dispensation	\$230.00

Note The actual and reasonable costs will be assessed once the application has been processed; an additional charge will then be made if the actual costs exceed the amount of the fixed charge, as provided for in s36 (3) of the Resource Management Act. Such additional charge will be based on staff charge out rate (salary x corporate overheads) plus disbursements including consultant's fees.

For many people, relocating an older, secondhand house onto their property is seen as a cheaper option for getting started. It is possible for people to do this in the Kaipara District, as long as the proper permission is obtained from Council first. Many of the dwelling relocations take place in rural areas, and people may not realise some of the hidden costs involved, particularly if they have not lived in the country before.

Listed below are the main costs you will be likely to face. You should investigate these thoroughly before committing yourself to the project.

	Cost
Dwelling Purchase Price	\$
Cost of Relocation Job (<i>how many parts?</i>)	\$
Land Use Consent Deposit	\$ 230.00
Building Consent and PIM fees	\$ 430.00
Telephone Connection	\$
Power to the Building Site	\$
Possible rewiring of dwelling	\$
Formation of Access to the building site	\$
Effluent disposal system	\$
Water Supply (<i>water tank and pump</i>)	\$
TOTAL	\$

The Council only has public sewerage systems in Dargaville and the townships of Te Kopuru, Maungaturoto and Kaiwaka and public water supplies in Dargaville, Baylys Beach, Ruawai and Maungaturoto. Outside of these areas landowners need to make their own arrangements for such services.

All relocations of existing (secondhand) dwellings throughout the Kaipara District are a **discretionary activity** in all zones in terms of the Council's District Plan.

Such Resource Consents will be subject to a fee of \$230 which will include the inspection cost – this may be reviewed at a later date.

The provisions in the District Plan are intended to give the Council the ability to control the structural soundness and finished appearance of existing dwellings which are relocated within the District. Over the years, there have been instances where people have wanted to bring into the District buildings which are not structurally sound or dwellings which have been relocated have been left in a fairly untidy state for considerable periods of time.

The structural soundness of re-sited dwellings has, in the past, been generally controlled under the Council's bylaws. However, the Building Act now gives the Council very limited powers in this area with its involvement mainly related to certifying the building's new foundations. The finished appearance of the dwellings is also not subject to any control under the Building Act and this can be a problem particularly in residential areas where the amenities of adjacent properties are adversely affected.

For the reasons outlined above the relocation of existing dwellings is listed as a discretionary activity in all zones within the Kaipara District. Assessment criteria have been incorporated in the District Plan for dealing with these applications.

Specific assessment criteria include the following:

- The structural soundness of the building.
- The external appearance of the dwelling and the extent to which it can be located and finished in a manner which is compatible with the amenities of the surrounding area.

This means that applications for Resource Consent for the relocation of existing dwellings will require an inspection by a building inspector, employed either by the Kaipara District Council or (at Council's discretion) by any other Territorial Authority or an approved consultant such as an architect or engineer. Their report should address these matters:

- Any necessary renovations or other building work.
- The completion of a bond for the estimated cost of any work required in terms of the above, plus 20%.
- Time for completion of any necessary work.

It would assist the Building Inspector's assessment of the application if the applicant supplies photographs of the dwelling taken from different aspects.

Applications for Resource Consents, in terms of the above, will be made in accordance with the requirements of Section 88 of the Resource Management Act and Regulation 8 of the Resource Management (forms) Regulations 1991. The Council has a standard application form for land use consents, copies of which are available from its Dargaville and Kaiwaka offices. Section 88 of the Act requires each application for Land Use Consent involving a discretionary activity to be accompanied by an assessment of environmental effects. This assessment is to be prepared in accordance with the fourth schedule to the Act and, once again, copies of a form which can be used for this purpose are available from Council offices.

Each application for Land Use Consent is to be accompanied by appropriate site and floor plans. The plans are to be drawn to scale with a north point and show the following information:

- The boundaries of the site, site dimensions and area.
- The location of adjacent road or rights of way.
- The location of existing and proposed buildings in relation to site boundaries.
- The access to the site.
- The location of existing and/or proposed sewerage, stormwater, water, electricity and telephone services servicing the site where relevant.

Applicants should note that for excavations of more than 20m³ on residential zoned land, a land use consent will be necessary. If this is ascertained at the outset, it could be dealt with as part of the house relocation application.

If a land use consent is granted to the applicant to relocate the dwelling, more detailed plans and specifications will then need to be supplied relating to construction, earthworks and services.

Further information relating to matters contained in this note are available from the Kaipara District Council offices in Dargaville (09 439 7059) or Kaiwaka (09 431 2013).

Checklist For House Relocation Applicants

These applications can be processed speedily and for least cost if you, the applicant, provide **all** the information needed with the application at the outset. This includes:

- A completed Land Use Consent application form – be sure to provide your name and contact address and telephone number. The answer to question 6 on the form is “discretionary” and the answer to question 7 is “relocation of secondhand dwelling”.
- Assessment of Effects. It is a requirement of the Resource Management Act that all resource consent applications include an “Assessment of Effects on the Environment”. There is a standardised form available from Council offices which should be sufficient in most cases for house relocation applications. You can alternatively provide your own assessment of effects in accordance with the 4th Schedule of the Act.
- A site plan drawn reasonably to scale, preferably on A4 paper using black ball point pen (photocopies more easily). The plan should show the proposed location of the dwelling in relation to boundaries, existing buildings, location of proposed access and effluent disposal/sewer connection.
- A floor plan of the dwelling to be relocated. Elevations (drawings of what it looks like from the outside) are also beneficial.
- Photos of the dwelling (in its present position) and the proposed site are also very desirable.
- Report on structural soundness of dwelling and its suitability for relocation. Depending on the current location of the building, this report could be completed by a Building Inspector, or an architect or engineer, or similar. Most relocation companies have the services of suitable building assessors available. If the building is at present located within the area, Council Building Inspectors will carry out an inspection and report at your request, however, there will be a charge for this.
- Written consent from neighbours. The number of people considered potentially affected by your proposal depends on several factors such as how closely settled the area is where you want to put the house, its likely visual prominence and the lay of the land. If someone signs a statement to the effect that they have seen the photographs (initialled on the back) and the site plan (also signed) and have no objection to the proposal, they will be considered to have given their consent to the proposal.
- The money. If you have done a good job in preparing your application it will make it easier and quicker to process, thereby improving the possibility of a refund at the end of it all.

A separate building consent will be required for the new foundations and any drainage work.