

Rules for Relocated Dwellings

The new rules arising from Plan Change No 15 will save the need to apply for land use consent for relocating dwellings provided some specific criteria are met. These are:

- The building must have been previously designed, built and used as a dwelling;
- A building inspection report is supplied identifying the work which will need to be done to reinstate the exterior of the building;
- The work identified in the inspection report is to be carried out within six months of the building being delivered to the site.

Failure to comply with the timeframe requirement could lead to enforcement action. The detailed wording to the plan change is attached.

The emphasis here is on ensuring that an incomplete reinstatement/restoration job will not have a long-lasting adverse effect on the amenities of the neighbourhood. The normal inclination for people will be to fix up the service areas such as kitchen, bathroom and toilet, and leave the outside until last. To comply with the rule and avoid the need for land use consent, the exterior will need to be tidied up within the first six months.

If this does not appear to be a realistic goal, the alternative is to make application for land use consent, as has been the case until now. The focus will however be on achieving some certainty over a timetable for reinstatement of the exterior, and possible mitigation measures for the interim period.

Confirmation from Dwelling Relocation Applicant

I/We _____ understand that land use consent for relocating a dwelling is not necessary if the following criteria are met:

- (i) The dwelling must have been previously designed built and used as a dwelling.
- (ii) A building inspection report shall accompany the application for a building consent. That report is to identify all reinstatement work required to the exterior of the building.
- (iii) All work required to reinstate the exterior of any relocated building, including the siting of the building on permanent foundations, shall be completed within six months of the building being delivered to the site.

Having taken into account the information sheet supplied by Council and my available resources, I can confirm that I will be able to meet all of the above criteria for the house I propose to relocate. Further, I understand that if I fail to complete the required reinstatement of the exterior of the building within the prescribed six months I will be obliged to seek land use consent from the Council to avoid enforcement action under the Resource Management Act. I understand that this enforcement action could include removal of the building.

Signature

Date

Office Use Only:

Building Consent Number: _____

Relocate a Dwelling Application

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 Building Consent application form - be sure to provide your name and contact address and telephone number.
- Signed agreement to reinstate exterior of dwelling within six months of delivery to site. ("Confirmation from Dwelling Relocation Applicant")
- 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 foundation plan for timber floors to show the location of all piles and sub-floor timber braces, foundation perimeter walls and internal piling system. For concrete floors a detailed cross section is required.
- A drainage plan and design to show how waste water and stormwater will be disposed. This plan must be designed for the specific project and certified (by a registered professional person familiar with the area).
- A floor plan of the dwelling to be relocated. Elevations (drawings of what it looks like from the outside) are also beneficial.
- Photographs 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. This report must be completed by an independently qualified person (IQP); for example an architect, engineer, registered building surveyor or similar. Most relocation companies have the services of suitable building assessors available.
- House Relocation Application to be submitted in triplicate if land use consent is required.