
Kaipara District Plan**Chapters 12 Rural and 13 Residential****12.4.11 Rural Issues and 13.4.6 Residential Issues**

Potential adverse impacts on visual amenity from poorly maintained sites and buildings, including relocated buildings, during development

Sites under development need to ensure that construction and land modification activities being undertaken, while often temporary in nature, do not lead to adverse visual amenity effects on the surrounding environment.

12.5.9 Rural Objectives and 13.5.6 Residential Objectives

To maintain sites and buildings during development to avoid adverse visual amenity effects.

Issues [12.4.11](#) and [13.4.6](#)

12.8.1 Rural Outcomes

12.8.1 The character (including social, environmental and natural values) of the rural environment will be maintained. [Issue 12.4.11](#)

12.8.5 The maintenance and enhancement of those values that contribute to Visual Amenity

Landscapes. [Issue 12.4.11](#)

12.8.10 Site development works, avoid, remedy, or mitigate adverse environmental effects (including on visual amenity) of site development works. [Issue 12.4.11](#)

13.8 Residential Outcomes

13.8.1 The existing built form and character of the residential environment will be retained. [Issue 13.4.6](#)

13.8.7 Existing amenity values associated with the residential environment will be maintained, and where appropriate enhanced. [Issue 13.4.6](#)

13.8.9 The avoidance of adverse environmental effects (including those on residential amenity values) associated with site development works. [Issue 13.4.6](#)

12.10 Performance Standards - Rural Land Use and 13.10 Residential Land Use**12.10.13 and 13.10.10 Relocation of Buildings – Rural/ Residential Zones**

Relocated **buildings** are permitted where the following matters can be satisfied:

- a) Any relocated building can comply with the relevant standards for **Permitted Activities** in the District Plan; and
- b) Any relocated **dwelling** must have been previously designed built and used as a dwelling; and
- c) A building inspection report shall accompany the Building Consent. The report is to identify all reinstatement work required to the exterior of the building; and

- d) All work required to reinstate the exterior of any relocated building, including the siting of the building on permanent foundations, shall be completed within **12 months** of the building being delivered to the **site**.

Restricted Discretionary Activity

If the **building** infringes another Performance Standard then a Resource Consent will be required.

Where an activity is not permitted by this Rule, **Kaipara District Council** will restrict its discretion to the following matters when considering an application for Resource Consent:

- i) Proposed landscaping, including opportunities to screen the building during reinstatement;
- ii) Visibility from the **road**, public places and other residential areas;
- iii) **Maintenance** of the **site** and surrounds during reinstatement; and
- iv) Application of a bond to ensure reinstatement within a **12 month** time limit.

Confirmation from Dwelling Relocation Applicant

I/We _____ understand that Resource Consent approval for relocating a dwelling is not necessary if the following criteria are met:

- i. Any relocated building can comply with the relevant standards for **Permitted Activities** in the Kaipara District Plan; and
- ii. Any relocated **dwelling** must have been previously designed built and used as a dwelling; and
- iii. A building inspection report shall accompany the Building Consent. The report is to identify all reinstatement work required to the exterior of the building; and
- iv. All work required to reinstate the exterior of any relocated building, including the siting of the building on permanent foundations, shall be completed within **12 months** of the building being delivered to the site.

Having taken into account the information sheet supplied by Kaipara District Council and my available resources, I/we can confirm that I/we will be able to meet all of the above criteria for the house I/we propose to relocate.

Further, I/we understand that if I/we fail to complete the required reinstatement of the exterior of the building within the prescribed **12 months** I/we will be obliged to seek Resource Consent from the Kaipara District Council to avoid enforcement action under Section 322 of the Resource Management Act 1991. I/we understand that this enforcement action could include being served a Court order to remove the building.

Pursuant to Kaipara District Plan Rules 12.10.13 or 13.10.10 **a site inspection will be carried out by Kaipara District Council's Monitoring and Compliance Officer** to ensure compliance with **clause (iii)** of this application has been met.

This inspection will incur a minimum fee as quoted in Kaipara District Council's [Fees and Charges](#), and any further inspections should they be required, will be invoiced to you.

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 12 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 wastewater 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, and 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