



Relocated Dwelling Rules and Application

New Rules for Relocated Dwellings

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

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- 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.

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Confirmation from Dwelling Relocation Applicant

I _____ understand that in accordance with the Resource Management Act 1991 (RMA) Resource Consent approval for relocating a dwelling is not necessary if the following criteria are met:

- i. Your relocated dwelling must comply with the relevant standards as a **Permitted Activity** in the **Kaipara District Plan – Chapters 12 Rural Zones or 13 Residential Zones**; and
- ii. Your 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 must be completed within 12 months after the footing inspection has been signed off by a Building Inspector.**
- v. I understand that in accordance with the Kaipara District Plan - Chapters 12 Rural Zones or 13 Residential Zones - a site inspection will be completed by a **Kaipara District Council Compliance Officer** to confirm the required reinstatement work to the exterior of your relocated dwelling is completed within 12 months after the footing inspection has been signed off by a Building Inspector; and
- vi. Any inspections performed under v. above will incur a monitoring charge as set out in the Kaipara District Council's current Fees and Charges.
- vii. I understand that if I fail to complete the required reinstatement work to the exterior of my relocated dwelling within the agreed 12 months, I must obtain Resource Consent approval to extend the period required to complete the work.
- viii. I also understand that if I fail to obtain resource consent, I may face enforcement action under Section 322 of the Resource Management Act 1991. Such action could result in being served a Court order to remove the dwelling.

Having considered the information sheet supplied by Kaipara District Council and my available resources, I can confirm that I will be able to meet all the above criteria for the dwelling I propose to relocate.

Signature

Date

Office Use Only

Building Consent Number:

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Application to relocate a dwelling

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

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