



RELOCATED BUILDINGS - POLICY

RB2.1 Introduction

Council is required to have particular regard to the maintenance and enhancement of amenity values. "Amenity values" means those natural or physical qualities or characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Experience has shown that within the Ruapehu District there are a number of buildings relocated onto sites. These buildings originate from both within and outside the District. Buildings that are relocated have the potential to adversely affect the amenity values of the area they are moved into if they remain in an unfinished state for lengthy periods of time.

A further issue is the suitability of relocated dwellings to the climatic characteristics of the District. Relocated dwellings that do not have suitable features to provide for the climate of the District have the potential to create unsustainable living environments to the detriment of the health and wellbeing of occupants.

Insulation of relocatable dwellings has also been addressed in the District Plan. This has been addressed due to the relatively high proportion of 'new' dwellings that are relocatables. Many of these dwellings are older homes that have little or no insulation. This raises issues for the District given the cold winter climate within the District, combined with relatively high levels of poverty, and given the linkages between poor quality, cold housing and poor health, especially for children and the elderly.

District-wide it would be anticipated that overtime the quality of the housing stock in terms of insulation would improve. However, the relatively high proportion of relocatable dwellings mean that much of this 'new' housing stock is providing housing of a similar standard to that constructed in the District prior to the 1980s.

RB2.2 Issue:

- (a) The relocation of buildings onto a site resulting in a loss of amenity values due to their external appearance

RB2.2.1 OUTCOME

- ~~(a) External appearance of relocated buildings and sites consistent with the amenity values of an area.~~

RB2.2.12 Objective

- (a) Amenity values of an area are maintained after a building is relocated on to a site.

RB2.2.23 Policy

- (a) To require that the external appearance of any building relocated within or into the Ruapehu District, and the reinstatement of the site, to be a minimum of the same or similar quality to the existing buildings and sites in the surrounding area.



RB2.2.33 Explanation of Policy

- (a) This policy seeks to ensure that the external appearance of relocated buildings is reinstated to match the quality of the surrounding environment, and maintain amenity values.

RB2.3 Issue

- (a) Relocatable buildings that do not recognise and provide for the climatic environment of the District, resulting in poor quality living environments, with homes that are inefficient to heat.
- (b) Poorly insulated relocated buildings resulting in homes and buildings that are:
- (i) Unhealthy to live within.
 - (ii) Inefficient to heat

This is especially problematic given the:

- (i) Cold winter climate.
- (ii) The lower socio-economic make-up of much of the Ruapehu District.
- (iii) The linkage between climate, poverty and poor health (particularly for children and the elderly).

~~RB2.3.1~~ ~~OUTCOME~~

- ~~(a) Relocated Buildings recognise and provide for the climatic environment of the District.~~

RB2.3.12 Objective

- (a) All relocated buildings are insulated to an adequate level to enable residents to:
- (i) Have warm and healthy home environments.
 - (ii) Minimise energy usage in relation to heating.

RB2.3.23 Policy

- (a) To require relocated buildings, which will be used for either habitable accommodation or commercial activities, to be insulated to the same standard as new buildings.
- (b) ~~To require relocated buildings to be insulated to the same standard as new buildings.~~
To require relocated dwellings to be orientated to ~~ensure habitable rooms have good sunlight.~~
maximise sunlight availability into habitable rooms.

RB2.3.33 Explanation of Policy

These policies aim to ensure that relocatable dwellings are adequately insulated. This is intended to enable future residents to provide a warm and energy efficient home.

However, the policies (and subsequently the rules) recognise that in some instances retrofitting insulation will be difficult, for example, where there is no space between the roof and the ceiling.

In such instances, applicants will need to demonstrate other measures to ensure the house is adequately insulated (this will be assessed as a ~~Limited~~ Restricted Discretionary Activity)

~~In such instances, applicants will need to demonstrate other measures to ensure the house is adequately insulated (this will be assessed as a Discretionary Activity).~~



It is recognised that the insulation requirements will increase the cost of relocating a dwelling. However, these costs are considered acceptable given the potential health and heating costs where homes are not insulated. In addition, the Government is currently providing *Homewise Energy Grants* which contribute towards the cost of retrofitting insulation under floors and in ceilings.

Finally, the policies also encourage greater energy efficiency.