



RELOCATED BUILDINGS - RULES

RB3.1 Rule Statement

The following rules shall apply to relocated buildings across the District. All relocated buildings shall also comply with the other relevant rules and conditions of the District Plan. In particular, the use of the building shall comply with:

- (a) The requirements for the zone in which it is to be located, as well as the bulk and location conditions;
- (b) Any relevant Heritage Rules;
- (c) The District-Wide Rules (especially in relation to the removal of buildings).

Regard shall be had to all Objectives and Policies which may be relevant to any proposed activity subject to the provisions of this Rule. This includes, but shall not be limited to the Relocated Buildings - Policy section and the applicable zone policy section.

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RB3.2 Rules

RB3.2.1 Controlled Activities

The following activities are Controlled Activities provided they comply with the General Conditions outlined in section RB3.3.

Such activities shall be considered without the need to obtain written approval from affected parties and without the need for notification. Applications will be assessed and conditions imposed only in respect of the Matters of Control specified below and the Assessment Criteria specified in section RB3.4.

- (a) Relocated Buildings
Council has reserved control over the following matters:
 - (i) External appearance of the building and site
 - (ii) ~~Amenity values of surrounding environment~~
 - Time frame for completion of works
 - (iii) Site access (construction and reinstatement)
 - (iv) Connection to Council services
 - (v) Insulation of the building (where habitable or commercial)

RB3.2.2 Restricted Discretionary Activities

The following activities are Restricted Discretionary Activities.



Applications will be assessed against ~~but not limited to~~, the Assessment Criteria specified in section RB3.4 below.

- (a) Any activity that is provided for as a Controlled Activity by Rule RB3.2.1 but fails to meet one or more of the General Conditions outlined in section RB3.3 below.

Relevant Objectives and Policies – ~~RB2.2.2 and RB2.2.3, RB2.3.2 and RB2.3.3~~ [and RB2.3](#)

RB3.3 General Conditions

Compliance with the following General Conditions is required for all Controlled Activities as outlined in Rule RB3.2.1 above.

~~RB3.3.1~~ ~~Connection to Foundations~~

- ~~(a) The building must be delivered to its final position on the site, and connected to its new foundations within 7 days of arrival.~~

RB3.3.1~~2~~ Insulation

- (a) [Any building which is to be used as habitable accommodation, or for commercial activity, must be insulated to meet the insulation standards of the New Zealand Building Code for Climate Zone 3, as set out in Schedule 1 to the Building Regulations 1992, specifically Clause H1: Energy Efficiency – Third Edition, \(excluding H1.3.4 and H1.3.5\) either through compliance with the Acceptable Solution H1/AS1 or through an Alternative Solution which achieves compliance with the Clause H1 of the Building Code 1992.](#)

- ~~(a) Any building which is to be used as habitable accommodation, or for commercial activity, must be insulated to meet the insulation standards of the New Zealand Building Code as set out in Schedule 1 to the Building Regulations 1992, specifically Clause H1: Energy Efficiency – Third Edition, Replacement Table 1 – 4 for Climate Zone 3.~~

Advice Note:

Habitable Accommodation includes both residential accommodation and tourist accommodation.

RB3.4 Assessment Criteria

In considering applications for relocated buildings, Council shall refer to the following assessment criteria:

- (a) Whether the relocated building will be consistent with the amenity values of the surrounding area, taking into account any works proposed to repair, alter or upgrade the exterior appearance of the building. In particular consideration will be given to the following features:
- (i) Exterior cladding; [including cladding to conceal piles](#)
 - (ii) Exterior windows and window frames;
 - (iii) Exterior paint, including the roof;
 - (iv) Roofing material;
 - (v) Guttering and exterior piping.
 - (vi) Landscaping of the site
- (b) The ability of any works to the exterior of the relocated building to be completed within a reasonable time frame. The time frame shall be dependant upon the scale of works required, however as a guide shall generally not be longer than 6 months.



- (c) Whether the site and access to the site will be constructed and reinstated so as there are no adverse visual effects of the relocation of the building.
- (d) Measures to be employed in the resiting of the building to encourage energy efficiency within the building and maximise solar gain.
- (e) Where dwellings can not meet the insulation standards set out in RB3.3.2 applicants will need to demonstrate alternative measures to enable future residents to have a house that is warm and energy efficient to heat.