

RELOCATABLE BUILDINGS

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.

Often the buildings that are relocated adversely affect the amenity values of the area they are moved into due to their external appearance.

This chapter does apply to all areas within the Protected Areas Zone.

RB 1.0 ISSUE

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

RB 1.1 OUTCOME

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

RB 1.2 OBJECTIVE

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

RB 1.3 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.**

Explanation of Policy

This policy seeks to ensure that the amenity values of a neighbourhood is not adversely affected by the relocation of a building into the area.

RB 2.0 RULES

This chapter does not absolve any person or organisation from complying with any other rule in this Plan.

RB 2.1 Controlled Activities

- (a) Relocated building

RB 2.2 Standards and Terms for Controlled Activities

For Relocated Building Activities, compliance with the following standards and terms is required for the activity to be a Controlled Activity:

- (a) Compliance with all other Rules in this Plan.

RB 2.3 The Council has reserved control over the following matters when assessing an application for a Controlled Activity:

- (a) The external appearance of the building shall be neat and tidy. Neat and tidy shall be determined by reference to the following:
- (i) Condition of exterior cladding;
 - (ii) Condition of all exterior windows and window frames;
 - (iii) Condition of exterior paint, including the roof;
 - (iv) Condition of roofing material;
 - (v) Condition of all guttering and exterior piping.
- (b) The site and access to the site shall be reinstated so as there is no adverse visual effects of the relocation of the building.

RB 2.4 Public Notification of Applications for Controlled Activities

Written approval of affected persons is not required and therefore the resource consent need not be notified.

RB 2.5 Any activity that does not comply with Rules RB2.2 shall have the same activity status as if it is a new building.

In the case of a discretionary activity (restricted), the Council's discretion shall be restricted to those matters specified in Rule RB 2.3 and any actual and potential effects on the environment of the activity due to the non-compliance of the activity with the permitted activity conditions, specifically including cumulative effects which may arise over time or in combination with other effects, but for the purposes of clarification, excluding those actual and potential effects on the environment that would result if the activity complied with all the rules.

Principal Reasons for Adopting the Objectives, Policies and Methods

The Council seeks to ensure that any relocated building does not adversely affect the amenity values, and in particular, visual character, of the area the building is being moved into.

Consideration was given to limiting the application of the provisions to urban areas or deleting them in their entirety. Both options were rejected on the grounds that the loss of amenity values and visual quality due to buildings being relocated onto sites and the exterior of the building and the site itself not being upgraded appropriately, or within an acceptable time period, is a Significant Resource Management Issue for the District.

Certainty has been provided to both the Community and applicants through the use of the controlled activity status. The Council anticipates that the external appearance of the building and site can be addressed through conditions of resource consents.

One previously used method of managing this issue was through the Council's building bylaws. With the enactment of the Building Act 1991 this is no longer legally possible.

RB 3.0 CROSS REFERENCES

As a guide only, any person referring to the above should also refer to the parts of the District Plan addressing the following issues:

- Information Requirements
- Rural Zone
- Residential High Zone
- Residential Medium Zone
- Residential Low Zone
- Commercial Zone
- Industrial Zone
- Urban Settlement Zone
- Protected Areas Zone
- Financial Contributions
- Utilities
- Special Activities

