



RESOURCE MANAGEMENT

A GUIDE TO REQUIREMENTS NEEDED TO RELOCATE A BUILDING

Purpose

This page provides information on applying for a resource and building consents and various bonds payable at time of implementation, for a proposal involving a relocated building. These consents require separate applications.

What is a relocated building?

A relocated building is a house, shed, garage, or other building that is moved into or within the District. New buildings which have not been occupied (ie, used for any purpose) are not relocated buildings with respect to the planning requirements only. Any building being relocated in the Ruapehu District will require a resource consent and building consent.

What controls?

Relocated buildings are “controlled activities” in both the District Plan and the New Zealand Building Code. The process relating to these requirements are outlined on this page for your guidance.

Why manage relocated buildings?

Relocated buildings are managed through the resource consent process in order to ensure that the external appearance of the building and the site are of an appropriate standard, including aspects such as paintwork, external cladding, roofing material and windows, to name a few. A building consent provides the necessary controls to ensure that buildings are safe and sanitary.

Where to start

The first step is to apply for both a resource consent and a building consent prior to relocation. You can apply for these at the same time or separately. Application forms can be obtained from the Ruapehu District Council.

Each application must be accompanied by the appropriate fee.

Resource Consents

There are two important pieces of information that must be provided when making a resource consent application for a relocated building. These are:

- A detailed description of the building to be relocated, including:
 - Details of where the building is being relocated from.
 - A site plan (to scale) showing all existing and proposed buildings on the site in relation to each other and the site boundaries, including any additions/alterations proposed to the building.
 - A plan showing the elevations of the building to be relocated.
 - Photographs of the building to be relocated, showing its external condition.
 - Report from either Council or independent Building Inspector.
- As assessment of effects - this requires you to consider what effects your proposal will have on the environment. Relevant matters to be considered include the external appearance of the building

and the site in comparison to the surrounding neighbourhood. Particular consideration should be given to the condition of:

- All exterior windows and window frames (ie, do some or all of the windows and frames need replacing or work done to them).
- Exterior paint, including the roof (ie, is the paint work of a good standard or will it require painting).
- Roofing material (ie, does the roofing material need replacing).
- Guttering and exterior piping (ie, is guttering and piping in existence. If so, does it need replacing).
- The site and its access (ie, will any damage to the site or its access occur as a result of the relocation that will require reinstatement).

Resource Consent Process

Your resource consent application will generally be dealt with on a non-notified basis, provided you meet the requirements. In reaching a decision, an inspection of the building and the site will be undertaken by Council staff. A decision on a non-notified application will generally be made within 20 working days of receiving a complete application. A complete application adequately addresses the matters set out above and includes the required fee.

Appeals and Objections

You have the right to appeal or object to the whole, or any part of, the decision made on a resource consent application, including any condition imposed. You may appeal the decision to the Environment Court or to Council. All appeals and objections must be in writing and be made within 15 working days of Council's decision being advised to you.

Checking up on Resource Consent Conditions

It is likely that any resource consent issued will include conditions requiring appropriate upgrading. These conditions will specify timeframes that the upgrading work must be undertaken within. It is important that you adhere to these timeframes. Council will monitor your compliance with these conditions and timeframes.

Failure to comply with the conditions of consent could result in enforcement action being undertaken. Council views non-compliance with its conditions as a serious matter.

Building Consents

If the building you are relocating is already within the Ruapehu District, you will require a demolition consent for the site it is relocated from, and building consents for the site it is relocated to.

Unless you specifically state otherwise in your building consent application for a relocatable building, the consent will only address your foundations.

Roading Consent/Fees

Pursuant to Section 12 and 150(6) of the Local Government Act (2002), Council sets fees to inspect and ensure the protection of Council infrastructure including roads, street signage, street lighting, kerb and channel, culvert ends, footpaths, water and sewerage connections. Inspections will occur before and after relocation"

Inspection and monitoring fee

Part of this fee will be refunded on demonstration that there has not been any wilful or negligent damage or interference with any works or property owned, constructed, acquired or used by Ruapehu District Council, pursuant to section 175: Refer to Fees and Charges Manual for current fees.

Matters to be Addressed

If you are proposing to undertake alterations to the relocated building, you will need to ensure that your building consent adequately addresses all relevant matters. The following are matters that you should consider:

- Any new additions or structural alterations to the existing building.
- Any plumbing and drainage work.
- New decking, verandahs or carports.
- Replacement of exterior cladding.
- Replacement of joinery.
- Snow loading (where relevant).
- Fireplaces including specification details.

Note: A separate Building Consent is required for fireplaces.

Refer to Fees and Charges Manual for current fees.

Insulation/Smoke Alarms

Insulation will be required to be put in the ceilings of any relocated building. The insulation of walls will only be required where the existing internal linings or exterior cladding needs to be replaced. All relocated buildings will require smoke alarms to be installed.

How do both consent processes link together?

While you are able to apply for your resource consent and your building consent together, the consents may be issued at different times. However, you cannot relocate the building until both consents have been obtained. To do so may result in enforcement action being undertaken.

The best way to ensure that your consent processes run smoothly is to ensure that you provide all of the required information to Council in a timely and comprehensive manner.

The greatest difficulty with respect to processing these consents is that Council is often provided with incomplete information and substandard plans. This results in delays while further information is requested.

How much is this going to cost?

Refer to Fees and Charges Manual for current fees for the following.

- Standard Charges
- Removal or Demolition Consent.
- Building Consent—Services.
- Building Consent applications (for projects \$19,999 and over).
- Sewerage (per connection).
- Water.
- Stormwater.

Important Note: If the project costs are \$20,000 or more, the following fees must also be paid:

- BRANZ
- DBH
- Accreditation Levy
- Resource Consent applications.
- Plus actual and reasonable costs.
- A relocation bond must be paid prior to work being undertaken. This is refundable upon compliance of resource consent conditions.
- Roading fee.