



RELOCATED BUILDINGS – RULES

RB3.1 Rule Statement

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.

RB3.2 Rules

RB3.2.1 Permitted Activities

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

- (a) Relocated Buildings

RB3.2.2 Restricted Discretionary Activities

The following activities are Restricted Discretionary Activities.

Applications will be assessed against the Assessment Criteria specified in section RB3.4 below.

- (a) Any activity that is provided for as a Permitted Activity by Rule RB3.2.1 but fails to meet one or more of the General Conditions outlined in section RB3.3 below.
- (b) Discretion will be exercised and conditions imposed only in respect of those matters where the Permitted Activity General Conditions are not met.

Relevant Objectives and Policies – RB2.2 and RB2.3

RB3.3 General Conditions

Compliance with the following General Conditions is required for all Permitted Activities.



RB3.3.1 Building Pre-Inspection Report

- (a) A Building Pre-Inspection Report prepared by a Licensed Building Practitioner and/or other appropriately qualified person acceptable to Council shall accompany the Application for Building Consent.
- (b) The Building Pre-Inspection Report shall be on the form annexed as Appendix 12 to the District Plan.
- (c) This Report shall contain and/or identify:
 - (i) Reinstatement and other work to be undertaken and completed to the exterior of the building to achieve a tidy appearance and to a workmanlike standard;
 - (ii) The methods and material for the underfloor and ceiling insulation proposed to be installed;
 - (iii) An estimate of the costs for the external reinstatement works after relocation;
 - (iv) Primary internal heating source proposed.

Advice Note:

The Council's Building Control team is available to prepare Building Pre-Inspection Reports for buildings being relocated within the Manawatu-Wanganui Region at the Applicant's cost.

RB3.3.2 Insulation

- (a) Any building which is to be used as habitable accommodation, or for commercial activity, shall prior to occupation:
 - (i) Incorporate underfloor and ceiling insulation; and
 - (ii) Provide a primary internal heating source that is either:
 - a heat pump (or equivalent); or
 - a flued gas heater; or
 - a wood burner, multifuel heater, pellet heater, wood or coal range/stove that complies where applicable with the Resource Management (National Environment Standards for Air Quality) Regulations 2004.
- (b) Any insulation required by RB3.3.2 shall 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.
- (c) RB3.3.2(a)(ii) does not apply where the building has insulation for walls that meets the requirements of the insulation standards of the New Zealand Building Code as set out in Schedule 1 of the Building Regulations 1992, specifically Clause H1: Energy Efficiency – Third Edition, Replacement Table 1 – 4 for Climate Zone 3. For the avoidance of doubt, insulation of walls does not refer to windows.

Advice Note:

Habitable Accommodation includes both residential accommodation and tourist accommodation.

RB3.3.3 Previous Use

- (a) Any relocated building intended for use as a dwelling or for visitor accommodation must have previously been designed, built and used as a dwelling or for visitor accommodation.



RB3.3.4 Foundations

- (a) The building shall be located on permanent foundations approved by building consent, within 2 months of the building being moved to the site.

RB3.3.5 Performance Bond

- (a) A refundable performance bond of 50% of the cost of external reinstatement works identified in the Pre-Inspection Report under RB3.3.1 in cash to be lodged with Council along with the application for building consent as a guarantee that external reinstatement works are completed.
- (b) The bond shall be lodged in terms of the Form of Deed annexed as Appendix 13 to the District Plan.
- (c) Subject to the provisions of the Deed, the bond will be refunded after Council has inspected and confirmed compliance with external reinstatement requirements.

Advice Note:

The Council will in good faith consider the partial release of the bond to the extent that reinstatement works are completed i.e. on a proportional basis.

RB3.3.6 Owner Certification

- (a) All reinstatement work required by the Building Pre-Inspection Report and the building consent to reinstate the exterior of any relocated building shall be completed within 12 months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.
- (b) The proposed owner of the relocated building must certify to the Council that the reinstatement work will be completed to achieve a tidy appearance and to a workmanlike standard within the 12 month period.

RB3.4 Assessment Criteria

In considering applications for relocated buildings as restricted discretionary activities, Council shall refer to the following assessment criteria and shall only apply conditions in respect of those matters for which the General Conditions are not met:

- (a) The extent of work to the exterior of the relocated building to bring the building up to a standard similar to surrounding buildings. In addition, where there is historical damage or damaged caused by transportation, it is expected that such damage will be repaired. It is not necessary for the building to be renovated to a standard equivalent to a new building.
Work on the exterior of the building may include some or all of the following:
 - (i) Repair of broken windows and window frames;
 - (ii) Repair of rotten weatherboards or other damaged wall cladding;
 - (iii) Necessary replacement or repair of roof materials;
 - (iv) Cleaning and/or painting of the exterior, e.g. roof, walls, window frames, etc;
 - (v) Replacement and painting of baseboards or other foundation cladding.



- (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 dependent upon the scale of works required.
- (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 re-siting of the building to encourage energy efficiency within the building and maximise solar gain.
- (e) Where dwellings cannot 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.
- (f) The environmental benefits of the re-use of buildings.
- (g) Site layout and topography.
- (h) Design.
- (i) Whether a performance bond should be required as a guarantee that external reinstatement works are completed. The performance bond should not exceed the cost of external reinstatement works identified in the Building Pre-Inspection Report.