

Relocated Buildings Resource Consent Guide



THE RESOURCE CONSENT PROCESS

Relocating a building is permitted if it is less than ten years old, constructed of new materials and fixed to foundations at the time of relocation. If any one of these criteria are not met, relocating a building onto a site in all Environmental Areas except the Industrial Environmental Area is a controlled activity and you will be required to apply for resource consent. There are no controls over relocating a building in the Industrial Environmental Area. Council cannot refuse to grant resource consent for a building to be relocated, however it can control the design and appearance of the building, and can impose conditions to ensure that the appearance of the relocated building does not have any adverse effects on the environment where the building is being relocated to. This can include requiring a bond to ensure that consent conditions are complied with.

When relocating a building onto a site, it is important to also ensure that you comply with the other rules of the Environmental Area, such as building setback restrictions, recession plane guidelines, site coverage etc. If you contravene any other permitted standard in the relevant Environmental Area rules your relocated building project will be a discretionary activity. This means that Council has the discretion to decline your resource consent application if it is considered necessary.

When applying for resource consent, you will need to complete Form 1 – Land Use Consent Application Form, and Form 1D – Supplementary Application Form for Relocated Buildings. If the building is visible to any neighbours, it is best to obtain written approvals from these persons before you lodge your resource consent application. Written approvals should be on the Section 95E Approval of Affected Person Form included with your application pack, and the site plan and schedule of improvements should also be signed and dated. This allows Council to disregard effects on these persons.

Once Council has received your application for resource consent the statutory timeframe for processing the application is 20 working days if your consent is not notified. You may receive a request to provide further information, or to gain approvals of persons the Council considers are adversely affected by your proposal. In both of these cases the processing clock will stop until you have provided the required information. If you are unable to obtain the written approval of affected parties your application will be limited notified.

If your application for resource consent is granted it is important to carefully read the consent document and understand all of the conditions which you are required to comply with. Council conducts monitoring of resource consents to ensure compliance with conditions of consent. All costs of monitoring are passed onto the consent holder.

REQUIRED INFORMATION

When applying for a resource consent, the following information should be provided with your application:

- A schedule of planned improvements to the building
- A site plan
- Photographs of the building, and of the intended location
- Building elevation drawings

SCHEDULE OF IMPROVEMENTS

The schedule of planned improvements should be prepared or endorsed by a building professional or quantity surveyor. This will give an indication to the Council Planner about the works and improvements that are proposed, and the cost of the proposed works. Works proposed in this schedule can help address any potential visual impacts of the relocated building. The building department will consider the schedule of improvements and provide comments as to its accuracy. The schedule of improvements should include all labour costs, as if the work were to be completed by building professionals, even if you intend to complete the works yourself.

It is important to include a time frame for the intended completion of works. This gives the Council Planner processing your application an indication of the effects of your proposal, and the length of time that the building will be in an unfinished state. Carefully consider the various aspects of your relocation project, and the time each improvement will take, as these are likely to form the basis of resource consent conditions which you will be required to meet.

BONDS

In your application, you will be asked to state whether the building is visible from neighbouring properties, and public places such as roads and reserves. Please keep in mind that vegetation on the road boundary may need to be cleared for the building to be placed on site, and if this is necessary, you should note it in your application. A site visit will also be undertaken by the Council Planner to determine the extent of the building's visibility.

If the building is visible from other locations, you may be required to enter into a bond with Council, in order to ensure that you will comply with your schedule of improvements.

OTHER APPROVALS REQUIRED

In order to relocate a building you will require a building consent from the Building Department at Grey District Council

When relocating a building some of the following approvals may be required:

- Utilities/Road works connection consent from Assets Management and Engineering at Grey District Council
- Discharge permit for a septic tank and/or stormwater disposal system from the West Coast Regional Council
- Traffic Management Plan approved by affected road controlling authorities such as Transit NZ and District Councils

RELOCATED BUILDING COSTS

Purchasing a building and relocating can be a costly exercise, with the extent of the cost depending on the current state of the building. In order to get your building legalised (both in terms of the Resource Management Act 1991 and the Building Act 2004), you are likely to incur costs for the following reasons:

- Transportation costs
- Building consent
- Resource consent
- Resource consent monitoring
- Building design and documentation
- Building work
- Electricity and Telecommunications connections
- Electricity and Telecommunications internal wiring
- Connection to Council services (water, stormwater, sewer)
- Plumbing, drainage and onsite effluent disposal system in non-sewered areas
- Discharge Permit from West Coast Regional Council

FURTHER INFORMATION

- www.greydc.govt.nz – the District Plan is available for download from <http://www.greydc.govt.nz/council-services/planning/district-plan/>. Environmental Area (zone) rules are in the District Plan.
- www.nailed.co.nz – specifically http://www.nailed.co.nz/House_Relocation_927.aspx which gives information about house relocation.

CONTACT DETAILS

GREY DISTRICT COUNCIL

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This information is intended as a guide only. No liability is assumed for any losses suffered by a person relying directly upon it. It is strongly recommended that you talk to both Council staff and other relevant professionals prior to lodging your application.