

Relocated buildings are a useful and often cost effective way of providing for residential and business needs. Relocation also encourages the recycling of good quality buildings.

Do I need resource consent for relocating any building?

Any building being relocated onto a new site requires resource consent except a building accessory to a house e.g. garage or other use that is less than 30m², unless it is to be relocated to the front yard of a section in the Residential Zone i.e. a garage of less than 30m² being relocated to the front yard of a site in the Residential zone requires resource consent.

Any building being relocated to a site must comply with the standards in the District Plan for the zone in which the site is located. For example, a building being relocated to a site in the Rural zone must comply with standards for the Rural zone, e.g. the minimum setback distance from a road boundary of 20 m. If a standard is not complied with resource consent is also required for the matter of non-compliance.

What does the Council consider when processing my application for resource consent?

In assessing an application for the relocation of a building, the Council will only consider the design and appearance of the building and the effects of this on the area surrounding the proposed site. This includes the following

- Age, appearance and condition of the building and whether it is compatible with buildings on adjoining properties
- The likely appearance of the building after restoration or alteration and whether it is compatible with buildings on adjoining properties
- Likelihood that restoration work will be undertaken within a specified period

It is important that any building relocated to a site within the district is constructed to a sound standard and is compatible with the area it is being moved to. For example, an old dwelling may not be compatible if moved into an area with only new dwellings. While the Council recognises that a relocated dwelling may well be suited to a particular person's needs and their financial situation, it is important to ensure proper control to protect the amenities of the neighbourhood.

What requirements may I need to meet if granted resource consent?

The Council needs to include conditions on a resource consent granted for the relocation of a building to ensure that alterations or restoration of the building is undertaken to achieve compatibility with the buildings in the surrounding area.

The following conditions are likely to apply to resource consent for a relocated building:

- The building must be placed on its foundations within 15 working days of arriving on site
- Works required for reinstatement of the building shall comply with the standards set out in the New Zealand Building Code
- The exterior of the building shall be reinstated to a good standard of fitness and appearance
- All services shall be fully reinstated
- The applicant shall arrange a bond acceptable to Council to cover the cost of the reinstatement work
- All reinstatement work shall be completed within 6 months of the building being removed to the proposed site

Why do I need to provide a bond?

A performance bond may be required as a condition of resource consent. A bond is a binding agreement that covers the cost of the reinstatement work and is refunded when the work has been completed to an acceptable standard. In the event that the work has not been completed to an acceptable standard or hasn't been completed within a specified timeframe, the Council may use the bond to complete the work.

What do I need to provide in applying for resource consent

In addition to the information described in the Guidance note 'Determining if you need resource consent and Applying for Resource Consent', you should provide the following in an application for relocating a building

- Form titled 'Additional Information for Relocating a Building'
- Current location of the building
- Floor plan including any proposed alterations to the exterior of the building
- All elevations of the building including photographs
- Description of colours and materials of the building including the type of any new exterior cladding
- Estimated costs of reinstatement work

FOR MORE INFORMATION call the Planning Department on 03 3077700, visit the counter of Ashburton District Council, 5 Baring Square West, Ashburton, or go to the website at www.adc.govt.nz

This leaflet is intended to provide guidance only. It is not intended to be a substitute to the District Plan and / or the Resource Management Act. Please refer to the District Plan and in particular Section 6.10 which relates to Relocated buildings.

