



RELOCATING A DWELLING

The relocation of dwellings has become very popular, and provides a good use for a house which is no longer wanted on its current site.

Council has rules in the District Plan which control the activity of relocating buildings because of the effect they can have on the amenity values of the neighbourhood into which they relocate. By controlling the relocation of these buildings, Council is able to impose conditions to ensure the buildings are upgraded to an acceptable standard as soon as possible after their relocation.

What information do I need to supply to obtain consent to relocate a house?

- If the house is being relocated into a rural area, a Building Consent only is required.
- If it is being relocated into a residential area a Building Consent and Resource Consent is required.

For a Resource Consent Council requires the following information:

1. A completed Resource Consent Application Form which is essentially a cover sheet for your application, available from the Regulatory Services Department, along with the application fee.
2. A site plan at 1:200 scale showing how the house is to be sited on the new site. The positioning of the house must comply with performance standards which apply in that area. In particular the distance from boundaries, height, etc. Information on bulk and location requirements is available from any Building Officer.

3. A plan showing the floor plan layout.
4. Photographs of the house to be relocated.
5. A Building Officer's report indicating how structurally sound the building is and what upgrading work is anticipated. If the house is coming from out of the district, normally a building officer or suitably qualified person from the local council will provide the necessary information. This is arranged by you.

What does the building report look at?

A building report is primarily concerned with the ability of the house to be reinstated to a reasonable standard so that it blends into the surrounding area. To ensure the dwelling is brought back to a reasonable standard a cash bond may be imposed which will require certain exterior work such as repainting or the replacement of decayed weatherboards. This work must be completed within a time frame identified in the resource consent.

How much will the cash bond be and when will I get it back?

In taking a cash bond Council is trying to ensure that people recognise the real costs of relocating a house and have sufficient funds to upgrade the exterior of their house. From the neighbour's point of view, they expect Council to impose conditions which will minimise any adverse effects the relocated building may have on their neighbourhood. Should you default on any of these conditions, Council will invoke all or part of the bond to fulfil the conditions of the resource consent.

The bond is assessed for each building, and to date has been between \$5,000 and \$10,000.

All, or the balance of the bond, will be refunded to you when the work has been completed to the satisfaction of Council.

Do I need any other consents?

Yes, as well as a resource consent you will require a building consent in the same way as any other building.

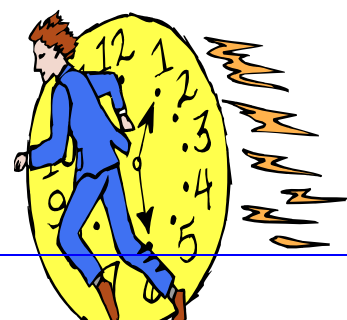
What information is needed for a building consent?

1. A site and floor plan at 1:200 scale, also a plan showing the elevations of the house. You can use the same one as submitted for your resource consent, with the addition of details as to plumbing and drainage connections. Location, in relation to legal boundaries and external dimensions of new, relocated or altered buildings. New provisions to be made for disposing of wastewater and stormwater. New connections to public utilities.
2. A pile set-out plan with details of piling and bracing.
3. Details of any internal or external alterations you will be doing to the house.
4. New provisions to be made for vehicular access.
5. Details of the effluent disposal system, where a reticulated scheme is not available.

How long will the consent process take?

If all the information is supplied, the relocation report should be processed and signed within twenty working days.

A building consent will take up to twenty working days. This time frame can be met by the applicant submitting all the required information at the outset.



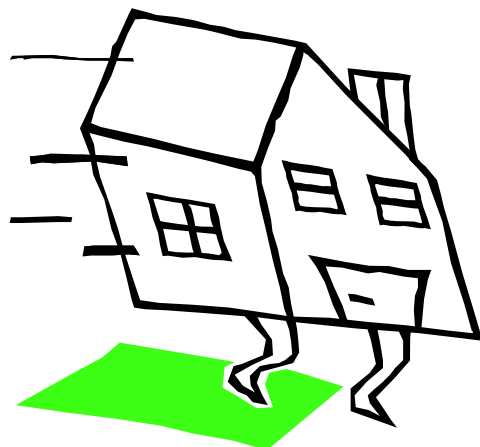
What will it cost?

The current resource consent and building consent fees can be found on Council's website at www.cluthadc.govt.nz .

If the house is coming from outside the district, and must be inspected at its present location by another building officer, the service is charged for on a cost basis and paid for by the applicant.

If the house is being relocated outside the area administered by the Clutha District Council, you only need to apply for a demolition consent.

If a relocation report is required for the building to be accepted into another local authority area, this can be done by one of Council's Building Officers.



When can I move the house?

As soon as you have your resource consent and building consents approved.

If you require any further information please phone (03) 419 0200 and ask to speak to our Regulatory Services Department, Clutha District Council.