

Is a resource consent needed?

You will need a resource consent to relocate a habitable building (one that is used for accommodation) if the building is more than 2 years old.

You will not need a resource consent if the building is:

- Less than 2 years old.
- A temporary building associated with construction work.

Note: In addition to any resource consent, you will need a building consent to remove a building from its existing site, if it is within our district, and a second building consent to relocate it onto a new site.

Getting a resource consent

Before you do anything, be sure to talk with council staff about your plans and the information you will need to supply with your application. The minimum information needed for a resource consent application is:

- A completed application form.
- A dimensioned plan of the new site, showing the building's location and distances to boundaries.
- Elevation plans showing the height of the building relative to the original ground level.
- Floor layout plans and pile plans.
- A statement that gives details of the proposal, with emphasis on the proposed exterior work (e.g. painting, additions and alterations) intended to bring the building up to an acceptable standard.
- The current location of the building (to enable an inspection for bond purposes).

Council staff will tell you if more information is required before your application can be processed under the Resource Management Act. Staff will also tell you whether or not your application will have to be publicly notified.

The council will require a cash bond to ensure any work that is required to bring the building up to an acceptable standard is done. A council staff member will inspect the building and provide you with a list of any work that is required. These improvements must be completed within six months of the building's relocation. If the cash bond is large and funds are needed, talk to a council staff member about receiving a partial refund as the reinstatement work progresses.

The council will require a cash bond to ensure any work that is required to bring the building up to acceptable standard is done within a specified timeframe.

Getting a building consent

If you require two building consents (for removing a building from one site and relocating it to another), you will need to fill out a separate application form for each consent. Do not assume that your removal company or the previous owner has arranged a building consent for your building's removal.

Buildings in poor condition might not get approval for relocation in the district. The council will inspect the building as part of the building consent application to confirm its condition before it is removed.

A building consent is required for placing a building onto a new site so that standards are maintained for structure and drainage matters. Refer to the checklist that forms part of

the building consent application form for a comprehensive list of the information you will need to supply to the council so that your application can be considered. Please note 2 copies are required of all documentation when applying for a building consent..

An Infrastructure administration fee and bond will be applicable as part of the building consent application

Resource consent

In order to relocate a building into the Whanganui District you will require resource consent. Under the Whanganui District Plan relocated buildings are defined as:

"any building or other structure which has been constructed or occupied for more than two years and which is intended to be removed and re-erected on another site."

If the building that you wish to relocate fits within this definition then relocation of it to another property will require resource consent.

As part of your application for resource consent you will need to provide:

- A completed resource consent application form.
- *Site plan (to scale) identifying all legal boundaries, the road, any existing structures on the property, existing or proposed vehicle crossings and the proposed position of the relocated building.
- *Floor plan.
- *Photographs showing all sides of the building.
- *Elevations of the building in its new location. (Remember to include pile height).

* 2 copies required of each

Relocating buildings

- An assessment of any effects the proposal may have on the environment, for example, what sort of environment it is to be relocated into (rural/residential/commercial etc) and what effects the relocated building may have on the environment (both positive and negative).
- An initial application fee of \$1,000 is required to accompany all of your documentation. Time involved in processing your resource consent is charged to you and you will receive an additional invoice for any cost over the initial application fee paid.
- A report on the condition of the building (from local council building control officer).

The costs

To find out more about costs, pick up a copy of the full fees schedule from Customer Services.

Documents to take with you

- Resource consent application form
- This pamphlet
- Building consent application forms
- Fee sheet
- Stormwater separation guide (in in town/city area)
- Section 112/114 information sheet (if commercial for alterations and change of use)
- If also removing the house from within Whanganui District then please take an additional building consent application form and "removal of building" form.

- Booklet from Department of Building and Housing (DBH) called "The Building Act and You".
- Infrastructure Bond application form.

Please note

- Before you commit to buying any house, or land to relocate a building onto, discuss your proposal fully with council staff so that we can help you avoid any unforeseen problems.
- A relocated building must be fixed to its foundation. Be sure to check with your removal contractor about who is responsible for this work.



For more information contact:
Whanganui District Council
PO Box 637
Whanganui 4540
Phone – 06 349 0001
Fax – 06 349 0000
Email – wdc@whanganui.govt.nz
Web – www.whanganui.govt.nz
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