



Householders guide to **RELOCATED DWELLINGS**

Building Consent and Resource Consents – there is a difference!

Your project may require **two types of consent** from the Council, **resource consent** and **building consent**.

Resource Consents – address whether or not your activity would have any impact on your neighbours or the neighbourhood as a whole. Matters such as privacy and traffic safety would be assessed through this type of consent.

Building consent – addresses structural issues. Matters such as drainage and construction techniques would be assessed through this type of consent.

RESOURCE CONSENTS FOR RELOCATIONS

The re-erection of a second hand dwelling that has a Code Compliance Certificate greater than 10 years old to a site in a Residential zone requires permission (resource consent) from the Gisborne District Council.

If you are planning to relocate your dwelling to a site within a rural zone permission is only required if the site is either:

- Below the minimum site area requirement for that rural zone, or
- The new dwelling would exceed the permitted number of dwellings per site

(See Chapter 21 of the District Plan or consult Council's Duty Planner on 867 2049).

Resource consent is required for the re-erection of second-hand dwellings so that the Gisborne District Council can control the visual amenity of the building once it is re-erected on the new site. Essentially it is to ensure that the building will be in keeping with the surrounding residential activities.

The re-erected dwelling must also comply with the General Rules for development in residential zones; minimum site area, site coverage, yard and height requirements, specified in the District Plan (see pamphlet Householders Guide to Residential Development). If your development does not meet these requirements you would need to discuss the areas of non-compliance in your resource consent application.

To process the resource consent application the Planning Section requires the following information:

- A site plan showing the location of the proposed relocated dwelling in relation to the boundaries of the site
- Elevation drawings of the building so that the District Plan height requirements can be assessed/
- Photo's of the proposed dwelling
- An assessment of Environmental Effects, essentially a description of why you think the relocated dwelling will look acceptable on the new site.

If your query has not been address by the information in this pamphlet or you seek further advice, please contact the Council's Duty Planner on 867 2049 extn 8777.

BUILDING CONSENTS FOR RELOCATIONS

A building consent is required for most building work. Your building relocation will require two consents, a demolition consent for the property that the building is being removed from (if coming from within our District) and a building consent for the property the building is being moved to.

HOW DO I GET BUILDING CONSENT

The Councils Building Inspectors and other officers involved in the processing of Building Consent applications need to know in detail the type and the extent of the building work you wish to undertake.

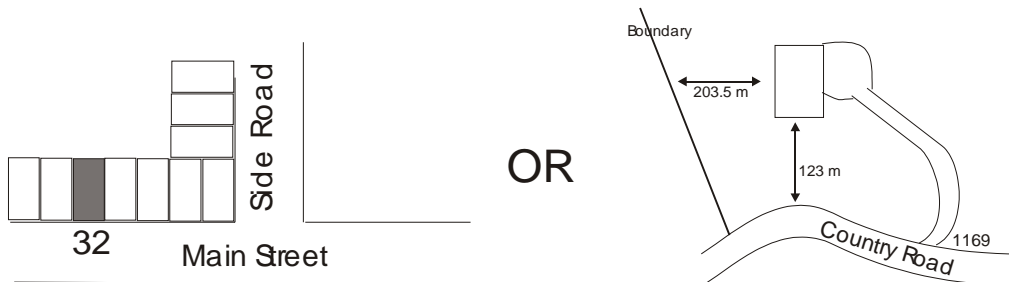
Every application must be made on the prescribed form; these are available on our web site gdc.govt.nz, from Councils Office at Fitzherbert Street Gisborne and also from our Service Centre at Te Puia Springs.

The application form must be completed fully and the required information should be PRINTED to ensure that it is clearly understood. A comprehensive list of supporting documentation can be found on the insert sheet provided with the application form. Do not hesitate to ask for help with any part of the form.

Together with your application form you are required to provide two copies of the plans. Because all plans are being scanned for record storage it is important that your plans are clear, concise and drawn to scale in black ink. They should not be drawn on graph paper under any circumstances. As you are moving an existing building the plans required are not as comprehensive as those required for a new building. The plans should include a *location plan*, a *site plan*, an *elevation* of each exterior wall (photos are sufficient for a relocation), *drainage plan*, and a *foundation layout*.

Location Plan.

The location plan should show the location of the site in relation to known points. It need not be to scale.



Site Information

When relocating a building the following additional information is normally required.

Drainage plans for both sewerage and storm water. If the property is rural a septic tank assessment form completed by a Council approved assessor. A *fact sheet on septic tank systems is available on request.*

Penetrometer test confirming ground bearing capacity – these apply to all lined building and any other building greater than 100 m². A *fact sheet on penetrometer tests is available on request.*

