Performance standard (c) requires a Building Pre-Inspection Report to be provided with any Building Consent application for relocation, and to achieve compliance with the District Plan standards. The Building Pre-Inspection Report should be prepared prior to the removal of the building from its original site.

A Building Pre-Inspection Report template is available via our website http://www.hastingsdc.govt.nz/forms. This template includes the minimum information requirements for these reports.

A certification form is also included in the Building Pre-Inspection Report template to achieve compliance with performance standard (c). This form is required to be signed by the owner(s) of the property onto which the building will be relocated. Signing this form means that the owner(s) certifies to Council that the reinstatement work identified in the Building Pre-Inspection Report will be completed within the timeframes specified in the District Plan performance standards.

This form can also be found on our website at www.hastingsdc.govt.nz/forms.

WHAT IF THESE STANDARDS CAN’T BE MET?

If any of the District Plan general or specific performance standards are not met, the relocated building activity becomes a Restricted Discretionary Activity and a resource consent is required.

We advise taking a precautionary approach to compliance with the specific performance standards. If you think that any of the timeframes or standards set out in the table on the previous page cannot be complied with (or you are unsure whether you can meet these standards), then a resource consent for a restricted discretionary activity should be applied for in advance.

Council will monitor compliance with the performance standards and specified timeframes for reinstatement work. If these are not met, an infringement fine may be issued along with an abatement notice requiring the applicant to apply for a resource consent for breaching the District Plan rules. If the applicant fails to apply for a resource consent within the timeframe specified (even if the reinstatement work is subsequently completed), additional enforcement action may be taken such as prosecution.

For more info, please contact:

HASTINGS DISTRICT COUNCIL
Phone: (06) 871 5000 Website: www.hastingsdc.govt.nz

RELOCATED BUILDING INFORMATION GUIDE

Relocated building activities in the Hastings District
RELOCATED BUILDING ACTIVITIES IN THE HASTINGS DISTRICT

Changes have been made to the way building relocations are managed by Council under the Building Act 2004 and the Hastings District Plan. All building relocations or removals from a site require a Building Consent to ensure that the building is structurally sound for relocation purposes and meets requirements of the Building Act, in the same way any other building does.

Resource consent is no longer required to relocate buildings in many of our Plan zones. In these zones it is now a permitted activity to relocate buildings, provided certain District Plan standards are met. These standards include a requirement that a building’s external appearance is restored to a reasonable standard, and in a timely manner.

There are still a number of District Plan zones where resource consent is still needed to relocate a building.

ZONEs WHERE BUILDING RELOCATION IS PERMITTED (SUBJECT TO MEETING STANDARDS) 1

- Hastings General Residential Zone
- Hastings City Living Zone
- Havelock North General Residential Zone
- Havelock North Character Residential Zone (outside the Teop Street special character area)
- Havelock North Rural Residential Zone
- Havelock North Village centre (Mixed Use Zone)
- Flaxmere Residential Zone (where the building was constructed prior to 1 January 1970)
- Flaxmere Residential Zone (where the building was constructed after or during 1970)
- Flaxmere Community Residential Zone (where the building was constructed after or during 1970)
- Central Residential Commercial Zone
- Central Commercial Zone
- Large Format Retail Zone
- Tuki Tuki Special Character Zone
- Havelock North Village Centre – Retail Zone
- Havelock North Village Centre – Business Zone
- Flaxmere Commercial Service Zone
- Flaxmere Commercial Zone
- Plans Production Zone
- Plans Settlement Zone
- Open Space Zone

ZONEs WHERE BUILDING RELOCATION NEEDS RESOURCE CONSENT 2

- Te Mata Special Character Zone
- Coastal Settlement Zone (within the Tangoio Structure Plan area)
- Hastings Character Residential Zone
- Havelock North Character Residential Zone (within the Teop Street Special Character Area)
- Flaxmere Residential Zone (where the building was constructed prior to 1 January 1970)
- Flaxmere Community Residential Zone (where the building was constructed prior to 1 January 1970)
- Central Commercial Zone
- Central Residential Commercial Zone
- Large Format Retail Zone
- Tuki Tuki Special Character Zone
- Havelock North Village Centre – Retail Zone
- Havelock North Village Centre – Business Zone
- Flaxmere Commercial Service Zone
- Flaxmere Commercial Zone
- Plans Production Zone
- Plans Settlement Zone
- Open Space Zone
- Plans Production Zone within the Bays Hill Wingrowing Area (except for seasonal workers accommodation)

Relocating a building within the Rural Zone or relocating a building for seasonal worker accommodation in the Plans Production Zone are permitted activities subject to meeting certain standards (e.g. citing the building a prescribed distance from your boundary). Resource consent is not required in these instances.

SPECIFIC PERFORMANCE STANDARDS FOR RELOCATED BUILDINGS

The specific performance standards for relocated buildings include timeframes for completing reinstatement work. These standards need to be met as part of your proposal and are outlined below.

SPECIFIC PERFORMANCE STANDARDS FOR RELOCATED BUILDINGS

(a) No more than one unfinished relocated building shall be placed on a single site that was in existence at 7 December 2016.
For the purposes of this standard, ‘unfinished’ means that the external reinstatement work required for the relocated building is yet to be completed.
Note: Where a site has been subdivided since 7 December 2016, only one unfinished relocated house may be in place at any one time, or on any of the sites created as part of that subdivision.

(b) Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.

(c) A Building Pre-Inspeclion Report must accompany the application for a Building Consent for relocation to the destination site.
That report is to identify all reinstatement works that are to be completed to the exterior of the relocated building, in order to achieve a tidy and workmanlike external appearance. The Building Pre-Inspeclion Report must be prepared by:
- A Hastings District Council Building Compliance Officer (or equivalent);
- A member of the New Zealand Institute of Building Surveyors;
- A licensed building practitioner (carpenter or design category); or
- A building inspector from the local authority where the building is being relocated from.

(d) The landowner of the destination site for the relocated building must certify to Council that the reinstatement work identified in the Building Pre-Inspclion Report will be completed within the timeframes specified in standard (g) A, B & C.

(e) The relocated building shall not be placed on the destination site until a Building Consent has been issued for the relocation, unless otherwise agreed in writing by Hastings District Council.

(f) Council must be notified at least 48 hours before the building is relocated of the intended delivery date. This standard will be met provided the building is relocated within five days of the notified date. Please send notification to reinstatement@hdr.govt.nz

(g) Reinstatement works must be undertaken within the following timeframes:
- A The building is located on permanent foundations in accordance with the Building Consent, and the roof made weathertight no later than one month of the building being moved to the site. For the purposes of this standard ‘weather-tight’ means that the roof is completely repaired, replaced or installed as per the requirements of the Building Pre-Inspclion Report.
- B The remaining work to make the building ‘weather-tight’ is to be completed within four months of the building being moved to the site. This means that all windows, doors, and exterior cladding are completely repaired, replaced or installed as per the requirements of the Building Pre-Inspclion Report.
- C All remaining reinstatement work required by the Building Pre-Inspclion Report and the Building Consent to reinstate the exterior of any relocated building is to be completed within twelve months of the building being delivered to the site. Without limiting (c) (above) reinstatement work is to include connections to all infrastructure services, closing in and ventilation of the foundations, and the repair of any damage to the exterior of the building that may occur during transit to the destination site.

(h) The landowner of the destination site must deposit a refundable monitoring fee of $750, at the same time as submitting the Building Pre-Inspclion Report to Council.
Note: This monitoring fee has been calculated on the basis of three Council inspections and three hours of office time in order to ensure the above standards are met. An applicant is therefore unlikely to have the full $750 refunded even if they meet all the standards. A proportion of the fee may be returned if a lesser number of inspections are required, or time spent in communication is less than three hours (i.e. if good quality progress photos are provided in a timely manner and there is excellent communication between the applicant and Council).

Advice notes:
- Photographs showing progress of reinstatement works may be provided to Council’s Environmental Compliance Officer. A final site inspection will still be required to determine compliance on completion of reinstatement works.
- Council has a Building Pre-Inspclion Report template available on request.