

Relocating a dwelling/building onto a site

Information sheet

1. A newly built relocatable dwelling

- 1.1 All residential construction is restricted building work and requires that the work is carried out or supervised by a licensed building practitioner (LBP).
- 1.2 A new house built in another council's area must be consented and inspected under their process which, while similar to Tararua District Council (national rules), means that that council will retain the documentation. Tararua District Council will require a copy of the Certificate of Code Compliance which that council will issue once it is signed off and prior to it leaving the yard. You may need to ensure that the building company has included a building consent from the relevant council in their contract with you. Failure to have this documentation may mean that, in the event of an insurance claim, your claim may be refused by the insurance company.
- 1.3 A consent is required from Tararua District Council for the foundation work and the septic/drainage system. Once this work is completed, Tararua will issue a Certificate of Code Compliance for the foundations and drainage work only. The Tararua District Council Certificate of Code Compliance does not cover the relocated dwelling itself.
- 1.4 Cost of this consent is \$1,320.00 plus government levies of \$3.01 for every \$1,000 of value of work for any work valued over \$20,000 for the components constructed in Tararua. Any levies payable on this basis for the construction in other districts would have already been collected by them. Note that there may be a requirement for separate applications for connections to the sewer, stormwater, potable water reticulated systems, and/or a vehicle crossing (refer 1.7 below).
- 1.5 The foundation design for the relocatable must be carried out by a licensed building practitioner. The House moving company should be able to do this for you as they must be licensed building practitioner registered.
- 1.6 The effluent disposal (septic tank) design must be completed by a drainage engineer, or a registered

drainlayer utilising Horizons One Plan documentation. If the house is to be connected to the Council reticulated system, a drainage layout design is required.

- 1.7 Application will need to be made separately to the Assets and Infrastructure Department for potable water and sewer connections to the Council reticulated systems. Once they receive the applications, the Tararua Alliance will then quote on the physical installation connections/costs from the boundary to the Council main(s). The installation/cost of work within the boundaries is at the responsibility of the owner.

2. An older/existing dwelling as a relocatable

- 2.1 All residential construction is restricted building work requiring the services of a licensed building practitioner (LBP). In this scenario, foundations only.
- 2.2 An existing dwelling in either Tararua or another Council's area or from a house movers yard is deemed to be existing. No further documentation is required for the house itself.
- 2.3 The owner needs to be aware that the house to be relocated may have been built in a different construction zone (e.g. lower wind or earthquake requirements). If it is to be relocated into a construction zone requiring a higher standard the owner needs to take this into consideration. As this is an existing building with no supporting documentation, Tararua District Council will accept no responsibility for the house itself, only for the foundations and drainage, as per 1.3 above.
- 2.4 A consent is required from Tararua District Council for the foundation work and the septic system/effluent disposal.
- 2.5 Cost of this consent is \$1,320.00 plus government levies of \$3.01 for every \$1,000 of value of work for any work valued over \$20,000 for the components constructed in Tararua. Note that there may be a requirement for separate applications for connections to the sewer, stormwater, potable water reticulated systems and/or a vehicle crossing (refer 2.10 below).

- 2.6 The foundation design for the relocatable must be carried out by a licensed building practitioner. The house moving company should be able to do this for you as they must be licensed building practitioner registered.
- 2.7 Electrical requirements
 - 2.7.1 There is no requirement under the Building Act to rewire an old house, however, the power company may not hook it up to the network if the wiring is substandard.
- 2.8 Effluent disposal
 - 2.8.1 Septic tank: the effluent disposal design must be completed by a drainage engineer, or a registered drainlayer utilising Horizons One Plan documentation.
 - 2.8.2 Council reticulated system: a proposed drainage plan is required. This should be completed by a registered drainlayer, as per 2.9 below.
- 2.9 A drainage plan must be completed by a registered drainlayer. This is to cover both sewer and stormwater. Stormwater needs to be disposed of to the Council reticulated system, or to a water storage tank, or in a soak pit or pits that comply with New Zealand Building Code clause E1.
- 2.10 Application will need to be made separately to the Assets and Infrastructure Department for potable water and sewer connections to the Council reticulated systems. Once they receive the applications, the Tararua Alliance will then quote on the physical installation connections/costs from the boundary to the Council main(s). The installation/cost of work within the boundaries is at the responsibility of the owner.
- 2.11 Application will need to be made separately to the Assets and Infrastructure Department for a vehicle crossing.

3. Bonds

No bond is required for the dwelling under the Tararua District Council operative District Plan. However, if the building is to be relocated in an urban zone, the Tararua Alliance may require a footpath damage deposit.

4. Timeframes for completion

The building work should be completed within two years. At that point, Council must make a decision under the Building Act whether to grant or decline to issue a Certificate of Code Compliance. If the building work is not completed as per the approved building consent within the two year period, you may request an extension of time to complete your project. An extension of time is at the discretion of Council officers.

5. Minimum requirement for plans submitted

Drawings must be to scale – floor plans, elevations and/or photographs of the existing building, site plans, drawn in ink or CAD, and not on graph paper. All notes/writing must be clear and legible.

- 5.1 The site plan must show distances to boundaries, and living and outdoor service courts as per the District Plan sections 5.4.5 and 5.4.6, which is available on the Council website. Height recession planes as per section 5.4.4 must be shown. Proximity to any natural features such as waterways, or proximity to protected features must also be shown. The Council Planning Department will be able to assist you on this, if you have difficulty.
- 5.2 The foundation design for the relocatable must be carried out by a licensed building practitioner. The house moving company should be able to do this for you as they must be licensed building practitioner registered. You are permitted to do this work yourself under the owner/builder declaration scheme. Refer to section 90 of the New Zealand Building Act 2004 (available on the Ministry of Business, Innovation and Employment website). There is an expectation that you have sufficient competence to do this, and that the plans submitted are of a professional standard. The foundation plans must be supported by bracing calculations.