

Relocating a dwelling / building

Information sheet



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A building consent is required when you are looking to relocate a building onto a new property or change the location of its current position.

Council needs details of the termination of all services on the old site and any demolition or site works that may be required to move the building.

When you are looking to install a relocated building onto a new site a building consent is required for the new building works such as site works, foundations, plumbing and drainage services and any remedial works required by the relocation. Any alterations or additions you are proposing to carry out must also be covered by a building consent.

Note: If the place of origin and the new site are in different Territorial Authority areas you will need to apply to both Territorial Authorities for the various approvals required.

Planning requirements

Resource consent may be required if you are proposing to relocate an existing building on a new site. When considering an application, the Council will have regard to matters such as the age and design of the building; its soundness; its appearance and the suitability of the buildings for its intended use.

Other considerations

Insulation

Many older dwellings and habitable buildings purchased for relocation do not contain any insulation. During relocation is the ideal time to install or upgrade insulation particularly while you have easy access to subfloor areas.

Pile layout plan and fixings or slab on ground details

You must provide a pile layout plan and sub floor bracing calculations with your Building Consent application. The pile layout should show the location of anchor and/or braced piles.

Pile to bearer fixings must also be specified on the documents. You should check the corrosion zone that your property is located in and determine the height the fixings will be in relation to the ground level. NZ3604 requires Stainless Steel fixings to be used in corrosion zone 1 and where fixings are within 600mm of natural ground.

If relocating onto a concrete slab, either a PS1 designed foundation or NZS3604: 2011 design must be provided for habitable buildings. For outbuildings an up to date version of its original foundation design may be suitable. Fixing to slab details will also be required.

Roof and walling fixings

Be careful when relocating a building to different areas of the city or district as wind, earthquake or snow loadings may vary from the original property. Upgrading the building to allow for new conditions and to protect your property may be required.

Site and transport hazards

It is your responsibility to ensure you have fully checked the transport route and site for any hazards and obtained all necessary approvals from other agencies for the relocation.

Restricted Building Work (RBW)

Because this type of building work may be classed as RBW, please refer to the “Customer Guide to the Building Consent Process” (IS-000), for guidance.

Effluent disposal

Refer to information sheet IS-107 Effluent Disposal and Waste Water Treatment Systems, where a Council connection is unavailable.

Glossary of terms

Description	Term
Ministry of Building, Innovation and Employment	MBIE
Land Information Memorandum	LIM
Project Information Memorandum	PIM
Licensed Building Practitioner	LBP
Building Research Association of New Zealand	BRANZ
Environment Canterbury	ECan
New Zealand Building Code	NZBC
Restricted Building Work	RBW

Other information sheets available

Description	Code
Fees and charges	IS-101
Change of use	IS-105
Demolition	IS-106
Effluent disposal and waste water treatment systems	IS-107
Relocating a dwelling / building	IS-109
Transportable buildings	IS-110
Domestic smoke alarm systems for dwellings	IS-111
Accessible facilities	IS-115
Amusement devices and marquees	IS-116
Essential features of a producer statement	IS-122
Exempt building work	IS-123
Building consent conditions	IS-129