

Before the Hearings Panel

At Central Hawke's Bay District Council

Under Schedule 1 of the Resource Management Act 1991

In the matter of the Proposed Central Hawke's Bay District Plan

Between **Various**

Submitters

And **Central Hawke's Bay District Council**

Respondent

Council Reply on 'Miscellaneous' Topic – Hearing 6 – Stella Ann Luoni Morgan

On behalf of Central Hawke's Bay District Council

Date: 9 December 2022

Introduction

1. My full name is Stella Ann Luoni Morgan. I am a Principal Planner and Director of Sage Planning (HB) Limited.
2. I have read the evidence and statements provided by submitters relevant to the Section 42 Report on the 'Miscellaneous' topic. I also attended the hearing on Thursday, 17 November 2022 when relevant matters were discussed.
3. I have prepared this reply statement on behalf of the Central Hawke's Bay District Council (**Council**) in respect of matters raised through Hearing 6.
4. I am authorised to provide this evidence on behalf of the Council.

Qualifications, Experience and Code of Conduct

5. My qualifications and experience are as set out in Section 1.1 of the Miscellaneous Topic Section 42A Report.
6. I can confirm that I am continuing to abide by the Code of Conduct of Expert Witnesses set out in the Environment Court's Practice Note 2014.

Scope of Reply

7. Section 42A report authors have been asked to submit a written reply by close-of-business on Friday, 9 December 2022.
8. The main topics addressed in this reply include:
 - a. Specific matters raised by the Panel (being the following relevant bullet point in paragraph 4 Minute 19):
 - Whether the template form referenced by NZ Heavy Haulage Association can be attached to the PDP as proposed by the submitter during their hearing presentation.
 - b. Matters raised in evidence with respect to the PDP provisions for relocatable buildings including:
 - clause 5 (notification requirement);and
 - clause 6 (permanent foundation requirement)
 - c. Matters raised in evidence with respect to the definition of 'Day Care Facility'
9. I have followed the structure of the s42A report in this reply as I address the above matters.
10. If I have not addressed a matter in this Reply that was raised by a submitter throughout the hearings process, I have nothing further to add to what I have set out in the Section 42A Report or evidence given at the Hearing.
11. **Appendix 1** contains a list of materials provided by submitters including expert evidence, submitter statements etc. This information is all available on the Proposed District Plan (PDP) Hearings Portal on the Council website¹.

¹ <https://www.chbdc.govt.nz/services/district-plan/proposed-district-plan/hearings/>

12. **Appendix 2** contains recommended amendments to PDP provisions, with updated recommendations differentiated from those made in Appendix A of the Miscellaneous Section 42A Report.
13. **Appendix 3** has an updated table of recommended responses to submissions and further submissions, with updated recommendations differentiated from those made in the table in Appendix B of the respective Section 42A Report.
14. **Appendix 4** contains a copy of the Hastings District Council building pre-inspection report template .

Specific Matters Raised by the Panel

15. In Minute 19 the Commissioners have queried whether the template form referenced by NZ Heavy Haulage Association (**NZHHA**) can be attached to the PDP as proposed by the submitter during their hearing presentation.
16. At page 5 of for NZHHA evidence, Mr Bhana-Thomson's states:

'Pre-Inspection/ Reinstatement Report

4.1 The Association's original submission to the proposed Central Hawke's Bay plan attached a copy of a 'building pre-inspection report' – which the Association generally supports.

4.2 Some Councils have adopted (or adapted) the Association's pre-inspection report and have published their own version (for recent examples, see Hastings District, and Queenstown Lakes).

4.3 In general, the Association does support the requirement of a pre-inspection report in the plan generally, and the pre-inspection report in the Association's submission addresses reinstatement matters.'

17. NZHHA original submission sought the following relief:

'Relief sought:

*The Association **supports:***

...

d. Permitted activity standards;

...'

18. While I understand that NZHHA did submit a copy of the pre-inspection report template to the Draft Plan, this submission point was not included as part of their original submission to the PDP. The Commissioners are therefore restricted to the scope of the original submission and in my opinion cannot consider this request.
19. Regardless of this, the pre-inspection template report has been handed on to Council officers, who can make it available to developers considering relocating a residential building.
20. A copy of the NZHHA template is attached in Appendix 4 for the Commissioners information.

Matters Raised in Evidence - Relocatable Buildings

21. NZHHA Association Inc submitted evidence in relation to two of the zone standards for Relocated Buildings, being clause 5 (notification requirement) and clause 6 (permanent foundation requirement).

Notification Requirement

22. In their submission points S106.004, S106.009, S106.014, S106.019, S106.029, S106.034, S106.039, they sought the notification requirement in clause 5 be removed, or alternatively the second sentence be deleted.
23. Clause 5 of the zone standard is as follows:

GRZ-S15 Relocated Buildings

....

(5) The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.

24. In Mr Bhana-Thomson's evidence he states that NZHHA a *'do however accept the point in the S42A report (at [7.3.11]) that in order for the 12 - month reinstatement period to be certain, that the date of movement needs to be known to the Council, but they do not consider notice should be given for the purpose of the inspection of the footpath, and alike'* (page 3 para 3.5)
25. In preparing the Draft Plan rules Council officers were particularly keen to see provision made for such reinstatement as part of the pre-conditions for permitted activity status. I note at paragraph 16, page 10 of Mr Bhana-Thomson's statement of evidence where he states that: *'A typical building can weigh anywhere between 15-70 tonnes...'*. These are heavy buildings that generally require relocation across the site, footpath, vehicle entrance and road, and on occasions across neighbouring sites.
26. Commissioners will be familiar with Section 5 purpose of the RMA being to promote the sustainable management of natural and physical resources. The term 'Amenity values' is also defined in the RMA as being :
- '...those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes' [RMA definition].*
27. In my opinion, the site, footpath, vehicle entrance and road features contribute to the physical characteristics of the area and as such can appropriately be considered a broader amenity value and a standard relating to their condition is not inappropriate.
28. The submitter is correct that there are other avenues for Council to ensure damage to Council property is repaired Council including Section 357 of the LGA 1974 (in relation to works 'upon, over or under a road'), as well as the Government Roadway Powers Act 1989, however I note that these only relate to damages to roads but not the site itself (or neighbouring site should access across a neighbouring site be required). I also consider there are advantages in alerting developers to these inspections as part of any relocation exercise.
29. I therefore do not support removal of this provision from the notification standard and my recommendation remains unchanged.

Permanent foundations requirement

30. S106.005, S106.010, S106.015, S106.020, S106.025, S106.030, S106.035, S106.040 (NZHHA) seek that the permanent foundations timeframe in zone standards for relocated building clause 6 be extended from two weeks to two months.
31. In Mr Bhana-Thomson's evidence he has offered a compromise timeline for the installation of permanent foundation of 4 weeks (refer page 4, paragraph 3.16). This is supported in evidence of Mr Fryer of Britton Housemovers, Hawke's Bay. Mr Fryer has provided example of situations where two weeks is insufficient time for a building to be placed on permanent foundations.
32. I accept those examples appear to be reasonable. Whilst I note that Mr Fryer acknowledges that CHB staff are flexible in these situations, I agree with NZHHA that it could potentially result in the need for a resource consent which is undesirable. I also note that the requirement in the Hastings District Plan which CHB has generally sought to align with, provides for relocated buildings to located on permanent foundations within 1 month from the building being moved to the site.
33. I therefore would support an amendment to this standard to provide for a 4-week timeframe and a change to my recommendation on those submission points from 'reject' to 'accept in part'. In addition, I also recommend a consequential amendment to Standard PKH-S13 Relocated Buildings in the Papakāinga and Kaumātua Housing, and Associated Marae-Based Development Chapter to align with my recommendations on these submission points.

Definition of 'Day Care Facility'

34. S81.012 Hort NZ sought clarification of the relationship of 'Day Care Facility' and 'Community Facility'.
35. Day care facilities are separately provided for in the General Residential and Settlement zones, but otherwise would be considered as a 'community facility' in other zones. As set out in my S42A report, the term 'day care facility' is a definition that has been transferred from the Operative District Plan and amended to align with National Planning Standard definitions (refer paragraph 6.3.21). Originally the definition also included reference to 'child care activities and child care related facilities', however these activities are now covered by the NPS defined term for 'Education facility'. It would therefore cover other types of day care activities including for example, day care for older people or people with disabilities.
36. In my s42A report I recommended deleting Rules GRZ-R4 and SETZ-R4 providing for 'Day Care Facilities' as a separate activity, and also deleting the corresponding definition in the 'Interpretation' section on the basis that such facilities can be provided for as a 'Community Facility' and that 100m² gross floor area is an appropriate threshold trigger in the respective zones where that applies.
37. As Hort NZ have identified, this amendment would also require consequential amendments to the following sections of the Plan to remove reference to the term 'Day Care Facility':
- TRAN Standard TRAN-S1 Vehicle Parking / Table 1 Carparking spaces
 - NH- Natural Hazards / HN-APP1 Building Importance Categories (BIC) 3
 - Assessment Matters GRZ- AM9 and SETZ-AM-8
38. In addition, the reference to 'day care facilities' would need to be deleted from the definitions of 'Noise Sensitive Activities', 'Sensitive Activities' and 'Vulnerable Activity (Natural Hazards / Hazardous Substances)' as a consequential amendment. These definitions include a range of other sensitive activities such as rest homes, retirement villages, day care facilities, educational facilities and hospitals (but not 'community facilities'). This approach could therefore potentially result in 'day care activities', where specifically provided for (in the General Residential and Settlement Zones), being potentially subject to nuisance or unacceptable effects from being located in proximity to activities such as renewable energy facilities, hazardous substances, or major transport routes etc.
39. Hort NZ have suggested an additional alternative as set out below, that would retain the definition of 'Day Care Facility' with an amendment to the definition clearly defining it as a subset of 'Community Facility' (and therefore consequential amendments as set out above would not be required). In their view this better deals with any ambiguity between the terms 'Day Care Facility' and 'Community Facility' and follows the intention of the PDP to provide for such activities:

Day Care Facility	Land and/or buildings used for the care or welfare of people, including the aged, and disabled during the day or part of a day. Such facilities shall not provide for overnight stays, and do not include educational facilities, home businesses, or home-based education or care ancillary to a residential activity. <u>This definition is a subset of 'community facility'</u>
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40. Under this approach, Hort NZ also seeks the subsequent amendment to the following Rule:
- GRZ-R6 Community facilities (excluding Day Care Facilities)
41. Hort NZ also consider that Rule SETZ-R4 and Assessment Matter GRZ-AM9 should be deleted in their entirety, as Rule SETZ-R7 Community Facilities, has the same conditions.
42. I agree this approach has merit, however given the provision for day care facilities are included within the definition of 'Noise Sensitive Activities', 'Sensitive Activities' and 'Vulnerable Activity (Natural Hazards / Hazardous Substances)', I would not support deleting Rule SETZ-R4 as this would result in them losing associated protections in that zone. I also consider the reference to day care facility in Assessment Matter GRZ-AM9 should remain.

43. In conclusion, my s42A recommendation to accept S81.016 remains unchanged, in that the submission point is accepted given the relationship of the term 'Day Care Facility' to Community Facility' has been clarified, however I also support in part the amendments as sought by Hort NZ, as set out below:

DAY CARE FACILITY Land and/or buildings used for the care or welfare of people, including the aged, and disabled during the day or part of a day. Such facilities shall not provide for overnight stays, and do not include educational facilities, home businesses, or home-based education or care ancillary to a residential activity.
This is a definition is a subset of 'community facility'

GENERAL RESIDENTIAL ZONE

Rules

GRZ-R6 Community facilities (excluding Day care facilities)

SETTLEMENT ZONE

Rules

SETZ-R7 Community facilities (excluding Day care facilities)

Date: 9 December 2022



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List of Materials Provided by Submitters

Legal Submissions

- Joshua S Marshall for James Bridge [S105.025]

Submitter Evidence

- Annabel Beattie for M & L Lowry [S35]
- Ellen Robotham for Pairatahi Holdings Limited [S92], Paul Robottom [S68], & C & H Hardy Family Trust and Lime Terrace Farm [S52]
- Jonathan Bhana-Thomson for House Movers Section of New Zealand Heavy Haulage Association Inc [S106]
- Elwyn Fryer for House Movers Section of New Zealand Heavy Haulage Association Inc [S106]

Submitter Tabled Statements

- Jane & Matt Tylee for Tylee Land Co [S7]
- Jane Davidson [S16]
- Danielle Rogers for the Ministry of Education [S73, FS11]
- Trudi Burney for Transpower New Zealand Limited [S79, FS18]
- Jordan Landers for Horticulture New Zealand [S81, FS17]

Submitter Presentations

- Presentation – L MacGillivray for M & L Lowry [S35]
 - Speaking Notes – Chris Hardy for C & H Hardy Family Trust and Lime Terrace Farm [S52]
 - Speaking Notes – Paul Robottom [S68]
 - Speaking Notes – Gary Leslie for Pairatahi Holdings Limited [S92]
 - Presentation (joint) – Ellen Robottom for Pairatahi Holdings Limited [S92], Paul Robottom [S68], and the C & H Hardy Family Trust and Lime Terrace Farm [S52]
 - Speaking Notes – Stella August for Kairakau Lands Trust [S84]
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APPENDIX 2

Updated Recommended Amendments to Plan Provisions

DAY CARE FACILITY:

DAY CARE FACILITY Land and/or buildings used for the care or welfare of people, including the aged, and disabled during the day or part of a day. Such facilities shall not provide for overnight stays, and do not include educational facilities, home businesses, or home-based education or care ancillary to a residential activity.
This definition is a subset of 'community facility'

Commented [SM1]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of Jordyn Landers for Hort NZ

GENERAL RESIDENTIAL ZONE

Rules

GRZ-R6 Community facilities (excluding Day care facilities)

Commented [SM2]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of Jordyn Landers for Hort NZ

SETTLEMENT ZONE

Rules

SETZ-R7 Community facilities (excluding Day care facilities)

Commented [SM3]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of Jordyn Landers for Hort NZ

PERMANENT FOUNDATIONS TIMEFRAME

RESZ Residential Zones

LLRZ – Large Lot Residential Zone (Coastal)

LLRZ-S15 Relocated Buildings

All
1. ...
6. The building must be placed on permanent foundations no later than **two four** weeks from the date the building is moved to the site.
....

Commented [SM4]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of NZHHA with respect to S106.005

GRZ – General Residential Zone

GRZ-S15 Relocated Buildings

All
1. ...
6. The building must be placed on permanent foundations no later than **two four** weeks from the date the building is moved to the site.
....

Commented [SM5]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of NZHHA with respect to S106.010

GRUZ – General Rural Zone

GRUZ-S14 Relocated Buildings

All
1. ...

	<p>6. The building must be placed on permanent foundations no later than two-four weeks from the date the building is moved to the site.</p> <p>....</p>
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Commented [SM6]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of NZHHA with respect to S106.15

RLZ – Rural Lifestyle Zone

RLZ-S15 Relocated Buildings	
All	<p>1. ...</p> <p>6. The building must be placed on permanent foundations no later than two-four weeks from the date the building is moved to the site.</p> <p>....</p>

Commented [SM7]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of NZHHA with respect to S106.20.

RPROZ – Rural Production Zone

RPROZ-S16 Relocated Buildings	
All	<p>1. ...</p> <p>6. The building must be placed on permanent foundations no later than two-four weeks from the date the building is moved to the site.</p> <p>....</p>

Commented [SM8]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of NZHHA with respect to S106.025

SETZ – Settlement Zone

SETZ-S15 Relocated Buildings	
All	<p>1. ...</p> <p>6. The building must be placed on permanent foundations no later than two-four weeks from the date the building is moved to the site.</p> <p>....</p>

Commented [SM9]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of NZHHA with respect to S106.030

COMZ – Commercial Zone

COMZ S11 Relocated Buildings	
All	<p>1. ...</p> <p>6. The building must be placed on permanent foundations no later than two-four weeks from the date the building is moved to the site.</p> <p>....</p>

Commented [SM10]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of NZHHA with respect to S106.035

GIZ - General Industrial Zone

GRUZ-S10 Relocated Buildings

All	1. ... 6. The building must be placed on permanent foundations no later than two four weeks from the date the building is moved to the site.
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Commented [SM11]: Right of Reply dated 9 Dec 2022, amendment in response to evidence of NZHHA with respect to S106.040

PKH- Papakāinga and Kaumātua Housing, and Associated Marae-Based Development

PKH-S13 Relocated Buildings

All	1. ... 5. The building must be placed on permanent foundations no later than two four weeks from the date the building is moved to the site.
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Commented [SM12]: Right of Reply dated 9 Dec 2022, consequential change to align with recommendation in response to NZHHA submissions on zone standards for relocated buildings.

APPENDIX 3

Updated Table of Recommended Responses to Submissions and Further Submissions

Table: Updated Table of Recommended Responses to Submissions and Further Submissions

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
S73.002	Ministry of Education	DAY CARE FACILITY (Definition)	Retain definition of 'Day Care Facility' as proposed.	Accept	No
.					
S73.003	Ministry of Education	EDUCATIONAL FACILITY (Definition)	Retain definition of 'Educational Facility' as proposed.	Accept	No
.					
S119.018	Vodafone New Zealand Limited	SERVICE (Definition)	Delete the definition of 'Service' in its entirety.	Yes	Yes
.					
S117.007	Chorus New Zealand Limited	HEIGHT (Definition)	Retain the definition of 'Height' as proposed.	Accept	No
FS9.435	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S118.018	Spark New Zealand Trading Limited	SERVICE (Definition)	Delete the definition of 'Service' in its entirety.	Accept	Yes
.					
S117.020	Chorus New Zealand Limited	STRUCTURE (Definition)	Retain the definition of 'Structure' as proposed.	Accept	Yes
FS9.448	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S73.004	Ministry of Education	HABITABLE ROOM (Definition)	Retain definition of 'Habitable Room' as proposed.	Accept	No
.					
S120.007	Heretaunga Tamatea Settlement Trust	COMMUNITY FACILITY (Definition)	Amend the definition of 'Community Facility' as follows: 'means land and buildings and other facilities used by members of the community for educational, environmental and training , recreational, sporting, cultural, safety, health, welfare, or worship purposes. It includes provision for any ancillary activity that assists with the operation of the community facility.'	Reject	No
FS17.4	Horticulture New Zealand		Reject submission to amend the definition of community facility.	Accept	
S129.003	Kāinga Ora - Homes and Communities (Kainga Ora)	INTERNAL BOUNDARY (Definition)	Delete the definition of 'Internal Boundary'.	Reject	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
.					
S129.004	Kāinga Ora - Homes and Communities (Kainga Ora)	LANDSCAPING (Definition)	Delete the definition of 'Landscaping'.	Accept	Yes
.					
S117.018	Chorus New Zealand Limited	SERVICE (Definition)	Delete the definition of 'Service' in its entirety.	Accept	Yes
FS9.446	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S73.001	Ministry of Education	COMMUNITY FACILITY (Definition)	Retain definition of 'Community Facility' as proposed.	Accept	No
.					
S119.007	Vodafone New Zealand Limited	HEIGHT (Definition)	Retain the definition of 'Height' as proposed.	Accept	No
.					
S118.020	Spark New Zealand Trading Limited	STRUCTURE (Definition)	Retain the definition of 'Structure' as proposed.	Accept	No
.					
S118.007	Spark New Zealand Trading Limited	HEIGHT (Definition)	Retain the definition of 'Height' as proposed.	Accept	No
.					
S90.001	Centralines Limited	BUILDING (Definition)	Amend the definition of 'Building' to exclude power poles, support structures and mast poles from the definition as per section 9(a), (ab), (ac) of the Building Act 2004.	Reject	No
FS7.003	Heritage New Zealand Pouhere Taonga				
S79.002	Transpower New Zealand Ltd	BUILDING (Definition)	Retain the definition of 'Building'.	Accept	No
.					
S101.009	New Zealand Motor Caravan Association	BUILDING (Definition)	Amend the definition of 'Building' as follows: Either: 'means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power, and non-motorised caravans (and tents). '	Reject	No

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
.			Or: 'means a temporary or permanent movable or immovable physical construction that is: (a) partially or fully roofed; and (b) fixed or located on or in land; but excludes any motorised vehicle or other mode of transport that could be moved under its own power, and non-motorised caravans... other than those used for a [residential accommodation / business purpose] for a continuous period of more than XX months.'		
S119.020	Vodafone New Zealand Limited	STRUCTURE (Definition)	Retain the definition of 'Structure' as proposed.	Accept	No
.					
S81.016	Horticulture New Zealand	HEALTH CARE FACILITY (Definition)	Clarify the relationship of 'Health Care Facility' to 'Community Facility'.	Accept	Yes
.					
S81.012	Horticulture New Zealand	DAY CARE FACILITY (Definition)	Clarify the relationship of 'Day Care Facility' to 'Community Facility'.	Accept	Yes
.					
S101.004	New Zealand Motor Caravan Association	RLZ-RXX (new rule)	Add a new rule in the 'RLZ - Rural Lifestyle Zone' chapter providing for 'camping grounds' as a Permitted Activity, subject to conditions.	Accept in part	Yes
.					
S8.001	Shane Bayley	[General]	Bylaws need to be reviewed to clarify how the rules apply for the new zone names. Rural, Urban and Township references will no longer apply given the new zone names.	Reject	No
.					
S19.001	Mountain View Farms	[General]	I would like to see the section of unsealed road on Pagets Road sealed.	Reject	No
.					
S125.074	Ngā hapū me ngā marae o Tamatea	[General]	We support provisions of the Plan that give effect to the National Policy Statement for Freshwater Management 2020 (NPSFM 2020), and request that any provisions that are inconsistent with the NPSFM 2020 are amended.	Accept	No
.					
S87.006	Robbie & Dave Christiansen	[General]	Support: 1. Protecting our land resources.	Accept	No

Commented [SM1]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 34 -41) changes to recommended amendments in s42A Miscellaneous Topic Report, Issue 3.

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
.			2. Providing sustainable growth. 3. Coastal settlements and rural townships (Blackhead). 5. Protecting our unique landscape.		
S105.025	James Bridge	LLRZ - Large Lot Residential Zone (Coastal)	Delete '(Coastal)' from all instances of the term 'Large Lot Residential Zone (Coastal)' in the Proposed Plan.	Reject	No
.					
S90.053	Centralines Limited	[General]	Add provisions across the Proposed Plan, to note that where reference is made to regulations, such as the Electricity (Hazards from Trees) Regulations 2003, that the applicable rule applies also to any updated version of that regulation.	Accept in part	Yes
.					
S80.001	Central Hawke's Bay Aeroclub	SCHED8	Add the 'Waipukurau Aerodrome' to District Amenities Schedule ['SCHED8 - Schedule of Identified Community Facilities?'].	Accept	Yes
.					
S66.001	Woolworths New Zealand Limited	[General]	None.	Accept	No
.					
S90.052	Centralines Limited	[General]	Add a new Permitted Activity rule throughout the 'Zones' in the Proposed Plan, which explicitly provides for the construction of buildings and structures, subject to compliance with relevant standards.	Reject	No
FS17.76	Horticulture New Zealand		Clarify the status of construction of buildings and structures and ensure that an appropriate activity status is applied.	Accept	No
S117.002	Chorus New Zealand Limited	General Approach	Retain the 'General Approach' section as proposed.	Accept	No
FS9.430	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S119.001	Vodafone New Zealand Limited	Statutory Context	Retain the 'Statutory Context' section as proposed.	Accept	No
.					
S79.015	Transpower New Zealand Ltd	[General]	Retain the 'National Policy Statements and New Zealand Coastal Policy Statement' and 'National Environmental Standards' reference tables in the 'National Direction Instruments' section.	Accept	No
.					

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
S119.024	Vodafone New Zealand Limited	National Environmental Standards	Retain the 'National Direction Instruments' section as notified.	Accept	No
.					
S117.001	Chorus New Zealand Limited	Statutory Context	Retain the 'Statutory Context' section as proposed.	Accept	No
FS9.429	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S118.024	Spark New Zealand Trading Limited	National Environmental Standards	Retain the 'National Direction Instruments' section as notified.	Accept	No
.					
S119.002	Vodafone New Zealand Limited	General Approach	Retain the 'General Approach' section as proposed.	Accept	No
.					
S117.024	Chorus New Zealand Limited	National Environmental Standards	Retain the 'National Direction Instruments' section as notified.	Accept	No
FS9.452	Royal Forest and Bird Protection Society of New Zealand Incorporated			Reject	
S64.001	Department of Conservation	National Policy Statements and New Zealand Coastal Policy Statement	National Policy Statements be given effect to within the Proposed Plan.	Accept in part	No
FS9.284	Royal Forest and Bird Protection Society of New Zealand Incorporated			Accept in part	
S118.001	Spark New Zealand Trading Limited	Statutory Context	Retain the 'Statutory Context' section as proposed.	Accept	No
.					
S118.002	Spark New Zealand Trading Limited	General Approach	Retain the 'General Approach' section as proposed.	Accept	No
FS18.1	Transpower New Zealand Limited			Accept	
S106.021	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-R13	Retain RPROZ-R13.	Accept	No
.					

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
S106.022	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-S16	Retain RPROZ-S16(1), (2), (3), (7), and (8)	Accept	No
.					
S106.041	House Movers Section of the New Zealand Heavy Haulage Association Inc	RELOCATED BUILDING (Definition)	Retain the definition of 'Relocated Building' in the Proposed Plan.	Accept	No
.					
S106.011	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-R13	Retain GRUZ-R13.	Accept	No
.					
S106.012	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-S14	Retain GRUZ-S14(1), (2), (3), (7), and (8)	Accept	No
.					
S129.185	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-S15	Delete GRZ-S15.	Reject	No
.					
S129.167	Kāinga Ora - Homes and Communities (Kainga Ora)	GRZ-R9	Delete GRZ-R9.	Reject	No
.					
S129.143	Kāinga Ora - Homes and Communities (Kainga Ora)	PKH-S13	Delete PKH-S13.	Reject	No
.					
S106.017	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-S15	Retain RLZ-S15(1), (2), (3), (7), and (8)	Accept	No
.					
S106.016	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-R9	Retain RLZ-R9.	Accept	No
.					

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
S106.032	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-S11	Retain COMZ-S11(1), (2), (3), (7), and (8)	Accept	No
.					
S106.037	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-S10	Retain GIZ-S10(1), (2), (3), (7), and (8)	Accept	No
.					
S106.036	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-R9	Retain GIZ-R9.	Accept	No
.					
S106.001	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-R8	Retain LLRZ-R8.	Accept	No
.					
S106.007	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-S15	Retain GRZ-S15(1), (2), (3), (7), and (8).	Accept	No
.					
S106.002	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-S15	Retain LLRZ-S15(1), (2), (3), (7), and (8).	Accept	No
.					
S106.006	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-R9	Retain GRZ-R9.	Accept	No
.					
S129.229	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-S11	Delete COMZ-S11.	Reject	No
.					
S129.211	Kāinga Ora - Homes and Communities (Kainga Ora)	COMZ-R7	Delete COMZ-R7.	Reject	No
.					

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
S106.027	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-S15	Retain SETZ-S15(1), (2), (3), (7), and (8)	Accept	No
.					
S106.026	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-R14	Retain SETZ-R14.	Accept	No
.					
S106.031	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-R7	Retain COMZ-R7.	Accept	No
.					
S106.023	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-S16	Amend RPROZ-S16(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.	Accept	No
.					
S106.024	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-S16	Delete RPROZ-S16(5) as follows: ' 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give effect to this submission.	Reject	No
.					
S106.020	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-S15	Amend RLZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.'	Accept in part	Yes

Commented [SM2]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 30 -33) change to recommendation in s42A Miscellaneous Topic, Issue 4 from accept to accept in part and consequential amendments to Standard RLZ-S15(6)

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
.			And make any consequential amendments to give effect to this submission.		
S106.019	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-S15	<p>Delete RLZ-S15(5) as follows:</p> <p>'5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.'</p> <p>And make any consequential amendments to give effect to this submission.</p>	Reject	No
.					
S106.018	House Movers Section of the New Zealand Heavy Haulage Association Inc	RLZ-S15	<p>Amend RLZ-S15(4) as follows:</p> <p>'4. The Building Pre-Inspection Report must be prepared by:</p> <p>a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or</p> <p>b. A member of the New Zealand Institute of Building Surveyors; or</p> <p>c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or</p> <p>d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or</p> <p>e. A Licensed Building Practitioner.'</p> <p>And any further consequential amendments to give effect to this submission.</p>	Accept	Yes
.					
S106.008	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-S15	<p>Amend GRZ-S15(4) as follows:</p> <p>'4. The Building Pre-Inspection Report must be prepared by:</p> <p>a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or</p> <p>b. A member of the New Zealand Institute of Building Surveyors; or</p> <p>c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or</p> <p>d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or</p> <p>e. A Licensed Building Practitioner.'</p> <p>And any further consequential amendments to give effect to this submission.</p>	Accept	Yes
.					

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
S106.013	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-S14	Amend GRUZ-S14(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.	Accept	Yes
S106.009	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-S15	Delete GRZ-S15(5) as follows: ' 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date. ' And make any consequential amendments to give effect to this submission.	Reject	No
S106.010	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRZ-S15	Amend GRZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Accept in part	Yes
S106.040	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-S10	Amend GIZ-S10(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Accept in part	Yes
S106.039	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-S10	Delete GIZ-S10(5) as follows: ' 5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the	Reject	No

Commented [SM3]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 30 -33) change to recommendation in s42A Miscellaneous Topic, Issue 4 from accept to accept in part and consequential amendments to Standard GRZ-S15(6)

Commented [SM4]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 30 -33) change to recommendation in s42A Miscellaneous Topic, Issue 4 from accept to accept in part and consequential amendments to Standard GIZ-S10(6)

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
			site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date. And make any consequential amendments to give effect to this submission.		
S106.015	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-S14	Amend GRUZ-S14(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Accept in part	Yes
S106.014	House Movers Section of the New Zealand Heavy Haulage Association Inc	GRUZ-S14	Delete GRUZ-S14(5) as follows: '5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give effect to this submission.	Reject	No
S106.034	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-S11	Delete COMZ-S11(5) as follows: '5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give effect to this submission.	Reject	No
S106.035	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-S11	Amend COMZ-S11(6) as follows: '6. The building must be placed on permanent foundations no later than two-weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Accept in part	Yes
S106.033	House Movers Section of the New Zealand Heavy Haulage Association Inc	COMZ-S11	Amend COMZ-S11(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering	Accept	Yes

Commented [SM5]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 30 -33) change to recommendation in s42A Miscellaneous Topic, Issue 4 from accept to accept in part and consequential amendments to Standard GRUZ-S14(6)

Commented [SM6]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 30 -33) change to recommendation in s42A Miscellaneous Topic, Issue 4 from accept to accept in part and consequential amendments to Standard COMZ-S11(6)

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
			Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.		
S106.038	House Movers Section of the New Zealand Heavy Haulage Association Inc	GIZ-S10	Amend GIZ-S10(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District.; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.	Accept	Yes
S106.004	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-S15	Delete LLRZ-S15(5) as follows: '5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.' And make any consequential amendments to give effect to this submission.	Reject	No
S106.005	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-S15	Amend LLRZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Accept in part	Yes

Commented [SM7]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 30 -33) change to recommendation in s42A Miscellaneous Topic, Issue 4 from accept to accept in part and consequential amendments to Standard LLRZ-S15(6)

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
S106.003	House Movers Section of the New Zealand Heavy Haulage Association Inc	LLRZ-S15	Amend LLRZ-S15(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.	Accept	Yes
S106.028	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-S15	Amend SETZ-S15(4) as follows: '4. The Building Pre-Inspection Report must be prepared by: a. A Member of Engineering New Zealand (the Institute of Engineering Professionals) (Structural and Civil); or b. A member of the New Zealand Institute of Building Surveyors; or c. An independent person, persons, or company as approved by Central Hawke's Bay District Council Building Control Authority; or d. A Building Control Officer (or equivalent) from the Territorial Local Authority where the building is being relocated from outside of the District; or e. A Licensed Building Practitioner.' And any further consequential amendments to give effect to this submission.	Accept	Yes
S106.025	House Movers Section of the New Zealand Heavy Haulage Association Inc	RPROZ-S16	Amend RPROZ-S16(6) as follows: '6. The building must be placed on permanent foundations no later than two weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Accept in part	Yes
S106.029	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-S15	Delete SETZ-S15(5) as follows: '5. The Council must be notified of the intended delivery date at least 48 hours before the building is relocated. Relocation must not be undertaken until the site is visited by Council officers to inspect the standard of the site, footpath, vehicle entrance and road. This standard will be met provided that the building is relocated within 5 days of the notified date.'	Reject	No

Commented [SM8]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 30 -33) change to recommendation in s42A Miscellaneous Topic, Issue 4 from accept to accept in part and consequential amendments to Standard RPROZ-S16(6)

Submission Point	Submitter / Further Submitter Name	Plan Provision	Summary of Decision Requested	Officer Recommendation	Amendments to Proposed Plan
.			And make any consequential amendments to give effect to this submission.		
S106.030	House Movers Section of the New Zealand Heavy Haulage Association Inc	SETZ-S15	Amend SETZ-S15(6) as follows: '6. The building must be placed on permanent foundations no later than two- weeks months from the date the building is moved to the site.' And make any consequential amendments to give effect to this submission.	Accept in part	Yes
.					

Commented [SM9]: Hearing Stream 6 - Right of Reply dated 9 December 2022 (paragraphs 30 -33) change to recommendation in s42A Miscellaneous Topic, Issue 4 from accept to accept in part and consequential amendments to Standard SETZ-S15(6)

APPENDIX 4

Copy of NZHHA Building Pre-Inspection Report Template



Building Pre-Inspection Report for Relocation

*New Location Address
Region*

For: *Council Name*

Date of report

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APPENDICES

APPENDIX A – PHOTOGRAPHS

1.0 GENERAL INFORMATION

1.1 Introduction

This Building Pre-Inspection report accurately records the external condition of the *dwelling house/garage/ancillary building* to be relocated and to establish all reinstatement works required to the exterior of the building after relocation to a workmanlike standard and to achieve a tidy appearance to meet requirements of the District Plan .

Limited inspection of the interior has been undertaken for the purpose of the Report.

The Report confirms whether the building is considered Safe and Sanitary.

The Report also identifies site-specific requirements including but not limited to the requirement for; the construction of the new foundations, new retaining walls, service connections, water and sewerage treatment (if applicable).

The Report must be read in conjunction with the condition table and photographs provided, which assist in providing a representation of the condition of the premises prior to the commencement of the relocation.

The Report has been prepared by *Name of Company Name* as per our instruction/agreement dated _____ on behalf of our clients *Name*

1.2 Applicants Contact Details

Applicant:	<i>Applicant (clients) name</i>
Contact address:	<i>Contact address</i>
Telephone:	
Email:	
Any Additional information:	

Agent:	<i>Authorised agent</i>
Contact address:	<i>Contact address</i>
Telephone:	
Email:	
Any Additional information:	

1.3 Building details

Type of building	<i>Dwelling house, garage, ancillary building</i>
Approximate age of building:	<i>Provide date range i.e. 1940-1950</i>
Brief Description:	<i>Number of storeys, approximate size, roof, walls, floor construction, additional features</i>
Proposed site address:	<i>Address of the intended site of the relocated building</i>
Site address where the building was inspected:	<i>Address...</i>
Proposed Use of Building	<i>Dwelling house, residential garage, ancillary</i>
Previous Use of the Building	<i>Relocated building must have been previously designed, built and used as a dwelling (Except previously used garage and ancillary buildings)</i>
Inspection Dates & Weather:	<i>Date and weather at the time of inspection</i>
Inspection by:	<i>Name of inspector</i>
Other persons present:	<i>Name of other parties present</i>
Building Consent Status	<i>Has Building Consent documentation been prepared for the relocation works.</i>

1.4 Reporting Conditions

This Report has been prepared under the following conditions of engagement:

- The survey is based on a visual inspection only; therefore it is not possible to guarantee that all concealed areas containing defects will be accessible (floor voids, roof voids, etc). No intrusive investigation will therefore be undertaken.
- Signs of water ingress will be searched for during the completion of the survey, however the Report cannot warrant that the building is free from water penetration, from defective roofing, cladding, rainwater goods, rising damp or the like unless evident at the time of our visual survey.
- Only areas where safe access is possible have been inspected.
- The Report is provided for the use of the client identified in section 1.1 and the council and may not be used by others without written permission. The writer of this report accepts no liability to third parties who may act on the report.
- This Report must be read in conjunction with photograph and condition tables provided.
- This Report is for the purposes of the District Plan. The Report also requires a safe and sanitary declaration for the purposes of the Building Act 2004.

1.5 Exclusions

This report **does not** include comment about the following:

- a) The structure of the building unless otherwise commented upon;
- b) The surrounding neighbourhood;
- c) The value of the property;
- d) Illegal Works; and
- e) Internal condition of the building unless otherwise commented upon.

Additionally, no search has been made of:

- f) Local Authority rates;
- g) Government Valuation; or
- h) LIM or PIM reports.

1.6 Definitions

The following defines the condition comments of the elements surveyed:

- Good: Items that have suffered minimal weathering, wear or decay and are free from any visual defects.
- Reasonable: Items that have worn through 'normal' use and weathering, and is in commensurate condition to the building age and use.
- Poor: Items that are worn, decayed or weathered either due to the age, abnormal use or lack of maintenance.

1.7 Areas Accessed



Example:

The external envelope of the subject building viewed from ground floor level and where safely accessed by ladder from ground level.



Internally, our inspection was limited to those parts of the buildings that could be safely accessed and a head and shoulders inspection of the roof space.

Access was gained into the subfloor space....

2.0 MANDATORY CONDITION TABLE

RMA 1991 – Mandatory External Reinstatement					
Item	Construction Element	Description	Condition	Required Upgrades & Comments	Photograph
1	Roof	<i>Corrugated iron/fibre cement sheet, concrete tile, metal tile, butynol membrane, other</i>	<i>Good/Reasonable/ Poor</i>	<i>None/ Repaint/ Re-roof etc</i>	 <p><i>Insert multiple photographs if/as required under any of the below sub-headings.</i></p>
2	Spouting and Downpipes	<i>PVC, metal, butynol membrane, other</i>	<i>Good/Reasonable/ Poor</i>	<i>None/ Repaint/ Replace etc</i> <i>Example: Repair all timber fascias, barges as well as rainwater goods to ensure surface moisture discharges into new Council approved outlet at new site location.</i>	

2.0 MANDATORY CONDITION TABLE

RMA 1991 – Mandatory External Reinstatement					
Item	Construction Element	Description	Condition	Required Upgrades & Comments	Photograph
3	Wall Cladding	<i>Fibre cement weatherboard/sheet, timber weatherboard, Board and batten, metal sidings, other</i>	<i>Good/Reasonable/Poor</i>	<i>None/ Repaint/ Replace etc</i>	
4	Foundation cladding	<i>NA</i>	<i>NA</i>	<i>Foundation cladding is to be installed as specified in the Building Consent</i>	
5	Window and Door Joinery	<i>Powder coated aluminium, timber, steel, single glazed, double glazed</i>	<i>Good/Reasonable/Poor</i>	<i>None/ Install new joinery/Repair and redecorate existing joinery</i> <i>Example: Repair and repaint window and door joinery. Replace all broken glass immediately after relocation.</i>	

3.0 BUILDING ACT REQUIREMENTS

This Report is for purposes required by the District Plan. It is not a report to address matters required by the Building Act.

A building consent is required for the relocation of this building and all subsequent works as a consequence. The building work must be designed and undertaken by Licensed Building Practitioners with the appropriate category of licence (certain homeowner exemptions may apply). This Pre-inspection Report must be submitted to council with an application for building consent.

The building consent documents must be provided to council along with the appropriate fees and proof of ownership (Certificate of Title less than 3 months old or sale and purchase agreement for the proposed site).

The site specifics must be appropriately designed to include foundations, considering, layout, sizing, position, bracing, ventilation, access etc.

4.1 SAFE AND SANITARY

Comment is required.

Licensed Building Practitioner MUST give a declaration regarding whether the building is/isn't Safe and Sanitary.

Note:

If the building is not considered safe and sanitary then give reasons. (example: evidence of leaky building)

4.2 HEALTH & SAFETY

Set out below is a description of the health and safety concerns identified.

Example:

Building materials identified are suspected to contain asbestos. This includes, but not limited to fibre cement claddings, vinyl flooring and soffit linings. Asbestos is relatively safe when encapsulated, but is dangerous to health when fibres become air borne. This can occur when the building materials are damaged or become degraded.

No specialist laboratory testing has been carried out to confirm the presence or absence of asbestos or any other material hazardous to health. All comments are based upon a visual inspection only.

It is recommended that a specialist asbestos surveyor be instructed to identify the risks present.

5.0 ESTIMATE OF COSTS OF EXTERNAL REINSTATEMENT WORKS

The estimate of costs of external reinstatement works is the sum of [*to insert*]

Note:

Allow a contingency sum for any damage in transit

“Reinstatement Works” means the extent of the work required to the exterior of the Relocated Building as specified in the Building Pre-Inspection Report for the purposes of the District Plan. The exterior reinstatement works will not include matters regulated by the building legislation or connection to foundations; but may include matters required by the District Plan for work to be undertaken and completed to the exterior of the building to a workmanlike standard and to achieve a tidy appearance, including, without limitation:

- (a) Repair of broken windows and window frames;*
- (b) Repair of rotten weatherboards or other damaged wall cladding;*
- (c) Necessary replacement or repair of roof materials;*
- (d) Cleaning and/or painting of the exterior where necessary e.g. roof, walls, window frames etc;*
- (e) Repair of transit damage; and/or*
- (f) Replacement and painting of baseboards or other foundation cladding.*

6.0 LICENSED BUILDING PRACTITIONER SIGNATURE

I, certify that the information provided is true and correct and that the building described above appears to have applied with the relevant Building Regulations at the time of its construction, and (if a dwelling) the building has been previously designed, built and used as a dwelling (Except previously used garage and ancillary buildings).

Author

Peer Reviewer

Signed:

If undertaken/available

Qualifications *LBP Category, BOINZ, RICS, NZIBS, ANZIA etc*

For and On Behalf of *Company Name*

Address

Inspectors business address

Telephone

Telephone business number

Email

Email business address

7.0 OWNER DECLARATION

As a requirement of the [insert council name] District Plan/Resource Consent, I/we _____ CERTIFY that I/we will ensure that within 12 months from the building being delivered to site the buildings external reinstatement, insulation, heating, infrastructure, closing in, ventilation of foundations, and connections to services (mains or private) will be completed.

I acknowledge that failure to complete any mandatory work identified in 2.0 'Mandatory Condition Table' relating to the reinstatement of the building may lead to council taking enforcement action under the Building Act 2004, or Resource Management Act 1991, including by way of a notice to fix, infringement notice, abatement notice, enforcement order, or prosecution.

Signed:..... (PRINT).....

Owner

Signed:..... (PRINT).....

Owner

Signed:..... (PRINT).....

Owner



Elevation description i.e. Front Elevation

Elevation description i.e. Rear Elevation

Elevation description

Elevation description

Elevation description

Elevation description

<i>Elevation description</i>	<i>Elevation description</i>	<i>Elevation description</i>
<i>Elevation description</i>	<i>Elevation description</i>	<i>Elevation description</i>

Additional Comments and Notes