

Relocated Buildings and Shipping Containers | Ngā Kōrero mō te Hūnuku Whare

Overview

While second-hand relocated buildings can provide a sustainable, affordable housing option that allows reuse of physical resources, if undertaken poorly or when the required maintenance and alterations are not made, these buildings can adversely affect the amenity of an area. To manage these effects, this chapter provides for second-hand relocated buildings as a permitted activity in all zones and most precincts, provided that specified standards are met. Provision is also made for new transportable buildings that are constructed off-site, transported and relocated. In all cases the standards of the relevant zone and district wide chapters are also required to be met.

There are areas in the district that have a special character. The Te Kumi commercial precinct (PREC2) is a gateway feature of Te Kūiti, while the Te Maika precinct (PREC7) is located in the coastal environment and in an outstanding natural landscape. The amenity precinct (PREC6) provides a rural corridor and entrance to Waitomo Caves Village and the railway cottage cluster precinct (PREC1) possesses unique heritage values and characteristics. Poorly situated second-hand relocated buildings, shipping containers and second-hand relocated buildings that are not adequately finished have the potential to detract from the character of these precincts. Careful consideration of the position of relocated buildings is required.

Although shipping containers are not relocated buildings, they are increasingly being used for a number of purposes including conversion into residential accommodation, workshops, offices, ancillary buildings and for use as storage. In some places shipping containers have been repurposed as retail premises which successfully contribute to the amenity and vibrancy of commercial areas. Where shipping containers are converted into residential accommodation it is important that their location, general appearance and connectivity to services is considered. Shipping containers can adversely impact the character and amenity of the surrounding neighbourhood, particularly where they are highly visible, are left in a state of disrepair or where a number of containers are clustered together. As a result, this plan aims to protect local amenity while enabling innovative reuse of this resource.

Objectives

Refer also to the relevant objectives in Part 2 District - Wide Matters

- RLB-01.** The placement and use of second-hand relocated buildings and shipping containers must not detract from the amenity of the neighbourhood they are located within.
- RLB-02.** The potential for reverse sensitivity effects to arise from the placement and use of second-hand relocated buildings and shipping containers is minimised.

- RLB-O3.** Ensure the function and use of new transportable buildings, second-hand relocated buildings and shipping containers are compatible with the zone and/or precinct's purpose.
- RLB-O4.** New transportable buildings, second-hand relocated buildings and shipping containers must only be placed in overlays, scheduled sites or features where they do not detract from the values of the landscape or environment, they propose to locate in.

Policies

Refer also to the relevant policies in Part 2 District - Wide Matters

- RLB-P1.** To maintain and enhance the amenity of neighbourhoods, any exterior maintenance, reinstatement work and painting of second-hand relocated buildings must be undertaken as soon as practically possible.
- RLB-P2.** Protect the identified character of the precincts by avoiding any potential adverse effects which arise from the location and use of new transportable buildings, second-hand relocated buildings and shipping containers.
- RLB-P3.** Avoid relocating buildings or shipping containers used for living accommodation into those zones and precincts where this is identified as a non-complying activity, except where the remoteness of the site necessitates worker accommodation that cannot be provided in another zone.
- RLB-P4.** Allow shipping containers to be used for living accommodation in specified zones and precincts only where exterior upgrading, maintenance and painting are undertaken, and where their location and use maintains or enhances the level of amenity in the neighbourhood they are located within.
- RLB-P5.** Where shipping containers are permitted as an accessory building in specified zones and precincts, encourage exterior upgrading to maintain the level of amenity in the area. Where the provisions require a shipping container to locate at the rear of buildings where it cannot be seen from a public place, ensure this placement occurs.
- RLB-P6.** Enable the conversion and use of shipping containers for the sale of goods and services in specified zones and precincts, only where the primacy of the Te Kūiti CBD precinct (PREC5) is protected and the amenity of the neighbourhood is maintained or enhanced.
- RLB-P7.** Protect the integrity of the railway cottage cluster precinct (PREC1) by avoiding locating shipping containers and relocated buildings between any railway cottage and the front boundary of a site.
- RLB-P8.** In the Te Maika precinct (PREC7), preserve the natural character of the coastal environment and protect the values of the outstanding natural landscape and outstanding natural features by managing effects including the placement, colour, reflectivity and building materials of relocated buildings and shipping containers.

- RLB-P9.** Maintain and enhance the rural character of the amenity precinct (PREC6) by avoiding ribbon development and minimising visual clutter which detracts from the open pastoral landscape adjacent to the State Highway corridors.

Rules

The rules that apply to relocated buildings and shipping containers are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- RLB - Table 1 - Activities Rules; and
- RLB - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-Wide Matters; and
- Any relevant provision in Part 3 Area Specific matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

Refer to Part 1 - How the Plan Works for an explanation of how to use this plan, including activity status abbreviations.

RLB - Table 1 – Activities Rules

RLB-R1.	Second-hand relocated buildings less than 30 m² in size	
RLB-R2.	New transportable buildings	
All zones and precincts (except PREC1, PREC6 & PREC7)	Activity Status: PER	Activity status where compliance is not achieved: N/A
Amenity precinct (PREC6)	<p>Activity status: PER</p> <p>Where:</p> <p>1. The building must be situated to the rear of buildings where it cannot be seen from a public place. Where there are no existing buildings on the site, this rule is not met and resource consent is required.</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>The matters over which discretion is restricted are:</p> <p>(a) The proposed timetable for completion of the work required to reinstate the exterior of the building as per the Building Pre-Inspection Report; and</p> <p>(b) The extent to which the location, bulk, scale and built form of the building impacts on character and amenity of PREC6; and</p> <p>(c) Safety and efficiency of the transport network, including access and provision of on-site parking; and</p> <p>(d) Potential reverse sensitivity effects on any adjoining activities; and</p> <p>(e) The siting of buildings to avoid ribbon development.</p>
Railway cottage cluster precinct (PREC1)	<p>Activity status: PER</p> <p>Where:</p> <p>2. The building must be situated to the rear of buildings where it cannot be seen from a public place. Where there are no existing buildings on the site, this rule is not met and resource consent is required.</p>	Activity status where compliance is not achieved: DIS
Te Maika precinct (PREC7)	Activity status: DIS	Activity status where compliance is not achieved: N/A
RLB-R3.	Second-hand relocated buildings 30 m² or larger	
All zones and precincts (except	Activity Status: PER	Activity status where compliance is not achieved: RDIS
precincts (except	Where:	See RLB-S1 for matters of discretion.

PREC1, PREC2, PREC6 & PREC7)	1. All of the performance standards in RLB – Table 2 are complied with.	
Te Kumi commercial precinct (PREC2)	<p>Activity Status: PER</p> <p>Where:</p> <p>2. All of the performance standards in RLB – Table 2 are complied with; and</p> <p>3. The building must be situated to the rear of buildings where it cannot be seen from a public place. Where there are no existing buildings on the site, this rule is not met and resource consent is required.</p>	<p>Activity status where compliance is not achieved: RDIS</p> <p>See RLB-S1 for matters of discretion.</p>
Amenity precinct (PREC6), Railway cottage cluster precinct (PREC1) & Te Maika precinct (PREC7)	<p>Activity status: DIS</p>	<p>Activity status where compliance is not achieved: N/A</p>
RLB-R4.	Shipping containers not used for living accommodation purposes	
Industrial & rural production zones, Te Kūiti commercial zone (excluding Te Kūiti CBD precinct PREC5) & Aerodrome precinct (PREC3)	<p>Activity Status: PER</p> <p>Where:</p> <p>1. Shipping containers must be used as an accessory building only and must not be used for living accommodation purposes; and</p> <p>2. In the Te Kūiti commercial zone only, any shipping container must be situated to the rear of buildings where it cannot be seen from a public place. Where there are no existing buildings on the site this rule is not met and resource consent is required; and</p> <p>3. Shipping containers must comply with the provisions of this plan as though it were a building.</p>	<p>Activity status where compliance is not achieved: DIS</p>
Piopio commercial zone, tourism & open space zones, Te Kumi	<p>Activity Status: PER</p> <p>Where:</p> <p>4. Shipping containers may be used as an accessory building or converted for the sale of goods and services, but must</p>	

<p>commercial precinct (PREC2), Mokau commercial precinct (PREC4) & Te Kūiti CBD precinct (PREC5)</p>	<p>not be used for living accommodation purposes; and</p> <p>5. Except in the open space zone, where a shipping container is used as an accessory building it must be situated to the rear of buildings where it cannot be seen from a public place. Where there are no existing buildings on the site this rule is not met and resource consent is required; and</p> <p>6. Shipping containers must comply with the provisions of this plan as though it were a building.</p>	
<p>All other zones All other precincts (except PREC1, PREC6 & PREC7)</p>	<p>Activity Status: PER Where:</p> <p>7. Shipping containers must be used as an accessory building only and must not be used for living accommodation purposes; and</p> <p>8. Shipping containers must be situated to the rear of buildings where it cannot be seen from a public place. Where there are no existing buildings on the site this rule is not met and resource consent is required; and</p> <p>9. Shipping containers must comply with the provisions of this plan as though it were a building.</p>	
<p>Amenity precinct (PREC6), Railway cottage cluster precinct (PREC1) & Te Maika precinct (PREC7)</p>	<p>Activity status: DIS</p>	<p>Activity status where compliance is not achieved: N/A</p>
<p>RLB-R5.</p>	<p>Shipping containers – used for living accommodation purposes including residential units, minor residential units and sleepouts</p>	
<p>General rural, residential, rural lifestyle, settlement, Māori purpose, tourism &</p>	<p>Activity Status: PER Where:</p> <p>1. The owner of site to which the shipping container is to be relocated must supply a signed declaration to Waitomo District Council that the work</p>	<p>Activity status where compliance is not achieved with any other rule: DIS</p>

<p>future urban zones, Te Kūiti commercial zone (excluding Te Kūiti CBD precinct PREC5)</p>	<p>required to upgrade the shipping container to residential living accommodation will be completed within 6 months of the shipping container being delivered to the site; and</p> <p>2. Shipping containers must comply with the provisions of this plan as though it were a building.</p>	
<p>Amenity precinct (PREC6) & Te Maika precinct (PREC7)</p>	<p>Activity status: DIS</p>	<p>Activity status where compliance is not achieved: N/A</p>
<p>Piopio commercial zone, all other zones and all other precincts</p>	<p>Activity status: NC</p>	<p>Activity status where compliance is not achieved: N/A</p>

RLB - Table 2 - Performance Standards

RLB-S1.	Second-hand relocated buildings 30 m ² or larger	
<ol style="list-style-type: none"> 1. All relocated buildings must comply with the relevant standards for permitted activities in this Plan; and 2. Any relocated building intended for use as a dwelling must have previously been designed, built, and used as a dwelling; and 3. For any relocated building 30 m² or larger, a Building Pre-Inspection Report must accompany the application for a building consent for the destination site. The Building Pre-Inspection Report must be prepared by a licensed building practitioner or other appropriately qualified person; and 4. The Building Pre-Inspection Report must identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within the specified 12 month period; and 5. The building shall be located on permanent foundations approved by building consent, no 		<p>Activity status where compliance is not achieved: RDIS</p> <p>The matters over which discretion is restricted are:</p> <ol style="list-style-type: none"> (a) The proposed timetable for completion of the work required to reinstate the exterior of the relocated building as per the Building Pre-Inspection Report; and (b) The extent to which the location, bulk, scale and built form of the relocated building impacts on character and amenity; and (c) Safety and efficiency of the transport network, including access, the availability of on-street parking and provision of on-site parking; and (d) Potential reverse sensitivity effects on any adjoining activities; and (e) In PREC2, the ability to soften the visual impact of the relocated building from adjacent properties and public places, including retention of any existing mature trees and landscaping; and

<p>later than 2 months of the building being moved to the site; and</p> <p>6. All other reinstatement work required by the Building Pre-Inspection Report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. The reinstatement work must include connections to all infrastructure services and closing in and ventilation of the foundations.</p>	<p>(f) In PREC2, the use to which the relocated building will be put and whether it is compatible with the planned character and amenity of the precinct and complementary with permitted activities; and</p> <p>(g) The extent to which building design, siting and landscaping of the structures minimises extent of impervious surfaces; and</p> <p>(h) The effects of non-compliance with any relevant zone standards.</p>
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Advice notes

Temporary construction buildings

For buildings and shipping containers used in conjunction with, and for the duration of construction work located either on the same site as the construction project, or on a site adjoining the construction project, see the temporary activities chapter.

Hazard areas, overlays, scheduled sites and features

There are additional rules for all buildings, including relocated buildings, which are located in coastal hazard areas, hazard areas, overlays, on scheduled sites and features. A shipping container must comply with the provisions in this plan including the provisions for coastal hazard areas, hazard areas, overlays, scheduled sites and features as though it were a building.

Setbacks from water bodies and the coastline

Note: All buildings and structures must also comply with NATC-R2, CEH-R1 and CEH-R2.