

Relocated Buildings and Shipping Containers

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 and Part 3 Area Specific Matters

- RLB-O1.** 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-O2.** 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 and Part 3 - Area Specific 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 all 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

<p>Amenity Precinct (PREC6) & Railway cottage cluster precinct (PREC1)</p>	<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: DIS</p>
<p>Te Maika precinct (PREC7)</p>	<p>Activity status: DIS</p>	<p>Activity status where compliance is not achieved: N/A</p>
<p>RLB-R3.</p>	<p>Second-hand relocated buildings 30 m² or larger</p>	
<p>All zones and precincts (except PREC1, PREC2, PREC6 & PREC7)</p>	<p>Activity Status: PER</p> <p>Where:</p> <p>1. All of the performance standards in RLB – Table 2 are complied with.</p>	<p>Activity status where compliance is not achieved: DIS</p>
<p>Te Kumi commercial precinct (PREC2)</p>	<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 with RLB-R3.2: DIS</p> <p>Activity status where compliance is not achieved with RLB-R3.3: RDIS</p> <p>Where the activity is RDIS, the matters over which discretion is restricted are:</p> <p>(a) Condition of the exterior of the building; and</p> <p>(b) Repairs and works identified for action in a Council approved or certified Building Relocation Inspection Report and timing for completing any required works; and</p>

		<p>(c) Visual effects, including bulk, scale and location of the building; and</p> <p>(d) Parking and access, impacts on traffic safety, efficiency and on street parking; and</p> <p>(e) Potential reverse sensitivity effects on any adjoining activities; and</p> <p>(f) Effects on the character, values and the function of any precinct.</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-R4.</p>	<p>Shipping containers not used for living accommodation purposes</p>	
<p>Industrial & rural production zones, Te Kūiti commercial zone (excluding Te Kūiti CBD precinct PREC5) & aerodrome precinct (PREC3)</p>	<p>Activity Status: PER</p> <p>Where:</p> <ol style="list-style-type: none"> Shipping containers must be used as an accessory building only and must not be used for living accommodation purposes; and 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 Shipping containers must comply with the provisions of this plan as though it were a building. 	<p>Activity status where compliance is not achieved: DIS</p>

<p>Piopio commercial zone, tourism & open space zones, Te Kumi commercial precinct (PREC2), Mokau commercial precinct (PREC4) & Te Kūiti CBD precinct (PREC5)</p>	<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 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</p> <p>All other precincts (except PREC1, PREC6 & PREC7)</p>	<p>Activity Status: PER</p> <p>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</p>	<p>Activity status: DIS</p>	<p>Activity status where compliance is not achieved: N/A</p>

(PREC1) & Te Maika precinct (PREC7)		
RLB-R5.	Shipping containers – used for living accommodation purposes including residential units, minor residential units and sleepouts	
General rural, residential, rural lifestyle, settlement, Māori purpose, tourism & future urban zones, Te Kūiti commercial zone (excluding Te Kūiti CBD precinct PREC5)	Activity Status: PER Where: <ol style="list-style-type: none"> 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 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 Shipping containers must comply with the provisions of this plan as though it were a building. 	Activity status where compliance is not achieved with any other rule: DIS
Amenity Precinct (PREC6) & Te Maika precinct (PREC7)	Activity status: DIS	Activity status where compliance is not achieved: N/A
Piopio commercial zone, all other zones and all other precincts	Activity status: NC	Activity status where compliance is not achieved: N/A

RLB - Table 2 - Performance Standards

RLB-R6.	Second-hand relocated buildings 30 m ² or larger
<p>1. For any relocated building 30 m² or larger, a Building Relocation Inspection Report must accompany an application for a building consent. The Building Relocation Inspection Report must be prepared by one of the following suitably qualified and experienced people:</p> <ul style="list-style-type: none"> (i) A Waitomo District Council Building Compliance Officer (or equivalent); or (ii) A member of the New Zealand Institute of Building Surveyors; or (iii) A licensed building practitioner (carpenter or design category); or (iv) A building inspector from the local authority where the building is being relocated from; <p>AND</p> <p>2. If the Building Relocation Inspection Report has been prepared by a person other than a Waitomo District Council Building Compliance Officer (or equivalent position), the accuracy and completeness of the Building Relocation Inspection Report must be confirmed by a Waitomo District Council Building Compliance Officer (or equivalent position) by undertaking an on-site inspection of the relocated building once it has been relocated. Should the Waitomo District Council Building Compliance Officer determine that the relocated building requires external repair works in addition to that identified in the submitted Building Relocation Inspection Report in order to achieve a tidy and workmanlike external appearance, then:</p> <ul style="list-style-type: none"> (i) The owner of site to which the building is to be relocated will be contacted and must agree in writing to the additional works within 2 weeks of notification of the requirement for additional works. The additional works then become part of the Building Relocation Inspection Report; <p>AND</p> <p>3. The Building Relocation Inspection Report must identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a</p>	<p>Activity status where compliance is not achieved: DIS</p>

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<p>certification by the property owner that the reinstatement works shall be completed within the specified 12 month period; and</p> <ol style="list-style-type: none"> 4. The building shall be located on permanent foundations approved by building consent, no later than 2 months of the building being moved to the site; and 5. All other reinstatement work required by the building 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. 	
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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.