

RELOCATED BUILDINGS AND SHIPPING CONTAINERS

Introduction

The ability to relocate and use buildings and shipping containers contributes to the economic wellbeing of the Timaru District by providing for the sustainable, and affordable, reuse of existing buildings and shipping containers. However, the use of relocated buildings and shipping containers can result in adverse visual amenity effects. Both can appear inconsistent with the established character of the area and if left unfinished for a long period of time can also look untidy. For these reasons, this chapter manages the relocation of buildings and shipping containers as a specific land use activity.

The relocation of heritage buildings listed in SCHED3 – Schedule of Historic Heritage Items is managed by provisions in the Historical Heritage Chapter.¹

Objectives

RELO-O1 Relocated buildings and shipping containers

Relocated buildings and shipping containers occur where they will have minimal adverse effects on the character and visual amenity values of the surrounding area.²

Policies

RELO-P1 Relocated buildings and shipping containers in the General Industrial Zone and Port Zone³

Enable the relocation of buildings and shipping containers in the General Industrial zZone⁴ and Port Zone.

RELO-P2 Shipping containers in all other zones

Enable shipping containers where:

1. they are screened so that they are not visible from any road; or⁵
2. they are positioned in a location that does not dominate the streetscape; and
3. they do not adversely affect the character and amenity values of the surrounding area.

RELO-P3 Relocated buildings in all other zones

Provide for relocated buildings where:

1. the exterior appearance and materials of any relocatable building is consistent with the character and amenity values of the surrounding area; and
2. any reconstruction, repair or reinstatement works are limited in duration.

Rules

Note: *Activities not listed in the rules of this chapter are classified as a permitted under this chapter. The underlying zone rules and standards in Part 3 – Area Specific Matters – Zone Chapters apply to relocated buildings and shipping containers. The provisions of Part 2 – District-wide Matters Chapters also apply to relocated buildings and shipping containers.⁶ For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under*

¹ Heritage New Zealand [114.7]

² Clause 16(2) Amendment

³ Clause 16(2) Amendment

⁴ Clause 16(2) Amendment

⁵ Rooney Holdings (174.74), Rooney, GJH (191.74), Rooney Group (249.74), Rooney Farms (250.74), Rooney Earthmoving (251.74) and TDL (252.74)

⁶ Panel Decision Report Part 1, Section 4.3

each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW – How the Plan Works – General Approach.⁷

RELO-R1 Placement of a relocated building		
1 General Industrial Zone Port Zone	Activity status: Permitted	Activity status when re compliance not achieved: Not applicable
2 All zones except the General Industrial Zone and Port Zone	<p>Activity status: Controlled <u>Permitted</u></p> <p>Where:</p> <p><u>PER-1</u> The relocated building is designed and built for its intended purpose; and</p> <p><u>PER-2</u> A reinstatement works report prepared by a licensed building practitioner accompanies the application for building consent. The report is to identify all reinstatement works that are to be completed to the exterior of the building and shall include certification by the property owner that the reinstatement works will be completed within a 12 month period from the date the relocated building is being moved to the site; and</p> <p><u>PER-3</u> The relocated building shall be located on permanent foundations approved by building consent, no later than two months of the building being moved to the site; and</p> <p><u>PER-4</u> All reinstatement works must be undertaken in accordance with the reinstatement work report within a 12 month period in accordance with PER-2; and</p> <p><u>PER-5</u> Once all reinstatement works have been completed written confirmation is supplied to Council.</p> <p><u>CON-1</u> The applicant has entered into a contract with a Licensed Building Practitioner that</p>	<p>Activity status when re compliance is not achieved: Restricted Discretionary</p> <p>The m Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the timeframe to permanently site the building on foundations and to repair any damage to the exterior of the building; and 2. the quantum and details of a bank bond to guarantee the building is permanently located on foundations and any damage to the exterior of <u>the building</u> is completed; and 3. the exterior appearance and materials of the building.

⁷ Clause 16(2) Amendment/Section 42A Summary Statement, Paragraph 14(c)

	<p>confirms that within twelve months of the building being located on the site:</p> <ol style="list-style-type: none"> 1. the building will be permanently sited on foundations; and 2. any damage to the exterior of the relocated building will be repaired to a tradesman's like manner. <p>Matters of control are reserved to:</p> <ol style="list-style-type: none"> 1. The exterior appearance and materials of the building; and; 2. Method and timing of notification to council to monitor the consent.⁸ <p>Note:⁹ This rule does not apply if the Any building that is a temporary activity provided for in the TEMP Temporary Activities Chapter is exempt from this rule.</p>	
RELO-R2	Placement of a shipping container	
<p>1 General Industrial Zone Port Zone</p>	<p>Activity status: Permitted</p>	<p>Activity status when compliance not achieved: Not applicable</p>
<p>2 All zones except the General Industrial Zone and the Port Zone</p>	<p>Activity Status: Controlled</p> <p>Where:</p> <p>CON-1 The shipping container is either: <ol style="list-style-type: none"> 1. located more than 20m from a road boundary; or 2. is not visible from the road,¹⁰ and </p> <p>CON-2 The maximum total¹¹ gross floor¹² area and number¹³ of all shipping containers on the site does not exceed:</p>	<p>Activity status when compliance is not achieved with CON-1 or CON-2²⁰: Restricted Discretionary</p> <p>The mMatters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. location on the site; and 2. visibly of the shipping container beyond the boundary of the site; and 3. the exterior appearance of the shipping container; and 4. landscaping and screening; and 5. the number of shipping containers on the site and cumulative effects on visual amenity and the character of the area.

⁸ NZHHA [184.1]

⁹ Panel Decision Report Part 1, Section 4.3

¹⁰ Panel Decision Report Part 7, Section 8.5

¹¹ Section 42A Summary Statement, Paragraph 14(b)

¹² ECan [183.1]

¹³ Prodanov, T [117.4]

²⁰ Clause 16(2) Amendment

Site area	Total gross ¹⁴ floor ¹⁵ area of shipping containers ¹⁶	Number of shipping containers
<10ha	230m ²	2
>10ha	230m ² per 10ha of site area	2 per 10ha of site area ¹⁷

and

CON-3

There is no stacking of shipping containers.

Matters of control are reserved to:

1. location of the shipping container on the site; and
2. the exterior appearance of the shipping container; and
3. screening and landscaping;¹⁸

Note: ~~This rule does not apply if the~~ Any shipping container is a temporary activity provided for in the ~~TEMP~~ Temporary Activities Chapter is exempt from this rule.¹⁹

¹⁴ Section 42A Summary Statement, Paragraph 14(b)

¹⁵ ECan [183.1]

¹⁶ Clause 16(2) Amendment

¹⁷ Prodanov, T [117.4]

¹⁸ Clause 16(2) Amendment

¹⁹ Clause 16(2) Amendment