

Relocated Buildings and Shipping Containers

Issues

Allowing for relocated buildings and use of shipping containers but when this is consistent with maintaining the character and visual amenity of the surrounding environment.

Operative District Plan Approach

The Operative District Plan manages shipping containers and relocated buildings in a uniform way with the same rules and performance standards as if the potential adverse effects are similar or the same.

Draft Plan Approach

The Draft Plan has separate policies and rules for shipping containers and relocated buildings so that the activities are managed more effectively. The exception is the General industrial zone, in which both are permitted because adverse effects are not anticipated.

Reasons

Relocated buildings are a popular low cost alternative to building new homes and therefore making this option possible, while maintaining a quality environment, is important. Likewise shipping containers serve a community need and therefore the Draft Plan recognises that but seeks to manage the potential adverse effects.

What it Means in Practice

- Shipping containers and relocated buildings are permitted in the General industrial zone without restriction
- Shipping containers in all other zones are a controlled activity if located more than 20m from a road boundary or not visible from the road, are not stacked, and do not occupy more than 20m² of area
- Relocated buildings are a controlled activity in all other zones with similar requirements to the Operative District Plan, although the terminology used in the rule has been updated to align with current legislation.