

## 19.2 Relocated Buildings and Temporary Buildings and Temporary Activities-Rules

### 19.2.1 Relocated Buildings

#### 19.2.1.1 Purpose

This rule has been included to provide for the use of relocated buildings subject to appropriate consideration of potential adverse effects, particularly visual and structural.

#### 19.2.1.2 Activities

##### i Discretionary Activities

As well as being subject to the Site and Zone Standards relating to buildings, any **relocated building** is a **Discretionary Activity** with the exercise of the Council's discretion being limited to the external appearance of the building in all zones.

(Exception: This rule does not apply to accessory buildings under 30m<sup>2</sup> in gross floor area, except where located in the front yard of a site in any Residential Zone.)

#### 19.2.1.3 Resource Consents - Assessment Matters

##### i General

- (a) The following Assessment Matters are methods or matters included in the District Plan, in order to enable the Council to implement the Plan's policies and fulfil its functions and duties under the Act.
- (b) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant Assessment Matters set out in (ii) below.

- (c) In the case of Discretionary Activities, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s), the assessment matters taken into account shall be those relevant to the standard(s).

##### ii Assessment Matters

In considering whether to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

- (a) Whether the age, appearance and condition of the building will be compatible with buildings on adjoining properties and in the vicinity.
- (b) Whether the likely appearance of the building upon restoration or alteration, will be such as to ensure compatibility with buildings on adjoining properties and in the vicinity.
- (c) Whether the exterior materials used, and their condition are of an acceptable standard.
- (d) The likelihood that restoration work will be undertaken within a specified period.
- (e) Any requirement to impose a bond or other condition to ensure completion of restoration work, both structural and appearance, to an acceptable standard, including time frame with bonds.

### 19.2.2 Temporary Buildings and Temporary Activities

#### 19.2.2.1 Purpose

This rule has been included to provide clarity of and flexibility for temporary activities within the District that are limited in either scale or duration and have no more than minor adverse effects.

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## 19.2.2.2 District Rules

Attention is drawn to the following District Wide Rules. These District wide rules take precedence over any rules that apply to this section of the District Plan, unless specially stated to the contrary.

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|------|----------------------|--------------------|
| (i)  | Heritage             | - Refer to Part 13 |
| (ii) | Hazardous Substances | - Refer to Part 16 |
| (iv) | Signs                | - Refer to Part 18 |

## 19.2.2.3 Activities

### i Permitted Activities

Notwithstanding anything to the contrary in this Plan, the following shall be **Permitted Activities** in any zone provided that the activity complies with all of the site standards specified below:

#### (a) Temporary Activities Ancillary to Building and Construction Work

Any temporary building, office, storage shed, workshop, scaffolding, safety fences and other similar buildings and activities that are:

- Ancillary to a building or construction project and located on the same site; and
- Do not exceed 50m<sup>2</sup> in gross floor area; and
- Are limited to the duration of the construction project, or a period of 12 months, whichever is lesser.

#### (b) Temporary Military Training

Temporary Buildings and Temporary Activities ancillary to temporary military training carried out pursuant to the Defence Act 1990, provided any such activity or building does not remain

on the site for longer than the duration of the project or a period of 12 months, whichever is the lesser.

#### (c) Temporary Storage

Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m<sup>2</sup> in gross floor area.

#### (d) Carnivals, Fairs, Galas, Market Days, Tents and Marquees, Meetings, Exhibitions, Parades, Rallies, Filming, Cultural and Sporting Events, Concerts, Shows, Musical and Theatrical Festivals and Entertainment

Any temporary activity, including the use of buildings, for such purposes as carnivals, fairs, galas, market days, meetings, exhibitions, parades, rallies, filming, cultural and sporting events, concerts, shows, musical and theatrical festivals and entertainment, tents and marquees and uses similar in character, is a permitted activity provided that:

- The number of persons partaking in the activity at any one time does not exceed:
- 500 persons when the activity is undertaken inside a building; or
- 200 persons when the activity is undertaken outside; and
- The activity does not remain on the site for a period longer than 7 days, in any calendar year; and
- The activity complies with the relevant noise standards of the zone.

#### (e) Temporary Utilities

Any temporary utilities that:

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- Are required to provide an emergency service for a period no longer than 3 months, or
- Are ancillary to, and required in respect of, a permitted temporary activity specified in (a), (b) and (d) above; and
- Do not exceed a maximum building height of 10m.

## ii Discretionary Activities

Notwithstanding anything to the contrary in this plan, the following shall be **Discretionary Activities** in any zone provided that the activity complies with all of the site standards specified below:

### (a) Carnivals, Fairs, Galas, Market Days, Tents and Marquees, Meetings, Exhibitions, Parades, Rallies, Filming, Cultural and Sporting Events, Concerts, Shows, Musical and Theatrical Festivals and Entertainment

Any Temporary activity, including the use of buildings, for such purposes as carnivals, fairs, galas, market days, tents and marquees, meetings, exhibitions, parades, rallies, filming, cultural and sporting events, concerts, shows, musical and theatrical festivals and entertainment, and uses similar in character which:

- Exceed the following numbers of people partaking in the activity at any one time
- 500 persons when the activity is undertaken inside a building; or
- 200 persons when the activity is undertaken outside; or
- Remain on the site for more than a total of 7 days in any calendar year; or
- Do not comply with the relevant noise standards of the zone.

### (b) Sale of Liquor

Temporary activities that involve the sale of liquor for consumption on the premises which:

- Exceed the following numbers of people partaking in the activity any one time;
- 500 persons when the activity is undertaken inside a building; or
- 200 persons when the activity is undertaken outside; and
- Sell liquor for a period longer than 7 days; or
- Do not comply with the relevant noise standards of the zone.

## 19.2.2.4 Site Standards

### i Glare

All fixed exterior lighting shall be directed away from adjacent sites and roads.

### ii Sanitation

All temporary activities that exceed a duration of 2 hours and do not have access to public or private toilet facilities shall provide sanitary facilities for the duration of the activity in accordance with the NZ Building Code Clause G1. When using Clause G1 if the activity is not undertaken within a building the most appropriate building use shall be applied.

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## 19.2.2.5 Resource Consents - Assessment Matters

### i General

- (a) The following Assessment Matters are methods or matters included in the District Plan, in order to enable the Council to implement the Plans policies and fulfil its functions and duties under the Act.
- (b) In considering resource consents for land use activities, in addition to the applicable provisions of the Act, the Council shall apply the relevant Assessment Matters set out in ii below.
- (c) In the case of Discretionary Activities, where the exercise of the Council's discretion is restricted to the matter(s) specified in a particular standard(s), the assessment matters taken into account shall only be those relevant to the standard(s).

### ii Assessment Matters

In considering whether or not to grant consent or impose conditions, the Council shall have regard to, but not be limited by, the following assessment matters:

#### (a) Amenity

- (i) The duration, hours or frequency of the activity.
- (ii) The nature and intensity of the activity.
- (iii) The effect of the activity on the amenity of the neighbouring properties and surrounding community.
- (iv) The effect and intensity of nuisance elements on neighbouring properties; eg noise, dust, lighting, odour and vibration.
- (v) The hours of amplified music or sound.

- (vi) The impact of signage associated with the activity on the amenity of the community.
- (vii) Any adverse effect on the surrounding natural landscape, including native vegetation and fauna.
- (viii) The effect of silt run-off or sedimentation from site work on the surrounding environment.
- (ix) The effect of the activity on the use normally made to any public place in respect of its use, character and conservation value.

#### (b) Health and Safety

- (i) The ability to dispose of wastewater and refuse without adversely affecting the surrounding environment.
- (ii) The ability to supply potable water in compliance with the drinking-water standards for New Zealand, for the duration of the activity.
- (iii) The provision and location of adequate sanitation facilities throughout the duration of the activity in accordance with the Building Act.
- (iv) Compliance with food hygiene standards and regulations.
- (v) The appropriateness and control measures in place for the sale of liquor for consumption on the premises.
- (vi) The ability to provide fire prevention and fire control measures.
- (vii) The effect of the activity on the communities safety.

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- (viii) Provision of an Emergency Management Plan which specifies a clear set of roles and procedures in the case of an accident or emergency.
- (c) **Traffic**
- (i) The impact of traffic movement and parking associated with the activity on the safety and flow of traffic within the District and adjoining network.
- (ii) Where the activity is undertaken on land adjacent to or adjoining a State Highway the provision of a Traffic Management Plan in accordance with the Code of Practice for Temporary Traffic Management. A Traffic Management Plan should outline the following:
- Parking layout;
  - Access on and off the site, including any foot traffic;
  - Provision of warning signs and cones for traffic control;
  - Names of traffic controllers, including a Site Traffic Management Supervisor;
  - Provision of high visibility safety clothing for persons involved in controlling traffic;
  - Contingency plan which specifies a clear set of roles and procedures in the case of a traffic accident or emergency.