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Section 15: Relocated Buildings and Temporary Activities

15.1 Issues

Relocated buildings can, at times, be a useful and cost effective means of providing residential accommodation and can also usefully serve as buildings for business and community purposes. They can contribute to extending the useful life of built resources; however they often require appropriate conditions to ensure that alteration or restoration of the building is undertaken to achieve reasonable compatibility with the environment in the surrounding area.

Temporary buildings and activities that otherwise might not be permitted by the relevant zone rules, may be appropriate in some situations, where effects of a short duration can be controlled.

15.2 Objective and Policies

Objective 15.1: Effects of Relocated Buildings and Temporary Activities

Provide for relocated buildings and temporary activities where associated adverse effects on the environment can be appropriately avoided, remedied or mitigated.

Policy 15.1A

Provide for controls over relocation of buildings to ensure compatibility with the surrounding context and minimise adverse effects on amenity values.

Policy 15.1B

Provide for appropriate temporary activities to occur where adverse effects on the environment can be controlled.

Explanation and Reasons

For relocated buildings, there is a need to ensure that such buildings do not establish at a lower standard of amenity than the Plan requires for new development. For this reason, it is important to ensure that any relocated building is established to an appropriate state of repair, within a reasonable timeframe after being relocated to a new site.

Buildings may be relocated as a whole or in portions onto a new site either from within or outside the District. Buildings may be relocated for many reasons:

- a cheaper alternative to new buildings,
- provide a desired building design, or
- the building may be relocated to a new site to preserve it e.g. a heritage building.

For temporary activities, limits on time and the scale of these activities and buildings are incorporated to minimize any adverse effects on neighbours.

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15.3 Anticipated Environmental Results

- Efficient use of built resources.
- Controls on adverse amenity impacts caused by relocated buildings.
- Provision for temporary activities to occur in appropriate situations.

15.4 Methods of Implementation

- Controls on relocated buildings and temporary activities.

15.5 Reasons for Rules – Relocated Buildings

The relocation of buildings is not an uncommon practice within Ashburton District. There are several advantages that make re-use of existing buildings through relocation from one location to another attractive. Often buildings that become available for relocation are surplus to the needs of one owner but still hold utility for another – examples include the removal of older dwellings ahead of site redevelopment in the case of residential areas, or ahead of a change of use, as may occur in the case of commercial or rural redevelopment. In general such re-location can extend the useful life of a building, promoting efficiency in resource use. It can also provide a cost effective alternative to a new building.

Experience shows that relocating buildings can however result in adverse effects, particularly for the receiving environment. Relocated buildings are often older and may appear incongruous when re-positioned into a much newer context, such as a new residential subdivision. Of necessity, the process of relocation often means the building itself must undergo remedial work to re-establish it as fit for its intended purpose, and depending on how that is undertaken, and how long it takes to complete, that can result in adverse amenity effects, even if only temporarily.

Relocated buildings are also often set into a cleared site situation, and there may be less of a tendency to integrate the building into its immediate surroundings compared with the situation of a new building being erected and associated site works, landscaping etc being completed as part of the overall process of site development. The process of relocation may require the receiving site to be cleared of vegetation, fencing, driveways or other features simply to enable the building to be physically placed into position, creating contrast in otherwise established settings. Generally, other than small accessory structures, such effects will be managed through the resource consent process.

The Council does not seek to prevent people from relocating buildings into any zone, for the following reasons:

- The Plan does not control the design or age of buildings in most zones.
- Relocated buildings can be an efficient use of physical resources, which is a matter to be considered in promoting sustainable management under section 7(e) of the Act.
- There are mechanisms outside the District Plan to prevent or control relocated buildings within any particular subdivision.

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The provisions within the Plan enable the Council to require an applicant to undertake such work as is necessary to ensure that the relocated building meets a level of compatibility with the surrounding context within a reasonable timeframe.

15.6 Reasons for Rules – Temporary Activities

These rules provide for temporary buildings and activities that otherwise might not be permitted by the relevant zone rules. Limits on time and the scale of these activities and buildings and the effects of temporary military training activities are incorporated to minimize any adverse effects on neighbours.

Temporary activities that might not otherwise be permitted in an area by the standards set by the Plan may be appropriate in some situations, where they are of a short duration and where their effects can be controlled. Such activities are often one-off events (e.g. markets, public celebrations, site facilities during construction) and associated buildings may be very temporary, specifically erected for that event and thereafter removed. By virtue of their temporary and occasional nature, the community is generally willing to accept effects on the environment, particularly those affecting amenity, which would otherwise not be acceptable.

15.7 Rules – Relocated Buildings

Note: In addition to the rules below, the relocation of any building remains subject to all the Site and Zone Standards that apply to the Zone in which the site is located. District-Wide Rules may also apply. If any one or more of the Zone or District-Wide Rules apply, the activity may require consent in respect of those rules.

15.7.1 Permitted Activities

The following activities shall be Permitted Activities:

- a) the relocation of accessory buildings, under 10m² in gross floor area, except where located in the front yard of a site in any Residential Zone or the Residential area of the Aquatic Park Zone.
- b) the relocation of any building to the site of the scheduled Plains Historic Village in the Rural A Zone.

15.7.2 Restricted Discretionary Activities

The following activities shall be Restricted Discretionary Activities, except where listed as a permitted activity, with the exercise of the Council's discretion being restricted to matters relating to the design and appearance of the building:

- a) the relocation of any building, in all zones, to a new site.
- b) the relocation of accessory buildings, under 10m² in gross floor area, where located in the front yard of a site in any Residential Zone or the Residential area of the Aquatic Park Zone.

15.8 Assessment Matters – Relocated Buildings

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 below.

- a) Whether the age, appearance and condition of the building will be compatible with buildings on, or anticipated to occur 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 occurring 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 to an acceptable standard.

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15.9 Rules – Temporary Activities

15.9.1 Permitted Activities

The following activities shall be Permitted Activities in any zone, provided that they comply with all of the relevant Site Standards:

- a) Temporary buildings ancillary to a building or other construction project;
- b) Temporary carnivals, bazaars, markets, public meetings and private functions and associated ancillary temporary buildings or other structures including tents;
- c) Temporary buildings or structures associated with Filming.

15.9.2 Controlled Activities

The following activities shall be Controlled Activities, except where listed as a permitted activity, provided that they comply with all of the relevant Site Standards, with the exercise of the Council's discretion being restricted to the matters listed:

- a) Any Temporary Military Training Activity, that does not meet the site standard with the exercise of the Council's discretion being restricted to the following matters:
 - rehabilitation of the sites;
 - waste management;
 - assessment matters for Areas of Significant Nature Conservation Value in Rural Zones;
 - the assessment matters for the zone in which the temporary military training activity is to occur;
- b) Any Police, Fire and/or Civil Defence Training, that does not meet the site standards, with the exercise of the Council's discretion being restricted to the following matters:
 - rehabilitation of the sites;
 - waste management;
 - assessment matters for Areas of Significant Nature Conservation Value in Rural Zones;
 - the assessment matters for the zone in which the temporary police, fire and/or civil defence training activity is to occur;

15.9.3 Restricted Discretionary Activities

The following activities shall be Restricted Discretionary Activities, except where listed as a permitted or controlled activity:

- a) Any Activity which is listed as a Permitted or Controlled Activity and which does not comply with any one or more of the relevant Site Standards.

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15.9.4 Notification / Consultation / Notes

Resource consents in relation to the following matters shall not be publicly notified:

Buildings ancillary to a building or other construction project	Site Standard 15.10.1
Carnivals, bazaars, markets, public meetings and private functions	Site Standard 15.10.2a)

Notes:

- Unless stated to the contrary, these rules override any other rules contained within the zone sections of the Plan (Residential, Rural, Business and Open Space). They do not override rules contained in any of the other sections.

15.10 Site Standards – Temporary Activities

15.10.1 Temporary Buildings Ancillary to a Building or Other Construction Project

- a) Temporary buildings ancillary to a building or other construction project are limited to:
- 50m² in area;
 - remaining on the site for no longer than the duration of the project, or twelve months, whichever is the lesser.

Note: Noise standards apply as per Section 11.

15.10.2 Temporary Carnivals, Bazaars, Markets, Public Meetings and Private Functions

- a) No activity or building associated with any temporary carnivals, bazaars, markets and public meetings shall remain on the site for longer than one week at any one time or occur more than 12 times in any one year.
- b) No activity or building associated with any temporary private function on a residential or rural site shall remain on the site for longer than one week at any one time or occur more than 5 times in any one year.

Note: Noise standards apply as per Section 11.

15.10.3 Temporary Military Training Activities and Police, Fire and Civil Defence Training

- a) Temporary Military Training and Police, Fire and Civil Defence Training Activities shall:
- not require the construction of permanent structures; and
 - ensure that any temporary structures erected are removed at completion of the temporary military training activities; and
 - not require excavation (permanent or mechanical) unless provided for in this Plan; and
 - be limited to a period not exceeding 31 days in any calendar year; and
 - no activity be undertaken in an area identified on the Planning Maps as being of Significant Nature Conservation Value.

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Note: Noise standards apply as per Section 11.

15.10.4 Temporary Buildings or Structures Associated With Filming

a) Temporary buildings or structures associated with Filming shall:

- Meet the site and zone standards for Noise, Hours of Operation and Lighting as they apply to the Zone in which the proposed filming is located; and
- The filming shall not involve the erection of any permanent structure which exceeds the site standards for the Zone in which the proposed filming is located; and
- Provide for all temporary structures to be removed within 30 days of the end of film capture; and
- not be located within an area identified on the Planning Maps as being of Significant Nature Conservation value or above the Altitudinal Land Use Line; and
- not involve any earthworks or the clearance of vegetation which exceeds the site standards for the Zone in which the proposed filming is located; and
- not exceed a duration of 2 weeks.

Note:

- For the purpose of this rule, filming shall include the use of land and buildings for the purpose of commercial video and film production and includes the setting up and dismantling of film sets and associated facilities for staff.
- Noise standards apply as per Section 11.

15.11 Assessment Matters – Temporary Activities

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 below.

- a) Any adverse effects on the amenities of the neighbourhood;
- b) Any adverse effects on adjoining properties from noise, overshadowing, privacy or loss of visual amenity;
- c) The impact on the road network and traffic safety in the vicinity of the site;
- d) Whether the building can comply with other standards for buildings in the relevant zone.
- e) In relation to filming, those matters identified in the relevant zone section which are relevant to:
 - non-compliance with noise, hours of operation, lighting, building location or scale, vegetation clearance or earthworks rules in the zone in which the filming is to take place.
 - Areas of Significant Nature Conservation Value or above the Altitudinal Land Use Line (900 metres above sea level).

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