

## 19. Relocated Buildings, Temporary Buildings and Temporary Activities

### 19.1 Issues, Objectives and Policies

#### 19.1.1 Resources and Activities

Relocated buildings are a physical resource for which provision should be made.

Temporary buildings and temporary activities are an integral part of the urban and rural environment and are necessary to satisfy a wide range of economic and social needs.

#### 19.1.2 Issues

Both activities have the potential to have significant adverse effects on neighbouring properties. The following issues are of particular concern:

- the appearance of relocated or temporary buildings.
- the size and duration of temporary buildings and activities.
- the impact of such buildings and activities in terms of visual and noise environments, and traffic generation.

#### 19.1.3 Objective and Policies

##### Objective 1 - Amenity

***Relocatable buildings, temporary buildings and temporary activities located and operated to minimise any adverse effects on the environment.***

##### ***Policies:***

- 1 *To require consent to a discretionary activity for the external appearance of any relocatable building, with emphasis on compatibility with the amenity of the surrounding locality.*
- 2 *To set detailed rules for the time limit, size of temporary buildings and operation of temporary activities.*

##### **Implementation Methods**

###### **(i) District Plan**

- (a) Include rules to control the appearance of relocatable buildings, and limit the size and time of temporary buildings and temporary activities.

###### **(ii) Other Methods**

- (a) To use the provisions of the Building Act to control the structural standards of any building.

##### **Explanation and Principal Reasons for Adoption**

Relocated buildings are a cost-effective means of providing accommodation. Such buildings should satisfy the same general appearance standards as new buildings.

Temporary buildings are generally used for short term and interim purposes and as such flexibility in location and appearance is appropriate. In the same way, flexibility is needed for the operation of temporary activities which are short term but provide for an important element in the economic and social well being of the community.

#### 19.1.4 Environmental Results Anticipated

- (i) Relocated buildings which protect the general amenity of the zone or locality.
- (ii) Flexibility in the provision for temporary buildings and temporary activities.