

17. Relocated Buildings, Temporary Buildings and Temporary Activities

17.1 Issue 1 - Environmental Effects of Relocated Buildings

The relocation of buildings has the potential to have significant adverse effects on neighbouring properties or the environment generally.

17.1.1 Objective 1

To control relocatable buildings, so as to avoid, remedy or mitigate any adverse effects on the environment.

17.1.2 Policy

To ensure that the design and appearance of any relocatable building does not adversely affect the amenity of the surrounding locality.

17.1.3 Implementation Method

The provision of rules to control the appearance of relocatable buildings.

Explanation and Reasons

Relocated buildings are an alternative means of providing buildings, be it for residential, business or farming purposes. However, any such buildings should satisfy or be compatible with the existing buildings and amenity of the surrounding area.

17.2 Issue 2 - Temporary Buildings and Activities

Buildings and activities may be able to remain temporarily on a site for the duration of the activity even though they may not comply with standards of the Plan.

17.2.1 Objective 2

To provide for the establishment of temporary buildings and temporary activities to enable people to meet their short term cultural, economic and social needs.

17.2.2 Policies

1. To enable buildings to be erected on a short term basis, provided they are of limited scale.
2. To enable activities and their associated buildings to occur where they are of limited duration.

17.2.3 Implementation Method

The provision of rules to limit the size of temporary buildings and activities and the length of time they can be established.

Explanation and Reasons

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.

17.3 Anticipated Environmental Results

1. Flexibility in the provision for temporary buildings and temporary activities.
2. Relocated buildings which have regard to and protect the general amenity of the zone or locality within which they are sited.

Relocated Buildings, Temporary Buildings and Temporary Activities Rules

17.4 Relocated Buildings

Subject to compliance with other sections of the Plan, the relocation of any building shall be a permitted, controlled or restricted discretionary activity as follows:

Table 17.4 Activity Status

Status	Activity	Conditions
Permitted	<p>a. Relocated accessory buildings less than 50m² in gross floor area.</p> <p>b. Relocated utility buildings less than 20m² in gross floor area.</p> <p>c. Any other relocated building, which complies with the performance standards specified below.</p>	
Controlled	The relocation of any building older than 15 years, but less than 25 years old, provided that all other performance standards are complied with.	<p>The exercise of Council's control is limited to:</p> <ul style="list-style-type: none"> — visual effects — effects on amenity of the surrounding area — building design — standards not complied with
Restricted Discretionary	<p>a. Any relocated building, other than a controlled activity, which does not comply with the performance standards specified below.</p> <p>b. The relocation of any container or any other building used or intended to be used for a residential activity, where the building's original purpose was not for residential activity and where it is to be relocated in any Residential or Settlement Zone.</p>	<p>Council's discretion is restricted to the following:</p> <ul style="list-style-type: none"> — visual effects — effects on amenity of the surrounding area — building design — standards not complied with

17.4.1 Performance standards

Table 17.4.1

17.4.1	Standard
1. Age	Relocated buildings shall be no older than 15 years.
2. Damaged buildings	Relocated buildings shall not have any visible damage that exceeds 10% of the total exterior area, prior to relocation.
3. Reinstatement works	Any reinstatement or reconstruction works

17.4.1	Standard
	required as a result of the relocation shall be completed within 4 calendar months of the building being relocated.
4. Wood-boring insect infestation	<p>a. Relocated buildings shall be free from any termite infestation.</p> <p>b. Relocated buildings shall be free from any wood-borer infestation, or shall be treated by a pest control agent qualified in the control of wood boring pests, prior to relocation into the District.</p>

17.5 Temporary Buildings and Temporary Activities

Subject to compliance with all other relevant provisions, the following are permitted activities in any zone:

- a. Temporary buildings structures and activities ancillary to a construction project, subject to the following conditions:
 - temporary buildings shall not exceed 50m² in gross floor area and;
 - temporary buildings and structures shall not remain on the site following completion of the project and;
 - temporary activities shall not exceed the duration of the project
- b. Temporary activities and events subject to the following conditions:
 - the activity shall not exceed 14 consecutive days in duration, and;
 - the activity shall not occur on more than four occasions in any one calendar year and;
 - any ancillary buildings shall not remain on the site for longer than the duration of the event. *-Except that this rule does not apply to buildings and activities specified in 17.5a or outdoor events as defined and provided for in the Kaikoura Peninsula Tourism Zone.*

17.6 Discretionary Activities

Any buildings, structures and / or activities which do not comply with Rule 17.5 are a restricted discretionary activity with Council's discretion restricted to:

- visual effects
- effects on amenity values
- traffic effects
- building colour

Note: In addition to the rules above, the following district-wide and zone rules may also apply:

Natural Hazards	refer to Section 8
Hazardous Substances	refer to Section 9
Utilities	refer to Section 10

Landscape and Amenity	refer to Section 11
Transport	refer to Section 12
Heritage	refer to Section 15
Waste Management Protocol	refer to Appendix G
Noise Provisions & Exemptions	refer to Appendix Q
Zone Rules	

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