

Section 32 Evaluation Report

Temporary Activities & Relocated Buildings

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Section 32 Evaluation Report: Temporary Activities & Relocated Buildings

1. Strategic Context

Council is preparing a new District Plan under Section 74 of the Resource Management Act 1991(RMA or the Act). Section 74(1) of the RMA sets out matters which are to be considered by territorial authorities when preparing or changing district plans. That section states that any change to district plans must be in accordance with the functions for territorial authorities set out in section 31, the provisions of Part 2, the duties under section 32, and any regulations.

Section 74(2) of the Act requires that when preparing or changing a district plan, a territorial shall have regard to:

- (a) any –
 - (i) *Proposed regional policy statement; or*
 - (ii) *Proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and*
- (b) any-
 - (i) *Management plans and strategies prepared under other Acts; and*
 - (ii) *Repealed*
 - (iia) *Relevant entry [on the New Zealand Heritage List/Rarangi Korero required by the Heritage New Zealand Pouhere Taonga Act 2014]; and*
 - (iii) *Regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing),— to the extent that their content has a bearing on resource management issues of the district; and*
- (c) *The extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.*

Section 74(2A) requires that when preparing or changing a district plan a territorial authority must take into account:

Any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

Section 75 of the Act details the requirements for the content of district plans. Section 75 of the Act states that:

- (3) *A district plan must give effect to –*
 - (a) *any national policy statement; and*
 - (b) *any New Zealand coastal policy statement; and*
 - (c) *any regional policy statement.*
- (4) *A district plan must not be inconsistent with -*
 - (a) *a water conservation order; or*
 - (b) *a regional plan for any matter specified in section 30(1).*

Consideration has been given to the matters detailed in sections 74 and 75 of the Act, as outlined in Sections 2 to 5 below.

2. National Planning Documents

National Policy Statements

There are currently four operative national policy statements which the District Plan must give effect to. These include:

- The New Zealand Coastal Policy Statement 2010
- The National Policy Statement for Renewable Electricity Generation 2011
- The National Policy Statement for Freshwater Management 2011
- The National Policy Statement for Electricity Transmission 2008

It has been determined that none of these policy statements are relevant to the proposed Temporary Activities & Relocated Buildings chapter.

National Environmental Standards

National environmental standards are regulations made under section 43 of the RMA. They can prescribe technical standards, methods or other requirements for environmental matters. In some circumstances, local authorities can impose stricter standards. There are currently five National Environmental Standards in effect:

- Air quality
- Sources of human drinking water
- Telecommunications facilities
- Electricity transmission
- Assessing and managing contaminants in soil to protect human health

It has been determined that none of these national environmental statements are relevant to the proposed Temporary Activities & Relocated Buildings chapter.

3. Regional Planning Documents

Regional Policy Statement

Section 75 of the Act requires that a district plan prepared by a territorial authority must “give effect to” any operative Regional Policy Statement. The operative Otago Regional Policy Statement 1998 (RPS, 1998), administered by the Otago Regional Council, is the relevant regional policy statement to be given effect to within the District Plan.

For the purposes of this section 32 report the RPS for Otago has been reviewed. In general the RPS contains only very general policy guidance that would not have any direct bearing on the existing and proposed temporary activities or relocated buildings. However the RPS does contain objectives and policies in relation to waste minimisation and recycling (objectives 13.4 and policies 13.5), which can have a bearing on the management of temporary activities. Additionally, the RPS contains policies relating to the form and quality of the built environment (Chapter 9), of relevance to the management of relocated buildings. These are:

Matter	Objectives	Policies
To promote sustainable management of the built environment and infrastructure, as well as avoiding or mitigating against adverse effects on natural and physical resources.	9.4.1 to 9.4.3	9.5.4 and 9.5.5

The Temporary Activities and Relocated Buildings Chapter is consistent with the operative provisions of the RPS in that it seeks to manage Temporary Activities and Relocated Buildings to avoid adverse effects on the built environment.

Proposed Otago Regional Policy Statement

Section 74 of the Act requires that a District Plan must “have regard to” any proposed regional policy statement. It is noted that the ORC is currently in the process of reviewing the RPS 1998.

The Proposed RPS was released for formal public notification on the 23 May 2015. The Proposed RPS does not contain any specific policy relevant to Temporary Activities or Relocated Buildings, however, it does contain general provisions relating to the management of amenity within urban and rural environments. The following provisions of the Proposed RPS are considered relevant to this Chapter.

Matter	Objectives	Policy
Urban areas are well designed, sustainable and reflect local character	3.7	3.7.1

The Temporary Activities and Relocated Buildings Chapter has had regard to the Proposed RPS and the above objective and policy by establishing provisions to ensure that the positive effects of these activities are realised and enabled; while ensuring potential adverse effects can be suitably managed to ensure appropriate integration with the existing environment and built form.

Regional Plans

There are four operative regional plans within the Otago Region relating to air, water, coast and waste. The purpose of the Otago Regional Plan: Air is to promote the sustainable management of the air resource in the Otago region. The Otago Regional Plan: Water is for the use, development and protection of Otago's rivers, lakes, aquifers and wetlands. The Otago Regional Plan: Coast is relevant to the coastal marine area. The Otago Regional Plan: Waste applies to solid waste management, including waste minimisation. This chapter does not seek to address any matters that are managed under the Otago Regional Plans for Air, Water and the Coast. The minimisation of waste is addressed in proposed provisions, therefore the Regional Plan: Waste is relevant to this chapter. The provisions aim to minimise waste generated at source, and maximise the opportunities for reuse, recycling, and recovery of waste materials.

4. Iwi Management Plans

Kai Tahu Ki Otago Resource Management Plan

The Kai Tahu Ki Otago Resource Management Plan (2005) (NRMP) is the principal planning document for Kai Tahu Ki Otago (KTKO) (KTKO is used to describe the four Papatipu Runanga and associated whanau and ropu of the Otago Region). Chapter 5 of the NRMP identifies issues, objectives and policies for the Otago Region as a whole, and includes the following objectives:

- i. *The rakātirataka and kaitiakitaka of Kāi Tahu ki Otago is recognised and supported.*
- ii. *Ki Uta Ki Tai management of natural resources is adopted within the Otago region.*
- iii. *The mana of Kāi Tahu ki Otago is upheld through the management of natural, physical and historic resources in the Otago Region.*
- iv. *Kāi Tahu ki Otago have effective participation in all resource management activities within the Otago Region.*
- v. *The respective roles and responsibilities of Manawhenua within the Otago Region are recognised and provided for through the other objectives and policies of the Plan.*

Chapter 10 of this plan sets out objectives and policies as they are relevant to the Clutha/Mata-au Catchment, which the District is contained. No objectives or policies within the NRMP are directly relevant to the Temporary Activities & Relocated Buildings chapter.

Ngai Tahu Ki Murihiku Natural Resource and Environmental Iwi Management Plan (2008)

The Ngai Tahu Ki Murihiku Natural Resources and Environmental Iwi Management Plan (Murihiku Plan) was issued in 2008 and consolidates Ngai Tahuki Murihiku values, knowledge and perspectives on natural resources and environmental management issues. The Murihiku Plan identifies kaitiakitanga, environmental and social, economic, health and wellbeing outcomes that need to be recognised when considering the proposed chapter. The proposed chapter will not offend any of the relevant objectives and policies.

5. Section 32 Evaluation

All District Plan changes must be evaluated as directed by section 32 of the RMA. Section 32(1) and (2) specifies what the evaluation must examine.

- (1) *An evaluation report required under this Act must—*

- (a) *examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
 - (b) *examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions; and*
 - (c) *contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*
- (2) *An assessment under subsection (1)(b)(ii) must—*
- (a) *identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
 - (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
 - (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

Section 32(3) relates to “amending proposals”. As Council is issuing a new proposed District Plan, this section is not considered relevant.

6. Resource Management Issues

This review seeks to address a number of key issues (detailed below), to enable a more permissive approach to temporary activities with an acceptable level of effects, to avoid duplication of regulatory processes (both within Council and Crown entities). The review also seeks to improve on identified issues associated with operative provisions applying to Relocated Buildings, by providing for certain Relocated Buildings to be established without the need for resource consent – where complying with site design standards (setbacks, building height, site coverage).

The proposed provisions retain the operative District Wide approach to Temporary Activities and Relocated Buildings by keeping these within a single chapter to avoid duplication across individual zones.

The review also aims to clarify and strengthen existing provisions by providing clear objectives and policies, and to make the Plan easier to understand and administer.

The resource management issues set out in this section have been identified from the following sources:

- Monitoring Report for Section 19 of the operative District Plan (January 2012) (**Attachment 4**)
- Consultation brochure on temporary activities (excluding temporary events) sent to persons identified as being involved in temporary activities.
- Consultation brochure on temporary events sent to known event organisers
- Summary of feedback received from consultation brochures
- Research Report titled ‘Queenstown Lakes District Council Management of Informal Airports’ April 2012. Prepared by Southern Planning Group Ltd.
- Simpson Grierson legal check / review of Report titled ‘Queenstown Lakes District Council Management of Informal Airports’ April 2012. Prepared by Southern Planning Group Ltd.
- The Auckland Film Protocol (draft)
- Comparison with numerous other District Plan provisions elsewhere in New Zealand
- Safety Planning Guideline for Events December 2003. Prepared by NZ Police, St John, NZ Fire Service, and Ministry of Civil Defence and Emergency Management.
- Zero Waste Events – Zero Waste Guide for Events. Prepared by the Queenstown Lakes District Council
- Zero Waste Production – A Green Screen Guide & Directory for Film Production
- Queenstown Lakes District Council Events Strategy 2013 - 2017

- Consultation with QLDC Event Facilitators, QLDC Property Manager APL Property, QLDC Resource Consenting Planners, QLDC Reserves Department, The Department of Conservation, NZTA, and the Film Otago/Southland Executive Manager
- District Plan Review Section 32 Analysis: Temporary Activities Report, January 2013 (**Attachment 5**).

The key resource management issues include:

- The review identified that the location of 'relocated buildings' provisions in a chapter that is otherwise restricted to 'temporary activities' has in some cases led to confusion and poor legibility. However, the provisions are also very specific in nature, are infrequently applied, and maintain a consistent regulatory approach across the District. For these reasons, it is proposed to retain their location within a single district wide chapter to maintain the established and understood approach.
- The 'Monitoring Report for Section 19 of the operative District Plan' (January 2012) (**Attachment 4**) and the supporting 'District Plan Review Section 32 Analysis: Temporary Activities Report', January 2013 (**Attachment 5**) identified the following issues associated with the approach to Relocated Buildings under Section 19 of the Operative District Plan:
 - The relocated buildings rule excludes accessory buildings, which would include shipping containers. This may not have been anticipated when the rule was written, because they have recently become popular as a storage option, and the appearance of shipping containers is quite different to other 'residential' accessory buildings, such as a garden shed.
 - An issue has arisen about whether the activity of relocating an existing lawfully established building within its own site should be a permitted activity, provided the relocated building complies with the relevant site and zone standards. A number of consents were issued for relocating a building within a site.
 - An issue has arisen about whether 'new build' relocations require resource consent or are permitted. Consideration should be given to whether new builds that have been constructed elsewhere specifically for the purpose of residential accommodation should require resource consent.
 - A number of problems were identified with the definition of a 'Building' and its application to structures like caravans and shipping containers.
- The single objective and two policies of the Operative District Plan are not well suited to the six diverse types of temporary activities covered under the existing section 19, nor the additional temporary activity proposed (for example, temporary use of a site as an airport for community events). The two policies are ineffective due to their generality and the fact that they were directed at the Council as plan writer, rather than providing guidance for the consenting process.
- Temporary events and temporary filming on public conservation land requires a concession from the Department of Conservation. It has been viewed as a double up that Council can sometimes also require resource consent for temporary events and temporary filming, when the landowner and manager of the Conservation Estate has already given permission.
- Temporary events are often held on Council-owned and managed recreation land and require numerous approvals from different Council departments. This has led to the impression of over-regulation whereby there is a requirement seek a resource consent from one Council department, despite the event having been approved and encouraged by another department.
- An issue is the number of persons permitted at outdoor events (<200) before a resource consent is required, as the limits are quite low and adverse effects do not appear to arise at this number.
- An issue is with regard to the permitted duration of temporary events (currently up to 7 days) and the use of a cap on the total number of events on a site (currently due to interpretation issues it is difficult to know if there is a cap on the total number of temporary events a site may be used for).
- In terms of the rules relating to licensed events, an issue is whether having a blanket discretionary activity status for any event that involves the sale of alcohol is necessary, given that the sale of alcohol is regulated under the Sale and Supply of Alcohol Act 2012.

An issue is the use of zone-based noise limits for managing noise from temporary events. Providing specific noise limits for temporary events and temporary filming, rather than the zone noise limits (which will almost always be breached).

- In terms of the site standards for temporary events, the reference to Clause G1 of the Building Code is incorrect and needs to be replaced with an appropriate system for determining the number of toilets required at an event.
- In terms of the rule relating to temporary events, monitoring indicated the effectiveness of the existing rule would be enhanced by stating that tents and marquee's are not deemed to be 'indoor' venues.
- For the rules relating to activities associated with construction activity, consideration could be given to removing the 50m² and twelve month time limit and providing for them to remain for the duration of the construction project. This is because temporary buildings associated with construction activity are an anticipated part of a construction site.
- Large-scale construction projects are often located in areas not serviced by permanent retail activity to provide for the food/drink needs of construction workers. This is likely to have resulted in unnecessary trip generation for construction workers.
- In terms of the rule relating to temporary storage, the rule is very broad, only excluding farming purposes. Section 19 of the District Plan lacks a statement directing a reader to the activity status of a proposal that breaches this rule, or the site standards, and requires a statement directing them to the relevant zone rules. A similar issue arises with the temporary utilities rule, which is that temporary utilities are subject to the utilities chapter if the temporary utilities rule cannot be complied with.
- An issue is the large amount of assessment matters contained within the chapter, often duplicating requirements of other legislation, for example *'compliance with food hygiene standards and regulations.'*

7. Purpose and Options

The Operative Relocated Buildings, Temporary Buildings & Temporary Activities chapter does not contain one over-arching purpose, but individually refers to providing for relocated buildings and to enable flexibility for temporary activities within the District that are limited in either scale or duration and have no more than minor adverse effects.

The proposed chapter is still intended to apply to both Temporary Buildings and Relocated Buildings as both being matters relevant to address at a District Wide level. However a centralised purpose statement has been proposed which addresses the specific resource management issues of each activity.

The proposed chapter recognises that temporary events and filming are important to the economic, social, and cultural vitality of the District, and are therefore encouraged. The establishment of Relocated Buildings within the District can also have positive benefits however their appearance and intended use must be compatible with the existing environment and amenity.

The proposed chapter will both provide for temporary activities currently permitted, and adopt a more permissive approach where, on balance, the outcome sought is considered to outweigh adverse effects.

The following sections of this report have been provided in order to fulfil the statutory requirements of section 32 of the RMA.

8. Evaluation of proposed Objectives - Section 32 (1) (a)

Section 32(1)(a) of the RMA requires the evaluation to examine the extent that a new objective is the most appropriate way to achieve the purpose of the Act. Six new objectives are proposed as part of this proposed chapter. This section of the report considers the new objectives in the context of the purpose of the Act.

The purpose of the Act demands an integrated planning approach and direction:

Section 5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

The remaining provisions in Part 2 of the Act, particularly section 7, provide a framework within which objectives are required to achieve the purpose of the Act and provisions are required to achieve the relevant objectives. Section 7 (abbreviated below) is particularly relevant to this proposed chapter:

Section 7 Other Matters

In achieving the purpose of this Act, all persons exercising functions and power under it, in relation to managing the use, development, and protecting of natural and physical resources, shall have particular regard to –

- (b) *the efficient use and development of natural and physical resources;*
- (c) *the maintenance and enhancement of amenity values;*
- (f) *maintenance and enhancement of the quality of the environment;*

The following objectives serve to address the Temporary Activities and Relocated Building issues identified in this report.

Proposed Objective	Appropriateness
35.2.1 Temporary Events and Filming are encouraged and are undertaken in a manner that ensures the activity is managed to minimise adverse effects.	This objective acknowledges the significant benefits that temporary events and filming provide communities within the District. This objective also acknowledges that without adequate management, temporary events and filming can result in substantial adverse effects. The Queenstown Lakes District Council Events Strategy 2013 - 2017 (refer to Attachment 1) has been designed to guide the growth, development and delivery of events in the District over the next 10 years (2013-2023), with the specific goal of extending the flow of economic and social benefits of events. The strategy identifies four main benefit streams associated with events: • Economic benefits Direct economic benefits to the District result from increased visitor spending with a higher than average spend, and event income sourced from outside the region. • Branding and exposure Large-scale events are a cost effective means of promotion. • Social well-being A balanced event portfolio makes for a more vibrant and interesting place to live. • Legacy benefits Events can position a town or district on the global stage and act as a catalyst

	for change. Long terms legacy benefits can also result including infrastructure, local knowledge, resources, and business/trade benefits. With respect to economic benefits, major events such as Warbirds Over Wanaka and Winterfest have been estimated to result in an overall economic impact of \$21.6 million¹ and \$57 million², however smaller events can too provide substantial economic benefits. The NZ Local Government Filming Protocol identifies the economic benefits associated with filming, including job creation, support for local businesses, and support for maintaining places of scenic and heritage value. However both temporary events and filming can and will result in adverse effects including nuisance, disruption, restriction to public access, waste and infrastructure demands, and displacement to other visitors. However these adverse effects are, in isolation, generally temporary. Overall the positive effects are considered to outweigh adverse effects when carefully managed. The operative objective relating to temporary activities does not seek to directly encourage temporary events/filming, but takes an approach of accepting these activities will happen, subject to minimising any adverse effects on the environment. This lead objective is therefore considered to be consistent with Section 5 of the Act in that it will allow for the communities in our District to provide for their social, economic, and cultural well-being while avoiding, remedying, or mitigating any adverse effects of activities on the environment. Given that events and filming is generally of a temporary nature, Objective 35.2.1 will not be inconsistent with any of the matters within Section 6, or other matters outlined in Section 7 of the RMA. Objective 35.2.1 will align with the Proposed Strategic Directions Chapter, being the enhancement of the social, cultural, and economic wellbeing of the District. Objective 35.2.1 is not directly relevant to the objectives and policies of the Otago Regional Policy Statement.
35.2.2 Temporary activities necessary to complete building and construction work are provided for.	Activities necessary to complete building and construction work are an anticipated part of any construction project. The operative provisions do provide for construction-related temporary activities. Examples including permitting the use of temporary buildings and structures used for construction, whereby these would otherwise often require a resource consent. Development (and therefore the need for associated building/construction work) is governed in other parts of the District Plan. Objective 35.2.2 seeks to continue to enable the continued use of these temporary activities to enable completion of construction and building projects. Objective 35.2.2 specifically relates to these activities whereby under the operative provisions, these activities are incorporated into a single objective that addresses all temporary activities. This objective will provide clarity that this set of activities is distinctly different from other temporary activities. In relation to Section 5 of the Act, Objective 2 will enable the management of natural and physical resources to enable people and communities to provide for their social, economic, and cultural well-being and for their health and

¹ See Reference 1

² See Reference 2

	safety. Objective 35.2.2 will not be inconsistent with any of the matters outlined in Sections 6 or 7 of the RMA, as the activity is directly associated with development governed under other District Plan provisions. Objective 35.2.2 is not directly relevant to the objectives and policies of the Otago Regional Policy Statement.
35.2.3 Temporary Military Training is provided for to meet the needs of the New Zealand Defence Force.	Objective 35.2.3 has been designed to provide flexibility to the New Zealand Defence Force to undertake military training to suit their needs. The operative provisions do provide for temporary military training. However similar to temporary construction-related activities, there is no clear and specific objective to provide for this activity. In relation to Section 5 of the Act, Objective 35.2.3 will enable the management of natural and physical resources to enable people and communities to provide for their social, economic, and cultural well-being and for their health and safety. Objective 35.2.3 will not be inconsistent with any of the matters of national importance within Section 6, or other matters outlined in Section 7 of the RMA. Objective 35.2.3 is not directly relevant to the objectives and policies of the Otago Regional Policy Statement.
35.2.4 Temporary Utilities needed for other temporary activities or for emergencies are provided for.	Temporary activities (events and filming in particular) require temporary utilities (including lighting, electricity generation, water storage etc). Objective 35.2.4 is intended to continue to provide for these utilities, whereby they would otherwise require a resource consent under the utilities rules of the District Plan. Temporary utilities are also required in an emergency situation, as evidenced by the recent Canterbury Earthquakes. Given the hazard-prone nature of the District, retaining provision for these utilities is important to achieve the purpose of the Act. Objective 4 will not be inconsistent with any of the matters of national importance within Section 6, or other matters outlined in Section 7 of the RMA. Objective 35.2.4 is relevant in respect to Policy 11.5.2 of the RPS; and Objective 3.2 of the Proposed RPS, being the ability to take action to mitigate adverse effects of natural hazards, and the response to natural hazards on human life, infrastructure, and property.
35.2.5 Temporary Storage is provided for in rural areas.	Temporary storage is often required in various situations and is therefore provided for under the operative provisions. Objective 35.2.5 is intended to retain provision for this storage, while specifically differentiating between regular storage of goods and materials and those associated with farming. Storage associated with farming activities are generally located within rural areas and are more readily anticipated than storage in other areas. Objective 35.2.5 will align with Goals 3.2.4 and 3.2.5 of the Proposed Strategic Directions Chapter, being the protection of landscape and amenity values and the enhancement of the social, cultural, and economic wellbeing of the District. Objective 35.2.5 will not be inconsistent with any of the matters of national importance within Section 6, or other matters outlined in Section 7 of the RMA. Objective 35.2.5 is not directly relevant to the objectives and policies of the

	Otago Regional Policy Statement.
35.2.6 Relocated Buildings are located and designed to maintain amenity and provide a positive contribution to the environment.	Relocated Buildings may be used for a range of purposes and can be a cost-effective means of providing accommodation or storage. Such buildings should satisfy the same general appearance standards as new buildings. This policy seeks to enable relocated buildings where these are compatible with the amenity of the surrounding environment. This objective is consistent with Goal 3.2.3 of Strategic Direction relating to the maintenance of a quality built environment. The objective is also consistent with the urban design principles of the Proposed RPS.

The above objectives have been considered against Part 2 of the Act, the RPS (operative and proposed), and the draft Strategic Direction chapter of the proposed plan. When compared against the objectives of the operative District Plan, the proposed objectives are considered the most appropriate method of achieving the purpose of the Act. They will enable the communities within the District to provide for their social, economic, and cultural well-being and for their health and safety while avoiding, remedying, or mitigating any adverse effects of the activities on the environment.

9. Evaluation of broad options for achieving Objectives Section 32 (1) (b)(i)

As required by section 32(1)(b)(i) RMA, the following section considers various broad options to address the issues identified in Section 6 of this report, in order to determine if they are therefore the most appropriate way of achieving the new objectives. Recommendations are made as to the most appropriate course of action in each case. For the purposes of this assessment, the issues have been broadly grouped into the following categories:

Issue 1: Encouraging Temporary Events and Filming to be undertaken within the District

In addressing Issue 1, Option 1 generally seeks to retain the operative District Plan provisions as they stand. Option 2 seeks to amend and improve the operative provisions to encourage temporary events and filming, where appropriate, while managing adverse effects. Option 3 would be a comprehensive review to the operative provisions whereby minimal or no regulation would be imposed on these activities.

Issue 2: Enabling activities associated with construction and building work to be successfully undertaken while minimising adverse effects.

In addressing Issue 2, Option 1 again seeks to retain the operative District Plan provisions as they stand. Option 2 seeks to amend and improve the operative provisions by better tailoring the provisions to the reality of building and construction activities. Option 3 seeks to provide for a comprehensive change to the existing provisions to enable unrestricted building and construction work.

Issue 3: Meeting the needs of the New Zealand Defence Force within the District.

In addressing Issue 3, Option 1 again seeks to retain the operative District Plan provisions as they stand. Option 2 seeks to amend and improve the operative provisions by better tailoring the current provisions to meet the needs of the New Zealand Defence Force, and Option 3 seeks a comprehensive review by specifically prescribing standards for the activities of the Defence Force.

Issue 4: Ensuring temporary utilities are specifically enabled when associated with all temporary activities and emergencies.

In addressing Issue 4, Option 1 again seeks to retain the operative District Plan provisions as they stand. Option 2 seeks to amend and improve the operative provisions by addressing areas of the existing provisions that area seen as either deficient, or overly-restrictive when compared to their adverse effects. Option 3 sees a comprehensive review of the regulatory management of temporary utilities.

Issue 5: Enabling short-term storage of goods and materials

In addressing Issue 5, Option 1 again seeks to retain the operative District Plan provisions as they stand. Option 2 seeks to amend and improve the operative provisions by providing greater control over temporary storage. Option 3 seeks a comprehensive review of the management of temporary storage, including reviewing provision for farming-related storage.

Issue 6: Enabling certain Relocated Buildings to be undertaken without the need for resource consent where these maintain amenity.

In addressing Issue 6, Option 1 relates to retaining the operative District Plan provisions as they currently stand for relocated buildings. Option 2 seeks to amend and improve the operative provisions by providing greater scope for certain low risk relocated building activities to occur without the need for resource consent. Option 3 seeks a comprehensive review of the management of relocated buildings, including the establishment of more rules to control the scale and form of buildings, and inclusion of zone specific rules throughout the District Plan.

Broad options considered for achieving the objectives (Section 32(1)(b)(i))

Issue 1: Temporary Events and Filming are encouraged and are undertaken in a manner that ensures the activity is managed to minimise adverse effects (Objective 35.2.1)

Option 1: Retain the provisions of the operative District Plan.

Option 2: Amend and improve the operative provisions, where appropriate, to encourage temporary events and filming while at the same time avoiding adverse effects.

Option 3: Comprehensive review of the operative provisions whereby providing for minimal or no regulation for these activities to encourage temporary events and filming.

	Option 1: Status quo/ No change	Option 2: Amend operative provisions, where appropriate, to encourage temporary events and filming while at the same time avoiding adverse effects.	Option 3: Comprehensive review to the operative provisions whereby minimal or no regulation would be imposed on these activities.
Cons	• The operative District Plan rules relating to temporary events and filming are complex and difficult to navigate - a key issue as identified in the Council's own Events Strategy. • The current provisions result in regulatory duplication between different departments of the Council, and the Department of Conservation. • The current thresholds for the need to obtain resource consent for a temporary event are too low and often not associated with substantial adverse effects. • The current provisions are outdated and refer incorrectly to other legislation (Building Act and Sale and Supply of Liquor Act). • Zone based noise limits are an impractical approach to managing the effects of	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • A degree of regulation designed to avoid adverse effects will always have associated costs and regulatory chill to discourage temporary events and filming.	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • Temporary activities and filming can and do result a wide scope of adverse effects. Removing the ability for the Council to retain general control over events and filming will not be a responsible action from the Council where the community will be subject to these effects. • A high cost to the Council dealing with the adverse effects of unrestricted activities in future.

	temporary events and filming, where public tolerance of these activities is greater.		
Pros	- Retains the established approach which the public, film organisers, and event organisers are familiar with. - Ensures that most medium-sized events are assessed in detail through the resource consent process with better ability to micro-manage adverse effects. - Low cost for Council.	- Generally retains the established approach which the public, film organisers, and event organisers are familiar with. Enquiries with the Council are likely to still occur, helping to encourage a relationship between these parties and the Council. - Ability to enhance the existing provisions by providing greater flexibility for the ability of temporary events and filming to be undertaken, with less of these activities requiring a resource consent. - Monitoring and consultation with relevant parties has identified key areas where targeted changes can be made to result in substantial, balanced progress toward resolving the issue.	- Will provide for near-unrestricted ability to undertake temporary events and filming and therefore much more likely to attract these activities to the District. - Little need for pre-planning of events in conjunction with the Council ensures less work for event and filming organisers.
Ranking	3	1	2

Option 1 would generally allow the familiarity of users of the Temporary Activities provisions to remain but would not address the resource management issues identified in Section 6.

Option 2 recognises that some of the existing provisions of the operative District Plan are effective, however there are significant amendments which could further improve their effectiveness. Option 2 is therefore the most reasonably practicable option for achieving the objectives and addressing the resource management issues identified in Section 6.

Option 3 would most significantly depart from the operative provisions. While a high level of flexibility would be afforded to event and filming activities, the adverse effects resulting from this flexibility would likely result in new significant issues and effects that do not arise with the current provisions.

Option 2 is considered the most reasonably practicable option for achieving the objective of the proposed chapter

Issue 2: Enabling construction and building work to be successfully undertaken while minimising adverse effects (Objective 35.2.2)

Option 1: Retain the provisions of the Operative District Plan.

Option 2: Amend and improve the operative provisions by better tailoring the provisions to the reality of building and construction activities.

Option 3: Comprehensive change to the existing provisions to enable unrestricted building and construction work.

	Option 1: Status quo/ No change	Option 2: Amend and improve existing provisions to better tailor the provisions to reflect the reality of building and construction work	Option 3: Comprehensive change to allow for unrestricted activities associated with building and construction work
Cons	• The operative provisions impose arbitrary limits on certain construction activities, despite these limits not being necessarily related to adverse effects. • The current provisions fail to adequately meet the needs of building and construction workers.	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • Would result in a change from the status quo – Plan users would need to become familiar with new provisions. • Amendments would be based on the current nature of the building and construction industries and these industries may change in future	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • Opens up a part of the plan which is currently settled. • Would remove the ability for the Council to manage construction activity where adverse effects are resulting over extended periods.
Pros	• Maintains the established approach which parties are familiar with. • Low cost for Council. • Some provisions of the operative District Plan are working well.	• Some provisions of the operative District Plan are working well, but could be improved with further minor amendments. • These minor amendments would bring the District Plan provisions into line with the realities of building and construction industries, especially given the wide nature and variety of construction projects.	• Avoids the need for an additional resource consent process whereby many, but not all, developments are already subject to this process. • A small encouragement to construction and building activity - commonly recognised to stimulate economic growth.
Ranking	2	1	3

Option 1 would generally allow the familiarity of users of the provisions to remain but would not address the resource management issues identified in Section 6.

Option 2 recognises that some of the existing provisions are effective, however further amendments to these provisions to enable a more responsive form of management of effects is likely to result in more effective sustainable management.

Option 3 does not recognise that activities associated with construction and building activity can have adverse effects over the long term. Removing the current regulatory control in this regard would not promote sustainable management.

Option 2 is considered the most reasonably practicable option for achieving the objective of the proposed chapter.

Issue 3: Meeting the needs of the New Zealand Defence Force within the District (Objective 35.2.3).

Option 1: Retain the provisions of the Operative District Plan.

Option 2: Tailor the current provisions to meet the specific needs of the New Zealand Defence Force.

Option 3: Comprehensive review by specifically prescribing standards for the activities of the Defence Force.

	Option 1: Status quo/ No change	Option 2: Tailoring the current provisions to meet the specific needs of the New Zealand Defence Force.	Option 3: Comprehensive review by specifically prescribing standards for the activities of the Defence Force.
Cons	The operative provisions provide little ability for the Council to control the activities of the New Zealand Defence Force.	- Has costs associated with going through the District Plan Review process (but this is required by legislation). - Would likely result in additional restriction to the activities of the Defence Force as the operative provisions are permissive. - May require resource consents to be obtained for activities needed to benefit the wider good.	- Has costs associated with going through the District Plan Review process (but this is required by legislation). - Would likely result in additional restriction to the activities of the Defence Force as the operative provisions are permissive. - May require resource consents to be obtained for activities needed to benefit the wider good.
Pros	- Maintains the established approach which parties are familiar with. - Low cost for Council. - The relevant provisions of the operative District Plan are working well. - No apparent issues have arisen with the current provisions.	Would provide more certainty for the Council and communities within the District as to what activities may be undertaken.	Would provide more certainty for the Council and communities within the District as to what activities may be undertaken.
Ranking	1	2	3

Option 1 is considered to be appropriate as there were no resource management issues relating to Temporary Military Training in Section 6.

Options 2 and 3 would provide further certainty to the Council and communities as to what Military Training activities could be undertaken. However this will be in detriment of the wider good and will result in additional restrictions to the activities of the Defence Force.

Option 1 is considered the most reasonably practicable option for achieving the objectives of the proposed chapter.

Issue 4: Ensuring temporary utilities are specifically enabled when associated with all temporary activities and emergencies (Objective 35.2.4).

Option 1: Retain the provisions of the Operative District Plan.

Option 2: Amend and improve the operative provisions that are either deficient, or overly-restrictive when compared to their adverse effects.

Option 3: Comprehensive review of the regulatory management of temporary utilities.

	Option 1: Status quo/ No change.	Option 2: Amend and improve the operative provisions that are either deficient, or overly-restrictive when compared to their adverse effects.	Option 3: Comprehensive review of the regulatory management of temporary utilities
Cons	• The operative provisions impose arbitrary limits on certain temporary utilities that are not directly associated with adverse effects. • Specific limits on the use of a temporary utility associated with an emergency are not the most appropriate method to achieve sustainable management.	• Has costs associated with going through the District Plan Review process (but this is required by legislation).	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • The relevant provisions of the operative District Plan are working well and minor changes could resolve the existing issues.
Pros	• Maintains the established approach which parties are familiar with. • Low cost for Council. • The relevant provisions of the operative District Plan are working relatively well. • No significant issues have arisen with the current provisions; however this may be a result of a lack of monitoring, the temporary nature of the activity, and lack of large-scale emergencies.	• This approach would allow for minor 'tweaking' of provisions to ensure that the intent of the objective is being addressed while retaining elements of the provisions that are working well.	• Would provide more certainty for the Council and communities within the District as to what activities may be undertaken.
Ranking	2	1	3

Option 1 is an option worthy of consideration, however would not address the minor issues identified with the operative provisions.

Option 2 would largely retain the provisions that are working well, and correct those that could be further refined.

Option 3 would impose an unnecessary obligation on the Council to reformulate policy that, in general, is working well.

Option 1 is considered the most reasonably practicable option for achieving the objective.

Issue 5: Enabling temporary storage of goods and materials (Objective 35.2.5).

Option 1: Retain the provisions of the Operative District Plan.

Option 2: Amend and improve the operative provisions by providing greater control over temporary storage.

Option 3: Comprehensive review of the management of temporary storage, including reviewing provision for farming-related storage.

	Option 1: Status quo/ No change.	Option 2: Amend and improve the operative provisions by providing greater control over temporary storage.	Option 3: Comprehensive review of the management of temporary storage, including reviewing provision for farming-related storage
Cons	• Would not provide the opportunity for a more detailed review of the operative provisions.	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • The relevant provisions of the operative District Plan are working well and changes could result in unanticipated issues.	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • The relevant provisions of the operative District Plan are working well and changes could result in unanticipated issues.
Pros	• Maintains the established approach which parties are familiar with. • Low cost for Council. • The relevant provisions of the operative District Plan are working relatively well. • No significant issues have been identified with the current provisions.	• This approach would allow for minor 'tweaking' of provisions to ensure that the intent of the objective is being addressed.	• Would provide more certainty for the Council and communities within the District as to what storage may be undertaken.
Ranking	1	2	3

Option 1 would retain provisions that are considered to be working well.

Option 2 would amend provisions to provide greater control over temporary storage. However this is not considered to be necessary given that the operative provisions have been determined to be working well.

Option 3 would impose an unnecessary obligation on the Council to reformulate policy that, in general, is working well.

Option 1 is considered the most reasonably practicable option for achieving the objective.

Issue 6: Enabling certain Relocated Buildings to be undertaken without the need for resource consent where these maintain amenity

Option 1: Retain the provisions of the Operative District Plan.

Option 2: Amend and improve the operative provisions by enabling low risk relocated buildings as a permitted or controlled activity, and retain rules within a District Wide chapter.

Option 3: Comprehensive review of the management of relocated buildings, including greater control by the inclusion of zone specific rules and policy.

	Option 1: Status quo/ No change.	Option 2: Amend and improve	Option 3: Comprehensive review
Cons	• Would not provide the opportunity for a more detailed review of the operative provisions. • Applies a 'blanket' Discretionary status approach which does not effectively address the range of uses of relocated buildings. • Would not address the current need for resource consent to relocate a building within its existing site. • Would not address identified issues with accessory buildings that are a shipping container • Does not distinguish between the different effects associated with new builds versus buildings previously used for residential purposes • May discourage use of relocated buildings as a cost effective means of providing housing supply or storage solutions.	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • The relevant provisions of the operative District Plan are understood and changes could result in unanticipated issues. • Potential risk of non-compliance (and associated enforcement) resulting from a more enabling approach where parties do not understand all applicable site design rules. • May result in greater use of relocated buildings and shipping containers within residential environment, with potential amenity effects if not suitably located and designed.	• Has costs associated with going through the District Plan Review process (but this is required by legislation). • Widespread changes could result in unanticipated issues. • Over-regulation, if too detailed or specific, could increase the risk of non-compliance and therefore result in the need for resource consent. • As an infrequent resource management issue in this District, the benefits of over-regulation may not be consistent with the costs of implementation and enforcement. • Would introduce unnecessary complication and duplication throughout the zones of the Proposed District Plan.
Pros	• Maintains the established approach which parties are familiar with. • Low cost for Council.	• Addresses identified issues with operative approach to relocated buildings. • Reduces consent burden (and associated costs) on the community and Council for low risk activities. • Enables a more simplified regulatory approach to be applied to certain low risk relocated building activities that maintain amenity.	• Would provide more certainty for the Council and communities within the District as to specific rules applying to relocated buildings within each zone. • May allow greater scrutiny of the design of relocated buildings. • May support easier interpretation of the District Plan by keeping rules related to relocated buildings together in the same zone

		• Will support the use of relocated buildings as a cost effective means of providing housing supply or storage solutions – contributing to the social and economic wellbeing of the community. • Enables a higher activity status to be applied to other relocated buildings where these are used for a purpose other than residential, and/or may have adverse effects on other environments such as rural landscapes and town centres. • Amenity would be maintained by ensuring that permitted activities are still required to comply with amenity controls (setbacks, height, site coverage) of the applicable zone.	chapter.
Ranking	1	2	3

Option 1 would retain provisions that are established and understood.

Option 2 would amend provisions to provide scope to enable low risk relocated buildings in a residential environment as a permitted activity; and apply a higher activity status to activities that have the potential for adverse effects. This would address identified issues with the operative provisions and reduce the number of consents required.

Option 3 would require the need for increased regulation for an activity which occurs infrequently and may not warrant zone specific rules and policy. Also establishes a new zone specific approach to this District Wide issue that the community is unfamiliar with.

Option 2 is considered the most reasonably practicable option for addressing the identified issue. Option 2 amends the operative blanket Discretionary status for all relocated buildings; to an approach which enables certain low risk activities to be either Permitted or Controlled.

10. Scale and Significance Evaluation – Section 32(1)(c)

The level of detailed analysis undertaken for the evaluation of the proposed objectives and provisions has been determined by an assessment of the scale and significance of the implementation of the proposed provision for Temporary Activities in the District Plan. In making this assessment, regard has been had to the following, namely whether the objectives and provisions:

- Result in a significant variance from the existing baseline (Section 32(3)).
- Have effects on matters of national importance.
- Adversely affect those with specific interests, e.g., Tangata Whenua.
- Involve effects that have been considered implicitly or explicitly by higher order documents.
- Impose increased costs or restrictions on individuals, communities or businesses.

The changes proposed to the regulation of Temporary Activities and Relocated Buildings have been identified through the results of community feedback, monitoring reports, and consideration to the number of consents which have been received and their outcome.

As the proposed changes have been undertaken to address specific issues, and otherwise retain the general principles of operative provisions, the level of evaluation within this report is moderate. Specific detailed analysis has been undertaken of the results of monitoring and has directly informed the proposed changes. It is also noted that amendments to the regulation of relocated buildings were considered and accepted by Council in 2013, however were to be implemented as part of the current review.

11. Evaluation of the proposed provisions Section 32 (1)(b)(ii)

Under section 32(2)(a) an assessment under section 32(2)(1)(b)(ii) must identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for —

- (i) *economic growth that are anticipated to be provided or reduced; and*
- (ii) *employment that are anticipated to be provided or reduced; and*

With respect to this proposed chapter the following assessments have been commissioned for other elements of the District Plan review, but are relevant for the proposed chapter:

- Research Report titled 'Queenstown Lakes District Council Management of Informal Airports' April 2012. Prepared by Southern Planning Group Ltd. (refer **Attachment 3**);

The necessary assessment of the proposed policies, rules and other methods under sections 32(1)(b)(ii) and (2)(a), is provided below. The policies, rules and other methods that are specific to Temporary Activities and Relocated Buildings have been assessed for their appropriateness in achieving the proposed objectives for the zone and the overarching Strategic Direction chapter of the proposed plan.

The proposed new policies and methods outlined in this section seek to replace and improve on the operative policies of the District Plan.

(See also Table detailing broad options considered in Section 6, above)

Issue 1: Encouraging Temporary Events and Filming to be undertaken within the District

Proposed Objective 35.2.1 Temporary Events and Filming are encouraged and are undertaken in a manner that ensures the activity is managed to minimise adverse effects

Summary of proposed provisions that give effect to these objectives:

- Temporary events and filming (including the associated use of the land for helicopter landings) are a permitted activity on conservation land where a valid concession is held for the event.
- Temporary events held within certain purpose-built event facilities are a permitted activity.
- Temporary events held on Council owned recreation land are a permitted activity, except for noise events outside of daytime hours.
- Greater provision for temporary events on private land, being a permitted activity (up to 500 people) with controls on the hours and duration of these events.
- Allowing limited provision for helicopter landings when used for community events in which the general public is able to attend.
- Greater provision for temporary filming in rural areas, subject to controls on the scale and duration of the activity.
- Excluding temporary events and filming from the noise limits of the District Plan, with excessive noise to be dealt with under s16 of the RMA.

Issue 2: Enabling activities associated with construction and building work to be successfully undertaken while minimising adverse effects.

Proposed Objective 35.2.2: Temporary activities necessary to complete building and construction work are provided for.

Summary of proposed provisions that give effect to these objectives:

- Temporary construction-related activities, including limited retail activity to serve the needs of construction workers, is a permitted activity provided the activity is limited to the duration of the active construction project.

Issue 3: Meeting the needs of the New Zealand Defence Force within the District.

Proposed Objective 35.2.3: Temporary Military Training is provided for to meet the needs of the New Zealand Defence Force.

Summary of proposed provisions that give effect to these objectives:

- Temporary military training activities (including temporary buildings) are a permitted activity provided the activity is removed from the site upon completion of the training.

Issue 4: Ensuring temporary utilities are specifically enabled when associated with all temporary activities and emergencies.

Proposed Objective 35.2.4: Temporary Utilities needed for other temporary activities or for emergencies are provided for.

Summary of proposed provisions that give effect to these objectives:

- Temporary utilities that are required for another permitted temporary activity or an emergency service are a permitted activity.

Issue 5: Enabling short-term storage of goods and materials

Proposed Objective 35.2.5: Temporary Storage is provided for in rural areas.

Summary of proposed provisions that give effect to these objectives:

- Small-scale temporary storage or stacking of goods or materials (not related to farming) is a permitted activity.

Issue 6: Enabling certain Relocated Buildings to be undertaken without the need for resource consent where these maintain amenity

Proposed Objective 35.2.6: A Relocated Building is located and designed to maintain amenity and provides a positive contribution to the environment.

Summary of proposed provisions that give effect to these objectives:

- Permitted activity status for certain relocated buildings in a residential environment, being a maximum of 1 per site, including new build residential units/houses, a shipping container and the repositioning of an existing building within a site.
- Controlled activity status for relocated buildings that are not new builds, and located in a rural or residential environment; and for a shipping container in a rural zone.

• Discretionary default status for all other relocated buildings that are not permitted or controlled. • Inclusion of shipping container within the definition of a building • Clarifying exceptions for accessory buildings do not apply to shipping containers • Rule requiring that any shipping container has had any signage removed or painted out where used on a site for a period exceeding two months.			
<i>Proposed provisions</i>	<i>Environmental, Economic, Social and Cultural Costs</i>	<i>Environmental, Economic, Social and Cultural Benefits</i>	<i>Effectiveness, Efficiency & Appropriateness</i>
Policy 35.2.1.1 <i>Recognise and encourage the contribution that temporary events and filming make to the social, economic and cultural wellbeing of the District's people and communities.</i>	Potential for temporary events and filming to be given priority over activities within the District. However given the significant benefits associated with temporary events and filming, this cost is considered to be small. Temporary events and filming do result in adverse effects. This policy will see the Council adopting the approach of accepting these effects on the community as appropriate, given the significant benefits that these activities bring to the District. However there will be a proportion of the community that does not value these benefits. Therefore this policy will disadvantage this proportion. These activities do generate a number of environmental costs, for example waste and pollution. Encouraging these activities will inherently result in an increase to these costs if not managed correctly.	Temporary events and filming are commonly recognised to result in significant economic, social, and cultural benefits. The Council's Events Strategy (refer Attachment 1 - page 1) has identified the key benefits which events bring to the District. The strategy also identifies action points, including: • Developing the District as an event-friendly destination. • Maximise and measure the economic benefits that events bring to the District. • Enhancing the District's reputation as a leading events destination • Minimising barriers to events in the District. This policy will be consistent with the Events Strategy and seek to encourage these benefits.	This policy is considered to be highly effective in achieving Objective 45.3.1 as it sets a framework whereby the benefits of these activities are encouraged. This is a change from the operative policies that take a precautionary, restrictive approach. This policy is efficient and appropriate as it provides a clear intent of what it is trying to achieve with little ambiguity.
Policy 35.2.1.2 <i>Permit small and medium-scale events during daytime</i>	As identified above, temporary events do result in adverse effects. Therefore permitting small and medium-scale events, despite controls on duration, frequency, and hours of operation, will restrict the	This policy represents that balance between encouraging these events and managing adverse effects. Large-scale events result in greater adverse effects (traffic management, noise, and nuisance)	This policy is considered effective to achieve the balance of encouraging temporary events while at the same time detailing the key controls that are needed

<i>hours, subject to controls on event duration, frequency and hours of operation.</i>	Council's ability to manage and minimise these adverse effects. However the operative provisions currently allow for these costs. The policy will permit these costs for small and medium-scale events, and therefore the Council will retain the ability to control the costs of large-scale events.	and require more careful management. This policy will also reduce the need for event organisers to apply for a resource consent (average cost of \$1400) for many events, particularly community events, whereby these costs are often funded by the ratepayer through the Council's In-Kind sponsorship fund.	to ensure adverse effects are managed. One limitation to the efficiency of this policy is the reference to daytime hours - whereby the hours of daylight in our District greatly vary and in the middle of summer extend after 10pm. This policy can be seen to be ambiguous in this regard, however can be clarified by relevant methods. Overall this policy is considered to be an appropriate mechanism to encourage events that generally result in little adverse effects.
Policy 35.2.1.3 <i>Recognise that purpose-built event facilities are designed to cater for the activity.</i>	Purpose-built event facilities may be designed to cater for a specific kind of event (i.e. conferences) but not an event that will result in very different adverse effects (a large rock concert). This may result in environmental and social costs to nearby residents of the facility.	This policy will assist in encouraging the widespread benefits of temporary events previously identified. New event facilities and significant changes to existing facilities are generally subject to the resource consent process. Removing a second layer of regulatory processes will result in an economic benefit for the event organiser/facility owner.	This policy will be effective and efficient in recognising that certain purpose-built event facilities are generally designed to manage the adverse effects associated with events. The proposed policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.1.4 <i>Recognise that for public spaces, temporary events are anticipated as part of the civic life of the District.</i>	Public spaces vary in nature, size, setting, and location. Temporary events are anticipated in some of these locations more than others (i.e. Earnslaw/Pembroke Parks in comparison to a small residential 'pocket parks'). Therefore the costs associated with this policy will vary depending on the particular public place; however costs include a greater and more sustained impact on neighbouring/nearby residents.	Public activity in civic places directly contributes toward the social, economic, and cultural wellbeing of the communities within the District. This policy sets a clear direction that temporary events are to be encouraged in public places. A potential benefit is that temporary events may be more likely to use public spaces as opposed to private spaces. Event activity in public spaces is generally more anticipated by the	This policy will be effective and efficient as it clearly outlines that event activity is to be encouraged in civic spaces. The proposed policy has been assessed the most appropriate way of achieving the objective.

	However it is the responsibility of the Council to manage and administer these public spaces (outside of District Plan processes).	community.	
Policy 35.2.1.5 <i>Require adequate infrastructure, waste minimisation, traffic management, emergency management, security, and sanitation facilities to be available to cater for anticipated attendants at large-scale temporary events and filming.</i>	No significant costs have been identified with this policy. This policy will ensure adverse effects of events and filming are managed and minimised in order to ensure the wider costs are reduced.	This policy will have significant benefits by minimising the environmental, social, economic, and cultural costs of temporary events and filming. The operative provisions seek to ensure the adverse effects on the environment from temporary events are minimised. This policy will provide further guidance to the public as to the kind of mitigation measures needed to ensure the costs of the activity are reduced to an acceptable level.	This policy has been designed to replace a large amount of assessment matters in the operative provisions and will be efficient and logical to administer. The proposed policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.1.6 <i>Ensure temporary activities do not place an undue restriction to public access.</i>	No significant costs have been identified with this policy. Public access is widely accepted to be important, however will sometimes be restricted during temporary activities. One cost of this policy is that it may discourage temporary events and filming in areas where there is a high level of public movement, however this is considered to be counter-balanced by the word 'undue'.	This policy will direct attention to the need to ensure public access is not unduly restricted as a result of temporary activities. Therefore it will enable communities not involved in the activity to provide for their environmental, economic, social, and cultural wellbeing which is considered to be a significant benefit.	This policy will be effective in ensuring consideration is given to retaining public access at larger-scale events, filming, and construction activity. It is appropriate to recognise public access as important to the wellbeing of the community and will contribute toward managing and minimising the overall adverse effects of the activity. The word 'undue' provides for a degree of restriction to public access, where considered appropriate, in order to ensure this policy will not undermine the objective of encouraging temporary events and filming.

Policy 35.2.1.7 <i>Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity from undue noise during night-time hours.</i>	Noise is almost always a component of temporary events and filming, with the nature and intensity of noise varying widely with each particular occurrence of the activity. This policy seeks to set a clear direction that noise associated with temporary events and filming needs to be afforded a lower level of scrutiny, given the temporary nature of the activity. This will inherently result in a cost to the wellbeing of residents not partaking in the activity. However the policy mitigates the most significant part of this cost - being undue noise during night-time hours.	The operative provisions seek to ensure noise conforms to the relevant 'regular' noise rules of the District Plan, despite public tolerance for irregular noise associated with events being greater than a sustained noise over an extended period, particularly during daytime hours. The relevant noise limits of the District Plan are measured at either the notional or physical boundaries of the site. Any form of significant non-residential noise near these boundaries may break the noise limits, despite often resulting in very little effects. The operative provisions require a temporary event/filming activity to be in compliance with the noise limits in order to be a permitted activity. This policy will have a significant benefit in reducing the need for event/filming organisers to obtain expert acoustic assessment in many circumstances; however will retain a level of protection for residential amenity.	The policy will be effective in recognising that one of the current constraints to the encouragement of events and filming is the actual or perceived incompatibility of the activity with residential amenity. The policy is considered to be efficient in addressing the most significant effects associated with noise - being a conflict with night-time residential amenity. The proposed policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.1.8 <i>Enable the operation of informal airports in association with temporary community events and filming, subject to minimising adverse effects on adjacent landowners.</i>	The use of land as an informal airport for helicopter landings is a core component of many temporary filming and event activities. However it is recognised that the operation of these airports will result in social and cultural costs to the nearby residents who are not partaking in the activity. These costs are counterbalanced by the policies ability to minimise adverse effects on these parties.	Enabling the use of the site as an informal airport will provide significant benefits by creating provision for a component of the activity that is often necessary to achieve the desired environmental, economic, social and cultural outcomes. The policy seeks to ensure that informal airports are only a part of community events whereby the costs of the activity are outweighed by the benefit of the wider good. Given the remote and mountain nature of	The proposed policy will be effective and efficient in providing for those circumstances where the use of helicopters associated with temporary events and filming is desirable, and will benefit the wider good. The proposed policy has been assessed the most appropriate way of achieving the objective.

		the District, the use of helicopters associated with filming is necessary and often results in very little adverse effects.	
Policy 35.2.1.9 <i>Require all structures associated with temporary events and filming to be removed at the completion of the activity.</i>	The only identified cost for this policy is the economic cost to event and filming organisers being required to restore the site at the cessation of their activity. However it is considered unlikely that this cost would represent a barrier to achieving the objective of encouraging temporary events and filming.	This policy would result in significant benefits by providing direction that the effects of a temporary activity are to remain 'temporary'. Temporary events and filming often require a considerable amount of temporary structures. These structures will result in adverse visual, amenity, and potentially safety effects if abandoned on site upon completion of the activity.	This policy is considered to be effective and efficient as it will provide direction that the clean-up and restoration of a site is the responsibility of the filming/event organiser. The proposed policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.2.1 <i>Ensure temporary activities related to building and construction work are carried out with minimal disturbance to adjoining properties and on visual amenity values.</i>	This policy may potentially result in a cost to the efficient and timely delivery of subdivisions, housing, and other projects. However this cost is not considered to be significant and is in line with good construction management practice.	This policy will result in significant environmental, economic and social benefits by ensuring that construction activities do not create excessive adverse effects on both neighbouring properties and the wider communities.	This policy is generally consistent with the operative provisions and is considered to be an efficient and effective means to give effect to the objective. The proposed policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.2.2 <i>Provide for small-scale retail activity to serve the needs of building and construction workers.</i>	The proposed policy would provide for small-scale retail activity to resolve the needs of construction workers (i.e. lunches, coffee). This policy would result in an economic cost to other businesses. However this cost is considered to be small (given the temporary nature of construction) and will likely be driven by the market.	This policy will result in significant social and environmental benefits by creating the possibility for on-site retail activity for construction workers, whereby these workers would currently be required to drive several kilometres to the nearest zoned retail land. Recent examples of where this provision would be of benefit are the development of large-scale, remote subdivisions at Shotover Country and Jacks Point. The policy would represent a benefit by	This policy is considered to be effective and efficient in providing for the needs of building and construction workers and reduce some of the current social and environmental costs associated with construction. The proposed policy has been assessed the most appropriate way of achieving the objective.

		reducing the social, economic, and environmental effects of trip generation.	
Policy 35.2.2.3 <i>Require temporary activities related to building and construction to be removed from the site following the completion of construction.</i>	The only identified cost for this policy is the economic cost to the property developer/owner being required to remediate the site of construction-related activities at the cessation of construction activity. However it is considered unlikely that this cost would represent a barrier to building or construction projects.	This policy would result in benefits to the wider community, being that the effects of construction are removed from the site upon completion of the project; therefore removing the associated social and economic costs.	This policy is considered to be effective and efficient in that it will ensure temporary construction-related activities remain 'temporary'. The proposed policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.3.1 <i>Enable temporary military training to be undertaken within the District.</i>	No significant costs have been identified as this policy will not change the operative provisions. Monitoring has not identified any issues with the operative provisions in this regard.	This policy would provide benefits for the New Zealand Defence Force. The ability for the Defence Force to undertake their activities in the District without undue regulation through the District Plan will in turn result in benefits for the wider community.	This policy is considered to be effective and efficient in that it clearly sets out that the activities of the New Zealand Defence Force are not to be overly regulated through the District Plan. The proposed policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.4.1 <i>Enable short-term use of temporary utilities needed for other temporary activities or for emergency purposes.</i>	No significant costs have been identified in relation to this policy given that the use of utilities associated with other permitted temporary activities are largely perceived to be part-and-parcel of the wider activity. The use of temporary utilities during an emergency are likely to be critical in ensuring the emergency can be responded to and therefore are unlikely to have associated costs in the context of the wider emergency situation.	This policy would provide benefits to those undertaking a permitted temporary activity by ensuring that one component of the wider activity is not subject to separate regulation. Providing for the express use of temporary utilities during an emergency situation will result in significant environmental, economic, social and cultural benefits by assisting the community toward a resolution of the situation.	This policy is considered to be effective and efficient in that it clearly provides for temporary utilities in appropriate situations and avoids a conflict with the provisions of the utilities chapter of the District Plan. The proposed policy has been assessed the most appropriate way of achieving the objective.

Policy 35.2.5.1 <i>Permit temporary storage related to farming activity.</i>	No significant costs have been identified as the policy will provide for an activity already permitted by the operative provisions.	This policy recognises that temporary storage relating to farming activity has long been a core component of the rural pastoral context. This policy will retain the current benefits provided by the District Plan to those associated with farming activity.	This policy is considered to be effective and efficient in that it clearly identifies that temporary storage related to farming activity is an anticipated part of the rural environment. The policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.5.2 <i>Ensure temporary storage not required for farming purposes is of short duration and size to protect the visual amenity values of the area in which it is located.</i>	No significant costs have been identified as the policy will provide for an activity already permitted by the operative provisions.	This policy will retain the current benefits to the community, being that there is limited provision for temporary storage not related to farming activities. The policy will also seek to provide social, cultural, and environmental benefits by ensuring that temporary storage will not result in long-term costs.	This policy is considered to be effective and efficient as it clearly sets out the context in which non-farming related temporary storage is appropriate. The policy has been assessed the most appropriate way of achieving the objective.
Policy 35.2.6.1 <i>A Relocated Building provides a quality external appearance, and is compatible with the amenity of the surrounding environment.</i>	No significant costs have been identified. The policy will provide for consideration of relocated buildings with regards to the potential effects on amenity.	The policy will provide for consideration of relocated buildings with regards to the potential effects on amenity. The policy integrates previous policies under the operative District Plan, as well as the additional changes that were proposed by Council. The policy provides sufficient scope to assess both positive and potential adverse effects associated with Relocated Buildings.	This policy is considered to be effective and efficient as it provides for sufficient scope to consider both positive and potential adverse effects associated with relocated buildings. It supports a more enabling regulatory approach, but whilst recognising in some cases the amenity effects of relocated buildings may require the need for a more detailed assessment.
35.2.6.2 <i>Provision of three waters infrastructure minimises adverse effects.</i>	No significant costs have been identified. The policy provides for consideration to the extent to which relocated buildings can be effectively integrated with existing infrastructure. Costs may be associated with the lack of specificity associated with this policy.	The policy provides for consideration to the extent to which relocated buildings can be effectively integrated with existing infrastructure, and scope to require further analysis/investigation where there are potential effects such as to the environment or the efficient operation of infrastructure.	This policy is considered to be effective and efficient as it provides for consideration of the impacts on relocated buildings on existing infrastructure networks.

Rule 35.4.2 and Rule 35.4.3 In a Residential Zone, moving from a fully Discretionary regime to a permitted, controlled and discretionary regime for relocated buildings.	Small risk that a more enabling status will result in a significant increase in the use of relocated buildings and potentially shipping containers; with potential amenity effects. However other site design rules, including building height, setbacks, and site coverage will provide for amenity controls, and consent will be triggered where amenity controls are breached. The addition of Rule 35.5.1 also provides additional control over the appearance of shipping containers. The change from discretionary to permitted or controlled means a reduction in the amount of control over certain relocated buildings, and loss of the ability to decline an inappropriate relocation. This assumes that conditions of a controlled activity consent can ensure a relocated building is brought up to a suitable standard.	Provides for 'new build' residential units as permitted activities in a residential environment, recognising they have been purpose built for relocation. Provides for relocation of any building that has been previously being designed, built and used for residential purposes as a controlled activity. This recognises that work can usually be undertaken to bring a building up to standard, and that this work can be controlled through conditions of a controlled activity consent. Controlled activity status may reduce the cost of consent. Recognises that monitoring showed no relocated building consents were declined.	It is not considered effective or efficient to require discretionary activity consent for all relocated buildings. The proposed change of permitting some relocations, having a controlled activity status for others, and discretionary for the remainder better targets the activity status to the effects associated with the type of relocation.
Rule 35.4.4 In a Rural zone, moving from a fully Discretionary regime to a controlled regime for all relocated buildings, where a maximum of one per site – or Discretionary otherwise.	Rule still requires resource consent for any relocated building within a Rural zone, with associated time and cost implications for landowners. This may discourage use of relocated buildings in circumstances where they may provide a beneficial outcome – however is consistent with other rules for buildings and structures within a rural zone which also require consent.	Controlled activity regime recognises that relocated buildings may have effects on the rural landscape; however acknowledges that can usually be undertaken to bring a building up to an appropriate standard, and that this work can be controlled through conditions of a controlled activity consent. Controlled activity status may reduce the cost of consent. Discretionary regime for more than one relocated building per site addresses the potential risk of multiple relocated buildings being used for non-residential	It is not considered effective or efficient to require discretionary activity consent for all relocated buildings. The proposed change of having a controlled activity status for one relocated building per site, and discretionary otherwise, better targets the activity status to the effects associated with the type of relocation.

		purposes in a rural environment.	
Rules 35.4.5 & 35.4.10 Permitting temporary events and filming (including the use of helicopters) held on public conservation land where a valid concession is held	Small risk of an event/filming activity which has a valid concession from the Department of Conservation (DoC) giving rise to adverse effects on the environment and not adequately assessed when granting a concession. The Council can no longer manage this activity under the District Plan.	Will avoid duplication of consent processes under the Conservation Act and the Resource Management Act. Will remove the need for a resource consent (average cost of \$1400) where the landowner and manager of the conservation estate deem an event to be acceptable and appropriate.	It is both effective and efficient to avoid duplication with consenting processes under the Conservation Act. If the Department of Conservation has issued a concession for an event on the conservation estate, there is no need to duplicate this through the resource consent process. It is extremely unlikely Council would decline consent if the landowner (DOC) who is responsible for managing the conservation estate had granted a concession.
Rule 35.4.6 Permitting temporary events in certain purpose-built facilities	Small risk of an event within a purpose-built facility resulting in greater adverse effects than were originally considered when the facility was established.	Will provide benefits by removing the need for a resource consent to be obtained for a specific event where such events are generally anticipated.	It is both effective and efficient to recognise that purpose built event facilities are designed to cater for the activity and it is inefficient to require additional resource consent processes in this regard. The certain 'purpose built facilities' selected are those either generally in Council ownership, or large-scale complexes. This will be effective in preventing significant adverse effects resulting from owners of other facilities (i.e. café's, wool sheds) submitting that their facility is 'purpose built'.
Rule 35.4.7 Permitting temporary events held within Council-owned reserve land, (except night-time noise events) and excluding temporary activities from the noise limits	This rule would effectively permit the majority of events held on Council-owned recreation land, thereby not requiring any resource consent. The Council currently has several departments involved in the management of temporary events on Council land (Events Office, Operations Department, Planning Department, Building	This rule would result significant benefits toward the objective of encouraging temporary events within the District. This rule would remove the cost of the resource consent process (often funded by the Council via the In-Kind fund), and importantly, the time taken for an event application to progress through the	The removal of the resource consent process to assess and manage these events on Council land would require changes to internal Council processes to ensure matters currently assessed by the Planning Department (for example, the provision of toilets) is managed by these other departments. Discussion with staff in the Council's

of the District Plan.	Department, and Regulatory Department). There is potential for significant environmental, economic, social and cultural costs should these events not be adequately managed by these departments, in absence of the resource consent process. The noise limits of the zone do not apply to these events; however the Council will retain its power under sections 16 - 17 and 326 – 328 of the Resource Management Act to control unreasonable and excessive noise. Significant costs could result should this not be administered effectively, and the determination of what is ‘excessive’ and ‘unreasonable’ is open to interpretation and provides less certainty for event operators.	approval process. Discussions with the QLDC Event Office has uncovered that the presence of the resource consent process is a detriment to encouraging events, as the process is seen as another hurdle to pass before an event can commence. The proposed method will address this. As there will be no specified noise limits, the rule avoids the need for an expert acoustic report to be submitted with consent applications for events that breach the zone noise limits (technically every event within a residential area, town centre or in close proximity to a dwelling would breach the zone based noise limits). Allows for easier enforcement. Complainants about noise can simply call the Council and a noise control officer can investigate the noise source and determine whether it is unreasonable / excessive. This is considered as a benefit over having granted a resource consent to breach a noise limit, and then receiving a complaint, and actually determining whether the consent is being complied with through a monitoring device, which can be difficult. Council-owned recreation land forms a component of the civic fabric of the communities within the District and additional noise from these areas is not considered to be unanticipated, particularly during daytime hours. Requiring a resource consent for noise events during night time hours will have	Events Office, APL Property (who manage several Council reserves), and the General Manager of Operations have led to the determination that this form of management would be achievable. With respect to noise, the method of using the relevant provisions of the Act to control excessive noise is considered to be effective, whereby a responsive nature of noise management is more appropriate in day time hours. The use of zone-based noise limits does not reflect the nature of temporary events, which are typically louder than the zone noise limits, but of short duration. Furthermore louder noise is generally an anticipated part of a temporary event, and people are generally more tolerant of louder noise if it is of short duration. It is considered more efficient to recognise temporary events can be loud but are generally of a shorter duration, and use the sections 16 – 17 and 326 – 328 of the RMA to control noise. Under these provisions anyone making unreasonable or excessive noise can be fined up to \$10,000. If excessive noise is not reduced to a reasonable level straight away, following the issue of an excessive noise direction, a noise control officer accompanied by a Police officer may enter the premises and: • remove whatever is causing the noise, or • render the equipment inoperable, or • lock away or seal whatever is causing
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		the benefit in providing Council Planners with the ability to assess the wellbeing of neighbouring/nearby residents during these activities. An additional benefit is that there would be greater provision for enabling events on New Year's Eve, whereby very different effects occur into the early hours of the morning in comparison to any other day of the year.	the noise, or • take any other steps needed to reduce the noise. A fine of up to \$10,000 can also be issued if for failure to comply with a direction to reduce the noise to a reasonable level. It is considered both effective and efficient to use sections 16 and 17 and the excessive noise provisions (s326-328) to manage temporary event noise for events.
Rule 35.4.8 Increase in number of participants for outdoor events from 200 to 500, increase the permitted occurrence of events within a 12-month period, removing the distinction between indoor and outdoor events, removing the relevant noise standards of the Zone in relation to the event, and removing any reference to the Sale of Liquor.	Events that have people attending of between 200 and 500 will no longer be managed through a resource consent process, but will need to meet conditions of the permitted activity rule and site standards, including waste management and provision for toilet facilities. For events that have between 200 and 500 people attending, the Council will no longer have the ability to require waste management, will likely lead to less waste from events being recycled. However as the Council owns most of the sites where events are commonly held, it can still require this as landowner. For events that have between 200 and 500 people attending, the Council will no longer have the ability to put a traffic management plan in place; however any road closures, delays, or diversions will still require a traffic management plan to be approved by the Council's Road Corridor Engineer. The Council's Road Corridor Engineer has not raised concerns with the effects of a 500 person event on	Will remove the need for a resource consent for small and medium sized events held between 0800 and 2100 which are unlikely to generate significant adverse effects on the environment. Large events (deemed as being more than 500 people) will still need resource consent. The rule will also mean a single threshold for both indoor and outdoor events. Most small-medium scale events are not greater than 3 consecutive days, and the proposed rule will overall provide for a greater number of events that can be undertaken within a 12-month period. The proposed cap on temporary events (to an average of one temporary event on a site per month) ensures adverse effects on amenity values are intermittent rather than continuous. Provides certainty as to the total number of temporary events that can be held on a private site over a 12 month period. The average cost of a resource consent for a temporary event is \$1400. Events	Feedback and monitoring indicated that the 200 person threshold at which a resource consent was required to hold an outdoor event was considered too low. Adverse effects were not necessarily arising at the 200 person threshold that justified the need for a resource consent. Almost all consent applications for events were granted on a non-notified basis raising the issue of whether consent is always needed at the 200 person threshold. It is considered more efficient (and effective in terms of targeting actual adverse effects) to increase the threshold to 500 persons. Advice received from people involved in the event industry suggested that 500 persons is a more appropriate limit at which management through the resource consent process may be required. The increase in the threshold to 500 persons before consent is required is considered more efficient because the cost associated with the resource consent process (\$1400) was putting people off

	the road network. The duration of a particular event will be reduced from 7 days (under the operative provisions), to 3 consecutive days, which will restrict the ability for longer events to be undertaken without a resource consent. The Council will no longer to have the ability to directly control noise associated with events through a specific rule, as has been described in the assessment for Rule 45.4.2.3. No costs have been identified with respect to removing the need for consent to sell or supply liquor as part of an event. This process is managed by the Council's Liquor Licencing Department via a Special Licence Application under the Sale and Supply of Alcohol Act 2012.	with between 200 and 500 persons will no longer face this cost. Will make it easier to hold a small to medium sized event, and therefore make the Queenstown Lakes District more events friendly. Will enable the community to provide for their social and economic well being without causing significant adverse effects on the environment. As described in the assessment for Rule 45.4.2.3, the removal of prescribed noise limits relating to temporary activities will result in a number of benefits toward achieving the objective of encouraging events while managing their effects. Removing the requirement for a resource consent to be obtained for the sale and supply of liquor at an event will avoid regulatory duplication with the Sale and Supply of Alcohol Act 2012, as assessed by the Council's Liquor Licencing Department.	holding small and medium sized events. The increase in the threshold to 500 persons before consent is required is considered more effective because adverse effects were not necessarily arising with just 200 people. Raising the threshold to 500 means consent is required when adverse effects are likely to arise. It is considered both effective and efficient to remove the distinction in participant numbers between indoor and outdoor events, and have a single threshold in terms of participant numbers when resource consent is required. The increase of the number of permitted events within a 12-month period to one per month is a much more effective mechanism than the operative provisions. It is considered both effective and efficient to use sections 16 and 17 and the excessive noise provisions (s326-328) to manage temporary event noise for events. It is considered effective and efficient to leave the assessment of alcohol at events to the Council's Liquor Department.
Rule 35.4.9 Provision for the use of helicopters associated with community events	Could cause disruption to residential amenity values.	Enables flights in association with temporary community events, subject to strict controls on hours of operation, occurrence, and notice being given the Council. Avoids the need for a resource consent application and associated costs. Ensures these adverse effects associated	Temporary community events occasionally include use of land as an airport, almost always for a helicopter take-off and landing. For example, the New Zealand Golf Open held at The Hills featured Sir Bob Charles arriving by helicopter to present the winner's trophy. It is considered both effective and efficient

		with helicopter movements are a result of events that benefit the wider good (community events) and not specific private interests. Disruptions to residential amenity values can be minimised through controls on hours of operation and occurrence of flights	to enable a number of flights in association with temporary events, subject to strict controls on hours of operation and notice being given to the Council. The small number of flights, the one occurrence per month limit, and the fact that the site is already being used for a temporary event, means significant adverse effects are unlikely to arise.
Rule 35.4.11 Provision for temporary filming	limited The proposed rule provides for a greater duration of temporary filming that can be undertaken without a resource consent in comparison to the operative rule. The maximum permitted number of people partaking in the activity will remain the same as the operative provisions, and therefore no significant costs have been identified. Costs include the extended duration of filming and helicopter landings in the Rural General Zone (30 days per 12-month period) adversely affecting rural amenity, farming practices, and traffic noise effects. Cost of the overall filming activity in all other zones (being extended to 30 days within a 12-month period), with the maximum 'shooting days' remaining at 7 per year. Costs include effects on residential amenity during the set-down/pack-up times, and general disruption. Costs associated with having no prescribed noise limits and using sections 16-17 and 362-328 of the RMA to control noise, similar to that explained for Rule	Discussion with Kevin Jennings (Executive Manager: Film/Otago Southland) has uncovered that the increase to the maximum permitted duration of filming activity will result in significant social, economic, and cultural benefits for the filming industry. Mr Jennings has advised that the vast majority of productions do not exceed a total of 30 days filming (including set-up and pack down). A more permissive rule than the operative provisions will ensure less resource consents are needed, but more importantly, less demand on time to gain the necessary approvals. Mr Jennings has advised that the majority of effects associated with filming occur during 'shooting', therefore retaining a 7 day limit for 'shooting' in all other zones will help to protect residential amenity and disruption. Enabling the provision for helicopter landings as part of filming activities will assist in encouraging and implementing filming activities in the District. Significant benefits associated with having	It is considered both effective and efficient to enable a more permissive method to controlling temporary filming activities through the District Plan, in order to achieve the objective. It has been identified that the Rural General Zone, with generally large site sizes, is the most capable of accommodating an increase. The majority of filming is undertaken within the Rural General Zone, and therefore targeting these areas to encourage filming is considered to be the most efficient. Enabling the use of helicopters associated with filming is considered efficient as they are often used. Ensuring these helicopter movements are restricted to the Rural General Zone will protect residential amenity. It is considered effective and efficient to enable the limited expansion of filming activity in other zones, however to retain the current limit on the period of filming which generates the most adverse effects (shooting). This provision will enable sufficient time for set-up and pack-down which is likely to result in less costs, and is

	45.2.3.	no prescribed noise limits and using sections 16-17 and 362-328 of the RMA to control unreasonable noise, similar to that explained for Rule 45.2.3.	therefore appropriate.
Rules 35.4.1 Maintaining full discretionary activity status should permitted activity standards for Temporary Events and Filming not be met.	No costs identified as there is no change from the operative provisions in this regard.	By nature temporary events and filming involve a large number of unique characteristics and therefore a large variety of potential adverse effects. Maintaining the current discretionary regime will provide the Council with the ability to assess all relevant effects and implement any required mitigation measures as part of the resource consent process.	It is considered effective and efficient to retain the operative discretionary regime in order to create a legible and succinct chapter. To propose a controlled or restricted discretionary regime would require a large number of matters of control/discretion and associated assessment matters, while a non-complying status would not achieve the objectives of the chapter. The discretionary regime allows for an adaptive approach to suit the processing a particular proposal. These rules are considered to be an appropriate method to achieve the Objectives.
Rules 35.4.12 and 35.4.13 Permitting construction-related buildings and activities associated with an 'active' construction project, including temporary food beverage retail activity.	No significant costs have been identified as it is unusual for buildings associated with building and construction work to remain on site after construction has ceased, however it avoids construction buildings being stored or left on abandoned construction projects. The costs associated with removing a specific rule on the permitted duration of these activities or GFA of temporary buildings are considered to be negligible in the context of the overall construction project. No significant costs will be associated with	Avoids buildings being left on a site when construction has been completed or abandoned, and removes an arbitrary limit on the maximum size of temporary buildings. This limit has no relationship to the size of the site or project. Prevents an unnecessary resource consent process to retain construction buildings on a site when they are actively needed. Temporary retail activity for construction workers will have significant benefits by reducing the need for workers to travel (often several kilometres) for basic	The proposed rule will be similar to the operative provisions; however will not retain a specific reference to the permitted GFA of temporary buildings, or maximum duration they may be left on site. These provisions have been proven to be ineffective on larger construction projects and non-compliance often results (despite there being little adverse effects). Provision for temporary retail activity is likely to be highly effective at providing for the needs of construction workers with minimal effects. The proposed rules are therefore

	temporary retail activity for construction purposes - seen as a part of the wider construction project and will be market-driven.	necessities.	considered to be effective, efficient, and appropriate.
Rule 35.4.14 Temporary Military Training	No significant costs have been identified as the operative rule will remain and has been determined to be working effectively.	The rule will continue to provide for the needs of the New Zealand Defence Force.	The proposed rule is considered to be effective, efficient, and appropriate to serve the needs of the New Zealand Defence Force.
Rule 35.4.15 Temporary Utilities	No significant costs have been identified as the rule will generally remain the same as the operative rule. While the maximum height of a utility associated with other temporary activities and maximum duration of emergency-related utilities will be removed, this is unlikely to result in any substantial costs.	The changes to this rule will result in the benefit of removing two restrictions that have been determined to be unnecessary and are a hindrance to the ability for communities to maintain their environmental, economic, social and cultural wellbeing.	The amended rule is considered to be effective and efficient in ensuring temporary utilities which are part of a wider temporary activity, or needed for an emergency, are not subject to undue regulation. This rule is considered to be an appropriate mechanism to achieve the objective.
Rule 35.4.16 Temporary Storage	No significant costs have been identified as the rule will generally remain the same as the operative rule.	The rule will continue to allow for communities to provide for their environmental, economic, social and cultural wellbeing by allowing for small-scale temporary storage (that is not associated with farming).	The proposed rule is considered to be effective, efficient, and appropriate to achieve the objective.
Rule 35.5.1 Relocated Buildings	A cost is imposed in terms of requiring that shipping containers have the signage removed or painted out before they can be used in a residential area. This cost is likely to be relatively low.	Removes unsightly signage from shipping containers before they are used in a residential environment. The rule supports the more enabling approach to shipping containers within residential and rural zones, by ensuring that any signage has been removed and the structure is painted to.	It is considered both effective and efficient to require signage to be removed from shipping containers because they are not residential in appearance and can give rise to adverse effects on residential amenity values.

Rule 35.5.2 Glare	No significant costs have been identified as the rule will generally remain the same as the operative rule.	The rule will continue to provide the benefit of avoiding glare from lighting associated with temporary activities. Therefore there will be a benefit to the amenity and social wellbeing of the community.	The proposed rule is considered to be effective, efficient, and appropriate to achieve the objectives of the chapter and to minimise adverse effects.
Rule 35.5.3 Waste Management	Costs identified include additional cost to event and filming organisers, both in monetary terms to ensure a higher diversion of waste from landfill, and in terms of additional time to complete a Zero Waste Event form. An additional cost of the rule is that small-scale events and filming will not be required to undergo this process and therefore there may be an increased environmental cost. However this cost is no greater than the operative provisions.	Undertaking medium-sized temporary events and filming in accordance with the principles of waste management and minimisation will result in significant environmental benefits associated with the management and reduction of waste. This rule has been informed by the Regional Policy Statement (objectives 13.4 and policies 13.5) and will therefore assist temporary events and filming within the District to give effect to the RPS.	This rule is overall considered to be effective in ensuring the effects of temporary activities and filming are minimised, and promotes the District as one where more sustainable practice is promoted as part of a important industries. The 'Zero Waste' form process is considered to be far more efficient than requiring a resource consent process to manage effects in this regard. Given the need to require waste management is clearly outlined in the Regional Policy Statement, this method is considered to be appropriate.
Rule 35.5.4 Sanitation	No significant costs have been identified - sanitation is considered a key component of temporary events. The operative provisions contain a requirement for sanitation, however reference an incorrect standard.	The requirement to ensure there will be a minimum availability of toilet facilities will result in significant benefits and ensure event organisers carefully consider provision for these facilities. The rule allows for toilets to be provided in publicly-accessible facilities within a short distance from the event. This will prove beneficial where the event is held in close proximity to existing facilities that are available for public use i.e. within Council-owned public toilets in a park, or on private	This rule is considered effective in setting out the minimum number of required toilet facilities. This table has been compiled from the recommendations of the Ministry of Civil Defence and Emergency Management³ and further refined from data based on a University of Missouri - St Louis study, given that the NZ Guidelines do not address toilet provision for less than 500 attendees. This rule is considered to be efficient as it enables flexibility to the provision of toilets

³ Ministry of Civil Defence & Emergency Management (2003), *Safety Planning Guidelines for Events*, Wellington: New Zealand

		land whereby the owner consents to the use of these facilities for the event.	and is unlikely to place onerous restrictions on the ability to undertake temporary events. Given that the scope of permitted temporary event activities will be increasing, this rule is considered appropriate to achieve the objectives of the chapter.
45.6 Non-notification of applications for Temporary Filming	Costs associated with the affected parties not being involved in the consent process.	This rule provides for the non-notification of resource consent applications for temporary filming. This creates economic efficiencies through the avoidance of consent delays. All activities which cannot achieve the permitted activity requirements default to a fully discretionary activity, therefore decision makers have the ability to decline consent should the effects be considered too great.	This provision is considered effective as it provides certainty around notification, however does not preclude the decision makers consideration of effects on other parties. The rule is efficient in that it removes potential delays in the consenting process. The method is considered to be the most appropriate way of achieving the objective.
Proposed Definitions • <i>Temporary Activities</i> • <i>Temporary Events</i> • <i>Noise Event</i> • <i>Temporary Filming Activity</i>	No significant costs have been identified.	The new definitions are considered necessary to ensure consistent interpretation of the objectives, policies and rules of the draft chapter. The definitions are largely an enhanced and clarified reincarnation of the operative provisions where several issues were identified. Two new definitions have been added to ensure efficient administration of the District Plan which is considered to be a benefit.	The proposed definitions will assist with the efficient administration of the District Plan by clearly defining the activities to which they relate. It will be effective in determining the activity status of an activity. These provisions are therefore considered to be the most appropriate way of achieving the objective.

12. Efficiency and effectiveness of the provisions

The above provisions are drafted to specifically address the resource management issues identified with the current provisions, and to enhance those provisions that already function well. A number of areas of the existing chapter have been removed to aid the readability of the Plan by keeping the provisions at a minimum, whilst still retaining adequate protection for the resource. The overall purpose of the chapter is to enable temporary activities to occur within the District while ensuring the associated adverse effects are minor, and temporary in nature.

By simplifying and clarifying the intent of the objectives, policies and rules (the provisions), the subject matter becomes easier to understand for users of the Plan both as applicant and processing planner. Removal of technical or confusing wording also encourages correct use. With easier understanding, the provisions create a more efficient consent process by reducing the number of consents required and by expediting the processing of those consents.

Finally the overall direction of the chapter is to become more permissive than the operative provisions, given the desirability of encouraging temporary events, filming, and other activities that result in little long-term effects. The provisions also provide for a more enabling approach to certain Relocated Buildings, recognising that they may provide a cost effective accommodation or storage solution.

13. The risk of not acting

Section 32(2)(c) of the Act requires, in the evaluation of the proposed policies and methods, the consideration of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

The proposed changes have been undertaken to address specific issues identified through the monitoring of operative provisions, and feedback provided by the community. Overall, there is considered to be sufficient information about the subject matter to support the changes made.

Nonetheless, the risk of not acting in this case is the stifling of growth and wellbeing of the District whereby temporary events and filming provide significant environmental, social, economic, and cultural benefits to the community. Other temporary activities also enable people to provide for their wellbeing and assist in giving effect to other components of the District Plan. Monitoring has identified clear issues with the operative provisions which are addressed by the proposed chapter.

It is considered that there is sufficient information available to demonstrate that the operative provisions are difficult to understand and administer by both the Council and general public, are often overly-restrictive, duplicate other regulatory processes, and often undermine the ability for the communities within the District to provide for their wellbeing while at the same time meeting the purpose of the Act.

Overall, the risk of not acting would be of far greater consequence than the risk of acting.

Attachments

Attachment 1 - The Queenstown Lakes District Council Events Strategy 2013 - 2017 - [link](#)

Attachment 2 - Research Report titled 'Queenstown Lakes District Council Management of Informal Airports' April 2012. Prepared by Southern Planning Group Ltd - [link](#)

Attachment 3 - Monitoring Report for Section 19 of the operative District Plan (January 2012) - [link](#)

Attachment 4 - District Plan Review Section 32 Analysis Temporary Activities Report: January 2013 - [link](#)