

35 Temporary Activities and Relocated Buildings

Please note: Variations to parts of this chapter have been decided by Council on 18 March 2021 as part of Stage 3&3b of the PDP. You can view the Stage 3 Decisions and appeals notices on our website. The appeals and section 274 periods for the Stage 1 and 2 Decisions have closed.

35.1 Purpose

The purpose of the Temporary Activity provisions is to enable temporary events, filming, construction activities, military training, temporary utilities and temporary storage to be undertaken, subject to controls intended to minimise adverse effects. The provisions recognise that temporary activities, events and filming are important to the economic, social, and cultural vitality of the District, and are therefore encouraged.

The Relocated Building provisions primarily seek to ensure that the reinstatement of such buildings is compatible with the surrounding environment and amenity. The requirements of this chapter enable matters to be considered in addition to any specific controls for buildings and structures in the Zone Chapters and other relevant District Wide Chapters.

35.2 Objectives and Policies

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

Policies

- 35.2.1.1 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.
- 35.2.1.2 Permit small and medium-scale events, subject to controls on event duration, frequency and hours of operation.
- 35.2.1.3 Recognise that purpose-built event facilities are designed to cater for temporary activities.
- 35.2.1.4 Recognise that for public spaces, temporary events are anticipated as part of the civic life of the District.
- 35.2.1.5 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.
- 35.2.1.6 Ensure temporary activities do not place an undue restriction on public access.
- 35.2.1.7 Recognise that noise is an anticipated component of temporary events and filming, while protecting residential amenity from undue noise during night-time hours.
- 35.2.1.8 Enable the operation of informal airports in association with temporary community events and filming, subject to minimising adverse effects on adjacent properties.
- 35.2.1.9 Require all structures associated with temporary events and filming to be removed at the completion of the activity, and any damage in public spaces to be remediated.

PART 5 TEMPORARY ACTIVITIES & RELOCATED BUILDINGS 35

35.2.1.10 Permit medium and large scale concerts and other temporary events within Activity Area 7 of the Gibbston Valley Resort Zone, subject to controls on event duration, frequency and hours of operation.

35.2.1.11 Provide for Temporary Events in the Hills Resort Zone that contribute to the District's economy while ensuring that any adverse effects such as traffic and noise effects on land outside the Zone are mitigated.

35.2.1.12 Provide for Temporary Events in the Hogans Gully Resort Zone that contribute to the District's economy while ensuring that any adverse effects such as traffic and noise effects on land outside the Zone are mitigated.

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

Policies

35.2.2.1 Ensure temporary activities related to building and construction work are carried out with minimal disturbance to adjoining properties and on visual amenity values.

35.2.2.2 Provide for small-scale retail activity to serve the needs of building and construction workers.

35.2.2.3 Require temporary activities related to building and construction to be removed from the site following the completion of construction, and any damage in public spaces to be remediated.

35.2.3 Objective – Temporary Military Training Activities are provided for.

Policy

35.2.3.1 Enable temporary military training to be undertaken within the District.

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

Policy

35.2.4.1 Enable short-term use of temporary utilities needed for other temporary activities or for emergency purposes.

35.2.5 Objective – Temporary Storage is provided for.

Policies

35.2.5.1 Permit temporary storage related to farming activity.

35.2.5.2 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.

35.2.6 Objective – Relocated buildings maintain amenity and minimise the adverse effects of relocation and reinstatement works.

PART 5 TEMPORARY ACTIVITIES & RELOCATED BUILDINGS 35

Policy

- 35.2.6.1 Provide for relocated buildings where adverse effects associated with the relocation and reinstatement are managed to provide a quality external appearance, and are compatible with the amenity of the surrounding area.

35.3 Other Provisions and Rules

35.3.1 District Wide

Attention is drawn to the following District Wide chapters.

1 Introduction	2 Definitions	3 Strategic Direction
4 Urban Development	5 Tangata Whenua	6 Landscapes and Rural Character
25 Earthworks	26 Historic Heritage	27 Subdivision
28 Natural Hazards	29 Transport	30 Energy and Utilities
31 Signs	32 Protected Trees	33 Indigenous Vegetation
34 Wilding Exotic Trees	36 Noise	37 Designations
District Plan web mapping application		

35.3.2 Interpreting and Applying the Rules

- 35.3.2.1 A permitted activity must comply with all the rules listed in the Activity and Standards tables, and any relevant district wide rules.
- 35.3.2.2 Where an activity does not comply with a Standard listed in the Standards table, the activity status identified by the Non-Compliance Status column applies. Where an activity breaches more than one Standard, the most restrictive status applies to the Activity.
- 35.3.2.3 The Rules of this Chapter relating to Temporary Activities take precedence over any other provision of the District Plan, with the exception of:
- 26 Historic Heritage;
 - 31 Signs.
- 35.3.2.4 Notwithstanding 35.3.2.3, the Rules of this Chapter relating to Temporary Activities specify when the rules in Chapter 36 (Noise) do not apply.
- 35.3.2.5 For a Relocated Building, the provisions in this Chapter apply in addition to any relevant provision of any other Chapter.

Advice Notes

PART 5 TEMPORARY ACTIVITIES & RELOCATED BUILDINGS 35

Relocated Buildings: Newly pre-fabricated buildings (delivered to a site for erection on that site) are excluded from the definition of Relocated Building, and are not subject to the rules of this chapter.

Temporary Events: The following activities associated with Temporary Events are not regulated by the District Plan:

- a. Food and Beverage;
- b. Sale of Alcohol.

Obstacle limitation surfaces at Queenstown or Wānaka Airport:

Any person wishing to undertake an activity that will penetrate the designated Airport Approach and Land Use Controls obstacle limitation surfaces at Queenstown or Wānaka Airport must first obtain the written approval of the relevant requiring authority, in accordance with section 176 of the Resource Management Act 1991.

35.3.2.6 The following abbreviations are used within this Chapter.

P	Permitted	C	Controlled	RD	Restricted Discretionary
D	Discretionary	NC	Non-Complying	PR	Prohibited

35.4 Rules - Activities

	Temporary Activities and Relocated Buildings	Activity Status
35.4.1	Temporary Events held on public conservation land, including the use of the land as an informal airport, which holds a valid concession for the temporary event. For the purpose of this rule the relevant noise standards of the Zone do not apply.	P
35.4.2	Temporary Events held within a permanent, purpose-built, hotel complex, conference centre, or civic building.	P
35.4.3	Temporary Events held within the Open Space and Recreation Zones or any other Council-owned public recreation land, provided that: a. Noise Events do not occur during hours in which the night-time noise limits of the relevant Zone(s) are in effect, except for New Year's Eve. For the purpose of this rule the relevant noise standards of the Zone do not apply.	P
35.4.4	Temporary Events associated with a Ski Area Activity held within a Ski Area Sub Zone.	P
35.4.5	Any other Temporary Events, provided that: a. the number of persons (including staff) participating does not exceed 500 persons at any one time;	P

	Temporary Activities and Relocated Buildings	Activity Status
	<ul style="list-style-type: none"> b. the duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down); c. in the Rural Zone the event does not operate outside of the hours of 0800 to 0000 (midnight). In all other zones the event does not operate outside of the hours of 0800 to 2000. Set up and pack down outside of these hours is permitted; d. no site shall be used for any temporary event more than 7 times in any calendar year; e. all structures and equipment are removed from the site within 3 working days of the completion of the event; f. for the purpose of this rule the relevant noise standards of the Zone do not apply during the hours of 0800 to 2200. 	
35.4.6	<p>Temporary Events</p> <p>Informal airports for rotary wing aircraft flights in association with the use of a site for temporary events that are open to the general public provided that:</p> <ul style="list-style-type: none"> a. the informal airport is only used during the hours of 0800 – 2000; b. no site shall be used for an informal airport for more than 7 days in any calendar year; c. no site shall be used for an informal airport more than one day in any calendar month; d. the aircraft operator has notified the Council’s Planning Department concerning the use of the informal airport. <p>For the purpose of this Rule the relevant noise standards of the Zone do not apply.</p> <p>Rule 35.4.6 does not apply in the Hills Resort Zone.</p> <p>Rule 35.4.6 does not apply in the Hogans Gully Resort Zone.</p>	P
35.4.7	<p>Temporary Filming</p> <p>Held on public conservation land, including the use of the land as an informal airport, which holds a valid concession for the temporary filming activity.</p>	P
35.4.8	<p>Temporary Filming, including the use of the land as an informal airport as part of that filming activity, provided that:</p> <ul style="list-style-type: none"> a. the number of persons participating in the temporary filming does not exceed 200 persons at any one time within the Rural Zone and the Arcadia Rural Visitor Zone, 100 persons in the Rural Lifestyle and Rural Residential Zones, and 50 persons in any other zone; 	P

PART 5 TEMPORARY ACTIVITIES & RELOCATED BUILDINGS 35

	Temporary Activities and Relocated Buildings	Activity Status
	<p>b. within the Rural Zone and the Arcadia Rural Visitor Zone, any temporary filming activity on a site, or in a location within a site, is limited to a total of 30 days, in any calendar year;</p> <p>c. in any other Zone, any temporary filming activity is limited to a total of 30 days (in any calendar year) with the maximum duration of film shooting not exceeding a total of 7 days in any calendar year;</p> <p>d. all building and structures are removed from the site upon completion of filming, and any damage incurred in public places is remediated;</p> <p>e. the use of land as an informal airport as part of filming activity is restricted to the Rural Zone and the Arcadia Rural Visitor Zone; and</p> <p>f. in the Arcadia Rural Visitor Zone temporary filming activity, including the use of the land as an informal airport as part of that filming activity, shall only occur during the hours of 0800 – 2000.</p> <p>For the purpose of this Rule:</p> <p>The relevant noise standards of the Zone do not apply to temporary filming and the associated use of the site as an informal airport. However Council will use its power under the Resource Management Act 1991 to control unreasonable and excessive noise.</p>	
35.4.9	<p>Temporary Construction-Related Activities</p> <p>Any temporary building (including a Relocated Building), scaffolding, crane, safety fences, and other similar structures and activities that are:</p> <p>a. ancillary to a building, construction or maintenance project and located on the same site;</p> <p>b. are limited to the duration of an active construction project;</p> <p>c. are removed from the site upon completion of the active construction project.</p>	P
35.4.10	<p>Temporary Construction-Related Activities</p> <p>Any temporary food/beverage retail activity, for the direct purpose of serving workers of an active building or construction project.</p>	P
35.4.11	<p>Temporary Military Training</p> <p>Temporary Buildings and Temporary Activities related to temporary military training carried out pursuant to the Defence Act 1990, provided any such activity or building does not remain on the site for longer than the duration of the project.</p>	P
35.4.12	<p>Temporary Utilities</p> <p>Any temporary utilities that:</p> <p>a. are required to provide an emergency service; or</p>	P

PART 5 TEMPORARY ACTIVITIES & RELOCATED BUILDINGS 35

	Temporary Activities and Relocated Buildings	Activity Status
	b. are related to, and required in respect of, a permitted temporary activity specified in this chapter of the District Plan.	
35.4.13	<p>Temporary Storage</p> <p>Any temporary storage or stacking of goods or materials, other than for farming purposes, that does not remain on the site for longer than 3 months and does not exceed 50m² in gross floor area.</p> <p>Note: Any temporary storage which fails to meet this permitted activity rule is subject to the rules of the relevant Zone.</p>	P
35.4.14	<p>Relocated Building</p> <p>This rule does not apply to buildings for Temporary Construction-Related Activities, as addressed in Rules below.</p>	P
35.4.15	<p>Temporary Events in Activity Area 7 of the Gibbston Valley Resort Zone, provided that:</p> <ol style="list-style-type: none"> a. the duration of the temporary event does not exceed 3 consecutive calendar days (excluding set up and pack down); b. the event does not operate outside of the hours of 0800 to 0000 (midnight). Set up and pack down outside of these hours is permitted; c. Activity Area 7 shall not be used for any temporary event more than 15 times in any calendar year; d. all temporary structures and equipment are dismantled and removed within 10 working days of the completion of the event; and e. for the purpose of this rule the relevant noise standards of the Zone do not apply. 	P
35.4.16	Any temporary activity not otherwise listed as a permitted activity in this table.	D
35.4.17	<p>Temporary Golf Events (in addition to Temporary Events under Rules 35.4.2 and 35.4.5) in the Hills Resort Zone provided that:</p> <ol style="list-style-type: none"> i. The event does not exceed 14 consecutive calendar days (excluding set up and pack down) ii. The event does not operate outside the hours of 0600 to 2200. Set up and pack down outside of these hours is permitted, provided it complies with the noise limits for the Zone. iii. There shall be no more than 2 temporary events per calendar year limited to golf tournaments only iv. All structures and equipment are removed from the zone within 10 working days of the completion of the event v. A Traffic Management Plan is provided that details how traffic effects are to be managed vi. An Operations Plan is provided that details how the event is to be managed 	C

	Temporary Activities and Relocated Buildings	Activity Status
	<p>vii. Adequate sanitation for event attendees is provided</p> <p>viii. Waste minimisation measures are implemented</p> <p>Control is reserved to:</p> <p>a. Traffic effects and the measures promoted in the Traffic Management Plan to manage these effects</p> <p>b. Waste minimisation and management measures</p> <p>c. Adequate sanitation for event attendees</p> <p>d. Operations Plan for the event to manage effects, including amplified noise</p> <p>For the purpose of this rule, the relevant noise standards in 36.5 (Table 2) do not apply between the hours of 0600 and 2200.</p>	
35.4.18	<p>Temporary Events (in addition to Temporary Events under Rules 35.4.2 and 35.4.45) in the Hogans Gully Resort Zone provided that:</p> <p>i. The event does not exceed 14 consecutive calendar days (excluding set up and pack down)</p> <p>ii. The event does not operate outside the hours of 0600 to 2200. Set up and pack down outside of these hours is permitted, provided it complies with the noise limits for the Zone.</p> <p>iii. There shall be no more than 2 temporary events per calendar year limited to golf tournaments only.</p> <p>iv. All structures and equipment are removed from the zone within 10 working days of the completion of the event.</p> <p>v. A Traffic Management Plan is provided that details how traffic effects are to be managed.</p> <p>vi. An Operations Plan is provided that details how the event is to be managed.</p> <p>vii. Adequate sanitation for event attendees is provided.</p> <p>viii. Waste minimisation measures are implemented.</p> <p>Control is reserved to:</p> <p>a. Traffic effects and the measures promoted in the Traffic Management Plan to manage these effects</p> <p>b. Waste minimisation and management measures</p> <p>c. Adequate sanitation for event attendees</p> <p>d. Operations Plan for the event to manage effects, including amplified noise</p> <p>For the purpose of this rule, the relevant noise standards in 36.5 (Table 2) do not apply between the hours of 0600 and 2200.</p>	C

35.5 Rules – Standards

PART 5 TEMPORARY ACTIVITIES & RELOCATED BUILDINGS 35

	Standards for Activities	Non-compliance Status																																															
35.5.1	<p>Glare</p> <p>All fixed exterior lighting must be directed away from adjacent sites, waterways and roads.</p> <p>This rule shall not apply to glare from lighting used for health, safety and navigation purposes.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the effect of lighting on the amenity of adjoining properties, road safety or navigational safety.</p>																																															
35.5.2	<p>Waste Management</p> <p>All temporary events with more than 500 participants at any one time, and temporary filming with more than 200 participants, must undertake the event in accordance with the Council’s Zero Waste Events Guide, including the submission of a completed ‘Zero Waste Event Form’.</p>	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the ability to minimise and manage waste from the event.</p>																																															
35.5.3	<p>Sanitation</p> <p>All temporary events with an anticipated attendance of up to 500 must provide a minimum number of toilet facilities in accordance with the below table, or have ready access to the same number of publicly-accessible toilets within a 150m walk from the event.</p> <table border="1" data-bbox="352 1144 1040 1503"> <thead> <tr> <th rowspan="2">People Attending</th> <th colspan="7">Duration of Event (hours)</th> </tr> <tr> <th>1-2</th> <th>3</th> <th>4</th> <th>5</th> <th>6</th> <th>7</th> <th>8+</th> </tr> </thead> <tbody> <tr> <td>1-50</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>51-100</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> <td>3</td> <td>3</td> <td>3</td> </tr> <tr> <td>101-250</td> <td>3</td> <td>3</td> <td>3</td> <td>3</td> <td>4</td> <td>4</td> <td>6</td> </tr> <tr> <td>251-500</td> <td>4</td> <td>4</td> <td>4</td> <td>6</td> <td>6</td> <td>6</td> <td>8</td> </tr> </tbody> </table> <p>Advice Note</p> <p>Weather conditions, the amount of food and beverages consumed, and the availability of alcohol can increase toilet usage by 30% - 40%.</p>	People Attending	Duration of Event (hours)							1-2	3	4	5	6	7	8+	1-50	1	1	1	2	2	2	2	51-100	2	2	2	2	3	3	3	101-250	3	3	3	3	4	4	6	251-500	4	4	4	6	6	6	8	<p>RD</p> <p>Discretion is restricted to:</p> <p>a. the ability to provide adequate sanitation facilities for the event.</p>
People Attending	Duration of Event (hours)																																																
	1-2	3	4	5	6	7	8+																																										
1-50	1	1	1	2	2	2	2																																										
51-100	2	2	2	2	3	3	3																																										
101-250	3	3	3	3	4	4	6																																										
251-500	4	4	4	6	6	6	8																																										

	Standards for Activities	Non-compliance Status
35.5.4	<p>Relocated Buildings</p> <p>Any relocated building must comply with the following standards:</p> <ul style="list-style-type: none"> a. Building Pre-inspection Report: <ul style="list-style-type: none"> i. A Building Pre-inspection Report must be provided to Council and accompany the application for a building consent for the destination site; ii. The Building Pre-inspection Report must be prepared by a Licenced Building Practitioner or other appropriately qualified person; iii. The Building Pre-inspection Report must be in Council's standard template and must identify all reinstatement works that are to be completed to the exterior of the building; b. The building must be located on permanent foundations, within two months of the building being delivered to the site; c. All other reinstatement works identified by the Building Pre-inspection Report and the building consent to reinstate the exterior of any relocated building, including connections to services and closing in and ventilation of foundations, must be completed within nine months of the building being delivered to the site; and d. The land owner of the site on which the relocated building is to be placed must certify to the Council that all reinstatement works identified in the Building Pre-inspection Report will be completed within nine months of the building being placed on permanent foundations. 	<p>RD</p> <p>Discretion is restricted to:</p> <ul style="list-style-type: none"> a. the reinstatement works required to the exterior of the building, including those identified by any Building Pre-inspection Report, and the timeframe to carry out such works; b. the timeframe for placing the building on permanent foundations and the closing in of those foundations; c. external appearance and amenity values; d. any bond or other condition required to ensure completion of any restoration work.

35.6 Rules - Non-Notification of Applications

35.6.1 Any application for resource consent for the following matters do not require the written approval of other persons and not be notified or limited-notified:

35.6.1.1 Temporary filming.

35.6.2 The following activity will not be publicly notified but notice will be served on those persons considered to be adversely affected if those persons have not given their written approval:

35.6.2.1 Rule 35.5.4 Relocated Building