

PROPOSED GORE DISTRICT PLAN SECTION 32 REPORT

TEMPORARY ACTIVITIES



Table of Contents

1. Executive Summary	3
2. Overview and Purpose	4
2.1 Introduction to the resource management issue(s)	4
2.2 Purpose of the report.....	4
3. Statutory and Policy Context	5
3.1 Resource Management Act.....	5
3.2 National Policy Statements.....	6
3.3 National Environmental Standards.....	6
3.4 National Planning Standards.....	6
3.5 Regional Policy Statement	7
3.6 Regional Plans	7
3.7 Iwi Environmental Management Plan(s)	7
3.8 Other Local Policies, Strategies, Guidelines and Plans	8
4. Resource Management Issue Analysis	9
4.1 Background.....	9
4.2 Operative Plan Approach	12
4.3 Effectiveness of Operative District Plan and other methods	14
4.4 Technical Reports and Research	16
4.5 Analysis of Best Practice	18
5. Scale and Significance	20
5.1 Scale and Significance Evaluation	20
5.2 Evaluation Summary	21
6. Consultation	21
6.1 Overview.....	21
7. Proposed Plan Provisions.....	23
7.1 Strategic Objectives.....	23
7.2 Objectives and Policies.....	24
7.3 Rules.....	24
7.4 Definitions	26
8. Evaluation of Objectives	28
9. Evaluation of Options to Achieve the Objectives.....	30
9.1 Evaluation	30

Glossary of Terms

Resource Management Act 1991	RMA or 'the Act'
Gore District Council	GDC or 'the Council'
Operative District Plan	ODP
Proposed District Plan	PDP
National Planning Standards 2019	PS
Efficiency and Effectiveness Review of the ODP	EER
Southland Regional Policy Statement 2017	RPS
National Policy Statements	NPS
National Environmental Standards	NES
Permitted Activity	PA
Controlled Activity	CA
Restricted Discretionary Activity	RDA
Discretionary Activity	DA
Non-complying Activity	NCA

1. Executive Summary

Section 32 of the Resource Management Act 1991 ('the Act' or 'the RMA'), requires objectives in plan change proposals to be examined for their appropriateness in achieving the purpose of the RMA and the policies and methods of those proposals to be examined for their costs, benefits, efficiency, effectiveness and risk in achieving the objectives. The analysis set out in this report is to fulfil the obligations of the Council under s32 of the Act.

This section 32 evaluation report relates to the evaluation of options for the management of Temporary Activities through the Gore Operative District Plan (ODP). Objectives, policies, rules and standards for managing temporary Activities are located within Part 2 – District Wide Matters in the Temporary Activities Chapter as required by the National Planning Standards.

In general, the Gore Operative District Plan¹ (ODP) approach is not efficient or effective as there is a lack of specific objectives and policies which can result in inefficient consent processing and a lack of clarity and direction for both plan users and decision makers. The objectives and policies provide only generic guidance for the consenting process and the existing provisions are limited in their coverage of diverse temporary activities. The management of temporary events is ambiguous in areas and could, on strict interpretation of the plan, result in many of the events requiring consent. The ODP also does not align with the Gore District Council Events Strategy and Action Plan 2021-2024².

The Proposed District Plan (PDP) objectives set clear outcomes anticipated by the plan in relation to Temporary Activities. Providing objectives specific to Temporary Activities give plan users and decision makers certainty and clarity as to what is appropriate under the plan provisions, whilst also achieving the purpose of the Act in a reasonable, useful, relevant and achievable manner. The objectives will allow Council to fulfil their obligations under s31 of the Act, are consistent with identified mana whenua outcomes and align with relevant strategic direction.

The PDP provisions are adopted. They address the resource management issues, achieve the purpose of the Act and provide greater clarity and direction to plan users and decision makers. Therefore, they are consistent with section 5 of the Act. The existing ODP approach is ineffective at addressing the resource management issues. Therefore, a revised approach is proposed based on applying rules with standards for a range of temporary activities.

The proposed provisions provide an appropriate balance between allowing for temporary activities acknowledging that their effects by virtue of the activity are temporary. The provisions further recognise the positive effects that can be generated by temporary activities, particularly temporary events.

¹ [District Plan - Gore District Council \(goredc.govt.nz\)](https://www.goredc.govt.nz/district-plan)

² Gore District Council Events Strategy and Action Plan 2021-2024 - This strategy sets out our role and commitment within the events space and the associated resource required to deliver events.

2. Overview and Purpose

2.1 Introduction to the resource management issue(s)

Temporary Activities means activities and their ancillary buildings or structures that are intended to have a limited duration and are not part of a permanent activity that occurs on the site. They only last a short period of time and do not generate permanent adverse effects. Such temporary activities are important to the economic, social and cultural vitality of the district. This topic addresses the management of temporary activities. Such activities include, but are not limited to:

- a) Temporary events;
- b) Temporary commercial filming;
- c) Temporary military training and emergency service training;
- d) Temporary storage;
- e) Temporary activities related to building and construction, including relocatable buildings;
- f) Relocated buildings; and
- g) Demolition of buildings

The Temporary Activities Chapter provides a regulatory framework for the control of temporary activities and associated effects.

Council undertook an Efficiency and Effectiveness Review (EER) of the ODP pursuant to section 35 of the Resource Management Act (RMA). The report highlighted only a limited range of temporary activities are provided for across the district with specific provision on the Field Day and A&P showgrounds.

The following issues are identified:

1. Effects on amenity values from temporary events in terms of their duration, visual appearance, noise emission and traffic safety.
2. Effects on visual amenity values from the size and duration of temporary buildings associated with building and construction or storage.
3. Managing the need of the New Zealand Defence Force to carry out Temporary Military Activities; and other Emergency Service providers to undertake temporary training exercises; with potential effects on amenity values from noisy activities, traffic effects, and visual amenity values.
4. In relation to relocatable buildings, the effects on amenity values in terms of duration and visual appearance before the foundation and exterior renovation works are completed.

2.2 Purpose of the report

The purpose of this report is to provide an evaluation of the proposed provisions in accordance with the requirements of Section 32 of the RMA 1991.

The PDP includes a chapter relating to temporary activities which is consistent with the requirements of the National Planning Standards and which contains objectives, policies, rules and standards to manage activities and their effects.

This report assesses the appropriateness of the proposed objectives to achieve the purpose of the Act and the effectiveness and efficiency of the policies, rules and standards which give effect to the objectives. This report also provides information on the issues the provisions seek to address, research undertaken and an evaluation of the provisions relating to temporary activities within the ODP.

An assessment of the scale and significance of the provisions will inform the level of detail included in this report.

3. Statutory and Policy Context

3.1 Resource Management Act

In carrying out a s32 analysis, an evaluation is required of how the proposal achieves the purpose and principles contained in Part 2 of the RMA.

Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Sustainable management means *managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing 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.*

In achieving this purpose, authorities also need to recognise and provide for the matters of national importance identified in s6, have particular regard to other matters referred to in s7 and take into account the principles of the Treaty of Waitangi referred to in s8.

There s6 matters that are relevant to this topic are:

- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The s7 matters that are relevant to this topic are:

- (c) the maintenance and enhancement of amenity values:
- (f) maintenance and enhancement of the quality of the environment:

Section 8 of the RMA requires the Council to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi). Mana whenua, through the Hokonui Runanga, have partnered with the Council in the preparation of the PDP.

Section 31 is relevant insofar as it requires the Council to establish, implement and review a District Plan which contains objectives, policies and methods to achieve a range of purposes as listed above. This report considers the appropriateness of the new objectives within the proposed District Plan (PDP) to achieve the purpose of the Act. The review of the ODP and the establishment of a new District Plan allows Council to give effect to Section 31.

3.2 National Policy Statements

There are no National Policy Statements which are of relevance to the Temporary Activities Chapter. However, the National Policy Statement for Urban Development (NPS-UD) which has a focus of creating well-functioning environments has indirect relevance. Increased urban intensification, which is encouraged through the NPS-UD, would by default potentially increase some temporary activities within an urban environment, as a result of increased density.

3.3 National Environmental Standards

There are no National Environmental Standards of relevance to the Temporary Activities Chapter.

3.4 National Planning Standards

The National Planning Standards (PS) 2019 requires a more bespoke approach to planning zones than the current ODP. This includes a clearer centre hierarchy, rural settlement zones, and a wider range of residential, industrial and rural zones. The PS provides the structure and form for the Plan content along with definitions and mapping criteria. The PS also requires that matters which affect the entire district are provided for in specific chapters.

The PS require that Temporary Activities be included in Part 2 District Wide Matters – General District-Wide Matters.

The PS states that:

If provisions to manage temporary activities, buildings and events are addressed, they must be located in the Temporary activities chapter.

The PS do not provide a definition for temporary activities however they do provide a definition for Temporary Military Training:

means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:

- (a) the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act:*
- (b) the protection of the interests of New Zealand, whether in New Zealand or elsewhere:*

- (c) *the contribution of forces under collective security treaties, agreements, or arrangements:*
- (d) *the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations:*
- (e) *the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency:*
- (f) *the provision of any public service.*

The unique identifier in the PS for Temporary activities is TEMP.

3.5 Regional Policy Statement

The Southland Regional Policy Statement 2017 (RPS) sets out the framework and priorities for resource management in the region. The RPS identifies the regionally significant issues around the management of the Region's natural and physical resources and sets out what needs to be achieved (objectives) and the way in which the objectives will be achieved (policies and methods). The PDP is required to give effect to the RPS as required by section 75(3) of the RMA.

There are no specific requirements relating to temporary activities under the RPS. There are only general guidelines on all land use focusing on ensuring that in an urban area:

- sufficient land is available to provide for all types of development to support community wellbeing and economic growth and development; and
- a range of land use activities are provided for (i.e. residential, employment/commercial, utilities and recreational) to help encourage balanced urban development and promote live-work-play opportunities.

3.6 Regional Plans

Environment Southland has prepared a number of regional plans, these include:

- Regional Air Plan 2016
- Effluent Land Application Plan 1998
- Regional Water Plan 2010

Environment Southland's proposed Southland Water and Land Plan was made partially operative following a council meeting in January 2021.

There are no specific requirements relating to temporary activities within the regional plans.

3.7 Iwi Environmental Management Plan(s)

'Te Tangi a Tauira – The Cry of the People' the Ngai Tahu Ki Murihiku Natural Resource and Environmental Management Plan identifies a broad range of relevant matters when considering where and how Gore grows and develops. In particular, there is a desire to:

- limit the impacts of climate change on indigenous species and ecosystems and the risks of natural hazards by appropriately managing urban development and providing for sustainable energy and transport systems.

- Protect sites of significance and indigenous biodiversity areas along with appropriate management of water
- Limit impacts of industrial activity and subdivision by involving iwi in decision making processes and managing land use, building and water issues
- Providing appropriate infrastructure management

Further, social, economic, health and well-being outcomes are sought, including a sense of belonging and social responsibility with respect to the surrounding environments through events that engage communities within their local environments.

‘Te Tāhū o Te Whāriki’, the Ngāi Tahu Climate Change Strategy, identifies a need to assess future commercial risks, protect wahi tapu, mahinga kai and other taonga, prepare plans to relocate Marae and Runānga facilities threatened by increasing hazards, as well as influence agencies to develop climate change responses.

3.8 Other Local Policies, Strategies, Guidelines and Plans

A range of other local policies, guidance and plans were reviewed to inform the PDP temporary activities provisions which are summarised below:

Spatial plan, Ready for Tomorrow

In January 2020, the Council released a strategic planning document *Ready for Tomorrow – A Spatial Plan for the Gore District*. The document sought public feedback on potential growth options for the main urban areas in the district. The document outlines:

- the issues the Council considers important,
- the possible future outcomes and opportunities for the district, and
- the various Council initiatives in recent years, in particular the 2018 program *Ready for Growth*.
- The *Ready for Growth* program is a community lead development strategy, applying the direction given by the Southland Regional Development Strategy at a District level. Its overall objective is to grow the district population by 1,500 people by 2030. Through extensive community consultation, Ready for Growth has identified a comprehensive overview of the socio-economic conditions required to generate sustainable growth and opportunity across the district and provides an important strategic framework for the future.

A growing population may create potential demand for temporary activities. Further, the Gore district aims to create a vibrant, attractive community through a wide array events that bring social, cultural, and economic benefits to the district.

Gore Reserve Management Plans

The adopted Reserve Management Plans (RMPs) for Gore allow events on reserves as long as approval from Council is obtained. Enquiries for events and booking Council venues are fielded by the Gore Information Centre and Customer Services. They are then passed to the Parks and Recreation Department for approval. The Temporary Activities Chapter also manages events. The potential for overlapping of approvals should be avoided.

Gore District Council Events Strategy and Action Plan 2021-2024

The Gore District Council (GDC of 'the Council') adopted an Events Strategy in 2021. GDC has been instrumental in attracting, creating, and organising many events in Gore. Over the last 5 years, council has provided resources for the organisation of several key events.

The Events Strategy outlines GDC's role in the organisation of these events, whether it is via funding, organising, promoting or hosting. The Council currently hires 1 full time Events Co-ordinator who is responsible for the delivery of Council run events and supporting the non-council led events.

The Events Strategy highlights how events are important for Gore because they bring vibrancy to the community and create interest in and reflect the kind of community that Gore is. GDC supports events due to the wide array of social, cultural, and economic benefits that events provide. Events can lead to stronger communities by bringing people together, raising community spirit and pride in local neighbourhoods and the district. Events offer businesses the opportunity to benefit financially and to provide the needed resources as required. The knock-on effect of this is an increased revenue and income for the businesses of Gore and the Gore district.

The Events Strategy has been helpful in providing guidance and direction as to how events are to be received in Gore. Mainly, that GDC has a vision to put Gore District on the map as a District that offers 'City Events in a Rural Environment'.

The proposed provisions give effect to the Events Strategy by enabling temporary events in purpose built venues or on Council land. They provide an appropriate balance between allowing events, acknowledging that their effects by virtue of the activity are temporary, but with management conditions relating to duration, visual appearance and noise emission on private land, to ensure amenity values are maintained.

Gore District Alcohol Strategy Implementation Plan

This action plan provides a framework for the implementation of the original Gore District Alcohol Strategy that was adopted by the Council in 2009.

Temporary Events may involve the sale of alcohol. The management of licensing such events falls under the Gore District Alcohol Strategy.

Gore Trading in Public Places Bylaw 2018

This Bylaw provides guidance for mobile traders in public places including the need for a licence to be obtained. Whilst mobile trading is deemed a temporary activity it is covered within this bylaw. A reference will be included in the proposed PDP provisions to prevent a double up in management.

4. Resource Management Issue Analysis

4.1 Background

Section 2.1 of this report identifies 4 resource management issues which the PDP Temporary Activities Chapter provisions address:

- | | |
|---------|---|
| Issue 1 | Temporary events contribute to the social, cultural and economic well-being of the community and to the vitality of the district. However, effects on amenity values in terms of their duration, visual appearance, noise emission and traffic safety must be managed. |
| Issue 2 | Effects on visual amenity values from the size and duration of temporary buildings associated with construction or storage should be managed. |
| Issue 3 | Managing the need of the New Zealand Defence Force to carry out Temporary Military Activities; and other Emergency Service providers to undertake temporary training exercises; with potential effects on amenity values from noisy activities, traffic effects, and visual amenity values. |
| Issue 4 | In relation to relocatable buildings and the demolition of buildings, the effects on amenity values in terms of duration and visual appearance before the foundation and exterior renovation works are completed need careful management. |

Council undertook an Efficiency and Effectiveness Review (EER) of the ODP pursuant to section 35 of the Resource Management Act (RMA). The report highlighted only a limited range of temporary activities are provided for across the district with specific provision on the Field Day and A&P showgrounds.

Issue 1

Events contribute to the vitality of the community and create interest in and reflect the kind of community that Gore is. GDC supports events due to the wide array of social, cultural, and economic benefits that events provide. Events can lead to stronger communities by bringing people together, raising community spirit and pride in local neighbourhoods and the district. Events offer businesses the opportunity to benefit financially and to provide the needed resources as required. The knock-on effect of this is an increased revenue and income for the businesses of Gore and the Gore district.

Whilst events are encouraged for their positive effects, events, particularly on private properties must be managed to ensure the amenity values experienced by neighbours are maintained. The PDP zones provide for different purposes, functions and character and the provision for temporary events must reflect this. The extent and nature of temporary events enabled should reflect the anticipated amenity values for the zone.

Issue 2

The Operative District Plan does not clearly provide for temporary buildings on site, during construction, or for storage. Whilst demolition, and construction and maintenance are listed as permitted temporary activities, the provisions do not elaborate on the buildings and storage associated with such activities.

In general, buildings are permitted provided the activity for which they are required is permitted and the building complies with bulk and location standards. Temporary buildings associated with construction often require site offices located on the outer edges of sites, likely within yard setbacks, and so would require consent.

Storage activities are considered an industrial activity and are restricted to the industrial zone, whether temporary or permanent. This does not allow for instances where temporary storage on a non-industrial site is required.

Issue 3

As part of its function of maintaining the nation's security, the New Zealand Defence Force is required to maintain its operational capacity and provide for the well-being, health and safety of communities by way of Temporary Military Training. Temporary Military Training includes a range of activities, from office / classroom-based activities to large scale military exercise, and might involve search and rescue, bomb deactivation training and weapons firing. They may be undertaken over a period of days or weeks on an intermittent or continuous basis, during both day and night. In recognising the importance of Temporary Military Training, provisions should be more permissive compared to other temporary activities.

Issue 4

Adverse visual amenity effects arise from relocated buildings until the time the exterior works are completed. Once the exterior works are completed, the relocated building would have similar visual effects compared to a new or existing building. Relocated buildings and the demolition of buildings that remain unfinished on site for a long time period can negatively affect streetscape and visual amenity.

The management of temporary activities is not substantially controlled through other planning documents such as regional plans. However, there are management methods that sit outside of the District Plan in relation to Temporary Activities. These include legislation such as the Building Act (demolition of, and relocatable, buildings) and the Local Government Act (trading in public places), Reserve Management Plans and Council bylaws. The PDP provisions seek to avoid a double up of approvals or reflect the current provisions in relevant legislation.

The PDP introduces specific objectives and policies, clearer matters of discretion and greater distinction between zone provisions is provided to reflect the particular characteristics of areas.

Temporary Events have been defined and enabled across the district in line with the GDC Events Strategy 2021 (Issue 1). New temporary activities have been introduced to enable other temporary operations to occur, such as temporary buildings, filming and structures (Issue 2).

Temporary military training across all zones has been enabled where the activity is carried out pursuant to the Defence Act 1990; for no longer than 31 days on the site in any one calendar year, excluding set up and take down; and the site is returned to its original condition, subject to noise standards (Issue 3).

Relocating buildings and demolition of buildings have been specifically provided for to avoid the activity falling under the default discretionary status for any other temporary activity not listed. The provisions seek to avoid a double up of approvals or reflect the current provisions in relevant legislation, with additional controls to manage the effects on amenity values in terms of duration and visual appearance (Issue 4).

The policies allow for temporary activities to operate for short durations in a manner which maintains the predominant character of the zone, through the management of frequency, duration, noise and site reinstatement.

The policies enable temporary events located in purpose-built venues or locations managed by Council as they are subject to other regulation. The policies seek to manage the potential nuisance effects of temporary events, such as noise and traffic generation.

Temporary activities relating to storage and construction work are required to be carried out with minimal disturbance to adjoining properties.

The demolition and relocation of buildings are enabled provided the reconstruction, repair or reinstatement works are limited in duration and sites are restored such that the character and amenity values of the surrounding area are maintained.

4.2 Operative Plan Approach

Temporary activities are currently managed in the Land Use Activities Framework and Rules chapter of the Operative District Plan³ (ODP).

The following is a permitted activity under the ODP:

- Demolition, provided that within 90 working days of its commencement the site is left clean and tidy.
- Relocation of structures, provided that within 12 months of its commencement the site of where the building is relocated to is clean and tidy.
- Construction, maintenance and demolition work provided that it complies with the recommended noise limits set out in NZS 6803:1999.
- Agricultural field-days at the Waimumu Field Day site
- Showground Activities at the A&P Showgrounds Site
- Geotechnical investigation works carried out for no longer than 6 months, does not exceed 50 cubic metres in volume or 2,000 square metres in area, any ground disturbance is rectified and left tidy within 48 hours of completion, complies with noise limits and does not generate dust beyond the boundary of the site.

Temporary military training is not listed under the temporary activities rules, but is listed as a permitted activity in the Rural Zone under section 4.2, subject to noise limits.

In the ODP ***Temporary Military Training*** means a temporary activity undertaken for Defence Purposes in accordance with the Defence Act 1991.

Temporary Events other than those listed above may fall under the definition of communal activities:

Communal activity means any activity carried out on land or in buildings where people gather to for meetings, social, cultural or religious ceremonies and socialising including, but not limited to,

³ [District Plan - Gore District Council \(goredc.govt.nz\)](https://www.goredc.govt.nz/)

movie theatres, night clubs, video arcades and churches. This also means activities carried out on land or within buildings where people pay to watch sports, displays or other such activities.

Communal activities are permitted within the Commercial Zone, the Industrial Zone and the Mixed-Use Zone. Resource consent is required for communal activities within the residential and rural zones.

Noise effects are controlled by the limits outlined in section 4.5 of the ODP. The noise standards have specific exemptions for temporary events and temporary military training.

In the Rural and Residential Zone, the noise limits **do not apply** in the following instances:

- Where activities conducted are of a normal domestic nature including recreational activities, such as sporting events, and which do not involve powered motorsport, powered aviation, gunfire or amplified music.
- On any site in the District where, on not more than one day in any 12 month period, an event is held for recreation, or entertainment purposes open to the public and held between the hours of 8.00 a.m. and 11.00 p.m. on the same day.
- To any land use activity in connection with the Waimumu Field Days.
- To any land use activity on the A and P Showgrounds in Gore.
- To any land use activity on the Gore Racecourse.
- To any land use activity or flight operations associated with use of the Charlton Aerodrome or the Mandeville Airfield.

In the Rural Zone, temporary military training is subject to noise standards, with an exemption for up to four occasions in any period of 12 months where any exhibition or demonstration of military activities is open to the public and held on any day between the hours of 10.00 a.m. and 5.00 p.m.

In the Commercial, Industrial and Mixed-use zones, the noise limits do not apply in the following instance:

- Where activities conducted are of a normal domestic nature including recreational activities, such as sporting events and which do not involve powered motorsport, powered aviation, gunfire or amplified music.

The ODP does not identify any issues or objectives that directly relate to temporary activities or relocatable buildings. The Land Use Activities – A Framework, does contain two objectives and policies which, although non-specific, would be relevant for the temporary activities requiring consent. These are as follows:

3.3 Objectives

(1) Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.

(2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality

3.4 Policies

(1) Establish zones that reflect the characteristics and amenity values of the area.

(2) Control the adverse effects of land use activities on the environment.

The management of temporary activities is not substantially controlled through other planning documents such as regional plans. However, there are management methods that sit outside of the District Plan in relation to Temporary Activities. These include legislation such as the Building Act (demolition of, and relocatable, buildings) and the Local Government Act (trading in public places), Reserve Management Plans and Council bylaws. The PDP provisions seek to avoid a double up of approvals or reflect the current provisions in relevant legislation. These management methods will continue to apply regardless of the resultant district plan provisions.

4.3 Effectiveness of Operative District Plan and other methods

Issue	Comment	PDP Response
The temporary activities rules only permit the Agricultural field-days Activities and Showground Activities at the A&P Showgrounds Site.	It is not clear how temporary events outside of those listed are managed in the ODP.	The Field Days site and A&P Showgrounds have been recognised via zoning as sites suited to events venues year round without necessitating a link to agriculture.
It is not clear if other temporary events fall under the definition of 'Communal activities' and if not, the ODP is very restrictive on temporary events.	The 'Communal Activities' definition appears to cover purpose-built venues to house regular gatherings of people but does not clearly define temporary events. Although many events happen across the district, it is unclear if appropriate consents are being applied for mainly due to a lack of clarity in the plan.	A new definition of Temporary Event is proposed with clear rules enabling events in purpose built venues, on Council land, and within the SARZ and NOSP. Temporary events in other zones are enabled subject to more stringent standards.
The Agricultural field-days Activities must be associated with agriculture, resource consent has been obtained to expand this but has required multiple variations.	Events not related to agriculture also occur at the Waimumu Field Day site permitted by a resource consent. The consent has required multiple variations.	The Waimumu Field Day site is identified as a Special Zone and temporary events are enabled subject to standards.
The two objectives and policies of the ODP are not well suited to the diverse types of temporary activities. The two policies are ineffective due to their generality.	The objectives and policies provide only generic guidance for the consenting process. The District Plan policy framework needs to be amended to provide clear directions in managing	The Temporary Activities Chapter contains objectives and policies which are specific to the temporary activity identified in the plan.

	temporary activities and relocatables.	
Temporary events are often held on Council-owned and managed recreation land and require numerous approvals from different Council departments. This can lead to over regulation whereby there is a requirement for resource consent from one Council department, despite the event having been approved and encouraged by another department.	The GDC Events Strategy in 2021 has been instrumental in attracting, creating, and organising many events in Gore. The council has provided resources for the organisation of several key events. The Events Strategy outlines GDCs role in the organisation of these events, whether it is via funding, organising, promoting or hosting. The Council currently hires 1 full time Events Co-ordinator who is responsible for the delivery of Council run events and supporting the non-council led events. As such a regulatory function already exists within the Council structure to manage events.	Events on Council owned land are enabled through the PDP.
The noise exemptions provides for one event per year, open to the public, in the residential and rural zone. This is an exemption clause not a rule, standard or activity. The noise exemptions further provide for military events but it is not clear if this is in the rural zone only.	The apparent enabling of one-off events through the noise exemptions is confusing as it does not correlate with the permitted land use activities under Section 4.2. These events must also be open to the public which removes events such as weddings.	Under the PDP, all events are managed in the Temporary Activities Chapter, unless undertaken within a Special Zone. There is further a noise standard relating to temporary events. The noise standards do not seek to introduce permitted activities.
Many temporary activities are not provided for, such as storage or construction buildings.	The temporary activities currently listed in the plan are limited.	The PDP provides for a wider range of temporary activities.
Temporary military training is not listed under the temporary activity rules, and only permitted in the rural zone.	It is not logical to list temporary military training under section 4.2 when by definition it is a 'temporary activity'. Further, military training is not limited to rural settings.	Temporary military training will be managed within the Temporary Activities Chapter. The activity will be permitted across all zones subject to standards.

In general, the ODP approach is not efficient or effective as there is a lack of specific objective and policies which can result in inefficient consent processing and a lack of clarity and direction for both plan users and decision makers.

The existing provisions are limited in their coverage of diverse temporary activities.

The management of temporary events lacks clarity and could, on strict interpretation of the plan, result in many of the events requiring consent. The ODP does not align with the purpose of the act as it does not effectively provide for peoples social, economic and cultural wellbeing while mitigating adverse effects on the environment.

The provisions are outdated as for instance, geotechnical investigation will be covered in the earthworks chapter as directed by the National Planning Standards.

The objectives and policies provide only generic guidance for the consenting process. The District Plan policy framework needs to be amended to provide clear direction in managing temporary activities and relocatable buildings.

4.4 Technical Reports and Research

Events Audit

An Events Audit⁴ was undertaken in 2021 following direction from the District Plan Review Committee. The Proposed District Plan was partially drafted with the inclusion of a Temporary Event rule in the Temporary Activities Chapter but was also included other area specific chapters. The Committee requested an audit to identify the type, number and duration of events occurring across the district to determine the appropriateness of the drafted district plan provisions.

The methodology followed to collect the data for the audit was a combination of consultation with Council Officers and Community Groups as well as research of events advertised online. The impacts of Covid19 were further acknowledged and accounted for.

The Events Audit found:

- Most events occur in the Town Centre on roads, on reserves, on the A&P Showground and at the Gore Town and Country Club.
- Events on private land are few and far between.
- The drafted approach to the management of events across the district, previously tabled with the District Plan Committee differs from zone to zone in relation to the type of event, frequency in a year and hours of operation. This can create confusion and result in a plan that is difficult to interpret and therefore implement.
- This approach was not aligned with the Gore Events Strategy which intends to encourage Events.

The audit report recommended the drafted approach be amended as follows:

⁴ 'Gore District Plan Review Events Audit and Recommendations' The Property Group, November 2021

1. Redefine the definition of 'Temporary Activity' and add a definition for 'Temporary Event' activity. Ensure continuity of the terms across the Chapters
2. Contain all rules relating to Temporary Events in the Temporary Activity Chapter unless the zone is a Special Purpose Zone. Direct the reader to the Special Purpose Zone for events rules.
3. Add permitted activity rule into the Temporary Activities Chapter to enable Temporary Events in purpose-built venues. Add standards such as setbacks if deemed necessary for certain sites.
4. Add permitted activity rule into the Temporary Activities Chapter to enable Temporary Events within the Sport and Active Recreation Zone, the Natural Open Space Zone and any other land owned and operated by the Council. Add standards such as setbacks if deemed necessary for certain sites.
5. Revise the current "Temporary Activities" permitted standard to remove ambiguity.
6. Remove ambiguity around operating hours and if noise limits apply.
7. Include provisions for Temporary Events in the Special Purpose Zone Chapters: Field Days and Camp Columba.

The conclusions of the Events Audit were informed by the Gore Event Strategy 2021 and an overarching focus to simplify the plan as much as possible and avoid doubling up on Council approvals where they are adequately managed by another Council department.

Styles Group Noise Chapter Review 2023⁵

Styles Group undertook a review of the Draft District Plan in relation to noise controls and exemptions.

In relation to temporary activities, Styles Group provided various recommendations to ensure consistency across the plan and to ensure effective implementation of the plan.

Styles Group highlighted that the exemption of temporary events from the noise standards during daytime hours was extremely permissive. Whilst there may have been few or no noise issues historically, this is likely because no single piece of land has been used to the extent permitted by the controls.

Styles Group recommend that the noise controls for temporary activities are revised to provide for temporary events in the District's key venues and open spaces, at reasonable noise levels and / or for shorter durations.

In terms of noise limits, Styles Group note temporary activity noise limits of 75dB LAeq or 80dB LAeq are common and generally easily achievable for temporary events. It is proposed that the limit is specified as a 5-minute LAeq level where every 5-minute sample must comply with the stated limit. This avoids the need for the entire event to be monitored to calculate a rating level (for comparison with the limit in accordance with NZS6802). It also provides a clearer, certain and more enforceable limit for the Council and event organiser to administer and comply with. In

⁵ 'Noise Chapter Review Gore District Plan Review Gore District' Styles Group 9 June 2023

terms of timing and duration, it is proposed the temporary activity noise standard adopt a 10pm curfew with an optional 11pm (night before a weekend or public holiday) curfew arrangement, or annual allowance for a New Years Eve celebration on appropriate site(s).

Styles Group further note the exemptions for certain activities may lead to adverse effects, particularly in relation to amplified sound, motorised activities or gunfire.

4.5 Analysis of Best Practice

To understand whether the PDP provisions in relation to Temporary Activities are appropriate and consistent with how other Council's are addressing the same issue the following District Plans were reviewed.

- Southland District Plan⁶ (Southland District Council borders Gore District Council to the north, south and east)
- Clutha District Plan⁷ (Clutha District Council borders Gore District Council to the west)
- Proposed Selwyn District Plan⁸
- Proposed New Plymouth District Plan⁹

Southland District Plan (SDP)

The SDP does not contain a separate Temporary Activities Chapter. It provides for specified activities within each zone.

Relocatable buildings, although not explicitly listed as a permitted activity appear to be enabled in the Rural and Urban Zone by virtue of standards referring to 'any new or relocated dwelling'. In relation to Temporary Events, in the Rural Zone, temporary events are permitted provided:

- a) The temporary event does not exceed six days in any calendar year.
- b) The temporary event shall not operate outside of the hours of:
 - 7.30 am - 10.00 pm, Monday to Saturday; and
 - 7.30 am - 6.00 pm, Sundays and public holidays.
- c) Any structures associated with that event shall be erected:
 - (i) no more than seven days before the event occurs; and
 - (ii) removed no more than seven days after the end of the event.
- d) The site on which the temporary event occurs shall be returned to its original condition no more than three days after the end of the event.
- e) Adequate provision is made for waste collection and disposal including provision of toilet facilities.

In the Urban Zone, temporary events are permitted provided that:

- a) The temporary event does not exceed six days in any calendar year.
- b) The temporary event shall not operate outside of the hours of:
 - 7.30 am - 10.00 pm, Monday to Saturday;
 - 7.30 am - 6.00 pm, Sundays and public holidays.

⁶ [District Plan | Southland District Council \(southlanddc.govt.nz\)](https://southlanddc.govt.nz/district-plan)

⁷ [District Plan - Clutha District Council \(cluthadc.govt.nz\)](https://cluthadc.govt.nz/district-plan)

⁸ [IsoPlan \(selwyn.govt.nz\)](https://selwyn.govt.nz/iso-plan)

⁹ [IsoPlan \(npdc.govt.nz\)](https://npdc.govt.nz/iso-plan)

- c) Any structures associated with an event shall be erected:
 - (i) no more than two days before the event occurs;
 - (ii) removed no more than three days after the end of the event.
- d) The site on which the temporary event occurs shall be returned to its original condition no more than three days after the end of the event.
- e) There shall be no direct access to sites of temporary events from a State Highway or Regional Arterial Road.
- f) Noise generated by the temporary event does not exceed the maximum noise standards for the Urban Zone (refer to Section - 2.11 Noise).
- g) Adequate provision is made for waste collection and disposal including the provision of toilet facilities.

Temporary Military Training Activities appear to require consent across all zones as a discretionary activity. Other activities not listed as Permitted, Controlled or Restricted Discretionary Activity and not listed as a Non-Complying or Prohibited Activity is a Discretionary Activity.

Clutha District Plan (CDP)

The CDP permits relocated dwellings in the rural area provided:

- a) The site is not within 500 metres of an Urban, Transitional or Rural Settlement Resource Area.
- b) The building must have previously been designed, built and used as a dwelling.
- c) The building must be sited in accordance with the other relevant rules of the Rural Resource Area.
- d) A building inspection report shall accompany the application for building consent. That report is to identify all reinstatement work to be completed to the exterior of the building.
- e) All reinstatement work required by the building inspection report and the building consent to reinstate the exterior of the dwelling shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to infrastructure services (including road access) and closing in of the foundations.
- f) The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six-month period.

Non-compliance with standards results in a controlled activity resource consent.

The CDP is silent on temporary events, temporary military training and other temporary activities. If an activity is not specifically referred to, but complies with the rules, it is a permitted activity subject to the conditions of the Plan. The plan contains standards relating to noise, waste, signs, transportation and built form.

Proposed Selwyn District Plan (PSDP)

The Proposed Selwyn District Plan is aligned with the National Planning Standards. The Plan contains a Temporary Activities Chapter. The provisions enable the following subject to standards generally relating to duration, frequency and site restoration:

- Temporary Activities

- Temporary Military Training Activities and Emergency Management Training Activities
- Temporary Buildings and Structures ancillary to a Construction Project
- Commercial Filming
- Community Markets
- Demolition of a Structure or Building
- Aircraft and Helicopter Movements

Proposed New Plymouth District Plan (PNPDP)

The Proposed New Plymouth District Plan is aligned with the National Planning Standards. The Plan contains a Temporary Activities Chapter. The provisions enable Temporary Activities across all zones subject to standards relating to traffic generation, duration and frequency and General District Wide provisions relating to noise, light and signage.

Temporary Military Training Activities and Emergency Management Training Activities are enabled across all zones provided they comply with the General District Wide provisions relating to noise, light and signage.

Summary and conclusions

Both the CDP and SDP are somewhat outdated and do not align with the National Planning Standards.

The Gore PDP includes comparable provisions to the PSDP and the PNPDP in terms of the types of the different temporary activities provided for, and their duration. The Gore PDP has taken a more bespoke approach to temporary events given their importance in the district.

5. Scale and Significance

5.1 Scale and Significance Evaluation

Section 32(1)(c) of the RMA requires that this report 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.

	Comments	Assessment		
		Low	Medium	High
Degree of change from the Operative Plan	New activities have been defined and introduced to account for different types of temporary activities. The provisions are detailed and contain standards to provide guidance. This is necessary to implement the National Planning Standards and to provide a stronger policy framework to support the management of adverse effects of temporary activities and relocatables.		X	
Scale of effects – geographically (local, district wide, regional, national).	The scale of effects for the majority of temporary activities is limited to the local and district wide level. However, the large-scale events Gore accommodates may have a regional effect.		X	
Effects on matters of national importance (s6 RMA)	Temporary activities in general are unlikely occur in locations in Gore that are a matter of national importance. Events may take place in Dolamore Park	X		

	Comments	Assessment		
		Low	Medium	High
	which is considered part of an Outstanding National Landscape.			
Scale of effects on people (how many will be affected – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?).	The public are affected, as temporary events, storage, construction, relocatable buildings and military training activities can impact upon on visual amenity, quality of the environment and the character of the zones. Nonetheless due to the temporary nature of the activities, the effects are not ongoing. The Council, NZDF, community groups and organisations, and landowners who are involved or located close to the identified activities.		X	
Scale of effects on those with specific interests, e.g., Mana Whenua	It is unlikely that iwi will have a particular interest in this topic, although they broadly seek that Ngāi tahu cultural values are recognised.	X		
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice?	Adverse effects from temporary activities would be temporary in nature, and the effects of associated activities and facilities are known and can be appropriately managed. Generally, the adverse effects of relocatables are temporary in nature, until visual amenity effects have been mitigated.	X		
Likelihood of increased costs or restrictions on individuals, communities or businesses.	The new provisions provide clearer guidance and are generally permissive in nature and are therefore likely to reduce costs.	X		

5.2 Evaluation Summary

The management of temporary activities is not substantially controlled through other planning documents such as regional plans, or through other legislation, although relocatable buildings are subject to the Building Act and trading in public places is managed under the Local Government Act. The PDP provisions reflect the current provisions in relation to relocated buildings and the demolition of buildings. New temporary activities have been introduced to enable other temporary operations to occur, such as temporary buildings, filming and structures. Temporary Events have been defined and enabled across the district in line with the GDC Events Strategy 2021. More specific objectives and policies are introduced, clearer matters of discretion are provided and greater distinction between zone provisions is provided to reflect the particular characteristics of areas.

Overall, the scale of significance is considered to be low and therefore, the level of detail provided within this evaluation is commensurate with the scale and significance of the environmental, economic and cultural effects that are anticipated from the implementation of the provisions.

6. Consultation

6.1 Overview

The Section 32 – Overview Evaluation Report provides an overview of the consultation undertaken to date in respect of the PDP. The PDP has been prepared in partnership with Hokonui Rūnanga who have reviewed and provided feedback on the temporary activities chapter to ensure

consistency with the Mana Whenua Chapter and that cultural values are appropriately integrated throughout the proposed provisions.

Engagement with the community on the Draft District Plan was undertaken 10th August 2022 to 30th September 2022. The feedback received in respect of the Temporary Activities Chapter is summarised below:

Person / Organisation	Feedback summary	Response
New Zealand Defence Force	Objective TEMP-04 and Policy TEMP-P9 are supported. NZDF request TEMP-R5 providing for Temporary Military Training (TMTA) is extended to be permitted across all zones. NZDF notes that TMTA do not cause contamination, reference to remediating potential contamination is unnecessary. Restricting the activity adjacent to a Sensitive Activity is both unclear and unnecessary as this is addressed by way of the prescribed setbacks in the noise rules. Request TEMP-R5 activity status when compliance not achieved is amended to controlled.	TEMP-04 and TEMP-P9 will remain unchanged. Extending the rule across all zones is accepted in recognition of the varied nature of training. The removal of the wording is accepted, returning the site to its original condition would include remediating any contamination issues. Removal of wording is accepted given noise standards address sensitive activities. Controlled activity status not accepted as precludes assessment on persons.
Waka Kotahi	Objective TEMP-06 is supported. Amend matters of discretion of TEMP-R1 to include assessment of whether a Traffic Management Plan is required.	TEMP-06 will remain unchanged. Wording of matters of discretion amended to explicitly include TMP if necessary.
Fire and Emergency NZ	Include “Emergency services training” as permitted temporary activity.	It is recognised emergency services may need to undertake training in different environments, as such a new activity has been proposed.
Robina Johnston	Consider District assets could be better used, A&P showgrounds, Field Days site, Dolamore Park and private land. Impacted neighbours or parties should be notified and consideration given.	The proposed re-zoning of the A&P Showground, Field Days and Dolamore Park is to encourage their use as assets for the Gore District. The events rules are sufficiently restricted to limit nuisance effects.
Royal Forest and Bird Protection Society of New Zealand	Add a rule which would protect indigenous biodiversity from Temporary Activities, noted recent case in Queenstown relating to noise and the wildlife park.	Indigenous biodiversity provisions will be included in a standalone chapter. Just like the landscape chapter the rules will likely result in a more restrictive rescheme on indigenous biodiversity areas.
Transpower	Seek rules that relate to activities in the National Grid Yard should apply to temporary activities.	Note 1 has been updated to include the Infrastructure Chapter

House Movers Section of the New Zealand Heavy Haulage Association Inc	Add new rule for relocated dwellings in all zones where building activities are provided for; permitted subject to standards.	A new activity has been added to the Temporary Activities Chapter which will apply all zones where building is permitted. It will permit relocatable buildings to be moved and developed on site, subject to standards.
Feedback summary		
Provision for Temporary Military Training was supported by the New Zealand Defence Force with a request for enabling the activity across all zones. A less onerous activity status is further requested when compliance with permitted standards is not achieved. Waka Kotahi seek that Traffic Managements Plans are a specific matter of discretion. FENZ seek a specific rule for their training activities. A specific activity rule enabling relocatable buildings was sought by the House Movers Section of the New Zealand Heavy Haulage Association Inc. Feedback further encouraged GDC to make better use of assets such as the A&P Showgrounds and Field Days along with a request that notifying potentially effected neighbours was necessary. Forest and Bird sought a specific rule to protect indigenous biodiversity from temporary events.		
Key changes in response to feedback		
Enabling temporary military training activities across all zones is accepted in recognition of the varied nature of training requirements. A controlled activity status is not proposed as this removes the ability for Council to assess effects on persons. Traffic Management Plans have been specifically referenced in the Temporary Events rule. It is recognised emergency services may need to undertake training in different environments, as such a new activity has been proposed. The proposed re-zoning of the A&P Showground, Field Days and Dolamore Park is to encourage their use as assets for the Gore District. The events rules are sufficiently restricted to limit nuisance effects. Indigenous biodiversity provisions will be included in a standalone chapter. Just like the landscape chapter the rules will likely result in a more restrictive rescheme on indigenous biodiversity areas, The permitted rule for buildings in each zone would include relocatable buildings, however for clarity and re-assurance, a new activity has been added which will apply all zones where building is permitted. It will permit relocatable buildings to be moved and developed on site, subject to standards.		

7. Proposed Plan Provisions

7.1 Strategic Objectives

The PDP does not contain any strategic objectives relevant to Temporary Activities, however, there are several objectives which relate to general development, housing choice and urban environments within the district.

Objective UFD-O1 seeks to ensure that the district develops in a cohesive, compact and structure manner, this includes managing adverse effects between incompatible activities and zones; and providing for social and cultural vitality, productivity and economic growth. Temporary Events make a positive contribution to the social, economic and cultural well-being of communities and to the vitality of the district.

Objective UFD – 03 seeks to ensure a variety of housing typologies across the district in quality living environments to meet the community's diverse social and economic housing needs. Whilst focused on density of housing, relocated buildings are often an alternative development with economic benefits.

Objective UFD-O7 relates to ensuring urban environments are liveable, safe and well-designed which relocatable dwellings would contribute to.

UFD-O8 relates to how major facilities operate efficiently and effectively and the contribution they make to the economic wellbeing and prosperity of the district. The Field Days site is considered a major facility in the Gore District.

7.2 Objectives and Policies

The following provisions are proposed within the Temporary Activities Chapter of the PDP:

Objectives

There are five objectives which seek to:

1. recognise the positive contribution of temporary events to the District;
2. ensure temporary activities are planned, located and managed to minimise adverse effects on amenity values, communities and the natural environment, and the underlying relationship Ngāi Tahu hold with the natural environment;
3. enable construction work;
4. provide for military and emergency services training; and
5. enable relocatable buildings.

Policies

There are nine policies within the Temporary Activities Chapter. The policies allow for temporary activities to operate for short durations in a manner which maintains the predominant character of the zone, through the management of frequency, duration, noise and site reinstatement.

The policies enable temporary events located in purpose-built venues or locations managed by Council as they are subject to other regulation. The policies seek to manage the potential nuisance effects of temporary events, such as noise and traffic generation. Temporary activities relating to storage and construction work are required to be carried out with minimal disturbance to adjoining properties.

The demolition and relocation of buildings are enabled provided the reconstruction, repair or reinstatement works are limited in duration and sites are restored such that the the character and amenity values of the surrounding area are maintained.

The proposed objectives and policies have been drafted to address the resource management issues relating to temporary activities as identified in section 2.1 of this report. The background assessment of other Council's Plans and the ODP along with the scale and significance of the issues and topic have also informed the PDP provisions.

7.3 Rules

There are nine permitted activity rules which give effect to the Objectives and Policies. The rules enable:

1. Temporary events as follows:
 - **All zones** - permitted within permanent, purpose-built venue, hotel complex, conference centre, or civic buildings provided temporary event noise limits during the day and night are met;
 - **All zones** - permitted on Council-owned land provided temporary event noise limits during the day and night are met;
 - **Residential Zones** – Two events per year, accommodating up to 1000 people, that do not exceed three consecutive days and take place between 7:00 am and 10.00 pm - Noise limits apply;
 - **All other zones** – Six events per year, accommodating up to 1000 people, that do not exceed three consecutive days and take place between 7:00 am and 10.00 pm - Noise Limits apply; and
 - **Sport and Active Recreation Zone and Natural Open Space Zone** – permitted subject to 25m setback from residential neighbours and provided temporary event noise limits during the day and night are met - Note no setback is required for the Showground Precinct.
2. Temporary building and structures ancillary to a construction project where they are located on the same site, do not exceed a maximum of 12 months or the duration of the construction project (whichever is lesser), do not exceed 50m² gross floor area.
3. Temporary storage or stacking of goods or materials, other than for farming purposes, does not remain on the site for longer than 3 months and does not exceed 50m² in gross floor area.
4. Commercial filming including any ancillary temporary building or structure for up to 30 days on a site, and all building and structures are removed from the site upon completion of filming, and any damage incurred in public places is remediated.
5. Temporary military training across all zones, where the activity is carried out pursuant to the Defence Act 1990; for no longer than 31 days on the site in any one calendar year, excluding set up and take down; and the site is returned to its original condition, subject to noise standards.
6. Mobile trading in a public place, noting location and frequency of mobile trading in a public place is regulated by licenses issued by the Council and require compliance with the relevant policies, bylaws and reserve management plans.
7. Emergency Services Training where the activity is carried out for no longer than 31 days and the site is returned to its original condition, subject to noise standards.
8. Relocated buildings as follows:
 - the building complies with the relevant standards for permitted activities in the District Plan;
 - any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling
 - A building pre-inspection report shall accompany the application for building consent

- The building shall be located on permanent foundations approved by building consent within 2 months of arriving on site
 - All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months
9. Demolition of buildings provided that within 90 working days of its commencement all material and debris resulting from the demolition is removed.

Where a provision of the rule is not met, the activity requires consent as a restricted discretionary activity. The matters of discretion, dependant on the activity, relate to matters such as the amenity values of the site and surrounding properties, noise, lighting, traffic generation, waste management, health and safety and impacts on Ngāi Tahu cultural values.

7.4 Definitions

Key definitions which are particularly relevant to the chapter:

Temporary Activity means activities and their ancillary buildings or structures that are intended to have a limited duration and are not part of a permanent activity that occurs on the site. This includes but are not limited to:

- a) Temporary events
- b) Temporary commercial filming
- c) Temporary military training
- d) Emergency services training
- e) Temporary storage
- f) Temporary activities related to building and construction

Temporary event means the use of land, buildings, tents and marquees and structures, for a limited duration, including for the following activities:

- a) carnivals
- b) fairs;
- c) public art;
- d) festivals;
- e) fundraisers;
- f) galas;
- g) markets;
- h) meetings;
- i) exhibitions (Including Southern Field Days);
- j) concerts;
- k) community, recreation, or ceremonial events;
- l) parades;
- m) rallies;
- n) shows (including the A&P Show);
- o) musical and theatrical entertainment,
- p) uses similar in character.

Temporary military training activity means a temporary activity undertaken for the training of any component of the New Zealand Defence Force (including with allied forces) for any defence purpose. Defence purposes are those purposes for which a defence force may be raised and maintained under section 5 of the Defence Act 1990 which are:

- a) the defence of New Zealand, and of any area for the defence of which New Zealand is responsible under any Act:
- b) the protection of the interests of New Zealand, whether in New Zealand or elsewhere:
- c) the contribution of forces under collective security treaties, agreements, or arrangements:
- d) the contribution of forces to, or for any of the purposes of, the United Nations, or in association with other organisations or States and in accordance with the principles of the Charter of the United Nations:
- e) the provision of assistance to the civil power either in New Zealand or elsewhere in time of emergency:
- f) the provision of any public service.

(Has the same meaning as per the National Planning Standards)

Emergency service training means emergency response training exercises. It includes, but is not limited to, training for first aid, fire fighting, search and rescue, police response. It may include buildings for temporary use so long as they are removed post training.

Commercial filming means activities associated with the creation of a film or video product where undertaken by a professional production company.

Relocation in relation to any heritage item means to physically shift the location of a building either within the site or to another property. Relocation includes permanently raising a building or structure above existing ground level but does not include the temporary raising of a building to replace foundations.

In relation to other buildings which are not heritage items means the removal, relocation or re-siting of an existing building from any site to another site, excluding the movement of a building within the same title or a new building built off-site that has not been used and is for the express purpose of being located to the subject site.

8. Evaluation of Objectives

This section of the report evaluates the proposed objectives as to whether they are the most appropriate to achieve the purpose of the Act.

Existing Objective	Appropriateness to achieve the purpose of the Act
As identified above there are no specific objectives relating to temporary activities in the ODP, however, the following objectives would broadly direct the decision maker in respect of amenity values. 3.3(1) - Maintain and enhance the amenity values of the various localities within the district whilst respecting the different values and characteristics that exist within each area. 3.3(2) - Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality	These Objectives provide high level guidance to decision makers around the expectations for maintaining, enhancing and managing adverse effects on amenity values within the district and in this respect they are broadly consistent with RMA Section 5(2)(c) but are not considered to fully achieve the purpose of the Act due to the lack of specific clarity and direction. Relevance and Usefulness Due to the broad nature of these Objectives, they are of limited specific relevance and provide little guidance and direction therefore they are of limited usefulness to decision makers or plan users. Temporary activities fit under the various zone Objectives which are somewhat generic and address the overall amenity values and character for each zone. The Objectives refer to land use or to protecting amenity, and do not reference temporary events/activities and their specific effects and/or the temporary nature of effects. Furthermore, the Objectives do not recognise the short-term, temporary and localised nature of the adverse effects of temporary activities. They provide insufficient guidance on managing the potential adverse effects of temporary activities on amenity values and health, rural character, traffic generation and the purpose/intent of the zones. Reasonableness Provisions in relation to temporary activities will not result in unjustifiably high costs on the community, although the lack of clarity and direction in the Objectives may increase costs in a situation where there is dispute over the outcome of a non-compliance. Achievability The provisions seek outcomes within the scope of Council's responsibilities and can be realistically achieved through regulations at a district level. However, relying on general zone-based objectives could lead to inconsistent outcomes, a lack of consideration of positive effects and of the potential adverse environmental effects of temporary activities and the temporary nature of their effects. A lack of objectives specific to temporary activities, and a lack of direction, may result in fewer events being provided for example, at a social, economic and cultural cost to the community. Therefore, the existing objectives in relation to temporary activities are not the most appropriate to achieve the purpose of the RMA.

Proposed Objective	Appropriateness to achieve the purpose of the Act
TEMP-O1 - Temporary activities are planned, located and managed to minimise adverse effects on amenity values, communities and the natural environment, and the underlying relationship Ngāi Tahu hold with the natural environment. TEMP-O2 - Temporary events contribute to a vibrant district and enhance the social, economic and cultural well-being of communities. TEMP-O3 - Temporary activities necessary to complete building and construction work are provided for.	The Objectives are considered the most appropriate way to achieve the purpose of the Act because they: • Recognise that temporary activities support the wellbeing of people and communities (RMA Section 5(2)). • Recognise that temporary activities may have adverse effects on the environment and amenity values of people and manages such effects (RMA Section 5(2)(c), Section 6(e), Section 7(c) and Section 7(f)). • Recognise that temporary events support the social, economic and cultural wellbeing of people and communities by bringing vitality to the district (RMA Section 5(2) and Section 6(e)). • TEMP-O2 recognises that temporary events may have adverse effects on the amenity of a local environment, where nuisance effects such as noise are inconsistent with the anticipated noise levels of a particular zone (RMA Section 5(2)(c), Section 7(c) and Section 7(f)). • TEMP-O5 recognises and enables the reuse of existing buildings, while avoiding, remedying, or mitigating any adverse effects of activities on the environment; and maintaining the amenity values and the quality of the established environment (RMA Section 7(c) and Section 7(f)).

TEMP-O4 - Temporary military training activities and emergency management training activities are provided for. TEMP-O5 - Relocatable buildings are recognised as an alternative housing type where they maintain the visual amenity values of the area.	Relevance The Objectives are relevant to the Issues identified in this report which seek to manage visual amenity values, noise and traffic generation effects. Objective TEMP-O1 relates collectively to the resource management issues 1-4; Objective TEMP-O2 directly relates to the resource management issue 1; Objective TEMP-O3 directly relates to the resource management issue 2; TEMP-O4 directly relates to the resource management issue 3 and TEMP-O5 directly relates to the resource management issue 4. The Objectives overall recognise that any short-term adverse effects need to be managed and balanced against the positive outcomes for the community. They appropriately reflect Council’s obligations under s31. Usefulness: The Objectives guide the decision maker to enable temporary activities so long as adverse effects on amenity values, communities and the natural environment, and the underlying relationship Ngāi Tahu hold with the natural environment are minimised. The Objectives recognise temporary activities can result in adverse effects including nuisance, disruption, restriction to public access, and waste and infrastructure demands, however these adverse effects are, in isolation, generally temporary. Overall, the positive effects are considered to outweigh adverse effects when managed. Reasonableness: Although the nature of temporary activities may vary, and therefore there is an element of uncertainty, potential adverse effects are, in isolation, generally temporary. The Objectives aim to permit activities that are temporary in nature and assist in achieving a positive outcome i.e. allowing a temporary building whilst constructing a dwelling. Provisions in relation to temporary activities will not result in unjustifiably high costs on the community as the framework is relatively permissive, and where consent is required, the activities are extending beyond the managed parameters such that they are not considered temporary, require greater management or are events that will be large and the requirement of consent an expectation. There are direct economic benefits to the district as a result of temporary events, for example from increased visitor spending and use of accommodation providers in Gore. There is a low level of uncertainty and risk given that the provisions are not changing significantly from those in the operative plan and additional provisions aim to reflect existing activities occurring. Achievability: The provisions seek outcomes within the scope of Council’s responsibilities and can be realistically achieved through regulations at a district level. They are consistent with supporting and implementing Councils Events Strategy.
Summary The Objectives set clear outcomes anticipated by the District Plan in relation to temporary activities. Providing objectives specific to temporary activities, gives plan users and decision makers certainty as to what is appropriate under the District Plan provisions. Overall, the proposed Objectives provide greater clarity and certainty for plan users and decision makers whilst also achieving the purpose of the Act in a reasonable, useful, relevant and achievable manner. The Objectives will allow Council to fulfil their obligations under s31 of the Act, are consistent with identified mana whenua outcomes and align with relevant strategic direction.	

9. Evaluation of Options to Achieve the Objectives

9.1 Evaluation

Section 32(1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions.

The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must if practicable quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 4 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

Section 32(2)(b) requires that if practicable the benefits and costs of a proposal are quantified.

Based on the scale and significance of the proposed changes, specifically the degree of change from the ODP, level of policy risk and scale of effects, it is considered that quantifying costs and benefits is unnecessary. Therefore, exact quantification of the benefits and costs identified in this report was not considered necessary, beneficial or practicable. Rather, the table below generally identifies where there may be additional cost(s) and benefit(s).

For the purpose of this evaluation, the Council has considered the following potential options:

- Option A - The proposed provisions
- Option B - The 'status quo' provisions.

Option A – Proposed Provisions
Objective – TEMP-O1 Temporary activities are planned, located and managed to minimise adverse effects on amenity values, communities and the natural environment, and the underlying relationship Ngāi Tahu hold with the natural environment. <i>Policies and rules which give effect to Objective TEMP-O1:</i> TEMP-P1 – Enable temporary activities provided their effects are compatible with the level of amenity anticipated for the site and surrounding environment and Ngāi tahu cultural values or are within a range that can be tolerated given their short-term nature. TEMP-P7 – Ensure temporary activities related to storage, building and construction work are carried out with minimal disturbance to adjoining properties and on visual amenity values and following the completion of construction any damage in public spaces to be remediated. TEMP-P8 – Enable temporary military and emergency management training activities, recognising their national and regional importance through a higher threshold of tolerance for temporary adverse amenity effects. TEMP-P9 – Provide for the demolition and relocation of buildings where reconstruction, repair or reinstatement works are limited in duration and sites are restored such that the the character and amenity values of the surrounding area are maintained TEMP-R1 – Temporary events (details below TEMP-O2) TEMP-R2 – Temporary Buildings and Structures ancillary to a Construction project (details below TEMP-O3) TEMP-R3 – Temporary storage 1. The temporary storage or stacking of goods or materials, other than for farming purposes, does not remain on the site for longer than 3 months and does not exceed 50m² in gross floor area. TEMP-R4 – Commercial filming including any ancillary temporary building or structure 1. the filming does not exceed 30 days on any site in a calendar year.

2. all building and structures are removed from the site upon completion of filming, and any damage incurred in public places is remediated

Matters of discretion:

1. The extent and effect of the duration and hours of the operation on the amenity values of the site and surrounding properties.
2. The extent of adverse effects arising from parking of vehicles and traffic generated by the activity.
3. Waste minimisation and management measures, including adequate sanitation
4. Management of Health and Safety

TEMP-R5 – Temporary Military training (see below TEMP-O4)

TEMP-R6 – Mobile trading in a public place, not ancillary to another temporary activity

Note: The location and frequency of mobile trading in a public place is regulated by licenses issued by the Council and require compliance with the relevant policies, bylaws and reserve management plans.

TEMP-R7 – Emergency services training activity (see below TEMP-O4)

TEMP-R8 – Relocated buildings (see below TEMP-O5)

TEMP-R9 – Demolition of buildings (see below TEMP-O5)

Objective TEMP-O2

Temporary events contribute to a vibrant district and enhance the social, economic and cultural well-being of communities.

Policies and rules which give effect to Objective TEMP-O2:

TEMP-P2 – Recognise that purpose-built event facilities are designed to cater for temporary activities

TEMP-P3 – Recognise that for public spaces, temporary events are anticipated as part of the civic life of the District

TEMP-P4 – Permit small and medium-scale events, subject to controls on event duration, frequency and hours of operation on private land.

TEMP-P5 – Recognising that noise is an anticipated component of temporary events and filming, ensure that temporary activities that exceed permitted noise levels demonstrate the noise effects are appropriate, having regard to:

1. the existing ambient noise levels and the character and amenity of the adjacent properties;
2. the length of time that permitted noise levels will be exceeded, particularly at night;
3. the extent to which the noise effects can be appropriately mitigated;
4. the positive effects associated with the event

TEMP-P6 – Manage traffic generation and parking associated with temporary activities so that road safety and network efficiency is not compromised.

TEMP-R1 – Temporary events:

- **TEMP-R1.1 - All zones** - permitted within permanent, purpose-built venue, hotel complex, conference centre, or civic buildings provided noise limits are met
- **TEMP-R1.2 - All zones** - permitted on Council-owned land provided noise limits are met
- **TEMP-R1.3 - Sport and Active Recreation Zone and Natural Open Space zone** – permitted subject to 25m setback from residential neighbours and provided noise limits are met. Note no setback is required for the Showground Precinct
- **Any other temporary events in other zones** - accommodating up to 1000 people (**TEMP-R1.4**), that do not exceed three consecutive days (**TEMP-R1.5**), two events per year are permitted in residential zones (**TEMP-R1.6a**), six events per year are permitted in all other zones not previously provided for (**TEMP-R1.6b**), the event takes place between 7:00 am and 10.00 pm (**TEMP-R1.7**) and all structures and equipment are removed from the site within 3 working days of the completion of the event (**TEMP-R1.8**).

Matters of discretion for breached standards:

1. The ongoing effects on the amenity values of the site and surrounding properties.
2. The extent of adverse effects arising from parking of vehicles and traffic generated by the activity, including the necessity of a Traffic Management Plan.

3. Waste minimisation and management measures.
4. Adequate sanitation for event attendees.
5. Noise
6. Lighting
7. Management of Health and Safety

Objective TEMP-03

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

Policies and rules which give effect to Objective TEMP-03:

TEMP-P7 – Ensure temporary activities related to storage, building and construction work are carried out with minimal disturbance to adjoining properties and on visual amenity values and following the completion of construction any damage in public spaces to be remediated.

TEMP-R2 - Temporary Buildings and Structures ancillary to a Construction project permitted where:

1. The temporary buildings and structures shall:
 - a. be located on the same site as the construction project; and
 - b. not exceed a maximum duration of 12 months, or the duration of the construction project, whichever is the lesser, on any site; and
 - c. not exceed a total of 50m² in Gross Floor Area on any site; and
 - d. be removed from the site within 14 days of completion of physical works associated with the project.
2. The site shall be left clean and tidy within one month of completion of physical works associated with the project.

Matters of discretion for breached standards:

1. The extent and effect of the duration of the buildings and structures on site on the amenity values of the site surrounding properties.
2. Outlook, shading, loss of privacy to any nearby properties; and
3. Location and design.

Objective TEMP-O4

Temporary military training activities and emergency management training activities are provided for.

Policies and rules which give effect to Objective TEMP-O4:

TEMP-P8 – Enable temporary military and emergency management training activities, recognising their national and regional importance through a higher threshold of tolerance for temporary adverse amenity effects.

TEMP-R5 – Temporary military training permitted where:

1. The activity is carried out pursuant to the Defence Act 1990; and
2. The activity is carried out for no longer than 31 days on the site in any one calendar year, excluding set up and take down which can occur one week immediately prior to and one week immediately following the activity; and
3. The site is returned to its original condition, no more than ten days after the end of the activity.

TEMP-R7 – Emergency services training activity where:

1. The activity is carried out for no longer than 31 days on the site in any one calendar year, excluding set up and take down which can occur one week immediately prior to and one week immediately following the activity; and
2. The site is returned to its original condition, no more than ten days after the end of the activity.

Matters of discretion for breached standards:

1. The extent and effect of the duration and hours and timing of the operation on the amenity values of the surrounding properties;
2. The extent of adverse effects arising from parking of vehicles and traffic generated by the activity.
3. The extent of adverse effects arising from noise
4. Waste minimisation and management measures
5. Impacts on Ngāi Tahu cultural values, including those listed in the MW2.3

Objective TEMP-O5

Relocatable buildings are recognised as an alternative housing type where they maintain the visual amenity values of the area.

Policies and rules which give effect to Objective TEMP-O5:

TEMP-P9 – Provide for the demolition and relocation of buildings where reconstruction, repair or reinstatement works are limited in duration and sites are restored such that the the character and amenity values of the surrounding area are maintained.

TEMP-R8 – Relocated buildings where:

1. Any relocated building complies with the relevant standards for buildings in the relevant zone, and
2. Any relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.
3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within the specified 12 month period.
4. The building shall be located on permanent foundations approved by building consent, within 2 months of the building being moved to the site.
5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (3) (above) reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

Matters of discretion for any breached standards: 1. the matters of discretion of any breached standard for buildings in the relevant zone 2. external appearance and amenity values; 3. the timeframe for completion and reasons for delay 4. any bond or other condition required to ensure completion of any restoration work TEMP-R9 – Demolition of buildings, where: 1. Demolition, provided that within 90 working days of its commencement all material and debris resulting from the demolition is removed Matters of discretion for any breached standards: 1. external appearance and amenity values; 2. the timeframe for completion and reasons for delay 3. any bond or other condition required to ensure completion of any restoration work	
Benefits	Costs
Environmental • Provides an ability for a range of temporary activities to occur as a permitted activity, resulting in reduced duplication with other Council approval processes. • All provisions are clearly set out in one chapter with a clear framework to manage temporary activities. • Temporary activities are controlled or managed to ensure adverse effects on the environment are minimised, and/or only occur for a short duration. • The quality of the environment and amenity values will be maintained or enhanced. • Matters of discretion provide greater clarity and efficiency for decision making by limiting the scope to relevant matters only. • Clear definitions for terms provide greater certainty.	Environmental • The policy and rule provisions generally apply district wide, thus there is a risk that effects on a specific zone may not be wholly recognised or considered.
Economic • Allows a greater number and range of temporary activities resulting in economic benefits. • Allows for the consideration of social, economic and cultural benefits and recognises that events could be a source of economic growth and attraction to the district. • Lower compliance costs with permitting temporary activities. E.g. benefits for event organisers which do not require resource consent every time they organise a temporary event.	Economic • Cost and time for operators of temporary activities in applying for consents when they do not comply with the relevant standards and associated time/uncertainty. However, this is low given the permissive nature of the provisions. • Monitoring costs to enforce rules and standards are borne by the Council.
Social • Allows a greater number and range of temporary activities resulting in social benefits. • Non-compliance with standards enables consideration of potential adverse effects on surrounding communities.	Social • Uncertainty or risk of consent requirement may deter some operators/organisers of temporary activities from pursuing the activity. However, this is low given the permissive nature of the provisions. • The provisions may appear more complex to plan users as these are lengthier and more detailed compared to those in the Operative Plan.

Cultural Allows a greater number and range of temporary activities resulting in cultural benefits.	Cultural There are no known cultural benefits associated with the current provisions.
Efficiency	
This approach is tailored to specific temporary activities depending on their nature and level of effects and provides an ability for a range of temporary activities to occur as a permitted activity. This reduces duplication with other Council approval processes. The resource consent process with clear matters of discretion provides an efficient means to assess each activity on a case-by-case basis where standards are not met.	
Effectiveness	
The provisions permit temporary activities when they are small scale in nature and their effects are limited. Rules and standards are generally considered effective if they clearly set out what can occur as of right and what requires resource consent. The proposed rules and standards are clearly stated, and the trigger for when resource consent is required has been set to minimise potential effects on amenity values and the character of the zones of the district. The proposed option is an efficient method of achieving the objectives given the costs are minimal and would resolve the current interpretation and implementation issues experienced with the Operative District Plan provisions.	
Risk of acting or not acting	
Risks of not acting: - The resource management issues would not be adequately addressed. - The ODP rules lack clarity and therefore are uncertain. - The data suggests that the community enjoy and appreciate quality entertainment, cultural and sporting events, and want to see these types of events and activities specifically recognised and provided for in the District Plan. The District Plan in its current form does not provide for these events. Risks of acting: - Members of the community and stakeholder groups will need time to understand the new provisions.	
Overall Evaluation	
The proposed policies and methods are an appropriate option to achieve the objectives for Temporary Activities. The benefits outweigh the costs and the methods efficiently give effect to the proposed objectives by reaching an appropriate balance between the enablement and management of temporary activities in order to address the identified resource management issues. The proposed provisions are consistent with best practice in that they are similar to recently reviewed plans and give effect to higher order documents. Overall, there is sufficient information to act and the risks from not acting is higher than the risk of acting.	

Option B – Status Quo
3.3 Objectives (1) Maintain and enhance the amenity values of the various localities within the district whilst respecting the different values and characteristics that exist within each area.

(2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality

3.4 Policies

(1) Establish zones that reflect the characteristics and amenity values of the area.

(2) Control the adverse effects of land use activities on the environment.

4.3 Temporary Activities

4.3.1 Rule

(1) The following is a permitted activity:

- a) Demolition, provided that within 90 working days of its commencement the site is left clean and tidy.
- b) Relocation of structures, provided that within 12 months of its commencement the site of where the building is relocated to is clean and tidy.
- c) Construction, maintenance and demolition work provided that it complies with the recommended noise limits set out in NZS 6803:1999.
- d) Agricultural field-days at the Waimumu Field Day site, Waimumu Road, legally described as Lot 1 DP 14304 Block VIII Waimumu Hundred, Lot 1 DP 14305 Block VIII Waimumu Hundred, Pt Section 4A Waimumu Hundred and Lot 1 DP 3125, Pt Lot 27 DP 82, Pt Lot 26 DP 83, Lots A-D DP 983, Lots 2-3 DP 303955, Lot 1 DP 305267, Sections 89-90 Blocks VII, IX, X, II Waimumu Hundred.
- e) Showground Activities at the A&P Showgrounds Site, Bury Street, Wigan Street and Salford Street, Gore, legally described as Lot 3 DP 1119, All DP 1400, Lots 1-5 and 7 DP 2707, Pt Lot 3 DP 9145, Pt Lot 1 DP 1124, Lot 1 DP 15204, Lot 1 DP 15205, Lot 1 DP 6936. Lots 1-4 DP 9550, Pt Section 11 Block XVI Town of Gore, Lot 1 DP 10863, Lot 1 and 6 DP 5335, Lot 1 DP 9305, Part Section 1 Block XVI Recreation Reserve and Lot 1 DP 12572.
- f) Geotechnical investigation works, provided that:
 - (i) such works are carried out within a period not exceeding six months;
 - (ii) ground disturbance (including any stock piles of excavated or stored material) on any property does not exceed 50 cubic metres in volume or 2,000 square metres in area;
 - (iii) any ground disturbance is rectified and left tidy within 48 hours of investigations being completed; and
 - (iv) any noise complies with the recommended noise limits of NZS 6803:1999
 - (v) no activities which generate noise beyond the property boundary of the investigation site shall be undertaken during hours of darkness.
 - (vi) no dust that could cause a nuisance shall be generated beyond the boundary of the land subject to the investigations.

(2) Where any activity referred to in (1) above does not comply with any relevant proviso, the activity is a discretionary activity.

An application for a resource consent under this section shall contain: (1) An assessment of the effects of the temporary activity on amenity values

Benefits	Costs
Environmental - Retain the existing status quo. - The temporary activities provided for are in a general sense controlled and managed to ensure they do not create adverse effects on the environment, however the ambiguity in the rules are open to subjective interpretation. - The lack of policy framework could further lead to uncertain environmental outcomes. - The quality of the environment and amenity values are maintained to some extent. - Temporary activities that are not a permitted activity are a discretionary activity and require resource consent.	Environmental - The rules are out of date. Different types of temporary activities are not distinguished and provided for. - There is little guidance on large-scale events. - Whilst the existing construction related temporary provision have durations, their subjective nature suggests there is still the potential for adverse effects on amenity values.
Economic The current provisions provide some guidance for the community on the duration of demolition/construction/relocations works and the large-scale events allowed across the district.	Economic - Given the subjective nature of the term 'clean and tidy' there may not be consistency in requiring consents and consents may be unnecessarily required. - As temporary activities such as storage are not provided for, resource consent would be required for this activity, with associated costs. - The provision of events is a key aspect of the District's identity and the uncertain, restrictive nature of the plan may harm this.

	Anyone intending to organise/ host an event on private land outside the industrial zone or town centre will experience a financial cost associated with applying for a consent.
Social - Retain familiarity with the existing rules. - The current provisions provide some guidance for the community and the Council in terms of timeframes for demolition work and relocated buildings. - There is certainty in the knowledge that showground activities and agricultural field days activities can occur at the Field Days site and A&P showground site.	Social - Although the rules provide a timeframe, the subjective nature of the term ‘clean and tidy’ results in uncertainty for the community. - The provision of events is a key aspect of the District’s identity and the uncertain, restrictive nature of the plan may harm this. - The lack of policy framework may generate uncertainty as to where, when and how temporary activities and relocatables will occur.
Cultural There are no known cultural benefits associated with the current provisions.	Cultural Any cultural-related events not located within zones that permit communal activities require a resource consent
Efficiency	
The status quo approach is inconsistent with the National Planning Standards that require a standalone chapter for temporary activities in Part 2 District Wide Matters – General District-Wide Matters. The lack of policy framework would lead to uncertainty on environmental outcomes, whether social and cultural needs can be fulfilled, and increase consenting costs to both Council and the applicants. The current plan contains rules in illogical places within the plan suggesting temporary activities are permitted although not explicitly stated in the plan. For example, the noise exemptions allude one off events are allowed across the district.	
Effectiveness	
The current rules relating to demolition and relocation of buildings are subjective stating sites need to be ‘clean and tidy’ this measure is subjective and therefore difficult to monitor. The current rules in relation to events are ineffective as they enable only enable agricultural based events at the A&P Showground and Field Days site. Other events are not distinguished and provided for, and there is ambiguity as to whether events fall under communal activities or commercial activities. This could be generating the need for unnecessary consents, where the effects could be appropriately managed through rules and standards. The geotechnical investigation rule and standards are somewhat redundant as ground disturbance activities can be undertaken as a permitted activity for 12 months, with no additional restrictions, whereas geotechnical investigations are permitted for only 6 months and subject to more stringent standards. Arguably geotechnical investigation is a ground disturbance activity.	
Risk of acting or not acting	
Risks of not acting: - National Planning Standards will not be implemented. - Temporary events, filming, storage, buildings, emergency services training are not provided for in the ODP and the assessment of these is currently open to interpretation. - Operative Plan rules lack clarity and therefore certainty. Risks of acting: - Businesses and the community who undertaken a temporary activity will need time to understand the new provisions. - Generally low risk, as the provisions have been released for informal consultation and reviewed by key parties, who have provided feedback on the draft provisions. Overall, there is sufficient information to act and the risks from not acting is higher than the risk of acting.	
Overall Evaluation	
The existing policies and methods are somewhat outdated and do not effectively address the identified resource management issues.	

9.2 Summary of Preferred Options

Summary

The preferred option is Option A, the Proposed District Plan provisions, which are anticipated to address the resource management issues, achieve the purpose of the Act and provide greater clarity and direction to plan users and decision makers, thereby being consistent with section 5 of the RMA 1991. Option B, the ODP approach is ineffective at addressing the resource management issues. The revised approach is proposed based on applying rules with standards for a range of temporary activities.

The proposed provisions provide an appropriate balance between allowing for temporary activities acknowledging that their effects by virtue of the activity are temporary. The provisions further recognise the positive effects that can be generated by temporary activities, particularly temporary events.