

**CANTERBURY EARTHQUAKE (RESOURCE MANAGEMENT ACT PERMITTED ACTIVITIES)
ORDER 2011**

POLICY FOR TEMPORARY ACCOMMODATION – 22 SEPTEMBER 2016

PURPOSE OF THE POLICY

The purpose of this Policy is to assist the Council in administering the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011. More specifically, it provides matters to consider for Council in exercising its powers to assess and decide site specific temporary accommodation applications.

This revision seeks to ensure the environmental effects and longer term planning issues are considered when assessing and deciding temporary accommodation applications.

This is considered appropriate because:

- Strategic issues are emerging where applications should be assessed or considered against new strategic objectives and rules in the Replacement District Plan rather than considered as temporary activities
- The Greater Christchurch Regeneration Act 2016 has extended the expiry date for the Permitted Activities order in Council to April 2021. It also allows for new applications to be made up to this date. For strategic reasons this longer timeframe for temporary activities may not be appropriate in all cases.
- There is a continuing concern about the compatibility of some temporary activities with the surrounding environment.

The outcome of this revision is that there are no longer permitted temporary activities. This will enable a broader assessment to be carried for all temporary accommodation proposals under the site specific approval process.

RATIONALE OF THE POLICY

The aim of the Order is in essence to secure as speedily as possible, temporary accommodation for residents and business displaced from their usual place of residence or business and depots and storage yards associated with earthquake recovery.

The amendments have been developed to promote the aim of the Order while at the same time:

- Ensuring effects generated by the activity, both immediate and long term, are compatible in the surrounding environment;
- Maintaining, as close as reasonable under the circumstances, alignment with current plans and policy statements.
- Ensure long term planning issues are avoided.

It is not the intention of any public notice nor their administration to re-create a Resource Management Act process, nor try to cover off every possible eventuality. Its intent is to provide Council with the ability to act if necessary to avoid or mitigate adverse effects, both over the period during which the temporary accommodation is in place, and beyond. Such actions need to be undertaken expeditiously, with minimal formality, and any issues preferably resolved through discussion with the directly affected parties. The Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 does however enable the Council to refuse to allow a temporary

activity to continue, or require corrective action, if necessary, including through issuing a public notice.

GENERAL REQUIREMENTS

The overriding requirement for site specific approvals is that the activity must fall within the scope of the Order in Council, that is, by being temporary accommodation for displaced businesses or residents, or being a depot or storage facilities for construction work for earthquake recovery purposes as defined in the Order in Council. If it does not meet this requirement, it cannot be dealt with under the Order in Council and must instead comply with the District Plan or obtain a resource consent.

The general requirements for all site specific temporary activities are principally directed towards promoting Part 2 of the Resource Management Act, in that they:

- Ensure basic health and safety standards are met;
- Ensure the activity does not permanently establish in its temporary environment unless it complies with the District Plan;
- Provide for privacy, amenity and reduce fire hazard;
- Minimise effects of activity on the local and strategic road network;
- Minimise adverse effects of noise and other disturbance on neighbours;
- To maintain local amenity, and protect heritage and values including those significant to tangata whenua;
- Ensure safe egress and access to the site;
- Return the site to its original condition

ASSESSMENT MATTERS

For all activities, including those specifically referred to above, which seek to relocate pursuant to the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011, a site specific public notice is required. The following assessment matters will be considered in deciding whether to grant or decline an approval:

- Is there a genuine need to re-establish under the temporary accommodation process as opposed to the normal RMA process?
- What level of financial investment is being made in the new temporary premises and does this investment mean there is a likelihood of the activity wishing to continue beyond April 2021 to justify the investment?
- Are long term and strategic planning implications avoided?
- Are the environmental effects compatible in the surrounding environment? and
- To what extent does the activity comply with relevant objectives and policies, and standards for the zone in the District Plan?

DESIRED OUTCOMES

The immediate and long term outcomes the Council is seeking to achieve are as follows:

- Where a genuine need is confirmed, the speedy and efficient establishment of displaced households and businesses in locations that best meets their immediate needs;
- The speedy and efficient economic recovery of the City;
- Maintenance of acceptable health and safety standards for those using temporary accommodation;
- For businesses and households to remain within the current general vicinity if that is safe, feasible and viable;
- Re-building the economic and social infrastructure of the central city through minimising the permanent loss of jobs and residents to that area;
- For social infrastructure that can function in suburban areas, such as schools, to recapture as much of their former catchment as possible;
- Disturbance and environmental change arising from temporary accommodation in established neighbourhoods, parks and other local areas is minimised;
- City wide and local infrastructure and transport networks function in a safe and environmentally sustainable manner;
- Any transition of sites from temporary to permanent use occurs in a cost effective manner, and only occur in accordance with current planning policies; and
- Long term planning implications arising from temporary accommodation approvals are avoided.