

POLICY

TEMPORARY RESIDENTIAL ACCOMMODATION

Building

1 Introduction

This policy has been developed to assist Council in managing the provision of temporary residential accommodation necessitated by the 22 February earthquake.

After the 22 February earthquake the Department of Building and Housing (DBH) was charged with procuring temporary accommodation.

An Order of Council, the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011 (OIC), came into force on 22 February 2011 which sets out under what circumstances temporary accommodation forms a permitted activity.

This policy sets out the standards that would apply to a specified location for multiple temporary residential accommodation at one location, as well as the policy for single temporary residential accommodation at any one location.

2 Policy Context

Waimakariri District Council and DBH's requirements for temporary accommodation have been identified and the likely 'Request for Proposal' process for Stage 3. Given the timeframes involved, the Waimakariri District may require both Stage 2 and 3 temporary residential accommodation. It is envisaged that Stage 2 temporary residential accommodation would be located on Council owned, or procured, land. Stage 3 is more likely to occur on privately owned land.

Where specified locations cannot meet the standards it is recommended that Waimakariri District Council require all applications for a specified location for multiple temporary residential accommodation to be DBH approved as part of the standards. This means that where the standards cannot be met the applicant/proposer would need to comply with the District Plan or apply for the relevant resource consent(s).

3 Policy Objective

The objective of this policy is to enable the Council to act quickly on requests for single additional temporary residential accommodation units. Whilst the OIC could be used and a set of standards applied it is much harder to arrive at a set of standards that would be applicable to all situations and across all zones. It is therefore recommended that rather than relying on the OIC a better method is to set up a pro-forma resource consent and approval process. This would enable decisions to be made quickly and followed up with the resource consent process in a timely manner.

Where an applicant requires an additional temporary residential accommodation unit on a property which already contains a dwelling house the Council would agree to issue a non-notified resource consent providing that setbacks, recession planes and height standards of the District Plan are met, or covered off by an affected persons approval.

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The consent would contain standard conditions relating to servicing connections and the need to either remove the additional accommodation unit off site, or return any extended structure to a permitted use, by a set date.

4 Policy Statement

4.1 STAGE 2 – MULTIPLE UNITS

Permitted Residential Temporary Accommodation (Stage 2) Pursuant to Clause 7(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011

These standards apply to **residential activity involving two or more temporary accommodation units** for persons that have been displaced from their normal place of residence because of:

- a) **damage to, or destruction of, land or structures caused directly or indirectly by the Canterbury earthquake;**
- b) subsequent repair or reconstruction of structures or essential services;
- c) land remediation works;
- d) risk of damage to land or structures, or of injury to those inhabitants or passers-by, including risk arising because of the state of adjacent structures.

Despite anything to the contrary in the Waimakariri District Plan, the activity described above is permitted **IF** the temporary residential accommodation and the activity comply with the following standards:

1. Location shall be approved by the Department of Building & Housing (DBH).
2. If the location is within the urban limits greenfields proposed by Proposed Change No.1 to the Canterbury Regional Policy Statement then it shall be located with a greenfields area identified as having a high to medium readiness by the Waimakariri District Council.
3. Site and accommodation management shall be 1 entity per specified location.
4. Development shall accord with a concept plan of the temporary accommodation layout that has been approved by DBH and the Waimakariri District Council.
5. The location shall be connected to or be serviced by:
 - A Council reticulated sewage system;
 - a Council reticulated water supply;

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- a suitable method of storm water disposal which ensures pre-development run-off from the location is achieved and which does not give rise to any adverse effects on water quality;
- a mains power supply; and
- a water supply that meets the requirements of the New Zealand Fire Service for fire-fighting;

adequate to meet the servicing requirements of the development as a whole.

6. All new structures shall be readily relocate-able.
7. If existing structures are being retrofitted they shall be easily adapted to a permitted use in accordance with the underlying zoning at cessation of use.
8. New accommodation units shall be set back a minimum of 3m from any road or road boundary and a minimum of 3m from any other legal boundary.
9. New structures shall be set back a minimum of 1m from any other building.
10. Structure coverage shall not exceed 60% of the location.
11. Minimum of 1 car park for each accommodation unit, and shall be located within 200m of the accommodation unit.
12. No alteration of any temporary accommodation structure shall occur.
13. Have access directly or indirectly, via an access way, from an existing road or a newly constructed road to a standard determined by the Waimakariri District Council.
14. There shall be no subdivision of the specified location.
15. There shall be no significant adverse effects arising from the activity on the surrounding sites. If any significant adverse effects do arise, then the Council will consider imposing additional standards to avoid, remedy or mitigate those effects.
16. All temporary accommodation shall be removed and associated activities cease prior to a nominated date unless an extended time period is approved by the Waimakariri District Council.
17. Upon cessation of the site or activity the site shall be remediated where required and all structures associated with the temporary accommodation shall be removed or reinstated within 6 months in accordance with a remediation plan approved by the Waimakariri District Council.

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4.2 STAGE 3 – MULTIPLE UNITS

Permitted Residential Temporary Accommodation (Stage 3) Pursuant to Clause 7(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011

These standards apply to **residential activity involving two or more temporary accommodation units** for persons that have been displaced from their normal place of residence because of:

- a) **damage to, or destruction of, land or structures caused directly or indirectly by the Canterbury earthquake;**
- b) subsequent repair or reconstruction of structures or essential services;
- c) land remediation works;
- d) risk of damage to land or structures, or of injury to those inhabitants or passers-by, including risk arising because of the state of adjacent structures.

Despite anything to the contrary in the Waimakariri District Plan, the activity described above is permitted **IF** the temporary residential accommodation and the activity comply with the following standards:

1. Location shall be approved by the Department of Building & Housing (DBH).
2. If the location is within the urban limits greenfields proposed by Proposed Change No.1 to the Canterbury Regional Policy Statement then it shall be located with a greenfields area identified as having a high to medium readiness by the Waimakariri District Council.
3. Site and accommodation management shall be 1 entity per specified location.
4. Development shall accord with a concept plan of the temporary accommodation layout that has been approved by DBH and the Waimakariri District Council.
5. Any reserves and community facilities, associated with the temporary accommodation, shall be managed by the management entity.
6. The location shall be connected to or be serviced by:
 - a Council reticulated sewage system;
 - a Council reticulated water supply;
 - a suitable method of storm water disposal which ensure pre-development run-off from the location is achieved and which does not give rise to any adverse effects on water quality;
 - a mains power supply; and
 - a water supply that meets the requirements of the New Zealand Fire Service for fire-fighting;adequate to meet the servicing requirements of the development as a whole.

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7. Main roads, sewer and water mains to be laid are preferred as the system for the future development of the site in accordance with the District Plan and Engineering Code of Practice requirements and this matter needs to be considered in preparation of the concept plan for the temporary housing at the specified location.
8. Multiple connections can be made, and are preferred, to a single sewer and water lateral provided sufficient grade and size exist.
9. All new structures shall be readily relocate-able.
10. If existing structures are being retrofitted they shall be easily adapted to a permitted use in accordance with the underlying zoning at cessation of use.
11. New accommodation units shall be set back a minimum of 3m from any road or road boundary and a minimum of 3m from any other legal boundary.
12. New structures shall be set back a minimum of 1m from any other building.
13. Structure coverage shall not exceed 60% of the location.
14. Minimum of 1 on-site car park for each accommodation unit.
15. No alteration of any temporary accommodation structure shall occur.
16. Have access directly or indirectly, via an access way, from an existing road or a newly constructed road to a standard determined by the Waimakariri District Council.
17. There shall be no subdivision of the specified location.
18. There shall be no significant adverse effects arising from the activity on the surrounding sites. If any significant adverse effects do arise, then the Council will consider imposing additional standards to avoid, remedy or mitigate those effects.
19. All temporary accommodation shall be removed and associated activities cease prior to a nominated date unless an extended time period is approved by the Waimakariri District Council.
20. Upon cessation of the site or activity the site shall be remediated where required and all structures associated with the temporary accommodation shall be removed or reinstated within 6 months in accordance with a remediation plan approved by the Waimakariri District Council.

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4.3 SINGLE ADDITIONAL UNIT ON ANY ONE LOT

Where a single additional residential unit is required on any one lot for temporary accommodation arising from persons that have been displaced from their normal place of residence because of:

- a) **damage to, or destruction of, land or structures caused directly or indirectly by the Canterbury earthquake;**
- b) subsequent repair or reconstruction of structures or essential services;
- c) land remediation works;
- d) risk of damage to land or structures, or of injury to those inhabitants or passers-by, including risk arising because of the state of adjacent structures.

The Waimakariri District Council undertakes to process a resource consent at no cost and on a non-notified basis where the following District Plan standards are met, relevant to the applicable zone, or the necessary affected persons approval has been obtained:

- Setbacks;
- Recession Planes; and
- Height.

In addition all temporary residential accommodation units must be relocate-able, or easily able to be removed.

The resource consent issued will be for the activity to have a limited duration, up to a maximum of 5 years from the date of consent.

5 Links to legislation, other policies and community outcomes

Permitted Residential Temporary Accommodation (Stage 2 and Stage 3) Pursuant to Clause 7(3)(a) of the Canterbury Earthquake (Resource Management Act Permitted Activities) Order 2011

6 Adopted by and date

This policy was adopted by the Earthquake Recovery Committee on 12 April 2011.

7 Review

Review every six years or sooner on request.