
Part 4: Section 32 Evaluation

1. INTRODUCTION

This Plan Change makes provisions for filming and temporary activities in the District Plan. The Plan Change classifies temporary activities as temporary events, such as concerts and festivals, and temporary construction buildings and storage. Temporary events contribute to the vibrancy and diversity of the City, temporary buildings and storage meet a range of community needs and filming is a commercial activity that contributes to the region's economy and prominence. It is proposed to add provisions for filming and temporary activities to the General Rules chapter of the District Plan. The function of this Plan Change is to encourage and enable filming and temporary activities within Hutt City while ensuring any adverse effects on the environment are avoided, remedied or mitigated.

2. PURPOSE OF THIS REPORT

The purpose of this report is to fulfil Council's statutory responsibility under section 32 of the Resource Management Act 1991 (the Act) which requires an assessment of the extent to which each objective of the Plan Change is the most appropriate to achieve the purpose of the Act and whether the proposed policies and rules are the most appropriate way in which to achieve the objectives in terms of their efficiency and effectiveness. Both of these assessments must take into account the benefits and costs of identified alternatives and the risk of acting or not acting if there is uncertain or insufficient information. As such the Plan Change considers the alternatives and the benefits and costs of the changes proposed to ensure adverse effects are adequately avoided, remedied or mitigated.

3. BACKGROUND

Hutt City has many natural and physical resources such as the Hutt River, two regional parks, a wide variety of public open spaces, historical areas in Petone, industrial areas in Seaview/Gracefield and is also within close proximity of Wellington City. These assets contribute to attracting film activities and special events such as festivals and parades.

Temporary events are held throughout the year in the City from special events organised by the Hutt City Council (the Council) to small community run events. The Council is approached each year by film makers wanting to film in the city for advertisements, television productions, movies and documentaries. Some of these projects do not proceed and one reason for this may be the requirements for resource consent as the District Plan does not provide for filming activities. Similarly, temporary events also require resource consent as they are not specifically provided for in the District Plan.

The resource consent process can lead to increased difficulties for both temporary events and filming activities. Resource consent processes, particularly the notification process, are often considered incompatible with the unpredictable nature of filming and can act as a disincentive for film makers who often operate under tight time constraints. The outcome is that film activities occur less often within Hutt City's boundaries and instead go to other Districts where there are appropriate planning provisions for them. With respect to community events, the organisation process is more complex and costly and may prevent some events from occurring, reducing opportunities for community participation. If resource consent processes act as a barrier to filming and community events a considerable loss to the city occurs in terms of social, cultural and economic effects, such as missed opportunities for local communities and loss of ongoing promotional opportunities.

Filming and temporary activities have benefits for communities and the City but their adverse effects on the environment need to be managed. The effects and impacts of these two activities have certain similarities such as the potential to affect amenity values; however the effects can also differ depending on the site, duration and scale of the activity. In light of this, not having provisions for filming and temporary activities means negative effects on the environment cannot be mitigated as well as they could be.

Another matter that has led to this Plan Change is that Hutt City became a signatory to the Film Friendly New Zealand initiative in 2002. This is a formal agreement saying that Council will endeavour to put necessary processes and

policies in place to meet the needs of the screen production industry as they arise, without compromising the Council's statutory obligations. Hutt City's current District Plan is not consistent with the Film Friendly agreement as it has not developed best practice film friendly policies. However, Hutt City is promoted as film friendly by Film Wellington, Greater Wellington Regional Council, Film NZ and Local Government New Zealand, which can lead to confusion and uncertainty for film makers.

Temporary works within reserves and temporary construction buildings and storage are the other types of temporary activities covered by the Plan Change. Currently the District Plan has no time limit for the removal of temporary buildings and storage structures from sites. Temporary construction buildings and storage structures are useful for a range of purposes. However, they are often unattractive structures or in poor condition and detract from the visual amenity values of residential areas. Conversely, this is not an issue within Commercial and Business Activity Areas given the current rules and activities within these areas. District Plan provisions can require the removal of temporary buildings and structures in order to maintain amenity values.

Temporary works necessary for the management and maintenance of parks and reserves should be permitted activities but are not specifically provided for within the District Plan. This is a minor matter that can be addressed in the Plan Change by the amendment of the provisions for recreation activity areas.

4. CURRENT PROVISIONS

Currently there are no specific provisions in the District Plan that provide for filming and temporary activities throughout the city and as such they usually require resource consent. In relation to filming, the exception is the Avalon Business Activity Area, where the principal activities in this area are television production, broadcasting and media related. The Avalon Business Activity Area permits a range of activities which includes television and film-related activities and media related activities.

Filming and temporary activities may be permitted within some Business and Rural Activity Areas due to the way the rules in these chapters are written where all other activities not specifically listed are permitted, providing they meet certain conditions and general rules such as noise and earthworks. However the permitted activity conditions do not address and mitigate all of the adverse effects of filming and temporary activities.

Temporary construction buildings and storage structures are currently defined as 'buildings' and if they meet permitted activity conditions, such as yard set backs, have no time limit for removal.

The District Plan has rules which require the screening of storage areas in order to protect amenity values in Business Activity Areas and Commercial Activity Areas.

Temporary works of general maintenance carried out by Greater Wellington Regional Council and Hutt City Council are a permitted activity in the General Recreation and River Recreation Activity Areas but only if the works are necessary for managing a river or stream.

Temporary signs are adequately provided for in the current District Plan provisions and are not proposed to be changed in this Plan Change.

Although some temporary and filming activities are permitted within certain activity areas, the permitted activity conditions do not specifically cater for their adverse effects as they were not written with temporary activities in mind. In most cases temporary activities and filming are either discretionary or non-complying.

Overall, the current provisions do not adequately provide for temporary activities.

5. POLICY ANALYSIS AND CONSULTATION

The Plan Change has been informed by broad research, including internal and external consultation and investigation of relevant statutory and non-statutory documents ranging from national to local direction. A summary of this follows.

5.1 National Direction - Statutory

The Resource Management Act (Part II, sections 31, 32, 72, 74 and 76)

This Plan Change achieves the purpose of the Act as expressed in Part II, Section 5 as it promotes the sustainable management of natural and physical resources and in particular aims to avoid, remedy or mitigate any adverse effects of filming and temporary activities on the environment.

Section 74(1) of the Act requires that the Plan Change be in accordance with the Council's functions under section 31, the provisions of Part 2, direction given under section 25A(2), its duty under section 32 and any regulations.

Section 31 sets out the functions of Council for the purpose of giving effect to the Act. Section 32 sets out the Council's duty to consider alternatives, benefits and costs before adopting any objective, policy, rule or other method.

Part 2 of the Act sets out the purpose and principals of the Act including matters of national importance (section 6), other matters the Council must have regard to (section 7), and the Treaty of Waitangi (section 8). There are no section 6 (national importance) matters of relevance to this Plan Change. Section 7 matters which are relevant and require consideration include the maintenance and enhancement of amenity values and the quality of the environment.

In preparing this Plan Change Section 74(2) of the Act requires Council to have regard to:

- Regional policy statements or plans;
- Management plans and strategies; and
- District Plans of the surrounding local authorities.

Local Government Act 2002

In addition, this Plan Change complies with section 76 of the Local Government Act 2002 which states that every decision of a council must be made in accordance with decision making tests and processes specified in sections 77, 78, 80, 81 and 82.

Reserves Act 1977

The provisions of the Reserves Act are relevant for both temporary activities and filming. The Plan Change is consistent with the Reserves Act 1977.

Waste Minimisation Act 2008

This Act came into force on July 1, 2009. Its purpose is to encourage a reduction in the amount of waste we generate and dispose of in New Zealand and lessen the environmental harm of waste. The Plan Change reflects this by encouraging film makers and event holders to give consideration to how the waste they produce will be managed and minimised.

5.2 National Direction – Non-Statutory

Local Government New Zealand Filming Protocol

This Plan Change endeavours to adopt the principles and recommendations made by the LGNZ Filming Protocol, specifically in relation to creating robust rules and policies for filming activities in the District Plan.

The New Zealand Waste Strategy: Towards zero waste and a sustainable New Zealand

This document sets in place a framework for addressing how we can minimise and manage waste. This Plan Change aligns with this strategy by encouraging waste minimisation at temporary events and filming activities.

5.3 Regional Direction

The Plan Change is consistent with the Greater Wellington Regional Policy Statement, the Wellington Regional Strategy and relevant Reserve Management Plans.

Greater Wellington Regional Policy Statement

The Regional Policy Statement (RPS) sets the regional perspective for managing the environment and providing for growth and its effects. At present this document is under review as the Proposed Regional Policy Statement (PRPS).

In this respect the Plan Change gives regard to both the Proposed Regional Policy Statement and the Operative Regional Policy Statement.

The Regional Policy Statement identifies the significant resource management issues for the region and outlines the policies and methods required to achieve the integrated sustainable management of the region's natural and physical resources.

The following objectives and policies of the Regional Policy Statement and the Proposed Regional Policy Statement are considered to be relevant to the Plan Change:

- To avoid, remedy or mitigate the adverse effects of activities on ecosystems (policy 4, RPS).
- The quantity of waste generated is reduced (objectives 13.3, objective 1, RPS).
- The adverse effects that result from the use of urban areas are avoided, remedied or mitigated (objectives 14.3, objective 2, RPS).
- Reducing the use and consumption of non-renewable transport fuels etc (objective 9, policy 8, PRPS).
- Increased range and diversity of activities in and around the regionally significant centres (objective 21, PRPS).
- Maintaining and enhancing the viability and vibrancy of regionally significant centres (policy 29, PRPS).
- Avoiding adverse effects on matters of significance to tangata whenua (policy 48, PRPS).

Overall, it is considered that the Plan Change is consistent with the Regional Policy Statement and the Proposed Regional Policy Statement.

The Wellington Regional Strategy

The Wellington Regional Strategy (WRS) guides sustainable economic growth and development of the Greater Wellington Region through collaboration with the nine local authorities. The WRS seeks to foster economic development by

providing regional actions for increasing the region's economic performance. The WRS lists three focus areas for sustainable growth, being leadership and partnerships, growth of the region's economy and good regional form.

The Plan Change is consistent with the community outcomes and actions listed in the WRS. The Plan Change will enable and encourage community events and filming which contribute to the outcomes sought by the WRS such as prosperous communities, quality of life and sense of place.

Belmont Regional Park Management Plan and East Harbour Regional Park Management Plan

Belmont Regional Park and East Harbour Regional Park are situated within Hutt City boundaries. This Plan Change is consistent with the Belmont Regional Park Management Plan and the East Harbour Regional Park Management Plan created by Greater Wellington Regional Council in that it recognises commercial recreation (such as filming and temporary events) can occur in these reserves and will require the relevant permits. The Plan Change seeks to manage any adverse environmental effects caused by filming and temporary activities in parks and reserves.

Consistency with surrounding District Plans

Background research into this Plan Change has included a review of the relevant provisions of the District Plans of neighbouring Territorial Authorities. The inclusion of provisions for filming and temporary activities is consistent with the other District Plans in the region. The issue of facilitating filming and temporary activities in Hutt City does not impact on the boundaries of surrounding Territorial Authorities and while consideration has been given to the different approaches taken by neighbouring Councils, this Plan Change manages specific issues to Hutt City. Where temporary activities or filming may occur across different boundaries, this plan change will follow the provisions set out in Section 16 of the District Plan – Cross Boundary Issues.

5.4 Local Direction

The Hutt City Council has a number of strategies and plans that detail the priorities for the City. This Plan Change has been assessed under the guidance of these strategies so that the proposed changes are not in conflict and support them where relevant.

The strategies and policies which were assessed include:

Economic Development Strategy 2009

Environmental Sustainability Strategy 2009

Events Strategy and Action Plan 2007-2012

Reserves Policy 2004

Waste Management Plan 2004

In addition, this Plan Change has taken into consideration and aligned with:

The Annual Plan

Community Plan (LTCCP) 2009

5.5 Other Research

Resource Consent Examples

A review of resource consents processed by the Council for temporary activities and filming has been undertaken in order to obtain information about the types of consents processed, whether they were notified and typical conditions of consent.

Generally, each of the major temporary events in the City, such as the Christmas Concerts and Parades, Jackson Street Fiesta and the Winter Carnival, obtain resource consent each year on a non-notified basis, subject to a number of conditions of consent. Typical resource consent conditions for temporary events include maximum noise levels, require the placement of additional rubbish bins and toilets at the venue, require the site to be cleaned after use and require an information letter drop to adjoining residents, usually one week prior to the event occurring.

It is estimated that the Council has less than 20 film requests per year and most of these are television commercials (TVCs). Filming related to media coverage

occurs more frequently, for example, exhibitions within TheNewDowse are often filmed for television news reports. Council Officers have found that although filming activities usually require resource consent, most of the smaller filming activities (such as TVCs) do not apply for resource consent. There is a process for 'Film Requests' to be made to Council for use of public buildings and land, such as roads, parks and reserves, but this process doesn't always link to Council's regulatory requirements under the Resource Management Act and Building Act.

Resource consents granted for filming activities in the City have generally been for filming related to feature films and include; a film set in Seaview for filming parts of the movie King Kong, film sets at Dry Creek Quarry for filming battle scenes for the Lord of the Rings and the filming of a television commercial at Caltex, Waione Street, involving the use of Helicopters. The filming activities were generally non-complying and were granted on a non-notified basis, subject to conditions of consent to control effects relating mainly to noise, light spill, dust and traffic safety.

Overall, it was found that the Council receives few resource consent applications for filming activities and temporary events. However, the applications that are received are typically non-notified and granted subject to conditions of consent.

5.6 Consultation

Internal Consultation

The Plan Change has been developed in consultation with officers from all relevant divisions in the Council including City and Community Development, Environmental Consents, Environmental Inspections, Road and Traffic, Strategic Development, Kaitakawaenga Kaupapa Maori and the Community Services Group (Parks and Gardens, Museums). Officers were consulted in a series of meetings, accompanied by a discussion document, to determine the issues for Hutt City, current internal processes used and new ideas about filming and temporary activities.

Many divisions in the Council contribute towards the management of temporary activities and there may be the potential for some duplication of assessment. Often temporary activities require a number of permissions from the Council, such as consents for buildings and activities, road closure notices, which would manage traffic safety and efficiency, and special licences, managing health and safety.

The internal consultation confirmed that the main issues for Council Officers are:

- It is more difficult for filming activities to locate and operate in the City due to the current District Plan rules.
- The requirement for resource consents for temporary events increases costs and makes event planning more difficult.
- Some temporary buildings and storage structures can have adverse effects on visual amenity values for neighbouring properties.
- Temporary works of maintenance carried out by Council in parks and reserves are not provided for in the District Plan.

Overall, it can be concluded that the adverse effects on the environment of temporary activities and filming could be better managed by having specific provisions in the District Plan and that the provision for temporary activities and filming in the District Plan would have positive social, cultural and economic effects. Temporary activities and filming tend to have acceptable effects on the environment if they are short in duration and effects such as noise are managed.

External Consultation

With regards to filming, early consultation with key stakeholders in the Wellington film industry provided important background information on the nature of filming and the opportunities and constraints to filming within Hutt City.

Consultation with Film Wellington and Film New Zealand highlighted the need to have separate, specific provisions for filming due to the special nature of this industry and to provide greater certainty to film makers in terms of securing a location. These groups also emphasised potential difficulties with creating effective and efficient rules for filming due to the high degree of flexibility required

by the filming industry and the need for a co-ordinated approach between divisions of the Council as often permissions are needed from a number of areas.

The process of managing waste in a sustainable manner on a film set is generally seen as standard practice by the film industry. This was demonstrated on a site visit to a film set where there were separate bins for construction waste, recyclable waste, organic waste and a self contained sink area to wash any paint contaminated tools. Additionally, site restoration was to be done with close discussion between the land owner and the film company.

Letters explaining the plan change proposal and providing an opportunity for discussion and feedback were sent to the Minister for the Environment and interest groups including Business Hutt Valley Ltd, The Gibson Group Ltd (local film and television Production Company), The Wellington Tenth Trust, Waiwhetu Marae, New Zealand Fire Service, New Zealand Police and Avalon Studios/TVNZ. We received feedback from Business Hutt Valley regarding the need to consider the interests of retailers.

Public Consultation will be undertaken in accordance with Clause 5 of the first Schedule of the Resource Management Act 1991, which includes public notification and notifying adjacent Local Authorities, local Tangata Whenua and the Ministry for the Environment.

6. EVALUATION

6.1 Broad Options for Addressing the Issues

Three different options have been analysed of the most appropriate means to address the issue of enabling filming and temporary activities in Lower Hutt City. The following tables show a background examination of how the issue could be addressed.

- Option 1: Keeping the status quo – no new provisions in the District Plan
- Option 2: Combining temporary activities and filming in one subsection under the General Rules section

- Option 3: Separating temporary activities and filming into two subsections under the General Rules section

See Part 4A: Appendix 1 for the tables.

6.2 Examining the appropriateness of the Objectives

The following tables analyse the extent to which each objective of the Plan Change is the most appropriate to achieve the purpose of the Act.

Temporary Activities:

1. To provide for a wide range of temporary activities within the city while ensuring that they are located and operated to avoid, remedy or mitigate any adverse effects on the environment
2. To ensure that any adverse effects of temporary activities on the amenity values of sensitive environments, such as residential areas, are avoided remedied or mitigated.

Filming:

1. The appropriate management of the effects of filming and associated activities within Hutt City.
2. The protection of amenity where filming occurs.

New Objectives	Achieve elements of the purpose of the Act (section 5)							Why is the objective the most appropriate way to achieve the purpose of the Act (section 5)?
	Cultural	Economic	Effects	Health and Safety	Safeguarding	Social	Sustaining	
Temporary Activities								
Objective 14J 1.1 <i>To provide for a wide range of temporary activities within the city while ensuring that any adverse effects on the environment are avoided, remedied or mitigated.</i>	Y	Y	Y	Y	Y	Y	Y	This broad objective achieves the purpose of the Act and seeks to provide for a wide range of temporary activities.
Objective 14J 1.2 <i>To ensure that any adverse effects of temporary activities on the amenity values of sensitive environments, such as residential areas, are avoided remedied or mitigated.</i>	Y		Y	Y	Y	Y	Y	This objective is appropriate - one of the main effects of temporary activities is on amenity values. It achieves the purpose of the Act as it seeks to avoid, remedy or mitigate any adverse effects on amenity values.

Filming								
Objective 14K 1.1 <i>The appropriate management of filming and associated activities and their environmental effects within Hutt City.</i>	Y	Y	Y	Y	Y	Y	Y	This broad objective achieves the purpose of the Act and seeks to provide for filming activities and manage their environmental effects.
Objective 14K 1.2 <i>The protection of amenity values where filming occurs.</i>	Y		Y	Y	Y	Y	Y	This objective is appropriate as one of the main effects of filming activities is on amenity values. It achieves the purpose of the Act given it seeks to avoid, remedy or mitigate any adverse effects on amenity values.

6.3 Examining the appropriateness of the Policies

New Policies		Appropriateness for achieving the Objectives?
Temporary Activities	<i>To allow a wide range of temporary activities within the city</i>	This policy is effective in providing for a range of temporary activities, which is appropriate given their positive effects and relevant as temporary activities are required within the City.
	<i>To manage the adverse effects of temporary activities on the environment.</i>	This policy is effective as it seeks to manage the adverse effects of temporary activities, which is consistent with the purpose of the RMA.
	<i>To establish rules in the District Plan to manage the scale, intensity and duration of temporary activities in order to maintain the amenity values of surrounding residents and other sensitive environments.</i>	This policy is appropriate as it seeks to manage the adverse amenity effects of temporary activities, which is consistent with the purpose of the RMA.
Filming	<i>To ensure filming and associated activities are able to locate within Hutt City.</i>	This policy is effective in providing for a range of filming activities, which is appropriate given their positive effect.
	<i>To manage adverse environmental effects from filming.</i>	This policy is appropriate as it seeks to manage the adverse effects of filming activities, which is consistent with the purpose of the RMA.
	<i>To establish rules in the District Plan to manage the scale, intensity and duration of filming activities in order to maintain the amenity values of surrounding residents and other sensitive environments.</i>	This policy is appropriate as it seeks to manage the adverse amenity effects of filming activities, which is consistent with the purpose of the RMA.

6.4 Options Table – Permitted Activity Options

A section 32 analysis of options has been used for quantitative permitted activity conditions. Each option represents a scale of permissiveness - from very permissive to restrictive. Each permitted activity condition is intended to help manage the effects of temporary activities and filming when used alongside other conditions. It is expected that if a condition cannot be met, the activity status would fall to restricted discretionary status.

See Part 4A: Appendix 1 for all the tables.

Temporary Activities

Analysis 1: What type of temporary activities should be permitted?

Issue

The types of temporary activities covered by the Plan Change include temporary events, temporary buildings for construction activities and storage and temporary works for maintenance of reserves. Before deciding on the appropriate conditions to manage the adverse effects of temporary activities, it is necessary to determine which types of temporary activities require to be managed through provisions within the District Plan. Temporary buildings for construction and storage can have adverse effects on visual amenity values of residential areas, for example if they are in poor condition.

Note: Temporary works for maintenance of reserves is not analysed here as it is essentially a minor correction to the District Plan.

Options

- A. Include only temporary events as a permitted activity within all activity areas.
- B. Include only temporary events as a permitted activity but only on certain sites, for example Fraser Park, or only in certain activity areas, e.g. Recreation Activity Areas and Commercial Activity Areas.

- C. Include temporary events and temporary accessory buildings for construction and storage as permitted activities (each with separate permitted activity conditions).

Temporary buildings

Analysis 2: Duration for temporary construction buildings and storage

Issue

Some temporary buildings can detract from visual amenity values if they are unfinished, or in poor state of repair. If these buildings are visible and are located on a site for a long period of time they can have adverse effects on the amenity values of neighbouring properties.

Options

- A. Have no maximum timeframe for temporary buildings and structures to remain on a site.
- B. Include a maximum timeframe but exclude temporary buildings and structures where they are not visible from the road or adjoining properties or where the temporary buildings and structures are within a commercial or business activity area.
- C. Include a maximum timeframe for temporary construction buildings and temporary storage to remain on a site.

Temporary Activities - conditions

Analysis 3: Maximum number of participants

Issue

The number of participants involved in a temporary activity at any one time can affect the level of adverse effects on the environment of the activity, for example a greater amount of traffic and waste is likely to be generated by a larger event. Most temporary events are held outside, such as within parks and on streets,

where there may be no facilities for parking, waste and sanitation to cope with large numbers of people.

The operation of temporary activities can result in rubbish and other waste which adversely affects the environment by increasing the amount of rubbish in landfills, detracting from the appearance of a site both during and after the activity and the amenity values of an area. There is an opportunity for Council processes and services to better assist and encourage waste minimisation.

Temporary activities can involve a large number of people driving to the activity and who require car parking space. The traffic associated with temporary activities can have adverse effects on the safety and efficiency of the road network. Additional traffic and car parking in an area can have adverse effects on amenity values for residents and neighbouring businesses.

Options

- A. Have no maximum number of participants (but include permitted activity conditions e.g. waste minimisation plan).
- B. Include maximum number of participants as a permitted activity condition with a maximum number of participants of up to 1000 people at any one time.
- C. Include maximum number of participants as a permitted activity condition with a maximum number of participants of up to 1000 people at any one time, combined with requiring environmental management plans as a permitted activity conditions.

Analysis 4: Duration of temporary activities

Issue

It is important to establish an appropriate duration for temporary activities. Temporary activities will have adverse effects on the environment, such as noise and traffic, but if short in duration the adverse environmental effects can be more acceptable.

Factors such as the number of days an event occurs on a site and the number of temporary activities held on a site in any one year influence the degree of adverse effects. Set up and pack up activities before and after a temporary event can have adverse effects on the environment which could be managed. Distinguishing between the total occupancy of a site (which includes set up and pack up times) and the duration of the temporary activity can be helpful in this regard.

Options

- A. To have no time limits for the operation and occupancy of a temporary activity on a site.
- B. To have a maximum site occupancy of 5 consecutive days and a total duration of the temporary activity of 3 days on a site.
- C. To have a maximum occupancy of 10 consecutive days and a total duration of the temporary activity of 5 days on a site.

Analysis 5: Hours of operation

Issue

The time of day which temporary activities are held contributes to the level of adverse effects they generate. Temporary activities often need to operate during the evening. In Hutt City community events such as Christmas in the Park and the Jackson Street Fiesta usually finish at 10pm with occasional events running later until midnight or 1pm. Temporary activities which begin set up and operation very early in the morning, such as markets, can also result in adverse noise effects and disturbance for surrounding land uses, particularly for noise sensitive areas such as residential. Generally, there is less tolerance of noise and disturbance by residents when it occurs late at night or very early in the morning and at these times the adverse effects of noise can be greater.

Restrictions on the hours of operation of a temporary activity can be a mechanism for controlling the adverse effects of a temporary activity, particularly noise related effects.

Options

- A. Specify hours of operation that temporary activities must operate for each day of the week (including set up and pack up times), being Sunday to Thursday 8am to 11pm and Friday and Saturday 8am to 12 midnight. Also include a special extension of hours to 1am the following day for New Years Eve.
- B. Specify hours of operation that temporary activities must operate for each day of the week (including set up and pack up times), being Sunday to Thursday 7am to 10pm and Friday and Saturday 7am to 11pm. Also include a special extension of hours to 1am the following day for New Years Eve.
- C. As for above, but also restrict the period in which any amplified sound may be emitted for a maximum of 6 hours per day between the specified hours of operation.

Filming

Analysis 6: Permitted Duration

Issue

How long a site is occupied and how long a filming activity is carried out on a site can adversely effect neighbouring properties, displace general users of a site, and impact on amenity values and environmental quality. Providing for a maximum duration for site occupancy and a maximum for the activity of filming can help to manage these effects

Options

- A. To have no time limits on duration of occupancy
- B. To have a maximum site occupancy of 3 consecutive months
- C. To have a maximum site occupancy of 30 consecutive days

Temporary Activities and Filming

Analysis 7: Site Restoration

Issue

Filming and temporary events require site modifications depending on the scale and nature of the activity. Requiring a degree of site restoration is a method of ensuring that the site that was occupied is returned to an acceptable state or better. Site restoration can mitigate effects relating to environmental degradation, negative visual impacts, amenity values and ensuring other uses can take place.

Options

- A. To require any site where filming activities occur to be restored to its original condition or better within a certain time frame.
- B. To have no site restoration requirement.

Analysis 8: Noise

Issue

The main sources of nuisance noise from temporary events is from the use of amplified sounds, such as music, loud speakers, instruments, public address systems, and the noise of a congregation of people in one place (talking, laughing etc). On a filming location noise sources can vary depending on the scale and subject of the shoot. A helicopter may be required or ammunition fire may be used. Different factors contribute to the level of adverse noise effects and the assessment of noise, including the level of sound, type of sound and location of the venue.

Noise from temporary activities and filming is an environmental effect that has the potential to cause disturbance, annoyance, affect performance and affect health, particularly when the activity is located near noise sensitive residential areas. A balance needs to be achieved between providing for temporary activities and filming while controlling potential adverse noise effects to reasonable levels.

Maximum noise standards, in combination with maximum hours of operation and duration, can be used to control adverse effects from noise.

Options

- A. To have temporary activities and filming comply with the noise level for the activity area in which it occurs.
- B. To have a blanket approach of a maximum dBA L10 and Lmax that will be measured at any residential site boundary.

Analysis 9: Waste

Issue

Temporary activities and filming generate waste which can have adverse effects on the environment if not managed well. Some of the effects on the environment from waste, such as detraction from visual amenity values and risks to public health and safety, can be easily managed by disposing of waste correctly. However, other adverse effects on the environment are not so immediately obvious but are just as significant, such as high consumption of resources and pressure on land fills. There is increasing awareness about the impacts of waste on the environment and growing expectation within the community that additional efforts are required to minimise the waste we produce. In addition to awareness, the recent commencement of the Waste Minimisation Act 2008 has brought light to the concept of waste minimisation as a more encompassing and more thorough solution to managing waste.

Temporary events generate a significant volume of waste as they involve large congregations of people and waste can be highly visible.

All types and scales of filming activities generate waste to some extent, depending on their scale, location and nature. The use of disposable items on site, catering, special effects and the construction and demolition of sets are all significant sources of waste.

There are many ways of managing and minimising waste, such as reducing the use of disposable products, reusing and recycling items. Most temporary events and filming activities already undertake waste management and minimisation to varying degrees.

Options

- A. No Waste Plan is required for filming and temporary activities.
- B. A Waste Management Plan is required for all filming and temporary activities.
- C. A Waste Minimisation Plan is required for all filming and temporary activities.

7. RECOMMENDATIONS

Broad Options for Addressing the Issues:

It is recommended that the council adopt Option 3 and separate filming and temporary activity into two different subsections under the general rules section.

Examining the appropriateness of the Objectives:

The new proposed objectives for temporary activities and filming are the most appropriate to achieve the purpose of the Act (section 5).

Examining the appropriateness of the Policies:

The new proposed policies for temporary activities and filming are the most appropriate to achieve the objectives.

Evaluation Table – Permitted Activity Options:

Temporary Activities

Analysis 1: What type of temporary activities should be permitted?

Recommendation: Option C: Include temporary activities and temporary buildings for construction and temporary storage as permitted activities (with separate permitted activity conditions for temporary storage and temporary activities).

Temporary buildings

Analysis 2: Duration for temporary buildings

Recommendation: Option B: Include a maximum timeframe but exclude temporary buildings and structures where they are not visible from the road or adjoining properties or where the temporary buildings and structures are within a commercial or business activity area.

Temporary Activities

Analysis 3: Maximum number of participants

Recommendation: Option A: Have no maximum number of participants (but include permitted activity conditions to control adverse effects on the environment, e.g. waste minimisation plan).

Analysis 4: Duration of temporary activities

Recommendation: Option B: To have a maximum site occupancy of 5 consecutive days and a total duration of the temporary activity of 3 days on a site.

Analysis 5: Hours of operation

Recommendation: Option B: Specify hours of operation that temporary activities must operate for each day of the week (including set up and pack up times), being Sunday to Thursday 7am to 10pm and Friday and Saturday 7am to 11pm. Also include a special extension of hours to 1am the following day for New Years Eve 31st December.

Filming

Analysis 6: Permitted Duration

Recommendation: Option C: To have a maximum site occupancy of 30 consecutive days.

Temporary Activities and Filming

Analysis 7: Site Restoration

Recommendation: Option A: To require any site where filming activities occur to be restored to its original condition or better within a certain time frame

Analysis 8: Noise

Recommendation: Option B: Provide a maximum dBA L10 and Lmax when measured at a residential boundary – use the recommendation from Environmental Inspections of 70dBA L10 and Lmax80.

Analysis 9: Waste

Recommendation: Option C: A Waste Minimisation Plan is required for all filming and temporary activities.

Part 4A: Appendix 1: Section 32 Evaluation

Evaluation: Broad Options for Addressing the Issues

Option 1	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Maintain status quo/do nothing.</p>	<ul style="list-style-type: none"> - No District Plan recognition of environmental effects- whether positive or negative- from filming and temporary activities. - No current requirement to restore event or filming sites after they have been used, unless part of a resource consent condition. 	<ul style="list-style-type: none"> + Currently, large scale production companies and event holders follow protocol. - Hutt City retains poor reputation. - Provides no certainty to film makers/event holders. - No opportunity to increase community pride. - Negative impacts on neighbouring properties not addressed in District Plan. - Affected parties have limited rights. 	<ul style="list-style-type: none"> + No administration cost to process the plan change. - Time and money cost to film makers/temporary event organisers to go through resource consent process. - Lose out on potential gains to local economy (Hutt City promotion, visitor attraction etc). - High risk to Council if filming or a temporary activity occurs with Council permission but without a resource or building consent. 	<p>Effectiveness: Not successful in meeting the objective of providing for filming and temporary activities.</p> <p>Efficiency: The benefits do not outweigh the costs.</p>	<p>Overall, this option has a low level of appropriateness because it is not useful in achieving the desired outcome of enabling filming and temporary activities while managing environmental effects.</p>

Option 2	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Combine filming and temporary activities together in one subsection under the General Rules section.</p>	<ul style="list-style-type: none"> + Adverse environmental effects addressed and managed. + Potential to restore sites after they have been used for filming or temporary events. - Generalised policies, methods and rules can be more difficult to apply and interpret correctly. - Blanket approach does not fit unique natures of temporary activities and filming. 	<ul style="list-style-type: none"> + Affected parties have more rights. + Increased reputation as a film friendly city. - If classed the same as temporary activities, filming effects may be able to have wider scope for noise/other effects to affect neighbours (or vice versa). 	<ul style="list-style-type: none"> + Increased potential for revenue to the city. + Certainty of streamlined consent process for film makers/temporary event organisers. - Administration cost to process the plan change - Temporary events treated as a business or filming treated as a community good is not appropriate. Their economic differences need to be acknowledged. 	<p>Effectiveness: Successful in meeting the objective of providing for filming and temporary activities, yet is not completely successful in identifying appropriate effects of each activity.</p> <p>Efficiency: The benefits do not outweigh the costs. Benefits may outweigh costs straight away, yet over time, costs would be more apparent.</p>	<p>Overall, this option has a moderate level of appropriateness as it is a relevant and reasonable way of enabling and managing filming and temporary activities.</p>

Option 3	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Separate filming and temporary activities into two subsections under the general rules section.</p>	<p>+ Specific environmental issues can be identified and managed appropriately.</p> <p>+Decreases risk of adverse environmental effects.</p>	<p>+Affected parties have more rights.</p> <p>+Increased reputation as a film friendly city.</p> <p>+Specific rules can recognise and provide for different effects of filming and temporary activities.</p>	<p>+Increased potential for economic gain.</p> <p>+Certainty of streamlined consent process for film makers/temp event organisers.</p> <p>+Economic differences of filming and temporary activities is acknowledged and provided for.</p> <p>-Administration cost to process the plan change.</p>	<p>Effectiveness: Successful in meeting the objective of providing for filming and temporary activities.</p> <p>Efficiency: The benefits outweigh the costs both immediately and over time.</p>	<p>Overall, this option has a high level of appropriateness as it achieves the objective of providing for and managing filming and temporary activities while managing effects on the environment.</p>

Options Table: Permitted Activity Rules

Accessory construction buildings and storage

Maximum Duration

Option A	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Have no maximum timeframe for accessory construction buildings and storage to remain on a site.</p>	<p>- Any adverse effects on the environment of the temporary accessory construction buildings and storage, such as reduction of visual amenity values, will continue indefinitely.</p>	<p>+ Temporary accessory construction buildings and storage are often recycled and reused and are useful to provide for the needs of owners and occupiers.</p> <p>- No certainty that unattractive accessory construction buildings and storage will be removed.</p> <p>- No certainty that temporary construction buildings are a permitted activity.</p>	<p>+ No resource consent required.</p> <p>- Potential for unattractive accessory construction buildings and storage to devalue residential properties due to their adverse effects on amenity values.</p> <p>- Difficult for enforcement officers to deal with complaints regarding accessory construction buildings and storage.</p>	<p>Effectiveness: Limited effectiveness in meeting the objective of providing for temporary activities. Adverse effects on amenity values are not avoided, remedied or mitigated. This option does not provide certainty for the community that temporary accessory construction buildings and storage will be removed after a certain duration.</p> <p>Efficiency: The benefits do not outweigh the costs.</p>	<p>Overall, this option has a low level of appropriateness.</p>

Option B	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Include a maximum timeframe but exclude accessory construction buildings and storage where they are not visible from the road or adjoining properties or where the accessory construction buildings and storage are within a commercial or business activity area.</p>	<p>+ Adverse effects on the environment will be acceptable and minor due to short duration.</p> <p>+ Only temporary buildings which have the potential for adverse effects on amenity values are controlled (often accessory construction buildings and storage will not be visible due to their location or screening).</p> <p>+ Avoid unnecessary work of removing accessory construction buildings and storage if it is not having adverse effects on the environment.</p> <p>+ Requiring accessory construction buildings and storage to be removed in a specific timeframe may encourage the reuse and recycling of these structures.</p>	<p>+ Certainty for community that unattractive accessory construction buildings and storage will be removed.</p> <p>+ Encourages owners /occupiers to plan for permanent storage options on site and incorporate this into a comprehensive site design.</p> <p>+ Provides certainty for owners/occupiers that accessory construction buildings and storage are allowed on a site for a specific time period then must be removed.</p> <p>- Potential inconvenience and loss of storage space for site owners/ occupiers when they have to remove any accessory construction buildings and storage</p>	<p>+ Unattractive accessory construction buildings and storage do not devalue residential properties due to their temporary nature or because they are not visible or are within less sensitive commercial or business activity areas.</p> <p>+ Enforcement officers have more teeth to deal with complaints.</p> <p>- Resource consent requirement if accessory construction buildings and storage is required on site for a longer period of time - associated costs of time and money.</p> <p>- Costs of arranging for the accessory construction buildings and storage to be removed from the site.</p>	<p>Effectiveness: Successful in meeting the objectives of providing for temporary activities while managing adverse effects on the environment.</p> <p>Efficiency: The benefits outweigh the costs.</p>	<p>Overall, this option has a high level of appropriateness.</p>

Option C	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Include a maximum timeframe for accessory construction buildings and storage to remain on a site.</p>	<p>+ Adverse effects on the environment will be acceptable and minor due to short duration.</p> <p>+ Requiring accessory construction buildings and storage to be removed in a specific timeframe may encourage the reuse and recycling of these structures.</p> <p>- Potential to result in unnecessary work by requiring removal of a accessory construction buildings and storage that may not have an adverse effect.</p>	<p>+ Certainty for community that unattractive accessory construction buildings and storage will be removed.</p> <p>+ Encourages owners and occupiers to plan for permanent storage options on site and incorporate this into their site/building design.</p> <p>+ Provides certainty for owners and occupiers that accessory construction buildings and storage are allowed on a site for a specific time period then must be removed.</p> <p>- Greater inflexibility for owners and occupiers of sites which require storage.</p>	<p>+ Unattractive accessory construction buildings and storage do not devalue residential properties due to their temporary nature.</p> <p>- Resource consent requirement if accessory construction buildings and storage remains on the site for a long period of time - associated costs of time and money.</p> <p>- Costs of arranging for the accessory construction buildings and storage to be removed from the site.</p>	<p>Effectiveness: Partly successful in providing for temporary activities.</p> <p>Efficiency: The benefits outweigh the costs of this option.</p> <p>However, this option does not provide exclusion in circumstances where accessory construction buildings and storage are not having adverse environmental effects, which is inefficient.</p>	<p>Overall, this option has a moderate level of appropriateness.</p>

Temporary Activities

Maximum number of participants

Option A	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Have no maximum number of participants (but include permitted activity conditions to control adverse effects on the environment, e.g. waste management plan).</p>	<p>+ Adverse environmental effects generated by any scale of temporary activity are managed by the District Plan.</p> <p>- Potential adverse effects if high numbers of participants and permitted activity conditions are not followed.</p>	<p>+ Flexibility for event organisers.</p> <p>+ Encourages events of different scales, providing for diversity.</p> <p>- Provides less certainty for residents/neighbours regarding the scale of events.</p>	<p>+ Less resource consent applications - this will save time and money for event organisers.</p> <p>+ Potential economic benefits for the City, e.g. greater number of visitors.</p>	<p>Effectiveness: Effective in managing the adverse effects on the environment.</p> <p>Need to ensure comprehensive and enforceable permitted activity conditions to manage environmental effects.</p> <p>Efficiency: The benefits do outweigh the costs.</p>	<p>Overall, this option has a high level of appropriateness.</p>

Option B	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Include maximum number of participants as a permitted activity condition with a maximum number of participants of up to 1000 people at any one time.</p>	<p>+ Adverse environmental effects are controlled by restricting the scale of events (potential to manage adverse effects through the resource consent process).</p> <p>- All scales of events have adverse effects on the environment, such as generating waste. The adverse effects on the environment of smaller events will not be managed by the District Plan.</p>	<p>+ Certainty for affected neighbours that only smaller scale events are permitted.</p> <p>- May discourage events, particularly Council run special events, from occurring as most involve greater number of participants than 1000 people. Associated social and cultural costs to the community if events are not held or reduced in number.</p> <p>- Does not provide much flexibility for events.</p>	<p>- Time and money cost of preparing resource consent applications for temporary events (as most special events will be larger than 1000 people and as such will need resource consent).</p> <p>- Potentially discourages larger events from occurring with associated economic loss to the city.</p>	<p>Effectiveness: Partially effective in managing the adverse effects associated with temporary events as only small scale events would be permitted.</p> <p>This rule would be of limited effectiveness for enabling temporary activities as they would still require resource consent.</p> <p>Efficiency: The benefits do not outweigh the costs.</p>	<p>Overall, this option has a moderate level of appropriateness to manage adverse environmental effects but does not provide sufficient flexibility for events as most would still require resource consent.</p>

Option C	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Include maximum number of participants as a permitted activity condition with a maximum number of participants of up to 1000 people at any one time, combined with requiring environmental management plans as a permitted activity condition.</p>	<p>+ Adverse environmental effects generated by any scale of temporary activity are managed either by permitted activity conditions or through the resource consent process.</p>	<p>+ Enables small scale events as permitted activities.</p> <p>+ Certainty for affected neighbours that only moderate scale events are permitted.</p> <p>- Does not encourage larger scale temporary activities – potentially limiting variety, diversity in types and scale of events.</p> <p>- Provide inflexibility for larger events.</p>	<p>- Most temporary activities will still require resource consent; associated costs of time and money.</p> <p>- Potential costs of time and money of duplication of provision of information and assessing effects.</p>	<p>Effectiveness: Effective in managing the adverse effects on the environment associated with temporary events.</p> <p>This rule would be of limited effectiveness for enabling temporary activities as they would still require resource consent.</p> <p>Efficiency: The benefits do not outweigh the costs.</p>	<p>Overall, this option has a low level of appropriateness. It manages the adverse effects on the environment but has greater costs (may result in duplication of information provision and Council's assessment. It also doesn't provide flexibility to enable a wide scale of temporary activities).</p>

Duration

Option A	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>To have no time limits for the operation and occupancy of a temporary activity on a site.</p>	<p>- High potential for adverse effects on the environment, particularly cumulative effects, from long duration of use of a site.</p>	<p>+ / - Flexible and permissive so allows a wide range of events of different durations.</p> <p>- Inconsistency with other District Plans.</p> <p>- Loss of recreation values if temporary activity occurs on a park or reserve or loss of public space if a temporary activity occurs on a public road etc.</p> <p>- No certainty to community of when they can and can't use a public space.</p> <p>- Adverse social effects on properties neighbouring or near temporary activity, e.g. health and wellbeing.</p>	<p>+ All scales and duration of temporary activities will be encouraged to locate and operate in Hutt City (greatest potential for economic gains).</p> <p>+ Less resource consent applications to Council.</p> <p>- Use of sites for temporary activities indefinitely could prevent other events happening on that site.</p> <p>- Potential reduction in property values for residential properties adjoining and close by to over used temporary activity venues.</p>	<p>Effectiveness: Effective at enabling temporary activities in Hutt City but not effective in managing the environmental effects.</p> <p>Efficiency: The benefits do not outweigh the costs.</p>	<p>Overall, this option has a low level of appropriateness.</p>

Option B	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>To have a maximum site occupancy of 5 consecutive days and a total duration of the temporary activity of 3 days on a site.</p>	<p>+ Adverse effects on the environment are managed.</p>	<p>+ Allows most of the temporary activities (most of the events held within the City are not over 3 days in duration).</p> <p>+ Consistency with other District Plans.</p> <p>+ Recreation values and use of public space maintained to a reasonable level.</p> <p>+ Contributes to maintaining community health, wellbeing.</p> <p>+ Certainty to community about when they can or cannot use a public space.</p>	<p>+ Enables a wide range of temporary activities to locate and operate in Hutt City (potential for economic gains).</p> <p>+ Less resource consent applications to council.</p> <p>- Longer temporary activities require resource consent – costs.</p> <p>- Longer temporary activities may be discouraged as require a resource consent.</p>	<p>Effectiveness: Effective at enabling a range of temporary activities in Hutt City and effective in managing the environmental effects.</p> <p>Efficiency: The benefits outweigh the costs.</p>	<p>Overall, this option has a high level of appropriateness.</p>

Option C	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>To have a maximum occupancy of 10 consecutive days and a total duration of the temporary activity of 5 days on a site.</p>	<ul style="list-style-type: none"> - Greater potential for longer temporary activities to have adverse effects on the environment given longer permitted duration. - If events are held more frequently at a particular site e.g. a number of temporary events held at one site per year, the potential for cumulative adverse effects is greater (however, consultation has shown that the number of events at any one site per year is not currently an issue). 	<ul style="list-style-type: none"> + Allows most temporary activities. + Consistency with other District Plans. - Recreation values and use of public space threatened as potential for disruption and inconvenience is higher due to longer duration of temporary activity. - Greater potential for longer activities to have adverse effects on community e.g. health, wellbeing. 	<ul style="list-style-type: none"> + Enables temporary activities to locate and operate in Hutt City (potential for economic gains). + Less resource consent applications to council. - Longer temporary activities may be discouraged as require a resource consent. 	<p>Effectiveness: Effective at enabling a range of temporary activities in Hutt City. Limited effectiveness in managing adverse effects on the environment given longer duration.</p> <p>Efficiency: The benefits do not outweigh the costs.</p>	<p>Overall, this option has a moderate level of appropriateness.</p>

Hours of operation

Option A	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Specify hours of operation that temporary activities must operate for each day of the week (including set up and pack up times), being Sunday to Thursday 8am to 11pm and Friday and Saturday 8am to 12 midnight. Also include a special extension of hours to 1am the following day for New Years Eve 31st December.</p>	<p>+ Adverse effects on the environment managed.</p> <p>- Potential for greater adverse effects due to later finish times.</p>	<p>+ Consistent with community expectations for periods during which noisy activities operate.</p> <p>+ Consistency with other District Plans.</p> <p>- Potential for later finish times to have adverse effects on community e.g. health, wellbeing.</p>	<p>+ Enables most temporary activities.</p> <p>- Later start up times more restrictive and potentially discourage some events.</p> <p>- Resource consents required for activities which require different finishing or start times.</p>	<p>Effectiveness: Effective at enabling a range of temporary activities in Hutt City but higher potential for adverse effects due to later finishing hours.</p> <p>Efficiency: The benefits and the costs are similar.</p>	<p>Overall, this option has a moderate level of appropriateness.</p>

Option B	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Specify hours of operation that temporary activities must operate for each day of the week (including set up and pack up times), being Sunday to Thursday 7am to 10pm and Friday and Saturday 7am to 11pm. Also include a special extension of hours to 1am the following day for New Years Eve 31st December.</p>	<p>+ Adverse effects on the environment managed.</p>	<p>+ Consistent with community expectations for periods during which noisy activities operate.</p> <p>+ Consistency with other District Plans.</p> <p>- Potential for early start times to have adverse effects on community e.g. health, wellbeing.</p>	<p>+ Enables most temporary activities.</p> <p>- Earlier finish times more restrictive and potentially discourage some events.</p> <p>- Resource consents required for activities which require later finishing or start times.</p>	<p>Effectiveness: Effective at enabling a range of temporary activities in Hutt City while adverse effects will be adequately managed as noise effects can also be controlled by a maximum noise level.</p> <p>Efficiency: The benefits outweigh the costs.</p>	<p>Overall, this option has a high level of appropriateness.</p>

Option C	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>As for A and B, but also restrict the period in which any amplified sound may be emitted for a maximum of 6 hours per day between the specified hours of operation.</p>	<p>+ Manages adverse effects on the environment.</p> <p>+ Encourages noisy activities to choose times in the day to operate noise generating equipment when noise is less likely to be an issue – or less of an issue because certainty is provided that it will be of a short duration e.g. 6 hours.</p> <p>- Potential duplication and an unnecessary restriction as noise effects can be managed by maximum noise limit.</p>	<p>+ Consistent with community expectations.</p> <p>+ Consistency with other District Plans.</p> <p>+ Less potential for adverse social effects on community e.g. health, wellbeing.</p> <p>- May limit range and type of temporary activity as this rule is more restrictive.</p> <p>- Associated reduction in positive social effects.</p>	<p>- More restrictive so could potentially discourage some events.</p> <p>- Resource consents required for activities which require longer periods of amplified sound.</p>	<p>Effectiveness: Effective at enabling temporary activities but may limit scale and range of activities that can occur. This option will also be more restrictive and inflexible for event organisers.</p> <p>Efficiency: The benefits and the costs are similar.</p>	<p>Overall, this option has a moderate level of appropriateness.</p>

Filming

Duration

Option A	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>No maximum consecutive time filming can occupy a site.</p>	<ul style="list-style-type: none"> - 'Heavy' use of a particular site may have environmental effects: e.g. soil compaction. - Cumulative effects from long term site use. - Council lack control and direction to protect the natural environment. - Loss of amenity values. 	<ul style="list-style-type: none"> + / - Hutt City gains reputation as being very permissive. - Inconsistency with other District Plans. - Public displacement can occur if a public area is closed for filming for a long time. - No certainty to ratepayers of when they can and cannot use a public space. - Adverse effects on properties neighbouring or near filming activity. 	<ul style="list-style-type: none"> + All scales of filming will be able to locate in Hutt City (greatest potential for temporary economic boost). + Less resource consent applications to council. - Filming at a site indefinitely would prevent other events happening on that site. 	<p>Effectiveness: Effective at enabling filming in Hutt City but not effective in managing environmental effects of filming.</p> <p>Efficiency: The benefits do not outweigh the costs.</p>	<p>Overall, this option has a low level of appropriateness.</p>

Option B	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Maximum site occupancy of 3 consecutive months.</p>	<p>+ Amenity values can be controlled.</p> <p>+ There is more scope to protect the natural environment.</p>	<p>+ Consistent with LGNZ Filming Protocol guidelines for maximum site occupancy.</p> <p>- Public cannot use a site or part of a public area for a maximum of 3 months.</p>	<p>+ Will enable most scales of filming to locate within Hutt City.</p> <p>- Prevents other events happening at a particular site for 3 months maximum.</p>	<p>Effectiveness: Enables filming and mostly manages adverse effects on the environment.</p> <p>Efficiency: The benefits outweigh the costs.</p>	<p>Overall, this option has a moderate level of appropriateness because the environmental effects may vary depending on the site.</p>

Temporary Activities and Filming

Site Restoration

Option A	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
Any site where temporary and filming activities occur must be restored to its original condition or better within a certain time limit.	<ul style="list-style-type: none"> + Ensure amenity values are maintained e.g. the character and natural environment of a site. + Greater ability of Council to control site restoration and waste management. 	<ul style="list-style-type: none"> + Certainty to public that structures will be removed and the environment restored. 	<ul style="list-style-type: none"> + Cost to film/event companies to restore site. + Will enable most scales of filming and temporary activities. 	<p>Effectiveness: Enables filming and temporary activities to occur and manages environmental impacts.</p> <p>Efficiency: The benefits outweigh the costs.</p>	Overall, this option has a high level of appropriateness.

Option B	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
No site restoration necessary.	<ul style="list-style-type: none"> - Does not manage any environmental effects. - Structures left on site create waste management issue. - Less control of site restoration. - Negative impacts on amenity values e.g. visual amenity, loss of character. 	<ul style="list-style-type: none"> - No certainty to neighbours when structures will be removed. - Public cannot use a site that still has filming and temporary activity related structures on it (safety concerns). 	<ul style="list-style-type: none"> + Less resource consents to Council. + Will enable all scales of filming and temporary activities. - Cost to Council to remove structures if filming company/event organiser does not. - Negative reputation of Council plus costs if site is unsafe. 	<p>Effectiveness: Enables filming and temporary activities to occur but does not manage any environmental impacts.</p> <p>Efficiency: The benefits do not outweigh the costs.</p>	Overall, this option has a low level of appropriateness.

Option C	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Maximum site occupancy of 30 consecutive days.</p>	<ul style="list-style-type: none"> + Controlling the duration allows for sites to 'recover' from filming activities. + Greater scope to protect the natural environment. + Amenity values such as character of the area can be controlled. 	<ul style="list-style-type: none"> + Potential displacement of public is controlled. + Can provide certainty to neighbours in terms of how long filming activities will occur for. - Less permissive than the LGNZ Filming Protocol recommendation. 	<ul style="list-style-type: none"> + Will enable small and medium scale film companies to locate in Hutt City. + Allows certainty for other events to occur at a site. + More resource consent applications to council. - Risk of film companies being put off if they exceed the maximums. 	<p>Effectiveness: Achieves the objective of enabling filming and also helps manage the adverse effects of filming.</p> <p>Efficiency: The benefits outweigh the costs.</p>	<p>Overall, this option has a high level of appropriateness.</p>

Noise

Option A	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Filming and temporary activities must comply with the activity area standard for which they are located.</p>	<p>+ Amenity values protected.</p> <p>+ Sensitive to each activity area's characteristics.</p>	<p>+ Public's expectations of noise levels in each area will be met.</p> <p>+ Minimise adverse noise effects.</p> <p>+ Activity areas such as General Residential include hours of operation for noise levels.</p>	<p>- Not flexible to filming companies or temporary events needs.</p>	<p>Effectiveness: Enables filming to occur and manages adverse effects.</p> <p>Efficiency: The benefits outweigh the costs.</p>	<p>Overall, this option has a moderate level of appropriateness.</p>

Option B	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>Provide maximum dBA L10 and Lmax when measured at a residential boundary.</p> <p>Recommendation by Environmental Health Division: 70dBA L10 and Lmax80.</p>	<p>+ Sensitive to the amenity of residential areas.</p> <p>+ Consistency with other District Plans.</p>	<p>+ Ensures public health and safety standards are met.</p> <p>-/+ Public notification should be undertaken by film company to alert public and mitigate any adverse effects.</p> <p>- Specific hours of operation are not provided for filming. This may impact amenity values and create uncertainty for the public.</p>	<p>+ More permissive than the activity area rules.</p> <p>- Council or event organiser/filming company would bear the cost of notification to affected parties.</p>	<p>Effectiveness: Will work most effectively in conjunction with maximum duration rules. Enables filming to occur and manages adverse effects.</p> <p>Efficiency: The benefits outweigh the costs.</p>	<p>Overall, this option has a moderate level of appropriateness.</p>

Waste

Option A	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>No Waste Plan is required for filming and temporary activities.</p>	<ul style="list-style-type: none"> - Adverse effects on the environment of waste are not managed by the District Plan. - Does not align with the NZ Waste Strategy. - Does not reflect the intent of the Waste Minimisation Act 2008. 	<ul style="list-style-type: none"> - Inconsistent with HCC Environmental Sustainability Strategy. - Negative image for event or film if waste litters a site. - Potential negative perception of Hutt City by residents and visitors if recycling etc is not promoted (e.g. events are places where large numbers of people congregate so waste is highly visible). - Lost opportunity to reinforce public education/awareness message regarding reduce, reuse, recycling (SAM) at events. - Inconsistent with film industry expectations regarding their management of waste. 	<ul style="list-style-type: none"> + Less cost of time and money by not having to organise recycling contractors etc. - Costs of taking waste to landfill. - Underutilisation of existing research and education investments done by the Council. 	<p>Effectiveness: This option contributes to enabling temporary activities and filming but is not effective in managing the adverse effects of waste on the environment.</p> <p>Efficiency: The costs outweigh the benefits.</p>	<p>Overall, this option has a low level of appropriateness.</p>

Option B	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>A Waste Management Plan is required for all filming and temporary activities.</p>	<p>+ The adverse effects on amenity values (visual, odour, sanitary/health) of waste are managed and adverse effects associated with waste getting into water ways/sea are managed by the District Plan.</p> <p>+ Aligns with the NZ Waste Strategy.</p> <p>+ Reflects the intent of the Waste Minimisation Act 2008.</p> <p>- The adverse effects on the natural environment (in terms of a whole systems approach) are not addressed by the District Plan (waste is not reduced and continues to result in pressure on natural resources and pressure on landfills etc).</p>	<p>+ Positive image of event is maintained by having a tidy venue and leaving site clean.</p> <p>- Lost opportunity to reinforce public education message regarding reduce, reuse, recycling (SAM).</p> <p>- Lost opportunity to promote Hutt City as clean and green and meet community expectations regarding recycling etc.</p>	<p>+/- Cost to event holder or film company to keep site clean.</p> <p>- Costs of taking waste to landfill.</p> <p>- Administration costs of time and money of preparing Waste Management Plan.</p>	<p>Effectiveness: This option contributes to enabling temporary activities and filming but is not effective in managing all of the adverse effects of waste on the environment as it does not contribute to reducing and reusing waste etc.</p> <p>Efficiency: The costs outweigh the benefits.</p>	<p>Overall, this option has a low level of appropriateness.</p>

Option C	Environmental Benefits/Costs	Social and Cultural Benefits/Costs	Economic and Financial Benefits/Costs	Effectiveness and Efficiency	Appropriateness
<p>A Waste Minimisation Plan is required for all filming and temporary activities.</p>	<ul style="list-style-type: none"> + Reduced adverse effects on the environment (including amenity, health, and natural environment). + Aligns with the NZ Waste Strategy. + Best reflects the intent of the Waste Minimisation Act 2008. + Whole of systems approach ensures pressure on natural resources and landfills is minimised. 	<ul style="list-style-type: none"> + Consistent with the Council's Environmental Sustainability Strategy. + Opportunity to reinforce public education messages regarding reduce, reuse, recycle. + Opportunity to increase and promote Hutt City as clean and green to residents and visitors. + Makes events and filming activities more attractive for sponsors and public. + Provides a clean, positive environment for participants. + Contributes to increasing environmental awareness. + Meets increasing community expectations of being seen to be green. 	<ul style="list-style-type: none"> + Economic benefits to local recycling companies and contractors of additional business. + Costs from waste disposal to land fill and litter picking up etc are reduced. +/- Costs to event holder or film maker to keep site clean. - Cost and time of preparing Waste Minimisation Plan. 	<p>Effectiveness: This option contributes to enabling temporary activities and filming. It is effective in managing the adverse effects of waste on the environment and promoting and encouraging waste minimisation while not placing unnecessary restrictions on events or filming activities (i.e. the emphasis of the rule is on education - event and film organisers will be largely responsible for creating an achievable plan for themselves)</p> <p>Efficiency: The benefits outweigh the costs.</p>	<p>Overall, this option has a high level of appropriateness.</p>