

17 TOWNSHIP ENVIRONMENT

17.1 INTRODUCTION

Townships are the small rural settlements, located principally along the coast and up the Grey River Valley as follows:

Camerons	Stillwater
Gladstone	Taylorville
Blackball	Rapahoe
Ngahere	Barrytown
Ahaura	Totara Flat
Nelson Creek	

They differ from Greymouth and its environs, because of their small scale and low intensity of development. They make an important contribution to the housing needs and social and economic well being of the local population. They provide the opportunity for persons to live close to their source of employment, and are valued by residents and visitors alike for their amenity, services and facilities.

Townships comprise a mixture of residential, commercial, recreational, rural, community and other uses, generally interspersed and without a clear pattern or definition of an "urban" boundary.

It is noted that places such as Taramakau/Hohonu, Kopara, Roa and Greigs which once would have been regarded as settlements by the local community, today are typically little more than a few houses. As such, these localities retain a more "rural" amenity than characteristic of the true small town, and can be incorporated into the greater rural area without compromising their amenity or importance to the local community. As such, they do not share the characteristics of the other townships that are included in this section.

Within the Township Environmental Area is also infrastructure which services activities in the local and wider areas. This includes roading and [National Grid Infrastructure](#).

17.2 ISSUES

1. A mix of uses such as residential, industrial and commercial can increase the potential of adverse effects leading to the loss of amenities through matters such as;

- Increased traffic including [access](#) problems at State highways
- Noise intrusion
- Visual intrusion

The amenities of townships is influenced by the prevailing mixture of uses, large section sizes (which is partly a reflection of servicing requirements), intensity of development and informal appearance.

The mix of uses is generally allowed for and encouraged given historical influences, limited area and their provision as major sources of employment. Loss of amenity values may however occur and these should be avoided remedied or mitigated where

possible. The amenity values are likely to be of a lower standard than say in the urban environments where different activities will be segregated to a greater extent.

2. Servicing constraints in some of the townships restrict the ability of some settlements to accommodate increased or expanded development.

The extent of public services in some of the townships is limited. While Stillwater has a reticulated water supply, Ahaura has a stormwater disposal system, and Blackball a reticulated water supply and stormwater disposal scheme, the remaining settlements have no reticulated servicing, reliant on the use of septic tanks and individual collection and tapping of domestic water supplies. Further development could lead to groundwater and surface water contamination and compromise existing water supply systems.

17.3 OBJECTIVES

1. The management of the resources in the townships in a manner that provides for the social and economic well being of the people and communities without creating adverse effects.

17.4 POLICIES

1. Residential subdivision and development should ensure that the open appearance of the townships is retained.
2. A wide range of activities should be permitted within the townships, provided the adverse effects, particularly on the residential amenities of townships are avoided, remedied or mitigated having regard to the mix of uses present.
3. Development should provide for the disposal of sewage and stormwater in a manner that does not affect public health or water quality and provide an adequate and safe water supply.
4. Activities and buildings shall not limit or impede the ability for existing public and National Grid infrastructure to be operated, upgraded, developed and maintained. This includes that [sensitive activities](#) shall not be located within the [National Grid Buffer Area](#).

17.4.1 EXPLANATION AND REASONS

The [Council](#) has developed objectives and policies that are intended to maintain the character of the District's townships as environments containing a mixture of activities (the dominant usually being residential) and low intensity of development. The health implications of closer settlement in the absence of sewage reticulation, also support large lot residential subdivision. All activities will be subject to performance standards to ensure people, particularly in residential areas, are not subject to the adverse effects of neighbouring activities. The standards and range of activities permitted is a reflection of more liberal amenity expectations of local residents particularly having regard to the mix of existing uses.

Given the existing constraints in terms of effluent disposal and water supply in some of the settlements, development should ensure that effluent and stormwater can be disposed of and water supplied without affecting the health and well-being of the community.

Public and [National Grid Infrastructure](#) is a common feature of township areas and is necessary in order to service both the immediate and wider areas. The ability to access and

maintain infrastructure is necessary as is the importance of ensuring activities are not undertaken which may create safety risks for those parties undertaking an activity or the users of that infrastructure. [Sensitive activities](#), and incompatible buildings should not be located in close proximity to [National Grid Infrastructure](#).

17.5 IMPLEMENTATION METHODS

1. Environmental Areas to provide for township environments and associated compatible activities.
2. Rules relating to matters including the design and siting of development ([building height](#), coverage, etc.), subdivision, on [site](#) carparking and noise standards.
3. Capital works programs to upgrade/install water/sewerage and stormwater systems by either [Council](#) or private developers.
4. Reference to other Statutory Documents including the NZ Electrical Code of Practice for Electrical Safe Distances.

17.5.1 REASONS

Zoning and rules, including development standards, are considered to be the most effective method in the management of township environments. [Council](#) will also consider providing and upgrading services where those can be justified taking into account other works required elsewhere, and the ability of the local community to sustain the required costs. New development in particular may require developers to meet minimum standards for services.

In the imposition of District Plan provisions, other regulatory requirements are also applicable and where appropriate direction to these requirements can be included in the Plan. Examples include National Environmental Standards and Codes of Practice.

17.6 ENVIRONMENTAL RESULTS ANTICIPATED AND MONITORING

Anticipated Environmental Results	Monitoring and Review Data
<ul style="list-style-type: none"> • Small rural towns comprising a mixture of land uses and with a low intensity of development. • Pleasant living and working environments within these towns. 	<ul style="list-style-type: none"> • Assessment through analysis of complaints laid with the Council regarding unacceptable environmental standards resulting from activities undertaken in townships. • Assessment of the number of sections created per year and the amount of vacant land remaining to ensure there will be adequate land for future development. • Assessment of any increased need for services in any township.

17.7 RULES - TOWNSHIP ENVIRONMENTAL AREAS

Note: The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is, has been, or is more likely than not to have been undertaken. Refer to the “Grey District Council NES Contaminants in Soil Process Guide” to determine if these regulations are applicable to the activity proposed.

17.7 ITEM	PERMITTED	CONTROLLED
1. Permitted Activities General	(i) Any activity is a permitted activity provided that it does not contravene any other rule in this Environmental Area.	(ii) Not applicable.
2. Residential Density	(i) Residential units are permitted if: (a) the minimum net site area is 1000 m2 where public sewage reticulation and treatment is not available to the site; or (b) the minimum net site area is 500 m2 where public sewage reticulation and treatment is available to the site. Note: In non-sewered areas a discharge consent from the West Coast Regional Council may be required which could effect the minimum site area.	(ii) Not applicable.
3. Building Coverage	(i) Buildings are permitted if: (a) The maximum site coverage by buildings is: • 40% for residential activities.	(ii) Not applicable.
4. Set Backs	(i) Buildings are permitted if: (a) The minimum building setback from road boundaries is 4.5 metres. (b) The minimum building setback from internal boundaries for non-residential activities shall be 3m (c) No buildings are erected within 100 metres of MHS. (d) No buildings for residential or commercial purposes shall be erected within 150 metres of the boundary of any oxidation pond, and no oxidation pond shall be located within 150 metres of a residential or commercial building. Note: No setback from internal boundaries is required for residential buildings.	(ii) Not applicable.

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DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii)Not applicable.	(i)Not applicable.	Any activity is allowed in the Township Environmental Area provided the rules are not contravened.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) The area of the residential unit. (ii) The number of residential units in the vicinity. (iii) How the residential units relate to one another. (iv) The disposal of effluent. (v) Whether the site size will adequately provide for the outdoor needs of the activities on the site, and retain a dominance of open space over buildings. (vi) The intended use of the residential unit.	The scale and intensity of residential units should be such that a level of amenity is retained in terms of openness and privacy.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) The extent to which the character of the residential site will remain dominated by open space and garden plantings, rather than buildings. (ii) The ability to provide adequate outdoor space and servicing requirements.	Site coverage is controlled to ensure that open space and other servicing requirements are met. It also assists in maintaining an area that is adequate for on-site disposal. A greater area is allowed for non-residential buildings in recognition that such activities have typically located in townships.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) The effect on adjoining properties in terms of sunlight, noise and privacy. (ii) The effect on road safety. (iii) The effect on the provision of services. (iv) The extent to which the intrusion towards the road is necessary in order to allow more efficient, practical and/or pleasant use of the remainder of the site. (v) The extent to which alternative practical locations are available for the building. (vi) The extent to which the proposed building will detract from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites. (vii)The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road. (viii)The extent to which the intrusion towards the internal boundary is necessary to enable more efficient, practical and/or pleasant use of the remainder of the site. (ix) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings. (x) The effect on the natural character of the coastline and if any natural hazard (such as erosion, sea level etc) will create an impact. (xi) The actual or potential adverse effects of the oxidation pond.	Setbacks from internal boundaries enable a reasonable separation distance to be retained in order the effects on neighbours properties and streetscapes are minimised, particularly as it affects residential activities. Control of buildings in the coastal area allows Council to assess the effects on the natural character of the coastline and also the threat to development of natural hazards. Restrictions on building in proximity to oxidation ponds (as shown on Planning Maps 25, 34, 36 & 38) enable these facilities to operate without unduly effecting adjoining landowners and vice versa.

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17.7 ITEM	PERMITTED	CONTROLLED
<p>4A National Grid Infrastructure</p>	<p>(i)(a) Within the National Grid Buffer Area a building, or the change of use of a building, shall comply with the following standards:</p> <p>(i) From National Grid Poles</p> <p>(a) Buildings (excluding fences up to 2.5m in height) shall be setback a minimum of 12 metres</p> <p>(b) Fences up to 2.5m in height shall be:</p> <ul style="list-style-type: none"> • Setback a minimum of 1.5m from the outer edge of a pole or stay wire; and • Fences setback between 1.5m and 5.0m from a pole or stay wire shall be of a non-conductive design and readily removable for the purposes of operator access to National Grid Infrastructure. <p>(ii) From National Grid Power Lines (as measured from the centre line):</p> <p>(a) Pi Poles – Buildings shall be setback a minimum of 12 metres from the centreline of transmission lines suspended from Pi Poles</p> <p>(b) Single Poles – Buildings shall be setback a minimum of 10 metres from the centreline of transmission lines suspended from single poles</p> <p>(c) Except that the following activities are exempt from the above National Grid Power Line setback standards:</p> <ul style="list-style-type: none"> • A fence of up to 2.5 metres in height; • The physical alteration of an existing building where the degree of non-compliance does not increase; • Uninhabitable horticultural or farm buildings (this does not include a commercial greenhouse, a milking and/or dairy shed, a wintering barn or a factory farm building). <p>(b) From a National Grid Substation, buildings shall be setback a minimum of 12 metres. The setback requirement is to be measured from the edge of the substation designation or where the substation is not designated, the secured fence of the substation.</p> <p>(c) Earthworks within the National Grid Buffer Area must:</p> <p>(i) Be no deeper than 300mm within 5m of a pole or stay wire;</p> <p>(ii) Not result in a reduction in a ground to conductor clearance distance less than 6.5m;</p> <p>(iii) Not compromise National Grid support structure stability; and</p> <p>(iv) Not limit or impede vehicular access to a pole or stay wire.</p> <p>Except that the requirement in (c)(i) above shall not apply to:</p> <ul style="list-style-type: none"> • Earthworks given dispensation by the National Grid Operator under Clause 2.2.1 of NZECP34:2001; • The agricultural or domestic cultivation of land; • Agricultural land drainage no closer than 2.2 metres from a pole or stay wire (provided it is no deeper than 750mm when between 2.2m and 5m of a National Grid pole or stay wire); • The repair, sealing or resealing of a road, footpath, driveway or farm track; or • Vertical holes not exceeding 500mm in diameter and located a minimum of 1.5m from the outer edge of a pole or stay wire. <p>Note: If you propose to undertake any new activity, alter an existing activity or construct a structure including fences and irrigation units within 20m of a National Grid Infrastructure it is recommended that the National Grid operator is consulted with.</p>	<p>(ii) Not applicable</p>

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DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
<p>(iii) Any activity that contravenes a permitted condition is a discretionary activity unless otherwise specified as a non-complying activity.</p>	<p>(i) Setback from National Grid Substations:</p> <ul style="list-style-type: none"> • The effects on the ability to operate, maintain and upgrade National Grid Substations • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Reverse sensitivity effects on National Grid substations • Technical advice by the National Grid operator. <p>(ii) Earthworks within the National Grid Buffer Area:</p> <ul style="list-style-type: none"> • The risk to the stability of the National Grid Infrastructure • The effects on the ability to operate, maintain and upgrade the National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid operator • Any impact on the ability of the National Grid operator to access the National Grid. <p>(iii) Setback from Poles:</p> <ul style="list-style-type: none"> • The risk to the stability and structural integrity of the National Grid Infrastructure • The effects on the ability to operate, maintain and upgrade National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid Operator <p>(iv) Setback from Lines</p> <ul style="list-style-type: none"> • The effects on the ability to operate, maintain and upgrade National Grid Infrastructure • The risk of electrical hazards affecting public or individual safety, and risk of property damage • Technical advice by the National Grid Operator 	<p>Setback distances from National Grid Infrastructure are based on a horizontal distance measurement.</p> <p>In considering appropriate setback requirements regard shall be had to the National Policy Statement on Electricity Transmission and Policy 17.4.4 of this Plan.</p> <p>In addition to National Grid setback standards, persons are also required to comply with other legislative requirements including the New Zealand Electrical Code of Practice for Electrical safe Distances and the Electricity (Hazards from Trees) Regulations 2003. Compliance with the District Plan does not ensure compliance with these other legislative requirements.</p>
NON-COMPLYING	EXPLANATION	
<p>(iv) From 10 July 2018, any activity that contravenes one of the following permitted conditions is a non-complying activity: 17.7.4A(i)(a) 17.7.4A(c)(ii)-(iv)</p>	<p>Setback distances from National Grid Infrastructure are based on a horizontal distance measurement.</p> <p>In considering appropriate setback requirements regard shall be had to the National Policy Statement on Electricity Transmission and Policy 17.4.4 of this Plan.</p> <p>In addition to National Grid setback standards, persons are also required to comply with other legislative requirements including the New Zealand Electrical Code of Practice for Electrical safe Distances and the Electricity (Hazards from Trees) Regulations 2003. Compliance with the District Plan does not ensure compliance with these other legislative requirements.</p>	

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17.7 ITEM	PERMITTED	CONTROLLED
5. Height of Buildings & Structures	(i) Buildings are permitted if: (a) A building does not project beyond a building envelope defined by recession planes as described in Appendix 8. (b) A building or structure does not project beyond an envelope in the Aerodrome Flight Path Protection Area as described in Appendix 9.	(ii) Not applicable
6. Building Design and Appearance	(i) Relocated buildings onto sites are permitted if: (a) they are constructed within the last ten years and (b) they are constructed of new materials and (c) they are established on foundations complying with the building code at the time of relocation .	(ii) Relocated buildings not meeting the conditions of a permitted activity are a controlled activity in which Council reserves control over the design and appearance of the buildings .
7. Light Spill & Glare	(i) No activity shall result in a greater than 2.5 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property or the closest window on the adjoining property, whichever is closest.	(ii) Not applicable.
8. Utilities	(i) Refer to Appendix 1	(ii) Refer to Appendix 1
9. Signs	(i) Refer to Appendix 2	(ii) Refer to Appendix 2
10. Hazardous Substances	(i) Refer to Appendix 3	(ii) Refer to Appendix 3
11. Parking, Loading & Access	(i) Refer to Appendix 4	(ii) Refer to Appendix 4
12. Subdivision	(i) Refer to Appendix 5	(ii) Refer to Appendix 5
13. Heritage Items & Historic Trees	(i) Refer to Appendix 6	(ii) Refer to Appendix 6

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DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> (i) The effect on adjoining properties in terms of sunlight, outlook and privacy. (ii) The effect of the increased height in terms of visual dominance by buildings of the outlook from other sites, roads and public open space in the surrounding area, which is out of character with the local environment. (iii) The extent to which there is a need for the increased height or intrusion through the recession lines, in order to undertake the proposed activities on the site and alternatives which may have less effect on the environment. (iv) The extent to which the proposed buildings will be compatible with the character of the local environment, including the scale of other buildings in the surrounding area. (v) The ability to mitigate any adverse effects of increased height or exceedence of the recession planes, such as through increased separation distances between the building and adjoining sites or the provision of screening. 	<p>The recession plane protects sunlight and privacy of adjoining properties.</p> <p>Buildings and structures are also required to comply with flight protection path for the Greymouth aerodrome to protect its operation.</p>
(iii) Not applicable.	<ul style="list-style-type: none"> (i) The proposed location of the building on the site and its visibility from off the site. (ii) Any other matters relating to visual character of the building, proposed alterations to the building, its proposed surroundings, such as topography, proximity to public areas and proposed plantings. 	<p>This will ensure that older relocatable buildings are brought up to a suitable standard. Relocatable buildings are often sub-standard in appearance.</p>
(iii) Any activity that contravenes a condition of a permitted activity is a discretionary activity.	(i) The extent, frequency and intensity of light spill and glare.	Lighting and glare can detrimentally impact on a person's enjoyment of their property.
(iii) Refer to Appendix 1	Refer to Appendix 1	Refer to Appendix 1
(iii) Refer to Appendix 2	Refer to Appendix 2	Refer to Appendix 2
(iii) Refer to Appendix 3	Refer to Appendix 3	Refer to Appendix 3
(iii) Refer to Appendix 4	Refer to Appendix 4	Refer to Appendix 4
(iii) Refer to Appendix 5	Refer to Appendix 5	Refer to Appendix 5
(iii) Refer to Appendix 6	Refer to Appendix 6	Refer to Appendix 6

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17.7 ITEM	PERMITTED	CONTROLLED
<p>14. Non-Residential Activity</p>	<p>(i) Non-residential activities are permitted if:</p> <p>(a) There shall be a strip of landscape planting of minimum depth of 2 metres along all road boundaries except where access to the site is gained.</p> <p>(b) Maximum floor area for any non-residential activity shall be a maximum of 150m², or 33% of the gross floor area of all buildings on the site; whichever is the larger, provided that fire stations shall be permitted a maximum floor area of 50% of the site area.</p> <p>(c) Any activity shall be limited to the following hours of operation: 0600 to 2200 Monday to Friday and 0700 to 1700 on Saturday and Sunday; except where:</p> <ul style="list-style-type: none"> • the entire activity is located within a building; and • each person engaged in the activity outside the above hours resides permanently on the site, and • there are no visitors, customers or deliveries to the activity outside the above hours. <p>Provided that this does not apply to fire stations.</p> <p>(d) Any activity shall be conducted such that the following noise limits are not exceeded within the boundary of any site in the township environment area,</p> <p style="margin-left: 20px;">Monday - Friday 2100 hrs to 0700 hrs 45dBA L10 0700 hrs to 2100 hrs 55dBA L10</p> <p style="margin-left: 20px;">Saturday 2100 hrs to 0800 hrs 45dBA L10 0800 hrs to 2100 hrs 55dBA L10</p> <p style="margin-left: 20px;">Sundays 45dBA L10</p> <ul style="list-style-type: none"> • 75dBA Lmax all days between 2100 hrs and 0700 hrs <p>Except where expressly provided elsewhere in this rule, sound shall be measured in accordance with the provisions of NZS 6801:1999 Acoustics Measurement of Environmental Sound and assessed in accordance with the provisions of NZS 6802:1991 Assessment of Environmental Sound.</p> <p>Nothing in the forgoing shall apply to:</p> <p>i) Intermittent residential activities, such as lawn mowers, agricultural vehicles, vehicles, machinery or equipment operated and maintained in accordance with the manufacture's specifications and used on an intermittent basis (e.g. spraying, harvesting, etc). All such equipment shall be operated and maintained in accordance with the requirements of Section 16 of the Resource Management Act 1991.</p> <p>ii) Any warning device used by emergency services.</p> <p>iii) People noise at recreational activities, such as sporting events or the noise from children at school. This does not include any amplified noise.</p> <p>iv) Any residential activity on the same site as a noise source being assessed.</p> <p>Construction Noise Construction noise shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics-Construction Noise.</p> <p>Noise Associated With Helicopter Landing Areas. Noise associated with helicopter landing areas shall not exceed the limits in Table 1 of, and shall be measured and assessed in accordance with the provisions of NZS 6807:1994 Noise management and land use planning for helicopter landing areas</p> <p>Blasting Vibration from any site due to blasting shall not exceed a peak particle velocity of 5mm/sec measured in the frequency range 3-12 Hz at the notional boundary of any dwelling, resthome, hospital or school. Airblast over pressure from blasting shall not exceed a peak sound pressure level of 120 dBC at the notional boundary of any dwelling, resthome, hospital or school.</p> <p>(e) The maximum number of permitted vehicle trips generated by an activity on a site are:</p> <ul style="list-style-type: none"> • Heavy Vehicles 10 per day • Other Vehicles 30 per day <p>Provided that this does not apply to fire stations.</p> <p>Or (f) They are temporary activities.</p>	<p>(ii) Not applicable.</p>

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
<p>(iii) Any activity that contravenes a permitted condition is a discretionary activity.</p>	<ul style="list-style-type: none"> (i) The effects on adjoining residential sites in terms of odour, visual impact and noise. (ii) The volume and type of traffic which may be generated to the site and the ability of the site to accommodate parking, loading, manoeuvring and access requirements. (iii) The effect on adjoining properties. (iv) The type of activities and the reason for it operating outside the specified hours. (v) The level and character of the noise, particularly at night. (vi) The proximity and type of adjoining uses. (vii) The soundscape of the area. 	<p>While non-residential activities are prevalent in the townships some standards are required to protect the amenities of the Township Environment.</p> <p>Hours of operation of non-residential activities are restricted to ensure the quiet nature of settlement areas during night time hours is maintained and not disrupted by activities which operate for extended hours.</p> <p>The noise provision provides protection from unreasonable noise levels, particularly from non-residential activities and adverse effects on health.</p> <p>Fire stations are exempted from the rules relating to floor area, hours of operation and vehicle trips, given the important service they provide to the community.</p>

