

18 RURAL RESIDENTIAL ENVIRONMENT

18.1 INTRODUCTION

Rural residential development has occurred in proximity to Greymouth, Blackball, Golden Sands, [Kaiata Park](#) and Dobson, and provides a low-density residential environment and a transition between close urban development and the more open rural environment.

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

18.2 ISSUES

1. Loss of use and enjoyment of rural residential properties and a loss of environmental pleasantness as a consequence of:

- bulk and location
- noise
- visual impact
- traffic
- more intensive subdivision and development

Rural residential environments have their own particular amenity values in which low density development in rural surroundings is valued. Effects of activities can lead to a deterioration of those qualities.

2. Demands for servicing can result in an inefficient use and uneconomic use of resources and ultimately a detraction from rural residential amenities.

As rural residential developments are of a low density, the provision of services to urban standards, particularly in terms of water supply and disposal of effluent, is likely to be uneconomic if a connection to existing infrastructure is expected. Provision of full services also leads to a demand for further subdivision thereby undermining the open space qualities associated with such developments.

18.3 OBJECTIVE

1. The management of resources in a manner that enables low-density development to be carried out without creating adverse effects.

18.4 POLICIES

1. [Allotments](#) should be of a sufficient area, and [buildings](#) set back and restricted in size in order to maintain amenities relating to open space and privacy.
2. Activities should be allowed provided they do not result in adverse effects relating to such matters as noise, vehicle movements and odour.
3. The economic and environmental costs of providing roading, water and sewerage infrastructure shall be taken into account.
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](#).

18.4.1 EXPLANATION AND REASONS

Rural residential development enables a lifestyle opportunity in which certain characteristics dominate – openness, quietness and privacy. These characteristics can be retained by appropriate policies controlling the effects of activities that could undermine these features. Servicing of rural residential areas should be in such a manner that an unfair economic burden is not placed on the ratepayers of the District by an extension of services or an upgrade beyond what normally could be expected. Any services that are provided should also have regard to environmental factors, particularly as it relates to water supply and effluent disposal. While the latter is primarily a Regional Council function, on [site](#) effluent disposal could determine the layout and area of [allotments](#).

Public and National Grid Infrastructure is a common feature of rural residential 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](#).

18.5 IMPLEMENTATION METHODS

1. Rules in the Plan relating to performance standards.
2. Objectives, policies and rules in the Regional Council Plans relating to odour, discharge of contaminants, etc.
3. Reference to other statutory documents including the NZ Electrical Code of Practice for Electrical Safe Distances.

18.5.1 REASONS

Objectives, policies and rules in both the District and Regional Council Plans are considered to be the most efficient method of ensuring the protection of amenities.

In the imposition of District Plan provisions, other regulatory requirements, 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.

18.6 ENVIRONMENTAL RESULTS ANTICIPATED AND MONITORING

Anticipated Environmental Results	Monitoring and Review Data
<ul style="list-style-type: none"> • Opportunity for rural residential lifestyles in the District. • Efficient use of infrastructure assets. 	<ul style="list-style-type: none"> • Assessment through analysis of complaints laid with Council regarding unacceptable environmental standards resulting from activities undertaken in rural residential areas. • Assessment of the number of sections created per year and the amount of vacant land remaining to ensure there will always be adequate land for future development. • Reviewing the ability of communities to provide for their servicing requirements. • Compliance monitoring of resource consents in the Rural Residential Zones. • Surveys of community well being.

18.7 RULES – RURAL RESIDENTIAL ENVIRONMENTAL AREA

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.

18.7 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. Minimum Residential Unit Area	(i) Residential units are permitted if: (a) A residential unit is contained within a site with a minimum net area of 0.4 hectares exclusive of access. <u>Note:</u> In non-sewered areas a discharge consent from the West Coast Regional Council will 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 30% or 750 square metres, whichever is the lesser.	(ii) Not applicable.
4. Set Backs	(i) Buildings and forestry are permitted if: (a) The minimum building setback from road boundaries shall be 10 metres except that this shall not apply to buildings less than 5 square metres in gross floor area. (b) The minimum building setback from internal boundaries shall be: <ul style="list-style-type: none"> • 8m for principal residential buildings • 5m for other buildings greater than 5m² in gross floor area • 3m for buildings less than 5m² in gross floor area. (c) No buildings shall be erected within 100 metres of MHWS. (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 is located within 150 metres of a residential or commercial building. (e) The minimum setbacks for forestry activities is: <ul style="list-style-type: none"> • 5m for forestry activities, provided that: <ul style="list-style-type: none"> - A setback is not required where land on either side of the boundary is owned by the same person. - A minimum distance of 35 metres shall be provided between a new forestry activity and an existing dwelling on adjoining sites and between an existing forestry activity and a new dwelling on adjoining sites. - 20 metres from the road boundary. 	(ii) Not applicable.

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii)Not applicable.	(i) Not applicable.	Any activity is allowed in the Rural Residential Environment provided the rules are not contravened.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) The number of residential units in the vicinity. (ii) How the residential units relate to one another. (iii) The disposal of effluent. (iv) 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. (v) 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, space and privacy. Any development should therefore be of a low density.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i)The extent to which the character of the site will remain dominated by open space and garden plantings, rather than buildings. (ii) The ability to provide adequate outdoor space on the site for all outdoor activities associated with residential and other activities permitted on the site.	Site coverage is controlled to ensure that open space and other servicing requirements and neighbourhood amenities are met. It also assists in maintaining an area that is adequate for on-site disposal.
(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 road 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. (xii) The effect on heritages sites.	Setbacks from internal boundaries enable a reasonable separation distance to be retained in order that the effects on neighbour's properties are minimized and to encourage low density. 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. Forestry should be set back in order that trees do not create shading, a fire risk, or adversely affect amenities.

18.7 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>

ENVIRONMENTAL AREAS - RURAL-RESIDENTIAL

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>(vi) 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>(vii) 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>(viii) 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>(ix) 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 18.4.4 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: 18.7.4A(i)(a) 18.7.4A(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 18.4.4 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>	

ENVIRONMENTAL AREAS - RURAL-RESIDENTIAL

18.7 ITEM	PERMITTED	CONTROLLED
5. Height of Buildings & Structures	(i) Buildings and structures are permitted if: (a) The maximum height of any building shall be 10 metres and (b) No building or structure shall 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 new buildings constructed within the last ten years and (c) they are constructed of new materials and (d) 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 the closest.	(ii) Not applicable.
8 Heavy Vehicle Storage	ii) No more than one heavy vehicle shall be stored on any site, provided this shall not apply to fire stations.	(ii) Not applicable.
9 Utilities	(i) Refer Appendix 1	(ii) Refer Appendix 1
10 Signs	(i) Refer Appendix 2	(ii) Refer Appendix 2
11. Hazardous Substances	(i) Refer appendix 3	(ii) Refer Appendix 3
12. Parking, Loading & Access	(i) Refer appendix 4	(ii) Refer Appendix 4
iii) Subdivision	(i) Refer appendix 5	(ii) Refer Appendix 5
14. Heritage Items & Historic Trees	(i) Refer appendix 6	(ii) Refer 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>Height controls generally allow a two-story building. Beyond this limit control is required to protect neighbours amenities of adjoining properties.</p> <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. 	This will ensure that older relocatable buildings are brought up to a suitable standard. Relocatable buildings are often sub-standard in appearance.
(iii) Any activity that contravenes a permitted condition 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) Any activity that contravenes a permitted condition is a discretionary activity.	(i) The effects on neighbourhood amenities in terms of noise, fumes and change of residential character.	One heavy vehicle per site is considered reasonable given the amenities of the Rural Residential Environment.
(iii) Refer Appendix 1	Refer Appendix 1	Refer Appendix 1
(iii) Refer Appendix 2	Refer Appendix 2	Refer Appendix 2
(iii) Refer Appendix 3	Refer Appendix 3	Refer Appendix 3
(iii) Refer Appendix 4	Refer Appendix 4	Refer Appendix 4
(iii) Refer Appendix 5	Refer Appendix 5	Refer Appendix 5
(iii) Refer Appendix 6	Refer Appendix 6	Refer Appendix 6

18.7 ITEM	PERMITTED	CONTROLLED
15. Non- rural Activity	<p>(i) Non-rural activities are permitted if:</p> <p>(a) Maximum floor area for any non-rural activity shall be a maximum of 100m², provided that this shall not apply to fire stations, and</p> <p>(b) Any activity shall be limited to the following hours of operation:</p> <ul style="list-style-type: none"> • 0800 to 1700 Monday to Friday and 0900 to 1200 on Saturday and Sunday; except where: • 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 shall not apply to fire stations</p> <p>(c) Any activity shall be conducted such that the following noise limits are not exceeded within the notional boundary of any dwelling in the Rural, or Rural-Residential Environmental Area and at the boundary of any site in the Township Environmental Area. :</p> <p>Monday – Friday 2200 hrs to 0700 hrs 45dBA L10 0700 hrs to 2200 hrs 55dBA L10</p> <p>Saturday 1700 hrs to 0800 hrs 45dBA L10 0800 hrs to 1700 hrs 55dBA L10</p> <p>Sundays 45dBA L10</p> <ul style="list-style-type: none"> • 75dBA Lmax all days between 2200 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 provision of NZS 6802:1991 Assessment of Environmental Sound.</p> <p>Nothing in the foregoing shall apply to:</p> <ul style="list-style-type: none"> (i) Intermittent residential activities, such as lawn mowers, rural activity vehicles, machinery or equipment operated and maintained in accordance with the manufacturer'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. (ii) Any warning device used by emergency services. (iii) People noise at recreational activities, such as sporting events or the noise from children at school. This does not include any amplified noise. (iv) Any residential activity on the same site as a noise source being assessed. <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>(d) 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 this shall not apply to fire stations. Or (e) They are temporary activities.</p>	(ii) Not Applicable.

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 sites in terms of 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 in the area. (viii) The reason for the additional vehicle generation. 	<p>Non-rural activities have the potential to detract from the amenities of the Rural Residential Environment. Hours of operation of non-rural 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 provisions provide protection from unreasonable noise levels, and adverse effects on health.</p> <p>Inappropriate levels of vehicle generation are not consistent with rural residential amenity and can detract from the level of existing amenity and cause adverse effects on health.</p> <p>Fire stations are exempted from the rules relating to floor area, hours of operation and heavy vehicles given the important service they provide in the community.</p>

