

## **16 RESIDENTIAL ENVIRONMENTAL AREA**

### **16.1 INTRODUCTION**

The residential environmental areas are typically comprised of the housing areas of Greymouth, Karoro, Paroa, Runanga, Cobden, Blaketown, Kaiata, [Kaiata Park](#), Mitchells, Dobson, Punakaiki, Boddytown, Iveagh Bay and Moana. These areas account for the majority of Grey's resident population.

Although Census statistics reveal there has been an urban to rural trend, a majority of the District's population still resides in residential environments. Regardless of any population decline, residential housing stock is increasing, a reflection of a decreasing average number of people per unit.

### **16.2 ISSUES**

1. Loss of use and enjoyment of residential properties and a loss of environmental pleasantness and coherency of residential areas as a consequence of the effects of activities such as:

- bulk and location
- noise
- visual impact
- traffic
- appearance

Residential environments have their own particular amenity values. The values include coherent residential areas served by community facilities (e.g. schools, churches, playgrounds etc.), a relative quietness and a general absence of intrusive or nuisance developments. Certain activities can lead to a detraction of these qualities. For example it is noted that in Moana and Iveagh Bay the current intensity of use and development is not commensurate with the small areas of the [allotments](#) thereby affecting the amenities of these areas.

2. People's choices in their types of housing can be constrained by traditional types of regulation.

In the past, a significant proportion of residential development has taken the form of single unit development on larger sections, which is reinforced by street development criteria.

It is recognised today that people have different needs and preferences in terms of the cost, location, design, style and size of housing and residential sections. The needs of residents may include detached dwellings, rental accommodation, flats or [elderly persons housing](#). These opportunities should be made available but concurrently maintain the quality of environment valued by those living within it.

### **16.3 OBJECTIVES**

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| 1. | To enable a diversity of living environments expressed in built form, density of development, housing types and location.  |
| 2. | To enable a range of non- <a href="#">residential activities</a> in which any adverse effects on the residential environment are avoided, remedied or mitigated. |

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| 3. To retain the amenities and character of the residential areas. |
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## **16.4 POLICIES**

1. A choice of **building** forms, densities and **site** development for residential purposes should be allowed provided that any development:
  - a) does not adversely impact on neighbouring properties or the character of an area.
  - b) maintains open space and landscaping as a feature according to the type of development.
2. Non-residential activities should be allowed provided that:
  - a) the adverse effects on residential amenities are avoided, remedied or mitigated, particularly as it relates to scale, glare, odour, and vehicle movements.
  - b) they do not lead to a breakdown in community coherence.
3. Housing and property should be maintained at a reasonable standard and appearance in order there is not a detraction of neighbourhood amenities.

### **16.4.1 EXPLANATION AND REASONS**

The residential areas are integral to the well-being of the Grey community given that they provide residential opportunities as well as employment, education, commercial and recreational opportunities in a compact and convenient form. The maintenance and enhancement of these areas providing for a wide variety of activities without creating adverse effects is in the interests of the community.

A variety of activities and building and development forms and densities is therefore permitted, provided adverse effects on the residential amenities are avoided, remedied or mitigated. Housing and property should be maintained at a reasonable standard and appearance in order there is no detraction of neighbourhood amenities. For example, there may be a difference between 'suburban areas' and holiday areas with the latter localities requiring larger areas to accommodate activities and preserve the lakeside amenities. Different types of housing also have different requirements and hence standards.

## **16.5 IMPLEMENTATION METHODS**

1. Rules in the Plan relating to performance standards.
2. Through the Annual Plan, Asset Management Plans, Strategic Plan and Long Term Financial Plan process, progressively undertake:
  - a) improvements to reticulated sewage, water supply and stormwater services;
  - b) a programme of street improvements and plantings;
  - c) a programme of local traffic improvements;
  - d) upgrading of the quality of public open space.
3. Encouragement of community initiated programmes for enhancement of residential amenity.
4. Enforcement action to ensure compliance with prescribed standards including action for unsightly properties.
5. Other legislation and bylaws.

**16.5.1 REASONS**

Rules are considered to be the most efficient method of ensuring the protection of amenities. Council expenditures will also enhance the areas although a fair and equitable financial contribution will be required to recover costs where the development benefits. Council's finances are limited and community enhancement programmes represent effective methods of improving amenity standards. Enforcement and abatement action will be taken to maintain residential amenity, particularly in respect of run-down properties.

**16.6 ENVIRONMENTAL RESULTS ANTICIPATED AND MONITORING**

Anticipated Environmental Results	Monitoring and Review Data
<ul style="list-style-type: none"> <li>• Adequate land for future residential development.</li> <li>• Efficient use of infrastructure assets.</li> <li>• Provision for diversity in housing, built form and lifestyle types.</li> </ul>	<ul style="list-style-type: none"> <li>• Assessment through analysis of complaints laid with the Council regarding unacceptable environmental standards resulting from activities undertaken in residential areas.</li> <li>• 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.</li> <li>• Compliance monitoring of resource.</li> <li>• Surveys of community well being.</li> </ul>

**16.7 RULES - RESIDENTIAL ENVIRONMENTAL AREAS**

16.7 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) the minimum net site area is 350m <sup>2</sup> exclusive of access; except: a) 300m <sup>2</sup> where two or more adjoining sites are developed. b) 200m <sup>2</sup> for each elderly persons housing unit with a gross floor area less than 65m <sup>2</sup> . c) 1500 m <sup>2</sup> in Kaiata Park <u>Note:</u> 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 the maximum site coverage is 50%; except: in Kaiata Park where the maximum site coverage is 30%.	(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 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. <u>Note:</u> No setback from internal boundaries is required for residential buildings.	(ii) Not applicable.

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Not applicable.	(i) Not applicable.	Any activity is allowed in the Residential 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. Development on adjoining sites offers more scope for integrated development. Elderly person housing is permitted on a smaller area given the type of units and the reduced demands.
(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 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 are minimised. 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 & 48) enable these facilities to operate without unduly effecting adjoining landowners and vice versa.

16.7 ITEM	PERMITTED	CONTROLLED
5. Height of Buildings & Structures	(i) Buildings and structures are permitted if: (a) No building projects beyond a building envelope defined by recession planes as described in Appendix 8 and (b) No building or structure projects 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 a site 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 to the adjoining property, whichever is the closest.	(ii) Not applicable.
8. Fencing	(i) Fences are a permitted activity provided: (a) They are not more than 2.0 metres high.	(ii) Not applicable.
9. Heavy Vehicle Storage	(i) Heavy vehicles are permitted to be stored if: (a) No more than one heavy vehicle is stored on any site, provided that this does not apply to fire stations.	(ii) Not applicable.
10. Utilities	(i) Refer to Appendix 1	(ii) Refer to Appendix 1
11. Signs	(i) Refer to Appendix 2	(ii) Refer to Appendix 2
12. Hazardous Substances	(i) Refer to Appendix 3	(ii) Refer to Appendix 3
13. Parking, Loading & Access	(i) Refer to Appendix 4	(ii) Refer to Appendix 4
14. Subdivision	(i) Refer to Appendix 5	(ii) Refer to Appendix 5
15. Heritage Items & Historic Trees	(i) Refer to Appendix 6	(ii) Refer to Appendix 6
16. Noise Insulation - Kaiata Park	(i) Any dwelling constructed between State Highway 7 and Kaiata Creek within Kaiata Park shall be built to a standard whereby the traffic noise as measured within any bedroom at the time of first occupancy of the dwelling does not exceed 35dBA Leq (24 hours) and in any other habitable room does not exceed a level of 40dBA Leq (24 hours) with ventilating windows open. Where windows are required to be closed to achieve the design goal, alternative ventilation must be provided. In these cases, the above noise levels must be achieved with any ventilating fans operating	

**ENVIRONMENTAL AREAS - RESIDENTIAL**

<b>DISCRETIONARY</b>	<b>ASSESSMENT CRITERIA</b>	<b>EXPLANATION</b>
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<ul style="list-style-type: none"> <li>(i) The effect on <b>adjoining</b> properties in terms of sunlight, outlook and privacy.</li> <li>(ii) The effect of the increased <b>height</b> in terms of visual dominance by <b>buildings</b> of the outlook from other <b>sites</b>, <b>roads</b> and public open space in the surrounding area, which is out of character with the local environment.</li> <li>(iii) The extent to which there is a need for the increased <b>height</b> or intrusion through the recession lines, in order to undertake the proposed activities on the <b>site</b> and alternatives which may have less effect on the environment.</li> <li>(iv) The extent to which the proposed <b>buildings</b> will be compatible with the character of the local environment, including the scale of other <b>buildings</b> in the surrounding area.</li> <li>(v) The ability to mitigate any adverse effects of increased <b>height</b> or exceedence of the recession planes, such as through increased separation distances between the <b>building</b> and <b>adjoining sites</b> or the provision of screening.</li> </ul>	<p><b>Height</b> controls allow a two-story <b>building</b>. Beyond this limit control is required to protect neighbours amenities of <b>adjoining</b> properties.</p> <p>The recession plane protects sunlight and privacy of <b>adjoining</b> properties.</p> <p><b>Buildings</b> 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"> <li>(i) The proposed location of the <b>building</b> on the <b>site</b> and its visibility from off the <b>site</b>.</li> <li>(ii) Any other matters relating to visual character of the <b>building</b>, proposed alterations to the <b>building</b>, its proposed surroundings, such as topography, proximity to public areas and proposed plantings.</li> </ul>	This will ensure that older relocatable <b>buildings</b> are brought up to a suitable standard. Relocatable <b>buildings</b> are often sub-standard in appearance.
(iii) Any activity that contravenes a permitted condition of a 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) Any activity that contravenes a permitted condition is a discretionary activity.	(i) Whether the <b>height</b> of the proposed fence will adversely effect the safe and efficient operation of the intersection.	Fences should not be of excessive <b>height</b> , as they will affect neighbourhood amenity.
(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 <b>heavy vehicle</b> is considered reasonable given the amenities of the Residential Environment.
(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
	<ul style="list-style-type: none"> <li>(i) the effects of state highway traffic movements on residential living and amenity.</li> <li>(ii) the level and character of the traffic noise, particularly at night.</li> </ul>	The noise provision provides for the mitigation of any adverse effects on residents in <b>Kaiata Park</b> resulting from their location near a State Highway

16.7 ITEM	PERMITTED	CONTROLLED
<p>17. Non-Residential Activity</p>	<p>(i) Non-residential activities are permitted if:</p> <p>(a) No goods, materials or equipment associated with the activity are stored outside a <b>building</b>; and</p> <p>(b) All manufacturing, altering, repairing, dismantling or processing of any materials, goods or articles shall be carried out within a <b>building</b>.</p> <p>(c) Maximum floor area for any non-residential activity shall be a maximum of 50m<sup>2</sup>, or 33% of the <b>gross floor area</b> of all <b>buildings</b> on the <b>site</b>; whichever is the larger, provided that fire stations shall be permitted a maximum floor area of 50% of the <b>site</b> area.</p> <p>(d) Any activity shall be limited to the following hours of operation:</p> <ul style="list-style-type: none"> <li>• A maximum total number per week of 50 hours, and</li> <li>• From 0800 to 1700 Monday to Friday and 0900 to 1200 on Saturday and Sunday, except where: <ul style="list-style-type: none"> <li>• The entire activity is located within a <b>building</b>; and</li> <li>• Each person engaged in the activity outside the above hours resides permanently on the <b>site</b>; and</li> <li>• There are no visitors, customers or deliveries to the activity outside the above hours.</li> </ul> </li> </ul> <p>Provided that this does not apply to fire stations.</p> <p>(e) Any activity shall be conducted such that the following noise limits are not exceeded within the <b>boundary</b> of any <b>site</b> in the residential environment area:</p> <p><b>Monday - Friday</b>  2100 hrs to 0700 hrs 45dBA L10  0700 hrs to 2100 hrs 55dBA L10</p> <p><b>Saturday</b>  1700 hrs to 0800 hrs 45dBA L10  0800 hrs to 1700 hrs 55dBA L10</p> <p><b>Sundays</b>  45dBA L10</p> <ul style="list-style-type: none"> <li>• 75dBA Lmax all days between 2100 hrs and 0700 hrs</li> </ul> <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 foregoing shall apply to:</p> <p>(i) Intermittent <b>residential activities</b>, such as lawn mowers, 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 <b>Section 16</b> 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 <b>residential activity</b> on the same <b>site</b> as a noise source being assessed.</p> <p><b>Construction Noise</b>  Construction noise shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics-Construction Noise.</p> <p><b>Noise associated with helicopter landing areas.</b>  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><b>Blasting</b>  Vibration from any <b>site</b> 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.</p> <p>Airblast over pressure from blasting shall not exceed a peak sound</p>	<p>(ii) Not applicable.</p>

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
<p>(iii) Any activity that contravenes a condition permitted is a discretionary activity.</p>	<p>(i) The effects on <b>adjoining</b> residential <b>sites</b> in terms of odour, visual impact and noise.</p> <p>(ii) The volume and type of traffic which may be generated to the <b>site</b> and the ability of the <b>site</b> to accommodate parking, loading, manoeuvring and <b>access</b> requirements.</p> <p>(iii) The effect on <b>adjoining</b> properties.</p> <p>(iv) The type of activities and the reason for it operating outside the specified hours.</p> <p>(v) The level and character of the noise, particularly at night.</p> <p>(vi) The proximity and type of <b>adjoining</b> uses.</p> <p>(vii) The soundscape of the area.</p> <p>(viii) The reason for the additional vehicle generation.</p> <p>(ix) The ability to avoid, remedy or mitigate any adverse effects arising as a result of the extra generation.</p>	<p>Storage and processing of materials associated with non-<b>residential activities</b> could detract from the amenities of the Residential Environment.</p> <p>Hours of operation of non-<b>residential activities</b> 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 particularly from non-<b>residential activities</b> and adverse effects on health.</p> <p>Inappropriate levels of <b>heavy vehicle</b> generation are not consistent with 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, vehicle trips and vehicle storage given the important service they provide in the community.</p>

16.7 ITEM	PERMITTED	CONTROLLED
	<p>pressure level of 120 dBC at the notional boundary of any dwelling, resthome, hospital or school.</p> <p>(f) The maximum number of permitted vehicle trips generated by an activity on a <a href="#">site</a> are:</p> <ul style="list-style-type: none"> <li>• <a href="#">Heavy vehicles</a> 2 per day</li> <li>• Other vehicles 10 per day</li> </ul> <p>Provided that this does not apply to fire stations.</p> <p>Or (g) They are <a href="#">temporary activities</a>.</p>	(ii) Not applicable.

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DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION