

19 RURAL ENVIRONMENT

19.1 INTRODUCTION

The rural environments of the Grey District contain extensive resources, which on a per capita basis must be as great as anywhere else in New Zealand. These resources include indigenous forest, exotic forest, farmland, minerals, rivers, lakes, [buildings](#) and infrastructure. They are all used to a greater or lesser extent to provide social, economic and cultural well being of the community.

The National Water and Soil Conservation Organisation's Land Resource Inventory shows the District to be predominantly Class V-VIII land, of low to negligible suitability for arable farming, general pastoralism and forestry. Grey District does not contain any high quality Class I and II land. Class III and IV lands of general suitability are largely confined to the river and stream valleys of the District. Class III land is restricted to the Grey River Valley between Ngahere and Totara Flat, Haupiri, on the eastern shores of Lake Brunner, and Taramakau settlement.

The District is characterised by its widespread indigenous forests, and in comparison, rather limited pastoral farming areas. The Grey River catchment is perhaps indicative of the whole District, having 85% vegetation cover of native bush in 1985. Parts of the river valleys and certain lower altitude areas have been cleared of native forests and have been sown in introduced grass species for productive agriculture. In areas found to be sub-marginal for agricultural use regeneration of scrub and weed species has occurred. These latter areas accounted for 10% of the catchment's vegetation cover in 1985.

The boggy pakihī soils of the District are largely treeless, supporting only stunted manuka, sedges, water fern and bracken but often fringed by rimu and beech forests. The pakihī forests offer ideal growing conditions for sphagnum moss, which is harvested on a sustainable basis by picking areas and allowing regeneration over approximately a five-year period. Such soils are also available for exotic forestry.

[Wetlands](#) are a valuable recreational resource and have an important water retention and purification function. In the past some of these have been modified by drainage and development and this may have had the effect of increasing flood intensities and reducing biological diversity.

The principal activities associated with the forest resources are the felling and processing of trees, although harvesting of sphagnum moss is increasing in significance. Forestry activities have been mainly confined to the lowland forests. Approximately 80% of the District's native forests are State owned, managed mainly by the Department of Conservation. The remaining area is largely administered by Timberlands West Coast Ltd. In accordance with Ministry of Forestry policy, Timberlands manage these forests on a long-term sustainable yield basis. Private foresters are also required to carry out operations on a sustainable basis. Native production forests of podocarp and beech are situated in the Kopara/Haupiri area, between Lady Lake and Lake Haupiri, and on the foothills north, south and east of the Grey River.

Exotic forestry now occupies approximately 15,200ha of [land](#) within the District, the major plantation blocks being Paparoa, Hochstetter, Mawhera and Omoto/Nemona.

Timber processing industries, whilst generally in the rural environment, have in most cases had towns spring up beside them and have become part of the town environment. Small portable sawmill operations have also established in the District.

The principal activities associated with farmland are sheep and beef farming, dairying, deer, and to a lesser extent pigs and horticulture. Farmland is scattered in relatively small discontinuous strips adjoining the coast or in river valleys. Historically the Barrytown Flats,

coastal areas south of Greymouth, Grey Valley and flats around Lake Brunner and Taramakau have been developed extensively for sheep and beef farming, and more recently, dairying has grown in significance.

The main agricultural industries of the Phoenix Meat Plant at Kokiri and the Nelson Creek Abattoir are both established in the rural environment.

In addition to those industries above, the rural area has traditionally supported a diverse range of rural service industries, such as contractors' depots or trucking companies among other things. These are typically situated within or adjoining rural settlements.

Tourism has increased significantly over recent years, much of it based on the resources of the rural area such as the forests, rivers and lakes and heritage items. Tourist attractions in the District include tramping, fishing, boating, sailing, white and blackwater rafting, gold panning, horse trekking, nature and historic site viewing, which are able to utilise the natural resources of the District, such as the coast and back country.

The principal activities associated with mineral resources are coal mining, gold mining, and gravel and limestone. There are also ilmenite mining and petroleum resources that have potential for future development. There are several coalmines presently operating, both State and private, and other projects are being progressed. Much of the gold and bituminous coal resources of the West Coast are contained in the Grey District.

Underground hydromining and open cast mining are the most commonly used methods of extraction, with mines having crushing and screening facilities onsite.

Extraction of gold from alluvial fans and terraces is the principal means of gold recovery in the Grey District.

Although the presence of hard rock gold has been identified in the Grey River catchment, present prospective areas are few.

The size of operations varies, from the large dredging operations to recreational or hobby mining using cradles, sluice boxes and other handheld equipment. The majority of operators mining alluvial deposits use hydraulic diggers and rotary screens that either float in a pond or are skid mounted.

Limestone is quarried in a number of places in the District and used mainly as agricultural lime. Gravel for roading aggregate is extracted from various rivers within the District, predominantly the Grey and export of some gravel from the Greymouth Port commenced at the beginning of 1998.

19.2 ISSUES

1. Potential adverse effects of activities in the rural area may include the following:
 - the lowering of water quality through the discharge of contaminants.
 - a reduction in the natural character of [wetlands](#), the lakes and rivers and their margins by a loss of riparian vegetation, intrusive structures and [earthworks](#) in proximity to the waterbody.
 - reduction in the landscape value of areas by the renewal of vegetation, major [earthworks](#) and increased activity.
 - increased traffic and shading of [roads](#).
 - increase in erosion and instability of [sites](#).
 - disturbance and loss of areas of vegetation and wildlife habitats.

- a general reduction in rural amenities in respect of quietness, privacy, spaciousness and polluted air and water.
- conflict between new activities and established activities which can potentially inhibit the operation of the latter.

While many activities in the rural environment such as farming, mining and forestry enable people to provide for their economic, social and cultural well being, potential adverse effects may be generated.

Given the area of the District, the abundance of resources (many of which are protected or sustainably managed) and a relatively low population, sustainable management can be approached in a manner differing from that in areas of the country where resources are severely depleted or under pressure. In particular, less restrictive measures may be adopted and non-regulatory methods implemented.

19.3 OBJECTIVES

1. The management of resources in the rural environment in a manner that enables people and communities to carry out a variety of activities while ensuring that the resource base is sustainable for future generations and maintaining the life supporting capacity and healthy functioning of ecosystems.
2. The retention of the character of the rural environment in which existing amenities include its openness and spaciousness, natural features and presence of indigenous vegetation.

19.4 POLICIES

1. Activities should not significantly reduce the long-term potential or availability of the natural and physical resource.
2. New activities should not adversely impact on the operation of established activities provided that any effect generated by the established activity does not give rise to a nuisance that would not normally be expected in a rural working environment.
3. A wide range of activities are carried out in a manner that avoids, remedies or mitigates adverse effects, including those referred to in Policies 4 - 5.
4. Patterns of subdivision and development should ensure that the openness of the rural environment is retained. The bulk and location of structures should not effect the character of the rural area or affect the amenities of adjoining properties.
5. Activities should not adversely effect the amenities of the rural area or adjoining properties in terms of such matters as effluent disposal, noise, traffic generation, air emissions, odour, shading and visual impact.

19.4.1 EXPLANATION AND REASONS

The rural area of the Grey District is important to the economic, cultural, social and recreational well being and thus the lifestyle of the community. The resources in the rural area should therefore be managed so as to ensure their life supporting capacity is safeguarded and so they can meet the foreseeable needs of future generations.

The rural area is characterised by an openness and natural features that are of importance to the community. Components include the coastline, water features, vegetation and the absence of built up areas. The maintenance and enhancement of amenity values is in accordance with **Section 7(c)** of the [Act](#).

The rural area contains resources including soil, water, gravel, rock and wildlife habitats that can be limited in extent. It is important that activities do not compromise the potential of resources to meet the reasonably foreseeable needs of future generations including their lifestyle. Provided adverse effects can be avoided, remedied or mitigated a wide range of activities should be permitted.

19.5 IMPLEMENTATION METHODS

1. Rules in the District Plan.
2. Rules in Regional Council Plans, such as:
 - Regional Air Quality Plan
 - Soil Conservation and Erosion Control Plan
 - Control of the Discharge of Contaminants to Land
3. Consult with the rural communities and other bodies and organisations.
4. Education and guidelines.

19.5.1 REASONS

A number of methods are available. Regulatory controls are provided through the District Plan. In addition, there are a number of effects generated by activities that are dealt with by Regional Council Plans. As indicated in 2.4(vii) the effect of these provisions are not duplicated in this Plan as it would create additional delay and costs, and detract from integrated management. The three Regional Plans identified in 19.5 deal with such matters as:

- control of erosion
- vegetation clearance
- activities in proximity to waterways
- discharge of odour
- discharge of contaminants to land
- erosion
- water quality

These rules are likely to effect activities such as farming, forestry, mining and [factory farming](#). Also relevant are non-regulatory methods such as guidelines and education for such matters as riparian management.

19.6 ENVIRONMENTAL RESULTS ANTICIPATED AND MONITORING

Anticipated Environmental Results	Monitoring and Review Data
<ul style="list-style-type: none"> • Maintenance and enhancement of the natural character and amenity of the rural environment while providing for a diverse range of activities. • Use, development and protection of resources within the District, providing that the scale of each activity and its effects, both short and long-term, are appropriate to its environment and community needs. 	<ul style="list-style-type: none"> • Monitor rural dwelling numbers and the length and condition of roading and bridges to ensure that areas are not developed beyond their capacity to be accessed. • Monitor the area of land under indigenous forest, exotic forest and farming so that changes in the intensity and level of rural practices can be effectively monitored. • Consultation will be used as an effective monitoring tool to ensure that objectives, policies and rules are appropriate for the rural environment.

19.7 RULES - RURAL ENVIRONMENTAL AREA

19.7 ITEM	PERMITTED	CONTROLLED
1. Permitted Activities General	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 Site Area	<p>(i) Residential units are permitted if:</p> <p>(a) The residential unit is contained within a minimum net area of 1 hectare exclusive of access; and</p> <p>(b) The minimum net area referred to in (a) is a physically contiguous parcel of land.</p> <p>(c) Part (b) of this rule does not apply to non-contiguous sites (of 1 hectare or greater net area exclusive of access) legally established prior to 16 August 2006.</p> <p>(d) A residential unit can be established on a title created by the following subdivision applications: PL 1401-06 Beechwater, Kokiri PL 1344-05 Tiller Bay, Rapahoe PL 1417-06 Inchbonnie Road, Mitchells PL 1447-06 Brunner Road, Lake Poerua</p> <p>Note: In non-sewered areas a discharge consent from the West Coast Regional Council may be required which could effect the minimum site area.</p>	(ii) Not applicable.

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Not applicable.	(i) Not applicable.	Any activity is allowed in the Rural Environment provided the rules are not contravened.
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<p>(i) The area of the residential unit</p> <p>(ii) The number of residential units in the vicinity</p> <p>(iii) How the residential units relate to one another.</p> <p>(iv) The disposal of effluent.</p> <p>(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.</p> <p>(vi) The intended use of the residential unit In respect of 19.7.2)i)(b)</p> <p>(vii) The number and scale of dwellings on non-contiguous parcels of land.</p> <p>(viii) The effects, both positive and adverse, of residential units located on non-contiguous parcels of land, particularly if the residential units are grouped or clustered, on</p> <ul style="list-style-type: none"> • The natural character of waterbodies and wetlands including their margins, and the coastal environment • Areas of outstanding natural features and landscapes and significant natural areas • Provision of services, including roading and the disposal of effluent and stormwater • Spaciousness and openness of the rural area, including the potential effect of structures • Natural and coastal hazards • The function of the state highway network, including the appropriateness of the access with respect to but not limited by, location and standard of access. <p>(ix) The reasons for the non-contiguous nature of the site</p>	<p>The scale and intensity of residential units should be such that a level of rural amenity is retained in terms of openness and privacy.</p> <p>Sites that are made up of non-contiguous parcels can result in clustering of residential units. This layout can have an effect on rural openness and spaciousness, detract from the natural character of the coastline and waterbodies and their margins and result in over domestication of the rural area. While there may also be benefits in the clustering of residential units – including more efficient provision of services, avoidance of natural hazards and trade off protection of landscapes – it is considered appropriate that Council maintain discretion over this type of development to control potential adverse effects.</p> <p>A small number of non-contiguous 1 hectare subdivisions were being processed at the time of a change to the plan being introduced. It is reasonable to allow these proposals to proceed as per the provisions in place when they were lodged. Therefore these sites have been given an exemption in regard to Rule 19.7.2</p>

19.7 ITEM	PERMITTED	CONTROLLED
3. Setbacks	<p>(i) Buildings and forestry are permitted if:</p> <p>(a) the minimum setback from internal boundaries is:</p> <ul style="list-style-type: none"> • 5m for principal residential buildings • 5m for other buildings greater than 5m² in gross floor area • 3m for other buildings less than 5m² in gross floor area. • 10m for forestry activities, provided that setbacks are not required where land on either side of the boundary is owned by the same person; and <p>(b) the minimum setback from the road boundary is:</p> <ul style="list-style-type: none"> • 10m for buildings except that this shall not apply to buildings less than 5m² in gross floor area • 20m for forestry activities <p>(c) The following setbacks are complied with:</p> <ul style="list-style-type: none"> • No building is erected within 100 metres of MHWS. • No building for residential or commercial purposes is erected within 150 metres of the boundary of any oxidation pond and no oxidation ponds are located within 150 metres of a residential or commercial building. • No building is erected within 20m of a margin of a lake or within 25m of a wetland greater than 2 ha. • No building is erected within 10m of a bank of a river or stream which is more than 3m in width. • Forestry is not to be undertaken within: <ul style="list-style-type: none"> • 25m of a wetland greater than 0.5 hectares • 20m of a lake • 10m of rivers and streams with an average bed width greater than 3m adjacent to the activity <p>provided that this does not apply to the retrieval or removal of unavoidable logging debris, including logs, and aerial cable suspension logging.</p> <p>For the purposes of setbacks from the margin of a lake or wetland and the bank of a river or stream, a building does not include a jetty bridge, culvert or stream crossing.</p> <p>Rule 19.7.3 does not apply to those aspects of forestry where there is a common function as defined by the provisions of sections 30 and 31 of the Resource Management Act 1991 between the West Coast Regional Council (WCRC) and the Grey District Council (GDC) and the WCRC has granted a resource consent (not including a certificate of compliance issued under Section 139 of the RM Act) and that resource consent application raises the same issues for consideration by both authorities in relation to that aspect of the forestry activity.</p> <p>If any aspects of forestry within the areas described in Rule 19.7.3(i)(c) fifth bullet point are not subject to a resource consent from the WCRC or issues arise for determination beyond the proper exercise of the WCRC decision-making process and a resource consent is otherwise required from the GDC, the activity will require a resource consent from the GDC, unless the activity is otherwise permitted under these rules.</p>	(ii) Not applicable.
4. Building design and Appearance	<p>(i) Relocated buildings onto sites are permitted if:</p> <p>(a) they are constructed within the last ten years and</p> <p>(b) they are constructed of new materials and</p> <p>(c) they are established on foundations complying with the building code at the time of relocation.</p>	(ii) Relocated buildings not meeting the conditions of permitted activity are a controlled activity in which Council reserves control over the design and appearance of the buildings.

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DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
<p>(iii) Any activity that contravenes a permitted condition is a discretionary activity.</p>	<p>(i) The effect on adjoining properties in terms of sunlight, noise and privacy.</p> <p>(ii) The effect on road safety</p> <p>(iii) 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.</p> <p>(iv) The extent to which alternative practical locations are available for the building.</p> <p>(v) 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.</p> <p>(vi) The degree to which existing or proposed landscaping, including plantings, mitigate the effects of limited building setback from a road.</p> <p>(vii) 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.</p> <p>(viii) The ability to mitigate any adverse effects of the proposal on adjoining sites, including through the provision of landscape plantings.</p> <p>(ix) The effect on the natural character of the coastline and if any natural hazard (such as erosion, sea level etc) will create an impact.</p> <p>(x) The actual potential adverse effects of the oxidation pond.</p> <p>(xi) The effects on natural character, life supporting capacity, ecological and amenity values, natural hazards and public access associated with lakes, rivers, wetlands and their margins.</p>	<p>Setbacks from internal boundaries enable a reasonable separation distance to be retained in order all the streetscapes effects on neighbours properties are minimised.</p> <p>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.</p> <p>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.</p> <p>Forestry should be setback from boundaries in order that trees do not create shading, a fire risk or adversely affect amenities.</p> <p>Buildings and forestry are required to be set back from waterways for amenity, natural character and natural hazards reasons.</p> <p>To avoid duplication of process, resource consent for forestry setbacks from the GDC is not required where the WCRC has granted a resource consent for an application which addresses an issue that is common to the functions of both councils and properly arises for determination within the WCRC decision making process.</p>
<p>(iii) Not applicable.</p>	<p>(i) The proposed location of the building on the site and its visibility from off the site.</p> <p>(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>	<p>This will ensure that older relocatable buildings are brought up to a suitable standard. Relocatable buildings are often sub-standard in appearance.</p>

19.7 ITEM	PERMITTED	CONTROLLED
<p>5. Indigenous Vegetation Clearance</p>	<p>(i) Indigenous vegetation clearance is permitted if the SNA process has not been undertaken for a site or Step 3 below is not completed for that site provided the area subject to vegetation clearance:</p> <p>(a) Is less than 2000 m² per 5 years per site or</p> <p>(b) Is more than 2000 m² per 5 years per site provided:</p> <ul style="list-style-type: none"> • The indigenous vegetation to be cleared is not contiguous with any land managed for conservation purposes, or • The area of indigenous vegetation is less than 5 hectares in area • The area is not a wetland, or <p>(ii) Indigenous vegetation clearance is permitted if it is for the following:</p> <p>(a) clearance of indigenous vegetation understorey beneath exotic forest areas</p> <p>(b) clearance of vegetation for farm tracks and of regrowth vegetation to maintain existing tracks and stock crossings</p> <p>(c) the incidental clearance of vegetation to control gorse, broom, or other exotic plant pests</p> <p>(d) the management of vegetation necessary for the safe and efficient operation of any formed road and the ongoing operation, maintenance and upgrading of existing lines for conveying electricity, or</p> <p>(iii) Indigenous vegetation clearance on any site is permitted if it is outside an SNA included in Schedule 1 after the SNA process is completed for that site, or an SNA has not been included in Schedule 1 after the completion of the Plan Change process, or</p> <p>(iv) Indigenous vegetation clearance is a permitted activity if it is exempt under Rule 19.7.5(xi)</p> <p>(v) Indigenous vegetation clearance is permitted if it is not undertaken within:</p> <p>(a) 25m of a wetland greater than 0.5 hectare</p> <p>(b) 20m from a lake</p> <p>(c) 10m of rivers and streams with an average bed width greater than 3m adjacent to the activity.</p> <p>Rule 19.7.5(v) does not apply to the following which are permitted activities:</p> <ul style="list-style-type: none"> • The incidental clearance of vegetation to control gorse, broom, or other exotic plant pests. • Fencing. • In respect of rivers and streams, construction of access points to water on the basis of either one per site or one every 400m of linear measure for stock and vehicles and structures such as whitebait stands. • The management necessary for the ongoing operation, maintenance and upgrading of existing lines for electricity. • Indigenous vegetation clearance or an activity that will have the effect of clearing vegetation where there is a common function as defined by the provisions of Sections 30 and 31 of the Resource Management Act 1991 between the West Coast Regional Council (WCRC) and the Grey District Council (GDC) and the WCRC has granted a resource consent (not including a certificate of compliance issued under Section 139 of the RM Act) and that resource consent application raises the same issues for consideration by both authorities in relation to the indigenous vegetation clearance. <p>If any aspects of indigenous vegetation clearance within the areas described in Rule 19.7.5(v)(a), (b) or (c) are not subject to a resource consent from the WCRC or issues arise for determination beyond the proper exercise of the WCRC decision-making process and a resource consent is otherwise required from the GDC, the activity will require a resource consent from the GDC, unless the activity is otherwise permitted under these rules.</p>	<p>(vi) Not applicable.</p>

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
<p>NB: Refer to SNA steps below.</p> <p>Indigenous vegetation clearance is a discretionary activity as defined in Rules 19.7.5(vii)-(x) unless exempt by Rule 19.7.(xi) below.</p> <p>(vii) Indigenous vegetation clearance where an SNA study has not been undertaken or Step 3 is not completed and conditions (a) and (b) of Rule 19.7.5(i) are not met.</p> <p>(viii) Indigenous vegetation clearance within or on any part of a site where an SNA is identified at Step 3.</p> <p>(ix) Indigenous vegetation clearance within or on any part of a site where an SNA is identified at Step 5.</p> <p>(x) Indigenous vegetation clearance within an SNA identified in Schedule 1 after the SNA process is completed (Steps 1-9).</p> <p>(xi)(a) Indigenous vegetation clearance is exempt from Rule 19.7.5(viii) if the SNA process up to and including Step 3 below, has been undertaken for a site, and a DOC ecologist has certified in writing that there is no SNA on that site or</p> <p>(b) Indigenous vegetation clearance is exempt from Rule 19.7.5(ix) if the SNA process up to and including Step 5 below, has been undertaken for a site, and a DOC ecologist has certified in writing that there is no SNA on that site.</p> <p>The steps relative to the determination of SNAs defined in Rules 19.7.5(vii-xi) are as follows:</p> <ol style="list-style-type: none"> 1. Council ecologist undertakes SNA desktop study and consults with DOC ecologist. When carrying out the SNA assessment/ certification process the criteria defined in Policy 5.4.2 shall be applied by the Council ecologist and the DOC ecologist. 2. The SNA sites are refined from the roadside and public viewpoints. 3. The SNA sites are peer reviewed by a DOC ecologist who will provide written confirmation of SNAs on sites and written certification of all sites that do not contain SNAs. 4. Landowners are contacted for a site visit by Council ecologist. 5. The extent of SNAs are confirmed with the landowner on site. Where an SNA is not confirmed, a landowner has the right to request a DOC ecologist to provide written certification that there is no SNA on site. 6. Council ecologist report is prepared and sent to landowner for comment. 7. Council signs off SNAs. 8. SNAs are entered into the SNA Schedule by way of Plan Change process. 9. SNAs are confirmed in Schedule when Plan Change process complete. <p>In terms of Rule 19.7.5(v):</p> <p>(xii) Any activity that contravenes a permitted activity is a discretionary activity.</p>	<p>(i) Not Applicable</p>	<p>Council is currently undertaking a project to identify Significant Natural Areas (SNAs) on all land not administered by DOC within the District. The steps undertaken to identify SNAs are outlined in Rule 19.7.5. The criteria used to identify the SNAs are set out in Policy 5.4.2.</p> <p>Until the SNA process is completed to Step 3, a resource consent is required to clear any indigenous vegetation except for areas identified in Rule 19.7.5(i)(a) and (b) and (ii). If after Step 3 an SNA has not been identified on a site, and a DOC ecologist has provided written certification there is no SNA on that site, resource consent is not required to clear indigenous vegetation. However, if an SNA is identified then resource consent is required for indigenous vegetation clearance on site, including within the SNA.</p> <p>Vegetation clearance on a site is also permitted if further investigation at Step 5 establishes that there is not an SNA on the site.</p> <p>Once an SNA is confirmed by way of Plan Change process (Step 9), vegetation clearance on that site will require resource consent only if it is within the confirmed SNA, but not if it is outside the area. Rule 19.7.5(v) must also be complied with.</p> <p>Indigenous vegetation clearance is discretionary in the margins of waterbodies and wetlands to help protect riparian values.</p> <p>To avoid duplication of process, resource consent for indigenous vegetation clearance in riparian areas from the GDC is not required where the WCRC has granted a resource consent to an application which addresses an issue that is common to both Councils and properly arises for determination with the WCRC decision making process.</p>

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19.7 ITEM	PERMITTED	CONTROLLED
6. Landscape Areas	(i) Activities are permitted in areas identified on the planning maps as "Area of Outstanding Landscape" if: (a) they are buildings which do not exceed 2m in height or 5m ² in area, and (b) Any indigenous vegetation that is removed does not exceed 100m ² in area in any one hectare, and (c) The activity is not forestry.	(i) Not applicable.
7. Building Coverage	(i) Buildings are permitted if: (a) The site coverage does not exceed 10% of the site area or 1500m ² whichever is the greater.	(ii) Not applicable.
8. Maximum Height of Buildings and Structures	(i) Buildings and structures are permitted if: (a) The maximum height of any building is 10m and (b) All buildings and structures comply with the Aerodrome Flight Path Protection Area rules contained in Appendix 9	(ii) Not applicable.
9. Lighting	(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.
10. Utilities	(i) Refer Appendix 1	(ii) Refer Appendix 1
11. Signs	(i) Refer Appendix 2	(ii) Refer Appendix 2
12. Hazardous Substances	(i) Refer Appendix 3	(ii) Refer Appendix 3
13. Parking, Loading & Access	(i) Refer Appendix 4	(ii) Refer Appendix 4

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	(i) Effects on view. (ii) Visibility of activities (iii)Effect on indigenous flora and fauna (iv)Mitigation measures proposed.	Certain areas in the district have been identified as “Outstanding Landscape Area” which are sensitive to change. Accordingly, resource consent is required to assess these changes.
(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, 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.	Height controls allow a two-story building . Beyond this limit control is required to protect neighbours amenities of adjoining properties. The recession plane protects sunlight and privacy of adjoining properties. Buildings and structures are also required to comply with flight protection path for the Greymouth aerodrome to protect its operation
(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) 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

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19.7 ITEM	PERMITTED	CONTROLLED
14. Subdivision	(i) Refer Appendix 5	(ii) Refer Appendix 5
15. Heritage Items & Historic Trees	(i) Refer Appendix 6	(ii) Refer Appendix 6
16. Non-Rural Activity	<p>(i) Non rural activities are permitted if:</p> <p>(a) The maximum floor area for any non-rural activity is a maximum of 100m² provided that this shall not apply to fire stations.</p> <p>(b) The maximum number of permitted vehicle trips generated by an activity on a site is: Heavy Vehicles 20 per day Other Vehicles 100 per day</p> <p>(c) Any activity shall be conducted such that the following noise limits are not exceeded at any point within the notional Boundary of any dwelling in the Rural or Rural Residential Environmental Area and at the boundary of a site in the Residential and Township environment areas, other than the site from which the noise is created.</p> <p>(i) Rural Environmental to Rural Environmental and Township Environmental Monday to Saturday 0700 hrs to 2200 hrs 55dBA L10 2200 hrs to 0700 hrs 45dBA L10 Sunday 45dBA L10 • 75 dBA Lmax all days between 2200 hrs and 0700 hrs and (ii) Rural Environmental to Residential Environmental and Rural-Residential Environment Monday - Friday 2200 hrs to 0700 hrs 45dBA L10 0700 hrs to 2200 hrs 55dBA L10 Saturday 1700 hrs to 0800 hrs 45dBA L10 0800 hrs to 1700 hrs 55dBA L10 Sundays 45dBA L10 • 75dBA Lmax all days between 2200 hrs and 0700 hrs</p> <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>	(ii) Not applicable.

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION
(iii) Refer Appendix 5	Refer Appendix 5	Refer Appendix 5
(iii) Refer Appendix 6	Refer Appendix 6	Refer Appendix 6
(iii) Any activity that contravenes a permitted condition is a discretionary activity.	<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 such as dwellings. (vii) The reason for the additional generation. (viii) the ability to avoid, remedy or mitigate any adverse effects arising as a result of the extra generation. (ix) The proximity and type of adjoining uses. (x) The soundscape of the area. 	<p>Non-rural activities have the potential to detract from the amenities of the Rural 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. Inappropriate levels of vehicle generation are not consistent with rural amenity and can detract from the level of existing amenity. The noise provision provides protection from unreasonable noise levels, particularly from non-rural activities. Fire stations are exempted from the rules relating to floor area, given the important service they provide to the community.</p>

19.7 ITEM	PERMITTED	CONTROLLED
	<p>Nothing in the foregoing shall apply to:</p> <ul style="list-style-type: none"> (i) Activities such as rural activity 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 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) Temporary military training activities provided that they shall be conducted so that the following noise limits are not exceeded when assessed at any point within the notional boundary of any dwelling. Timelimits(dBA) (Any Day) L10 L95 Lmax 0630-0730 60 45 70 0730-1800 75 60 90 1800-2000 70 55 85 2000-06 30 55 Impulse noise resulting from the use of ammunition, explosives or explosive simulators shall not exceed 122 dBC (peak). (v) Any activity on the same site as a noise source being assessed. Construction Noise Construction noise within the District shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics-Construction Noise. 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 provision of NZS 6807:1994 Noise management and land use planning for helicopter landing areas. 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>Or (d) They are temporary activities.</p>	

DISCRETIONARY	ASSESSMENT CRITERIA	EXPLANATION