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| **SUB - R6** | **Subdivision to create allotment(s) in any RURZ - Rural Zone or MPZ - Māori Purpose Zone** |
| **Activity Status Controlled**Where:1. This is not within a [Significant Natural Area](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) as identified in [Schedule Four](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/320/1/10041/0) and subject to Rule [SUB - R7](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/262/1/10789/0);
2. This is not within one of the following locations in the coastal environment:
	1. Outstanding Natural Landscape as identified in [Schedule Five](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/324/1/10037/0);
	2. Outstanding Natural Feature as identified in [Schedule Six](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/359/1/10057/0);
	3. High or Outstanding Coastal Natural Character as identified in Schedules [Seven](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/361/1/10200/0) and [Eight](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/390/1/13405/0); or
3. This is not within an area of:
	1. Outstanding Natural Landscape as identified in [Schedule Five](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/324/1/10037/0);
	2. Outstanding Natural Feature as identified in [Schedule Six](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/359/1/10057/0);
	3. Sites of [Historic Heritage](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) as identified in [Schedule One](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/321/1/10045/0);
	4. Any Flood Susceptibility, Flood Plain, [Land](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) Instability, Coastal Alert or Coastal Tsunami Hazard Overlay;
	5. This is not within the Earthquake Hazard Overlay;
4. This is not within an area of Flood Severe, Coastal Severe or Westport Hazard Overlay or the Airport [Noise](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) Control Overlay;
5. All [Subdivision Standards](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/262/1/10781/0) are complied with; and
6. [Subdivision](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) in the MPZ - Māori Purpose Zone is in accordance with an [Iwi/Papatipu Rūnanga Management Plan](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) for the [site](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78).
7. **In The Cape Development Area, subdivision shall be in accordance with The Cape Development Outline Plan.**

**Matters of control are:**1. The size, design, shape, location and layout of allotments;
2. The design and provision of roads, pedestrian and cycle ways;
3. The design and provision of access;
4. Efficient use of [land](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) and compatibility with rural character and the role, function and predominant character of the Rural or Māori Purpose Zone in which the [subdivision](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) is located;
5. Any requirements arising from meeting the relevant District Council's Engineering Standards, or where no such Standards exist, NZS 4404:2010 Land Development and Subdivision Infrastructure;
6. The provision of [infrastructure](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) and services for [drinking water](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78), [wastewater](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) and [stormwater](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78), telecommunications and energy;
7. The adequacy of [water](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) supply for firefighting;
8. The requirement for financial contributions as outlined in [Rules FC – R1 to FC – R12](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/261/1/10773/0);
9. Effects on [Poutini Ngāi Tahu](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) values or notable trees within or [adjacent](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) to the [site](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78);
10. The provision of esplanade reserves or strips, and the need for access to be provided to any [esplanade reserve](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) or strip created;
11. Management of any effects on the production value of any highly productive [land](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) or high value soils such as those located at Karamea and Totara Flat;
12. Management of construction effects, including traffic movements, hours of operation, [noise](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78), [earthworks](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) and erosion and sediment control; and
13. Management of potential [reverse sensitivity](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) effects on existing [land](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/78) uses, including network utilities, rural activities or significant hazardous facilities.
 | **Activity status where compliance not achieved:**[Restricted Discretionary](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/262/1/10763/0) where 3 or 7 is not complied with. [Discretionary](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/262/1/10765/0) 2 or 5-6 ~~7~~ is not complied with.[Non-complying](https://westcoast.isoplan.co.nz/eplan/rules/0/262/0/0/0/crossrefhref#Rules/0/262/1/10769/0) where 4 is not complied with. |

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| **SETZ - R2** | **Buildings and Sites - Design** |
| **Activity Status Permitted**Where: 1. The maximum [height](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) above [ground level](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) for buildings is:
	1. 10m for residential buildings and Emergency Service Facilities and 7m for accessory buildings; except
	2. No [building](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78), [structure](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in [Appendix Nine](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/400/1/14288/0);
	3. 7m for buildings in the SETZ - PREC3 - Coastal Settlement Precinct; and
	4. 12m for buildings in the SETZ - PREC2 - Settlement Centre Precinct;
2. The maximum [site](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) coverage is:
	1. 40%; except
	2. Maximum [site](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) coverage is 60% in the SETZ - PREC2 - Settlement Centre Precinct
3. The maximum gross ground floor area of any one [building](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78)
	1. Is 350m2; except
	2. In the SETZ - PREC3 - Coastal Settlement Precinct the gross ground floor area is a maximum of 200m2 total for all buildings on the [site](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78).
4. Buildings are setback from boundaries as follows:
	1. 5m from the [road](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) and any GRUZ - General Rural or INZ Industrial Zone boundary and 1m from internal boundaries; except
	2. In the SETZ - PREC4 - Rural Residential Precinct all buildings are setback 10m from [road](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) boundaries, residential buildings are setback 10m from the internal boundaries and non-residential buildings are setback 5m from internal boundaries;
	3. In the SETZ - PREC2 - Settlement Centre Precinct no setback from the [road](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) boundary is required where there is a verandah provided over an [adjacent](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) footpath.
5. In the Kumara Junction Developments area:
	1. A minimum 5m wide buffer strip of indigenous vegetation is to be retained on all boundaries.  Native species will be retained or planted to ensure that, at maturity, buildings will be screened from the [road](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) and neighbouring allotments;
	2. A maximum of 2000m2 indigenous vegetation in total is allowed to be cleared from each [site](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78); and
	3. Development will be in accordance with the Outline Plan set out in the [Development Areas](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/404/1/14844/0) section of the Plan;
6. No [building](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) shall project beyond a [building](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) envelope defined by a recession plane as defined in [Appendix Two](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/329/1/14049/0) to commence 2.5m above any [site](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) boundary except where neighbouring property owner's written approval is provided to the Council at least 10 working days prior to the works commencing.  This standard does not apply to:
	1. [Road](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) boundaries;
	2. Buildings on [adjoining](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) sites that have a common wall along the boundary;
	3. Boundaries abutting an access lot or right of way in which case the furthest boundary of the access lot or right of way may be used for assessing compliance with this standard;
	4. Boundaries [adjoining](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) any [site](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) in a CMUZ - Commercial and Mixed Use, INZ - Industrial or GRUZ General Rural Zone;
	5. Antennas, aerials, satellite dishes (less than 1m in diameter), chimneys, flues and architectural features (e.g. finials, spires) provided these do not exceed the recession plane by more than 3m vertically; or
	6. Solar panels and solar [water](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) heaters provided these do not exceed the [height in relation to boundary](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) plane by more than 0.25m vertically
7. **In The Cape Development Area:**
	1. A minimum 7m wide buffer strip of indigenous vegetation is to be planted on all boundaries adjacent to Tauranga Bay Road and Wilsons Lead Road.  Locally sourced native species will be selected and planted to ensure that, at maturity, buildings will be partially screened from the [road](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78), consisting of species that achieve a minimum mature width of 3.5m and height of 2.5m.
	2. Indigenous vegetation within the gully overlay identified on **The Cape** Development Outline Plan are to be retained; and
	3. Development will be in accordance with the Outline Plan set out in the [Development Areas](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/404/1/14844/0) section of the Plan;

**Advice Notes:**1. In relation to [indigenous vegetation clearance](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) in Kumara Junction developments and Standard 5. it should be noted that [indigenous vegetation clearance](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) provisions in the Ecosystems and Biodiversity Chapter also apply;
2. Where a [residential building](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) or [noise](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) [sensitive activity](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) is located within:
	1. 80m of a State Highway with a speed limit of 70kph or greater; or
	2. 40m of a State Highway with a speed limit of less than 70kph; or
	3. 40m of a Railway Line; or
	4. The 50 dBA [Noise](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) Contour boundary of Franz Josef Heliport; or
	5. The 55 dBA [Noise](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/78) Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in [Rule NOISE - R3](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/232/1/14104/0) will apply.   | **Activity status where compliance not achieved:**[Discretionary](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/294/1/8517/0) where standards 1-4 are not complied with. [Restricted Discretionary](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/294/1/12116/0) where standards 5-~~6~~7 are not complied with. |

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| **RLZ – R1** | **Agricultural, Pastoral or Horticultural Activities and Buildings** |
| **Activity Status Permitted**Where: 1. The [activity](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) does not include:
	1. [Intensive indoor primary production](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78);
	2. The storage and disposal of solid or liquid animal waste other than that generated on the [site](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78);
	3. Stock sale yards; or
	4. Farm quarries;
2. The maximum gross ground floor area of a single [building](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) is 350m2;
3. The maximum [height](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) above [ground level](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) is:
	1. 10m for residential buildings; and
	2. 7m for non-residential buildings; except
	3. No [building](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78), [structure](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in [Appendix Nine](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/crossrefhref#Rules/0/400/1/14288/0);
4. Buildings are set back a minimum of 10m from the [road](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) boundary, 20m from the State Highway Boundary and 10m from all internal boundaries;
5. [Site](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) coverage is a maximum of 30%; and
6. Performance standards for poultry farming and pig keeping apply as follows:
	1. For poultry setbacks of 10m from any [residential building](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) on another [site](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) and 2m from the [site](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) boundary;
	2. For pig keeping setbacks of 50m from any [residential building](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) on another [site](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) and 100m for any shelter holding 4 or more pigs;
7. Performance standards for beekeeping in the Westland District apply as follows:
	1. No bees may be kept on a property less than 600m2 [net site area](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78); and
	2. Beehives must be placed with an obstruction in front of them or be elevated to ensure all bees are able to be 2.5m above [ground level](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) prior to crossing the [site](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) boundary.
8. **In The Cape Development Area:**
	1. Indigenous vegetation within the gully overlay identified on **The Cape** Development Outline Plan are to be retained; and
	2. Development will be in accordance with the Outline Plan set out in the [Development Areas](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/404/1/14844/0) section of the Plan;

**Advice Note:**1. If [land](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) is used for disposal of effluent or solid waste then there may be rules in the Regional Air Plan and Regional Land and Water Plan administered by West Coast Regional Council.
 | **Activity status where compliance not achieved:**[Discretionary](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/292/1/8397/0) |

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| **RLZ – R3** | **Residential Activities and Residential Units** |
| **Activity Status Permitted**Where: 1. All performance standards for [Rule RLZ - R1](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/292/1/10992/0) are complied with;
2. [Residential unit](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) density is no more than one unit per 1ha [net site area](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) on physically contiguous [land](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) except where the [site](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) is already in existence at the date of notification of the Plan; and
3. There is no more than 1 [minor residential unit](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) with a maximum [gross floor area](https://westcoast.isoplan.co.nz/eplan/rules/0/310/0/0/0/78) of 65m2 where this is located within 20 metres of and shares the driveway with the principal dwelling.
4. **In the Cape Development Area:**
	1. Indigenous vegetation within the gully overlay identified on the **Cape** Development Outline Plan are to be retained; and
	2. Development will be in accordance with the Outline Plan set out in the [Development Areas](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/404/1/14844/0) section of the Plan;

**Advice Note:**Where a [residential building](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) or [noise](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) [sensitive activity](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) is located within:1. 80m of a State Highway with a speed limit of 70kph or greater; or
2. 40m of a State Highway with a speed limit of less than 70kph; or
3. 40m of a Railway Line; or
4. The 50 dBA [Noise](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) Contour boundary of Franz Josef Heliport; or
5. The 55 dBA [Noise](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements are set out in [Rule NOISE - R3](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/232/1/14104/0) will apply.   | **Activity status where compliance not achieved:**[Discretionary](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/292/1/8397/0) |

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| **GRUZ – R1** | **Agricultural, Pastoral or Horticultural Activities and Buildings** |
| **Activity Status Permitted**Where: 1. Maximum [building](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) [height](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) above [ground level](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) is:
	1. 10m; except that
	2. No [building](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78), [structure](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in [Appendix Nine](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/400/1/14288/0);
2. Buildings are setback a minimum of 10m from the [road](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) boundary, 20m from the State Highway Boundary, and 10m from internal boundaries;
3. The minimum separation distance between buildings housing more than 10 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 30m and from any [residential building](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) on another [site](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) 50m, and from any other boundary 20m;
4. Woodlots are not established within:
	1. 10m of the boundary of an [adjoining](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) property unless that property is within plantation forest; and
	2. 40m of a dwelling.
5. Within the Rifle Range Protection Areas only buildings that are reasonably necessary for the operation of the Rifle Range or to carry out Agricultural, Pastoral or Horticultural Activities are established; and
6. Performance standards for beekeeping in the Westland District apply as follows:
	1. No bees may be kept on a property less than 600m2 [net site area](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78); and
	2. Beehives must be placed with an obstruction in front of them or be elevated to enable bees to be 2.5m above [ground level](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) prior to crossing the [site](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) boundary.
7. **In the Cape Development Area:**
	1. Indigenous vegetation within the gully overlay identified on **the Cape** Development Outline Plan are to be retained; and
	2. Development will be in accordance with the Outline Plan set out in the [Development Areas](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/404/1/14844/0) section of the Plan;

**Advice Note:**1. If [land](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) is used for disposal of effluent or solid waste then there may be rules in the Regional Air Plan and Regional Land and Water Plan administered by West Coast Regional Council.
2. Quarrying [activity](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) within the Pounamu and [Aotea](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) Overlays is subject to Rule [SASM - R7](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/255/1/14316/0).
 | **Activity status where compliance not achieved:**[Discretionary](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/292/1/8397/0) |

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| **GRUZ – R3** | **Residential Activities and Residential Units** |
| **Activity Status Permitted**Where: 1. All performance standards for [Rule GRUZ - R1](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/292/1/10992/0) are complied with;
2. No residential activities or residential units occur within the Rifle Range Protection Area;
3. [Residential unit](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) density is no more than one unit per 10ha [net site area](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) in the Highly Productive [Land](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) Overlay and one unit per 4ha [net site area](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) in the rest of the General Rural Zone except
	1. Where:
		1. The [site](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) is already in existence and complied with the previous relevant Grey, Buller or Westland District Plan density provisions; or
		2. The [site](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) is subject to an approved [subdivision](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) consent at the operative date of the plan;
		3. Then the [residential unit](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) density is no more than one unit per [site](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78);
	2. Where this is within the Community Living Precinct and in accordance with the Concept Plan contained in Appendix Eight; and
4. There is no more than 3 minor residential units per 10ha [net site area](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) that:
	1. Are located within 20 metres of and share the driveway with either the principal dwelling; or
	2. Are worker accommodation associated with [primary production](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) buildings;
5. **In The Cape Development Area:**
	1. Indigenous vegetation within the gully overlay identified on the East Tauranga Bay RoadDevelopment Outline Plan are to be retained; and
	2. Development will be in accordance with the Outline Plan set out in the [Development Areas](https://westcoast.isoplan.co.nz/eplan/rules/0/294/0/0/0/crossrefhref#Rules/0/404/1/14844/0) section of the Plan;

 **Advice Note:**Where a [residential building](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) or [noise](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) [sensitive activity](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) is located within:1. 80m of a State Highway with a speed limit of 70kph or greater; or
2. 40m of a State Highway with a speed limit of less than 70kph; or
3. 40m of a Railway Line; or
4. The 50 dBA [Noise](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) Contour boundary of Franz Josef Heliport; or
5. The 55 dBA [Noise](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/78) Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements are set out in [Rule NOISE - R3](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/232/1/14104/0) will apply.   | **Activity status where compliance not achieved:**[Discretionary](https://westcoast.isoplan.co.nz/eplan/rules/0/292/0/0/0/crossrefhref#Rules/0/292/1/8397/0) |



Insertion into Outline Plan Development Areas Chapter:

The Cape Developments Outline Plan

