

Appendix 1 Rural Zones – Recommended Amendments to the Plan
Note Amendments from the Addendum Report are Highlighted in Green
Amendments from the Right of Reply are Highlighted in Yellow

Definitions

<p><u>Agricultural aviation activities</u>¹</p>	<p>means the intermittent operation of an aircraft from a rural airstrip or helicopter landing area for rural production activities, plantation forestry production, and conservation activities for biosecurity, or biodiversity purposes, including stock management, and the application of fertiliser, agrichemicals, or vertebrate toxic agents (VTA's). For clarity, aircraft includes fixed-wing aeroplanes, helicopters, and unmanned aerial vehicles (UAV's).</p>
<p>Agricultural, Pastoral and Horticultural Activities</p>	<p>means the use of land or buildings where the primary purpose is to produce livestock, crops and other agricultural produce that relies on the productive capacity of land, and includes:</p> <ol style="list-style-type: none"> a. agriculture, pastoral/livestock farming, dairying and horticulture except for intensive indoor primary production; b. beekeeping; c. sphagnum moss collection; d. storage of products and initial processing of horticultural and agricultural products produced on that site; e. the storage, treatment and disposal of solid and liquid animal waste; f. wood lots; g. stock sale yards; h. rural research; i. rural produce retail (where the rural produce is grown or produced on site, and products manufactured from it are offered for sale); j. farm quarries; k. intermittent use of rural airstrips and landing areas by aircraft undertaking activities for rural production purposes agricultural aviation activities²; and l. greenhouses; m. artificial crop protection structures; and n. ancillary structures/accessory buildings.
<p>Farm Quarry</p>	<p>means an open pit or excavation from which quantities of soil, stone, gravel or mineral is extracted for farming activities on the same site farm property³.</p>
<p>Intensive Indoor Primary Production</p>	<p>means primary production activities that principally occur within buildings and involve growing fungi, or keeping or rearing livestock (excluding calf-rearing for a specified time period) or poultry.</p> <p>Advice Note: For the avoidance of doubt intensive indoor primary production does not include wintering barns or herd homes where the primary production activity principally occurs in an outdoor environment⁴.</p>
<p><u>Rural Production</u>⁵</p>	<p>means agricultural, pastoral, horticultural, or forestry activities.</p>

¹ New Zealand Agricultural Aviation Association (S166.006)

² New Zealand Agricultural Aviation Association (S166.038, S166.039)

³ Federated Farmers of New Zealand (S524.008)

⁴ Buller District Council (S538.012), Grey District Council (S608.007), Jared Avery (S508.001), Kyle Avery (S509.001), Avery Bros (S510.001), Bradshaw Farms (S511.001), Paul Avery (S512.001), Brett Avery (S513.001), Leonie Avery (S507.001), Geoff Volckman (S563.001), Catherine Smart-Simpson (S564.004), Koiterangi Lime Co Ltd (S577.001), Chris J Coll Surveying Limited (S566.307), William McLaughlin (S567.037), Laura Coll McLaughlin (S574.307), Chris & Jan Coll (S558.307) Avery Brothers (S609.001), Karamea Lime Company (S614.001), Peter Langford (S615.001) and Ngāi Tahu (S620.033)

⁵ New Zealand Agricultural Aviation Association (S166.013)

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Woodlot	means a forest of up to 1ha of continuous forest cover of deliberately established forest species that has been planted and has or will be harvested or replanted and is not regulated by the NES – CF due its size or non-commercial nature. It does not include forest species in urban areas, nurseries and seed orchards, trees grown for fruit or nuts, long term ecological restoration planting of forest species or willows and poplars space planted for soil conservation purposes
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RURZ

**Rural Zones - Objectives and Policies -
Ngā Whāinga me ngā Kaupapa Here**

Overview

Rural areas represent the majority of private land within the West Coast/Te Tai o Poutini. They are working environments – with farming, mining, tourism, horticulture, and forestry being undertaken alongside a number of smaller industries. They contain native bush, wetlands, renewable electricity generation sites and national grid infrastructure. Rural areas are also residential environments – characterised by a⁶ lower levels of built development and greater separation distance from neighbours.

The rural area is characterised by its open vistas and natural features that are of importance to the wider community. Components of the rural area include the coastline, waterbodies, vegetation and the absence of built-up areas.

Small settlements and townships are a significant feature within the rural areas of the West Coast/Te Tai o Poutini, with numerous coastal and inland settlements around the districts. Some of these settlements were once much larger, due to past mining and forestry activities which supported the settlements population. Some are expanding, mainly due to the increase in tourism activities or their proximity to the main centres meaning they are becoming more like commuter areas.

Settlements have a range of characteristics – coastal, historic, bush living and rural. They are often typified by the presence of historic or longstanding industrial uses, although commercial activity is only found in the largest of these places.

Because the Rural areas represent such a large part of the West Coast/Te Tai o Poutini, in addition to the RURZ - Rural Zones Objectives and Policies the Strategic Objectives also provide particularly relevant considerations for the management of these areas.

Key points to note are:

- The strategic direction for AG - Agriculture to maintain productive values and maintain agricultural viability including through enabling support industries and services⁷
- Regionally significant infrastructure, and renewable electricity generation activities are provided for in the strategic directions around connections and resilience, and are necessary activities within Rural zones⁸
- The importance identified in the strategic direction for MIN - Mineral Extraction in ensuring that new development does not compromise existing mineral extraction activities through reverse sensitivity and recognition that mineral extraction is an accepted and ongoing activity within the rural areas;
- The importance of identifying and protecting unique and important NENV - Natural Environments as well as areas where subdivision use and development can occur;
- Supporting POU - Poutini Ngāi Tahu as kaitiaki, in economic activity around tourism and visitors and in their management of Pounamu and Aotea stone resources;

⁶ Federated Farmers (S524.104)

⁷ RCNZ (S489.003)

⁸ Manawa Energy (S438.136)

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- The role that the rural areas play in terms of supporting TRM - Tourism as a major economic activity on the West Coast/Te Tai o Poutini.

There are three RURZ - Rural Zones on the West Coast/Te Tai o Poutini - the GRUZ - General Rural Zone, the RLZ - Rural Lifestyle Zone and the SETZ - Settlement Zone.

- The GRUZ - General Rural Zone covers much of the land on the West Coast/Te Tai o Poutini where primary production uses are the major activities. There are two Precincts within the Zone - GRUZ - PREC1 - Community Living Precinct and GRUZ - PREC5 - ~~Highly Productive Land~~ Rural Production Precinct.
- The SETZ - Settlement Zone covers all the wide range of settlements that are outside of the four main towns throughout the West Coast/Te Tai o Poutini. Because of the range of conditions within the Settlement Zone there are three Precincts within the Zone - SETZ - PREC2 -Settlement Centre Precinct, SETZ - PREC3 Coastal Settlement Precinct, and SETZ - PREC4 - Rural Residential Precinct.
- The RLZ - Rural Lifestyle Zone is located around the edges of towns and settlements. It includes areas that were predominantly farmed in the past, but have gradually moved out of economic primary production, although they still may have rural activities occurring.

Alongside the RURZ - Rural Zone Policies there is a specific policy for each Precinct.

Note with Regard to Plantation Forestry

There are no specific provisions as relate to plantation forestry within the RURZ - Rural Zone Chapters. This is because plantation forestry is principally regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017. Exceptions to this occur in the Overlay Chapters and where forestry activities are proposed these chapters must be considered.

Rural Zones Objectives

RURZ - 01

To provide for a range of activities, uses and developments that maintain the amenity and rural character values of the rural environment, while retaining highly productive land and rural activities, and supporting a productive rural working environment.

RURZ - 02

The Rural Lifestyle Zone ~~To~~ provides⁹ for low-density rural lifestyle living on the outskirts of settlements where this will support settlement viability and not lead to conflicts with productive rural land use or rural character.

RURZ - 03

To maintain and enhance the distinctive rural character and amenity of West Coast/Te Tai o Poutini settlements while :

1. Allowing settlements to grow and adapt as economic activity changes;
2. Providing for commercial and industrial land uses in larger settlements where these landuses provide for local community and rural services.

RURZ - 04

To support the expansion of existing settlements and necessary infrastructure in areas at low risk of natural hazards, and implement hazard management to reduce the risk where existing development is located in high risk locations.

RURZ - 05

To support the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.

RURZ - 06

To ensure appropriate levels of infrastructure servicing for communities and development within rural areas, recognising that outside of settlements or major developments, on site infrastructure servicing is expected.

⁹ Horticulture New Zealand (S486.063) and Federated Farmers of New Zealand (S524.107)

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RURZ – 07

The General Rural Zone is managed to maintain its availability for primary production purposes and its long term protection from being compromised by reverse sensitivity¹⁰.

Also view the Strategic Objectives and Policies

Rural Zones Policies

Rural Amenity and Character

RURZ – PXXXX

Within the General Rural Zone enable primary production activities as the predominant land use, alongside activities that support primary production.

RURZ – PXXX Ensure that buildings of 18m or more in height within the Westport Radio Mast EM Overlay are designed and constructed to prevent significant safety risks from electromagnetic radiation.

Advice note: The primary electromagnetic risk in the Westport Radio Mast EM Overlay arises from the potential for tall structures to absorb radio-wave energy from Radio New Zealand’s AM transmission station at Cape Foulwind. Radio New Zealand can provide technical advice on the risk to specific proposed structures as well as advice on steps to minimise and reduce risks.

RURZ - P1

~~Enable a variety of activities to occur within RURZ – Rural Zones while maintaining rural amenity and character. Outside of settlements, activities should¹¹:~~

~~Rural character and amenity within the GRUZ - General Rural Zone and RLZ - Rural Lifestyle Zone is maintained by:~~

- ~~a. For buildings and structures having a bulk and location that is characteristic of rural environments and primary production activities;~~
- ~~b. Maintaining privacy and rural outlook for residential buildings;~~
- ~~c. Ensuring activities are compatible with existing development and the surrounding area while recognising that primary production activities can generate noise, odour and dust;~~
- ~~d. Having appropriate setbacks from the road and adjacent primary production activities significant natural and cultural features;~~
- ~~e. Locating activities sensitively in the environment to minimise adverse visual and cultural effects if sited on ridge lines or ancestral mountains.~~
- ~~f. Minimise adverse visual effects if sited on prominent ridges or immediately adjacent to public roads; and~~
- ~~g. Have awareness of cultural landscapes and avoid activities being located on the ridgelines and peaks of ancestral mountains.~~

RURZ - P2

~~Provide for growth and change to settlements within the SETZ – Settlement Zone¹² that:~~

- ~~a. Improves the long-term viability of the settlements and their communities;~~
- ~~b. Fits with the historic, cultural and environmental character of the existing settlement;~~
- ~~c. Provides new housing opportunities in locations that are away from significant risks to life, safety and property damage from natural hazards;~~
- ~~d. Integrates with the existing residential settlement and maintains a consolidated settlement form;~~
- ~~e. Supports rural community needs by providing for community facilities and educational facilities; and~~
- ~~f. Does not compromise the dominance of¹³ the natural and cultural landscape setting and minimises ribbon residential development along the coastline, on prominent spurs, ridges and skylines and avoids development on the ridgelines and peaks of ancestral mountains.~~

¹⁰ Grey District Council (S607.107)

¹¹ Federated Farmers (S524.109) and Horticulture New Zealand (S486.066)

¹² Federated Farmers of New Zealand (S524.110)

¹³ Department of Conservation (S602.229)

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RURZ - P3

Expansion of existing settlements beyond current boundaries should support the existing character and amenity of the settlement and avoid areas of high hazard risk, high natural or Poutini Ngāi Tahu cultural values, or significant agricultural primary¹⁴ production values.

RURZ - P4

Provide for rural lifestyle development within the RLZ - Rural Lifestyle Zone¹⁵ on the outskirts of towns and settlements where this will not conflict with rural production values primary production activities¹⁶, and recognising that these have the following characteristics:

- a. Large lots with onsite infrastructure servicing;
- b. A mix of activities;
- c. Low traffic and moderate noise levels;
- d. Dominance of open space and plantings over buildings; and
- e. Setbacks from property boundaries.

Production Values

RURZ - P5

Recognise that there are only small areas of highly productive land and soils for agricultural and horticultural production on the West Coast/Te Tai o Poutini and where possible locate non-agricultural activities outside of these highly productive locations.

Non-Rural Activities

RURZ - P6

Recognise that the rural areas may be the most appropriate location for some utility, regionally significant infrastructure¹⁷, educational facilities,¹⁸ industrial or commercial uses to establish, where these have a functional relationship with rural areas, provided the character and amenity of the rural areas is maintained and adverse effects are managed. In particular, regionally significant infrastructure may have a functional need to be located in rural areas in order to operate effectively¹⁹

RURZ - P7

Recognise that where non rural activities are located in rural areas, this should not be to the detriment of the effective function of towns and settlements, or to avoid the costs of connection to community funded infrastructure.

RURZ - P8

Provide for new commercial and industrial activities within settlements where this does not detract from residential amenity.

Visitor Economy

RURZ - P9

Recognise that the rural areas form an important part of the visitor economy of the West Coast/Te Tai o Poutini, particularly as a location where tourism and visitor attractions are established.

RURZ - P10

¹⁴ TiGa Minerals and Metals Limited (S493.093), WMS Group (S599.109), Birchfield Coal Mines Ltd (S601.087), Birchfield Ross Mining Limited (S604.077), Phoenix Minerals Limited (S606.062), Whyte Gold Limited (S607.062)

¹⁵ Cashmere Bay Dairy Ltd (S461.012)

¹⁶ Horticulture New Zealand (S486.067)

¹⁷ Manawa Energy (S438.137)

¹⁸ Ministry of Education (S456.048)

¹⁹ Radio New Zealand (S476.037)

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Support the development of appropriate tourism and visitor businesses such as accommodation, education and other facilities which relate to the rural environments in which they are located, where these activities do not adversely affect primary production activities²⁰.

Infrastructure in Rural Areas

RURZ - P11

Subdivision and development in GRUZ - General Rural and RLZ - Rural Lifestyle Zones, the SETZ - PREC3 - Coastal Settlement Precinct and the SETZ - PREC4 - Settlement Zone - Rural Residential Precinct should recognise the character and form of rural infrastructure including:

- a. Roads with roadside ditches rather than kerb and channel;
- b. An absence of street lights and urban style footpaths; and
- c. On site provision of water supply and on-site land treatment and disposal of stormwater and wastewater.

RURZ - P12

Within the SETZ - Settlement Zone (outside of the SETZ - PREC3 Coastal Settlement Precinct and SETZ - PREC4 - Rural Residential Precinct) ensure that sufficient wastewater, water supply, refuse disposal, roading, footpath, open space and parking infrastructure servicing is provided as part of new development.

RURZ - P13

Where community scale infrastructure is developed to support more than 10 privately owned lots this should be to appropriate standards and vested in the Council to ensure ongoing maintenance and renewal.

RURZ - P14

Where new infrastructure is required to support rural lifestyle development or settlement expansion this new infrastructure should be put in place at the time of development at the expense of the developer.

Reverse sensitivity

RURZ - P15

New development should be designed and located with sufficient buffers so that existing rural uses and ~~consented~~ lawfully established²¹ activities are not unreasonably compromised by the proximity of sensitive neighbouring activities.

RURZ - P16

There should be sufficient buffers provided from infrastructure such as wastewater treatment plants and land disposal areas, renewable electricity generation²², transmission infrastructure, telecommunications and radio communication equipment²³ and water supply catchments ~~to avoid reverse sensitivity effects on the infrastructure to ensure that infrastructure is not compromised by reverse sensitivity effects~~²⁴.

Papakāinga housing

RURZ - P17

Enable the housing needs of Poutini Ngāi Tahu ~~whānau~~ and Māori landowners²⁵ to be met in rural areas and locations safe from significant natural hazards.

Mineral Extraction

²⁰ Federated Farmers (S524.124)

²¹ Waka Kotahi (S450.269), Horticulture New Zealand (S486) and Federated Farmers (S524.115)

²² Manawa Energy (S438.139)

²³ Radio New Zealand (S476.038)

²⁴ Horticulture New Zealand (S486.071)

²⁵ Te Tumu Paeroa (S440.046)

RURZ - P18

Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied or mitigated.

RURZ - P19

Manage conflicts between mineral extraction activities and other land uses by ensuring that:

- a. Standards to minimise impacts on the amenity, rural character and natural values of rural areas are met; and
- b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.

RURZ - P20

Enable rural production activities to utilise aggregate resources by providing for farm quarries where they are not located within areas identified within Schedules One - Eight.

RURZ - P21

Require proposals for new mineral extraction activities to provide adequate information on the establishment and operation of the mineral extraction activity, measures to reduce and/or avoid adverse effects and rehabilitation of the mineral extraction area.

RURZ - P22

Sites used for mineral extraction should be rehabilitated to enable the land to be used for other activities appropriate to the area.

RURZ - P23

Co-ordinate the approach to mineral extraction activity consents with the West Coast Regional Council, particularly where water resources and soil conservation are affected.

RURZ - P24

When mineral resources of regional or national significance are identified, consider including these areas within the MINZ - Mineral Extraction Zone.

RURZ - P25

Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by:

- a. Utilising management, mitigation and rehabilitation plans as a key tool;
- b. Managing dust, noise, vibration, access and lighting to maintain amenity values;
- c. Managing traffic generation impacts on the operation and maintenance of the transport network;
- d. Avoiding or mitigating impacts on significant indigenous vegetation and significant habitats of indigenous fauna;
- e. Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity;
- f. Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale;
- g. Undertaking progressive remediation to address effects during extraction operations; and
- h. Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose.

Airfields and Helipads

RURZ - P26

Provide for development and use²⁶ of ancillary infrastructure such as rural airstrips and helipads helicopter landing areas which support rural land uses such as farming production, conservation and recreation.

RURZ - P27

²⁶ New Zealand Agricultural Aviation Association (S166.032), Horticulture New Zealand (S486.072)

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Manage the location and operation of rural airstrip airfield and helicopter landing areas within the rural area for activities other than rural production and conservation²⁷ to provide for the amenity values of the surrounding rural and settlement areas.

RURZ - P28

Enable aircraft and helicopter movements within the rural area for ~~purposes~~ agricultural aviation activities²⁸ ancillary to rural production on a seasonal and short-term basis.

GRUZ - PREC1 - Community Living Precinct Policy

GRUZ - PREC1 - P1

Subdivision, use and development within the GRUZ - PREC1 - Community Living Precinct should:

1. Provide for grouped housing, community infrastructure and other activities with appropriate buffers to avoid impacts on the amenity of surrounding properties and the environment;
2. Minimise any impacts on natural environment values and appropriately locate wastewater treatment infrastructure to avoid adverse effects on water quality;
3. Provide for appropriate expansion and redevelopment of the buildings and activities within the Precinct, allowing for change and growth of the communities within it; and
4. Be undertaken in a planned manner, in accordance with a concept plan agreed with the Grey District Council.

SETZ - PREC2 - Settlement Centre Precinct Policy

SETZ - PREC2 - P2

Subdivision, use and development within the SETZ - PREC2 - Settlement Centre Precinct should:

- a. Maintain or enhance the character and built form of the settlement;
- b. Adaptively reuse existing heritage and character buildings where practicable; and
- c. Provide for commercial activities and community facilities which serve the settlement, rural community and visitors.

SETZ - PREC3 - Coastal Settlement Precinct Policy

SETZ - PREC3- P3

Subdivision, use and development within the SETZ - PREC3 - Coastal Settlement Precinct should:

- a. Take into account the coastal natural character and scenic landscape values of the area;
- b. Have appropriate controls on design and height to protect the landscape and coastal natural character values and be undertaken in accordance with the coastal development guidelines;
- c. Recognise and provide for access to mahinga kai and Sites and Areas of Significance to Māori for Poutini Ngāi Tahu; and
- d. Allow for the further development of the port area at Jackson Bay on legal road reserve at Jackson Bay, Sections 208 and 209 TN of Arawata and Sections 8, 9 and 10 TN of Arawata where this is of a scale and extent that is appropriate to the location; and²⁹
- e. Be located to avoid or designed to mitigate the significant risks of natural hazards.

SETZ - PREC4 - Rural Residential Precinct Policy

SETZ - PREC4 - P4

Subdivision, use and development within the SETZ - PREC4 - Rural Residential Precinct should maintain the predominant rural character and amenity values, which include:

- a. Low-density residential living and small-scale rural activities;
- b. Open space and privacy around buildings; and
- c. On-site servicing and a general absence of urban infrastructure.

²⁷ New Zealand Agricultural Aviation Association (S166.033), Horticulture New Zealand (S486.073) and Federated Farmers (S524.116)

²⁸ New Zealand Agricultural Aviation Association (S166.034)

²⁹ WMS Group (S599.107)

GRUZ - PREC 5 - ~~Highly Productive Land Rural Production~~³⁰ Precinct Policy

GRUZ - PREC5 - P5

Subdivision and development of residential units within the GRUZ - PREC5 - ~~Highly Productive Land Rural Production~~ Precinct should ensure that economic farming units are retained and that the fragmentation of land for other uses is avoided.

GRUZ

General Rural Zone - Rules

Overview

The GRUZ - General Rural Zone is the largest zone that affects private land on the West Coast/Te Tai o Poutini. Rural land is an important resource as it underpins the social and economic well-being of the West Coast/Te Tai o Poutini. The rural area is a dynamic environment, influenced by changing farming practice and by a wide range of productive activities. The RURZ - Rural Objectives and Policies and GRUZ - General Rural Zone Rules provide the framework for managing the effects of development within this zone.

The GRUZ - General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. It also provides for resource extraction such as quarrying and mining, **regionally significant infrastructure**³¹ and intensive indoor farming, such as indoor poultry and pig farms. These activities have the potential to generate adverse activities beyond the boundaries of a site, for example: noises from farm animals and machinery, odour from dairy-sheds and associated effluent treatment and discharge systems, silage/baleage and agricultural fertiliser, light overspill, and traffic effects from milk tankers, aggregate trucks and stock trucks. The effects of rural production activities therefore need to be appropriately managed and mitigated, while recognising that the GRUZ - General Rural Zone is a production-oriented working environment that is characterised by these activities.

The GRUZ - General Rural Zone is also characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds, or larger, more numerous buildings of industrial scale and appearance used for intensive primary production or rural industry. **A number of renewable electricity generation activities are located within this zone and these activities provide a crucial role in ensuring provision of electricity supply to the West Coast and are recognised as regionally significant assets.**³² Rural halls, domains and schools which serve the needs of the rural community are also present, however there is a general lack of urban infrastructure in the zone such as street lighting and footpaths. Te Tai o Poutini Plan seeks to maintain this rural character.

Where numerous or larger scale buildings or structures are proposed, their location, height and scale are managed to ensure development does not compromise the qualities of the rural setting or rural character.

Urban activities such as commercial and retail, or industrial activities not associated with primary production, are restricted within the zone. Rural lifestyle subdivision is also limited due to the potential for reverse sensitivity effects impacting on primary production activities and the potential for fragmentation of productive land.

The RURZ - Rural Zones Objectives and Policies and GRUZ - General Rural Zone Rules provide the framework for managing the effects of development in the GRUZ - General Rural Zone. However, there are additional specific policies and different rules for the two precincts - the GRUZ - PREC1 - Community Living Precinct and the GRUZ - PREC5 - ~~Highly Productive Land Rural Production~~³³ Precinct. Where there is a conflict between a GRUZ - General Rural Zone provision and the GRUZ - PREC1 - Community Living Precinct or GRUZ - PREC5 -

³⁰ Grey District Council (S608.484)

³¹ Manawa Energy (S438.140)

³² Manawa Energy (S438.140)

³³ Grey District Council (S608.484)

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Highly Productive Land Rural Production provision, within each Precinct, the relevant Precinct provision applies.

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There are no specific provisions as relate to plantation forestry within the RURZ - Rural Zone Chapters. This is because plantation forestry is principally regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017. Exceptions to this occur in the Overlay Chapters and where forestry activities are proposed these chapters must be considered.

Relationship With Energy, Infrastructure and Transport provisions³⁴

The ENG Energy chapter contains rules applying to energy activities and renewable electricity generation activities throughout the district, and accordingly the rules in this chapter do not apply to these activities. Similarly, the INF Infrastructure chapter contains rules applying to specified infrastructure such as telecommunications, wastewater, stormwater and water supply installations, pipelines and meteorological facilities and accordingly the rules in this chapter do not apply to those activities.

The TRN Transport chapter contains the rules around the development of the transport network and the performance standards that apply for construction of these facilities and accordingly the rules in this chapter do not apply to those activities.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities in the GRUZ - General Rural Zone, including:

- ~~**Overlay Chapters** – the Overlay Chapters have provisions in relation to Historic Heritage; Notable Trees; Sites and Areas of Significance to Māori; Ecosystems and Indigenous Biodiversity; Natural Features and Landscapes; Natural Character and the Margins of Waterbodies; Natural Hazards; and the Coastal Environment. Where an activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.~~³⁵
- **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters** - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the General Residential Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.
- **Natural Hazards** - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the General Residential Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.
- **Natural Character and Margins of Waterbodies** - in some locations areas of General Residential Zone may extend into the riparian margins of waterbodies. The Natural Character and Margins of Waterbodies Chapter contains provisions on how these areas must be managed.
- **Ecosystems and Biodiversity** – Where indigenous vegetation clearance is proposed within a Residential Zone, the provisions of the Ecosystems and Biodiversity chapter apply
- **General District Wide Matters** - provisions in relation to Earthworks in particular may be relevant to many activities.
- **Subdivision** - The Subdivision Chapter sets out the requirements for subdivision activities in the GRUZ - General Rural Zone.
- **Financial Contributions** - The Financial Contributions Chapter sets out the requirements for contributions of costs for activities which impact on the local network utility operators.

Relationship with Other Plans

Many activities that occur in rural areas are also regulated by the West Coast Regional Council through Regional Plans, including the Regional Land and Water Plan, Regional Air Plan and Regional Coastal Plan. When planning to undertake an activity, the status under the relevant Regional Plans should also be confirmed and any necessary resource consents applied for under both Plans.

General Rural Zone Rules

³⁴ Manawa Energy (S438.141)

³⁵ Forest and Bird (S560.370 and S560.0543)

Permitted Activities

GRUZ - R1 Agricultural, Pastoral or Horticultural Activities and Buildings **and Structures**

Activity Status Permitted

Where:

1. Maximum building **or structure** height above ground level is:
 - i. 10m; except that
 - ii. No building, structure 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;
2. Buildings **and structures** are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary, **10m** from any Settlement Zone boundary and ~~10m~~ 5m³⁶ 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 on another site 50m, and from any other boundary 20m;
4. Woodlots are not established within:
 - i. 10m of the boundary of an adjoining property unless that property is within plantation forest; and
 - ii. 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:
 - i. No bees may be kept on a property less than 600m² net site area; and
 - ii. Beehives must be placed with an obstruction in front of them or be elevated to enable bees to be 2.5m above ground level prior to crossing the site boundary;
7. The maximum ground floor area of any single building is 1000m² or 500m² for any residential building³⁷;
8. Vehicle crossing standards in Rule TRN – R1 are met³⁸; and
9. No building housing sensitive activities shall be located within 150m of a Designated community wastewater treatment facility site boundary³⁹.

Advice Note:

1. If land 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 within the Pounamu and Aotea Overlays is subject to Rule SASM - R7.

Activity status where compliance not achieved: **Restricted Discretionary for Agricultural, Pastoral or Horticultural buildings not meeting standard 7, Otherwise** Discretionary

GRUZ - R2 Conservation and Recreation Activities

Activity Status Permitted

Where:

1. All performance standards for Rule GRUZ - R1 are complied with.
2. Within the Rifle Range Protection Areas, Recreation Activities are restricted to Recreational Firearms ~~Target~~ ⁴⁰Shooting.

Activity status where compliance not achieved: Discretionary where 1 is not complied with Non-complying where 2 is not complied with.

GRUZ - R3 Residential Activities and Residential Units

Activity Status Permitted

Where:

1. All performance standards for Rule GRUZ - R1 are complied with;
2. No residential activities or residential units occur within the Rifle Range Protection Area;

³⁶ Davis Ogilvie & Partners Ltd (S465.033)

³⁷ Buller District Council (S538.497)

³⁸ Waka Kotahi NZ Transport Agency (S450.271)

³⁹ Buller District Council (S538.497)

⁴⁰ Westport Pistol Club (S336.012), Westport Rifle Club Incorporated (S457.011), Chris & Jan Coll (S558).507, Chris J Coll Surveying Limited (S566.507), William McLaughlin (S567.551) and Laura Coll McLaughlin

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3. Residential unit density is no more than one unit per 10ha net site area in the ~~Highly Productive Land Rural Production Precinct⁴¹ Overlay~~ and one unit per 4ha net site area in the rest of the General Rural Zone except
 - i. Where:
 - a. The site is already in existence and complied with the previous relevant Grey, Buller or Westland District Plan density provisions; or
 - b. The site is subject to an approved subdivision consent at the operative date of the plan;
 - c. Then the residential unit density is no more than one unit per site;
 - ii. 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 that:
 - i. Are located within 20 metres of and share the driveway with either the principal dwelling; or
 - ii. Are worker accommodation associated with primary production buildings;
5. **Provision shall be made for sufficient water supply and access to water supplies for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008)**

Advice Note s:

1. Where a residential building or noise sensitive activity is located within:
 - i. 80m of a State Highway with a speed limit of 70kph or greater; or
 - ii. 40m of a State Highway with a speed limit of less than 70kph; or
 - iii. 40m of a Railway Line; or
 - iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
 - v. The 55 dBA Noise 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 will apply.

2. **The New Zealand Fire Service Firefighting Water Supplies Code of Practice PAS:4509:2008 should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.**

Activity status where compliance not achieved: **Restricted Discretionary where this is Temporary Worker Accommodation subject to Rule GRUZ – R22, Otherwise Discretionary**

GRUZ - R4 Papakāinga Developments

Activity Status Permitted

Where:

1. All performance standards for Rule GRUZ - R1 are complied with;
2. No papakāinga development occurs within any Rifle Range Protection Area;
3. Residential building density is no more than one unit per hectare net site area, however units are able to be clustered; and
4. On-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga.

Advice Note Notes:

1. Where a noise sensitive activity is located within:
 - i. 80m of a State Highway with a speed limit of 70kph or greater; or
 - ii. 40m of a State Highway with a speed limit of less than 70kph; or
 - iii. 40m of a Railway Line; or
 - iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
 - v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in Rule NOISE – R3 will apply.

⁴¹ Grey District Council (S608.484)

2. The New Zealand Fire Service Firefighting Water Supplies Code of Practice PAS:4509:2008 should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.

Activity status where compliance not achieved: Restricted Discretionary

GRUZ - R5 Minor structures

Activity Status Permitted

Where:

1. These are not structures associated with Agricultural, Pastoral and Horticultural Activities Permitted under Rule GRUZ - R1;
2. All performance standards for Rule GRUZ—R1 are complied with; Structures are set back a minimum of 10m from the road boundary, 20m from the State Highway boundary and 5m from internal boundaries ⁴²
3. Masts, poles, aerials and pou whenua must not exceed 7m in height;
4. Any antenna dish must be less than 1.5m in diameter;
5. Any other structure must not exceed 10m² and 2m in height; and
6. Within the Rifle Range Protection Area only minor structures that are reasonably necessary for the operation of the Rifle Range or to carry out Agricultural, Pastoral or Horticultural Activities undertaken within the area are established.

Activity status where compliance not achieved: Controlled

GRUZ -R6 Fences, Walls and Retaining Walls

Activity Status Permitted

Where:

1. Fences, walls and retaining walls are a maximum 2m height above ground level;
2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall; and
3. Within the Rifle Range Protection Area only fences walls and retaining walls that are reasonably necessary for the operation of the Rifle Range or to carry out Agricultural, Pastoral or Horticultural Activities undertaken within the area are established.

Activity status where compliance not achieved: Discretionary

~~**GRUZ – R7 Relocated Buildings**~~

~~**Activity Status Permitted**~~

~~Where:-~~

- ~~1. All performance standards for Rule GRUZ—R1 are complied with;~~
- ~~2. Any relocated building intended for use as a dwelling must have been designed and built to be used as a dwelling;~~
- ~~3. A building pre inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a 12 month period;~~
- ~~4. The building shall be located on permanent foundations approved by building consent no later than 2 months of the building being moved to the site; and~~
- ~~5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.~~

~~**Activity status where compliance not achieved:** Controlled~~

GRUZ - R8 Residential Visitor Accommodation

Activity Status Permitted

Where:

1. This is ancillary to a residential or rural activity or is located within the GRUZ - PREC1 - Community Living Precinct;

⁴² Buller District Council (S538.500)

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2. All performance standards for Rules GRUZ - R1, NOISE - R1, -R2 and -R5, LIGHT - R1 and -R3 and SIGN - R15 are complied with;
3. There is a maximum of 6 paying guests at any one time;
4. Notification to the District Council is required 10 working days prior to the activity commencing;
5. Records of letting activity must be kept and provided to the Council ~~on request~~ annually⁴³;
6. No heavy vehicle movements are generated; and
7. In the Buller District, the accommodation is homestay accommodation with a permanent resident living on site.

Advice Note:

Where a noise sensitive activity is located within:

- i. 80m of a State Highway with a speed limit of 70kph or greater; or
- ii. 40m of a State Highway with a speed limit of less than 70kph; or
- iii. 40m of a Railway Line; or
- iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
- v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.

Activity status where compliance not achieved: Restricted Discretionary

GRUZ - R9 Home Business

Activity Status Permitted

Where:

1. This is ancillary to a residential activity;
2. All performance standards for Rules GRUZ - R1, NOISE - R1, -R2 and -R5, LIGHT - R1 and -R3 and SIGN - R15 are complied with;
3. There are no more than two full-time equivalent persons engaged in the home business that reside off-site;⁴⁴
4. A maximum of 10 heavy vehicle movements occurs per day, ~~and whichever is the greater of~~ ⁴⁵30 light vehicle movements per day ~~or~~ and 210 light vehicle movements per week; and
5. No external generation of dust, odour or smoke occurs as part of the activity.

Activity status where compliance not achieved: Restricted Discretionary

GRUZ - R10 Emergency Service Facility

Activity Status Permitted

Where:

1. All performance standards for Rule GRUZ - R1 are complied with except that:
 - a. Hose drying towers are exempt from the height standard; and
 - b. A setback of 5m from the road or State Highway Boundary is required.
2. Where the facility will be located within the Westport Radio Mast EM Overlay 1000m of the Cape Foulwind Radio New Zealand radiocommunications site, any hose drying or siren tower of a height greater than of 108m or greater must be certified by Radio New Zealand that the risk of Electromagnetic coupling with this structure has been mitigated.⁴⁶.

Activity status where compliance not achieved: Restricted Discretionary

GRUZ - R11 Mineral Prospecting and Mineral Exploration

Activity Status Permitted

Where:

1. This is authorised under a prospecting or exploration permit from NZPAM;
2. Notice is provided to the relevant District Council Consent Authority 10 working days prior to the works commencing;
3. Areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible and no later than 3 months after the disturbance has occurred;

⁴³ Grey District Council (S608.109)

⁴⁴ Buller District Council (S538.504)

⁴⁵ Waka Kotahi (S450.275)

⁴⁶ Radio New Zealand (S476.040)

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4. The site shall be rehabilitated as far as is practicable to its original condition; **and**
5. All stripped material (including vegetation, soil and debris) is not deposited within any riparian margin of a waterbody and is contained in such a manner that it does not enter any waterbody or cause the destruction of habitat; **and**
6. **Where the activity is located within Westport Radio Mast EM Overlay and includes any temporary or permanent building or structure of 18m or greater in height, including drilling rigs, the activity must be certified by Radio New Zealand that the risk of Electromagnetic coupling with this structure has been mitigated.**

Advice Note:

1. Where an activity subject to this rule is located within an Overlay Chapter area then compliance with the relevant Overlay Chapter rules is required.
2. Mineral Prospecting and Mineral Exploration within the Pounamu and Aotea Overlays is subject to Rule SASM - R7.
3. The activity may require a resource consent from the West Coast Regional Council. In particular there are restrictions in relation to earthworks within 100m of a wetland and work which may affect waterbodies.

Activity status where compliance not achieved: Restricted Discretionary

GRUZ - R12 Mineral Extraction

Activity Status Permitted

Where:

1. Less than 20,000m³ of material is disturbed or removed within a 12 month period; or
2. Progressive rehabilitation of the mined area occurs so that disturbance is limited to no more than 3ha at any one time per property on which the activity is occurring;

And

- a. The activity does not occur within:
 - i. An Outstanding Natural Landscape or Outstanding Natural Feature; or
 - ii. An area of significant indigenous vegetation or significant indigenous fauna habitat or any Significant Natural Area identified in Schedule Four; or
 - iii. The riparian margins of any stream, river, lake, or wetland;
 - iv. A Historic Heritage site identified in Schedule One; or
 - v. A Site or Area of Significance to Māori identified in Schedule Three;
 - vi. 250m of a residential building on any RESZ - Residential Zone or RURZ - Rural Zone;
- b. There are no stockpiles within 20m of the property boundary;
- c. The maximum stockpile height is 7m;
- d. There shall be no offensive or objectionable dust nuisance as a result of the activity at or beyond the property boundary;
- e. There are a maximum of 10 heavy vehicle movements and 30 light vehicle movements per day generated by the activity;
- f. Vehicle crossings and access meet the design standards as set out in Appendix One Transport Performance Standards;
- g. Hours of operation are limited to 7am to 7pm;
- h. Noise levels meet the Permitted Activity Standards in Rule NOISE -R5; and
- i. Light meets the Permitted Activity standards in Rule LIGHT - R4.

Advice Notes:

1. Where an activity subject to this rule is located within an Overlay Chapter area then compliance with the relevant Overlay Chapter rules is required.
2. Mineral Extraction within the Pounamu and Aotea Overlays is subject to Rule SASM - R7. .
3. Mineral Extraction may require a resource consent from the West Coast Regional Council. In particular there are restrictions in relation to earthworks within 100m of a wetland and work near or within waterbodies, taking and use of water and discharges to waterbodies.

Activity status where compliance not achieved: Controlled where this is a previously mined area identified in Schedule Ten. Otherwise Restricted Discretionary

GRUZ - R13 Community Halls

Activity Status Permitted

Where:

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1. No restriction on hours is in place for up to 12 days per calendar year;
2. No restriction on hours is in place where the hall is in use for Civil Defence Emergency Management purposes;
3. For circumstances other than outlined in 1 and⁴⁷ 2. and~~3.~~ above, hours of operation are limited to:
 - i. 7am to 10pm Sunday - Thursday;
 - ii. 7am to 12p⁴⁸am midnight Friday and Saturdays

Activity status where compliance not achieved: Restricted Discretionary

GRUZ - R14 Community Facilities and Educational Facilities in the Community Living Precinct
Activity Status Permitted

Where:

1. These facilities are located in accordance with the Concept Plan in Appendix Eight.

Activity status where compliance not achieved: Controlled

Controlled Activities

GRUZ - R15 Community Facilities and Educational Facilities in the Community Living Precinct not meeting Permitted Activity Standards
Activity Status Controlled

Matters of control are:

- a. Design and location of structures; and
- b. Landscape measures;
- c. Methods of wastewater and stormwater treatment and disposal;
- d. Methods of ensuring safe drinking water supply;
- e. Any requirement for financial contributions; and
- f. Parking and access.

Activity status where compliance not achieved: N/A

GRUZ - R16 Minor structures not meeting Permitted Activity Standards
Activity Status Controlled

Where:

1. The minor structure does not exceed 10m in height; and
2. All other performance standards for Rule GRUZ - R1 are complied with.

Matters of control are:

- a. Design and location of structures; and
- b. Landscape measures.

Activity status where compliance not achieved: Discretionary

~~**GRUZ – R17 Relocated Buildings not meeting Permitted Activity standards**~~
~~**Activity Status Controlled**~~⁴⁹

Where:

- ~~1. All performance standards for Rule GRUZ – R1 are complied with.~~

~~**Matters of control are:**~~

- ~~a. Design and location of structures;~~
- ~~b. Methods of wastewater and stormwater treatment and disposal;~~
- ~~c. Methods of ensuring safe drinking water supply;~~
- ~~d. Any requirement for financial contributions;~~

⁴⁷ Buller District Council (S538.508), Grey District Council (S608.111)

⁴⁸ Buller District Council (S538.508), Chris & Jan Coll (S558.525), Geoff Volckman (S563.126), Catherine Smart-Simpson (S564.135), Chris J Coll Surveying Limited (S566.525), William McLaughlin (S567.568), Laura Coll McLaughlin (S574.525), Koiterangi Lime Co Ltd (S577.102), Karamea Lime Company (S614.190), Peter Langford (S615.190)

⁴⁹ Buller District Council (S538.502), Chris & Jan Coll (S558.021, S558.514, S558.), Chris J Coll Surveying Limited (S566.021 S566.514), William McLaughlin (S567.011 S567.558), Laura Coll McLaughlin (S574.021 S574.514)

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e. Landscape measures; and

f. Appearance of buildings.

Activity status where compliance not achieved: Discretionary

GRUZ - R18 Mineral Extraction and Mineral Prospecting and Exploration not meeting Permitted

Activity standards

Activity Status Controlled

Where:

1. The activity occurs in previously mined locations identified in Schedule Ten; and
2. The activity does not occur within:
 - i. An Outstanding Natural Landscape or Outstanding Natural Feature; or
 - ii. An area of significant indigenous vegetation or significant indigenous fauna habitat; or
 - iii. The riparian margins of any stream, river, lake, or wetland;
 - iv. A Historic Heritage site, or
 - v. A Site or Area of Significance to Māori;
 - vi. 250m of a residential building on any RESZ - Residential Zone, SETZ - Settlement Zone or RLZ - Rural Lifestyle Zone.

Matters of control are:

- a. Management of access, parking, traffic generation and transport of minerals from the site;
- b. Noise, glare, light, dust, blasting and vibration management;
- c. Hours of operation;
- d. Hazardous substances and waste management;
- e. Historic and Poutini Ngāi Tahu cultural heritage requirements;
- f. Extent and design of earthworks and indigenous vegetation clearance;
- g. Effects on any threatened fauna or flora, or their habitats;
- h. Design and location of ancillary buildings, structures and infrastructure;
- i. Landscape measures;
- j. Maintaining public access;
- k. Effects on riparian margins and water quality;
- l. Monitoring, reporting and community liaison requirements;
- m. Financial contributions and any requirement for bonds; and
- n. Site rehabilitation and mine closure requirements.

Advice Note: Mineral Extraction within the Pounamu and Aotea Overlays is subject to Rule SASM - R7.

Activity status where compliance not achieved: Restricted Discretionary

GRUZ - R19 Intensive Indoor Primary Production in the Community Living Precinct

Activity Status Controlled

Where:

1. All performance standards for Rule GRUZ - R1 are complied with; and
2. This is located in accordance with the Concept Plan in Appendix Eight.

Matters of control are:

- a. Design and location of buildings;
- b. Management of access, traffic and parking;
- c. Management of odour, noise, lighting and dust;
- d. Method of effluent management and disposal;
- e. Landscape measures;
- f. Hours of operation;
- g. Any impacts on the production values of surrounding land;
- h. Effects on visual amenity and rural character; and
- i. Methods of wastewater and stormwater treatment and disposal.

Activity status where compliance not achieved: Restricted Discretionary

Restricted Discretionary Activities

GRUZ - R20 Intensive Indoor Primary Production

Activity Status Restricted Discretionary

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Where:

1. All performance standards for Rule GRUZ - R1 are complied with.

Discretion is restricted to:

- a. Bulk and location of buildings;
- b. Management of access, traffic and parking;
- c. Management of odour, noise, lighting and dust;
- d. Method of effluent management and disposal;
- e. Landscape measures;
- f. Hours of operation;
- g. Any impacts on the production values of the surrounding land;
- h. Any requirement for financial contributions;
- i. Effects on visual amenity and rural character; and
- j. Methods of wastewater and stormwater treatment and disposal.

Activity status where compliance not achieved: Discretionary

GRUZ - R21 Rural Industry

Activity Status Restricted Discretionary

Where:

1. All performance standards for Rule GRUZ - R1 are complied with.

Discretion is restricted to:

- a. Bulk and location of buildings;
- b. Management of access, traffic and parking;
- c. Management of odour, noise, lighting and dust;
- d. Hours of operation
- e. Landscape measures;
- f. Any requirement for financial contributions;
- g. Any impacts on the production values of the surrounding land;
- h. Effects on visual amenity and rural character; and
- i. Methods of water supply;
- j. Methods of wastewater and stormwater treatment and disposal.

Activity status where compliance not achieved: Discretionary

GRUZ - R22 Visitor and Temporary Worker Accommodation not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. This is ancillary to a farming, conservation or residential activity; and
2. All performance standards for Rule GRUZ - R1 are complied with.

Discretion is restricted to:

- a. Number of visitors/workers staying on site;
- b. Number of days of use for the accommodation;
- c. Management of traffic and parking;
- d. Landscape measures;
- e. Any requirement for noise insulation where these are located by a State Highway or within an Airport Noise Overlay;
- f. Any impacts on the production values of the surrounding land;
- g. Any requirement for financial contributions;
- h. Effects on visual amenity and rural character; and
- i. Methods of wastewater treatment and disposal.

Activity status where compliance not achieved: Discretionary

GRUZ - R23 Papakāinga Developments not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where

1. These are not established within any Rifle Range Protection Area.

Discretion is restricted to:

- a. Design and location of structures;

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- b. Requirements for wastewater, water supply or stormwater servicing;
- c. Any requirement for noise insulation where these are located by a State Highway or within an Airport Noise Overlay;
- d. Any requirement for financial contributions; and
- e. Landscape measures; and
- f. Management of access and parking⁵⁰; and
- g. Within the Westport Radio Mast EM Overlay, any requirements to mitigate the risk of electromagnetic coupling, including during the construction phase

Activity status where compliance not achieved: Non-complying

~~GRUZ – R24 Non-rural Activities⁵¹~~

~~Activity Status Restricted Discretionary~~

~~Where:~~

- ~~1. The maximum floor and yard area for any non-rural activity shall be 250m²; and~~
- ~~2. All performance standards for Rule GRUZ – R1 are complied with.~~

~~Discretion is restricted to:~~

- ~~a. Management of access, traffic and parking;~~
- ~~b. Landscape measures;~~
- ~~c. Hours of operation;~~
- ~~d. Management of odour, noise, lighting and dust;~~
- ~~e. Any impacts on the production values of the surrounding land;~~
- ~~f. Any requirements for management of hazardous substances in accordance with the objectives and policies in the Hazardous Substances chapter;~~
- ~~g. Any requirement for financial contributions;~~
- ~~h. Effects on visual amenity and rural character; and~~
- ~~i. Methods of water supply, wastewater and stormwater treatment and disposal.~~

~~Activity status where compliance not achieved:~~ Discretionary

GRUZ - R25 Mineral Extraction Activities not meeting Permitted or Controlled Activity Standards

Activity Status Restricted Discretionary

Where:

- 1. The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, a Significant Natural Area, a Site or Area of Significance to Māori, or an area of High or Outstanding Coastal Natural Character [refer to the relevant Overlay Chapter rules in relation to activities in these areas]

Discretion is restricted to:

- a. Management of access, parking and traffic generation;
- b. Noise, glare, light, dust, blasting and vibration management;
- c. Hours of operation;
- d. Hazardous substances and waste management;
- e. Historic and Poutini Ngāi Tahu cultural heritage requirements;
- f. Extent and management of earthworks and indigenous vegetation clearance;
- g. Effects on any threatened fauna or flora or their habitats;
- h. Design and location of buildings, structures and infrastructure;
- i. Landscape measures;
- j. Maintaining public access;
- k. Effects on riparian margins and water quality;
- l. Monitoring, reporting and community liaison requirements;
- m. Financial contributions and any requirement for bonds; and
- n. Site rehabilitation and mine closure requirements; and

⁵⁰ Grey District Council (S608.758)

⁵¹ TiGa Minerals and Metals Limited (S493.104), Westland Farm Services (S550.017), WMS Group (S599.120), Birchfield Coal Mines Ltd (S601.098), Birchfield Ross Mining Limited (S604.088), Phoenix Minerals Limited (S606.073), Whyte Gold Limited (S607.073), Federated Farmers of New Zealand (S524.121) and Horticulture New Zealand (S486.082, S486.083)

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- o. Within the Westport Radio Mast EM Overlay, any requirements to mitigate the risk of electromagnetic coupling.

Advice Note: Mineral Extraction within the Pounamu and Aotea Overlays is subject to Rule SASM - R7.

Activity status where compliance not achieved: Refer to relevant Overlay Chapter rules where mineral extraction is proposed in these areas.

GRUZ - R26 Community Facilities, Educational Facilities and Emergency Service Facilities not Meeting Permitted Activity Standards
Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Management of access, parking and traffic generation;
- b. Hours of operation;
- c. Noise management and lighting;
- d. Landscape measures; and
- e. Within the Westport Radio Mast EM Overlay, any requirements to mitigate the risk of electromagnetic coupling, including during the construction phase.

Activity status where compliance not achieved: N/A

GRUZ – RXXX Fences, Walls and Retaining Walls not meeting Permitted Activity Standards⁵²
Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Design and location of structures
- b. Height of structures
- c. Shading and dominance effects on adjoining sites.

Activity status where compliance not achieved: N/A

GRUZ – RXXXX Agricultural, Pastoral and Horticultural Activities where the Maximum Ground Floor Area of any Building does not Meet Permitted Activity Standards
Activity Status Restricted Discretionary

Discretion is restricted to:

- a. Bulk and location of buildings;
- b. Effects on visual amenity and rural character;
- c. Landscape measures; and
- d. Methods of stormwater treatment and disposal.

Activity Status where Compliance Not Achieved: N/A

Discretionary Activities

GRUZ - R27 Agricultural, Pastoral and Horticultural Activities, Conservation and Recreation Activities not meeting Permitted, Controlled or Restricted Discretionary Activity Standards
Activity Status Discretionary

Activity status where compliance not achieved: N/A

~~GRUZ - R28 Minor Structures, Fences, Walls, Retaining Walls and Relocated Buildings⁵³ not meeting Permitted or Controlled Activity Standards~~
Activity Status Discretionary

Activity status where compliance not achieved: N/A

⁵² Frank and Jo Dooley (S478.034, S478.040) and Frank O'Toole (S595.028, S595.022)

⁵³ Frank and Jo Dooley (S478.034, S478.040) and Frank O'Toole (S595.028, S595.022), Chris & Jan Coll (S558), Chris J Coll Surveying Limited (S566), William McLaughlin (S567) and Laura Coll McLaughlin (S574)

GRUZ - R29 Intensive Indoor Primary Production or Rural Industry not meeting Permitted or Restricted Discretionary Activity Standards
Activity Status Discretionary
Activity status where compliance not achieved: N/A

GRUZ - R30 ~~Non-rural Industrial and Commercial~~⁵⁴ activities not meeting Permitted or Restricted Discretionary Activity Standards ~~Excluding Rural Industry~~
Activity Status Discretionary

Where:

1. The activity is not for large format retail a Commercial Activity with a floor and/or yard area of greater than 250m²; nor any
2. ~~Non-rural~~ Industrial activities located within 10km of any Industrial Zone site of sufficient size to accommodate the activity.

Activity status where compliance not achieved: Non-complying

GRUZ -R31 Visitor and Temporary Worker Accommodation not meeting Permitted or Restricted Discretionary Activity Standards
Activity Status Discretionary

Where:-

1. ~~The visitor and temporary worker accommodation is ancillary to a farming, conservation or residential activity.~~⁵⁵

Activity status where compliance not achieved: Non-complying N/A

GRUZ - R32 Mineral Prospecting and Exploration and Mineral Extraction Activities not meeting Restricted Discretionary Activity Standards
Activity Status Discretionary

Advice Note: Mineral Extraction within the Pounamu and Aotea Overlays is subject to Rule SASM - R7.

Activity status where compliance not achieved: N/A

GRUZ - R33 Residential Activities and Residential Units not meeting Permitted or Restricted Discretionary⁵⁶ Activity Standards
Activity Status Discretionary

Where:

1. This does not occur within any Rifle Range Protection Area.

Activity status where compliance not achieved: Non-complying

Non-complying Activities

GRUZ - R34 ~~Non-rural Commercial and Industrial~~⁵⁷Activities, ~~Visitor and Temporary Worker Accommodation~~ not meeting any other Rule in the zone
Activity Status Non-complying

Activity status where compliance not achieved: N/A

⁵⁴ Buller District Council (S538.516, S538.522), Chris & Jan Coll (S558.544), Geoff Volckman (S563.139), Catherine Smart-Simpson (S564.148), Chris J Coll Surveying Limited (S566.544), William McLaughlin (S567.585), Laura Coll McLaughlin (S574.544), Koiterangi Lime Co Ltd (S577.115), Karamea Lime Company (S614.203) and Peter Langford (S615.203)

⁵⁵ Buller District Council (S538.523), John Brazil (S360.071), Steve Croasdale (S516.134, S516.133), Geoff Volckman (S563.143, S563.142), Catherine Smart-Simpson (S564.152, S564.151), Koiterangi Lime Co Ltd (S577.119, S577.118), Karamea Lime Company (S614.207, S614.206), Peter Langford (S615.207, S615.206), Chris & Jan Coll (S558.548, S566.547), Chris J Coll Surveying Limited (S566.548), William McLaughlin (S567.589, S567.588), Laura Coll McLaughlin (S574.548, S574.547)

⁵⁶ Horticulture New Zealand (S486.084)

⁵⁷ Buller District Council (S538.526)

GRUZ - R35 Any Activity not provided for by another Rule in the zone
Activity Status Non-complying
Activity status where compliance not achieved: N/A

RLZ

Rural Lifestyle Zone- Te Takiwā Kāinga Tuawhenua

Overview

The RLZ - Rural Lifestyle Zone is generally located close to the main towns and settlements. It includes areas that were predominantly farmed in the past but have gradually taken on a more residential character. The role of the RLZ - Rural Lifestyle Zone is to provide for a residential lifestyle within a rural environment on lots smaller than those of the GRUZ - General Rural Zone, while still allowing rural activities to occur. Providing for the RLZ - Rural Lifestyle Zone enables the GRUZ - General Rural Zone to continue to function as a productive working zone that is not compromised by ad hoc or sporadic subdivision and/or rural lifestyle living activities.

The RURZ - Rural Zones Objectives and Policies and RLZ - Rural Lifestyle Zone Rules provide the framework for managing the effects of development within this zone.

Subdivision and development in the zone are expected to provide an appropriate transition to the surrounding GRUZ - General Rural Zone by retaining a sense of spaciousness and prevailing rural character. Because the RLZ - Rural Lifestyle Zone directly abuts the GRUZ - General Rural Zone, reverse sensitivity with common rural activities such as mining and quarrying and dairy sheds, alongside the typical noises and smells of rural areas is an issue. For this reason, the zone's provisions seek to maintain rural lifestyle character and amenity, including by managing density and building setbacks from internal and road boundaries.

Given the proximity of rural lifestyle areas to urban areas, there is the potential for activities that are more typically associated with urban areas to seek to establish in this zone. General residential living at urban densities, stand-alone retail/business activities and industrial are not provided for or anticipated in the zone as they can reduce rural character and amenity, lead to reverse sensitivity and cumulative effects and undermine the role and function of RESZ - Residential, INZ - Industrial and CMUZ - Commercial and Mixed Use Zones. There are also no reticulated services available within this zone, and all activities are expected to be self-contained for water supply, wastewater and stormwater treatment and disposal. Activities that are complementary to rural lifestyle, such as agriculture, pastoral and horticulture activities and home occupations are provided for in the zone, at a scale appropriate to the size of the lots.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities in the RLZ - Rural Lifestyle Zone, including:

- ~~**Overlay Chapters** – the Overlay Chapters have provisions in relation to Historic Heritage; Notable Trees; Sites and Areas of Significance to Māori; Ecosystems and Indigenous Biodiversity; Natural Features and Landscapes; Natural Character and the Margins of Waterbodies; Natural Hazards; and the Coastal Environment. Where an activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.⁵⁸~~
- **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters** - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the General Residential Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.
- **Natural Hazards** - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the General Residential Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.
- **Natural Character and Margins of Waterbodies** - in some locations areas of General Residential Zone may extend into the riparian margins of waterbodies. The Natural Character and Margins of Waterbodies Chapter contains provisions on how these areas must be managed.

⁵⁸ Forest and Bird (S560.370 and S560.0543)

Appendix 1 Rural Zones – Recommended Amendments to the Plan
Note Amendments from the Addendum Report are Highlighted in Green
Amendments from the Right of Reply are Highlighted in Yellow

- **Ecosystems and Biodiversity** – Where indigenous vegetation clearance is proposed within a Residential Zone, the provisions of the Ecosystems and Biodiversity chapter apply.
- **General District Wide Matters** - provisions in relation to earthworks in particular may be relevant to many activities.
- **Subdivision** - The Subdivision chapter sets out the requirements for subdivision activities the RLZ - Rural Lifestyle Zone.
- **Financial Contributions** - The Financial Contributions chapter sets out the requirements for contributions of costs for activities which impact on the local network utility operators.

Relationship with Other Plans

Many activities that occur in rural areas are also regulated by the West Coast Regional Council through Regional Plans, including the Regional Land and Water Plan, Regional Air Plan and Regional Coastal Plan. When planning to undertake an activity, the status under the relevant Regional Plans should also be confirmed and any necessary resource consents applied for under both Plans.

Note with Regard to Plantation Forestry

There are no specific provisions as relate to plantation forestry within the RURZ - Rural Zone Chapters. This is because plantation forestry is principally regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017. Exceptions to this occur in the Overlay Chapters and where forestry activities are proposed these chapters must be considered.

Rules

Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity are provided in General Approach.

Permitted Activities

RLZ - R1 Agricultural, Horticultural and Pastoral Activities and Buildings

Activity Status Permitted

Where:

1. The activity does not include:
 - i. Intensive indoor primary production;
 - ii. The storage and disposal of solid or liquid animal waste other than that generated on the site;
 - iii. Stock sale yards; or
 - iv. Farm quarries;
2. The maximum gross ground floor area of a single building is 350m²;
3. The maximum height above ground level is:
 - i. 10m for residential buildings and emergency service facilities⁵⁹; and
 - ii. 7m for non-residential buildings; except
 - iii. No building, structure 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;
4. Buildings are set back a minimum of 10m from the road boundary, 20m from the State Highway Boundary and 103⁶⁰m from all internal boundaries;
5. Site coverage is a maximum of 30%; ~~and~~
6. ~~Performance standards for poultry farming and pig keeping apply as follows:~~
 - ~~i. For poultry setbacks of 10m from any residential building on another site and 2m from the site boundary;~~
 - ~~ii. For pig keeping setbacks of 50m from any residential building on another site and 100m for any shelter holding 4 or more pigs~~

Shelters and buildings used to house or feed poultry or pigs must be setback at least 30m from any boundary;⁶¹
7. Performance standards for beekeeping in the Westland District apply as follows:

⁵⁹ FENZ (S573.054)

⁶⁰ Gina Hogarth (S304.001)

⁶¹ Buller District Council (S538.529)

Appendix 1 Rural Zones – Recommended Amendments to the Plan
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- i. No bees may be kept on a property less than 600m² net site area; and
 - ii. 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 prior to crossing the site boundary; and
8. Vehicle crossing standards in Rule TRN – R1 are met⁶²

Advice Notes:

1. If land 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. Sale of stock produced on the property is not considered a stock sale yard in terms of standard 1.iii.

Activity status where compliance not achieved: Discretionary

RLZ - R2 Conservation Activities

Activity Status Permitted

Where:

1. All relevant performance standards for Rule RLZ - R1 are complied with.

Activity status where compliance not achieved: Discretionary

RLZ - R3 Residential Activities and Residential Units

Activity Status Permitted

Where:

1. All performance standards for Rule RLZ - R1 are complied with.
2. Residential unit density is no more than one unit per 1ha net site area on physically contiguous land except where the site is already in existence at the date of notification of the Plan⁶³; and
3. There is no more than 1 minor residential unit with a maximum gross floor area of 65m² where this is located within 20 metres of and shares the driveway with the principal dwelling; and
4. Provision shall be made for sufficient water supply and access to water supplies for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008).

Advice Notes:

1. Where a residential building or noise sensitive activity is located within:
 - i. 80m of a State Highway with a speed limit of 70kph or greater; or
 - ii. 40m of a State Highway with a speed limit of less than 70kph; or
 - iii. 40m of a Railway Line; or
 - iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
 - v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.

2. The New Zealand Fire Service Firefighting Water Supplies Code of Practice PAS:4509:2008 should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.

Activity status where compliance not achieved: Discretionary

RLZ - R4 Papakāinga Developments

Activity Status Permitted

Where:

1. Performance standards 3-5 for Rule RLZ - R1 are complied with;
2. Residential building density is no more than one unit per 1000m² net site area, however units can be clustered; and
3. On-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga; and
4. Provision shall be made for sufficient water supply and access to water supplies for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008)

Advice Notes:

⁶² Waka Kotahi (S450.277)

⁶³ Buller District Council (S538.531)

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- 1.** Where a residential building or noise sensitive activity is located within:
- i. 80m of a State Highway with a speed limit of 70kph or greater; or
 - ii. 40m of a State Highway with a speed limit of less than 70kph; or
 - iii. 40m of a Railway Line; or
 - iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
 - v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the Noise Insulation Requirements set out in Rule NOISE - R3 will apply.

2. The New Zealand Fire Service Firefighting Water Supplies Code of Practice PAS:4509:2008 should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.

Activity status where compliance not achieved: Discretionary

RLZ - R5 Minor Structures

Activity Status Permitted

Where:

1. ~~All performance standards for Rule RLZ—R1 are complied with. Structures are setback a minimum of 10m from the road boundary, 20m from the State Highway Boundary and 3m from internal boundaries⁶⁴~~
2. Masts, poles, aerials and pou whenua must not exceed 7m in height;
3. Any antenna dish must be less than **1.5m** in diameter;
4. Any ornamental or garden structure must not exceed 2.4 m in height; and
5. Any other structure must not exceed 10m² and 2m in height.

Activity status where compliance not achieved: Controlled

RLZ - R6 Fences Walls and Retaining Walls

Activity Status Permitted

Where:

1. Fences, walls and retaining walls are a maximum 2m height above ground level; and
2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall.

Activity status where compliance not achieved: Discretionary

~~RLZ—R7 Relocated Buildings⁶⁵~~

~~Activity Status Permitted~~

~~Where:-~~

- ~~1. All performance standards for Rule RLZ—R1 are complied with.~~
- ~~2. Any relocated building intended for use as a dwelling must have been designed and built to be used as a dwelling;~~
- ~~3. A building pre-inspection report shall accompany the application for a building consent for the destination site. That report is to identify all reinstatement works that are to be completed to the exterior of the building. The report shall include a certification by the property owner that the reinstatement works shall be completed within a 12 month period;~~
- ~~4. The building shall be located on permanent foundations approved by building consent no later than 2 months of the building being moved to the site; and~~
- ~~5. All other reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. This reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.~~

Activity status where compliance not achieved: Controlled

RLZ - R8 Home Business

Activity Status Permitted

⁶⁴ Buller District Council (S539.532)

⁶⁵ Buller District Council (S538.534), Chris & Jan Coll (S558.142, S558.565), Chris J Coll Surveying Limited (S566.142, S566.565), William McLaughlin (S567.022, S567.604) and Laura Coll McLaughlin (S574.142 S574.565)

Appendix 1 Rural Zones – Recommended Amendments to the Plan
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Where:

1. All performance standards for Rule RLZ - R1 are complied with.
2. Hours of operation are limited to:
 - i. 7am-10pm weekdays; and
 - ii. 8am - 8pm weekends and public holidays; except where:
 - a. The entire activity is located within a building;
 - b. Each person engaged in the activity outside the above hours resides permanently on site; and
 - c. There are no visitors, customers or deliveries to the activity outside of the above hours; and
3. There is no more than one full-time equivalent person engaged in the home business that resides off-site⁶⁶
4. A maximum of 10 heavy vehicle movements per day, ~~and whichever is the greater of⁶⁷~~ 30 light vehicle movements per day ~~or~~ and 210 light vehicle movements per week; and
5. No external generation of dust, odour or smoke occurs as part of the activity.

Activity status where compliance not achieved: Discretionary

RLZ - R9 Residential Visitor Accommodation

Activity Status Permitted

Where:

1. This is ancillary to a Residential Activity;
2. All performance standards for Rule RLZ - R1, NOISE - R1, -R2, and -R4, LIGHT - R1 and -R3 and SIGN - R15 are complied with;
3. There is a maximum of paying 6 guests at any one time;
4. Written Notification to the District Council is required 10 working days prior to the activity commencing;
5. No heavy vehicle movements are generated; and
6. Records of letting activity must be kept and provided to the Council on request; and
7. In the Buller and Westland⁶⁸ Districts the accommodation is homestay accommodation with a permanent resident living on site.

Advice Note:

Where a residential building or noise sensitive activity is located within:

- i. 80m of a State Highway with a speed limit of 70kph or greater; or
- ii. 40m of a State Highway with a speed limit of less than 70kph; or
- iii. 40m of a Railway Line; or
- iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
- v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply

Activity status where compliance not achieved: Restricted Discretionary

RLZ - R10

Community Facilities, Educational Facilities, Emergency Service Facilities and Recreational Facilities

Activity Status Permitted

Where:

1. All performance standards for Rule RLZ - R1, NOISE - R1, -R2, and -R4 and LIGHT - R1 and -R3 are complied with;
2. Hours of operation are limited to:
 - i. 7am-10pm weekdays; and
 - ii. 8am - 8pm weekends and public holidays; except
 - iii. For community halls lawfully established at the time of notification of the Plan:
3. Hours of operation on Friday and Saturday are 7am - 12pa⁶⁹m midnight; ~~and~~
4. No restriction on hours is in place for up to 12 days per calendar year;and

⁶⁶ Buller District Council (S538.504)

⁶⁷ Waka Kotahi (S450.280)

⁶⁸ Westland District Council (S181.042)

⁶⁹ Buller District Council (S538.537)

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5. There are no hours of operation for emergency service facilities⁷⁰

Advice Note:

Where a noise sensitive activity is located within:

- i. 80m of a State Highway with a speed limit of 70kph or greater; or
- ii. 40m of a State Highway with a speed limit of less than 70kph; or
- iii. 40m of a Railway Line; or
- iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or
- v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports or Greymouth or Karamea Aerodrome.

Then the Noise Insulation Requirements are set out in Rule NOISE - R3 will apply.

Activity status where compliance not achieved: Discretionary

RLZ - R11 Mineral Prospecting and Mineral Exploration

Activity Status Permitted

Where:

1. This is authorised under a prospecting or exploration permit from NZPAM;
2. Written notice is provided to the relevant District Council 10 working days ahead of work being undertaken;
3. Where areas are to be disturbed, topsoil shall be stripped and stockpiled and then replaced over the area of land disturbed as soon as possible and no later than 3 months after the disturbance has occurred;
4. The site shall be rehabilitated as far as is practicable to its original condition; **and**
5. All stripped material (including vegetation, soil and debris) is not deposited within any riparian margin of a waterbody and is contained in such a manner that it does not enter any waterbody or cause the destruction of habitat; **and**
6. **Where the activity is located within Westport Radio Mast EM Overlay and includes any temporary or permanent building or structure of 18m or greater in height, , including drilling rigs, the activity must be certified by Radio New Zealand that the risk of Electromagnetic coupling with this structure has been mitigated.**

Advice Notes:

1. Where an activity subject to this rule is located within an Overlay Chapter area then compliance with the relevant Overlay Chapter rules is required.
2. Mineral Prospecting and Mineral Exploration within the Pounamu and Aotea Overlays is subject to Rule SASM - R7.
3. The activity may require a resource consent from the West Coast Regional Council. In particular there are restrictions in relation to earthworks within 100m of a wetland and work which may affect waterbodies.

Activity status where compliance not achieved: Restricted Discretionary

Controlled Activities

RLZ - R12 Minor structures not meeting Permitted Activity Standards

Activity Status Controlled

Where:

1. The minor structure does not exceed 10m in height; and
2. All other performance standards for Rule RLZ - R5 are met.

Matters of control are:

- a. Design and location of structures; and
- b. Landscape measures.

Activity status where compliance not achieved: Discretionary

RLZ – R13 Relocated Buildings not meeting Permitted Activity Standards

Activity Status Controlled

Where:

⁷⁰ Grey District Council (S608.117) and FENZ (S573.062)

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~~1. All performance standards for Rule RLZ - R1 are complied with.~~

~~**Matters of control are:**~~

- ~~a. Design and location of structures;~~
- ~~b. Landscape measures; and~~
- ~~c. Appearance of buildings.~~

~~**Activity status where compliance not achieved:** Discretionary⁷¹~~

Restricted Discretionary Activities

RLZ - R14 Residential Visitor Accommodation not meeting Permitted Activity Standards

Activity Status Restricted Discretionary

Where:

1. This is ancillary to a farming, conservation or residential activity; and
2. All performance standards for Rule RLZ - R1 are complied with.

Discretion is restricted to:

- a. Number of visitors staying on site;
- b. Number of days of use for the visitor accommodation;
- c. Management of traffic and parking;
- d. Landscape measures;
- e. Any impacts on the production values of the surrounding land;
- f. Any requirement for financial contributions;
- g. Effects on visual amenity and rural character; and
- h. Methods of wastewater treatment and disposal.

Activity status where compliance not achieved: Discretionary

RLZ - R15 Mineral Prospecting and Exploration not Meeting Permitted Activity Standards and Mineral Extraction Activities

Activity Status Restricted Discretionary

Where:

1. The activity does not occur within an Outstanding Natural Landscape, Outstanding Natural Feature, a Historic Heritage site, or a Site or Area of Significance to Māori, or an area of High or Outstanding Coastal Natural Character [refer to the relevant Overlay Chapter rules in relation to activities in these areas].

Discretion is restricted to:

- a. Management of access, parking, traffic generation and transport of minerals from the site;
- b. Noise, glare, light, dust, blasting and vibration management;
- c. Hours of operation;
- d. Hazardous substances and waste management;
- e. Historic and Poutini Ngāi Tahu cultural heritage requirements;
- f. Extent and design of earthworks and indigenous vegetation clearance;
- g. Effects on any threatened fauna and flora or their habitats;
- h. Design and location of ancillary buildings, structures and infrastructure;
- i. Landscape measures;
- j. Maintaining public access;
- k. Effects on riparian margins and water quality;
- l. Monitoring, reporting and community liaison requirements;
- m. Financial contributions and any requirement for bonds; **and**
- n. Site rehabilitation and mine closure requirements; **and**
- o. **Within the Westport Radio Mast EM Overlay, any requirements to mitigate the risk of electromagnetic coupling.**

Advice Note: Mineral Extraction within the Pounamu and Aotea Overlays is subject to Rule SASM - R7.

Activity status where compliance not achieved: Refer to relevant Overlay Chapter rules where the activity will occur in these areas.

⁷¹ Buller District Council (S538.534, S538.540), Chris & Jan Coll (S558.142, S558.565, S558.164, S558.575), Chris J Coll Surveying Limited (S566.142, S566.565, S566.164, S566.575), William McLaughlin (S567.022, S567.604, S567.024, S567.613) and Laura Coll McLaughlin (S574.142 S574.565, S574.164, S574.575)

Discretionary Activities

RLZ - R16 Agricultural, Horticultural and Pastoral Activities and Buildings not meeting Permitted Activity Standards

Activity Status Discretionary

Where:

2. The activity does not include:
 - a. Intensive indoor primary production;
 - b. The storage and disposal of solid or liquid animal waste other than that generated on the site; or
 - c. Stock sale yards.

Activity status where compliance not achieved: Non-complying

RLZ - R17 Commercial Activities

Activity Status Discretionary

Where:

1. ~~The maximum combined floor and yard area for any Commercial activity shall be 100m²; The activity is not for large format retail with a floor and/or yard area of greater than 250m²; and~~
2. All performance standards for Rule RLZ - R1 are complied with.

Activity status where compliance not achieved: Non-complying

RLZ - R18 Conservation Activities, Recreation Activities, Emergency Service Facilities, Educational Facilities and Community Facilities not meeting Permitted Activity Rules

Activity Status Discretionary

Activity status where compliance not achieved: N/A

RLZ - R19 Minor Structures, Fences, Walls, Retaining Walls⁷² and Relocated Buildings⁷³ not meeting Permitted or Controlled Activity Rules

Activity Status Discretionary

Activity status where compliance not achieved: N/A

RLZ - R20 Residential Visitor Accommodation not meeting Permitted or Restricted Discretionary Activity Rules

Activity Status Discretionary

Activity status where compliance not achieved: N/A

RLZ - R21 Home Business not meeting Permitted or Restricted Discretionary Activity Rules

Activity Status Discretionary

Activity status where compliance not achieved: N/A

RLZ - R22 Residential Activities, Residential Units and Papakāinga Developments not meeting Permitted Activity Rules

Activity Status Discretionary

Activity status where compliance not achieved: N/A

Non-complying Activities

RLZ - R23 Agricultural, Horticultural and Pastoral Activities and Commercial Activities not meeting the Permitted or Discretionary Activity Rules

Activity Status Non-complying

⁷² Frank and Jo Dooley (S478.035) and Frank O'Toole (S595.023)

⁷³ Chris & Jan Coll (S558.584 S558.153), Chris J Coll Surveying Limited (S566.584 S566.153), William McLaughlin (S567.621 S567.023) and Laura Coll McLaughlin (S574.153 S574.584)

Activity status where compliance not achieved: N/A

RLZ - R24 Industrial Activities including Rural Industry

Activity Status Non-complying

Activity status where compliance not achieved: N/A

RLZ - R25 Any activity not provided for in another rule in the zone

Activity Status Non-complying

Activity status where compliance not achieved: N/A

SETZ

Settlement Zone- Te Takiwā Nōhanga Pōnaho

Overview

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Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities in the SETZ - Settlement Zone, including:

- **Overlay Chapters** – the Overlay Chapters have provisions in relation to Historic Heritage; Notable Trees; Sites and Areas of Significance to Māori; Ecosystems and Indigenous Biodiversity; Natural Features and Landscapes; Natural Character and the Margins of Waterbodies; Natural Hazards; and the Coastal Environment. Where an activity is located within an overlay area (as identified in the planning maps) then the relevant overlay provisions apply.⁷⁴
- **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters** - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the General Residential Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Trees Chapters.
- **Natural Hazards** - natural hazards are widespread on the coast and in some locations natural hazard overlays may affect areas in the General Residential Zone. Information on natural hazard overlays and provisions can be found in the Natural Hazards chapter.
- **Natural Character and Margins of Waterbodies** - in some locations areas of General Residential Zone may extend into the riparian margins of waterbodies. The Natural Character and Margins of Waterbodies Chapter contains provisions on how these areas must be managed.
- **Ecosystems and Biodiversity** – Where indigenous vegetation clearance is proposed within a Residential Zone, the provisions of the Ecosystems and Biodiversity chapter apply
- **General District Wide Matters** - provisions in relation to earthworks in particular may be relevant to many activities.
- **Subdivision** - The Subdivision chapter sets out the requirements for subdivision activities the SETZ - Settlement Rural Zone.
- **Financial Contributions** - The Financial Contributions chapter sets out the requirements for contributions of costs for activities which impact on the local network utility operators.

Subdivision Te Wawaetanga

SUB - S1

Minimum Lot Sizes for each allotment

1. Each allotment, including the balance allotment must meet the following minimum lot size:
 - a. General Residential Zone 350m²;
 - b. Large Lot Residential Zone 1000m²;
 - c. Medium Density Residential Zone 200m²; and
 - d. Neighbourhood Centre Zone 350m²;
 - e. Settlement Zone, Settlement Zone – Coastal Settlement Precinct and Settlement Zone – Settlement Centre Precinct 1000m² in unsewered areas and 500m² in sewerred areas;
 - f. Settlement Zone – Rural Residential Precinct 4000m²;

⁷⁴ Forest and Bird (S560.370 and S560.0543)

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- g. Rural Lifestyle Zone 1 hectare;
- h. General Rural Zone 4 hectares, except that it is 10 hectares in the ~~Highly Productive Land~~ Rural Production⁷⁵ Precinct; and
- i. Future Urban Zone 4 hectares.

⁷⁵ Grey District Council (S608.484)

Amendments to the Planning Maps

- **Rezone the following land**

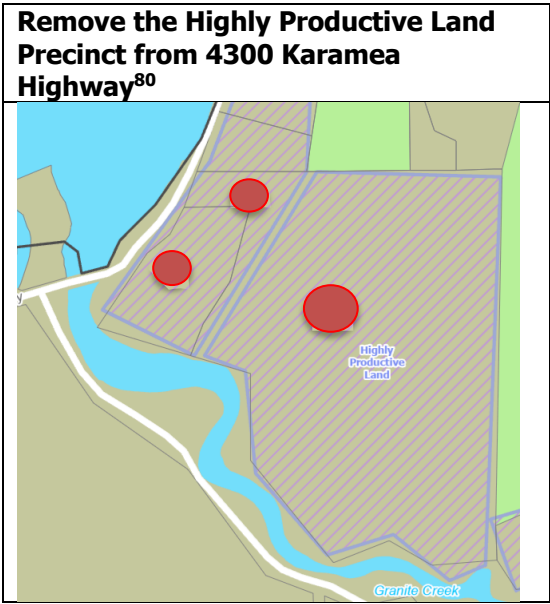
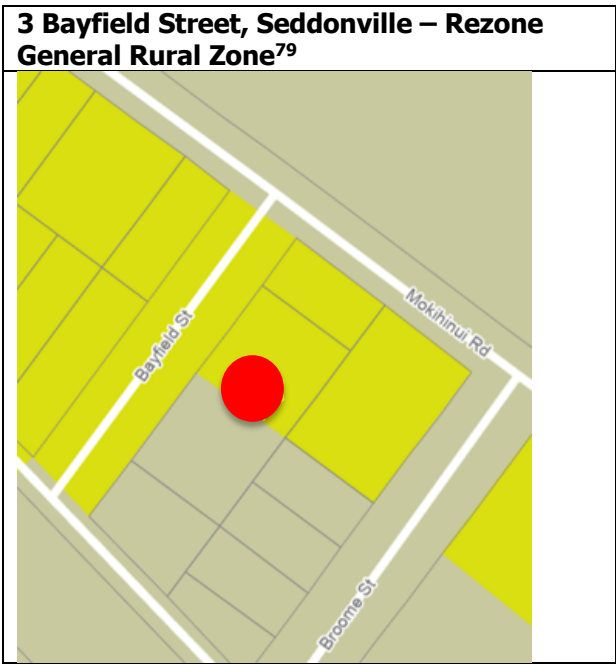


⁷⁶ Cape Foulwind Staple 1 Ltd (S557.005) and Cape Foulwind Staple 2 Ltd (S568.009)

⁷⁷ Cape Foulwind Staple 2 Ltd (S568.009)

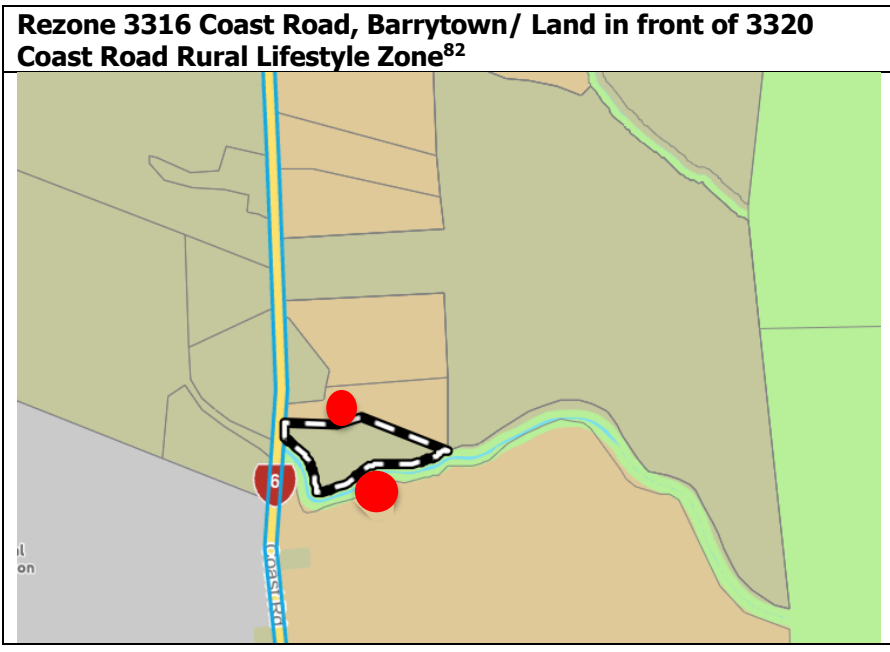
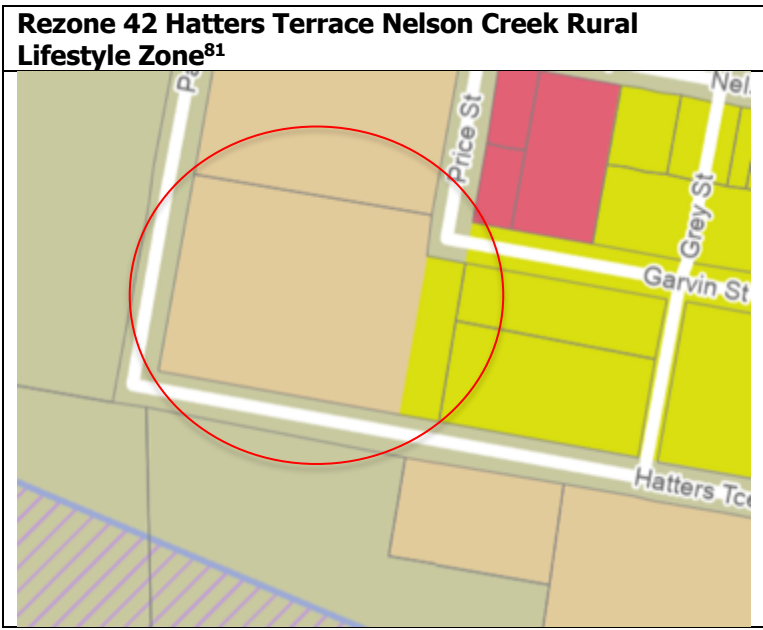
⁷⁸ Cape Foulwind Staple 2 Ltd (S568.006)

Appendix 1 Rural Zones – Recommended Amendments to the Plan
Note Amendments from the Addendum Report are Highlighted in **Green**
Amendments from the Right of Reply are Highlighted in **Yellow**



⁷⁹ Kathleen Mansell (S39.001)

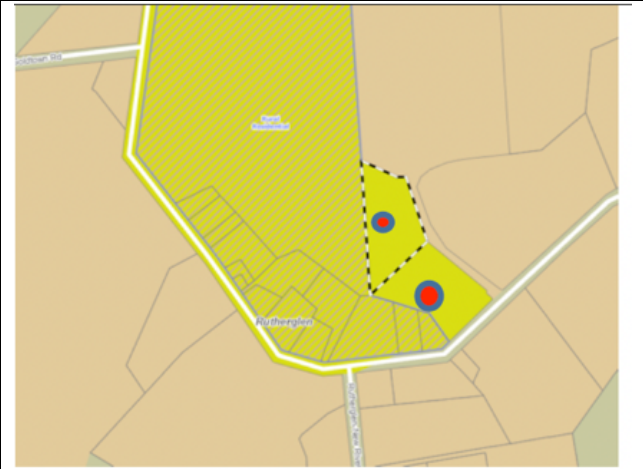
⁸⁰ BP & CA JONES (S526.001)



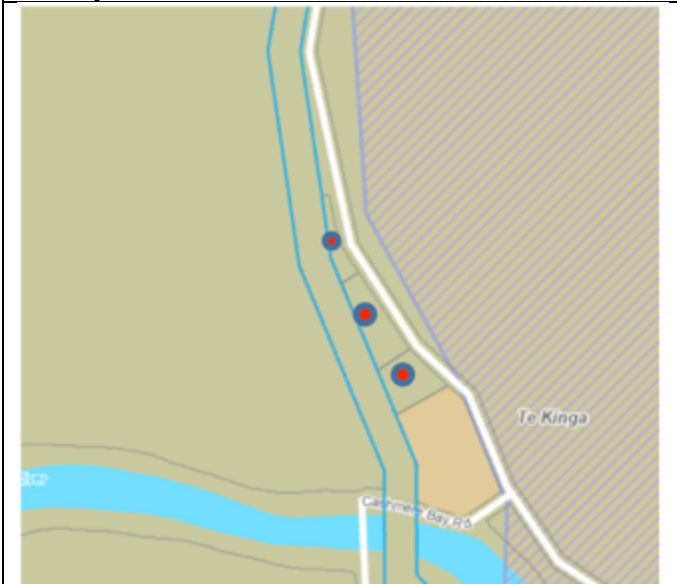
⁸¹ Barbara King (S71.001)

⁸² Te Tai o Poutini Plan Committee (S171.020)

Rutherglen Properties – rezone properties adjacent to 267 Rutherglen Road as Rural Lifestyle Zone⁸³



Te Kinga Sites – 388A and 388B Lake Brunner Road recommended to be rezoned as Rural Lifestyle Zone⁸⁴



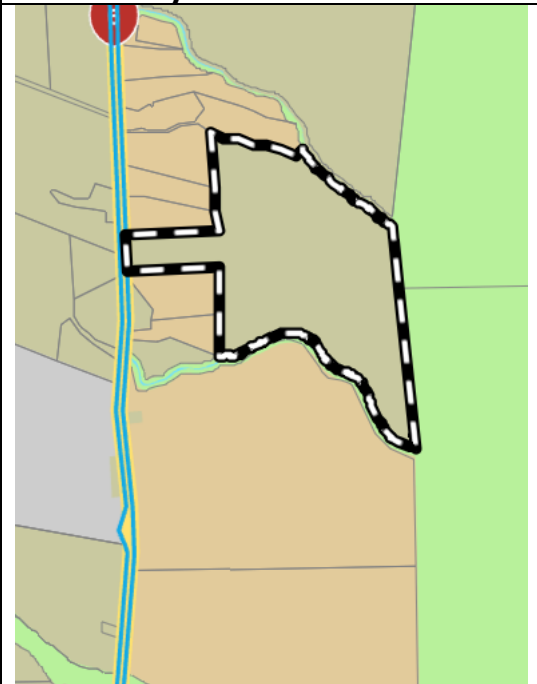
⁸³ Te Tai o Poutini Plan Committee (S171.022)

⁸⁴ Te Tai o Poutini Plan Committee (S171.023)

**Land at Waipuna -540 – 578 Waipuna Road
Rezone Rural Lifestyle Zone⁸⁵**



**3342 Coast Road, Barrytown Rezone
Rural Lifestyle Zone⁸⁶**



⁸⁵ John Boyles (S175.001), David McInroe (S176.001), Benjamin and Shari Ferguson (S173.001) and Kaye Leighton (S174.001)

⁸⁶ Suzanne Hills (S443.047)

**CMP Kokiri Site – 7 Blair Road Arnold
Valley Rezone Light Industrial Zone⁸⁷**



Rezone Section 2 SO 12078 General Rural Zone⁸⁸



⁸⁷ CMP Kokiri Limited (S611.001)

⁸⁸ Ngāi Tahu (S620.016)

Appendix 1 Rural Zones – Recommended Amendments to the Plan
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Rezone the General Rural Zoned part of Part Rural Section 1264 and Section 8-10 Survey Office Plan 12249 to Settlement Zone – Rural Residential Precinct⁸⁹



Rezone 135 Ruatapu-Ross Road as Rural Lifestyle Zone⁹⁰



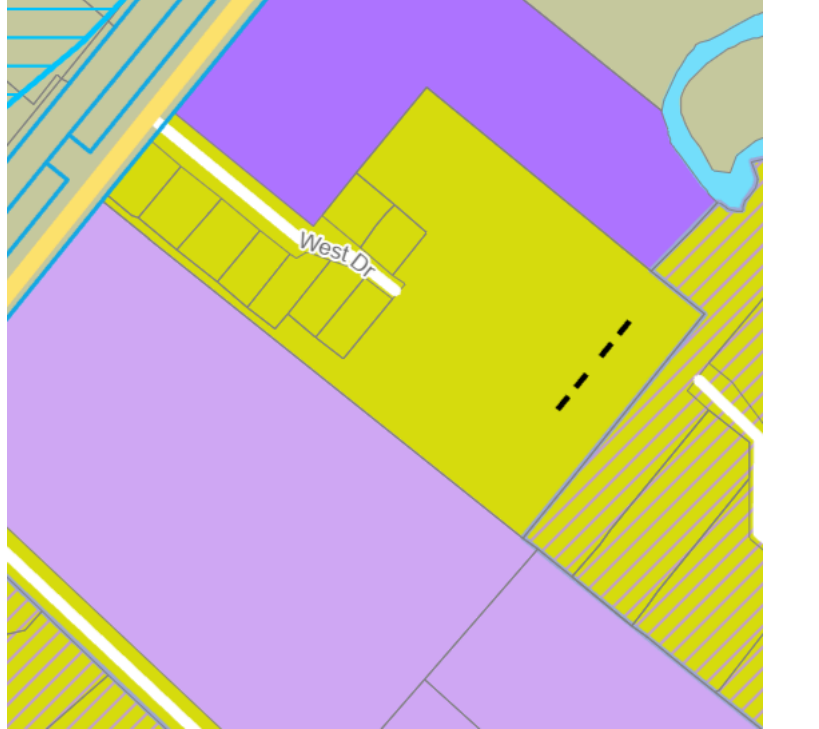
⁸⁹ Westland Farm Services (S550.015, S550.001)

⁹⁰ Forest Habitats Ltd (S138.001) and Forest Habitats Limited and Jacbrat Holdings Limited (S220.001)

Rezone Harihari Sawmill as General Industrial Zone⁹¹



10 West Drive – delete dashed lines⁹²

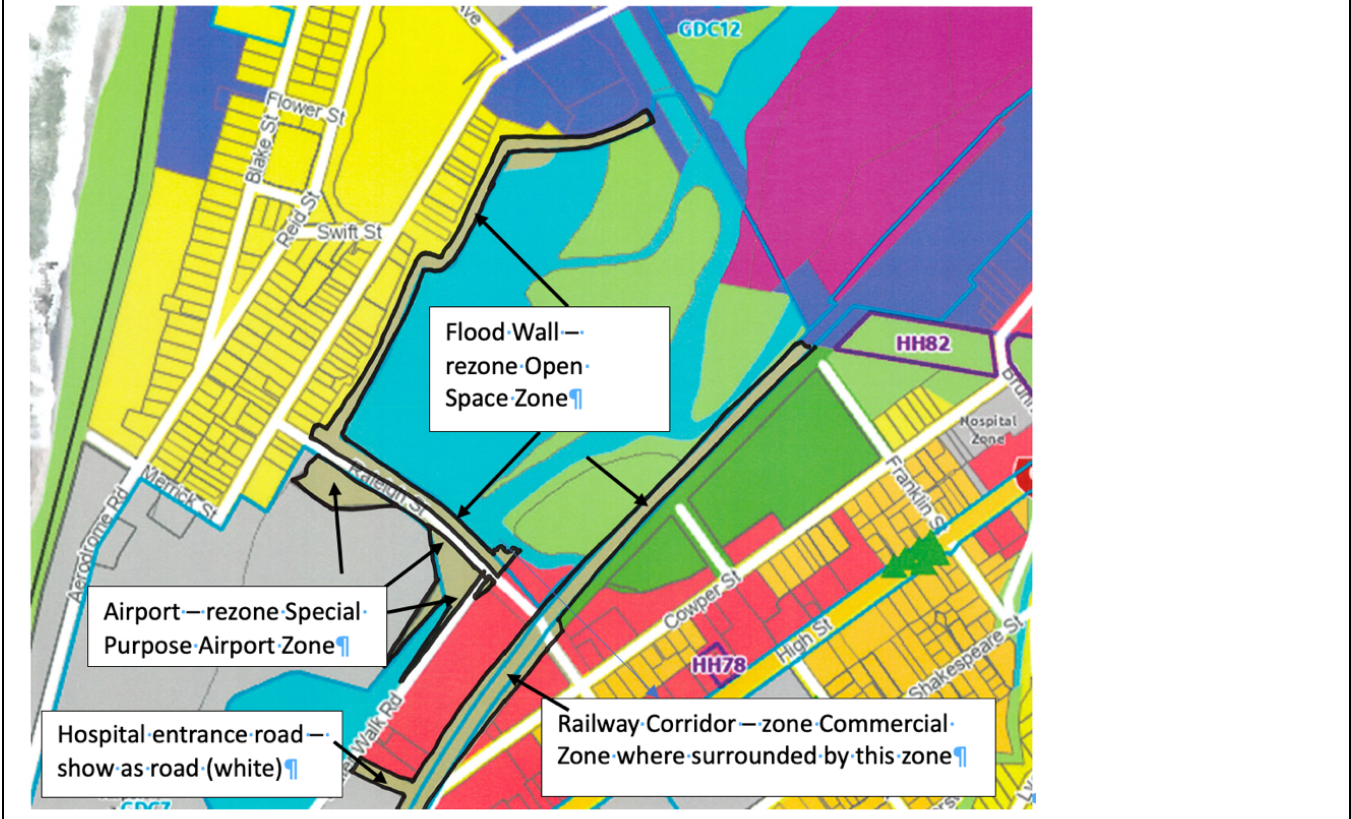


⁹¹ Hindman Smartsaw Ltd (S37.001)

⁹² Westpower Limited (S547.501)

Appendix 1 Rural Zones – Recommended Amendments to the Plan
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Rezone the following areas of General Rural Zone in Greymouth as per the Map Below⁹³



Rezone the following site Settlement Zone⁹⁴



⁹³ Griffen & Smith Ltd (S353.004)

⁹⁴ Russell Robinson and Brunner Builders (S515.001)

Rezone the TJ Croft Caretakers Residence to Light Industrial Zone



Rezone the International Panel and Lumber Carpark as General Industrial Zone

