



# **BULLER DISTRICT PLAN**

*TE KAUPAPA WHENUA O KAWATIRI*

**Operative 28 January 2000**

**Amended as at 8 October 2004**

**Amended as at 25 May 2009**

## **CERTIFICATION OF DISTRICT PLAN APPROVAL**

**This District Plan was prepared under the provisions of the Resource Management Act 1991 and consists of a District Plan and District Plan Maps. It is hereby certified that this is a true and correct copy of the Buller District Plan as approved by resolution of the Buller District Council on the 22<sup>nd</sup> day of April 2009.**

**The Common Seal of the )  
Buller District was affixed hereto )  
this 25<sup>th</sup> day of May 2009 )  
in the presence of: )**

.....  
**PJ MCMANUS, MAYOR**

.....  
**GM MURPHY, CHIEF EXECUTIVE**



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<b>TABLE OF CONTENTS</b>
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<b>PART 1</b>	<b>INTRODUCTION TO THE DISTRICT PLAN .....</b>	<b>1</b>
1.1.	Introduction .....	1
1.2.	Achieving Sustainable Management.....	1
1.3.	Structure Of The District Plan .....	3
1.4.	The District Plan Review Process.....	5
<b>PART 2</b>	<b>PROCEDURE AND IMPLEMENTATION .....</b>	<b>7</b>
2.1.	Introduction .....	7
2.2.	The Council's Corporate Plans .....	7
2.3.	Regional Policy Statement And Plans.....	7
2.4.	National Policy Statements And Standards .....	9
2.5.	Other Relevant Legislation, Plans and Documents .....	9
2.6.	The Treaty of Waitangi (Te Tiriti O Waitangi).....	9
2.7.	Duty To Avoid, Remedy Or Mitigate Adverse Effects.....	10
2.8.	Processes To Deal With Issues Crossing Territorial Boundaries.....	10
2.9.	Applying For A Resource Consent .....	11
2.10.	Changes And Review Of The District Plan .....	12
2.11.	Monitoring .....	13
<b>PART 3</b>	<b>THE MANAGEMENT ENVIRONMENT .....</b>	<b>15</b>
3.1.	Introduction .....	15
3.2.	The Physical Environment.....	15
3.3.	Natural Habitats And Ecosystems .....	19
3.4.	Tangata Whenua .....	22
3.5.	Resource Use And Trends.....	23

<b>PART 4</b>	<b>SIGNIFICANT RESOURCE MANAGEMENT ISSUES, OBJECTIVES AND POLICIES .....</b>	<b>28</b>
4.1.	Introduction .....	28
4.2.	Infrastructure .....	29
4.3.	The Built Environment .....	32
4.4.	Rural Land And Water Resource .....	40
4.5.	Mineral Resources .....	46
4.6.	Cultural/Historic Resources .....	49
4.7.	The Coastal Environment.....	52
4.8.	Ecosystems And Natural Habitats .....	56
4.9.	Landscapes And Natural Features.....	60
4.10.	Natural Hazards .....	62
4.11.	Hazardous Substances .....	65
<b>PART 5</b>	<b>CHARACTER AREA AND ZONE RULES .....</b>	<b>68</b>
5.1.	Introduction .....	68
5.2.	<b>Urban Character Area .....</b>	<b>72</b>
5.2.1	Introduction .....	72
5.2.2	Residential Zone .....	73
5.2.3	Scenically Sensitive Residential Zone .....	77
5.2.4	Commercial Zone .....	81
5.2.5	Scenically Sensitive Commercial Zone .....	84
5.2.6	Industrial Zone.....	87
5.2.7	Port Zone .....	94
5.3.	<b>Rural Character Area .....</b>	<b>97</b>
5.3.1	Introduction .....	97
5.3.2	Rural Zone .....	99
5.3.3	Rural Airport Zone .....	110
5.3.4	Cement Production Zone .....	114
5.4.	<b>Paparoa Character Area.....</b>	<b>119</b>
5.5.	<b>Natural Environments Character Area.....</b>	<b>125</b>

<b>PART 6</b>	<b>INFRASTRUCTURE, SERVICES AND OTHER ACTIVITIES DISTRICT WIDE.....</b>	<b>131</b>
6.1.	Introduction .....	131
6.2.	Permitted Activities.....	131
6.3.	Controlled Activities.....	134
6.4.	Discretionary Activities.....	135
6.5.	Explanation/Reasons .....	136
<b>PART 7</b>	<b>DISTRICT WIDE RULES.....</b>	<b>137</b>
7.1.	Introduction .....	137
7.2.	Explanation and Reasons.....	137
7.3.	Subdivision .....	139
7.4.	Access.....	142
7.5.	Parking .....	151
7.6.	Recession Planes .....	157
7.7.	Signage.....	159
7.8.	Noise Standards .....	161
7.9.	Other General Rules.....	163
<b>PART 8</b>	<b>FINANCIAL CONTRIBUTIONS.....</b>	<b>166</b>
8.1.	Introduction .....	166
8.2.	Development Contributions on Permitted Activities.....	166
8.3.	Financial Contributions as Conditions of Resource Consents .....	167
8.4.	Circumstances, Maximum Amount and Purpose.....	168
<b>PART 9</b>	<b>CRITERIA FOR ASSESSMENT OF DISCRETIONARY ACTIVITIES ...</b>	<b>174</b>
9.1.	Explanation .....	174
9.2.	General Matters for Assessment in all Zones .....	174
9.3.	Additional Matters in the Commercial Zone.....	176
9.4.	Additional Matters in the Industrial Zone.....	177
9.5.	Additional Matters in the Paparoa Character Area .....	177

<b>PART 10</b>	<b>CRITERIA FOR ESPLANADE RESERVES AND ESPLANADE STRIPS.....</b>	<b>178</b>
10.1.	Explanation.....	178
10.2.	General Matters for Assessment.....	178
<b>PART 11</b>	<b>DEFINITIONS.....</b>	<b>179</b>
<b>PART 12</b>	<b>SCHEDULE OF DESIGNATED LANDS.....</b>	<b>190</b>
<b>PART 13</b>	<b>ROADING HIERARCHY.....</b>	<b>201</b>
<b>PART 14</b>	<b>INFORMATION TO BE INCLUDED IN APPLICATIONS FOR RESOURCE CONSENT.....</b>	<b>203</b>
14.1.	Assessment of Effects on the Environment - Fourth Schedule of the Resource Management Act 1991.....	203
14.2.	Subdivision.....	204
<b>PART 15</b>	<b>SCHEDULE OF HISTORIC BUILDINGS AND SITES.....</b>	<b>208</b>
15.1.	Historic Places.....	208
15.2.	Historic Buildings And Structures.....	215
15.3.	Other Locations Of Historic/Cultural Significance.....	218
<b>PART 16</b>	<b>SCHEDULE OF NOTABLE TREES.....</b>	<b>219</b>
<b>PART 17</b>	<b>SIGN REQUIREMENTS.....</b>	<b>221</b>
<b>PART 18</b>	<b>STATUTORY ACKNOWLEDGMENTS AND NOHOANGA ENTITLEMENTS.....</b>	<b>223</b>
18.1.	Statutory Acknowledgments.....	223
18.2.	Nohoanga Entitlements.....	223

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## **PART 1**

### **INTRODUCTION TO THE DISTRICT PLAN**

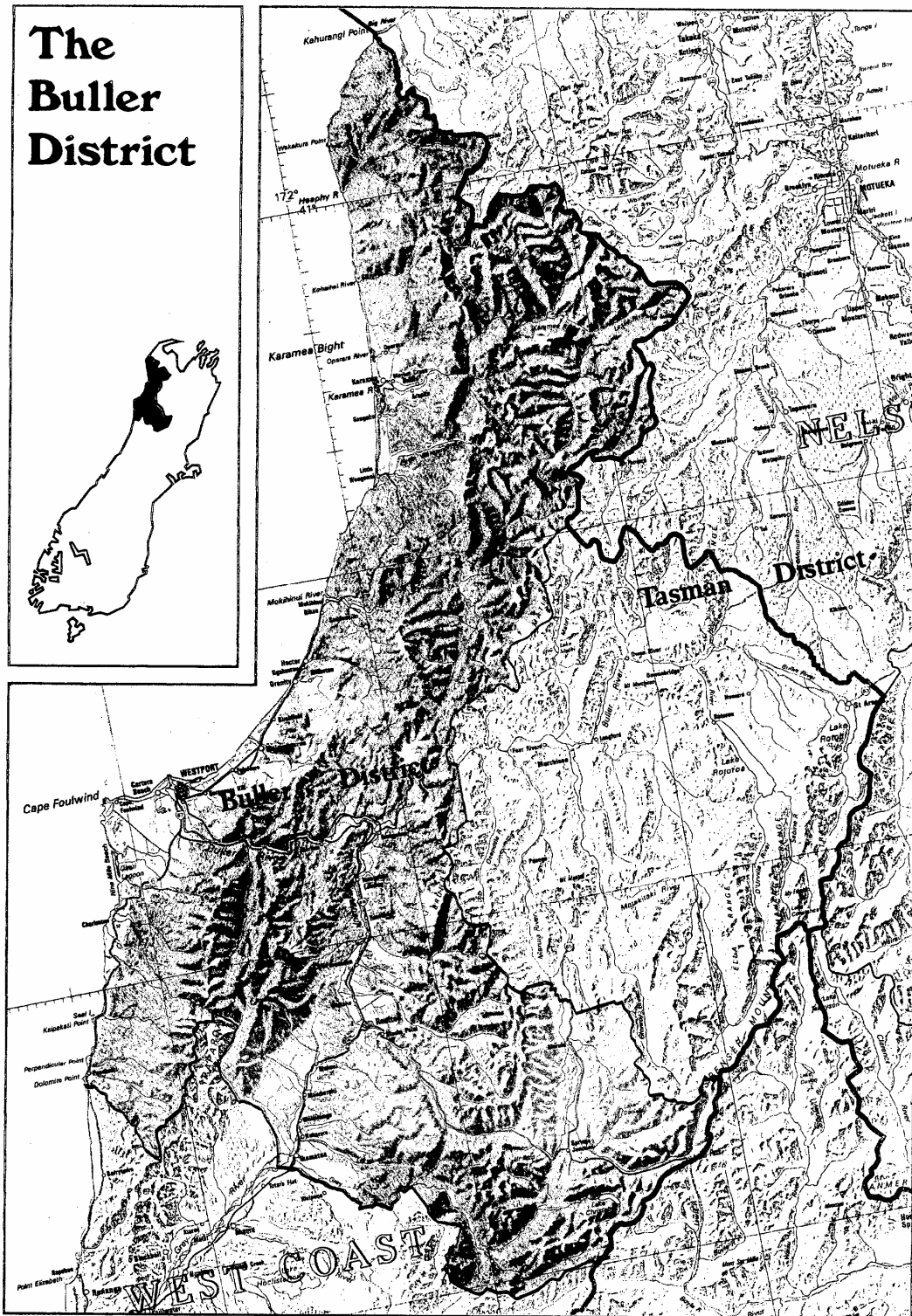
#### **1.1. Introduction**

- 1.1.1. The Buller District Plan sets out objectives, policies, and methods of implementation which provide the framework for managing natural and physical resources. The extent of the Buller District (which incorporates the former Westport Borough, Buller and Inangahua Counties and a small part of the former Grey County) is shown in Figure 1.1.
- 1.1.2. The Resource Management Act 1991 is the controlling legislation under which the Plan was written. The Act has as its overall purpose the promotion of "... the sustainable management of natural and physical resources" and the planning process developed within the District Plan reflects this intent.

#### **1.2. Achieving Sustainable Management**

- 1.2.1. In planning for the next 10 to 15 years in Buller District, the Council must promote the sustainable management of natural and physical resources. This includes the capability of natural resources and the wider environment to sustain life.
- 1.2.2. While the history of resource use in Buller has tended towards exploitation, the purpose behind resource management is sustainable management. The concept of sustainable management provides communities in the District with a means of providing for their social and economic needs while protecting environmental quality and the future viability of the resource base. The role of the District Plan within the framework of the Act, is to create a management framework which enables people and communities in Buller to provide for their social and economic needs, while ensuring that specific resources of value are protected, and environmental quality is maintained and enhanced.
- 1.2.3. District Wide Outcomes**
- 1.2.3.1. Promotion of the sustainable management of the natural and physical resources of Buller District including their character, values and amenity in a manner that is equitable and efficient.
- 1.2.3.2. Recognition of, and appropriate provision for, the range of social, cultural, historical and ecological values of the District.
- 1.2.3.3. Maintenance and enhancement of the distinctive character of the natural, physical and social environment in Buller District.
- 1.2.3.4. An increase in the awareness and appreciation of the range and complexity of resource management issues in the Buller District.

Figure 1.1 : Buller District, West Coast, New Zealand



- 1.2.3.5. Maintenance and enhancement of the amenities, infrastructure and quality of the living, working and leisure environment in the Buller.
- 1.2.3.6. The implementation of District Plan objectives, policies and rules in a fair, equitable, efficient and flexible manner throughout the District.

### **1.3. Structure Of The District Plan**

- 1.3.1. The Plan is divided into 18 parts plus the planning maps which are included as a separate document.

#### **1.3.2. Part 1 Introduction**

#### **1.3.3. Part 2 Implementation and Procedure**

Part 2 explains how to use the District Plan, and outlines procedural and information requirements when applying for a resource consent.

#### **1.3.4. Part 3 The Management Environment**

Part 3 describes the Buller environment within which the Plan operates and identifies key areas of resource use within the District, including likely future trends in that use.

#### **1.3.5. Part 4 Significant Resource Management Issues, Objectives and Policies**

Part 4 identifies the key resource management issues for the whole of the Buller District and states the objectives and policies intended to address these issues. An explanation/reason for adopting these objectives and policies is also given. Methods of implementing objectives and policies are identified which include both rules contained in the Plan and non-regulatory methods such as advocacy, incentives and works and services.

#### **1.3.6. Part 5 Character Areas**

The District has been divided into four broad character areas for the purposes of Plan implementation based on the dominant landscape form and influence. The areas are Urban, Rural, Natural Environments, and Paparoa. Specific rules apply to each character area as well as district wide rules (where indicated) as contained in Part 7 of the Plan.

#### **1.3.7. Part 6 Infrastructure, Services and Other District Wide Activities**

This section contains specific rules for infrastructure activities which occur in any character area.

**1.3.8. Part 7 District Wide Rules**

The rules contained in Part 7 apply to all zones. The rules are necessary both to control the environmental effects of activities and to achieve a level of environmental quality desired by the community.

**1.3.9. Part 8 Financial Contributions****1.3.10. Part 9 Criteria for Assessment of Discretionary Activities****1.3.11. Part 10 Criteria for Esplanade Reserves & Strips****1.3.12. Part 11 Definitions**

Defines key terms and phrases used in the Plan.

**1.3.13. Part 12 Schedule of Designated Lands**

Contains a schedule of designations.

**1.3.14. Part 13 Roading Hierarchy**

Identifies strategic, arterial and collector routes and local roads.

**1.3.15. Part 14 Information to be Included in Applications for Resource Consent**

Identifies the matters for assessment of effects on the environment including subdivision.

**1.3.16. Part 15 Schedule of Historic Buildings and Sites**

Contains protected historic buildings, sites and places.

**1.3.17. Part 16 Notable Trees****1.3.18. Part 17 Sign Requirements****1.3.19. Part 18 Statutory Acknowledgments and Nohoanga Entitlements****1.3.20. Planning Maps**

The planning maps are contained in a separate document to the text. The maps identify the four character areas and zones within these areas. Settlements are shown in more detail on separate settlement maps. Historic and cultural places, designations, notable trees, statutory acknowledgments, and nohoanga entitlements are also identified.

## **1.4. The District Plan Review Process**

### **1.4.1. General**

- 1.4.1.1. The Buller District Plan represents the end point of a process which began in July 1991. The review programme involved the development of a comprehensive profile of resources and resource use in the District, an Issues and Options paper which identified resource management issues and a range of policy options for addressing the issues, and a public Discussion Document which invited comments and feedback on the key resource management issues identified in the District.
- 1.4.1.2. In addition, extensive business, industry, interest group, local community and tangata whenua consultation was carried out.
- 1.4.1.3. This approach has identified current and likely future trends in natural and physical resource use in the Buller District and has enabled the Plan to focus on the key resource management issues for the District. Desired environmental outcomes identified by the community can then be effectively and efficiently planned for. A statement of outcomes provides clear criteria against which to monitor the performance of the Plan.

### **1.4.2. Section 32 Assessment**

- 1.4.2.1. In accordance with Section 32 of the Resource Management Act 1991, prior to adopting any objective, policy or rule in the Plan, an assessment has been made of alternative means of achieving desired environmental outcomes. This process included the "do-nothing" option and non-regulatory tools for controlling and/or enhancing environmental quality. A number of non-regulatory tools to be used in conjunction with District Plan rules (to achieve environmental outcomes) are dealt with within the Council's corporate plans and other implementing agencies where appropriate. These tools are identified specifically in Part 4 of the Plan.

### **1.4.3. Focus of the District Plan**

- 1.4.3.1. The guiding principle behind the District Plan is the promotion of the sustainable management of natural and physical resources.
- 1.4.3.2. While the Act places emphasis on managing natural and physical resources, social and economic matters (such as employment opportunities and aspects of community health and safety) are addressed in the Plan, to the extent that they are affected by, or have an effect on, the quality of the natural and physical environment. In doing so, the Council has sought to enable people and communities to make their own decisions about resource use within the constraints that the Council has set, through consultation with those communities and individuals.

- 1.4.3.3. Examination of the characteristics of natural, physical and human resources, and of the landscape and natural features in Buller identified varying degrees of sensitivity to the effects of resource related activities. Therefore the District is made up of areas ranging from highly sensitive through to highly resilient, each of which can tolerate differing levels of effects. The District Plan operates within this philosophy in working towards achieving sustainable management of natural and physical resources in Buller.