

4.6.11. Intended Environmental Outcomes

- 4.6.11.1. Increased recognition and protection of sites/areas of historic/cultural significance.
- 4.6.11.2. Improved opportunities for use and access to traditional Maori sites by tangata whenua.
- 4.6.11.3. Incorporation and recognition of cultural and historic values and increased participation of tangata whenua in resource management decision making.

4.6.12. Monitoring

- 4.6.12.1. The Council will formally consult with local runanga at least once a year in order to receive their views on whether use and access to traditional Maori sites is improved and whether their values are being incorporated and recognised in resource management decision making.
- 4.6.12.2. The Council will inspect listed sites and areas at appropriate intervals in order to assess whether they are being protected.

4.7. The Coastal Environment**4.7.1. Key Issue**

4.7.1.1. Some land use activities require a coastal location, but such land use may adversely affect the maintenance and enhancement of the natural character of the coastal environment and people's enjoyment of it.

- 4.7.2. The small distance between the sea and mountains in Buller means that the coastal environment exerts a significant influence over the landscape, character and amenities of the District. The District Council's jurisdiction within the coastal environment extends down to Mean High Water Springs (MHWS). Within the Coastal Marine Area, most resource management responsibilities are held by either the Regional Council or the Minister of Conservation.
- 4.7.3. Tourism, especially nature-based tourism, and the demand for residential opportunities, could potentially conflict with the need to preserve the natural values and character of the coast. The major tourist route within the District, that is the Paparoa highway, runs through the coastal environment and as such has a higher profile than other less visited parts of the Buller.
- 4.7.4. Activities which could result in significant adverse effects on the coastal environment, include discharges of contaminants to the sea and rivers from coastal settlements (including raw sewage, run-off and landfill leachate), the erection of buildings along the coast, mining, marine farming, reclamations and development of port facilities. Excessive recreational use can deplete marram grass as a dune stabiliser, and contribute to sand dune erosion. However, many of these activities require a coastal location and appropriate locations within the coastal environment

are possible. Coastline most suited for development is mostly under Council jurisdiction, although development in these areas will need to consider the effects on surrounding public conservation land and the coastal marine area. This factor offsets the development of some coastal areas, while some change to the natural character is anticipated and accepted as appropriate.

4.7.5. Objective

4.7.5.1. To maintain or enhance the natural character of the coastal environment by avoiding, remedying or mitigating the adverse effects of land use activities and subdivision requiring a coastal location.

4.7.6. Policies

- 4.7.6.1. *The subdivision, use and development of land in the coastal environment shall be tightly controlled within the Paparoa Character Area.*
- 4.7.6.2. *Sensitive coastal environments including areas of importance for mahinga kai shall be protected from the adverse effects of land use activities.*
- 4.7.6.3. *The protection and enhancement of whitebait spawning habitats shall be encouraged in conjunction with the other regulatory agencies.*
- 4.7.6.4. *The maintenance and enhancement of public access to and along the coastline shall be encouraged except where restrictions are necessary to ensure public safety or to avoid the potential adverse effects of people and/or vehicles on the coastal environment.*
- 4.7.6.5. *Alternative methods of refuse and sewage disposal for settlements within the coastal environment shall be investigated where landfill discharges enter waterways and/or where raw sewage is discharged directly to the sea.*
- 4.7.6.6. *Co-operation and co-ordination with the West Coast Regional Council in noise management within the Coastal Marine Area.*
- 4.7.6.7. *The needs of existing and future activities requiring a coastal location shall be recognised.*

4.7.7. Methods of Implementation

- 4.7.7.1. Continue liaison and consultation with the Regional Council, Poutini Ngai Tahu and the Department of Conservation on matters related to the coastal environment particularly issues related to the protection of whitebait spawning areas and wetlands.

- 4.7.7.2. Develop a works programme within the Council's Corporate Plan annual budget which sets a timetable for the upgrading and provision of sewage treatment facilities.
- 4.7.7.3. Include rules and standards within the Plan which require development proposals to take into account the natural character of the coastal environment and generally protect against inappropriate subdivision, use and development of the coastal environment.
- 4.7.7.4. Promote and encourage landowners and interested/affected parties to arrive at negotiated agreements for access to the coast.
- 4.7.7.5. Include a rule to require esplanade strips on land adjoining the Coastal Marine Area.
- 4.7.7.6. Co-operation and co-ordination with the West Coast Regional Council in noise management within the Coastal Marine Area.
- 4.7.7.7. Have regard to the New Zealand Coastal Policy Statement where appropriate.

4.7.8. Explanation/Reasons

- 4.7.8.1. The preservation of the natural character of the coastal environment is listed as a matter of national importance in Section 6 of the Act. The Council is also required to protect this area from inappropriate subdivision, use and development, to provide for public access and to recognise and protect Maori values associated with the coastal environment. The coastal areas of Buller have great importance for mahinga kai and contain a number of significant archaeological cultural sites.
- 4.7.8.2. The objective and policies focus on ensuring that activities carried out in the sensitive areas of the coast, for example the Paparoa Character Area and wetlands, have the greatest degree of control over the effects of that activity. More modified areas, for example around the settlements or agricultural land will generally exhibit a greater resilience to change compared with more sensitive areas. Large two storey buildings, for example, may be appropriate within the Urban or even Rural Character Area but less so within the Paparoa Character Area. Therefore a different management approach is required.
- 4.7.8.3. The policies acknowledge both the emphasis placed on public access to the coast and the importance of securing coastal access for recreational and tourist activities in Buller.
- 4.7.8.4. The Paparoa Character Area (identified on the Planning Maps) extends from Dolomite Point to Needle Point. Part 5.4 of the Plan sets out specific rules and standards in this area. Outside of this zone rules for the Rural or

Natural Environments Character Areas (see Part 5.3 and 5.5) apply except in coastal settlements where rules for the Urban Character Area (see Part 5.2) should be referred to.

4.7.9. Intended Environmental Outcomes

- 4.7.9.1. Siting and development of activities in a manner and scale which is in harmony with and/or enhances the character of the coastal environment.
- 4.7.9.2. Improved quality of the coastal environment.
- 4.7.9.3. Improved access to, and public appreciation of, the coastal environment.

4.7.10. Monitoring

- 4.7.10.1. The Council may require, as a condition on any resource consent with the potential to detrimentally affect the character of the coastal environment, the provision of monitoring information such as photos to provide information to use for other applications for resource consents on similar activities and to assess whether the rules in the District Plan are sufficiently effective.
- 4.7.10.2. The Council will keep a register of any new accesses to the coast created for public use and any existing accesses which are closed to assess whether access is improved.
- 4.7.10.3. The Council may send out a questionnaire to a sample of ratepayers at appropriate intervals asking for comments on the Council's environmental performance. This questionnaire will include a question on whether access to the coast is perceived as being sufficient.