

- 4.8.9.7. Parts 5.2, 5.3, 5.4 and 5.5 include specific rules for the implementation of the policies and objectives stated above.

4.8.10. Intended Environmental Outcomes

- 4.8.10.1. Protection and improvement in the management of natural habitats and ecosystems.
- 4.8.10.2. Practical recognition of natural areas and their importance to the community as potential sources of revenue and income.
- 4.8.10.3. Protection of environmental quality and amenities.

4.8.11. Monitoring

- 4.8.11.1. A register will be kept of agreements to protect habitat sites outside of conservation areas to assess the use of non-statutory methods.
- 4.8.11.2. Liaison meetings will be held with the Department of Conservation concerning any questions of common concern regarding the management of natural habitat sites.
- 4.8.11.3. The Council may require, as a condition on any resource consent with the potential to detrimentally affect scheduled sites of significant natural vegetation or habitat, the provision of monitoring information such as photos to assess those sites and to provide information to use for other applications for resource consents for similar activities.

4.9. Landscapes And Natural Features

4.9.1. Key Issue

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| 4.9.1.1. Protection of the outstanding landscape values and natural features of Buller District from the adverse effects of inappropriate subdivision, use and development. |
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- 4.9.2. The Buller District has a distinctive character which owes much to the landscape pattern and outstanding natural features. Rugged mountains grade to forested foothills, river valleys and terraces, down to the coast, with estuaries, rocky outcrops, cliffs and sandy beaches. The climate, topography and soils of the District mean the effects of inappropriate development may be quite pronounced or lack harmony with the surrounding environment. Outstanding natural features and landscapes represent an important tourist attraction and recreation asset and contribute to a sense of District identity. Particular features include karst areas, wetland systems, the Buller Gorge, the Paparoa and Karamea landscapes, the Buller coal measures and coastal dune systems.

4.9.3. Objective

4.9.3.1. To protect the distinctive character and unique values of outstanding landscapes and natural features.

4.9.4. Policies

4.9.4.1. *To discourage activities which would significantly alter the character of outstanding landscapes.*

4.9.4.2. *Character areas shall be identified in the Plan and shall reflect the distinctive landscape elements and natural values held for each region.*

4.9.5. Methods of Implementation

4.9.5.1. Rules and performance standards and assessment of resource consent applications.

4.9.5.2. In consultation with the community, develop an inventory of outstanding landscapes and natural features in the District by December 2002.

4.9.6. Explanation/Reasons

4.9.6.1. The Act requires that outstanding natural features and landscapes be protected from the effects of inappropriate subdivision, use and development. This is particularly important in Buller where the value of these features to the tourism industry and to the District's identity is significant.

4.9.6.2. Other natural features are also of importance within the District, usually on a local level. However, the policies and objectives give particular emphasis to outstanding features in recognition of their inclusion as a Matter of National Importance in Section 6 of the Act.

4.9.6.3. Some areas of the District make a greater contribution than others to the District's character. Rules in the Plan aim to implement stricter controls and standards for activities in these areas. While individual outstanding sites are recognised, on a broader level the District has been divided into four "character areas" based on the natural and physical landscape and on the degree of susceptibility to change within each area (see Parts 5.2, 5.3, 5.4 and 5.5).

4.9.7. Intended Environmental Outcomes

- 4.9.7.1. Identification and recognition of important landscapes and natural features.
- 4.9.7.2. Protection and enhancement of the character of different landscapes.

4.9.8. Monitoring

- 4.9.8.1. The Council may require, as a condition on any resource consent with the potential to adversely affect important landscapes or natural features, the provision of monitoring information such as photos in order to assess whether the Plan or practice of granting resource consents for similar activities needs to be changed.

4.10. Natural Hazards**4.10.1. Key Issue**

4.10.1.1. Risks to human life and natural and physical resources within natural hazard prone areas and means of avoiding or mitigating any actual or potential effects of activities which increase the likelihood of natural hazards occurring.

- 4.10.2. Significant areas of the District are potentially at risk from natural hazards. Existing settlement patterns exacerbate the potential effects of these hazards, for example, Westport's location on the banks of the Buller River makes it particularly susceptible to severe flooding. The dredging or gravel extraction from the bed of the river reduces the risk of flooding. The coastline between Hector and Miko is affected by debris flow. Aside from the risk to individual safety, natural hazards can also result in damage to natural and physical resources, including the rural land resource, infrastructure and the built environment.
- 4.10.3. Significant natural hazard risks occur along the Buller Coast. Mokihiui is susceptible to flooding, and active coastal erosion is occurring along most of the coast. In addition, there is the risk of impacts from rising sea levels or inundation from storm events in coastal locations.
- 4.10.4. Faultlines which cross the Buller District make it susceptible to earthquakes. While earthquakes are not predictable, the impacts on property or health can be reduced by directing development away from locating on faultlines, and requiring buildings to meet earthquake standards.