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## 5.4. Paparoa Character Area

### 5.4.1. Introduction

- 5.4.1.1. The Paparoa Character Area extends from the southern boundary of the Buller District near Dolomite Point, Punakaiki to Needle Point. Areas in Punakaiki and Ross Subdivision are included in the Urban Character Area with special controls to acknowledge their special scenic significance. The seaward boundary is represented by MHWS and the inland boundary as indicated on the planning maps. Within the Paparoa Character Area the coast has a significant influence on landform, vegetation and human activities. The Paparoa Coast is identified as being unique compared with the remainder of the District. In recognition of this distinctive character, a different management approach has been applied to the Paparoa Coast.
- 5.4.1.2. The emphasis of the rules for the Paparoa Character Area is on retaining and enhancing the scenic and amenity values of the coastline. Protection is given to indigenous vegetation and to water quality, coastal character, historical and cultural resources. Significant areas of natural or modified indigenous vegetation remain over much of this coastline and contribute to the dramatic contrast that exists between the land and the sea.
- 5.4.1.3. Some parts of the Paparoa Character Area cover land managed by the Department of Conservation. Therefore permission is required from the Department of Conservation to carry out any trade, business or occupation on the land. To this end the Department requires that a tourism or recreation concession or resource use licence be obtained in order to carry out activities on land managed by the Department of Conservation. Such licences can be granted on a temporary or trial basis, for one-off activities or for a specified period of time. There is potential for duplication of information where both a concession or licence and a resource consent are both required, the procedure for dealing with such situations is specified on Part 2.9 of the Plan.
- 5.4.1.4. Any activity in the Paparoa Character Area is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.10A. It must also comply with the District Wide rules in Part 7.

### 5.4.2. Permitted Activities

- 5.4.2.1. Any agricultural, forestry or residential activity which complies with the standards listed in Table 5.10A except those listed as controlled activities.
- 5.4.2.2. Additions to any existing building or structure as per the standards in Table 5.10A.

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- 5.4.2.3. Network utilities, subject to compliance with Part 6 (infrastructure).
  - 5.4.2.4. Any clearance of indigenous vegetation to be incidental to a permitted activity and limited to 200m<sup>2</sup> per hectare.
  - 5.4.2.5. No modification to, or destruction of, an area identified as a significant natural feature or landscape. No modification to, or destruction of, areas identified as significant indigenous vegetation or significant habitats of indigenous fauna is allowed.

#### **5.4.3. Controlled Activities**

- 5.4.3.1. Any agricultural, forestry or residential activity which complies with the standards for controlled activities and which involves any of the following aspects:
  - 5.4.3.1.1. The erection of any new building or structure.
  - 5.4.3.1.2. The construction or formation of any vehicle track or access.
  - 5.4.3.1.3. The planting of exotic tree species for commercial and/or shelter belt purposes.
- 5.4.3.2. Matters over which the Council reserves control on controlled activities:
  - 5.4.3.2.1. The form of buildings in relation to their coastal setting.
  - 5.4.3.2.2. The bulk of buildings.
  - 5.4.3.2.3. The external finish of buildings.
  - 5.4.3.2.4. Any earthworks or construction for any building accessway and parking places. Conditions may be imposed controlling earthworks in accordance with Part 8.
  - 5.4.3.2.5. Any aspect related to the clearance of indigenous trees and shrubs.
  - 5.4.3.2.6. The planting pattern for exotic trees.
  - 5.4.3.2.7. The imposition of financial contribution conditions as provided for in Part 8 of the Plan.
- 5.4.3.3. No modification to, or destruction of, an area identified as a significant natural feature or landscape. No modification to, or destruction of, areas identified as significant indigenous vegetation or significant habitats of indigenous fauna is allowed.

**5.4.4. Discretionary Activities**

- 5.4.4.1. Any earthworks to be incidental to another activity and limited to a maximum volume of 100m<sup>3</sup>.
- 5.4.4.2. Maximum clearance of indigenous vegetation is 500m<sup>2</sup> per hectare.
- 5.4.4.2.1. Discretionary activities will be assessed according to the criteria in Part 9.
- 5.4.4.2.2. Financial contributions may be required in accordance with Part 8.

**Table 5.10A Paparoa Character Area Standards**

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
<b>Access</b>	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
<b>Boundaries</b>	<p><b>Front Yard</b> Setback from road 10m.</p> <p><b>Side/Rear Yards</b> 2m.</p> <p><b>Livestock/Animals</b> Minimum separation distance between buildings housing commercial livestock and a residential zone boundary shall be 400m and from any dwelling 30m or other boundary 20m.</p> <p><b>Coastal Marine Area</b> No activity to be carried out within 50m of the Mean High Water Springs Mark.</p>	<p><b>Front Yard</b> Setback from road 10m.</p> <p><b>Side/Rear Yards</b> 2m.</p> <p><b>Livestock/Animals</b> Minimum separation distance between buildings housing commercial livestock and a residential zone boundary shall be 400m and from any dwelling 30m or other boundary 20m.</p> <p><b>Coastal Marine Area</b> No activity to be carried out within 50m of the Mean High Water Springs Mark.</p>	<p><b>Front Yard</b> Minimum 8m.</p> <p><b>Side/Rear Yards</b> 1.5m.</p> <p><b>Livestock/Animals</b> Minimum separation distance between buildings housing commercial livestock and a residential zone boundary shall be 400m and from any dwelling 30m or other boundary 20m.</p> <p><b>Coastal Marine Area</b> Any activity to be carried out within 50m of the Mean High Water Springs Mark.</p>
<b>Buildings</b>	Where there is more than one building per site, only two buildings may be used as dwellings.	Not applicable.	Not applicable.
<b>Building Height</b>	Maximum building height is 7m.	Not applicable.	Maximum building height is 10m.
<b>Developments</b>	Refer to Part 8	Refer to Part 8	Refer to Part 8
<b>Earthworks</b>	Any earthworks to be incidental to a permitted or controlled activity.	Not applicable.	Any earthworks to be incidental to another activity and limited to a maximum volume of 100m <sup>3</sup> .
<b>Esplanade Strips</b>	Refer to Part 7.9.5	Refer to Part 7.9.5	Refer to Part 7.9.5

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
<b>Forestry</b>	Plantings not to include Douglas Fir, <u>Pseudotsuga menziesii</u> .	Plantings not to include Douglas Fir, <u>Pseudotsuga menziesii</u> .	Plantings of Douglas Fir, <u>Pseudotsuga menziesii</u> .
<b>General</b>	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
<b>Glare</b>	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
<b>Ground Floor Area</b>	<p>The maximum permitted gross ground floor area of a single building is 150m<sup>2</sup> and no addition of greater than 50m<sup>2</sup> gross floor area to an existing building or structure. No addition of any size to an existing building or structure, where a 50m<sup>2</sup> or greater addition to gross floor area has already been undertaken since 15 March 1995</p> <p>The combined total ground floor area of all buildings per site is 500m<sup>2</sup>.</p>	<p>Not applicable.</p> <p>Not applicable.</p>	<p>The maximum gross ground floor area of a single building is 300m<sup>2</sup> and no addition of greater than 50m<sup>2</sup> gross floor area to an existing building or structure, where a 50m<sup>2</sup> or greater addition to gross floor area has already been undertaken since 15 March 1995</p> <p>Not applicable.</p>
<b>Historic/Cultural Items</b>	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
<b>Lighting</b>	Refer to Light Spill in Part 7.9.4.2	Refer to Light Spill in Part 7.9.4.2	Refer to Light Spill in Part 7.9.4.2
<b>Noise</b>	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
<b>Notable Trees</b>	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
<b>Parking</b>	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
<b>Planting</b>	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
<b>Recession Planes</b>	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
<b>Riparian Margins</b>			
Natural Wetlands (>0.5ha)	No modification within 25m of the wetland except as provided in 5.4.5.10	Not applicable	Activities within 25m of the wetland except as provided for in 5.4.5.10
Lakes	No modification within 20m of the lake except as provided in 5.4.5.10	Not applicable	Activities within 20m of the lake except as provided for in 5.4.5.10
Rivers and Streams with an average bed width of >3m adjacent to the proposed activity	No modification within 10m of the riverbank or streambank except as provided in 5.4.5.10	Not applicable	Activities within 10m of the riverbank or streambank except as provided for in 5.4.5.10
	Note: 'No modification' as used in this table is clarified in explanation 5.4.5.10		
<b>Signs</b>	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
<b>Stormwater Disposal</b>	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
<b>Subdivision</b>	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3

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**5.4.5. Explanation/Reasons**

- 5.4.5.1. The standards aim to ensure that the Paparoa coastal environment is protected from the effects of activities which could detrimentally impact on the scenic and natural values of this unique section of the Buller coastline. Small scale, visually unobtrusive activities can locate in the Paparoa Character Area with minimal controls. Controls (in the form of standards) have been set detailing the level of effects considered acceptable in this character area and all permitted and controlled activities, must, in addition, comply with the District Wide Rules set out in Part 7 of the Plan.
- 5.4.5.2. Activities which may have adverse effects on the scenic qualities of the area will fall into either the discretionary or non-complying categories. For example tourist related activities, or factory farming may be acceptable, but only on suitable sites where parking areas or large buildings will not result in a loss of character to the area.
- 5.4.5.3. Floor area controls are necessary to prevent large buildings and/or structures locating in a visually intrusive manner. Height controls ensure that any building or structure is not visually intrusive or dominates the surrounding landscape or natural features. The 7 (seven) metre height limit for permitted activities ensures that buildings will generally be less than 2 storeys high and the 10 metre height limit for discretionary activities means most buildings over 2 storeys will be non-complying. Control of building size or maximum gross floor area implement policies which aim to reduce the visual intrusion of buildings on the landscape and natural values of the Paparoa coastline.
- 5.4.5.4. The disposal of sewage and other waste in the Paparoa Character Area has in the past, and continues to be a significant problem. Any further development may, in fact, be constrained by the adequacy of waste assimilation. Standards controlling the size of buildings aim to ensure that adequate soakage area is available on each site to dispose of effluent.
- 5.4.5.5. Indigenous vegetation clearance controls ensure that indigenous trees and shrubs are not cleared indiscriminately and that wherever possible buildings and tracks (or other activities) are located in areas where trees and shrubs do not need to be removed.
- 5.4.5.6. The provision of two dwellings per site will prevent conglomeration of housing on single sites and ensure clear title/dwelling boundaries are established and maintained.

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- 5.4.5.7. Controls on the distance between buildings and property boundaries are necessary to ensure effects on neighbouring landowners and activities are minimised and to maintain amenity values. For activities involving the keeping of animals separation distances have been specified that aim to protect neighbours from offensive elements such as noise and odours. Yards also allow landscaping and infrastructure services to be supplied to a site.
- 5.4.5.8. Activities within 50m of the Mean High Water Spring are discretionary in order to establish whether they are suitable in such a sensitive environment. Generally, buildings will not be acceptable, but activities which have a minimal environmental impact will be catered for.
- 5.4.5.9. The Paparoa Character Area is an especially sensitive environment where signs must be appropriately designed. Also see Part 7.7 for further explanation and reasoning of signage standards.
- 5.4.5.10. No modification of riparian margins excludes the following activities:
- Rivers and Streams: fencing, pest and weed control, the retrieval and removal of unavoidable logging and the removal of other logging debris, cable suspension logging, construction of access points to water on the basis of either one per site or one every 400m of linear measure for stock and vehicles, structures such as whitebait stands.
  - Lakes: fencing, pest and weed control.
  - Natural Wetlands: fencing, pest and weed control.

A streambank or riverbank is defined as the edge of the defined channel or riverbed or where this is not obvious, the point at which terrestrial vegetation (eg: grassland, shrubland or forest) commences.

The boundary of a natural wetland margin is where indigenous wetland plants (ie: those indigenous plants such as sedges and rushes adapted to living in wet conditions) give way to other species. The boundary of a tidal wetland is defined as the point of Mean High Water Spring (MHWS) mark.

Other stream side management controls include esplanade strips obtained at the time of subdivision or resource consent and managed by the Department of Conservation.

- 5.4.5.11. Also see Part 7.2 for explanation and reasoning of specific standards.