
3.5. Resource Use And Trends

3.5.1. Agriculture

- 3.5.1.1. Agriculture is an essential component of the Buller economy with rural communities heavily dependent on farming activities for their social and economic wellbeing. The social structure and lifestyle in rural areas of the District is greatly influenced and shaped by changes in this sector of the economy. Agricultural activities have altered the landscape in Buller District and make a significant contribution to the District's overall character and the economy.
- 3.5.1.2. Agriculture is largely confined to small, discontinuous coastal strips, river valleys and alluvial terraces covering an area of over 131,000 hectares. Dairying is the most common farming activity, accounting for over a quarter of all farms in the District, followed by mixed livestock and beef farming. Some of this land lies idle and has potential for farm and forestry development.
- 3.5.1.3. Some areas of farmed land have the potential for more productive use, through integrated management practices and capital improvement, particularly in the north of the District and around Westport and Reefton. The best land (Class I to III as classified by the New Zealand Land Resource Inventory worksheets) often requires flood protection works.
- 3.5.1.4. Further growth in the farming industry will depend upon the extension of the farmed area and commercial viability and management initiatives. Intensification of agricultural land use has environmental implications both for water quality and habitat protection. The conversion of marginal lands, such as scrublands and wetlands, to production may result in the loss of conservation and wildlife values.
- 3.5.1.5. Other activities such as mining and forestry also exert pressure on the soil resource and can compete with farming where they involve productive soils. Demand by farmers to subdivide existing family properties is steady as is demand for rural-residential “lifestyle” blocks. These blocks are typically between three and four hectares in size.

3.5.2. Forestry

- 3.5.2.1. An estimated 95% of native (or indigenous) forest in the Buller District is under the direct control of the Department of Conservation, who operate primarily under a conservation mandate. One consequence of this is that the resource will not be available for production forestry under present legislation.

- 3.5.2.2. The majority of exotic production forest areas in Buller District, 4,504 hectares, are managed by Timberlands West Coast Limited. The main Timberlands exotic plantation blocks are in the Mokihinui, Charleston and Reefton areas of the District, as well as a smaller block in the Oparara area. There are significant tracts of indigenous forest (20,000 hectares) on private land, and also an increasing number of exotic forest blocks on private land.
- 3.5.2.3. Use of indigenous forest on private land is controlled by Part 3A of the Forests Act 1949.
- 3.5.2.4. The use of the forest resource has long been a source of development finance for farmers, as well as allowing for further areas to be opened up for pastoral activities. Approximately 14,000 hectares of regenerating indigenous forest and wetland exists on private land and may have development or conservation potential.

3.5.3. Mining

- 3.5.3.1. Buller District is relatively well endowed with a variety of mineral resources. They include substantial reserves of bituminous, sub-bituminous and lignite coal, relatively widespread alluvial gold and mineral sand deposits, the latter containing magnetite, ilmenite, zircon and monazite. Smaller quantities of uranium, copper, molybdenum and lead have also been located within the District. Industrial minerals, in particular limestone, are currently extracted in economic quantities.
- 3.5.3.2. Over 1,000,000 tonnes of coal was extracted from the Buller District in 1994, the vast majority being taken from the Stockton mine (860,000 tonnes). The coal mining industry has proposals to increase output to over 2 million tonnes per annum by the year 2000. Significant quantities of limestone, and lesser quantities of sandrock and gravel are also extracted. Ilmenite sands have been identified in the Cape Foulwind area and the viability of extraction is currently being investigated.
- 3.5.3.3. Gold bearing quartz lodes are known to exist in several locations within the District, including the Reefton and Lyell Goldfields. A major gold mine is proposed on the Globe Progress resource, and additional prospects north and south of Reefton are under evaluation. The main alluvial deposits are found in the gravels and river terraces of the major river valleys and their tributaries from the Buller River south.

4.3.28. Policies

- 4.3.28.1. *A distinct central commercial core to the District's main settlements shall be provided for the convenience of customers and to act as a town reference and focal point.*
- 4.3.28.2. *The adverse effects of industrial and commercial operations, including noise, traffic, glare, shading, vibration, odour, effluent and waste emissions shall be minimised.*
- 4.3.28.3. *Industries with the potential for significant adverse effects shall be segregated from sensitive activities, for example, residential uses, health and educational institutes.*
- 4.3.28.4. *A wide range of business activities shall be permitted to establish within residential activity areas, provided that the scale of activity is appropriate and does not cause conflict with adjoining activities or the sustainability of existing centres.*
- 4.3.28.5. *A diversity of residential living opportunities shall be provided for in residential activity areas.*
- 4.3.28.6. *Performance standards shall be set that protect the environmental quality of residential living environments.*
- 4.3.28.7. *To achieve integrated development within Sergeants Hill Industrial Area, including addressing the effects of development through compliance with specific rules in Part 5.2.6 and the Concept Plan in Part 5.2.6.7.*

4.3.29. Methods of Implementation

- 4.3.29.1. Develop rules in the Plan to control the effects of activities with potential to have significant adverse impacts and to ensure that intermingling of activities does not detrimentally affect neighbours or the character of settlements.

4.3.30. Explanation/Reasons

- 4.3.30.1. Segregation of activities can generally only be justified on the grounds of avoiding, remedying or mitigating environmental effects. The District Plan aims to identify the character of different activity areas within the settlements, and include policies and rules to ensure protection of the associated environmental qualities.
- 4.3.30.2. The District Plan policies aim to achieve maximum flexibility in the location and operation of the full range of urban activities whilst protecting and enhancing environmental quality.

4.3.30.3. Implementation of the objectives and policies for this issue involves the use of zones or activity areas. Specific rules for these zones are contained in Part 5.2 of the Plan.

4.3.31. Intended Environmental Outcomes

4.3.31.1. Protection and improvement in environmental quality of settlements within Buller District.

4.3.32. Monitoring

4.3.32.1. The Council will keep a register of complaints regarding amenity within settlements in order to assess whether the Plan rules or conditions on resource consents are effective at protecting and improving environmental quality.

4.4. Rural Land And Water Resource

4.4.1. Key Issue

4.4.1.1. Managing the adverse effects of activities on the rural land resource in a manner which ensures the long-term productive value of the soil resource but which encourages increased population within the rural environment and maintenance of viable rural communities.

4.4.2. Development in rural areas can compromise the natural, scenic and amenity values of an area. Similarly some types of rural development can affect the operation of activities on neighbouring land and use of that land. Depopulation of rural areas has occurred. Alternative uses to traditional agricultural activities are one way of increasing rural population.

4.4.3. There is demand for rural-residential development opportunities in the rural area and for other activities which do not rely on soil quality. Permanent or irreversible loss of productive land may occur by allowing such uses into rural areas. However, these activities may make a significant contribution to a community's social or economic wellbeing, including supporting rural services. A balance is required between the benefits of increased population and the impacts on traditional rural activities in order to sustainably manage the rural land resource.

4.4.4. Objective

4.4.4.1. To ensure that the overall integrity and character of the rural environment and productivity of rural land resources is protected while enabling rural communities to provide for their social, economic and cultural wellbeing.

4.4.10. Key Issue 2

4.4.10.1. Managing the adverse effects of rural land activities and activities on the surface of water in a manner which protects and enhances the life supporting capacity of the water resource and takes account of the reasonable expectations of water users, and instream values.

4.4.11. The effects of land use activities and activities on the surface of water can adversely affect the ecological values associated with water resources and their present and future use and value to the Buller community. Localised impacts have the potential to be quite detrimental to ecological values located in the immediate vicinity. Some water resources in the Buller District are substantial and have the capacity, in some cases, through dilution to mitigate adverse effects.

4.4.12. Degraded water quality is of particular concern to tangata whenua. Water is an essential component of Maori culture and lifestyle and is an important source of mahinga kai.

4.4.13. Objective

4.4.13.1. Promote land use activities which maintain or improve the water quality of the District's rivers and do not adversely affect water quantity, in order to safeguard the life supporting capacity of water.

4.4.14. Policies

4.4.14.1. *Consultation and liaison with relevant interested parties contained in a non statutory register shall continue on matters relating to the land/water quality management interface within Buller District.*

4.4.14.2. *Significant ecological, cultural and heritage sites related to the water resource shall be recognised and wherever possible protected through the encouragement of integrated land management practices.*

4.4.14.3. *To control the modification of significant natural wetlands to protect their natural character, landscape values, and their significance as areas of indigenous vegetation and habitats for indigenous fauna, and to sustain their life supporting capacity as indigenous ecosystems.*

4.4.14.4. *The protection of water resources from adverse effects of land based activities shall be encouraged and promoted.*

4.4.14.5. *The establishment of buffers for example, in the form of esplanade reserves or strips along the margins of lakes, rivers and the Coastal Marine Area shall be promoted and encouraged as a means of maintaining and enhancing water quality.*

4.4.14.6. Council has identified the following lakes, coastal estuaries and other waterways as places where the use of motorised craft is inappropriate because of the disturbance to wildlife, conflict with other users, degradation of natural character and disruption of natural quiet

4.4.14.6.1. There be no provision for motorised craft use on:

- Lake Christobel
- Lake Hanlon
- Kohaihai River

4.4.14.6.2. In the following water bodies, the use of motorised water craft with an engine capacity of less than 5 horse power is permitted:

- Lake Daniells
- Punakaiki River: upstream of the road bridge.
- Pororari River: upstream of the road bridge.
- Otomahana Lagoon
- Orowaiti River: upstream of the rail bridge.
- Okari: upstream of the road bridge.

4.4.14.7. To protect and enhance riparian margins adjacent to rivers, streams, lakes, wetlands and the coast for the purposes of:

- (i) Maintenance of the natural character of waterways, natural habitats and water quality including the mitigation of adverse effects of contaminant discharges and other natural and aesthetic and amenity values associated with the adjacent waterway.
- (ii) Public recreation.
- (iii) Public access.
- (iv) Maintenance of bank stability and reduction in sedimentation.

Refer also to policies in 4.8

4.4.15. Methods of Implementation

4.4.15.1. Liaise with the Regional Council and generally support and encourage joint hearings particularly where this facilitates integrated land water and air management.

4.4.15.2. Provide information to landowners on the benefits of buffer/riparian management in conjunction with the Regional Council.

4.4.15.3. Limit access by motorised craft and vehicles to lakes and rivers where these are not appropriate.

4.4.15.4. Encourage and support the preparation of integrated management plans for water resources in Buller District.

4.8.7. Policies

- 4.8.7.1. *The adverse effects of land use activities on natural habitats and ecosystems shall be taken into account when considering development proposals which impact on these areas.*
- 4.8.7.2. *The protection and enhancement of the natural values of wetlands, estuarine habitats, whitebait spawning areas, significant indigenous vegetation and significant habitats of indigenous fauna shall be encouraged.*
- 4.8.7.3. *To control the modification of significant natural wetlands to protect their natural character, landscape values, and their significance as areas of indigenous vegetation and habitats of indigenous fauna, and to sustain their life supporting capacity as indigenous ecosystems.*
- 4.8.7.4. *For the purposes of Section 6(c) of the Resource Management Act 1991, the following criteria will be used as guidelines to identify areas of significant indigenous vegetation and significant habitats of indigenous fauna.*
1. **Representativeness:** *The area is one of the best examples of an association of species which is typical of the ecological district.*
 2. **Distinctiveness:** *The area has indigenous species or an association of indigenous species which is unusual or rare in the ecological district, or endemic, or reaches its distribution limit.*
 3. **Intactness:** *The area has a cover of predominantly indigenous vegetation, is little modified by human activity, and is not affected in a major way by weed or pest species.*
 4. **Size:** *The area of indigenous vegetation or habitat is 5ha or more in size or together with adjacent indigenous habitat is larger than 5ha; or in the case of natural wetlands is larger than 1ha in size.*
 5. **Protected Status:** *The area has been set aside by statute or covenant for protection or preservation.*
 6. **Connectivity:** *The area is connected to one or more other significant areas in a way (through ecological processes) which make a major contribution to the overall functioning of those areas.*
 7. **Threat:** *The area supports an indigenous species or community of species which is threatened within the ecological district or ecological region or threatened nationally.*
 8. **Migratory Habitat:** *The area is important as habitat for significant migratory species or for feeding, breeding or other vulnerable stages of indigenous species, including indigenous freshwater fish.*
 9. **Scientific or Cultural Value:** *The area is a scientific reference area, is listed as a geopreservation site, or has significant amenity value.*

- 4.8.7.5. *Using the significance criteria identified above as a guideline for forming a schedule, Council will compile a schedule of significant natural areas.*
- 4.8.7.6. *In the interim the Council will make decisions on resource consent applications which recognise and provide for the protection of:*
1. *Significant indigenous vegetation and indigenous habitat;*
 2. *Natural values associated with riparian margins.*
- 4.8.7.7. *To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from inappropriate use, subdivision and development.*
- 4.8.7.8. *To encourage the retention of existing indigenous vegetation on the margins of waterways, wetlands and the coast and the enhancement of these areas through the use of indigenous vegetation where rehabilitation plantings are to be carried out.*
- 4.8.7.9. *For the purpose of Rule 7.9.8, the following criteria will be used for identifying Notable Trees:*
1. *Historic significance to the community*
 2. *Scientific or botanical importance*
 3. *Cultural or spiritual significance*
 4. *Recreational significance*
 5. *Landscape significance*
 6. *Functional value*
 7. *Size or age*

A tree may be notable for a combination of these factors or because it is outstanding in one respect.

4.8.8. Methods of Implementation

- 4.8.8.1. Rules and performance standards.
- 4.8.8.2. Land acquisition, land swaps, voluntary covenants, and applications to the Forest Heritage Fund and Nga Whenua Rahui.
- 4.8.8.3. Decisions on resource consent applications and imposition of conditions of consent.
- 4.8.8.4. Promotion of appropriate land management techniques.
- 4.8.8.5. Public education.

5.2.5.3. Discretionary Activities Where the Discretion is Limited

5.2.5.3.1. The erection of, or addition to, any building or structure or sign relating to a permitted activity. These activities will not normally be publicly notified. The Council restricts the exercise of its discretion to the following matters:

5.2.5.3.1.1. The position, design and external appearance of buildings and signs in relation to the landscape setting and nearby buildings.

5.2.5.3.1.2. The size of buildings and their roof height and pitch.

5.2.5.3.1.3. Any clearance of indigenous trees or shrubs.

5.2.5.3.1.4. The size of private open space available for activities involving accommodation.

5.2.5.3.1.5. The imposition of financial contributions listed in Part 8.

Table 5.4 Scenically Sensitive Commercial Zone Standards

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
Building Height	Maximum building height is 7m.	Not applicable.	Maximum building height is 10m.
Developments	Refer to Part 8	Refer to Part 8	Refer to Part 8
Esplanade Strips	Refer to Part 7.9.5	Refer to Part 7.9.5	Refer to Part 7.9.5
General	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
Glare	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
Historic/Cultural Items	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
Lighting	Fixed, external lighting for utility and services is to be hooded in the area from Dolomite Point to the Punakaiki River. Also refer to Light Spill in Part 7.9.4.3.	Not applicable.	Not applicable.
Noise	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
Notable Trees	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
Parking	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
Planting	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
Recession Planes	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
Signs	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
Stormwater Disposal	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
Subdivision	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3

5.2.5.4. Explanation/Reasons

- 5.2.5.4.1. The Scenically Sensitive Commercial Zone is primarily intended to provide facilities for tourists while also servicing the commercial needs of the Punakaiki locality. A wide range of activities is permitted, but industrial activities are generally not appropriate and residential activities should be related to other activities only, in order to prevent the land being used solely for residential purposes. Activities setting up within existing buildings, or not involving buildings, must comply with the general rules, not modify or destroy listed items, and if classed as a development, may be required to pay a development contribution (Refer to 8.2). Because the location of this zone is close to a prime tourist attraction and is in an area of natural and scenic appeal, special controls are required to ensure that any buildings are compatible with surrounding buildings and landscape features.
- 5.2.5.4.2. Also see Part 7.2 for explanation and reasoning of specific standards.

5.2.6. Industrial Zone

5.2.6.1. Any activity in the Industrial Zone is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.5. It must also comply with the District Wide rules in Part 7.

5.2.6.2. Stormwater run-off associated with any permitted or controlled activity, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality.

5.2.6.3. Permitted Activities

5.2.6.3.1. Any activity which complies with the standards listed below except dwellings.

5.2.6.3.2. Network utilities, subject to compliance with Part 6 (Infrastructure).

5.2.6.4. Controlled Activities

5.2.6.4.1. Any activity which complies with the standards for controlled activities and which involves a dwelling related to the operation of any permitted activity.

5.2.6.4.2. Matters over which the Council reserves control on controlled activities are:

5.2.6.4.2.1. The position, design and external appearance of buildings so that the occupants of any dwelling are not exposed to unreasonable nuisance or danger and the dwelling does not interfere with any existing or future industrial activity.

5.2.6.4.2.2. The imposition of financial contribution conditions relating to landscaping, planting, fencing or screening as provided for in Part 8 of the Plan.

5.2.6.4.3. Until the Trade Waste By-Law is effective (1 July 2008), within the Sergeants Hill Industrial Area, any industrial or commercial activity or development is a controlled activity. After the Trade Waste By-Law is effective, industrial or commercial activities or developments will be permitted, provided they comply with the standards in Table 5.5A.

5.2.6.5. Discretionary Activities

- 5.2.6.5.1. Any activity which complies with the standards for discretionary activities and is not a permitted or controlled activity.
- 5.2.6.5.2. Discretionary activities will be generally assessed according to the criteria in Part 9.
- 5.2.6.5.3. Financial contributions may be required in accordance with Part 8.

Table 5.5 Industrial Zone Standards, except Sergeants Hill Industrial Area

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
Blasting	No blasting shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.	Not applicable.	No blasting shall occur outside the hours of 0700 to 2000 hours weekdays and 0900 to 1600 hours on weekends and public holidays.
Boundaries	Front yards 5m setback from road. Rear and side yards 10m setback except where the property adjoins another zone.	Not applicable.	Front yard setback 4m from road where the property adjoins another zone.
Building Height	Maximum building height is 35m, provided that no building shall encroach on a recession plane at an angle of 35 degrees measured from a point 2.5m above ground at the boundary of any Commercial or Residential Zone.	Not applicable.	Not applicable.
Developments	Refer to Part 8	Refer to Part 8	Refer to Part 8
Esplanade Strips	Refer to Part 7.9.5	Refer to Part 7.9.5	Refer to Part 7.9.5
General	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
Glare	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
Historic/Cultural Items	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
Light Spill	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2
Noise	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
Notable Trees	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
Parking	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
Planting	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
Recession Planes	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Service Areas / Storage Areas	All service and storage areas shall not be visible from any residentially zoned site or from any public road, such areas not to include buildings or structures used for storage or servicing purposes and over 5m in height.	Not applicable.	Not applicable.
Signs	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
Site Coverage	Maximum site coverage is 75%.	Not applicable.	Not applicable.
Stormwater Disposal	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
Subdivision	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3
Vibration	No vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.	Not applicable.	No vibration shall occur outside the hours of 0700 to 2000 hours weekdays and 0900 to 1600 hours on weekends and public holidays.

Table 5.5A Industrial Zone Standards - Sergeants Hill Industrial Area

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Table 5.5 (Industrial Zone)		
Blasting			
Boundaries	<p>Front yards 20m setback from State Highway 67 and 5m setback from all other roads.</p> <p>Rear and side yards Refer to Table 5.5 (Industrial Zone)</p>	Not applicable.	Refer to Table 5.5 (Industrial Zone)
Building Height	Maximum building height is 20m.	Not applicable.	Not applicable.
Concept Plan	<p>Any industrial or commercial activity, development or subdivision in the Sergeants Hill Industrial Area shall be undertaken generally in accordance with the Concept Plan in Part 5.2.6.7.</p> <p>For the purpose of this rule, “generally in accordance” means that locations and alignments of roads, accesses, infrastructure, facilities and services is the same or similar to that shown on the Concept Plan.</p>	Not applicable.	Any activity, development or subdivision which is not generally in accordance with the Concept Plan in Part 5.2.6.7.

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Developments	At the time of any industrial or commercial activity, development or subdivision in the Sergeants Hill Industrial Area, the site shall be connected into Council's sewerage and water reticulation at the cost of the developer.	Refer to Part 8	Refer to Part 8
Esplanade Strips	Refer to Table 5.5 (Industrial Zone)		
General			
Glare			
Historic/Cultural Items			
Light Spill			
Noise			
Notable Trees			
Parking			
Planting and Landscaping	At the time of subdivision, or within 12 months of first activity or development, landscaping shall be provided generally in accordance with the Concept Plan in Part 5.2.6.7, except where Part 7.9.3 takes precedence. For the purpose of this rule, "generally in accordance" means that locations, extent and type of landscaping is the same or similar to that shown on the Concept Plan and landscape schedule and shall include a 2m wide strip either side of the internal drain.	Not applicable.	Not applicable.
Recession Planes	Refer to Table 5.5 (Industrial Zone)		
Service Areas / Storage Areas			
Signs			
Site Coverage			

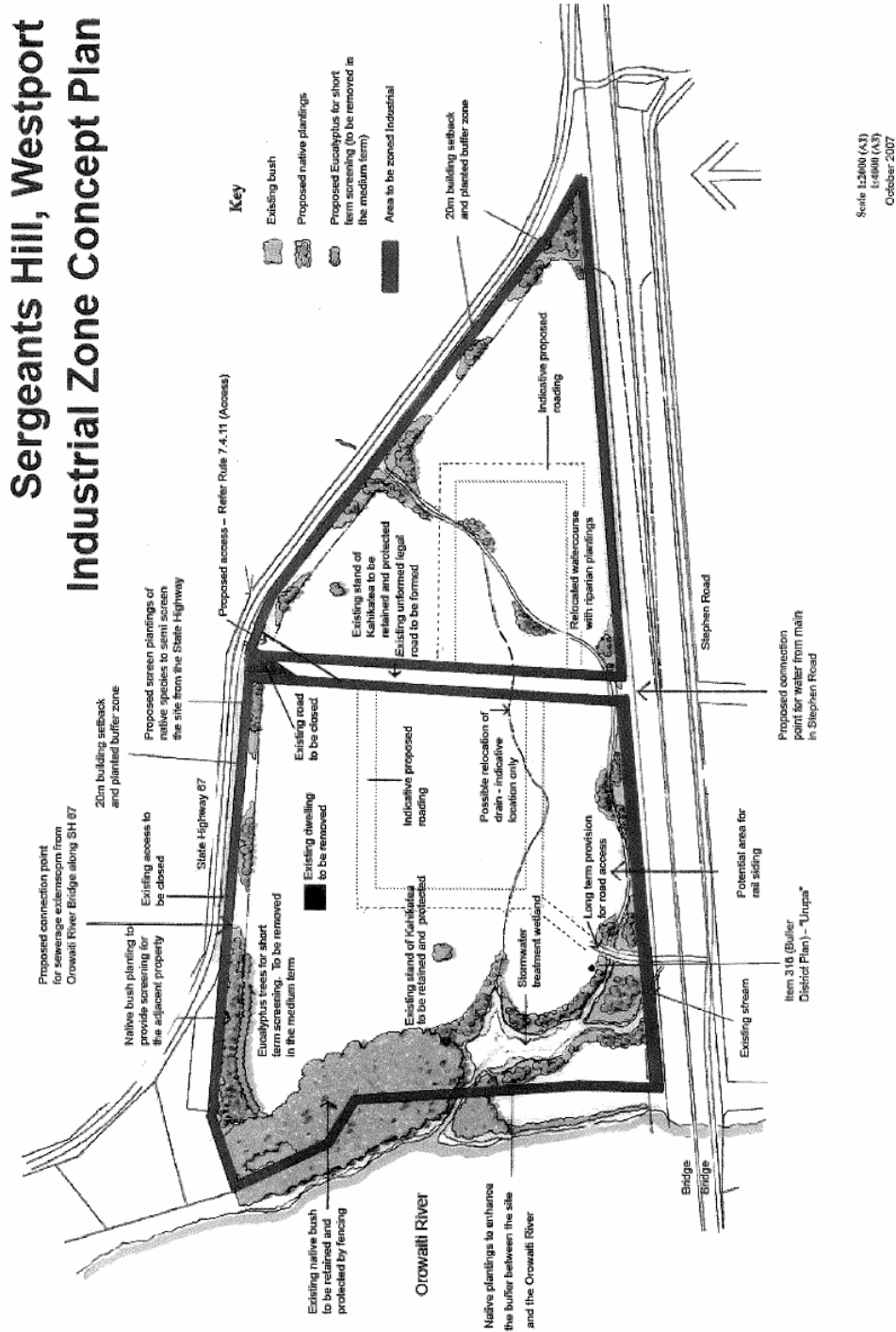
ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Stormwater Disposal	<p>Prior to the development of any industrial or commercial activity or development in the Sergeants Hill Industrial Area, the wetland area shall be provided generally in accordance with the Concept Plan in Part 5.2.6.7.</p> <p>For the purpose of this rule, “generally in accordance” means that location, extent and type of wetland is the same or similar to that shown on the Concept Plan.</p>	Not applicable.	Refer to Part 7.9.2
Subdivision	Refer to Table 5.5 (Industrial Zone)		
Vibration			

5.2.6.6. Explanation/Reasons

- 5.2.6.6.1. The Industrial Zone is restricted to small, specific areas of the District mostly where industry is currently located. It also provides industrially zoned land in Westport which could be available for development in the future. Industrially zoned land includes parts of Adderley and Derby Streets in Westport, part of the Westport Port area adjacent to the Buller River, the harbour operational area, the old gasworks site in Peel Street and the Hattie Street, Roberts Street and Elizabeth Street industrial area in Reefton.
- 5.2.6.6.2. The zone recognises that the effects of some industrial activities are best controlled by segregation of that activity from other land uses, in particular those of a residential nature.
- 5.2.6.6.3. Standards have been set with the aim of controlling the effects of industry and associated activities which have the potential to adversely impact on the amenities of neighbours and environmental quality. Site specific rules apply to the Sergeants Hill Industrial Area. This area was established by private plan change, and site specific rules are required to ensure adequate servicing and access, and to avoid and mitigate adverse effects.

- 5.2.6.6.4. Landscaping of yards provides a visually pleasing buffer between an industrial activity and other land uses. Outdoor storage of materials is a typical activity associated with industry. Screening storage areas where this occurs, including the use of landscaping will ensure that unsightly or visually offensive areas will not be visible to neighbours including those people using adjacent public roads.
- 5.2.6.6.5. Residential areas in particular need to be protected from noise (see Part 7.8) but also vibration and blasting. While industrial activities may necessarily generate these effects, the hours in which they occur have been restricted to ensure night-time residential amenity is protected.
- 5.2.6.6.6. Also see Part 7.2 for an explanation and reasons for specific performance standards.

5.2.6.7. Sergeants Hill Industrial Area Concept Plan



5.2.7. Port Zone

5.2.7.1. Any activity in the Port Zone is either permitted, controlled or discretionary if it falls within the standards for each category in Table 5.6. It must also comply with the District Wide rules in Part 7.

5.2.7.2. Stormwater run-off associated with any permitted or controlled activity, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality.

5.2.7.3. Permitted Activities

5.2.7.3.1. Any activity which complies with the standards listed below, except dwellings.

5.2.7.3.2. Network utilities, subject to compliance with Part 6 (Infrastructure).

5.2.7.4. Controlled Activities

5.2.7.4.1. Any activity which complies with the standards for controlled activities and which involves a dwelling related to the operation of any permitted activity.

5.2.7.4.2. Matters over which the Council reserves control on controlled activities are:

5.2.7.4.2.1. The siting and design of any dwellings so that the occupants of any dwelling are not exposed to unreasonable nuisance or danger and the dwelling does not interfere with any existing or future Port activity.

5.2.7.4.2.2. The imposition of financial contribution conditions relating to landscaping, planting, fencing or screening as provided for in Part 8 of the Plan.

5.2.7.5. Discretionary Activities

5.2.7.5.1. Any activity which complies with the standards for discretionary activities and is not a permitted or controlled activity.

5.2.7.5.2. Discretionary activities will be generally assessed according to the criteria in Part 9.

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- 5.3.2.2.1.4. Effects on waterbodies and riparian margins.
 - 5.3.2.2.1.5. Clearance methods.
 - 5.3.2.2.1.6. Protection of areas of significant indigenous vegetation or significant habitats of indigenous fauna identified using the criteria in Policy 4.8.7.4 as a guideline.
- 5.3.2.2.2. Advanced mineral exploration activities (i.e. matters subsequent to reconnaissance exploration but still able to be carried out under an exploration permit) including geophysical surveys using explosives and machine scout trenching and incidental earthworks. The matters over which control is reserved are:
- 5.3.2.2.2.1. Distance to boundaries.
 - 5.3.2.2.2.2. Effects on waterbodies, riparian margins and wetlands.
 - 5.3.2.2.2.3. Total area of disturbance.
 - 5.3.2.2.2.4. Effects of bulk and location of stockpiling.
 - 5.3.2.2.2.5. Hours of operation.
 - 5.3.2.2.2.6. Protection of areas of significant indigenous vegetation or significant habitats of indigenous fauna identified using the criteria in Policy 4.8.7.4 as a guideline.
 - 5.3.2.2.2.7. Effects on the life supporting capacity and functioning of indigenous ecosystems.
 - 5.3.2.2.2.8. Effects on outstanding natural features and landscapes.
 - 5.3.2.2.2.9. Effects on cultural, archaeological and historic sites.
 - 5.3.2.2.2.10. Site restoration.
 - 5.3.2.2.2.11. Noise control.
 - 5.3.2.2.2.12. Use and transportation of hazardous substances.

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- 5.3.2.2.2.13. Financial contributions relating to landscaping, land restoration and roading.
 - 5.3.2.2.2.14. Impacts on public access, including recreation.
 - 5.3.2.2.3. All controlled activities are subject to:
 - 5.3.2.2.3.1. Compliance with the standards for controlled activities in Table 5.7 and the general rules in Part 7. Matters over which the Council reserves control on controlled activities:
 - 5.3.2.2.3.2. The imposition of financial conditions as provided for in Part 8 of the Plan.
 - 5.3.2.2.3.3. Whether there is record on the title the degree of natural hazard risk on the property.
 - 5.3.2.2.3.4. For advanced mineral exploration, where areas are disturbed, topsoil shall be stockpiled and/or replaced over the area of land disturbed as soon as possible and no later than twelve months after the disturbance has occurred. The site shall be rehabilitated generally to its original condition.
 - 5.3.2.2.3.5. All disturbed vegetation, soil or debris is deposited or contained in such a manner to prevent its movements and erosion into any waterway and the destruction of habitat in any fresh or coastal water body.

5.3.2.3. Discretionary Activities

- 5.3.2.3.1. Any land use activity which complies with the standards for discretionary activities in Table 5.7 and is not a permitted or controlled activity.
- 5.3.2.3.2. Any commercial operation carried out on the surface of the Karamea River and Buller River and tributaries, other than activities associated with the Port of Westport.
- 5.3.2.3.3. Financial contributions may be required in accordance with Part 8.
- 5.3.2.3.4. Any indigenous forest extraction involving logging for the purposes of milling, other than in accordance with rule 5.3.2.4.2, is a discretionary activity.

PART 6

INFRASTRUCTURE, SERVICES AND OTHER ACTIVITIES DISTRICT WIDE

6.1. Introduction

- 6.1.1. Most infrastructure and servicing facilities and activities with minimal environmental impact are provided for throughout the District as permitted activities by this rule. Other activities are controlled or discretionary throughout the District. The Council has a duty to ensure that all buildings are adequately serviced in a manner that preserves the amenity values of an area or neighbourhood. Certain services are essential to the safe and efficient functioning of the District and to ensuring that the health of communities is not jeopardised. Accordingly a number of infrastructure and servicing facilities are specified as permitted and discretionary activities.
- 6.1.2. The rules contained in this section of the Plan override any rules in the District Plan, unless specifically stated to the contrary in this section.

6.2. Permitted Activities

- 6.2.1. Household, commercial and industrial connections to gas, water, drainage and sewer reticulation systems.
- 6.2.2. Pipes for the conveyance of water or sewage and necessary incidental equipment including household connections.
- 6.2.3. Irrigation systems, open drains and channels for the conveyance of water.
- 6.2.4. Any stopbank or culvert.
- 6.2.5. Electric lines for conveying electricity at a voltage up to and including 110KV with a capacity up to and including 100MVA, where those lines are underground.
- 6.2.6. All existing lines and support structures in existence on 16 December 1994 and their maintenance, replacement and minor upgrading.
- 6.2.6.1. For the purposes of this provision minor upgrading means an increase in the carrying capacity, efficiency or security of electricity and associated telecommunication lines, utilising the existing support structures or structures of a similar scale of character, and includes:
- (i) the addition of circuits and/or conductors;
 - (ii) the reconductoring of the line with higher capacity conductors;
 - (iii) the resagging of conductors;
 - (iv) the addition of earthwires (which may contain telecommunication lines), earthpeaks and lightning rods;

- (v) the installation of pole mounted transformers and associated equipment where no new above ground lines are proposed or those lines are permitted.

Minor upgrading shall not include:

- (i) an increase in the voltage of the line unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage.

6.2.7. Underground pipe networks for the distribution (but not transmission) of natural or manufactured gas at a gauge pressure not exceeding 2000 kilopascals and necessary incidental connections and compressor stations.

6.2.8. Lighthouses, navigational aids and beacons.

6.2.9. Normal maintenance and replacement works on existing formed and private roads within the legal road reserve, or partially formed roads within the legal road reserve including any activity related to improvement or realignment of the road, and all works to preserve the integrity of the road, or to prevent further damage as a result of any act of nature.

6.2.10. Normal maintenance works on existing railway lines, bridges and signals within the existing railway corridors.

6.2.11. Normal maintenance, operation and replacement works on existing meteorological activities and structures at Westport Airport.

6.2.12. Activities carried out in response to the effects of natural events on public roads including earthquakes, flooding and landslides.

6.2.13. Telecommunication and radiocommunication facility lattice support structures where the following maximum height standards are met:

6.2.13.1. Urban Character Area

6.2.13.1.1. Residential Zone, Scenically Sensitive Residential Zone: 10m

6.2.13.1.2. Commercial Zone, Scenically Sensitive Commercial Zone,
Industrial Zone: 15m

6.2.13.1.3. Port Zone: 20m

6.2.13.2. Rural Character Area

6.2.13.2.1. Rural Zone: 20m

6.2.13.2.2. Rural Airport Zone: 1.2m

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- 6.3.1.4. No hazardous substance is discharged into or onto water, land or air except where this is provided for within a regional plan, or other rule or regulation.
 - 6.3.1.5. A management plan for all sites where hazardous substances are stored, used or transported is prepared.
 - 6.3.1.6. A spill response contingency plan is prepared.
 - 6.3.2. Matters over which Council reserves control:
 - 6.3.2.1. Planning or control measures to prevent accidents and/or avoid, remedy or mitigate any adverse effects on the environment.
 - 6.3.2.2. Provision of monitoring information.
 - 6.3.3. Temporary Military Training Activities that do not comply with the standards and terms for permitted activities. Council to reserve control over avoidance, remediation, or mitigation of adverse effects and consent conditions.

6.4. Discretionary Activities

- 6.4.1. The following are discretionary activities and will be assessed according to the criteria in Part 9.
- 6.4.2. The following activities are discretionary throughout the District:-
 - 6.4.2.1. Pipes for the transmission of natural or manufactured gas at a gauge pressure exceeding 2000 kilopascals and necessary incidental equipment including compressor stations.
 - 6.4.2.2. All electric lines and telecommunication lines which are not permitted activities and any associated above ground network utility or structure.
 - 6.4.2.3. Telecommunication and radiocommunication facilities which are not permitted activities.
 - 6.4.2.4. Electricity substations.
 - 6.4.2.5. Depots for the maintenance, security or construction of lines or pylons.
 - 6.4.2.6. New roads and associated facilities including retaining walls, culverts, bridges and traffic signs and control devices on legal road.
 - 6.4.2.7. Activities involving hazardous substances which do not meet all the performance standards for controlled activities.
 - 6.4.2.8. Meteorological service facilities.

6.5. Explanation/Reasons

- 6.5.1. Infrastructure and network utilities are essential to the continued functioning of the District. The provisions are designed to give operators certainty as to provisions and enable expansion and further development. Certain other activities can also be permitted throughout the District.
- 6.5.2. Lighthouses, navigational aids and beacons are permitted as they are important for safety at sea and are erected in site specific locations.
- 6.5.3. Activities involving hazardous substances are controlled in order to prevent, as far as possible, any adverse effects. The rules also acknowledge however, that appropriate contingency plans are important in case of unforeseen events.
- 6.5.4. Where activities cannot meet the standards to be a controlled or discretionary activity, an application for a non-complying activity will be required.
- 6.5.5. Telecommunication and radiocommunication support structures have the potential for creating adverse visual effects. The split between lattice and non-lattice structures recognises that the former type of structure has a greater potential for visual impact. Non-lattice structures, due to their lower bulk and slim profile, have greater potential to be absorbed into the environment.
- 6.5.6. The maximum height of support structures include dish antenna, but is exclusive of whip aerials, and associated mounting arrangements, including lightning conductors.

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- 7.2.12. In the Paparoa Character Area the creation of new allotments through subdivision could directly affect the open space and landscape values. In order to protect these values, substantial subdivision is not provided for. Subdivision will generally only be permitted when needed for an activity which is either permitted or has received resource consent. Particular attention will be given to ensuring that the subdivision will integrate with the landscape form and pattern. Possible future applications for further settlements will require a Plan Change application. Similar effects can arise when additional buildings are constructed on existing allotments.
- 7.2.13. In the Natural Environments Character Area subdivision for boundary adjustments or for utilities is a permitted activity. Subdivision of one or more allotments is a discretionary activity in the Natural Environments Character Area. This provision recognises the need to protect the landscape/visual amenities and open space values which are significant in this area.

7.3. Subdivision

7.3.1. Permitted Activities

- 7.3.1.1. Residential Zone:
- 7.3.1.1.1. The number of titles remains the same as prior to the subdivision (esplanade reserves shall not be counted).
 - 7.3.1.1.2. Any existing buildings comply with the District Plan requirements.
 - 7.3.1.1.3. No new roading or access points are required.
 - 7.3.1.1.4. No new Council services are required.
 - 7.3.1.1.5. Undertaken for boundary adjustment purposes or for the creation of a Special lot.
 - 7.3.1.1.6. Any new subdivision which is needed solely for a public work utility which is permitted by Part 6 Infrastructure or approved as a result of a resource consent.
- 7.3.1.2. Commercial Zone, Scenically Sensitive Commercial Zone, Industrial Zone, Port Zone:
- 7.3.1.2.1. Not applicable.
- 7.3.1.3. Paparoa Character Area:
- 7.3.1.3.1. Not applicable.
- 7.3.1.4. Rural Zone:

7.3.1.4.1. Subdivision undertaken for boundary adjustment or creation of a Special lot.

7.3.1.5. Rural Airport Zone, Cement Production Zone:

7.3.1.5.1. Not applicable.

7.3.1.6. Natural Environments Character Area:

7.3.1.6.1. The number of titles remains the same as prior to the subdivision (esplanade reserves shall not be counted).

7.3.1.6.2. Any existing buildings comply with the District Plan requirements.

7.3.1.6.3. No new roading or access points are required.

7.3.1.6.4. No new Council services are required.

7.3.1.6.5. Undertaken for boundary adjustment purposes or for the creation of a Special lot.

7.3.1.6.6. Any subdivision needed solely for a public work network utility which is permitted by Part 6 or which constitutes a boundary adjustment or Special lot.

7.3.2. Controlled Activities

7.3.2.1. Residential Zone, Commercial Zone, Scenically Sensitive Commercial Zone, Industrial Zone, Sergeants Hill Industrial Area, Port Zone and Cement Production Zone:

7.3.2.1.1. Each allotment must be of sufficient dimensions to accommodate an existing or proposed principal building such that the building can comply with the relevant standards in the District Plan, provided that in the case of an existing building which does not comply with the current District Plan standards, does not increase the extent to which the building fails to comply. Minimum allotment size in non-sewered areas, 1500m² unless the subdivision is for a Special lot.

7.3.2.1.2. Each allotment shall be able to contain a square measuring 15m x 15m unless the subdivision is for a Special lot.

7.3.2.1.3. Financial contribution may be required in accordance with Part 8.

7.3.2.1.4. Esplanade reserves and strips may be required in accordance with Part 10.

7.3.2.1.5. The subdivision of land in the Sergeants Hill Industrial Area shall be undertaken generally in accordance with the Concept Plan in Part 5.2.6.7. For the purpose of this rule, “generally in accordance” means that locations and alignments of roads, accesses, infrastructure, facilities and services is the same or similar to that shown on the Concept Plan.

7.3.2.2. Rural Zone:

7.3.2.2.1. Not applicable.

7.3.2.3. Rural Airport Zone:

7.3.2.3.1. Any subdivision which constitutes a boundary adjustment or Special lot.

7.3.2.4. Paparoa Character Area:

7.3.2.4.1. Any subdivision which constitutes a boundary adjustment or Special lot.

7.3.2.5. Natural Environments Character Area:

7.3.2.5.1. Not applicable.

7.3.3. Discretionary Activities

7.3.3.1. Residential Zone, Commercial Zone, Scenically Sensitive Commercial Zone, Industrial Zone, Port Zone and Cement Production Zone:

7.3.3.1.1. Any subdivision which does not comply with the standards for permitted or controlled activities is a discretionary activity.

7.3.3.2. Scenically Sensitive Residential Zone:

7.3.3.2.1. Subdivision (other than for a Special lot) within the Scenically Sensitive Residential Zone.

7.3.3.2.2. Each allotment must be of sufficient dimensions to accommodate an existing or proposed principal building such that the building can comply with the relevant standards in the District Plan, provided that in the case of an existing building which does not comply with the current District Plan standards, does not increase the extent to which the building fails to comply. Minimum allotment size in non-sewered areas, 1500m² unless the subdivision is for a Special lot.

7.3.3.2.3. Each allotment shall be able to contain a square measuring 15m x 15m unless the subdivision is for a Special lot.

7.3.3.3. Rural Zone, Rural Airport Zone:

7.3.3.3.1. Any subdivision for the purposes of creating one or more new allotments.

7.3.3.4. Paparoa Character Area:

7.3.3.4.1. Any subdivision other than controlled activities or for the purposes of creating one or more new allotments.

7.3.3.5. Natural Environments Character Area:

7.3.3.5.1. Any subdivision other than controlled activities for the purposes of creating one or more new allotments.

7.3.3.6. Discretionary activities will be generally assessed according to the criteria in Part 9.

7.3.3.7. Financial contributions may be required in accordance with Part 8.

7.3.3.8. Esplanade reserves and strips may be required in accordance with Part 10.

7.4. Access

7.4.1. Activities having frontage or access to a strategic route which is a State Highway (as listed in Part 13) shall comply with the following standards, while those activities that have frontage or access to a strategic route which is a non-State Highway (as listed in Part 13) shall comply with Council's roading standards:

7.4.1.1. The minimum sight distances from an access, the location of property access relative to intersection and the minimum spacing between adjacent property accesses onto or off a strategic route which is a State Highway shall be as specified in Tables 7.1(a) and 7.1(b).

7.4.1.2. Where the activity does not comply with the performance criteria in Table 7.1(a) or Table 7.1(b) or, the activity generates more than 60 vehicle movements per day, the activity will be assessed as a limited discretionary activity.

When considering an application for consent the Council shall restrict its discretion to the following:

- Whether the crossing is sufficiently remote from an intersection having regard to traffic volumes on the roads, the 85th percentile speed of vehicles on the roads, and any other factors that will

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- 7.4.4. The principal access into shopping complexes and supermarkets except those with a main street frontage, must be via the off-street parking area.
- 7.4.5. Access to or from a corner site in the Urban Character Area shall not be located nearer than nine metres from the edge of the road reserve, kerb line or effective carriageway of the intersecting road, or outside the Urban Character Area, 100 metres from the effective carriageway of the intersecting road.
- 7.4.6. In respect of any existing site, no new access shall be provided from any property having frontage to a declared or proposed limited access road. Where land abutting a declared or proposed limited access road is being subdivided, every additional allotment proposed to be located shall have frontage and access to an alternative legal road.
- 7.4.7. Access strips shall be to the following standards in the Urban Character Area:
- 7.4.7.1. width 3.5m to one rear allotment
 - 7.4.7.2. width 4.0m to two or three allotments
 - 7.4.7.3. width 5.0m to four or more rear allotments
 - 7.4.7.4. maximum length shall not exceed 60m.
- 7.4.8. All parking, loading and trade vehicle storage areas with access to strategic routes shall be designed to ensure that there is adequate turning space on site so vehicles are not required to reverse either onto or off the site.
- 7.4.9. Reductions in these standards will require an application for a resource consent as a discretionary activity.
- 7.4.10. Where there is unformed legal road, the activities which may establish on that land are the same as those permitted for the zone, subject to agreement with the owner of the road and road reserve. The only other activities which may be carried out on land gazetted, or reserved for road are defined in Part 7 as permitted activities. On road vested in Council, a road closure may be required before any development can occur.
- 7.4.11. Access to any subdivision and development in the Sergeants Hill Industrial Area from State Highway 67 shall be limited to access as identified on the Concept Plan in Part 5.2.6.7. Such access shall be constructed in accordance with the design specifications published in the Austroads document “*Guide to Traffic Engineering Practice Part 5: Intersection at Grade*” to provide a right turn bay and left turn lane. Non-compliance with this standard shall be a discretionary activity.

7.4.12. Explanation/Reasons

- 7.4.12.1. Safety is a prime concern for the operation of the roading network and the standards aim to reduce any undue interference with, or obstruction of, traffic flows and other road users, vehicles entering or leaving the road traffic stream. The potential for increases in the number of vehicle crossings and confusion over exit and entry points to a site will be reduced. Reductions in these standards will require an application as a discretionary activity.
- 7.4.12.2. Safety is also a prime concern in situations where vehicle or pedestrian access is required across the rail corridor. The Railway Safety and Corridor Management Act 1991 shall be taken into account when assessing applications.
- 7.4.12.3. The Sergeants Hill Industrial Area is of a scale that traffic generation will have a significant impact on the State Highway if access is not provided at an appropriate location, and to an appropriate standard to deal with the effects of full development. Access to the Area is limited to one point on the State Highway (identified in the Concept Plan in Part 5.2.6.7) and ensures that the standard and design is appropriate to address the adverse traffic effects of the Area.

7.5. Parking

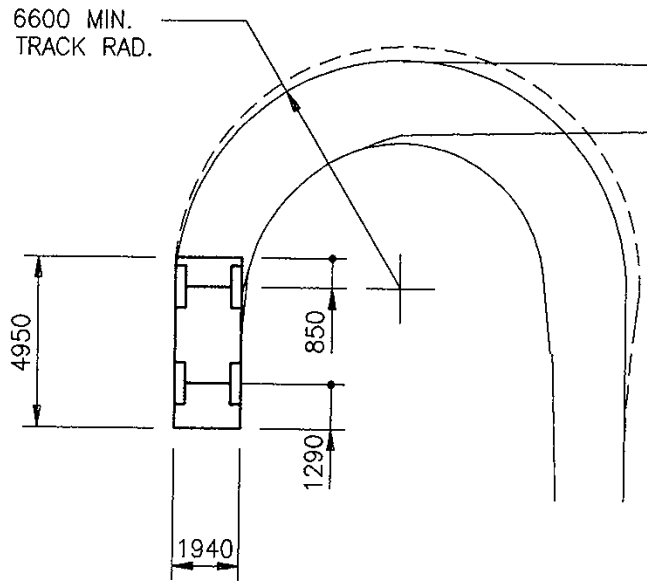
- 7.5.1. No vehicle parking provision is required for activities located on properties abutting the Westport main street (see definition).
- 7.5.2. Vehicle parking for activities other than above shall be provided to the standards in Table 7.2 and shall be located on the site.

Table 7.2: Number of parking spaces

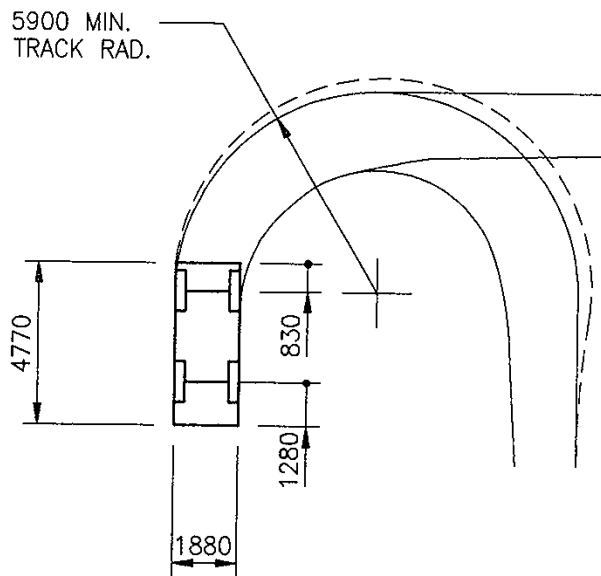
Activity	Spaces Required
Dwellings	One space per dwelling
Other residential activities and travellers accommodation	One space per unit, or bedroom suite, plus one space for staff for 10 units or part thereof
Restaurants, taverns, places of assembly, tourist related activities, backpacker dorms and camping grounds	One space per 5 people which the facility or activity is designed to accommodate or attract
Other commercial activities	One space, plus one extra space per 30m ² of gross floor area
Industrial activities	One space per 50m ² of gross floor area
Hospitals and Institutions	One space per five patient beds, and one space per staff member

- 7.5.3. All commercial and industrial activities must provide at least one loading space per site. A loading bay may be accepted as a parking space.
- 7.5.4. All parking and loading areas provided as per the requirements of this rule shall be designed in accordance with the dimensions specified in Figures 7.2A, 7.2B and 7.2C, Figure 7.3A and 7.3B and Table 7.3.
- 7.5.5. Off-street parking facilities shall be located on the site unless otherwise provided for in this rule.
- 7.5.6. The provision for parking and loading may be made as part of the yard space of that site.

Figure 7.2A - Vehicle tracking curves - car



99% MOTORCAR
SCALE 1:200



90% MOTORCAR
SCALE 1:200

7.7. Signage

7.7.1. Permitted Activities (All zones)

- 7.7.1.1. All “official signs”.
- 7.7.1.2. One “advertising sign” on land adjacent to the state highway to which it relates, providing it complies with the following standards:
 - 7.7.1.2.1. It does not conflict with the conspicuity of, and can not be confused with, official signs or traffic signals;
 - 7.7.1.2.2. It is necessary and effective by having messages that are clear, concise and easily read and assist drivers to locate accesses and activities on land adjacent to roads;
 - 7.7.1.2.3. It has minimum lettering height of 120mm where the posted speed limit is less than 70km/h and 160mm where the posted speed limit is 70km/h or greater;
 - 7.7.1.2.4. For a free-standing sign, a maximum of six words and/or symbols with a maximum of 40 characters;
 - 7.7.1.2.5. It is as close as practicable to the entrance to the land to which the sign relates;
 - 7.7.1.2.6. It is not less than 15 metres from an ‘official sign’ or traffic signal;
 - 7.7.1.2.7. It is located so as not to obstruct driver visibility along the road, intersections or accesses;
 - 7.7.1.2.8. It is at right angles to the road and is located to avoid vehicle headlight reflection onto road users;
 - 7.7.1.2.9. It shall present an unrestricted view to the motorists for a minimum distance of 180 metres where the posted speed limit is 70km/h or greater.
 - 7.7.1.2.10. Written approval for the sign has been obtained from New Zealand Transport Agency.
- 7.7.1.3. Regulatory signs which are required to be erected by the Council; traffic signs erected by the road controlling authority or Council; or signs denoting the names of the street, number of the premises, or the location of timetable or other details of any public utility or facility.

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- 7.7.1.4. All signs in all zones which are not visible to motorists on legal roads and have a maximum area of less than 0.5m² are used exclusively for giving directions to on-site facilities such as parking and toilets.
 - 7.7.1.5. Residential Zone, Scenically Sensitive Residential Zone:
 - 7.7.1.5.1. The erection of signs does not exceed 2m² in total in size per site and has a minimum lettering height of 75mm.
 - 7.7.1.6. Commercial Zone:
 - 7.7.1.6.1. The erection of signs, provided they are fixed or painted directly on the existing walls of buildings. They must relate directly to the activity within the building to which the sign is attached, or are a verandah sign as defined in Part 17.
 - 7.7.1.7. Industrial Zone, Port Zone, Cement Production Zone
 - 7.7.1.7.1. The erection of signs, provided they do not total more than 3m² in area per site, identify only the name and type of business, and are fixed to a building or free-standing within the boundary of the property to which the activity relates.

7.7.2. Discretionary Activities (All zones)

- 7.7.2.1. All flashing, animated, trivision and aerial signs where the sign is to be situated adjacent to the State Highway with a posted speed less than 70km/h.
- 7.7.2.2. Where more than one 'advertising sign' is proposed.
- 7.7.2.3. Advertising signs that do not comply with the standards for permitted signs.
- 7.7.2.4. Rural Zone, Rural Airport Zone, Paparoa Character Area, Natural Environments Character Area
 - 7.7.2.4.1. Erection of up to 3 signs per site up to a size of 3m² in total which comply with the visibility and distance requirements in Part 7.4 In addition, a removable panel may be provided indicating whether the business is open or closed and shall not count towards the area specified above.
- 7.7.2.5. Any advertising sign within the Scenically Sensitive Commercial Zone.

7.9. Other General Rules

7.9.1. General Duty to Comply

- 7.9.1.1. No person may use any land in a manner which contravenes a rule in this Plan unless the activity is expressly allowed by a resource consent, or is an existing use allowed by Section 10 of the Act.
- 7.9.1.2. Any activity which is not specifically referred to in the Plan or does not fall within the limits of permitted, controlled or discretionary activities is deemed to be a non-complying activity and will require a resource consent.

7.9.2. Stormwater Disposal

- 7.9.2.1. Stormwater run-off from buildings shall be directed to the road channel, or to a watercourse within the property, or to an approved drain for that purpose.

7.9.3. Planting

- 7.9.3.1. No tree or vegetation shall be planted in a position which will restrict the driver's visibility to or from any road intersection or any private access intersection with the state highway, or an arterial road, or restrict the drivers view of "official signs" or adversely affect the visibility of drivers at rail level crossings.
- 7.9.3.2. No tree, plantation, shelterbelt or vegetation shall be planted or be permitted to grow in a position that could result in the shading of the road pavement of any state highway or arterial route between 10.00am and 2.00pm on the shortest day of the year.

7.9.4. Glare and light spill

- 7.9.4.1. All exterior lighting shall be designed, installed and maintained so that:
 - 7.9.4.1.1. Light emitted does not cause a distraction or glare which could create a traffic hazard on any road, or interfere with the correct operation of navigational aids;
 - 7.9.4.1.2. There is no adverse effect on residents or activities adjacent to the area being illuminated.
- 7.9.4.2. Any activity shall ensure that no greater than a 10 lux spill (horizontal or vertical) of light shall enter any adjoining property, measured 2.0 metres inside the boundary of the adjoining site.

7.9.4.3. Scenically Sensitive Commercial Zone

7.9.4.3.1. Lights will be hooded/shrouded so as to direct light spill downwards;

7.9.4.3.2. The lights will be mounted 900mm above ground (except where placed above doorway entrances) and will be located above areas of low reflectivity. Typically this means locations within landscaped areas or above gravelled paths. In all cases, lights will be sited a minimum of 300mm from any hard standing or paved areas.

7.9.5. Esplanade Strips

7.9.5.1. Where any allotment of 4ha or more is created when land adjoining the Coastal Marine Area is subdivided, other than as a result of a boundary adjustment, an esplanade strip of 20m shall be set aside in the new lot along the mark of Mean High Water Spring of the sea and along the bank of any river or margin of any lake.

7.9.5.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 7.9.5.1., or as a result of a boundary adjustment, an esplanade strip of 20m shall be created from that allotment along the bank of any river or margin of any lake. This requirement for an esplanade strip does not apply where a legal road (formed or not) provides adequate access to the water body. This rule only applies to lakes and rivers as defined in section 230(4) of the Resource Management Act 1991.

7.9.5.3. An esplanade strip required under 7.9.5.1. or 7.9.5.2. may on application be reduced in width or dispensed with altogether. In considering any such application the Council shall take into account the matters listed in Part 10 Criteria for Esplanade Reserves and Esplanade Strips.

7.9.6. Rifle Range Protection

7.9.6.1. In order to secure public safety, no buildings may be erected and no activities other than agricultural activities and those relating to recreational firearms target shooting are permitted within the area shown on the Westport Rifle Range Protection diagram in the Planning Maps.

9.4. Additional Matters in the Industrial Zone

9.4.1. For industrial activities which do not comply with the performance standards for permitted or controlled activities the extent to which the activity impacts on neighbouring activities.

9.4.1.1. For non-industrial activities the extent to which the activity impacts on neighbouring activities, particularly whether the non-industrial activity is compatible with heavy industry which is already established.

9.5. Additional Matters in the Paparoa Character Area

9.5.1. For all activities the effect of the activity on the scenic qualities of the area. Conditions may be imposed to mitigate any adverse effects, for example, conditions on access or design of buildings.

9.5.2. For all activities the values and sensitivity of the land/sea interface. Conditions may be imposed on buildings to mitigate any adverse effects on the scenic qualities of the area. Acceptable activities are likely to be low impact recreational activities or those which enhance the natural values and character of the coast.

PART 10

CRITERIA FOR ESPLANADE RESERVES AND ESPLANADE STRIPS

10.1. Explanation

- 10.1.1. Esplanade reserves and strips are defined in the Act. Esplanade reserves are required on the creation of new lots under 4ha as detailed in Section 230 of the Act. Esplanade strips are required on the creation of new lots of 4ha and over on land adjoining the Coastal Marine Area, rivers or lakes by the general rule 7.9.5. An instrument creating an esplanade strip will be created in accordance with Section 232 of the Act.
- 10.1.2. The following are the matters which will be considered in assessing applications for subdivision consent where a reduction or waiver of an esplanade reserve or esplanade strip is sought, in addition to any other matters the Council considers relevant. The subdivision consent may relate to a controlled, discretionary, non-complying or innominate activity.

10.2. General Matters for Assessment

- 10.2.1. The extent to which the area has low conservation values of the type listed in Section 229 of the Act.
- 10.2.2. The extent to which the reserve or strip is needed to allow the continuation of reserves, and whether this can be achieved at a reduced width.
- 10.2.3. The extent to which reduced width will impact on the value of the reserve or strip for conservation or access purposes.
- 10.2.4. Whether there are topographical features which make a 20m width impractical.
- 10.2.5. The extent to which provision for protection of conservation values and public access to and along the edge of the relevant water body has been made elsewhere, for example, through easements, covenants or other reserves.
- 10.2.6. Whether the creation of an esplanade reserve is not in the best interests of public safety or security for the landowners and/or neighbours.
- 10.2.7. Where the values sought to be protected by an esplanade reserve can be adequately protected by an instrument creating an esplanade strip, the requirement for an esplanade reserve may be waived and an esplanade strip required instead.

Hazardous Substances	<p>Any substance which exceeds a threshold level of one or more of the following intrinsic hazardous properties:</p> <ul style="list-style-type: none"> • an explosive nature • flammability • an oxidising nature • toxicity • corrosiveness • ecotoxicity with or without bioaccumulation • evolving substances with one or more of the above properties on release into the environment. <p>Substances may also be defined as hazardous by regulation under the Hazardous Substances and New Organisms Act 1996.</p>
Heavy Vehicle	A vehicle which has an unladen weight of 3.5 tonne or over.
Height	<p>As applied to buildings shall be a vertical distance measured from the average original ground level along the foundation of a building facing any boundary of the site to:</p> <ul style="list-style-type: none"> • The highest point of the ridge where the roof slope exceeds 35°, or • to the highest point of the parapet, or intersection of the wall and roof in the case of a flat or sloping roof less than 35° and other than a roof having a gable end, or • in the case of a roof with a slope of less than 35° and having a gable end, the median level between the intersection of the walls and the roof and the highest points of the roof. <p>Provided that chimneys, ventilation shafts, water tanks, elevator lofts, steeples, towers and similar parts of a building may be excluded from the height calculations.</p>
Horizontal Surface	The surface contained in a horizontal plane located 46 metres above the aerodrome elevation datum. Its outer limits are at a horizontal radius of 4,000 metres, measured from the periphery of the main strip. If the existing ground level penetrates or comes close to the horizontal surface, then the horizontal surface may be adjusted in the conformity with the ground so as to provide a vertical clearance of 11 metres above the ground level.
Indigenous Vegetation Clearance	<p>The felling, clearing and destroying of trees or any vegetation by cutting, crushing, draining, smothering, spraying or burning for any purpose including vehicle tracking, but excluding the clearance of indigenous vegetation forming an under storey within an exotic plantation forest.</p> <p>Clearance of vegetation shall have the same meaning.</p>

Industry	Any activity involving the production, processing, assembly, servicing, testing, repair and/or storage and warehousing of any materials, goods, products or vehicles and includes transportation facilities and freight depots.
Kaitiakitanga	The exercise of guardianship, and in relation to a resource, includes the ethic of stewardship based on the nature of the resource itself.
Land Value	Shall be based on that figure determined by a registered public valuer and current at the time of subdivision approval and shall be supplied to the Council by the developer or applicant.
Main Street	Palmerston Street, Westport, from Rintoul to Henley Streets and Broadway, Reefton, from Bridge to Sinnamon Streets.
Mean High Water Springs	<p>The average line of spring high tide.</p> <p>Where the Mean High Water Springs crosses a river, Mean High Water Springs shall be defined as follows:</p> <ul style="list-style-type: none"> • For waterbodies listed in ‘Table 1.1.1 Buller District’ in ‘Schedule 1: Cross River Boundaries’ in the ‘Regional Coastal Plan for the West Coast’, Mean High Water Springs shall be the boundary listed in the Table. • For all other waterbodies, it shall be the landward boundary of the Coastal Marine Area.
Meteorological Activities	The establishment and operation of facilities and installations or equipment to measure, collect and distribute meteorological information. This includes telecommunication, radio and satellite links.
Mining	Any activity which involves the taking, winning, or extraction by whatever means, of a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance, including quarrying. Mining also includes prospecting and exploration activities where these are not allowed as permitted, controlled or restricted discretionary activities in the District Plan. To mine has a corresponding meaning.
Natural Wetlands	Are predominantly wetland and pakihi, shallow water and land/water margins which contain predominantly indigenous vegetation and/or are habitats for indigenous fauna. Wetlands may be brackish, fresh or saline and are characterised in their natural state by plants and animals that are adapted to living in wet conditions. Natural wetlands do not include areas of exotic pasture where water ponds after rain.

Regulatory Signs	Regulatory instructions which road users are required to obey, including directional, speed and warning signs.
Reserve	Any land set apart for any public purpose, as defined in the Reserves Act 1977. There are different types of reserves administered by the Department of Conservation and the word 'reserves' in the District Plan can refer to these reserves.
Residential Activity	Any use of land where permanent accommodation in a dwelling, apartment or institutional home is the primary purpose, and no persons are employed other than for the purposes of caring for permanent residents.
Road Intersection	The intersection kerb-line, or when there is no kerb-line, the nearest intersection of the two carriageways.
Sign	Includes any advertising, business, directional or safety device of whatever nature whether painted, written or printed, carved, inscribed, endorsed, projected onto or otherwise fixed to or upon any building wall, pole, structure or erection of any kind, or onto rock, stone, tree or other object, if such advertising or business device is visible from outside a building.
Site	<p>Any corner site, front site, rear site or through site that is:</p> <ul style="list-style-type: none"> • Comprised in a single certificate of title; or • contained in a single allotment as an approved survey plan of subdivision for which a separate certificate of title could be issued without further consent of the Council; or • an area of land which is composed of two or more certificates of title where such titles are:- <ul style="list-style-type: none"> (i) subject to a condition imposed under S75 of the Building Act or S643 of the Local Government Act 1974; or (ii) held together in such a way that they cannot be dealt with separately without prior consent of the Council. <p>Except in the case of land subdivided under the Unit Titles Act 1972 or the cross-lease system, "site" shall be deemed to be the whole of the land subject to unit development or cross lease. In determining the area of rear sites any access strip shall not be included in the calculation for that site.</p>
Site Coverage	(Which is expressed as a percentage) means that portion of a site which may be covered by buildings, but not including fences, terraces, decking or retaining walls.

Special Lot	Any land subdivided for the purpose of: <ul style="list-style-type: none"> • Containing a network utility or special public purpose (e.g. reserves, electricity substations) which require only a small area of land. • Creating an esplanade reserve or esplanade strip.
Statutory Acknowledgment	An acknowledgment by the Crown of Ngai Tahu's particular cultural, spiritual, historical or traditional association with specified areas. Refer to Part 12 of the Ngai Tahu Claims Settlement Act 1988.
Street	Includes road, avenue, cul-de-sac, parade, lane and means a prepared surface or route for the movement of motor vehicles and people.
Taiapure	Fishery areas in New Zealand waters (being estuarine or littoral coastal waters) that have customarily been of special significance to any iwi or hapu either as a source of food or for spiritual or cultural reasons.
Take-Off, Climb-Approach Surface	The surfaces rising at a specific gradient from the level of the lowest part of each of the main and subsidiary strip ends. Each take-off, climb-approach surface extends over a horizontal distance specified below and is symmetrically disposed about the extended centre line of the strip with its sides diverging uniformly outwards at a rate of 15% (8 degrees, 32') from the corners of each strip end: <ul style="list-style-type: none"> • The take-off, climb-approach surfaces off the ends of the main strip rise at a gradient of 1.6% (1:62.5) for a horizontal distance of 18,000 metres. The take-off, climb-approach surface off each end of the two subsidiary strips rise at a gradient of 2.5% (1:40) over a horizontal distance of 3,000 metres.
Telecommunication Facilities	Refers to the types of network communication systems including radio, telephone and television. Structures would include exchanges, booths, masts, towers, antenna/aerials, buildings, lines, wires, cables and any other facilities associated with the installation of network utility systems.
Telecommunication Line	A wire or wires or a conductor of any other kind (including a fibre optic cable) used or intended to be used for telecommunication; and includes any pole, insulator, casing, minor fixture, tunnel, or other equipment or material used or intended to be used for supporting, enclosing, surrounding, or protecting any such wire or conductor; and also includes any part of a line.
Temporary Activity	Any use of land or structure of short-term duration incidental to a construction project or private leisure; or for demolition, temporary storage, temporary homes, or sporting, festive or similar events.

Temporary Military Training Activity	An activity undertaken for Defence Purposes in accordance with the Defence Act 1990. The Defence Act also enables access to Defence Areas, which includes areas utilised for temporary military training activities to be restricted.
Te Runanga O Ngai Tahu	The governing body representing the 18 Papatipu Runanga of Ngai Tahu Whanui (as established by Section 6 of Te Runanga O Ngai Tahu Act 1996).
Tourist Related Activity	Any activity which primarily caters for, and provides a service to visitors to the District, and which relies on the natural and physical resources of the District as an attraction and integral part of the business activity.
Transitional Surfaces	Surfaces which extend towards and outwards from the side of each take-off, climb-approach surface rising at a gradient of 14.3° (1:7) to intercept the horizontal surface. Transitional surfaces also extend upwards and outwards from the sides of each strip at a gradient of 14.3° (1:7) to intercept the horizontal surface.
Yard	A part of a site which is required by this Plan to be unoccupied and unobstructed by buildings except fences from the ground upwards, except as otherwise provided by this Plan.

PART 12

SCHEDULE OF DESIGNATED LANDS

12.1. Schedule of Designated Lands

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
1.	Wharf Road, Karamea	Police Station	Part Lot 5, DP 264 Block XIV Oparara Survey District	Minister of Police
2.	State Highway 67, Waimangaroa	Electricity Substation and Radiocommunication Repeater	Lot 3 DP 15652 (CT 10B/1008) Lot 4 DP 15652 (CT10B/1009) Block I Kawatiri Survey District	Transpower New Zealand Limited
3.	Broadway, Reefton	Police Station	Sections 165 and 166 Town of Reefton (CT10A/1160)	Minister of Police
4.	11-13 Wakefield Street, Westport	Police Station	Part Section 988 Town of Westport	Minister of Police
5.	State Highway 67, Granity	Police Station	Lot 7, DP 96 Block VI Ngakawau Survey District	Minister of Police
6.	Inangahua Junction Nelson-Westport Highway (State Highway 6)	Electricity Substation	Part Section 33 Block V Inangahua Survey District (SO 9464, CT9C/760)	Transpower New Zealand Limited
7.	McKay Road, Westport	Electricity Substation	Part Section 11 Block I Steeple Survey District (SO 10028, CT9C/756)	Transpower New Zealand Limited
8.	State Highway 69, Waitahu	Electricity Substation	Part Section 112 Block IX Reefton Survey District (SO 9652, CT9C/755)	Westpower Limited
9.	Blackwater Road, Blackwater	Electricity Substation	Part Section 1, Square 127 Block XI Mawheraiti Survey District (SO 9042, CT9C/758)	Westpower Limited
10.	Wakefield Street, Westport	Courthouse	Pt Section 988; Section 1066 Town of Westport Block III Kawatiri Survey District	Minister for Courts
11.	Wakefield Street, Westport	Probation, Reporting, and Periodic Detention Centre	Lots 2, 3 & 4, DP 301; Lot 1, DP 14153 Block III Kawatiri Survey District	Minister of Corrections
12.	Ngakawau Bridge State Highway 67	State Highway	Part Section 57 Block I Ngakawau Survey District and Part Crown Land (part Ngakawau River Bed)	New Zealand Transport Agency

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
13.	Springs Junction Intersection of State Highway 65 and State Highway 7	State Highway		New Zealand Transport Agency
14.	Vacant			
15.	Vacant			
16.	Fox River	Scenic	Sections 8 & 9 Block V Brighton Survey District	Minister of Conservation
17.	Te Ana Matuku Caves	Historic	Unformed Legal Road	Minister of Conservation
18.	Vacant			
19.	Vacant			
20.	Cobden Street/Orowaiti Road/Pakington Street/Domett Street and Henley Street, Westport	Secondary School	Part Section 1002, DP 3055 Town of Westport Block III Kawatiri Survey District (SO 7986, SO 8235)	Minister of Education
21.	Pakington/Domett/ Henley Streets, Westport	Secondary School Playing Field	Lot 2, DP 18326 Town of Westport Block III Kawatiri Survey District	Minister of Education
22.	Cobden Street, Westport	Primary School	Part Section 1002, DP 3055 and Section 353 SO 10339 Town of Westport Block III Kawatiri Survey District	Minister of Education
23.	Disraeli/Haselden Street, Westport	Primary School	Lots 83, 84, 85, DP 47; Town of Westport Block III Kawatiri Survey District	Minister of Education
24.	Waverley Street, Karamea	School, Pre-School and Teacher's Residences	Lot 2, DP 9632 being Part Section 19 Square 152; Section 116 on SO 13155, Square 152 Block XIV Oparara Survey District	Minister of Education
25.	Stewart Street/Neighbours Street, Waimangaroa	Primary School and Teacher's Residence/Pre-School	Part Section 8A on SO 8639, SO 2328, SO 9731 Block II Kawatiri Survey District	Minister of Education
26.	Torea Street, State Highway 67, Granity	Primary School and Pre- School	Section 25 on SO 9580 and Section 22 on SO 9039; Part Section 2, DP 1889; Part Section 2 on SO 9488 Block VI Ngakawau Survey District	Minister of Education

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
27.	School Road (State Highway 65), Maruia	Primary School and Teacher's Residence	Sections 1, 2 and 3 on SO 8084 Village of Maruia Block IV Rahu Survey District	Minister of Education
28.	Lancaster Street, Inangahua Junction	Primary School and Teacher's Residence	Section 6 on SO 8428; Section 55 on SO 10299 Block V Inangahua Survey District	Minister of Education
29.	Potter/Dick/Lucas Streets and State Highway 69 (Buller Road), Reefton	Primary School and Teacher's Residence	Sections 578-587; Sections 762-771; Sections 820 and Sections 1012-1017; SO 9594 Town of Reefton Block XIV Reefton Survey District	Minister of Education
30.	Intersection of Victory/Pitt Street and Crampton Road, Reefton	Secondary School	Lots 1-3, DP 191; Lots 1-11, DP 62; Sections 908-910, 912-920, 924-932 SO 9594; Sections 1350, 1351, SO 9637; Section 1360 SO 9951; Section 1362 SO 10057; Section 1376 SO 11016; Town of Reefton Block XIV Reefton Survey District	Minister of Education
31.	Vacant			
32.	Camp Street, Charleston	Outdoor Education Camp	Section 405 Town of Charleston	Minister of Education
33.	Orowaiti Road, Westport	Primary School and Secondary School Playing Field	Section 49 SO 7928 Block III Kawatiri Survey District	Minister of Education
34.	Karamea	Cemetery	Section 17A Block XIV Oparara Survey District	Buller District Council
35.	Mokihinui	Cemetery	Part R230 Section 4A Block X Mokihinui Survey District	Buller District Council
36.	Waimangaroa	Cemetery	Section 42 Block I Kawatiri Survey District	Buller District Council
37.	Orowaiti	Cemetery	Lots 1-2, DP 6239; Part Section 2; Sections 62, 335; Part Section 173, Square 141; Lot 1, DP 123 Block III Kawatiri Survey District	Buller District Council
38.	Addisons	Cemetery	Section 33 Block II Waitakere Survey District	Buller District Council

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
39.	Charleston	Cemetery	Section 3 Block III Waitakere Survey District	Buller District Council
40.	Boatmans	Cemetery	Section 4 Block VI Reefton Survey District	Buller District Council
41.	Inangahua	Cemetery	Part Section 28, Square 134 Block V Inangahua Survey District	Buller District Council
42.	Reefton	Cemetery	Section 7 Block IX Reefton Survey District	Buller District Council
43.	Reefton	Cemetery	Part Section 1329 Town of Reefton	Buller District Council
44.	Lyell	Cemetery	Section 26 Block I Maruia Survey District	Buller District Council
45.	Karamea Memorial Domain	Recreation Reserve	Lot 2, DP 7104; DP 3858 Block XIV Oparara Survey District	Buller District Council
46.	Arapito	Gravel Reserve	Lot 1, DP 6459; Part Section 55 Block XV Oparara Survey District	Buller District Council
47.	Little Wanganui Subdivision	Recreation Reserve	Lot 1, DP 8768 Block III Kongahu Survey District	Buller District Council
48.	Little Wanganui Subdivision	Recreation Reserve	Lot 42, DP 9897 Block III Kongahu Survey District	Buller District Council
49.	Little Wanganui Hall	Recreation	Sections 45, 47 Block II Kongahu Survey District	Buller District Council
50.	Mokihinui	Recreation Reserve	Section 162 Block X Mokihinui Survey District	Buller District Council
51.	Seddonville Soldiers Memorial Park	Recreation Reserve	Part Sections 91-92; Sections 83-84 Block XV Mokihinui Survey District	Buller District Council
52.	Hector Domain & Ngakawau	Recreation Reserve	Part Section 79A, 165, Lot 1 DP 3961; Lot 1 DP 4904; Lots 1 & 2 DP 5634; Lot 3 DP 4010; Section 13 Block I Ngakawau Survey District	Buller District Council

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
53.	Waimangaroa Reserve	Recreation Reserve	Sections 195-198, 205-208 223-225 Block I Kawatiri Survey District	Buller District Council
54.	Brougham Street, Westport	Recreation Reserve	Lot 14, DP 5689; Lot 2, DP 5150 Block III Kawatiri Survey District	Buller District Council
55.	Eastons Road, Westport	Recreation Reserve/Esplanade Reserve	Lot 17 & 18, DP 5830 Block III Kawatiri Survey District	Buller District Council
56.	Eastons Road, Westport	Esplanade Reserve	Lot 7, DP 7427 Block III Kawatiri Survey District	Buller District Council
57.	Snodgrass	Esplanade Reserve	Section 13 SO 10407 Block III Kawatiri Survey District	Buller District Council
58.	Orowaiti Road	Esplanade Reserve	TR 1598 Part Section 50 Block III Kawatiri Survey District	Buller District Council
59.	Westport Domain	Recreation Reserve	Section 1021, 1153 Town of Westport	Buller District Council
60.	Comerford Reserve, Westport	Recreation Reserve	Part Section 472, Town of Westport	Buller District Council
61.	Derby Street Playground, Westport	Recreation Reserve	Lot 68, DP 47 Town of Westport	Buller District Council
62.	Mill Street Reserve, Westport	Recreation Reserve	Section 1186 Town of Westport	Buller District Council
63.	Victoria Square, Westport	Recreation Reserve	Section 987, Closed Road Town of Westport	Buller District Council
64.	Squash Courts, Hunter Street, Westport	Recreation Reserve	Lot 22, DP 12525 Town of Westport	Buller District Council
65.	Adjacent to Waterfront Building, Westport	Recreation Reserve	Lot 77B Westport Colliery Reserve Town of Westport	Buller District Council
66.	Kilkenny Park	Recreation Reserve	Part Res 30 Block III Kawatiri Survey District	Buller District Council
67.	Rayner Park	Recreation Reserve	Section 1167 Town of Westport	Buller District Council
68.	Foreshore, Craddock Drive	Recreation Reserve	SO 10699 Crown land Block III Kawatiri Survey District	Buller District Council
69.	Carters Beach Reserve	Recreation Reserve	Part Section 33, 35 & 37 Block II Steeple Survey District	Buller District Council
70.	Omau Reserve	Recreation Reserve	Section 8, 19-22; Lot 1 & 2, DP 6191 Steeple Survey District	Buller District Council

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
71.	Inangahua Junction Hall	Recreation Reserve	Section 8 Town of Buller Block V Inangahua Survey District	Buller District Council
72.	Reefton Reserve	Recreation Reserve	Sections 47-60, 62-67, 78-90; Part Section 1338; Part Section 1344; Lots 1-2 DP 363; Lot 1 DP 4267 Town of Reefton Block XIV Reefton Survey District	Buller District Council
73.	King George V Jubilee Park War Memorial	Recreation Reserve	Sections 441-503, 1347 Town of Reefton	Buller District Council
74.	Children's Playground, Church Street, Reefton	Recreation Reserve	Sections 386-391 Town of Reefton	Buller District Council
75.	Reefton Swimming Pool	Recreation Reserve	Pt 1363 Pt 1338 Town of Reefton	Buller District Council
76.	Crampton Road Playground	Recreation Reserve	Lots 6 & 34, DP 4267 Town of Reefton	Buller District Council
77.	Mawheraiti (Old School)	Recreation Reserve	DP 1097; DP 2738; Part Section 17 Block III	Buller District Council
78.	Cronadun (Old School)	Recreation Reserve	Section 11 Block VI Reefton Survey District	Buller District Council
79.	Blacks Point (Old School)	Recreation Reserve	Section 258 Block XIV Reefton Survey District	Buller District Council
80.	Springs Junction	Recreation Reserve	Sections 15-16, 26, 33, 50 Springs Junction Block III Lewis Survey District	Buller District Council
81.	Maruia Hall	Recreation Reserve	Section 12 Maruia Village Block IV Rahu Survey District	Buller District Council
82.	Yellow Metal Pit	Gravel Extraction	Part Section 21 Block I Otumahana Survey District	Buller District Council
83.	Brunings Pit	Gravel Extraction	Section 2 SO 14783 Block II Steeple Survey District	Buller District Council
84.	Vacant			
85.	Vacant			
86.	The Esplanade, Westport	Esplanade Reserve	Section 1168 Town of Westport Block III Kawatiri Survey District	Buller District Council

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
87.	Inangahua Junction	Recreation Reserve	Lot 9, DP 3779; Lot 3, DP 3862 Block V Inangahua Survey District	Buller District Council
88.	Clocktower Chambers	Council Offices	Lot 1, DP 2058; Part Section 1003 Town of Westport	Buller District Council
89.	Brougham Chambers, Westport	Council Offices	Section 3 SO 14491 Town of Westport	Buller District Council
90.	Reefton Service Centre	Council Offices	Sections 178-179 Town of Reefton	Buller District Council
91.	Vacant			
92.	Karamea	Council Depot	Road Reserve adjacent DP 2678 Block IX Oparara Survey District	Buller District Council
93.	Peel Street, Westport	Council Depot	Section 579; Lot 4, DP 10109 Town of Westport	Buller District Council
94.	Russell Street, Westport	Council Depot	Sections 196-198; Part Section 199; DP 1483 Town of Westport	Buller District Council
95.	Reefton	Council Depot	Section 1386; Sections 845-854, 1354, 1357 Town of Reefton	Buller District Council
96.	Westport Community Hall including Memorial Hall, PYC Hall site and Band Hall	Community Facility	Lot 1, DP 5204; Lot 1, DP 5067; Part Section 1025 Town of Westport	Buller District Council
97.	Vacant			
98.	Reefton Community Centre	Community Facility	Local Purpose Reserve Sections 356-359 Town of Reefton	Buller District Council
99.	Karamea	Refuse Tip	Lot 1 DP 17940 Block IX Oparara Survey District	Buller District Council
100.	Birchfield	Refuse Tip	Part Section 109 Block II Kawatiri Survey District	Buller District Council
101.	Westport	Refuse Tip	Sections 41 & 42 Block III Kawatiri Survey District and Reclamation	Buller District Council
102.	Charleston	Refuse Tip	Section 1 SO 15097 Block VI Waitakere Survey District	Buller District Council

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
103.*	Reefton Resource Recovery Park	Collection, Storage, and Transfer of Solid Waste	Part Section 135 Square 131, Section 264 Square 131, Section 12 Block XIV SO 7456	Buller District Council
104.	Inangahua Junction	Refuse Tip	Legal Road Adjacent Brown Creek Road	Buller District Council
105.	Reefton	Refuse Tip	Legal Road and River Adjacent Inangahua River	Buller District Council
106.	Mawheraiti	Refuse Tip	SO 12953 LG 2223 Section 32 Block III Mawheraiti Survey District	Buller District Council
107.	Ikamatua	Refuse Tip	Lot 2, DP 5606 Block XI Mawheraiti Survey District	Buller District Council
108.	Maruia Recreation Reserve	Recreation Reserve	Section 7 & 9 Block VII Rahu Survey District	Buller District Council
109.	Little Wanganui	Water Supply Catchment	Part Section 3 Block III Kongahu Survey District	Buller District Council
110.	Ngakawau	Water Supply Catchment	Sections 10 & 12 Block II Ngakawau Survey District	Buller District Council
111.	Vacant			
112.	Waimangaroa	Water Supply Catchment	Sections 14, 46 Block VI Kawatiri Survey District	Buller District Council
113.	Vacant			
114.	Vacant			
115.	Vacant			
116.	Mokihinui	Water Supply Catchment	Part of Lot 1, DP 13090 Block XI	Buller District Council
117.*	Westport Wastewater Treatment Plant	Treating and Discharging Sewage and Trade Waste	Part Section 130 Block III Kawatiri Survey District	Buller District Council
118.	Little Wanganui Subdivision	Oxidation Ponds	Legal Road adjacent LG 1903 Section 30 Block III Kongahu Survey District	Buller District Council
119.	Reefton Sewage Treatment Plant	Treating and Discharging Sewage and Trade Waste	Section 263 Square 131 SO 13043; Part Section 135 Square 131 SO 4134	Buller District Council
120.	Cnr Camp Street and Darkies Terrace Road, Charleston	Telecommunication and Radio Communication and Ancillary Purposes	Section 465; Town of Charleston Block VI Waitakere Survey District	Telecom New Zealand Limited
121.	Main Road, Granity	Telecommunication and Radio Communication and Ancillary Purposes	Lot 1, DP 18093 Block VI Ngakawau Survey District	Telecom New Zealand Limited

NO.	LOCATION	PURPOSE	LEGAL DESCRIPTION	REQUIRING AUTHORITY
122.	Waverley Street, Karamea	Telecommunication and Radio Communication and Ancillary Purposes	Part Lot 1, DP 6667; Part Section 20 Square 152 Block XIV Oparara Survey District	Telecom New Zealand Limited
123.	Memorial Lane, Maruia	Telecommunication and Radio Communication and Ancillary Purposes	Part Section 11 Town of Maruia Block IV Rahu Survey District	Telecom New Zealand Limited
124.	Cnr Bridge and Shiel Street, Reefton	Telecommunication and Radio Communication and Ancillary Purposes	Lot 1, DP 18669 Town of Reefton	Telecom New Zealand Limited
125.	Cnr Stewart and McGill Streets, Waimangaroa	Telecommunication and Radio Communication and Ancillary Purposes	Section 93 Block II Kawatiri Survey District	Telecom New Zealand Limited
126.	Buller District State Highways State Highway 6, State Highway 7, State Highway 65, State Highway 67, State Highway 67A, State Highway 69	State Highway	Legal Road	New Zealand Transport Agency
127.	Railway Line (and associated land) from boundary at Grey River at Ikamatua to Westport and Ngakawau	Railway purposes	Refer Planning Maps	Tranz Rail Limited
128.	Westport Airport	Westport Automatic Weather Station - Meteorological Purposes	Part Section 17 Block II Steeple Survey District (CT96/3)	Meteorological Service of New Zealand Limited
129.	Charleston	Cemetery	Section 3R Town of Charleston Block VI Waitakere Survey District	Buller District Council
130.	Mt Rochfort, Westport	Broadcast and Telecommunications	Part of Section 1, SO 7462 Block IX Kawatiri Survey District	Broadcast Communications Limited
131.	Blacks Point, Reefton	Broadcast and Telecommunications	Part Section 5 Block XIV Reefton Survey District	Broadcast Communications Limited
132.*	Solid Energy Centre, Westport	Community Facility	Lot 2 LT 360521	Buller District Council

* Denotes conditions attached to the designation

12.2. Designation Conditions

Designation Number: 103 – Reefton Resource Recovery Park

Conditions:

1. The access to the site from Willowbank Road shall be formed and sealed as a two lane road, to NZS 4404:2004, prior to the opening of the Resource Recovery Park.
2. All buildings shall comply with the relevant standards in the Rural Zone of the Buller District Plan.
3. Screen planting, of native species such as Flax, Toitoi, Manuka, shall be provided around the entire perimeter of the Operational Area.
4. A security fence shall be erected and lined with wind cloth.
5. A lockable gate shall be installed on the Wastewater Treatment Plant access road to prevent access to the railway.

Designation Number: 117 – Westport Wastewater Treatment Plant

Conditions:

70. An area of land contained within 150m radius of the site containing the wastewater treatment plant (excluding legal road) shall at all times during the operation *and decommissioning* of the wastewater treatment plant be in the ownership or control of Buller District Council for the purpose of mitigating potential effects.
71. Existing planting shall be retained on the site containing the wastewater treatment plant. Further planting shall take place on the western and eastern boundaries of the buffer zone referred to in condition 70 for the purpose of screening the ponds from surrounding properties provided that the planting shall not significantly affect the air flow into the treatment site. Planting shall have been carried out by the time the wastewater treatment plant is commissioned. *The requiring authority shall thereafter be required to maintain the planted areas from where the wastewater treatment plant is commissioned until the time the plant is decommissioned.*

Designation Number: 132 - Solid Energy Centre, Westport.

Conditions:

1. That the development proceeds generally in accordance with the Notice of Requirement and submitted plans, except where the following conditions takes precedence.
2. The operating hours for the Stadium and indoor facilities are restricted to Monday to Friday 0600 to 2100, and Saturday and Sunday 0800 to 1900.
3. The operating hours for the outdoor hockey field are restricted to Monday to Saturday 0800 to 2100, and Sunday 1000 to 1800.
4. Light spill on adjacent residential properties from outdoor lighting on the designated site is not to exceed 10 lux (horizontal or vertical), measured 2.0 metres inside the boundary of the adjacent site. Prior to operation of the lights, certification shall be provided to the Regulatory Manager of the Buller District Council that design and mitigation measures have been implemented to ensure that compliance will be achieved on all such sites.

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5. Construction noise emanating from the designated site shall not exceed the limits recommended in, and measured and assessed in accordance with, the provisions of *New Zealand Standard 6803:1999 Construction Noise*.
6. The following noise levels, as a result of outdoor activities, measured at the boundary of any land used for residential purposes shall not exceed:
- | | | |
|--|----------------|-------------------------|
| Monday to Friday | - 0800 to 2100 | 55dBA L10
70dBA Lmaz |
| Saturday | - 0800 to 1900 | 55dBA L10
70dBA Lmax |
| Sunday | - 1000 to 1800 | 55dBA L10
70dBA Lmax |
| At all other times including public holidays | | 45dBA L10
70dBA Lmax |
7. Dust management measures shall be implemented during construction to ensure that dust does not affect adjoining sites. A dust management plan shall be developed and submitted to, and approved by, the Regulatory Manager of the Buller District Council prior to construction commencing on the site.
8. The site and buildings shall not be used for commercial advertising purposes.
9. That earthy colours, of a nature similar to those provided in the plans accompanying the Notice of Requirement, shall be used on the exterior of all buildings and structures on the site.
10. Landscaping is to be undertaken and established, as provided in the Plans submitted, prior to operation of the facility. Such landscaping is to utilise mature trees to ensure mitigation of the scale of building development from adjoining sites. The details of the proposed trees and vegetation to be used, including sizes, is to be submitted to, and approved by, the Regulatory Manager of the Buller District Council for approval prior to planting.
11. This designation shall lapse 10 years from the date of this decision if it has not been given effect.

PART 13 ROADING HIERARCHY

Strategic Routes

Westport - Mokihinui River (State Highway 67)
 Mokihinui River – Kohaihai River (Route 67)
 Westport - Punakaiki (part State Highway 6)
 Upper and Lower Buller Gorge (State Highway 6)
 Lewis Pass - Ikamatua (part State Highway 7)
 Inangahua Junction - Reefton (State Highway 69)
 Springs Junction - Boundary Road (Shenandoah) (part State Highway 65)
 Westport - Milburn Cement Works (Cape Foulwind Road) (State Highway 67A)
 Ikamatua - Rough River Bridge (Atarau Road) (Bypass off State Highway 7)

Arterial Routes

Mokihinui – Seddonville Road (State Highway 67)
 Millerton Track (Granity to Stockton)
 Denniston Track (Waimangaroa to Denniston)
 Mill Street (Palmerston Street to Domett Street)
 Abattoir Road (Domett Street to Kew Road)
 Kew Road (Abattoir Road to Stephen Road)
 Stephen Road (Kew Road to Caledonian Road)
 Caledonian Road (Stephen Road to State Highway 67)
 Buller Road (Potter Street to Walsh Street)
 Walsh Street (Buller Road to Broadway)

Collector Routes

Oparara Road
 Kongahu Swamp Back Road
 Cobden Street (Palmerston Street to Domett Street)
 Orowaiti Road (Domett Street to Brougham Street)
 Domett Street (Cobden Street to Mill Street)
 Derby Street (Cobden Street to Mill Street)
 Queen Street (Brougham Street to Stafford Street)
 Nine Mile Road (Stafford Street to Victoria Road)
 Palmerston Street (Brougham Street to Gladstone Street)
 Cape Foulwind Road (End of State Highway 67A to Tauranga Bay Road)
 Tauranga Bay Road
 Wilsons Lead Road
 Beach Road (Charleston)
 Brown Creek Road
 Gannons Road (State Highway 69 to Waitahu River)
 Maimai Road

Hukarere Road, State Highway 7 to Mossy Creek Road
Thomson Road
The Esplanade (Westport)

Limited Access Road

State Highway 6 from Punakaiki River to Dolomite Point

Local Roads

The remainder of the roads in the District are local roads. These perform a function of vital importance to the District and its residents and carry a great deal of produce. However, they do not qualify as collector routes in this classification.

- 14.2.1.6. Information on the following matters, where appropriate:
- 14.2.1.6.1. *Public Utilities:* Information on the availability or otherwise of common public utilities, such as electricity and telecommunications, for each new allotment being created.
 - 14.2.1.6.2. *Stormwater Drainage:* Information on the provision for stormwater drainage off the site.
 - 14.2.1.6.3. *Sewage Disposal:*
 - 14.2.1.6.3.1. Information on the provision for sewerage and effluent disposal.
 - 14.2.1.6.3.2. Evidence that the lot has the ability to adequately dispose of sewage in an environmentally acceptable manner.
 - 14.2.1.6.4. *Stability:* Information on whether there is uncontrolled fill on the site and/or evidence of soil creep, slumping, uncontrolled fill or other site instability.
 - 14.2.1.6.5. *Faultlines:* If any faultlines or traces are shown on the survey plan or the subdivision involves land within 30 metres of an identified faultline, a full geotechnical report must be submitted.
 - 14.2.1.6.6. *Hazardous Substances:* Information about where, to the knowledge of the applicant, hazardous substances have been used, stored or disposed of on the land being subdivided.
 - 14.2.1.6.7. *Heritage or Cultural Sites:* If the subject land contains an identified feature of archaeological, historical or cultural importance (including sites of traditional importance to iwi), the application must include information about the feature of any proposed methods of protecting the feature.
- 14.2.1.7. Where the land being subdivided is part of a larger future development, information on the overall concept and proposed timeframe of the development shall be submitted.
- 14.2.1.8. Further Information: The above requirements do not inhibit Council from requiring such further information as may be necessary to better understand the proposal, any possible adverse environmental effects, or any likely mitigation measures that could be undertaken.

PART 15 SCHEDULE OF HISTORIC BUILDINGS AND SITES

15.1. Historic Places

REF NO.	CLASS MAP	GRID REFERENCE	DESCRIPTION
1	K29	81800 36900	Occupation
2	K29	82000 36400	Oven(s)
3	K29	81900 35900	Shell Midden
4	K29	81600 35600	Shell Midden
5	K29	81600 35800	Village
6	K29	83300 38700	Tunnel
7	K29	91600 38500	Village
8	K29	91200 38800	Midden/ovens
9	K29	85200 38700	Shell Midden
10	K29	93400 37600	Village
11	K29	83000 30700	Shell Midden
12	K29	82900 31000	Shell Midden
13	K29	82500 32200	Midden/Oven Layer
14	K29	81800 34700	Shell Midden
15	Vacant		
16	K29	82400 33300	Hut
17	Vacant		
18	K29	82100 33000	Shell Midden
19	K29	82100 33300	Shell Midden
20	K29	82000 33600	Shell Midden
21	Vacant		
22	K29	81900 34000	Shell Midden
23	K29	82100 33400	Shell Midden
24	K29	82500 31200	Midden/Charcoal
25	K29	82500 31100	Shell Midden
26	K29	83000 30600	Shell Midden
27	K29	82700 30300	Shell Midden
28	Vacant		
29	K29	98500 29900	Ferry Site
30	K29	08700 26300	Pa
31	K29	08300 26200	Camp Site
32	K29	02800 38000	Gold Workings
33	K29	08400 26200	Canoe
34	K29	82600 20500	Pits

REF NO.	CLASS MAP	GRID REFERENCE	DESCRIPTION
35	K29	81600 22800	Artefact Finds
36	K29	82800 23100	Gold Workings
37	K29	83200 23200	Gold Workings
38	Vacant		
39	K29	84000 23900	Water Race
40	K29	82600 31000	Shell Midden
41	K29	82600 29900	Shell Midden
42	K29	82400 32300	Find Site
43	Vacant		
44	K29	82200 32400	Shell Midden
45	Vacant		
46	K29	87100 38300	Shipwreck
47	K29	82100 35900	Pits
48	K29	88800 37300	Gold Workings
49	K29	88800 34600	Gold Workings
50	K29	88500 38100	Railway Formation
51	Vacant		
52	K29	82700 31900	Flax Mill
53	K29	83400 30500	Shell Midden
54	K30	78200 15700	Source Site
55	K30	76000 07200	Cave
56	K30	73700 02300	Rock Shelter
57	K30	74700 05000	Sea Caves
58	K30	72500 00300	Sea Caves
59	K30	72500 00600	Sea Caves
60	K30	72800 01100	Sea Caves
61	K30	74500 04700	Flint Source
62	K30	80900 17800	Gold Workings
63	K30	81100 18000	Gold Workings
64	K30	81300 17900	Gold Workings
65	K30	76700 06800	Historic Cemetery
66	K30	81200 19600	Gold Tailings
67	K30	81000 19700	Battery Site
68	K30	81200 19000	Gold Sluicing
69	K30	81200 13600	Water race/dam
70	K30	80800 17400	Gold Workings
71	K30	80500 17400	Gold Mine Dams
72	K30	81400 19900	Miners Hut
73	K30	81200 17900	Goldmining
74	K30	81800 18900	Goldmining
75	K30	72500 98700	Midden

REF NO.	CLASS MAP	GRID REFERENCE	DESCRIPTION
76	K30	73600 01800	Grave
77	K30	83000 02400	Grave
78	K31	06000 88100	Goldmining
79	K31	08500 82600	Sawmill
80	K31	09700 78500	Goldmine
81	L25	39000 41300	Pit
82	L25	43500 46100	Ovenstones
83	L26	35000 24100	Middens/Ovens/etc.
84	L26	35100 24100	Midden
85	L26	34700 24000	Ovenstones
86	L26	35100 21800	Occupation Layer
87	L26	34500 10400	Ovens
88	L26	34900 17500	Midden
89	L27	36700 99400	Middens
90	L27	34600 08700	Artefact Findspot
91	L27	34800 08100	Adze Findspot
92	L27	35000 94900	Midden
93	L27	34800 93800	Midden
94	L28	21200 63800	Midden
95	L28	16800 54600	Railway
96	L28	27900 60600	Track
97	L28	15100 52400	Tramway
98	L28	16500 51700	Coal Mine
99	L28	15800 51500	Coal Mine
100	L28	16100 51700	Building Remains
101	L28	15700 51900	Dam
102	L28	16600 52000	Dam
103	L28	14600 50600	Coal Mine/Tramway
104	L28	14100 50300	Coal Tramway
105	L28	14900 50400	Tramway
106	L28	16900 50600	Mining Settlement
107	L28	14500 52500	Coke Oven
108	L28	16700 54500	Tramway
109	L28	17600 52700	Coal Tramway
110	L29	22000 28000	Rock Shelter
111	L29	32400 34400	Mining Battery
112	L29	33600 35000	Quartz Battery
113	L29	31000 34000	Mining Town
114	L29	29500 34400	Cemetery
115	L29	15700 26800	Boundary Marker
116	L29	13500 26800	Hotel and Township

PART 16 SCHEDULE OF NOTABLE TREES

NO.	SPECIES	LOCATION & LEGAL DESCRIPTION	REASON FOR PROTECTION
1	Rimu (<u>Dacrydium cupressium</u>)	Mawheraiti Scenic Reserve Section 23 Block III Mawheraiti Survey District	Recreational & Scientific Value
2	Himalayan Cedar (<u>Cedrus deodara</u>)	15 Anderson Street, Reefton Town of Reefton Section 981, 982 & 983 SO 9594	Scientific, Landmark & Functional Value
3	California Big Tree (<u>Sequoiaderdron giganteum</u>)	Reefton Hospital Grounds Town of Reefton Local Purpose (Hospital) Reserve Approx. Sections 295 and 296	Landmark & Functional Value
4	Cherry Tree (<u>Prunus spp.</u>)	Blacks Point Recreational Reserve Section 258 SO 12718 Blacks Point	Recreational and Historic Value
5	Common Oak (<u>Quercus robur</u>)	46 Brougham Street, Westport Lot 1 Deposited Plan 343 Town of Westport	Landmark and Function Value
6	Liquidambar (<u>Liquidambar styrociiflua</u>)	96 Peel Street, Westport Section 566 Town of Westport	Landmark and Function Value
7	Rimu (<u>Dacrydium cupressinum</u>)	Westport Domain Section 1171 Town of Westport	Recreational and Scientific Value
8	Kahikatea (<u>Dacrycarpus dacrydioides</u>)	Westport Domain Section 1171 Town of Westport	Recreational and Scientific Value
9	Japanese Cedar (<u>Cedrus spp</u>)	Westport Domain Section 1171 Town of Westport	Recreational and Scientific Value
10	Common Oak (<u>Quercus robar</u>)	Reedys Road, Westport Lot 1 Deposited Plan 366595	Landmark and Function Value
11	Matai (<u>Prumnopitys taxifolia</u>)	Bullock Creek, Punakaiki Section 7 Block X Brighton Survey District	Recreational and Scientific Value
12	Northern Rata (<u>Metrosideros robusta</u>)	Oparara Loop Road, Karamea Section 25 Block IX Oparara Survey District	Landmark Value
13	Northern Rata (<u>Metrosideros robusta</u>)	Umere Road, Karamea Lot 2 Deposited Plan 18463	Landmark Value

NO.	SPECIES	LOCATION & LEGAL DESCRIPTION	REASON FOR PROTECTION
14	Kahikatea (<u>Dacrycarpus dacrydioides</u>)	Arapito Road, Karamea Part Section 14 Block XIV Oparara Survey District	Landmark Value
15	Nikau Palms (<u>Rhopalostylis sapida</u>)	North Beach, Karamea Section 3 Block I Oparara Survey District	Landmark Value
16	Cabbage Trees (x3) (<u>Cordyline australis</u>)	Corner Mill & North Beach Roads, Karamea Part Section 14 Block V Oparara Survey District	Landmark Value
17	Rimu (<u>Dacrydium cupressinum</u>)	Umere Road, Karamea Part Section 79 Block XV Oparara Survey District	Recreational and Scientific Value
18	Northern Rata (<u>Metrosideros robusta</u>)	Market Cross Cemetery, Karamea Lot 2 Deposited Plan 14302	Landmark Value
19	Matai (<u>Prumnopitys taxifolia</u>)	Karamea Bluff Section 11 Block XII Mokihinui Survey District	Recreational and Scientific Value
20	Macrocarpa (<u>Cupressus macrocarpa</u>)	Little Wanganui River Mouth Part Section 2 Block III Kongahu Survey District	Landmark Value
21	Matai (<u>Prumnopitys taxifolia</u>)	Ohikaiti River Bridge, Buller Gorge	Landmark Value
22	Common Oaks (x 4) (<u>Quercus robar</u>)	The Strand, Reefton Part Section 1338 Town of Reefton	Landmark and Function Value
23	Rimu (<u>Dacrydium cupressinum</u>)	Truman Track, Punakaiki Section 22 Block IX Brighton Survey District	Recreational and Scientific Value
24	Pines (x 3) (<u>Pinus radiata</u>)	Windy Point, Buller Gorge Road Reserve Approx.	Historic and Landmark Value