

**From:** [BDC Lgoima](#)  
**To:** [REDACTED]  
**Subject:** Official Information Request for Historic Heritage Sites Ref: 002/22  
**Date:** Tuesday, 15 February 2022 10:08:00 am  
**Attachments:** [Part 14 Schedule of Historic Buildings and Sites.pdf](#)  
[Part 7 District Wide Rules.pdf](#)  
[image003.png](#)

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Dear [REDACTED]

We refer to your official information request dated 17 January 2022 for information regarding historic heritage sites.

The information you have requested is marked in red below and attached:

- How many historic heritage sites in your district are not currently listed by Heritage New Zealand Pouhere Taonga? **Attached is Part 14 -Schedule of Historic Buildings & Sites from the District Plan.**
- How many historical heritage sites identified above (not listed by Heritage New Zealand Pouhere Taonga) are private residences (houses)? **As listed in the District Plan – there are 7 houses.**
- Do heritage sites that have been identified by the local community require the agreement of the landowner in order to be protected? **Landowners would be consulted. Any plan changes/amendments are undertaken by the West Coast Regional Council.**
- Are there any specific rules for owners of private residences, identified as historic heritage sites, in regards to controlled or permitted activities? **Attached is Part 7 District Wide rules. Rule 7.9.7 applies to this.**

You have the right to seek an investigation and review by the Ombudsman of this decision. Information about how to make a complaint is available at [www.ombudsman.parliament.nz](http://www.ombudsman.parliament.nz) or freephone 0800 802 602.

If you wish to discuss this decision with us, please feel free to contact the Buller District Council by return email to [lgoima@bdc.govt.nz](mailto:lgoima@bdc.govt.nz).

Please note that it is our policy to proactively release our responses to official information requests where possible. Our response to your request will be published shortly at <https://bullerdc.govt.nz/district-council/your-council/request-for-official-information/responses-to-lgoima-requests/> with your personal information removed.

Kind regards

  
Sean Judd | Group Manager Regulatory Services  
DDI 03 788 9614 | Mobile 022 31 00 883 | Email [sean.judd@bdc.govt.nz](mailto:sean.judd@bdc.govt.nz)

Buller District Council | Phone 0800 807 239 | [bullerdc.govt.nz](http://bullerdc.govt.nz)  
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## PART 14

### SCHEDULE OF HISTORIC BUILDINGS AND SITES

#### 14.1. 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

REF NO.	CLASS MAP	GRID REFERENCE	DESCRIPTION
117	L29	22200 26900	Ferry Site/Artefact Find
118	L29	21600 27000	Hotel & Township
119	Vacant		
120	L29	18900 24800	Hunting Camp
121	L29	31300 34100	Cemetery
122	L29	11600 42400	Coalmine/Incline
123	L29	12100 43300	Goldmine/Track
124	L29	28900 34300	Miner's Track
125	L29	10000 47300	Foundry
126	L29	16400 49200	Mining Settlement
127	L29	13800 27500	Goldmining
128	L29	22300 27900	Hotel Site
129	L30	14900 95900	Bricked-up Coal Mine Drive
130	L30	18400 95900	Quartz Battery
131	L30	14800 91300	Slab Hut Creek Claim
132	L30	18600 01100	Surprise Coalmine
133	L30	16600 97700	Powerhouse Site
134	L30	16400 97600	Brick Works
135	L30	23800 07400	Quartz Mine
136	L30	19000 11400	Goldmining
137	L30	23700 07700	Track
138	L30	20100 06000	Track
139	L30	24400 06000	Sawmill
140	L30	19800 03100	Water Race/Coal Mine
141	L30	20000 01700	Miner's Track
142	L30	22400 97300	Track
143	L30	18700 96900	Mine/Battery
144	L30	18900 94700	Battery/Water Race
145	L30	19000 93000	Miner's Track
146	L30	18300 92700	Goldmine
147	Vacant		
148	L30	19300 90600	Miner's Track
149	Vacant		
150	L30	18300 90500	Battery
151	L30	21300 91900	Miner's Track
152	L30	18000 90700	Coal Mines
153	L30	18400 90500	Goldmine
154	L30	15000 93700	Goldmine
155	L30	15000 94800	Miner's Track
156	L30	19200 04100	Goldmining
157	L30	20400 97900	Goldmining

REF NO.	CLASS MAP	GRID REFERENCE	DESCRIPTION
158	L30	19500 97500	Goldmining
159	L30	19700 96300	Mining Town
160	L30	18700 95700	Goldmine
161	L30	19900 95600	Goldmining
162	L30	18500 96600	Goldmine
163	L30	19400 97300	Miner's Track
164	L30	19800 96300	Coal Tramway/Coal Mine
165	L30	19700 95800	Coal Tramway
166	L30	19200 97200	Miner's Track
167	L30	20500 97300	Miner's Road
168	L30	10800 96500	Tramway
169	L30	20400 97300	Coal Tramway
170	L30	19100 95100	Water Race
171	L30	19900 94000	Water Race
172	L30	18100 97200	Goldmines
173	L30	18700 96800	Goldmine
174	L30	19300 96900	Goldmines
175	L30	19500 96800	Goldmine
176	L30	20000 97100	Goldmines
177	L30	20400 97400	Goldmines
178	L30	18900 95800	Goldmine
179	L30	19100 95400	Goldmine
180	L30	19600 95200	Goldmining
181	L30	18600 95700	Town Site
182	L30	20300 97300	Coal Mine
183	L30	20900 95200	Coal Mine
184	L30	20500 97200	Coal Mine
185	Vacant		
186	L30	20600 96900	Coal Mines
187	L30	19800 95800	Coal Mine
188	L30	17600 96600	Mining Town
189	L30	28100 99300	Goldmine/Battery
190	L30	20600 04000	Town Site
191	L31	28400 60900	Findspot
192	L31	37500 69400	Artificial Cave
193	L31	19700 83900	Quartz Mine
194	L31	18700 84200	Quartz Mining
195	L31	19800 84300	Saw Mill
196	L31	20400 84900	Coal Mine/Tram
197	L31	19600 82300	Mining Dam
198	L31	28900 60100	Findspot

REF NO.	CLASS MAP	GRID REFERENCE	DESCRIPTION
199	L31	29800 60000	Findspot
200	L31	42400 71600	Adze Findspot
201	L31	42500 71400	Occupation
202	L31	22600 75500	Gold Mining
203	L31	10300 89300	Hotel Site
204	L31	10300 89100	Gold Workings
205	L31	10400 89200	Pack Track
206	L31	10600 89200	Gold Workings
207	L31	10500 89000	Miners Hut Site
208	L31	10700 88700	Gold Workings
209	L31	10300 88800	Gold Workings
210	L31	10200 88900	Gold Workings
211	L31	10100 89200	Gold Workings
212	L31	10000 89300	Miners Hut Site
213	L31	10300 89800	Gold Workings
214	L31	10600 88300	Water Race
215	L31	18700 89300	Goldmine
216	L31	18100 88200	Miners' Track
217	L31	18300 87500	Goldmine/Battery
218	L31	20300 87500	Goldmine/Battery
219	L31	19500 87100	Goldmine/Battery
220	L31	18900 84000	Track
221	L31	11000 83500	Water Race
222	L31	10400 89400	Miners' Track
223	L31	23800 89500	Water Race
224	L31	13000 78500	Goldmine
225	L31	14400 70400	Track
226	L31	13100 77600	Power House/Water Race
227	L31	13400 79200	Goldmine/Cableway/Pipeline /Tramway
228	L31	13000 78100	Goldmine
229	L31	13100 77900	Goldmine
230	Vacant		
231	L31	13300 78100	Tramway
232	L31	13600 78400	Goldmine
233	Vacant		
234	Vacant		
235	Vacant		
236	L31	13300 79100	Ore Processing
237	Vacant		
238	Vacant		



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<b>REF NO.</b>	<b>CLASS MAP</b>	<b>GRID REFERENCE</b>	<b>DESCRIPTION</b>
239	L31	12700 77400	Goldmine
240	L31	12800 77100	Goldmine/Battery
241	L31	12300 76400	Goldmine
242	L31	11500 77900	Water Race
243	L31	13900 80000	Goldmining
244	L31	13600 79000	Goldmine
245	L31	13300 78800	Goldmine
246	L31	40900 68300	Miners' Track
247	L32	28600 59200	Findspot
248	L32	29000 59900	Findspot
249	M27	76900 98700	Goldfield
250	L28	24900 61600	Keruru Waka

## 14.2. Historic Buildings And Structures

REF NO.	ITEM	LOCATION	CRITERIA FOR SCHEDULING	BUILDING DATE
250	Banbury Arch	Denniston	Historic	1878
251	Blackwater School	Waiuta Road Blackwater	Historic	1913
252	Buller County Chambers	161 Palmerston Street Westport	Historic	1940
253	Buller Field Station University of Canterbury Geology Dept	40 Queen Street Westport	Historic	-
254	Cape Foulwind Lighthouse	Cape Foulwind	Historic	1926
255	Church of Saint John the Evangelist	Corner Lyndhurst and Queen Streets Westport	Historic	1924
256	Clerk of the Court and Survey Office House	Bridge Street Reefton	Historic	-
257	Vacant			
258	Vacant			
259	Courthouse	11 Wakefield Street Westport	Historic	1903
260	Furnace Birchfields Foundry	Main Road Birchfield	Historic	1898
261	Gates of Remembrance	Cnr Brougham & Russell Streets Westport	Historic	-
262	Granity Public Library	93 Torea Street, Granity	Historic	1903
263	Vacant			
264	House	32 Henley Street Westport	Historic	-
265	House	51 Queen Street Westport	Historic	-
266	House	55 Queen Street Westport	Historic	-
267	House	75 Queen Street Westport	Historic	1895
268	Postie Fashions Warehouse (former school)	7 Lyndhurst Street	Historic	-
269	House	30 Wakefield St	Historic	-
270	House	32 Wakefield St	Historic	-

REF NO.	ITEM	LOCATION	CRITERIA FOR SCHEDULING	BUILDING DATE
271	House	34 Wakefield St	Historic	-
272	Manager's House (Behind Museum)	Blacks Point Reefton	Historic	-
273	Martin's Mitre 10 Homecentre (Verandah)	168-172 Palmerston Street	Historic	-
274	Masonic Lodge Hall (Former Racecourse Stand)	38 Shiel Street Reefton	Historic	1892
275	Masonic Lodge Hall	51 Russell Street Westport	Historic	-
276	Mines Survey Office	Torea Street Granity	Historic	-
277	Municipal Chambers	113-119 Palmerston Street	Historic	1940
278	Vacant			
279	O'Connor House	Nine Mile Road Westport	Historic	-
280	Oddfellows Hall	56 Bridge Street Reefton	Historic	1876
281	Pennington House & Horse Trough	15 Shiel Street Reefton	Historic	-
282	Post Office	Corner Palmerston & Brougham Streets Westport	Historic	-
283	Racecourse Stand	Racecourse Reefton	Historic	-
284	Railway Workshop	Adderley Street Westport	Historic	1873
285	Reefton Courthouse (former)	47 Bridge Street Reefton	Historic	1873
286	Powerhouse Foundations	Rosstown Road Reefton	Historic	1888
287	School of Mines	22 Shiel Street Reefton	Historic	1887
288	Sacred Heart Church (Catholic)	Church Street Reefton	Historic	1879
289	St Stephen's Church (Anglican)	Church Street Reefton	Historic	1878
290	State Mine Store	Granity	Historic	-
291	Stone Retaining Wall	Denniston	Historic	-
292	Tramway Hotel (Former)	Millerton		
293	Trippins Guest House (Victorian Home)	72 Queen Street Westport	Historic	-
294	War Memorial	Torea Street Granity	Historic	-

REF NO.	ITEM	LOCATION	CRITERIA FOR SCHEDULING	BUILDING DATE
295	War Memorial Obelisk	Cnr Buller Rd and Walsh Street Reefton	Historic	-
296	Westpac Building (Former Bank NSW)	143 Palmerston Street Westport	Historic	1901
297	Westport Carnegie Free Library	Lyndhurst St Westport	Historic/Athenaeum Reserve	-
298	Brunner Plaque	Buller Gorge Highway No. 6	Cultural/ Historic	1962
299	Karamea Special Settlement Plaque	Karamea	Cultural/Historic	1975
300	Cannibal Gorge Plaque	Mouth of Cannibal Gorge, Lewis Pass State Highway No. 7	Cultural/Historic	1962
301	Reefton Hydro Electric Plaque	Buller Road Reefton	Cultural/Historic	1960
302	Bard of Inangahua Plaque	Inangahua Railway Station	Cultural/Historic	-
303	Electricity Centennial Plaque	Adjacent Dawsons Hotel, Reefton	Cultural/Historic	1988
304	Buller Bridge Plaque	East Side of Bridge, Adjacent to Esplanade	Historic	1976
305	Abel Tasman Plaque	Cape Foulwind Walkway	Historic/Cultural	1981
306	Denniston Incline Plaque	Head of Incline, Denniston	Historic/Cultural	1992
307	Replica Streetlight Standards	Broadway, Reefton	Historic/Cultural	1988
308	Replica Streetlight Standards	Sinamon Street, Reefton	Historic/Cultural	1988
309	Replica Streetlight Standards	State Highway 7, Reefton Domain, Reefton	Historic/Cultural	1988
310	Newmans Lookout	Earthquake Slip Location	Historic/Cultural	

### 14.3. Other Locations Of Historic/Cultural Significance

REF NO.	CLASS MAP	GRID REFERENCE	DESCRIPTION
311	K29	95000 30600	Pa Site
312	K29	93500 34600	Urupa
313	K29	93300 36200	Urupa
314	K29	93200 36100	Urupa
315	K29	96100 38700	Urupa
316	K29	96500 37600	Urupa
317	K29	93500 34400	Urupa (possibly three graves)
318	K29	93800 33100	Pa & Urupa (one grave)
319	K29	93900 34000	Old Ferry Site Earlier than Te Kuha Site

## **PART 7 DISTRICT WIDE RULES**

### **7.1. Introduction**

- 7.1.1. Unless otherwise specified activities which do not comply with the rules in Part 7 of the Plan shall require an application for a resource consent, and will be assessed as either a controlled or discretionary activity.
- 7.1.2. The rules apply across the District and aim to establish a consistent level of environmental quality. Activities wishing to establish in the District also need to comply with any standards or rules set out in Part 5 of the Plan for the relevant Character Areas provided that this does not apply to the activities controlled in Part 7 of the Plan.

### **7.2. Explanation and Reasons**

- 7.2.1. Access standards are to give protection to the efficiency and safety of the roading network for both drivers and pedestrians. Generally, the more vehicle movements an activity generates, the bigger the potential is for accidents to occur and congestion created. This is particularly true on strategic routes where vehicle numbers and speeds will be higher than on other roads. This requires controls on sight distances for property access. Similarly standards relating to intersections are designed to provide good visibility, accommodate vehicle manoeuvres and not adversely affect the free flow of traffic. In situations where the free flow of traffic is important, or for activities that generate high volumes of traffic on-site manoeuvring may be required. Standards for access strips recognise the need to control the numbers of vehicles able to use them.
- 7.2.2. Earthworks controls are necessary to prevent or minimise initiation and/or acceleration of soil erosion and deposition of any vegetation, soil, rock or debris to water bodies, streams or rivers. In the Natural Environments and Paparoa Character Areas the rule set allows for the construction of small to medium buildings or installations and associated accessways (where in the Paparoa Character Area they do not continue for a significant distance). They also help ensure that visual impacts of controlled activities are kept to a minimum.
- 7.2.3. Odour can cause adverse effects on people. These effects include reduced quality of life, disruption of daily life, and health effects (such as increased stress and loss of appetite). It is expected in urban areas that odour should not be a cause of adverse effects on adjoining sites.

- 7.2.4. Signs are controlled in order to minimise any adverse effect on the environment and on the safe and efficient functioning of traffic. Signs should be sited such that the sign does not restrict visibility to and from intersections and property access or detract from a particularly significant view or feature. Signs should be legible with the lettering clear and large enough so that its intended viewing audience can read it easily.
- 7.2.5. A proliferation of signs and/or large, offensive or dominating signs, in particular in the non-urban environment, can have a significant adverse effect on scenic and landscape values. The protection of these values is vitally important to continued growth and maintenance of the tourist industry and the welfare of people and communities in Buller.
- 7.2.6. In evaluating any sign, particular regard shall be had to the road conditions (including road alignment, proximity to intersections or accesses, location of official signs) within the immediate vicinity of the location of the proposed sign.
- 7.2.7. All free standing signs which are situated within the boundaries of a state highway with a speed limit greater than 50 km/h are subject to the NZTA (Signs on State Highways) Bylaw. Signs must comply with Land Transport Rule: Traffic Control Review 2004.
- 7.2.8. Standards regarding stormwater disposal are intended for safety, especially on roads.
- 7.2.9. Standards for glare and lightspill are intended for safety, especially on roads. Glare and lightspill from neighbouring properties is also controlled to ensure amenities are protected. Floodlighting and glare from reflective materials can detrimentally impact on a person's enjoyment of their property, especially at night.
- 7.2.10. Minimum allotment size for subdivisions is set only in non-sewered areas where an adequate area for effluent disposal must be provided. The setting of minimum square size also ensures that all allotments are of sufficient size to cater for a building.
- 7.2.11. In non-urban areas an important issue is that the creation of new allotments through subdivision can facilitate more intensive use of land, including the construction of additional buildings or structures. Subdivision is also a mechanism which can attract new activities and population into the rural area. However, there are a number of matters to consider to determine whether subdivisions are appropriately located and serviced and therefore subdivisions other than minor boundary adjustments are to be considered as discretionary activities.

- 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, 1500m<sup>2</sup> 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 7.9.6.
- 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, 1500m<sup>2</sup> 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 7.9.6.

## **7.4. Access**

7.4.1. Activities having frontage or access to a strategic route which is a State Highway (as listed in Part 12) 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 12) 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 prevent congestion and confusion between vehicles turning at the crossing or at the intersection.
- Whether there is a need to separate entry and exit in order to reduce potential traffic confusion and congestion.
- Whether the physical form of the road will minimise the adverse effects of access, for example whether the road offers good visibility; the presence of a solid median to stop right hand turns; or a flush median to assist right hand turns.
- Whether particular mitigation measures such as a deceleration lane are required due to the speed and volume of vehicles on the road.
- The design of the crossing in relation to the ability of traffic exiting the site to safely enter the traffic stream.
- Whether there is adequate queuing and parking space on site so that vehicles do not queue over vehicle crossings.
- The design of the crossing in relation to pedestrian and cyclist safety.
- The effects of the location of the access on the amenity and safety of neighbouring properties.
- Any cumulative effects of the introduction of extra access points in relation to access for other activities in the vicinity.
- Any cumulative effects of extra access points on the function of the frontage road(s) in terms of its position in the roading hierarchy.

- Whether the speed environment on the road, as determined by the 85th percentile speed data, is such that the sight distance standards in the Plan can be safely reduced.

Note: A limited discretionary resource consent application for access on to a state highway may be considered without notification or the need to obtain a written approval of affected parties excepting that of New Zealand Transport Agency.

**Table 7.1(a) Property Access Performance Criteria Where Traffic Generation Is Less Than 30 Vehicle Movements Per Day**

Posted (Legal) Speed Limit (km/h)	Minimum Sight Distances (m)  See Diagram A	Location of Property Access Relative to Intersection.  See Diagram B			Minimum Spacing between Adjacent Property Accesses (on same or opposite frontages)  Distance N see Diagram B (m)
		Minimum Distance K (m)	Minimum Distance L (m)	Minimum Side Road Distance M (m)	
50	85	15	20	15	7.5* or 15**
60	115	30	40	20	20
70	140	60	100	30	40
80	170	90	120	30	100
100	250	150	200	30	200***

**Table 7.1(b) Property Access Performance Criteria Where Traffic Generation Is Between 30 and 60 Vehicle Movements Per Day**

Posted (Legal) Speed Limit (km/h)	Minimum Sight Distances (m)  See Diagram A	Location of Property Access Relative to Intersection.  See Diagram B			Minimum Spacing between Adjacent Property Accesses (on same or opposite frontages)  Distance N see Diagram B (m)
		Minimum Distance K (m)	Minimum Distance L (m)	Minimum Side Road Distance M (m)	
50	85	20	30	20	7.5* or 15**
60	115	50	50	30	20
70	140	100	100	45	40
80	170	120	120	60	100
100	250	200	200	60	200***

- \* = residential uses within 50km/hr speed zone
- \*\* = all other uses
- \*\*\* = on same or opposite frontages

An equivalent car movement is defined as:

1 car to and from a property = 2 equivalent car movements

1 truck to and from a property = 6 equivalent car movements

1 truck and trailer to and from a property = 10 equivalent car movements

7.4.1.3. Road intersection: the intersection kerb line, or when there is no kerb line, the nearest intersection of the two carriageways.

7.4.1.4. Access tapers, and acceleration and deceleration lanes shall be provided in accordance with Diagrams C and D.

7.4.2. Every owner or occupier of land shall provide vehicular access to the site for parking and loading over the site by provision of a vehicle crossing constructed to the boundary of the site.

7.4.3. Where vehicular access to the rear of a commercial or industrial site is possible by means of the dedication or use of a service lane, or land over which rights-of-way are held in respect of that site, such means of access shall be provided or used for parking or loading spaces in preference to any new vehicular crossing over any footpath.

Diagram A

Minimum Sight Distances.

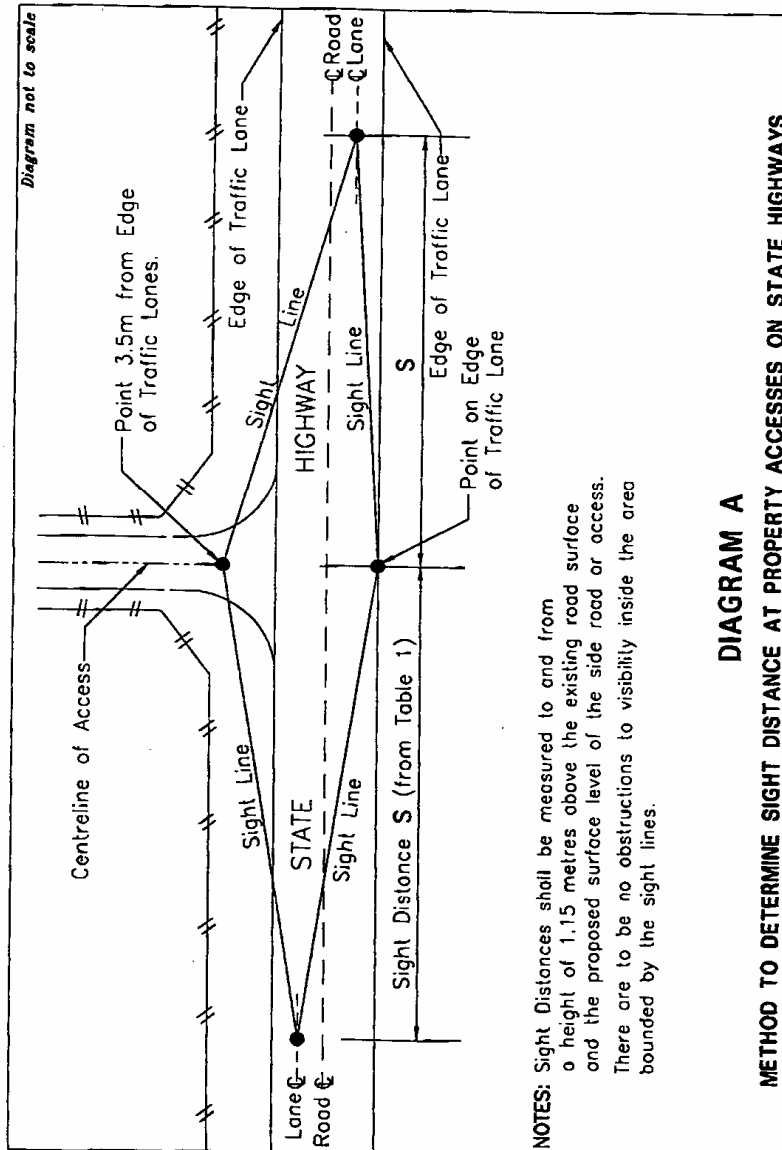
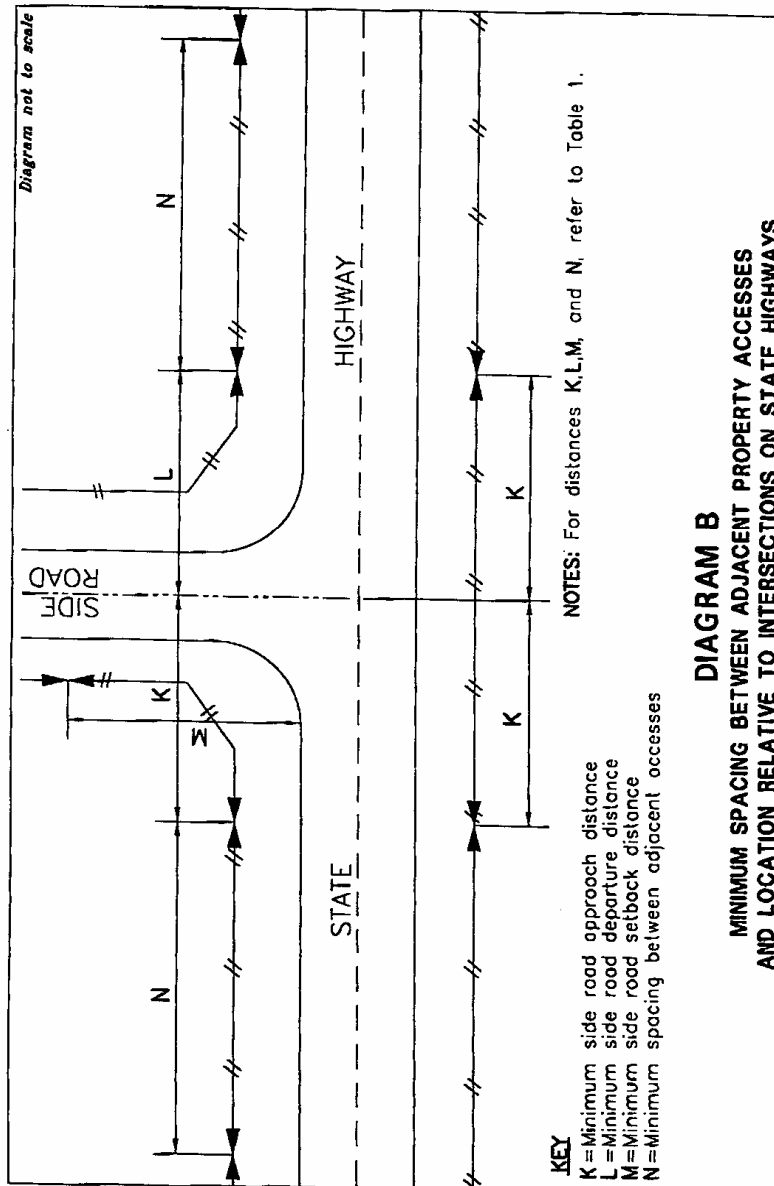




Diagram B

Minimum Spacing Between Adjacent Property Accesses



- 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.

Diagram C

Accesses On Rural State Highways Where Traffic Generation Is Less Than 30 Vehicle Movements Per Day

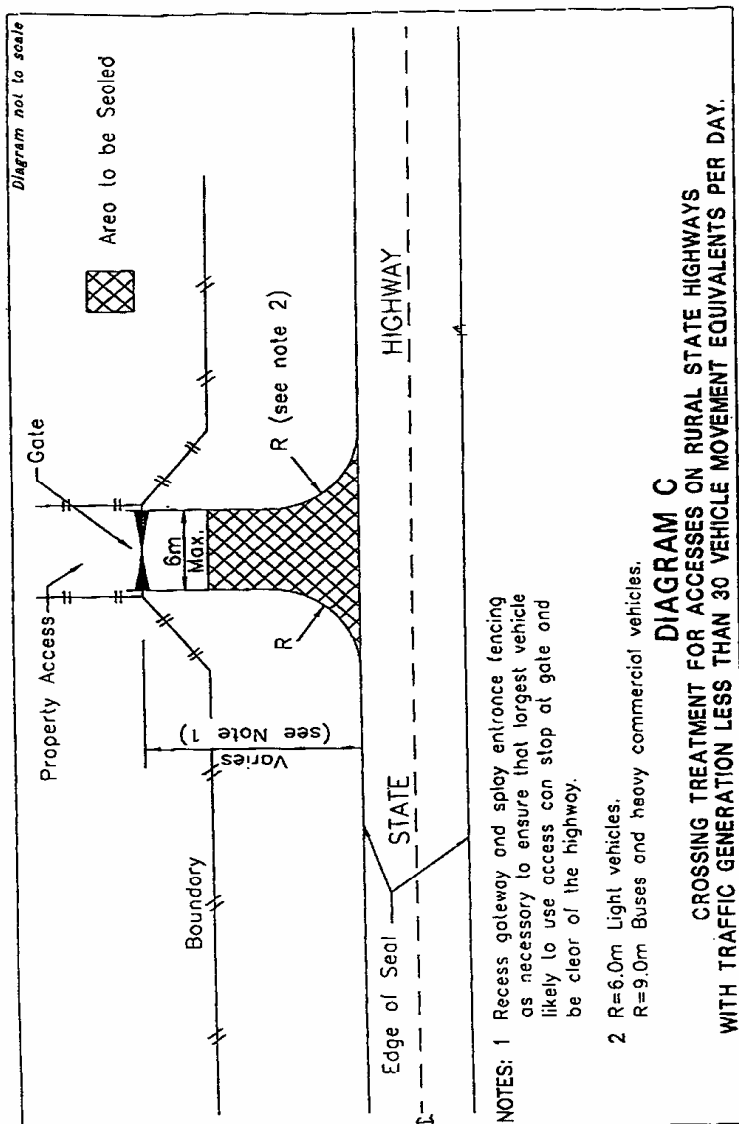
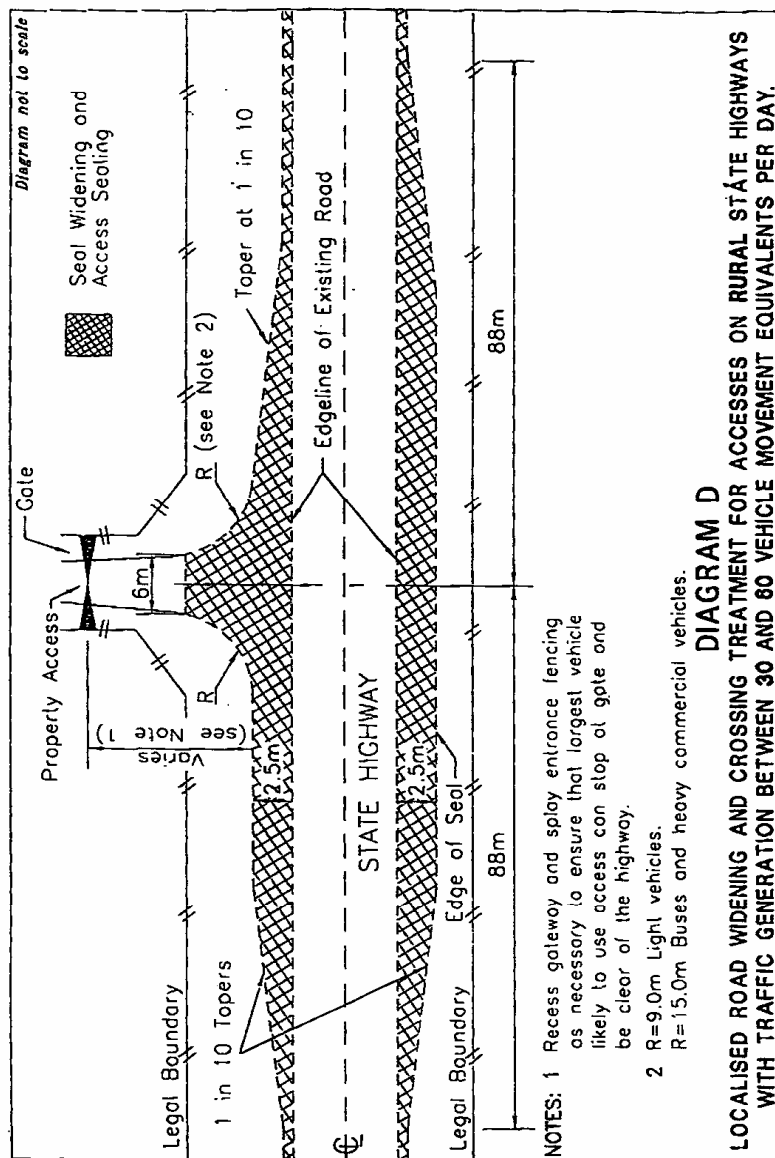


Diagram D

Accesses On Rural State Highways Where Traffic Generation Is Between 30 And 60 Vehicle Movements Per Day



## 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**

<b>Activity</b>	<b>Spaces Required</b>
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 <sup>2</sup> of gross floor area
Industrial activities	One space per 50m <sup>2</sup> 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

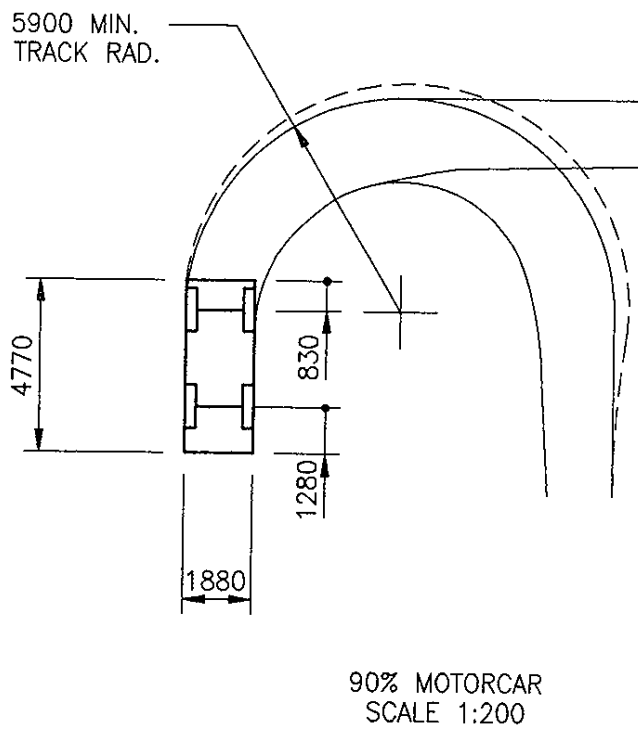
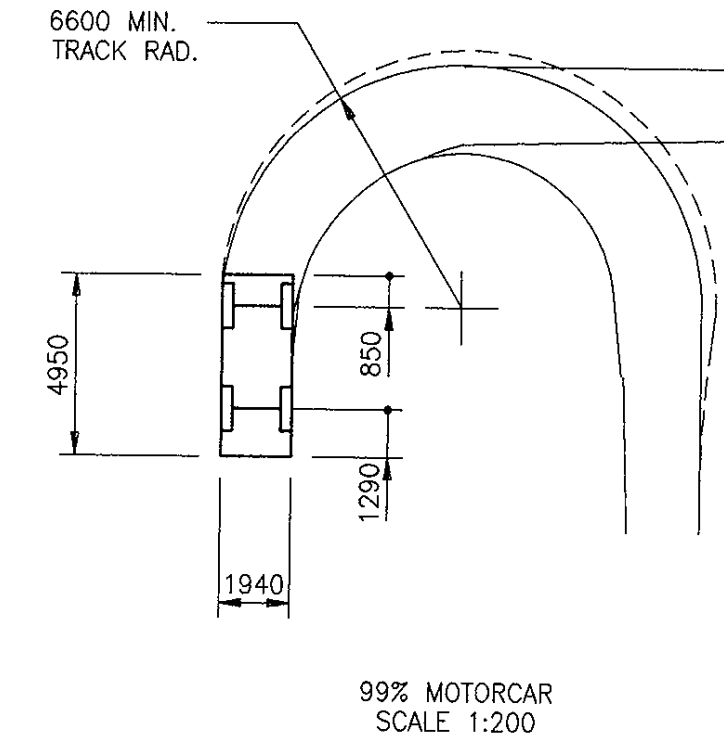


Figure 7.2B - Vehicle tracking curves - truck

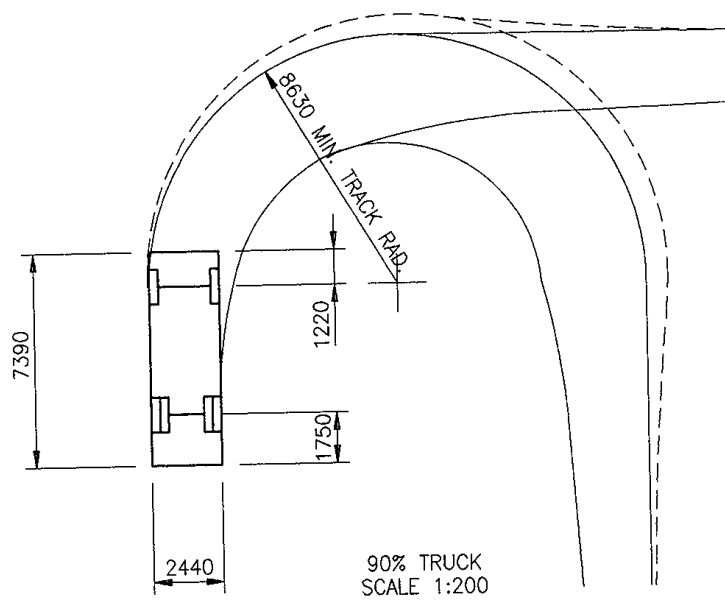
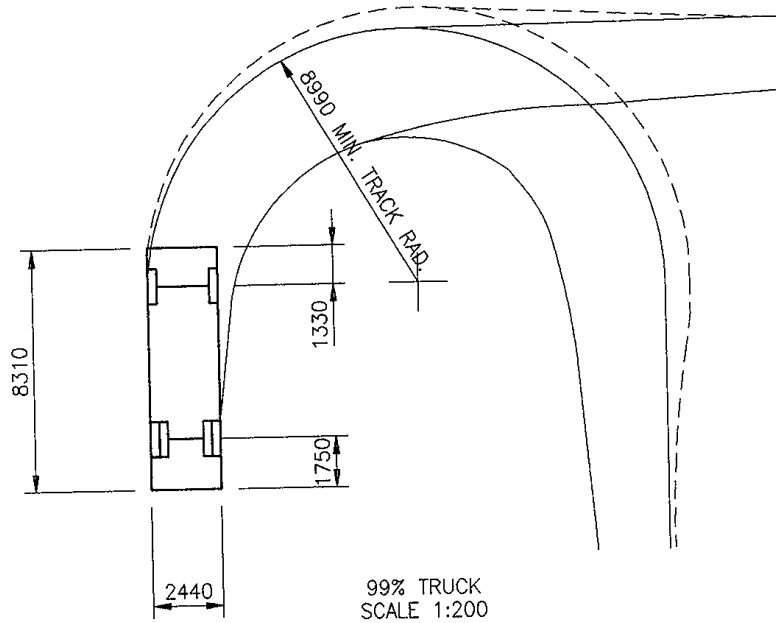




Figure 7.2C - Vehicle tracking curves - bus

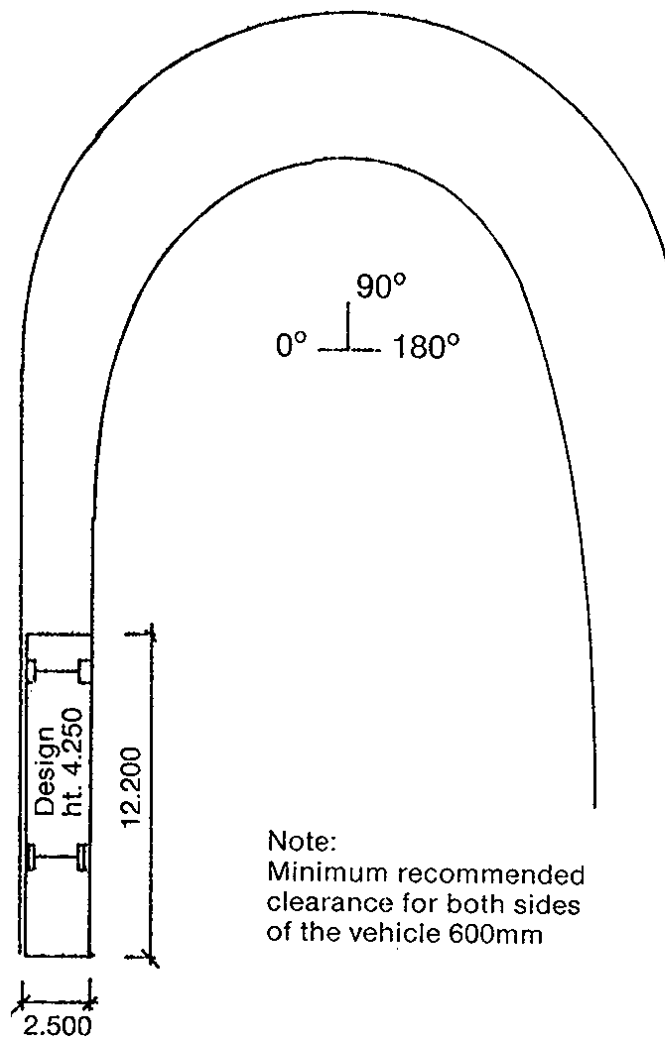


Figure 7.3a - Angled Parking Layout

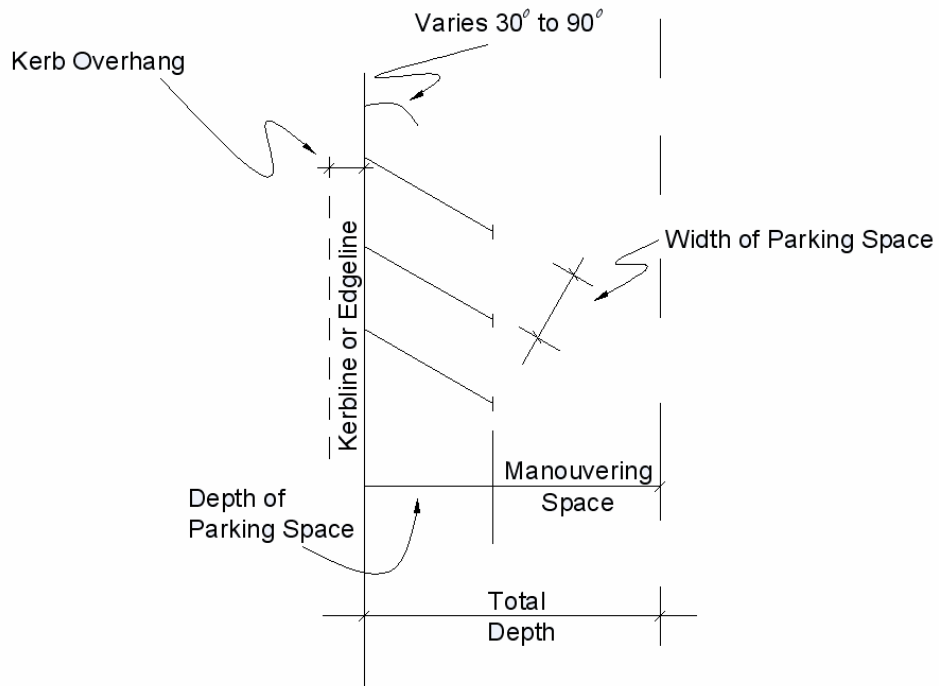
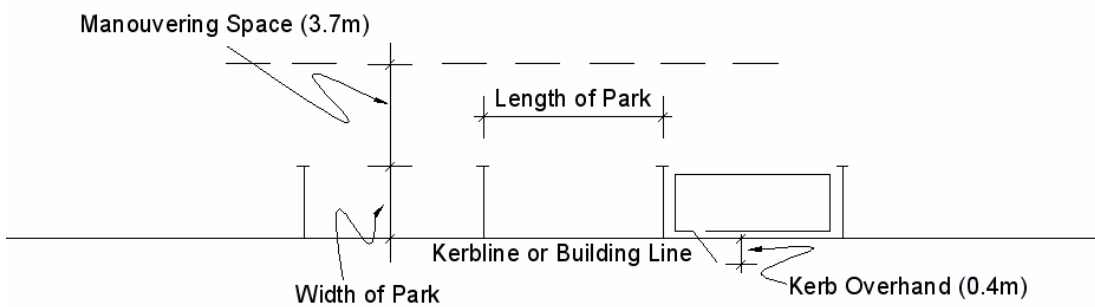


Figure 7.3b - Parallel Parking Layout



**Table 7.3: Manoeuvring and Parking Space Dimensions**

Parking Angle	Width of Parking Space (m)	Kerb Overhang (m)	Depth of Parking Space (m)	Manoeuvring Space (m)	Total Depth (m)
90°	2.5	1.0	4.9	8.2	13.1
	2.6			7.3	12.2
	2.7			6.4	11.3
75°	2.5	1.0	5.2	5.5	10.7
	2.6			4.9	10.1
	2.7			4.3	9.5
60°	2.5	1.0	5.2	4.0	9.2
	2.6			3.7	8.9
	2.7			3.7	8.9
45°	2.5	0.8	4.9	3.7	8.6
	2.6				
	2.7				
30°	2.5	0.6	4.0	3.7	7.7
	2.6				
	2.7				
Parallel Parking	2.5	0.4	2.9	3.7	6.2
	2.6		3.0		6.3
	2.7		3.1		6.4

**Note:** Spaces adjacent to walls should be 300mm wider.

#### 7.5.7. Explanation/Reasons

7.5.7.1. On-site parking is required to ensure there are adequate off-street parking facilities to provide for the activities accommodated on a site. The standards aim to ensure that the capacity of roads is not unduly reduced by parked or manoeuvring vehicles. The specific requirements for each activity have been determined after having regard to the nature of the activity, likely traffic generating capacity and other relevant effects. However, standards may be reduced where there are unusual or unique characteristics of the activity which affect traffic generation. In the Urban Character Areas cash in lieu of car parking may be accepted into a fund which will be used solely for the provision and upgrading of public car parking facilities.

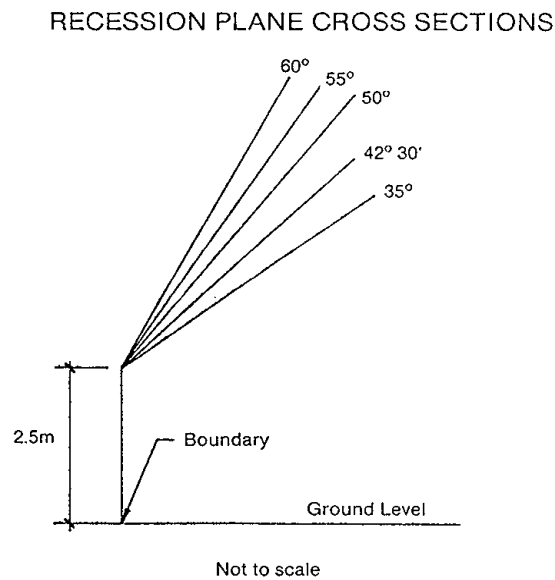
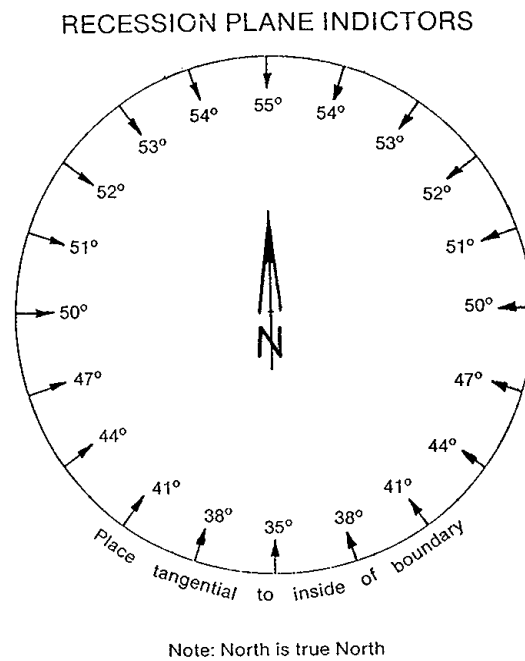
## **7.6. Recession Planes**

- 7.6.1. No building shall exceed a height equal to the recession plane angle shown in Figure 7.3. Angles for recession planes shall vary with the direction or bearing of each site boundary according to the diagram set out in Figure 7.3. They shall commence at points 2.5m above site boundaries. This rule does not apply to buildings within the Industrial Zone, Port Zone, Cement Production Zone and Commercial Zone other than on site boundaries which abut a Residential zone.
- 7.6.2. The recession plane angle shall be calculated by orienting both site plan and relevant diagram to the true north, placing the recession diagram over the site plan with the circle tangential to the inside of the site boundary under consideration. The recession plane angle shall be that indicated by the diagram at the point where it touches the site boundary.
- 7.6.3. Where recession lines fall between those indicated on the diagram, interpolations shall be made. On irregular boundaries the same principles shall apply with the recession operating at right angles to all boundaries.
- 7.6.4. The level of site boundaries shall be measured from filled ground level except where there is an existing building at a lower level on the other side of a common boundary, where that lower level shall be adopted. For the purpose of measuring recession planes only internal boundaries shall be taken as site boundaries.

### **7.6.5. Explanation/Reasons**

- 7.6.5.1. Sunlight and outlook both contribute to environmental quality. However buildings and other structures can be located so as to impact on these amenities. Admission of light to living and working areas is desirable for visual amenity and public health reasons. Compliance with recession plane guidelines ensures that overshadowing and loss of outlook is avoided.
- 7.6.5.2. Use of the recession planes enables minimum and maximum distances and maximum height of buildings in relation to site boundaries to be determined. The recession plane angle is based upon the azimuth and altitude of the sun at equinox.
- 7.6.5.3. Buildings may encroach closer only to those boundaries where the building height and direction of the sun will not cause significant overshadowing.

Figure 7.3 : Recession Plane Diagram



## **7.7. Signage**

### **7.7.1. Permitted Activities - All zones**

- 7.7.1.1. All “official signs”, including Regulatory signs which are required to be erected by the Council, and signs stating the location of, timetable or other details of any public utility or facility.
- 7.7.1.2. Signs denoting the names of the street, or the name and number of the premises.
- 7.7.1.3. All signs which comply with the following standards:
- (a) Signs which are not visible to motorists on legal roads; and
  - (b) Have a maximum area of less than 0.5m<sup>2</sup>; and
  - (c) Are used exclusively for giving directions to on-site facilities or services, such as parking, toilets or the location of items for sale.
- 7.7.1.4. Signs on land adjacent to any public road, including State Highways, and adjacent to any railway, providing that the following criteria are met (These are additional requirements for permitted activities in each zone where the land is adjacent to a road, State Highway or railway. This rule does not allow additional signage above that permitted for each zone):
- (a) Any signs also comply with the permitted rules for the applicable zone; and
  - (b) Any sign does not conflict with the conspicuity of, and can not be confused with, official signs or traffic signals; and
  - (c) Any sign is necessary and effective by having messages that are clear, concise and easily read; and
  - (d) Any sign must be located so that it does not obstruct:
    - (i) a road user’s visibility along the road, or view of any road sign, intersection, corner, private entrance, road marking, pedestrian crossing or traffic signal; and
    - (ii) a road user’s or a train driver’s visibility along the railway at a level crossing, or view of railway signals, or a train driver’s visibility around a curve in the railway; and
  - (e) Any sign is at right angles:
    - (i) to the road and is located to avoid vehicle headlight reflection onto road users; and
    - (ii) to the railway and is located to avoid vehicle headlight reflection onto the railway; and
  - (f) Any sign 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; and

- (g) Unless provided for by 7.7.1.7.(f) or the Commercial Zone Rules, there are no elements of any sign which are reflective, illuminated, intermittent, flashing, animated, trivision, inflatable or aerial; and
- (h) Any signs on land adjacent to any public road where the posted speed limit is 70km/h or greater, or a State Highway, shall:
  - (i) Have a 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; and
  - (ii) For a freestanding sign, have a maximum of six words and/or symbols with a maximum of 40 characters.

7.7.1.5. Temporary signs advertising the sale of land or premises, and construction or works of a similar nature, provided that:

- (a) The sign relates directly to the activity at the site on which it is located; and
- (b) For the sale of land or premises, one sign per real estate agency involved in the sale, and/or one sign placed by the land owner, which must be removed no later than one week after settlement of the sale; and
- (c) For construction or similar works, one sign for each company involved, which must be attached to a building, structure, or fence and removed no later than one week after the completion of works; and
- (d) The sign has a maximum area of 1m<sup>2</sup> per sign; and
- (e) The sign must also comply with Rule 7.7.1.4.(a)–(g).

7.7.1.6. Temporary signs for the purpose of advertising events, including but not limited to, sporting and cultural events, galas and activities of a similar character, providing that:

- (a) There are no more than 5 signs in total per event; and
- (b) Each sign is a maximum size of 3m<sup>2</sup>; and
- (c) If freestanding, each sign is a maximum height of up to 2m (including any support structure). Sign supports must be made of frangible material; and
- (d) The landowners written approval has been obtained for the signs to be erected on their property; and
- (e) The signs shall not be erected more than 1 month prior to the event; and
- (f) The signs shall be dismantled and removed no more than five days after the completion of the event; and
- (g) Where signs are located on land adjacent to any public road, State Highway or railway they must also comply with Rule 7.7.1.4.

7.7.1.7. Temporary signs for any other purpose provided they comply with all the following standards:

- (a) The period of display must not exceed 1 month in any 12 month period; and
- (b) The sign does not exceed 1.5m<sup>2</sup> in area; and
- (c) If freestanding, the sign is a maximum height of up to 2m (including any structure). Sign supports must be made of frangible material; and
- (d) No more than one temporary sign per site; and
- (e) Where on land adjacent to any public road, State Highway or railway the sign must also comply with the Rule 7.7.1.4.; and
- (f) Where the temporary sign is aerial or inflatable the sign is permitted for a maximum of two weeks; the sign must comply with points 7c-7e; and the sign shall not be permitted on land adjacent to any roads with a speed limit of 70km/h or greater.

## **7.7.2. Permitted Activities - Residential Zone**

7.7.2.1. The erection of one sign provided that:

- (a) The sign relates directly to the activity at the site on which it is located; and
- (b) The sign does not exceed 1.5m<sup>2</sup>; and
- (c) It has a minimum lettering height of 75mm, unless located on land adjacent to a State Highway or on a road where the posted speed limit is 70km/h or greater, in which case Rule 7.7.1.4.(h) applies; and
- (d) If freestanding, the sign must be setback 3m from any road boundary, and have a maximum height of 1.5m, (including any support structure). Sign supports must be made of frangible material; and
- (e) Where on land adjacent to any public road, State Highway or railway the sign must also comply with the Rule 7.7.1.4.

## **7.7.3. Permitted Activities - Commercial Zone**

7.7.3.1. The erection of signs, provided that:

- (a) Signs relate directly to the activity at the site on which they are located; and
- (b) Signs are fixed or painted directly on existing walls of buildings or structures or fence; and
- (c) Signs cover no more than 30% of each road-facing fascia wall. (This percentage includes any Verandah Fascia Sign, but does not include above-verandah or below-verandah signs.); and
- (d) A maximum of 1m<sup>2</sup> of signage per site may be flashing, rotating, intermittent or animated.

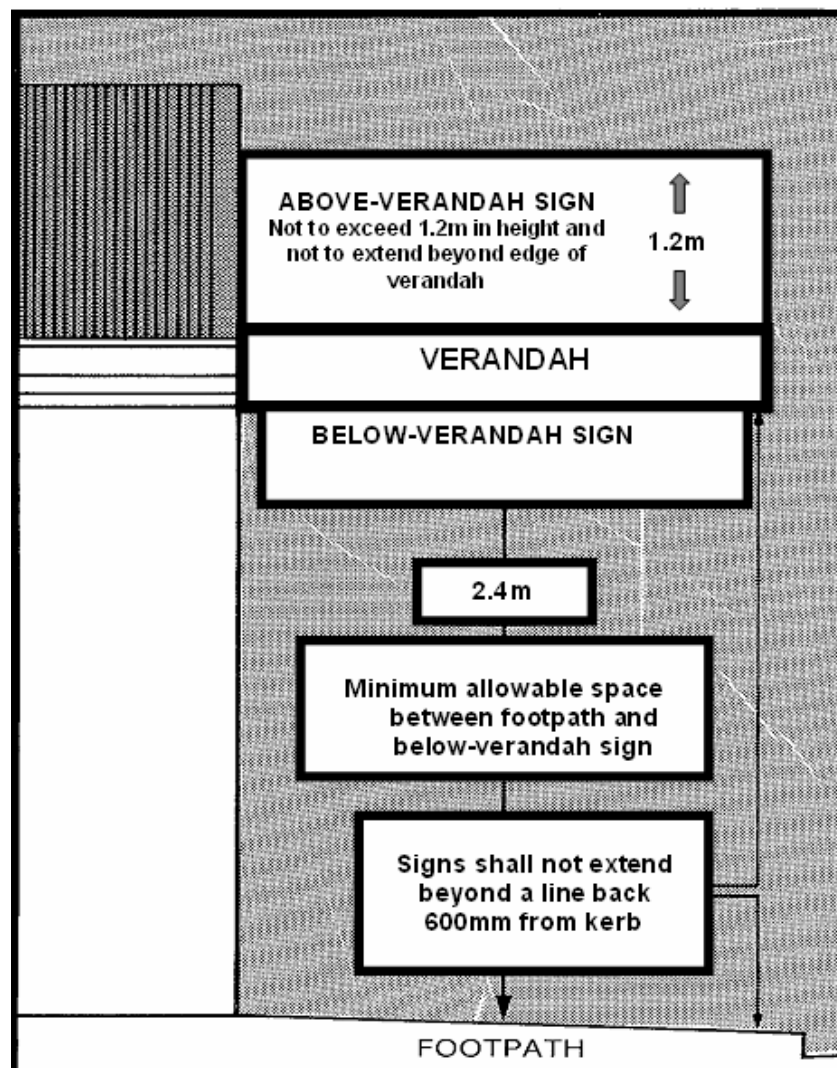


7.7.3.2. The erection of one freestanding sign per site, provided that:

- (a) The sign is located within the property to which it relates; and
- (b) The sign is setback from the any site boundary by 2m; and
- (c) The sign is a maximum of 1m high, 1m wide and 0.5m deep; and
- (d) Any sign must be located so that it does not obstruct:
  - (i) a road user's visibility along the road, or view of any road sign, intersection, corner, private entrance, road marking, pedestrian crossing or traffic signal; and
  - (ii) a road user's or a train driver's visibility along the railway at a level crossing, or view of railway signals, or a train driver's visibility around a curve in the railway.

7.7.3.3. Verandah Signs - One of each type of verandah sign is permitted per site, provided they meet all criteria for each type below. Fig.7.7.1. shows these rules in diagram form.

**Figure 7.7.1: Verandah Signs**



- (a) Verandah Fascia Signs, provided the sign:
  - 1. Advertises only the business, services and products located at the site of the sign; and
  - 2. Is no more than 900mm in depth; and
  - 3. Does not protrude more than 200mm from the fascia.
  
- (b) Below-Verandah Sign, provided the sign:
  - 1. Advertises only the business, services and products located at the site of the sign; and
  - 2. Is positioned at right angles to the fascia line; and
  - 3. There is a minimum clearance of 2.4m between the footpath and the sign; and
  - 4. Is set back at least 600mm from the outside edge of the road kerb.
  
- (c) Above-Verandah Sign, provided the sign:
  - 1. Advertises only the business, services and products located at the site of the sign; and
  - 2. Is positioned at right angles to the fascia line; and
  - 3. Is no more than 1.2m high; and
  - 4. Is no more than 1.8m<sup>2</sup> in area; and
  - 5. Does not protrude beyond the edge of the verandah.

7.7.3.4. Portable Signs - The display of two portable signs per property is permitted on the edge of Council owned footpaths, or on private land, provided that:

- (a) Signs are placed adjacent to the commercial premises to which the sign relates (The placement of signs at a remote location is not a permitted activity.); and
- (b) Each sign is no larger than 1m in height and 1.2m in width; and
- (c) There are no elements of the sign which are reflective, illuminated, intermittent, flashing, animated, trivision, inflatable or aerial; and
- (d) Signs are displayed immediately adjacent to either the shop frontage or the kerb of the footpath only, (i.e. not in the middle of the footpath); and
- (e) The portion of the footpath occupied by signs allows a clear unobstructed 2.5m width of footpath to remain; and
- (f) Sign must not be placed in a way to cause any undue obstruction or danger to pedestrians, or adjoining land owners (collapse or blowover).

Note: The occupier shall be solely responsible for any harm caused by these activities to any member of the public.

#### **7.7.4. Permitted Activities - Industrial Zone, Port Zone**

7.7.4.1. The erection of signs, provided that the signs:

- (a) Do not total more than 3m<sup>2</sup> in area per site; and
- (b) Relate to the activity on the site on which the sign is located; and
- (c) Identify only the name and type of business, and
- (d) Are fixed to an existing building or structure, or freestanding within the boundary of the property; and
- (e) Where on land adjacent to any public road, State Highway or railway the sign must also comply with the Rule 7.7.1.4.

#### **7.7.5. Controlled Activities - Scenically Sensitive Commercial Zone**

7.7.5.1. One sign per site, provided that:

- (a) The sign advertises only business, services and products located at the site of the sign; and
- (b) It is painted or attached directly onto an existing wall or structure; and
- (c) There are no reflective, illuminated, flashing, intermittent, or animated features; and
- (d) Where on land adjacent to any public road, State Highway or railway the sign must also comply with the Rule 7.7.1.4.

Matters over which Council reserves Control:

- Design and Appearance, including colour; and
- Size of sign, including size of lettering and symbols; and
- Materials; and
- Location.

#### **7.7.6. Discretionary Activities - All Zones**

7.7.6.1. Any sign that does not comply with the standards for permitted or controlled signs, and is not specified as a Non-Complying or Prohibited activity.

#### **7.7.7. Discretionary Activities - Rural Zone, Rural Airport Zone, Cement Production Zone**

7.7.7.1. Up to a maximum of 3 signs per site, provided:

- (a) The combined total area of all signs does not exceed 3m<sup>2</sup>; and
- (b) Signs relate directly to the activity at the site on which they are located.

**7.7.8. Discretionary Activities - Paparoa Character Area, Natural Environments Character Area, Scenically Sensitive Residential Zone**

7.7.8.1. A maximum of one sign per site.

**7.7.9. Non-Complying Activities - All Zones**

7.7.9.1. Any permanent remote sign.

**7.7.10. Non-Complying Activities - Rural Zone, Rural Airport Zone, Cement Production Zone, Paparoa Character Area, Natural Environments Character Area, Scenically Sensitive Residential Zone**

7.7.10.1. All signs which do not meet the criteria for Permitted, Controlled or Discretionary Activities and are not specified as a Prohibited activity.

**7.7.11. Prohibited Activities - All Zones**

7.7.11.1. All signs located adjacent to any road or State Highway with a posted speed limit 80km/h or greater are prohibited where:

- (a) The sign is flashing or animated or including revolving lights or lasers; and/or
- (b) The sign is illuminated and produces glare which could dazzle road users.

7.7.11.2. Any sign or advertising material placed on a vehicle whether stationary or moving on a road, where that vehicle is being used primarily for the purpose of exhibiting advertising material.

7.7.11.3. All signs located adjacent to any railway are prohibited where:

- (a) The sign is flashing or animated or including revolving lights or lasers; and/or
- (b) The sign is illuminated and produces glare which could dazzle train drivers.

## 7.8. Noise Standards

7.8.1. The following maximum noise levels measured at the stated times at the boundary of any land used for a residential activity shall not be exceeded:

7.8.1.1. Monday to Friday – 8.00 am to 11.00 pm	55dBA L10
Saturday – 8.00 am to 6.00 pm	55dBA L10
At all other times including any public holiday	45dBA L10, Lmax 75dBA

7.8.2. Provided these limits shall not apply where there is any residential activity on the same site in the Industrial Zone. Road traffic noise is also exempt from these standards.

7.8.3. Subject to the provisions of paragraph 1 the following noise limits shall not be exceeded at the boundary of any site within the Industrial, Port and Cement Zones:

7.8.3.1. Monday to Friday – 8.00 am to 11.00 pm	60dBA L10
Saturday – 8.00 am to 6.00 pm	60dBA L10
At all other times including any public holiday	50dBA L10

7.8.3.2. Sound levels shall be measured in accordance with New Zealand Standard 6801:1991 “Measurement of Sound” and assessed in accordance with the provisions of New Zealand Standard 6802:1991 “Assessment of Environmental Sound”.

7.8.3.3. Noise associated with helicopter landing areas shall be measured and assessed in accordance with the provisions of New Zealand Standard 6807:1994 “Noise Management and Land Use Planning for Helicopter Landing Areas”. Helicopter operations shall be conducted so that the limits in Table 1 of New Zealand Standard 6807:1994 are not exceeded.

7.8.3.4. Construction noise emanating from any site shall not exceed the limits recommended in, and be measured and assessed in accordance with the provisions of New Zealand Standard 6803P:1984 “The Measurement and Assessment of Noise from Construction, Maintenance, and Demolition Work”.

7.8.3.5. Noise shall be measured with a sound level meter complying with the International Standard IEC 651 (1979): Sound Level Meters Type 2.

7.8.4. Compliance with any provision of this rule does not grant the right to create any nuisance as defined under the Health Act 1956 or negate the duty to avoid unreasonable noise or to avoid, remedy or mitigate adverse effects on the environment as required by Sections 16 and 17 of the Act, or to their amendments thereto and substitutions therefore.

**7.8.5. Explanation/Reasons**

7.8.5.1. Noise standards are set to prevent cumulative increases in background noise levels and to ensure the protection of community health and amenity.

7.8.5.2. Excessive or high levels of noise can have a detrimental impact on environmental quality. The Act requires that environmental quality is to be maintained and enhanced. Therefore the control of noise sources is justifiable in order to prevent an increase in the overall ambient noise in the environment. The standards aim at the very least to maintain noise in the environment originating from human activity at current levels and where possible to actually improve background noise exposure.

7.8.5.3. Roads and state highways are exempt from noise standards because they cannot comply with a 45dBA limit.

7.8.5.4. The Act requires the Council to control the emission of noise and to mitigate any adverse effects of noise. Noise nuisance and excessive noise are recognised as having a detrimental public health impact and can also affect amenity values of a neighbourhood. The rules set out above prescribe quantitative noise limits aimed at maintaining or even reducing existing background noise levels and to protect neighbours (and occupiers of the property) from adverse effects. The standards differ according to time of day and week, location and type of activity concerned.

## **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. Rifle Range Protection**

Activities within the Rifle Range Protection Area (shown on Planning Maps B7 and B10) are either permitted, discretionary or prohibited as outlined below.

**7.9.5.1. Permitted Activities (within the Westport Rifle Range Protection Area)**

7.9.5.1.1. Agricultural activities.

7.9.5.1.2. Recreational firearms target shooting.

7.9.5.1.3. Temporary military training activities in accordance with Rule 6.2.20.

7.9.5.1.4. Works, including non-residential building, that are reasonably necessary for the operation of the Westport Rifle Range or the carrying out of another permitted activity.

7.9.5.1.5. The erection of signs where this would be permitted under the "All Zone" or the "Rural Zone" rules in Part 7.7.

**7.9.5.2. Discretionary Activities (within the Westport Rifle Range Protection Area)**

7.9.5.2.1. The erection of signs where this would be a discretionary activity under the "Rural Zone" rules in Part 7.7.

**7.9.5.3. Prohibited Activities (within the Westport Rifle Range Protection Area)**

7.9.5.3.1. Erection of buildings not permitted by 7.9.5.1.4.

7.9.5.3.2. Any activity other than those outlined in 7.9.5.1. and 7.9.5.2 .



## **7.9.6. Esplanade Strips and Esplanade Reserves**

### **7.9.6.1. Rules**

- 7.9.6.1.1. 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.
- 7.9.6.1.2. Where any allotment of 4ha or more is created when land is subdivided, other than applies under 7.9.6.1.1. above, 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.
- 7.9.6.1.3. An esplanade strip required under 7.9.6.1.1. or 7.9.6.1.2. above 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 7.9.6.3. below.

### **7.9.6.2. Explanation/Reasons**

- 7.9.6.2.1. 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 7.9.6.1. An instrument creating an esplanade strip will be created in accordance with Section 232 of the Act.
- 7.9.6.2.2. The matters in 7.9.6.3. below 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.
- 7.9.6.2.3. Esplanade reserves and esplanade strips may be required as financial contributions for land use consents in accordance with 8.4.1.15.

### **7.9.6.3. General Matters for Assessment**

- 7.9.6.3.1. The extent to which the area has low conservation values of the type listed in Section 229 of the Act.
- 7.9.6.3.2. 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.
- 7.9.6.3.3. The extent to which reduced width will impact on the value of the reserve or strip for conservation or access purposes.
- 7.9.6.3.4. Whether there are topographical features which make a 20m width impractical.
- 7.9.6.3.5. 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.
- 7.9.6.3.6. Whether the creation of an esplanade reserve is not in the best interests of public safety or security for the landowners and/or neighbours.
- 7.9.6.3.7. 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.

### **7.9.7. Historical/ Cultural Buildings and Sites**

#### **7.9.7.1. Permitted Activities:**

- 7.9.7.1.1. No changes of use or subdivision of any historic/cultural item(s) listed in Part 14, which would adversely affect the heritage resource or detract from the values the item(s) are listed for will be allowed.

#### **7.9.7.2. Discretionary Activities:**

- 7.9.7.2.1. No destruction of any historic/cultural item listed in Part 14.

**7.9.8. Notable Trees**

**7.9.8.1. Permitted Activities:**

7.9.8.1.1. No modification or destruction of any notable tree listed in Part 15 is permitted.

**7.9.8.2. Discretionary Activities:**

7.9.8.2.1. No destruction of any notable tree listed in Part 15, unless the work is clearly required to prevent obvious and imminent danger to the public.