
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.