

# Appendix 1: Schedule of Amendments on Proposed Plan Change 78

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**Tasman Resource Management Plan**

**PROPOSED PLAN CHANGE NO. 78**

**WITHOUT LEGAL EFFECT**

**Papakāinga Zoning**

**St Arnaud**

## **Schedule of Amendments**

The Tasman Resource Management Plan is amended in accordance with the attached annotated portions of the Plan

NOTE:

- Red underlined text denotes proposed new text inserted or amended.
- Blue text denotes text deleted.

**Notified: 19 September 2022**

## CHAPTER 6: URBAN ENVIRONMENT EFFECTS

*[unchanged or irrelevant text omitted]*

### 6.13 SETTLEMENTS IN OR ADJOINING NATIONAL PARKS

*Refer to Policy sets 8.1, 8.2, 10.1.*

#### 6.13.1 Issues

*[unchanged or irrelevant text omitted]*

#### 6.13.3 Policies

*[unchanged or irrelevant text omitted]*

**6.13.3.11** To promote consolidation of commercial development and tourist accommodation near the centre of St Arnaud.

**6.13.3.11A** To provide for cultural land use activities in St Arnaud within an identified Papakainga Zone.

**6.13.3.12** To avoid adverse visual effects of buildings and site development works on the amenity and character of Marahau, Awaroa, St Arnaud, Rotoroa and Torrent Bay.

#### 6.13.20 Methods of Implementation

##### 6.13.20.1 Advocacy and Education

- (a) Promotion of information about the effects of cats on indigenous wildlife and discouraging the keeping of cats at St Arnaud and Rotoroa.
- (b) Council to prepare an advisory pamphlet listing trees and shrubs and other vegetation appropriate for the St Arnaud area, consistent with those occurring naturally in the area.

##### 6.13.20.2 Works and Services

- (a) Any plants provided by Council to landowners for street frontage enhancement in new urban subdivisions in St Arnaud are appropriate indigenous species.

##### 6.13.20.3 Regulatory

- (a) Papakainga zoning in St Arnaud to provide for cultural activities.

#### 6.13.30 Principal Reasons and Explanation

*[unchanged or irrelevant text omitted]*

## St Arnaud

St Arnaud services and is the gateway to Nelson Lakes National Park. While it has long been a small summer holiday resort, it is developing facilities to cater for increasing winter recreation at the nearby ski-fields.

The most significant constraints on development are surveyed support for only moderate township growth and environmental matters such as protection of native vegetation and the water quality of Lake Rotoiti.

An alternative growth area has been developing at Tophouse, providing for low density residential allotments. The extent of land zoned Rural Residential at Tophouse/Wairau Saddle is sufficient for those seeking larger lots in an alpine environment without adversely impacting on the national park or the setting of St Arnaud township. St Arnaud is expected to remain the main focus for services and facilities.

It is necessary to restrict development (including subdivision) in the vicinity of the Alpine Fault, an active fault that crosses the township.

Additional commercial zoning is provided in the centre of St Arnaud to serve the Lake Rotoiti area and minimise effects of commercial development on other areas.

Provision for new residential development on land adjacent to Borlase Avenue and to the rear of existing residential development on the north side of the State Highway is subject to the development of an approved reticulated wastewater system. With this, a slightly higher density than some other parts of the township is expected to occur while maintaining the existing character of the area.

There is Papakainga zoning on Massey Street to provide for cultural activities. The Papakainga Zone provides for a range of activities, and includes performance standards to ensure that adverse cross-boundary effects do not occur.

Soil or geology limitations in the Marahau Special Domestic Wastewater Disposal Area result in increased risks of adverse effects from on-site domestic wastewater systems.

*[unchanged or irrelevant text omitted]*