

## 18.2 LANDSCAPE PRIORITY AREAS

*Refer to Policy sets 6.7, 7.2, 7.4, 8.1, 8.2, 9.1, 9.2, 9.3, 14.3*

### 18.2.1 Scope of Section

This section deals with land uses in the Landscape Priority Areas as shown on the planning maps. Information required with resource consent applications is detailed in Chapter 19 (19.2.11).

**Advice Note:** The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 may apply to some activities, including farming activities and activities in or near wetlands and rivers. The National Environmental Standard may alter the activity status of an activity and impose additional standards, information requirements, matters for assessment and criteria. Please ensure you have met any requirements in the regulations in addition to those in this plan. NES-FW (ca)  
12/20

### 18.2.2 Land Use

#### 18.2.2.1 Permitted Activities (Land Use)

**NOTE:** Rule 18.2.2.1 is subject to the regulations of the National Environmental Standards Plantation Forests 2017 (NES-PF). The NES-PF regulations for activities in relation to plantation forestry (as defined within the NES-PF) prevail unless specifically stated otherwise in advice notes below.

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The activity is not the construction of a new building.
- (b) The activity is an extension to an existing building that does not increase the ground floor area (as at 25 May 1996) by more than 50 percent.
- (c) Buildings on the specifically marked area on the planning map on the area of land located at 200 Speargrass Road, St Arnaud (Pt Section 72 Block XVI Howard Survey District) are exempted from conditions (a) and (b) of this rule and are a permitted activity subject to Rural 2 Zone provisions.

### 18.2.3 Buildings

#### 18.2.3.1 Controlled Activities (Buildings)

Construction of or extension to a building within the St Arnaud and Takaka Hill Landscape Priority Areas that does not comply with the conditions of rule 18.2.2.1 is a controlled activity.

**A resource consent is required** and may include conditions on the following matters over which the Council has reserved control:

- (1) The effects of the location, design and appearance of the building including its scale, appearance, materials, landscaping and colour, on the amenity and natural character of the locality, including effects on:
  - (a) natural features;
  - (b) indigenous vegetation and forest.

- (2) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

### Non-Notification

Applications for resource consent for an activity under this rule will be decided without public notification and without limited notification.

## 18.2.4 Destruction or Removal of Indigenous Forest

### 18.2.4.1 Permitted Activities (Destruction or Removal of Indigenous Forest)

**NOTE:** Rule 18.2.4.1 is subject to the regulations of the National Environmental Standards Plantation Forests 2017 (NES-PF). The NES-PF regulations for activities in relation to plantation forestry (as defined within the NES-PF) prevail unless specifically stated otherwise in advice notes below.

The destruction or removal of indigenous forest in the St Arnaud Landscape Priority Area is a permitted activity, if it complies with the following conditions:

- (a) The area of indigenous forest to be removed or destroyed does not exceed that required for a building site and access.

**Advice Note:** Regulation 13 of the NES-PF allows rule 18.2.4.1 to apply.

### 18.2.4.2 Restricted Discretionary Activities (Destruction or Removal of Indigenous Forest)

The destruction or removal of indigenous forest in the St Arnaud Landscape Priority Area that does not comply with the conditions in rule 18.2.4.1 is a restricted discretionary activity.

**A resource consent is required.** The Council has restricted its discretion to the following matters:

- (1) The extent to which forest destruction is necessary to enable the site to be used.
- (2) The extent to which the site is visible from a public road or place.
- (3) The extent and quality of proposed landscape planting.

## 18.2.5 Plantation Forestry

### 18.2.5.1 Controlled Activities (Plantation Forestry)

**NOTE:** Rule 18.2.5.1 is subject to the regulations of the National Environmental Standards Plantation Forests 2017 (NES-PF). The NES-PF regulations for activities in relation to plantation forestry (as defined within the NES-PF) prevail unless specifically stated otherwise in advice notes below.

Plantation forestry on area of land located at 200 Speargrass Road (Sections 72 and 74 Block XVI Howard SD) within the St Arnaud Landscape Priority Area and shown on the planning maps is a controlled activity, if it complies with the following conditions:

- (a) A management plan is prepared to show location of trees and planting pattern.

**Advice Note:** Regulation 13 of the NES-PF allows rule 18.2.5.1 to apply.

A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

- (1) The location of trees including on ridgelines, and choice of tree species.
- (2) The potential for plantation trees to spread into adjoining indigenous vegetation and forest.
- (3) The effect on views from public roads and tracks.

#### **18.2.5.2 Restricted Discretionary Activities (Plantation Forestry)**

Plantation forestry that takes place in the St Arnaud and Takaka Hill Landscape Priority Areas except on area of land located at 200 Speargrass Road, St Arnaud (Sections 72 and 74 Block XVI Howard Survey District) is a restricted discretionary activity.

**A resource consent is required.** Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The scale and shape of the forest, planting pattern and the compatibility with the topography of the site.
- (2) The effect on the view from public roads and open spaces.
- (3) Planting and retention of indigenous vegetation to ameliorate future harvesting effects and maintain the integrity of waterways.
- (4) Duration and timing of reviews of conditions.
- (5) Financial contributions, bonds and covenants.

### **18.2.20 Principal Reasons for Rules**

#### **Buildings**

Buildings should be designed and constructed sensitively to avoid degrading the scenic and natural values of special landscapes, such as at St Arnaud and on the Takaka Hill. A small area on the Takaka Hill has been excluded from the Landscape Priority Area. The area contains a long established quarry which has existing use rights. A 20-metre wide buffer strip of Landscape Priority Area has been retained between the area of existing use and the edge of State Highway 60. This buffer area cannot be built on or quarried without consent.

#### **Indigenous Forest**

The indigenous forest at St Arnaud blends the township and its environs with the Nelson Lakes National Park. It is also an important biological and visual link between Big Bush and the National Park.

#### **Plantation Forestry**

Plantation forestry should be done sensitively and in a way that complements and blends in with the landscape rather than being highly visible and dominating it. While there has been a history of plantation forestry in the Upper Buller Valley, most of this has not been highly visible. Planting on ridgetops can create an unnatural sawtooth effect and may also result in windblown seed affecting other sites, some of which have special natural values.