

## 4.2 TRANSITIONAL RESOURCE AREA

### 4.2.1 - OVERVIEW

In considering the issue of residential development in the Rural Resource Areas of the District, Council identified three areas where sporadic residential development on the fringe of urban areas was potentially a problem - Te Anau, Riverton, and Winton.

Residential activities in the Rural Resource Area have not been identified as a significant problem, and have simply been controlled by the use of performance standards, with the market influencing site size and location. The effects on Council's network services and the cumulative effect on water quality on the fringe of Te Anau, Riverton, and Winton dictates a need for a stronger control in the Transitional Resource Area.

### 4.2.2 - ISSUES

The following are considered to be the significant resource management issues found in the Transitional Resource Area.

- **Residential development in these areas places pressure on Council to extend public network services creating a situation of unsustainable development.**

#### Explanation

*The sporadic and uncontrolled development of residential activity on the fringes of these towns places pressure on Council to extend public services into areas for which current schemes are not designed to reticulate. Not recognising this pressure would lead to an uneconomic upgrade or an extension of such services at a cost to the general ratepayer.*

- **The cumulative effect of septic tank drainage systems is adversely affecting water quality.**

#### Explanation

*Intensive development utilising septic tank drainage is leading to contamination of groundwater, pollution of waterbodies, poor drainage, odour and other health related problems. With these areas being subjected to intensive development pressure stronger controls are justified.*

- **Residential development in these areas can adversely effect visual amenity values through the inappropriate location of structures and the imposition of artificial boundaries lines.**

#### Explanation

*These areas, particularly in Riverton and Te Anau, are visually sensitive areas. Inappropriate siting of dwellings and the creation of boundaries through subdivision can adversely effect visual qualities.*

### 4.2.3 - OBJECTIVES AND POLICIES

Objectives and policies of the Rural Resource Area will also apply to the Transitional Resource Area unless this Section provides otherwise. The following objectives and policies are specific to the Transitional Resource Area.

#### Objective TRA.1

**To achieve a density of development which avoids or minimises adverse effects on water quality, network services and visual amenity.**

#### Policy TRA.1

**To avoid adverse effects of development on water quality.**

#### Explanation

*The cumulative effect of development in these areas is a lowering of water quality. The increasing pressure for development in these areas will compound the problem. Development will be controlled to avoid these problems.  
(Refer Rules TRA.1 to 3)*

#### Policy TRA.2

**To minimise the effects of extending or upgrading public network services into these areas.**

#### Explanation

*Upgrading or extending network utility services to supply areas outside the schemes design capacity has the effect of making that resource unsustainable. Those who receive the benefit should bear the cost without the general ratepayer having to contribute.  
(Refer Rule TRA.2)*

#### Policy TRA.3

**To minimise the adverse visual effects of development in these areas.**

**Explanation**

*The Transitional Resource Areas around both Te Anau and Riverton are of high visual value and development needs to recognise this. (Refer Rule TRA.4)*

**4.2.4 - METHODS AND RULES**

All activities within the Transitional Resource Area shall take place in accordance with the relevant methods, rules and performance standards of the Plains, Hills, Catlins and Mountain Resource Areas set out in Section 4.1.4, unless this Section provides otherwise.

**Rule TRA.1 - Subdivision and Minimum Site Areas**

- (a) Subdivision is a discretionary activity and will be considered in terms of the assessment criteria of Section 3.2 Transportation and 3.6 Subdivision.

The minimum site area for any new allotment within the Transitional Resource Area (except for permitted Network Utilities) shall be one hectare, provided the average allotment size is 2 hectares or greater.

A minimum road frontage of 10 metres per hectare per allotment shall apply.

**Reason**

*Establishment of an average and minimum site size is seen as the most efficient, cost effective and the most easily understood mechanism to control density of development.*

*While a minimum allotment area of one hectare is considered sufficient to allow for the safe and efficient disposal of domestic effluent, it should not be seen as the average acceptable site size for this area. The average site size in any development shall be greater than 2 hectares wherever possible.*

*The two hectare average is based on the historical subdivision pattern which occurs on the eastern side of Winton and has been applied for consistently in the other Transitional Resource Area. This standard will ensure that a reasonable level of open space amenity is maintained in these areas until such time as that it is fully reticulated and becomes part of the Urban Resource Area.*

*Visibly evident boundary fences should be located within low parts of the site or merged with vegetation existing on site or otherwise integrated into the landscape with plantings of appropriate trees and shrubs.*

- (b) Subdivision of sites to below an average of 2 hectares will not be permitted until such time as the site is fully reticulated.

**Reason**

*When reticulated waste disposal systems are provided Council will consider resubdivision of minimum site areas as the threat to water quality will have been reduced or mitigated against.*

**Rule TRA.2 - Residential Activities**

The provisions affecting residential activities shall be those applying under Rule PRA.3.

**Rule TRA.3 - Network Utility Services**

No Council Network Utility Service will be extended into these areas unless

- the developer is prepared to pay the cost of extending and/or upgrading any such service or
- the extension or any upgrading required can be economically funded by the particular neighbourhood it would serve.

**Reason**

*This rule does not restrict the extension of the network services into these areas but those who benefit from that service must bear the cost.*

**Rule TRA.4 - Performance Standards for Riverton and Te Anau Transitional Areas**

**(i) Erection of Structures**

- **Finish**

Structures are to be finished in tones and colours which are not in contrast with the surrounding landscape and which do not reflect light at a greater intensity than the natural background.

**Reason**

*The manner in which structures are designed and finished can have a major effect on the extent to which the structure is intrusive upon or in discord with its larger landscape context.*

*Buildings finished in colours and tones which are lighter or more reflective than, or contrast with, the containing landscape, would be more visible and potentially intrusive than those which are finished in darker colours and tones.*

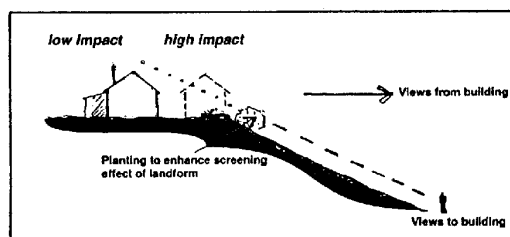
• **Location**

Any structure is to be located, in relation to the local landform, in a manner which ensures that the greater part of it is not visible from dwellings on adjacent lots or from any Urban Resource Areas as a permanent effect.

**Reason**

*“The greater part” should be taken to mean more than 50% of the surfaces potentially visible from the affected viewing points. Where the landform does not provide sufficient screening, plantings of trees and shrubs must be established to achieve the required effect. Planting does not have to be immediately adjacent to the structure to provide effective screening. It may be located in areas where it functions most effectively. It may also be appropriate to require that a minimum percentage of the land area of each lot to be planted in native trees as a condition of the subdivision consent. This would ensure that the desired effect of restoring the native vegetation to parts of the site - particularly the more exposed slopes - is achieved. It is also probable that single storeyed structures would be more appropriate, particularly on the more elevated sites.*

**Figure 10 Effect of building location on views**



Source: Corson Associates

• **Skyline effects**

No structure may break any skyline when viewed from within the adjoining Urban Resource Area.

**Reason**

*The skyline, undisrupted by an artificial element or structure, is an important effect in the rural setting of these areas.*

*This effect is to be preserved. Temporary intrusion of this kind may be acceptable if long term impact is eliminated with appropriately designed and located plantings as shown in Figure 10.*

**(ii) Excavation And Road Construction**

The existing landform, as seen from the Urban Resource Areas, is to retain the appearance of the undisturbed natural form, as a permanent effect.

**Reason**

*Any excavation or other permanent disturbance of the surface of the ground should not be located in any part of the site which is exposed to views, as a permanent effect, from the Urban Resource Areas. In some areas planting may be necessary to screen roads or other permanent excavation from views from the adjacent Urban Resource Area. Some short term intrusive effect may be acceptable if screening plantings of appropriate shrubs and trees are undertaken at the time of construction. Some minor recontouring of the landform could be permitted if this work reduces the visible extent of a structure or other potentially intrusive activity, when viewed from the Urban Resource Areas. Excavation or earthworks as part of the subdivision must be conditional upon prompt implementation of appropriate site rehabilitation works.*

**Method TRA.1 - Planting Of Trees**

With respect to the planting of exotic conifers, or other exotic deciduous or evergreen trees with an expected mature height of greater than 15 metres, the Council will rely on the provisions currently obtained in the Property Law Act 1952 and its subsequent amendments to protect individual property owners in relation to loss of view, over shadowing and utilisation of inappropriate species.

**Reason**

*The principal vegetative elements of the local landscape are pasture and native bush. While bush is presently the less dominant of the two, an increase in the apparent extent of bush would alter rather than diminish the rural character of the area and could be a positive effect.*

*Plantings of pine and macrocarpa or other large, exotic trees would strongly contrast with the form, colour and scale of these existing elements. They would also eliminate views from within, and to the site. As the views available from the site would be the principal reason for developing such areas for rural residential purposes, it is important that these attributes of the site be protected and, where possible, enhanced.*

*It is also important that the rural character of the urban setting be preserved. Either pasture or mixed native bush would sustain this effect while larger exotic trees would eliminate it.*

#### **4.2.5 - ANTICIPATED ENVIRONMENTAL RESULTS**

- (a) A density of development that will avoid or mitigate contamination of groundwater.
- (b) Retention of a reasonable level of open space and visual amenity.
- (c) No uneconomic extension of the Council's services.