

TE ANAU WARD



Non Regulatory Developer Guidelines



People First
Southland District Council
Te Rohe Pōtae O Murihiku

Non-Regulatory Development Guidelines

for the Te Anau ward

1.0 INTRODUCTION - THE VISION

The Southland District Council and the Te Anau Community Board welcome new developers to the Te Anau Basin area. Both the Council and the Community Board endeavour to present a positive and enabling approach to new residential, commercial and industrial expansion within the Te Anau/Manapouri area, and to seek to work with developers to assist them, while also recognising the unique nature of the Te Anau Basin environment and the environmental values which the Community Board and the Council wish to see maintained and enhanced in the future.

Workshops have been held between the Community Board and Council's Planning and Engineering staff, and these workshops have established a vision for the way in which the community would wish to see the Te Anau/Manapouri area develop in the future.

This vision incorporates the following components:

An environment which achieves a desirable balance between tourism activity and lifestyle of residents.

- An environment which is an attractive atmosphere both for families and holiday makers.
- Access to Te Ana-au (Lake Te Anau) is maintained and enhanced, and views from, and vistas across, the lake are also maintained and where possible, enhanced.
- The area retains its relaxed and uncrowded feel.
- Existing reserve areas are maintained and enhanced, and new reserve areas are acquired where appropriate and necessary, with linking paths where possible.
- The Te Anau Basin remains as an attractive area for outdoor and active pursuits.

2.0 PURPOSE OF THE GUIDLINES

The purpose of these guidelines is to give guidance to persons undertaking new developments within the Te Anau/Manapouri area, as to features which they could incorporate within their proposed development in order to enable this development to be better received by local communities, and also to assist the Council and these communities in achieving the vision as outlined above.

These guidelines are non-regulatory - ie they are not legally binding on new developers - but are intended to provide an encouragement to persons undertaking new developments to consider the incorporation of the measures outlined in these guidelines into their development proposals.

It is important to emphasise that these guidelines do not replace the provisions of the Operative Southland District Plan 2001 prepared under the Resource Management Act 1991.

Rather, these guidelines are intended to provide developers with an indication as to how the development could be designed in such a way that delays and difficulties in resource consent processes could be minimised, by incorporating design features which recognise the unique nature of the local environment and the types of development which the Council and the Board wish to encourage.

THE GUIDELINES

The following are guidelines which the Council would request that developers consider incorporating into their developments in order to minimise the adverse environmental effects of their proposed activities.



2.1 LOW RISE DEVELOPMENT IN CLOSE PROXIMITY TO THE LAKES

The Council and the Community Board consider that a crucial contributor to the unique nature of the Te Anau environment is the uncluttered feel of the Te Anau and Manapouri lakefronts, and the vistas which are available from these lakefronts and from the lakes when looking back towards the townships.

Accordingly, the Council wishes to encourage developers to design developments so that developments in close proximity to the lakes are low rise rather than high rise developments (ie not exceeding 12 metres and preferably not exceeding two stories) so as to minimise the extent to which buildings will intrude on existing vistas and amenity levels for residents and visitors.

For instance, the Council and the Community Board prefer that if new commercial accommodation facilities were established around the lakefront in the near future, then these commercial accommodation facilities do not exceed two storey, and that where possible these developments are sited so as to minimise the effect on existing views as much as is practicable.

2.2 RECOGNITION OF THE SIGNIFICANCE OF TE ANA-AU (LAKE TE ANAU) TO NGAĪ TAHU:

Te Ana-au (Lake Te Anau) is the subject of a statutory acknowledgement under the Ngāi Claims Settlement Act 1998, which recognises the significance of Te Ana-au (Lake Te Anau) to Ngāi Tahu. Schedule 59 of the Ngāi Tahu Claims Settlement Act 1998 specifies this statutory acknowledgement, and outlines Ngāi Tahu's association with Te Ana-au (Lake Te Anau).

The Council and the Community Board wish developers to recognise the significance of Te Ana-au (Lake Te Anau) to Ngāi Tahu, and to undertake appropriate consultation with Ngāi Tahu in order to ascertain whether there are any aspects of their proposed development which are of concern to local iwi.

If this consultation is undertaken in the early stage of a proposed development, then it may be feasible to appropriately recognise any iwi issues, and to modify the design of the proposed development accordingly in order to address these issues to the satisfaction of iwi.

The Southland District Council has an important duty under the Resource Management Act 1991 to recognise and provide for the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga, and to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The Southland District Council values highly its relationships with tangata whenua, and places high regard on issues raised by iwi with respect to new developments.

Accordingly, if preliminary consultation is undertaken by developers with Ngāi Tahu, through the relevant agency, then this may minimise the potential adverse effects of a proposed development on iwi values in relation to the natural environment.

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2.3 PEDESTRIAN AND ROAD LINKAGES

The Council and the Community Board wish to encourage developers to incorporate pedestrian linkages within their developments, so as to facilitate pedestrian movements throughout urban areas, and to encourage walking as opposed to more energy-intensive forms of transport. Both Te Anau and Manapouri have been marketed for some time as destinations which offer a wide range of walking opportunities and enhancement of pedestrian linkages is consistent with this.

Also, the Council and Community Board wish to encourage coherent road linkages between different developments where possible and practical, rather than having a series of individual developments taking place with no facilitating road linkages between neighbouring developments. This will provide for a more coherent roading and transport pattern, and also provides for greater efficiency in traffic movements.

Developers should recognise the importance of pedestrian links between public spaces including reserves, open spaces, the lakes and foreshore areas, and other urban developments.



2.4 SITING AND DESIGN OF BUILDINGS

There has been considerable building activity in the Te Anau/Manapouri area in recent times. While to date most building has been relatively inobtrusive, there is some concern that inappropriately sited and designed buildings could potentially become visually obtrusive and detract from the visual amenity of the area.

It is also noted that many developers are seeking to build on high points throughout the Te Anau/Manapouri area so as to maximise views.

The Council and the Community Board wish to encourage developers to site new buildings in such a way that they are not visually obtrusive from major thoroughfares and nearby vantage points.

For instance, if a building was to be sited on a terrace, the Council would prefer that it was sited further back on the terrace so that the developer can still retain a view, but that the building is less visible from neighbouring vantage points and main thoroughfares, than if it was sited right on the terrace.

Particular concern has been expressed regarding this issue in relation to new development occurring between Te Anau and Milford on State Highway 94, to the north of the Te Anau township.

Accordingly the Council wishes to encourage new developments to be sited, where possible, in positions that are not visually obtrusive to adjacent residents or, from key vantage points and thoroughfares, such as State Highways 94 and 95 and Hillside Manapouri Road.

The Council and Community Board also wish to encourage developers to design buildings so that they can be integrated into the landscape, rather than being visually obtrusive. As well as siting, design of the building itself can be pivotal in the extent to which this building intrudes into the landscape. For example, if buildings are sited in a sympathetic manner bearing in mind existing ground contour, and incorporate colours which are found in the local environment, then they are usually significantly less obtrusive than buildings which are sited specifically on high obtrusive locations and incorporate colours and materials which are not consistent with the local environment.

The Council and the Community Board wish to encourage appropriate colours and materials which are representative of the natural environment and which reduce the visual impact of buildings and structures. While Council encourages the creative use of colour, the Council wishes to encourage colours being recessive with brighter colours to be used for highlights only; and materials, finishes and colours to integrate with the surrounding environment.



2.5 MAINTENANCE AND ENHANCEMENT OF ACCESS TO THE LAKES

Section 6(d) of the Resource Management Act 1991 states that maintaining and enhancing public access to and along the margins of lakes is a matter of national importance.

The Council and the Community Board also consider that maintaining and enhancing access to Te Ana-au (Lake Te Anau) and Lake Manapouri is important to the future development of the area.

Accordingly, the Council and Community Board would wish to see new developments incorporate features which will at least maintain, and hopefully enhance, access to the margins of Te Ana-au (Lake Te Anau) and Lake Manapouri - for example the creation of additional pedestrian linkages through private property to the lakes. This could be achieved by, for instance, establishing new pedestrian walkways to vest in Council, or alternatively creating pedestrian rights-of-way over private property.



2.6 COLOUR SCHEMES FOR LARGE COMMERCIAL AND INDUSTRIAL BUILDINGS:

Some concern has been expressed by the Community Board and residents of the Te Anau Manapouri area regarding certain large industrial buildings which have been developed recently and which have incorporated corporate colours inconsistent with the local environment.

The Council and the Community Board wish to encourage developers to incorporate colours within their developments which are consistent with the natural environment, rather than contrary to it.

As per the issues outlined in Section 2.4 above, the Council and the Community Board encourage integration of the materials, finishes and colours of large commercial and industrial buildings with the natural environment as much as is practicable.

Larger scale buildings, in particular, can be particularly obtrusive in the existing environment if they incorporate inappropriate colours. While it is recognised that in some instances colour schemes are dictated by corporate requirements, the Council and the Community Board wish developers to show some flexibility in this regard in order to reflect the wishes of the community within which they wish to undertake their development. It is noted that elsewhere within New Zealand (for example, within the Queenstown Lakes District Council area) standard corporate colour schemes have been modified in order to blend in with local environmental requirements.

2.7 URBAN GROWTH CONSOLIDATED AROUND THE EXISTING URBAN CENTRE:

The Community Board has signalled that it wishes to see urban growth expand steadily from the core of the Te Anau and Manapouri townships, rather than sporadic “satellite towns” springing up at various locations around the Te Anau/Manapouri area.

Outward growth from the core of these urban centres means that integrated and coherent reticulation of water and wastewater, sewerage and stormwater and provision of roading is much more readily achieved, rather than if outlying areas are developed for urban purposes - hence requiring lengthy extensions of Council’s existing reticulation network. The Council proposes to rezone further land on the periphery of the existing Te Anau township for additional urban and industrial development, so as to provide further incentives for steady growth from the existing Te Anau urban centre, rather than “satellite town” type developments.



2.8 FUNDING OF INFRASTRUCTURE:

The Council and the Community Board wish to see additional infrastructure required for new developments funded as much as possible by the developer, rather than the general ratepayer.

Developers need to recognise that additional developments can impose significant additional burdens on infrastructure, and that they should be prepared to contribute equitably to off-set any additional burdens caused on the infrastructure network.

Accordingly, the Council wishes to encourage developers to recognise that in imposing financial contribution conditions with respect to new developments, the Council is seeking to off-set the costs of additional development on general ratepayers, and to achieve a fair and equitable level of contribution from developers for the additional demands which their new developments may generate.



2.9 LOCATION OF NEW RESERVES

Where developers propose that land vests in the Council as a reserve as part of a development, then the Council and the Community Board wish that such land be designed and sited in such a way that:

- it is in a position which can be readily developed in the future as a safe, useful and pleasant reserve
- it does not have physical characteristics which render it unsuitable for future development as a reserve, or which would impose exorbitant costs on the Council and the Board to develop
- consideration is given to pedestrian linkages with other open spaces
- once developed, the reserve is easily maintained by the Council in the future.

Council recognises the importance of public spaces for urban communities, and encourages the siting of new reserves to be in locations that offer a quality experience.

For developers' information, where new titles are created that adjoin existing or new reserves, the Council will require, as a condition of consent, that a fencing covenant be registered against the new titles to record the fact that the Council will not be responsible for future fencing costs.

2.10 NATURAL HAZARDS

Some sites within the Te Anau basin have been identified as being subject to natural hazards- particularly sites in close proximity to rivers and the lakes, which could be subject to potential inundation



It is strongly recommended that consultation be undertaken with Environment Southland, which holds detailed records of inundation history, at the early stages of any development.

This will ascertain any recommendations Environment Southland may have relating to mitigation of natural hazards, such as minimum floor level requirements.

Any such queries should be addressed to:

**The Hazards Mitigation
Planner**

Environment Southland

**Private Bag 90116,
Invercargill**

Phone 03-2115 115

Fax 03-2115 252

e-mail service@es.govt.nz



3.0 SUMMARY

Both the Southland District Council and the Te Anau Community Board wish to be proactive with respect to new development, so as to minimise costs and delays in consent processes for developers, and so as to encourage developments which are consistent with the long term vision and wishes of the community.

If new development is designed bearing in mind the above guidelines, then this should have dual benefits both to developers and the community in terms of achieving desired environmental outcomes and minimising costs and delays in consent processes.



CONTACT

Please direct any enquiries about the Development Guidelines for the Te Anau ward to:

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