

RIVERTON/APARIMA

Township and Area

Non Regulatory Development Guidelines



Non-Regulatory Development Guidelines

for the Riverton/Aparima Township and Area

1.0 Introduction

Southland is experiencing very strong demand for properties around the coast, particularly in those areas with desirable views. This demand has extended to the Riverton/Aparima township and surrounding coastal area.

The Council and Riverton/Aparima Community Board wish to encourage new developments to be carefully designed and planned, to ensure that land use and subdivision development are sustainable, adverse visual effects are mitigated and development activities do not adversely affect the coastal environment or the existing character of the Riverton/Aparima Township and area.

The Development Guidelines have been formulated by the Riverton/Aparima Community Board and staff from the Southland District Council, to provide assistance to new developers to the Riverton/Aparima Township and area.

Sustainable development needs to provide for the social, cultural, environmental and economic aspirations of the Riverton/Aparima community and interest groups, as well as valuing and strengthening local community diversity and identity.

Accordingly, the Riverton/Aparima Community Board has identified the following values as being of particular importance in the Riverton/Aparima Township and area, which new developers are encouraged to maintain and/or enhance:

- heritage values in the area (i.e. cultural, natural and built);
- the natural character of the coastal area, including the Riverton/Aparima Estuary;
- areas of indigenous vegetation, and the views that this bush backdrop provides, in terms of the natural character of Riverton/Aparima Township and area;
- pedestrian walkways for the public, and the importance of safe and uncongested roads;
- a friendly, safe and diverse community, with lots of parks/reserves for the public.

The Community Board and the Southland District Council wish to take a proactive stance to new development by outlining some clear measures that new developers are encouraged to observe and apply to ensure that future development in the Riverton/Aparima Township and area is sustainable for current and future generations.

2.0 PURPOSE OF THE GUIDELINES

The purpose of the Non-Regulatory Development Guidelines is to help developers and their advisors, surveyors, infrastructure providers and other professional groups understand the range of community values that are important in the Riverton/Aparima Township and area.

If developers are aware of the values and issues important to the local community and affected parties, and their needs and aspirations, and are open to working to incorporate these into their development proposals at an early stage (i.e. prior to lodging their resource consent applications with the Council, which contains statutory timeframes) issues can be addressed at an early stage and this can save time, effort and resources for all parties.



It is important to emphasise that these Development Guidelines are not legally binding on developers and do not replace the provisions of the Operative Southland District Plan 2001.

The Development Guidelines are a non-regulatory method for the Council and the Riverton/Aparima Community Board to help achieve their aim of promoting the sustainable management of natural and physical resources in the Riverton/Aparima area.

The Development Guidelines should be read in conjunction with the Operative Southland District Plan 2001, which is the District Council's statutory planning document under the Resource Management Act 1991.

These Guidelines are intended to provide developers with details of how development could be designed, by incorporating design features, which recognise the unique nature of the local environment, and elements that the Southland District Council and the Riverton/Aparima Community Board wish to promote.

3.0 THE GUIDELINES

3.1 Consolidation of Future Growth within the Existing Riverton/Aparima Township



The intensification of development adjacent to visually prominent coastal areas can potentially affect views and public amenity, and these areas often do not have Council network utility services to them (i.e. sewerage, water).

Accordingly, the Riverton/Aparima Community Board has signalled that it clearly wishes to see future development consolidated within the Riverton/Aparima existing "Urban Resource Area", as identified within the Operative Southland District Plan 2001.

Map - Riverton/Aparima "Urban Resource Area", Operative District Plan 2001 planning maps.

The Community Board wishes to promote development in the north-eastern area of the Riverton/Aparima "Urban Resource Area", particularly in the vicinity of Palmerston Street. This area has existing Council services, faces towards the sun, and in some places has views overlooking the Riverton/Aparima Estuary.

Consolidation of future development within the Riverton/Aparima existing "Urban Resource Area" is considered to have the following benefits to developers:

- it makes better use of existing infrastructure in this area (e.g. sewerage, power, roading, water), and by utilising this existing infrastructure, developments can be less expensive than in non-serviced areas;
- it can enable businesses and public transport to be strengthened and achieve resource efficiencies; and it can help reduce environmental impacts on peripheral areas, while also helping prevent undesirable urban sprawl.

3.2 FUNDING OF THE INFRASTRUCTURE

The Community Board and the Council wish to see additional infrastructure required for new developments in the Riverton/Aparima area funded as much as possible by the developer, rather than the general Southland District ratepayer.

Developers need to recognise that additional developments can impose significant additional burdens on infrastructure (i.e. sewerage, water, roading), and that they should be prepared to contribute equitably to offset any additional burdens on the infrastructure network.

The Council and Community Board wish to draw developers attention to the following:

New developers should be aware that developments that create new allotments which create additional demands on Council reticulated services (i.e. sewerage, water) in Riverton/Aparima will be required to pay the Council a financial contribution for services.

New developers should be aware that new urban allotments or rural-residential subdivisions will be required to pay the Council a reserves contribution. (By way of example, the reserves contribution payable to the Council for an urban subdivision in Riverton is up to 7.5% of the additional allotment current market value, at the time of subdivision consent).

These contributions are utilised by the Council for the acquisition, maintenance and upgrading of reserves in the Riverton/Aparima locality.

New developers should be aware that developments within the Riverton/Aparima "Transitional Resource Area", as identified in the Operative Southland District Plan 2001, are, as well as the financial contribution for services, themselves required to pay for the cost of extending and/or upgrading Council services (e.g. reticulated sewerage, water) to their development.



PLEASE NOTE

Development contributions payable to the Council are subject to change on an annual basis.

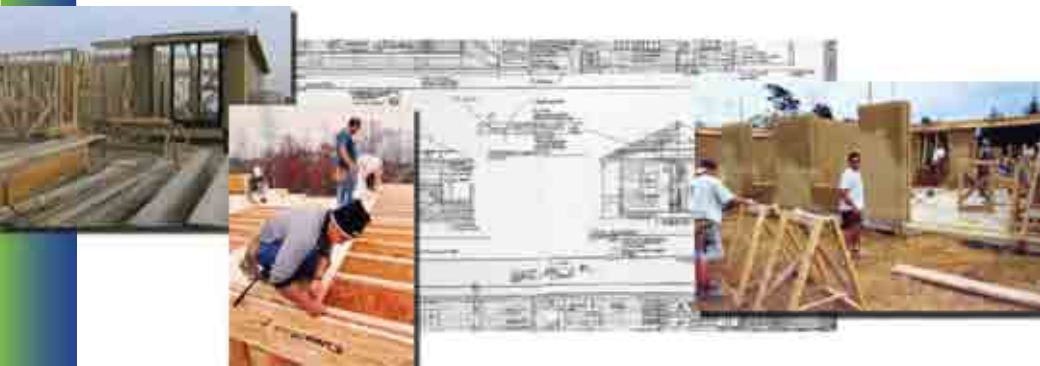
To obtain a definitive development contribution calculation, developers should contact the Council's Engineering Section to discuss this and obtain a copy of the SDC's Development and Reserves and Contributions Policy.

3.3 MATTERS OF CULTURAL SIGNIFICANCE TO NGĀI TAHU IN THE RIVERTON/APARIMA AREA

The Riverton/Aparima area continues to be an area of immense cultural, spiritual and traditional importance to the tāngata whenua of the area, Ngāi Tahu whānui, represented by Te Rūnanga o Ngāi Tahu and its 18 Ngāi Tahu Papatipu Rūnanga.

The Southland District Council and the Riverton Community Board recognise Ōraka Aparima Rūnaka as the local kaitiaki Papatipu Rūnanga for the Riverton/Aparima area.

The Council and Riverton/Aparima Community Board wish to draw developers' attention to the following matters of cultural significance to Ngāi Tahu:



STATUTORY ACKNOWLEDGEMENTS

The Ngāi Tahu Claims Settlement Act 1998 created a mechanism called a 'statutory acknowledgement', which is an acknowledgement by the Crown of the particular cultural, spiritual, historical and traditional association of Ngāi Tahu with a number of waterways and areas in the South Island.

There are two statutory acknowledgement areas in the immediate Riverton/Aparima area:

- The Aparima River, contained within Schedule 15 of the Ngāi Tahu Claims Settlement Act 1998; and
- Rakiura/Te Ara a Kiwa (Rakiura/Foveaux Strait Coastal Marine Area), contained in Schedule 104 of the Ngāi Tahu Claims Settlement Act 1998.

The Southland District Council and the Community Board wish developers to recognise the significance of the above areas to Ngāi Tahu, and seek early consultation with the relevant Ngāi Tahu groups about the effects of their proposals on these areas.

The Southland District Council is legally required to send Te Rūnanga o Ngāi Tahu copies of all applications for activities that are within, adjacent to or may impact directly on statutory acknowledgement areas, and must have regard to the statutory acknowledgements in determining if Ngāi Tahu is an affected party in terms of the Resource Management Act 1991.

CONSULTATION

The Southland District Council recognises Te Ao Mārama Incorporated, in the first instance, as the authorised first point of contact for all local Iwi resource management issues in the Southland/Murihiku District, and encourages developers and resource consent applicants to consult with Iwi when preparing development proposals, as follows:

TE AO MĀRAMA INCORPORATED
PO Box 7078, Invercargill South
Phone 03-9311-242.

This includes consultation with Ngāi Tahu with respect to the statutor acknowledgement areas for the Aparima River and Rakiura/Te Ara a Kiwa (Rakiura/Foveaux Strait coastal Marine Area) contained in the Ngāi Tahu Claims Settlement Act 1998.

Where necessary, Te Ao Mārama Incorporated may advise resource consent applicants to talk directly with Ōraka Aparima Rūnaka, the local Papatipu Rūnanga for the Riverton/Aparima area and/or contact the Ngāi Tahu iwi authority, Te Rūnanga o Ngāi Tahu.

TARAMEA/HOWELLS POINT



This 57.5 hectare property is now owned by Te Rūnanga o Ngāi Tahu, following the enactment of the Ngāi Tahu Claims Settlement Act 1998.

Taramea/Howells Point is of strong interest to both local Riverton/Aparima community, and to Ngāi Tahu as the landowner and tāngata whenua of the area.

Taramea/Howells Point is being managed “as if it were a reserve” in accordance with the Reserves Act 1977, and a co-management agreement exists between Te Rūnanga o Ngāi Tahu and the Riverton/Aparima Community Board for this property.

*For further information,
please contact the
Southland District Council's
Property Manager:
PO Box 903 Invercargill
Phone - 0800 732 732.*

3.4 MAINTENANCE AND IMPROVEMENT OF PEDESTRIAN ACCESS TO THE COAST/ESTUARY AND COUNCIL RESERVES.

The enhancement and maintenance of public access to and along the coastal marine area is a matter of national importance under Section 6(d) of the Resource Management Act 1991.

The Riverton/Aparima Community Board is very keen to ensure that appropriate provision is made within new developments in the Riverton/Aparima area for pedestrian linkages to the coast and estuary and to Council reserves in the area. New developments are encouraged to facilitate pedestrian access to these areas as well as provide for other modes of transport (e.g. separate cycle paths).

Large developments are encouraged to make provision for local parks, maintain and enhance public access to the foreshore, parks/reserves and other public amenities.



The Council and Community Board also encourage developers to coordinate their pedestrian and reserve components of their new developments in collaboration with the Community Board, to improve public enjoyment of these areas (e.g. providing new walkways reserves in areas that are the most desirable to the Community, and along existing esplanade reserve areas).

Palmerston Street and the Ōrepuki Riverton Highway are part of State Highway 99, which is administered by the New Zealand Transport Agency.

Accordingly, new developments that front/adjoint State Highway 99, as well as limited access roads that serve this highway, are strongly encouraged to be discussed with NZTA early in the development process, to discuss accessway and safety requirements.

New Zealand Transport Agency
PO Box 5241, Dunedin 9058
Phone 03-4778527

3.5 RETENTION OF VIEWS WITHIN THE RIVERTON/APARIMA TOWNSHIP

One of the elements unique to Riverton/Aparima township's character is the views of the coast, the Riverton/Aparima Estuary and surrounding rural and coastal landscape, particularly the Riverton/Aparima Hill bush skyline and the Longwood Range beyond, which have high visual amenity values, and uninterrupted views.

Significant areas of remnant indigenous vegetation along the coastline and hills are also clearly visible from the Riverton/Aparima Township, and the view of the Riverton/Aparima Hill bush backdrop is a major contributor to the high natural character of the Riverton/Aparima Township and area.

The Council has an important duty under Section 6 (c) of the Resource Management Act 1991 to recognise and provide for the protection of significant indigenous vegetation and significant habitats of indigenous fauna.

Accordingly, the Community Board strongly encourages the following:

- non-regulatory indigenous vegetation retention measures, including Queen Elizabeth II National Trust covenants, Ngā Whenua Rāhui *and other voluntary measures to conserve or enhance indigenous vegetation, including those that may be promoted by the Department of Conservation and Councils;
- where new developments are situated on prominent hills, that natural contours be used to help reduce the visibility of development from public areas, and State Highway 99;
- where new developments are in proximity to the estuary/coastal areas, buildings are well set back from the edge of legal title boundaries, so they are not prominent from the estuary or beaches;
- the incorporation of ecological/environmental mitigation measures into new developments (e.g. waste management, colours sympathetic to the environment, air quality and noise mitigation measures, such as landscaping using appropriate indigenous vegetation to help screen noise);
- that developers are encouraged to landscape the frontages of commercial/residential property developments, to soften their visual impact;
- that proposed exotic forestry developments (i.e. pinus radiata, macrocarpa, eucalyptus species), which have the potential to contrast with the existing character of the existing landscape, amenity and natural character values of the Riverton/Aparima Township and Area, are encouraged to be sited in locations where they are not visually prominent from public areas, and do not over shadow or affect the views of existing residential dwellings in the area; and
- the management of pest plant species, in accordance with Environment Southland's Regional Pest Management Strategy for Southland.

3.6 MEASURES TO PRESERVE THE NATURAL CHARACTER OF THE COASTAL AREA, INCLUDING THE RIVERTON/APARIMA ESTUARY

The distinctive coastal settlement character of Riverton/Aparima is an important part of the township's - and indeed Southland's - identity.

The preservation of the natural character of the coastal environment is also a matter of national importance under the Resource Management Act 1991.

Inappropriate use and development (e.g. buildings and structures, dumping of car wrecks) around the coast can affect water quality, recreational fishing, threaten native wildlife habitats, degrade the natural character of the Riverton/Aparima Estuary and may threaten Ngāi Tahu values or sites of significance.



* *A voluntary contestable fund, which Māori landowners can apply for to protect indigenous ecosystems on Māori land.*

DEVELOPERS ARE STRONGLY ENCOURAGED TO:

- Consult with the relevant Ngāi Tahu groups, to ascertain whether there are any Iwi values of significance that need to be addressed as part of the development.

In particular, there are various sites of significance to local Ngāi Tahu located around the Southland coast, and Ngāi Tahu may focus on ensuring that coastal water quality and mahinga kai (traditional food gathering areas) are not adversely affected by development proposals. This includes consultation with Ngāi Tahu with respect to the Statutory Acknowledgement Areas for the Aparima River and Rakiura/Te Ara a Kiwi (Rakiura/Foveaux Strait Coastal Marine Area) contained in the Ngāi Tahu Claims Settlement Act 1998.

- Ensure that effluent disposal is suitably provided for, so that coastal water quality is not adversely affected. This will usually require input from a suitably qualified effluent and wastewater systems engineer, and it is also recommended that this be discussed with Environment Southland to ascertain whether discharge consents are required;
- Identify any coastal hazards (e.g. areas of major coastal erosion) and ensure measures are undertaken as part of the development to avoid/minimize potential problems associated with such hazards;
- Ensure that the development is sited so as to minimise adverse visual effects on the natural character of the coastal environment. Often, a professional advisor such as a Landscape Architect can assist in designing developments, that are as unobtrusive with the environment as possible;
- Seek to retain and, where possible, actively enhance as much indigenous vegetation as possible. The Council has a duty under Section 6 (c) of the Resource Management Act 1991 to recognise and provide for the protection of significant indigenous vegetation and significant habitats of indigenous fauna.

Development proposals are likely to be received more favorably if indigenous vegetation is maintained and enhanced, and this vegetation can have important benefits in minimising erosion;

- Liaise at an early stage with the Department of Conservation, who have important statutory functions within the coastal environment, and in particular preparing and administering the New Zealand Coastal Policy Statement and responsibilities in terms of marine mammals; and
- Enhance the natural character of the coastal area (including the Riverton/Aparima Estuary) by keeping and maintaining properties in a clean and nuisance free manner.

3.7 ESTABLISHMENT OF NEW BUILDINGS (SITING, DESIGN, TYPE, HERITAGE BUILDINGS AND COLOUR)

As an early township/settlement in Southland with a high proportion of original buildings, Riverton/Aparima is a reminder of residential housing constructed prior to and around the turn of the 20th century. Riverton/Aparima conveys a strong sense of history, that adds to the district's collective memory.

Inappropriately located residential or commercial development (e.g. buildings, dumping of old car wrecks and structures) can potentially affect the character of the Riverton/Aparima Township and area.

There are a number of registered heritage buildings in the Riverton/Aparima Township, and new development has the potential to adversely impact on established patterns of siting and the character of existing heritage buildings and other heritage values.

Accordingly, where development proposals may affect historic sites or areas in terms of the Historic Places Act 1993, developers should contact:

The New Zealand Historic Places Trust/Pouhere Taonga
Otago/Southland Office
PO Box 5467 Dunedin
Phone (03) 477 9871



THE COMMUNITY BOARD ALSO WISHES TO PROMOTE THE FOLLOWING:

- second hand/relocatable dwellings are encouraged to be in good condition, painted and promptly fully reinstated with their original materials (e.g. cladding material), to assist with helping to ensure these are not incompatible with the character of the area they are to be relocated to;
- buildings and structures are encouraged to be finished in tones, colours, and materials used which are not in contrast with the surrounding landscape, and which do not reflect light;
- buildings and structures are encouraged to be located in a manner to ensure they are not sited on visually prominent hills or skylines;
- developers are encouraged to maintain properties in a clean and nuisance-free manner, by way of restrictive covenants in development proposals (eg covering building materials, rubbish disposal, landscaping, pest-plants/weeds) with input from the Community Board on their content;
- low rise buildings (less than 3 stories) are encouraged rather than high rise developments, so as to minimise the extent to which buildings will affect existing residential views, and visual amenity; and
- new high-density multi-unit development (i.e. retirement units or community housing) is encouraged to be sited in proximity to the existing commercial area of Riverton/Aparima, to facilitate accessibility.

3.8 PRE-APPLICATION MEETINGS WITH THE COUNCIL

For large-scale development proposals for the Riverton/Aparima Township and area, applicants are encouraged to organise a meeting with the Council's Resource Planning Section staff, before lodging their resource consent application. Other technical Council staff may also attend this meeting.

Applicants are encouraged to have a draft or concept plan available for discussion, which should include landscape and natural features currently on the site (especially areas of indigenous vegetation), existing accessways and contours.

Please give the Council at least five working days notice of your desire to have a pre-application meeting, so that all relevant staff can make themselves available. Ideally the information relating to the development proposal should be provided to the Council prior to the pre-application meeting, so that the staff have time to become familiar with the proposal in advance.

During the meeting, the Council can advise of affected parties, potential resource management and infrastructure issues.

3.9 OTHER

The Riverton/Aparima Community Board also encourage developers to consult with them over:

- the use of suitable/appropriate street names in new developments;
- the location of new parks; and
- the type of vegetation to be used in developments (for example, use of indigenous vegetation may be encouraged in developments).



4.0 SUMMARY

The Southland District Council and the Riverton/Aparima Community Board have prepared these Development Guidelines, as a proactive measure to influence the shape of the future development of Riverton/Aparima Township and area, according to the community's aspirations.

New development proposals, which demonstrate a commitment to these Guidelines in their planning proposals, and in doing so are responsive to the needs and aspirations of the Riverton/Aparima community are likely to be better received by the local community, and minimise issues which may arise during resource consent processes.

CONTACT

Please direct any enquiries about the Development Guidelines for the Riverton/Aparima Township and area to:

Resource Planning Section

Southland District Council

15 Forth Street

P O Box 903

INVERCARGILL

Telephone: 0800 732 732 Facsimile: 0800 732 329

E-mail: info@southlanddc.govt.nz



