

4.5. TRANSITIONAL RESOURCE AREA

4.5.1. OVERVIEW

In considering the issues of the District's Rural Resource Areas, Council identified several areas of concern in relation to residential development. Intensive residential development in rural areas compromises the open space amenity values of the District, and adversely affects soil and water quality. The third issue identified - the unsustainable development of public resources as a result of residential development - has dictated the need for stronger controls on residential activity on the fringe of some urban areas. These areas have been identified as Transitional Resource Areas on the Planning Maps.

4.5.2. THE ISSUES

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

- **Residential development adjacent to Urban Resource Areas places pressure on Council to extend public network services creating a situation which promotes unsustainable management of the District's Urban environment.**

Explanation

The sporadic and uncontrolled development of residential activity on the fringes of towns places pressure on Council to extend public services into areas for which current schemes are not designed to reticulate. Succumbing to this pressure leads to the unsustainable development of such services.

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

Explanation

Intensive development utilising septic tank drainage causes problems such as 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.

4.5.3. OBJECTIVES AND POLICIES

The Objectives and Policies of the Urban 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 mitigates adverse effects on water quality and network services.

POLICY TRA.1

To avoid the adverse effects of development on water quality.

Explanation

The cumulative effect of development in these areas leads to a lowering of water quality. The increasing pressure for development these areas are under will compound the problem. Development will be controlled to avoid these problems.

(Refer Rule TRA.2)

POLICY TRA.2

To mitigate the effects of having to extend or upgrade 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.3)

4.5.4. RULES

RULE TRA.1 OTHER APPLICABLE RULES

Any activity undertaken within the Transitional Resource Area shall take place in accordance with the rules of the Urban Resource Area set out in Section 4.3.5, and the rules of Section 3 of this Plan, unless this Section provides otherwise.

RULE TRA.2 SUBDIVISION AND MINIMUM SITE AREAS

- (i) Any activity (other than network and public utilities) shall require a minimum site area of 4000m².

REASON

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

The 4000m² minimum area is recognised by Council as an adequate area to dispose of effluent wholly within the confines of the site. This area also has an historical association with such places as Tokoiti.

The minimum area also ensures a low density of development in these areas which should reduce the cumulative effects on water quality, and ensures that reticulation can be eventually provided on a sustainable basis.

- (ii) Subdivision is a restricted discretionary activity. Council shall restrict the exercise of its discretion to those standards and matters set out in Rule SUB 1(d) and SUB.4.

PROVIDED THAT

subdivision of any site to below the 4000m² minimum area (other than for public utility and network operations) is a prohibited activity 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 health and water quality will have been reduced or mitigated against.

RULE TRA.3 NETWORK UTILITY SERVICES

No Council Network Utility Service shall 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.

In terms of Clause 6 Part II of the Second Schedule of the Act, this rule establishes the sequence and timing of providing public works to these areas.

4.5.5. OTHER METHODS

METHOD TRA.1 MONITORING

To assess the effectiveness of these policies and rules Council shall:

- analyse the number of building consents granted for these Resource Areas;
- where deemed appropriate, survey ground water quality;
- monitor the need for full reticulation.

REASON

Monitoring will establish the trend of development in these areas and will indicate to Council full reticulation systems are necessary.

4.5.6. ANTICIPATED ENVIRONMENTAL RESULTS

1. A density of development that will avoid or mitigate contamination of groundwater.
2. No unsustainable extension of public services.