

RV.1 Rural Villages

This section forms an introduction to the provisions relevant to the rural villages. The Description and Expectations, Objectives and Policies contained in RV1.1 to RV1.3 shall form the basis of any resource consent assessment in addition to those specified in individual Environments.

RV.1.1 Description & Expectations

The 'Rural village' zone manages land use and subdivision within established rural and coastal villages throughout the Whangarei District. Rural villages can be made up of three different Environments: Rural Village Residential, Rural Village Centre and Rural Village Industry. Suitable locations for residential, commercial and light industrial activities are identified within relevant rural villages through these Environments.

The character of the villages varies with some being larger in size and supporting a range of commercial and industrial activities while other smaller scale villages provide more of a community service function. Some of the rural villages are located either wholly, or partly, within the coastal environment. The general objectives and policies are applied across all villages. Any additional matters for consideration that would apply in the coastal environment relevant to the appropriate villages will be addressed as an identified Overlay.

The Whangarei District Growth Strategy 30|50 identifies three existing villages (Hikurangi, Waipu and Parua Bay) as growth areas however it is expected that other villages will continue to function at a similar scale and nature to how they are today. Structure planning and associated plan changes to provide for growth in Waipu, Mcleod's Bay, Reotahi, Taurikura and Urquharts bay have been completed, and similar exercises will be undertaken for Hikurangi and other villages where a need for some additional growth has been identified.

The character and amenity of each rural village differs depending upon the location of the village and the service function that they fulfil. For example the nine coastal villages have a different service function and associated character than the four rural villages (Maungatapere, Maungakamea, Hikurangi and Waipu), and each of the four rural villages themselves have unique characteristics. Many of the villages are characterised by traditional quarter acre sections and low density of built development, however smaller allotment sizes are provided for in the zone provisions to consolidate growth for efficiency of land use and the provision of services.

The larger villages are each described below. It is expected that the individual characteristics of each village will be recognised in the preparation and assessment of any resource consent application.

Maungatapere

Maungatapere Village is surrounded by highly productive farmland with versatile soils suitable for a wide range of farming and horticulture activities. The village features many historic stone walls and the volcanic cones of Maungatapere, Maunu and Whatatiri provide a dramatic backdrop to the village.

Maungatapere has experienced rapid growth in recent years and there is a significant amount of rural residential development in the area. The village is characterised by a variety of urban type facilities including a school, community hall, church, retirement home, and museum; as well as industry support services. Amenities are generally scattered and there is potential to improve village amenity through improved urban design.

Maungakaramea

Maungakaramea has a distinct historic / rural identity related to the longevity of the village (150 years) and its rural location. Maungakaramea volcanic cone and the Tangihua Range provide a dramatic scenic backdrop to the village; there are some attractive historic buildings including a former hotel, a number of churches and many historic stone walls. Local facilities include a primary school, play centre, church, community hall, sports fields, bowling green, retirement village, a voluntary rural fire force and a garage/general store. The village itself has a relatively stable resident population however there has been significant rural residential growth in the area and there is an identified need to undertake structure planning to provide for some business and residential land.

Hikurangi

Hikurangi, located between State Highway 1 and the main trunk line, is a service town with a population of approximately 1,500 people. There is small grocery shop and some other small scale retail activities, a vet and a museum. The town has a rich history based on mining. From the 1890's coal was mined in the area with the last coal mine closing in 1971. There is also significant limestone resources with a quarry that supplies limestone to the Golden Bay Cement plant, south of Whangarei. A significant geographical feature is Mount Hikurangi, a volcanic dome that rises 365 metres to the west of the town. In pre- European times the swamp basin was an important resource for Maori and was a highly productive area for food and fisheries. Hikurangi is also a gateway to the Tutukaka Coast, a popular seaside and holiday destination. The Whangarei District Growth Strategy 2010 identifies Hikurangi as a primary growth node where additional business, residential and rural residential activities can be accommodated and efficiently provided with infrastructure services.

Waipu

Waipu is one of the oldest European settlements in Whangarei District, with its Scottish heritage making a large contribution to the townships identity. The township is rural in nature being located within an area consisting of farmed flats, rolling to steep pasture and pockets of vegetation. Multiple small river catchments converge near the settlement before flowing into the Waipu River estuary and into Bream Bay, creating high potential for productive uses. Waipu has a strong village centre with a wide range of services, commercial and industrial activities. It has seen reasonable population growth and is identified as a growth node in the Whangarei District Growth Strategy.

Parua Bay

Parua Bay is a small coastal township located on the north side of the Whangarei Harbour; with Manganese Point and Reserve Point wrapping around the entry to the Bay. Existing services in Parua Bay include a primary school, petrol station, medical centre, a superette, cafe and small scale retail. A

small portion of the harbour coastline is identified as having high natural character and there are areas of notable and significant landscape.

The Whangarei District Growth Strategy identifies the potential to develop Parua Bay as a hub to service the wider Whangarei Heads area. Ad hoc development in the past has meant that there is the potential, in providing for and managing growth, to improve and create a strong sense of place for Parua Bay.

Oakura

Oakura is an established coastal settlement that is connected to a reticulated wastewater system and has experienced a small amount of growth in recent years as a result of the demand for coastal property and holiday homes. Predominantly residential development is located on the coastal flat adjacent to the coast with further development constrained by the steeper topography to the west and Ohawini Bay to the north, which currently has limited vehicle access. Oakura is serviced by a small mixed use area of commercial, retail and accommodation activities.

Matapouri

Matapouri, Woolleys Bay and Sandy Bay are recognised as some of the best beaches in New Zealand and are popular holiday destinations. There has been significant growth in the area over the last 15 years and there is currently a good supply of vacant residential and rural residential sites. Many of the homes at Matapouri are holiday homes, rather than permanent residences. In terms of community facilities Matapouri has a small general store and a community hall. .

McLeod Bay / Reotahi

McLeod Bay and Reotahi are situated on the inner Whangarei harbour. Part of the Whangarei harbour Marine Reserve is located around Motukaroro / Passage Island at Reotahi. These areas have a higher permanent population than other coastal settlements and there has been a moderate level of growth over recent years. There is currently sufficient supply of residential and rural residential land. There are some community facilities and a local eatery/dairy however the intention is that Parua Bay will accommodate the majority of commercial services in this area. Reotahi has an historic connection with the farming industry with a meat processing plant built immediately adjoining the coast. Remains of the processing plant are accessible by a walking track along the coast.

Ngunguru

Ngunguru is a well established coastal settlement that is connected to a reticulated wastewater system. The village has an urban character with small lot sizes and a range of urban land use activities such as shops, school, motels and community facilities. The village adjoins the Ngunguru Harbour. The Ngunguru Sandpit Pi Manu is a significant environmental feature that separates the harbour from Whangaumu Bay to the east. The Ngunguru sandspit has well recognised cultural, historical and ecological values and is thought to be the last undeveloped sandspit of its type on the east coast of Northland. It is an important landscape feature for the Ngunguru community. The area has experienced high levels of growth over recent years and there is sufficient existing supply for residential and rural residential sites.

Tutukaka

Tutukaka is characterised by the existing marina and water based recreation activities and is the gateway to the world famous Poor Knights Marine Reserve. Facilities include the Oceans Resort development, comprising retail services, restaurant and hotel facilities, as well as other restaurants/bars located around the harbour. The land around the harbour is steep and clad in coastal forest providing a backdrop to the coastal marine area. In many areas the land is identified as being at risk of land instability or erosion prone. Residential development is accommodated in a series of small bays on the southern side of the harbour and the open coast around to Whangamumu Bay.

Pataua

Pataua is made up of two distinct settlements located on either side of the entrance to the Pataua estuary. Pataua South is located on the estuary plain on the southern side with Pataua North on coastal dune lands on the north side. The two settlements are connected by a footbridge but there is no vehicular access between them. At Pataua South there is a popular camp ground, holiday homes, as well as permanent residents and a small range of service facilities and activities to support the permanent and holiday populations. Pataua North contains mainly holiday homes but is becoming more popular as a commuter suburb due to improvements to the road to Whangarei.

Taurikura / Urquharts Bay

These villages are located towards the Whangarei Heads. Taurikura is a popular beach and is supported by a range of community facilities including a tennis court, community hall and a general store. The settlements are beach side settlements with a very small permanent population. There has been a relatively high level of growth over recent years and there is sufficient existing and zoned capacity to meet the projected demand for residential development.

Waipu Cove / Langs Beach

Waipu Cove / Langs Beach are the southernmost settlements in the District and therefore are in the closest proximity to Auckland. There is some tourist accommodation, a campground, cafes and a dairy but other services are limited. These areas are characterised by white sandy beaches, dramatic coastal headlands and pohutukawa clad coastlines. There are a high proportion of holiday homes and the area is popular with holiday makers over the summer holiday period.

Smaller rural villages consisting of a cluster of residential development, with limited community services such as primary schools and community halls are located in Portland, Mangapai, Waiotira, Ruatangata, Titoki, Pakotai, Pipiwai, Ocean Beach, Whangaruru/Bland Bay, Whananaki, Taiharuru, Teal Bay//Helena Bay and Moureeses Bay. These villages exist having historically provided important services to rural communities or being isolated coastal holiday destinations. They will be zoned for residential land use only (Rural Village Residential Environment).

RV.1.2 Rural Village Objectives

1. To enable a range of business activities that fulfil local service related functions.
2. To enable residential activities to occur in rural villages.
3. To protect and enhance the individual amenity and character values of each rural village.
4. To acknowledge the role of community facilities; including halls, sports fields, churches and schools as focal points for rural villages.
5. To provide for the managed growth of rural villages.
6. To enable a mix of residential and commercial activities to occur in the Rural Village Centre Environment.
7. To ensure new developments within the Rural Village Centre Environment are designed in accordance with sound urban design guidelines.

RV.1.3 Rural Village Policies

1. To enable a range of land use activities necessary to support the service, residential and community functions of villages.
2. To promote growth where reticulated services are available.
3. To consider the extent to which land use and subdivision proposals meet the stated Expectations for the rural villages.
4. To protect features and characteristics that contribute to sense of place in rural villages and maintain factors that contribute to the rural character including:
 - Low to moderate levels of noise and lighting, particularly at night.
 - Ample access to daylight and sunlight.
 - Established streetscapes reflecting historical development patterns.
 - Semi-formal arrangement and design of roadways and structures.
 - Access to public open space and community facilities.
 - Opportunity for informal social interaction.
 - A range of low density building typology and design.
 - A central focal point containing business and community facilities.
5. To protect and enhance the established character and amenity of rural villages by ensuring that new activities are designed, constructed and operated so that they are compatible with the scale and style of built development; the service function of the village; and anticipated development character as indicated by a Council adopted Structure Plan.
6. To protect the ecological values of villages by managing the effects of activities in relation to water bodies, water quality, native vegetation removal and earthworks.

7. To avoid adverse effects on the sustainable provision of infrastructure by ensuring that all subdivision and land use designs and undertakes necessary physical works in accordance with the Environmental Engineering Standards 2010.
8. To protect the environmental quality of the rural village by requiring sites to provide adequately for wastewater, stormwater, water supply, telecommunications, power, vehicle access and /or roading services in accordance with the standards set out in the Environmental Engineering Standards 2010.
9. To manage the effects of stormwater runoff by utilizing the principles of low impact design and ensuring that additional stormwater flows arising from the proposed development are managed so that they will be hydrologically neutral.
10. To protect and enhance the amenity values of rural villages by avoiding adverse cumulative effects associated with the establishment of new activities.
11. To manage the establishment of new activities to ensure that adverse effects are contained onsite or appropriately mitigated to avoid reverse sensitivity.

DRAFT

Rural Village Centre Environment

RVCE.1 LANDUSE

RVCE.1.1 Description and Expectations

The Rural Village Centre Environment ('RVCE') provides for the commercial shopping centres found in the larger rural villages and is the focal point for local communities and community facilities. Opportunities are provided for the development of a mix of residential and commercial development within these areas while ensuring the character of the rural village is retained. It is expected that commercial development will be consolidated within the RVCE with residential development clustered around it to retain a compact rural village.

RVCE.1.2 Eligibility Rules

1. Heavy Industrial activities are prohibited activities within this environment
2. Activities not requiring consent as a discretionary activity shall be a permitted activity.

RVCE.1.3 Discretionary Activities

1. Construction of Residential Units:
 - a. Providing for 2 or more new units on a lot
 - b. With living areas that do not contain an outdoor living court of at least 20m² and at least 4 metres depth.
2. Commercial and Service Industry activities, including buildings that:
 - a. Exceed 500m² gross floor area.
 - b. Provide for three or more new individual commercial activities.
3. Construction or alteration of any building:
 - a. That exceeds a height of 8m.
 - b. Within 2m of any road boundary.
 - c. Within 27 metres of Mean High Water Springs, excluding bridges, culverts and Structures.
 - d. Within 27 metres of the top of the bank of any river that has a width exceeding 3 metres, excluding bridges, culverts and Structures.
4. Any activity generating more than 200 traffic movements per site per day.
5. Establishment of any access, roading and/or parking spaces or associated facility which fails to comply with the Environmental Engineering Standards 2010.
6. Any activity that will damage, modify, or remove any heritage building, site or object, stone wall or Site or Area of Significance to Maori identified in the District Plan.

RVCE. 1.4 Requisite Policies

1. To retain the character of rural villages by restricting the scale of buildings to no greater than 8 metres in height and/or 500m² in Gross Floor Area.

2. To avoid adverse effects on the amenity values, pedestrian safety, road safety and efficiency and parking of rural villages by restricting activities that generate more than 200 traffic movements per day.

RVCE.1.5 General Policies

1. To ensure that all new buildings:
 - a. Are of a scale and character appropriate to the RVCE; and
 - b. Are sufficiently setback from the road boundary to allow safe pedestrian and vehicle movement and access; and
 - c. Are of an appropriate design to enable ancillary activities such as accessory buildings; parking; manoeuvring, landscaping and private open space to be accommodated on the site.
2. To encourage high quality development by requiring that new development is designed in accordance with sound urban design principles and the Urban Design Guidelines contained in **Appendix ?**
3. To provide for mixed use development (e.g. office, retail service industries and residential) within the RVCE.

RVCE.2 – SUBDIVISION

RVCE.2.1 Eligibility Rules

1. Any form of subdivision not requiring consent as a discretionary activity shall be a controlled activity.

RVCE.2.2 Discretionary Activities

1. Subdivision creating allotments with a minimum site area of less than 100m².
2. Subdivision where the allotments, related access and pipe services do not comply in all respects with the Environmental Engineering Standards 2010.
3. Subdivision where more than 8 allotments gain access over a shared access way.

RVCE.2.3 General Policies

1. Subdivision and associated land development shall be located and designed to complement the existing urban form of the village commercial area and maintain or enhance village character and amenity values by:
 - Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.
 - Locating access ways, services, utilities and building platforms where the location is sensitive to, and responds to environmental features of the site so that vegetation removal or adverse effects on water quality, wetlands, riparian margins, heritage sites or sites of significance to tangata whenua are avoided.
 - Ensuring that the subdivision will not create reverse sensitivity effects with respect to existing lawfully established activities.

- Ensuring that the scale of the subdivision and the resulting land use activity will not adversely impact on the character of the village by significantly altering the mix of land use activities that characterise the village.
2. Ensuring that village centre character is maintained or enhanced through subdivision design.

DRAFT

Rural Village Residential Environment

RVRE.1 LANDUSE

RVRE.1.1 Description and Expectations

The areas identified as Rural Village Residential Environment ('RVRE') provide for residential activities adjacent to commercial areas within the rural villages. They are developed to varying densities according to a number of factors including topography, known hazard zones and depending on whether they are serviced by council's wastewater system. This pattern is expected to continue with larger sites being required if on site disposal of wastewater is proposed. New areas for residential development have been zoned where, compatible existing residential development has occurred, a Structure Plan has been adopted, or the Whangarei District Growth Strategy has identified a shortage of land supply.

RVRE.1.2 Eligibility Rules

1. Activities not requiring consent as a discretionary activity shall be a permitted activity.
2. Commercial activities are non-complying activities within this environment.
3. Industrial activities are prohibited activities within this environment.
4. Construction of Minor Residential Units in an area that is not able to connect to public reticulated waste water system is a prohibited activity.

RVRE.1.3 Discretionary Activities

1. Construction of a Residential Unit:
 - a. Within 500m of a Mineral Extraction Area or the Strategic Rural Industry Environment.
 - b. Within 30m of the Rural Village Industry Environment or the Rural Production Environment.
 - c. Within 30m of a production forestry.
2. Construction of more than one Residential Unit:
 - a. With a density less than 1 Residential Unit per 500m² of net site area.
 - b. Unable to connect to Council's reticulated waste water system or does not provide the onsite disposal of waste water in accordance with Councils Environmental Engineering Standards 2010.
3. Places of assembly that:
 - a. Occur in buildings that occupy more than 35% of the net site area.
 - b. Occur outside the hours of 0700 – 1900.
4. Construction or alteration of any building that exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary.
5. The construction of buildings closer than 4.5 metres from the front boundary or 3 metres from side or rear boundaries.

6. Construction or alteration of any building:
 - a. That exceeds a height of 8m.
 - b. Within 2m of any road boundary.
 - c. With a building coverage greater than 35% of the net site area.
 - d. Within 27 metres of Mean High Water Springs, excluding bridges, culverts and Structures.
 - e. Within 27 metres of the top of the bank of any river that has a width exceeding 3 metres, excluding bridges, culverts and Structures.
7. Fencing greater than 2 metres in height.
8. Impervious areas greater than 50% of the net site area.
9. Home occupations that:
 - a. Generate more than 20 traffic movements per day, per site.
 - b. Have car parking between the residential unit and the road.
 - c. In addition to the principal operator have more than two other persons engaged in the activity.
 - d. Exceed the use of 15% of the total GFA of all buildings on site.
 - e. Have a total area of signage greater than 0.25m² per site.
 - f. Have illuminated or moving signage.
10. Home occupations that trigger three or more of the discretionary criteria in 10(a)-(f) above are to be considered as non complying activities.
11. Establishment of any access, roading and/or parking spaces or associated facility which fails to comply with the Environmental Engineering Standards 2010.
12. Any non residential activity generating more than 20 traffic movements per site per day.

RVRE.1.4 Requisite Policies

1. To protect the residential amenity values of rural villages by preventing the operation of commercial activities
2. To protect the residential character of the rural villages by restricting the scale of buildings to no more than two storey and no greater than 8 metres in height.
3. To avoid adverse affects on the amenity values of rural villages by restricting activities that generate more than 20 traffic movements per site per day.

RVRE.1.5 General Policies

1. To protect and enhance the established character of rural villages by ensuring that new activities are designed, constructed and operated so that they are compatible with the scale and style of built

development, and future anticipated development character as indicated by a Council Adopted structure plan.

2. To ensure that all new buildings:
 - a. Are of a scale and character appropriate to the Rural Village Residential Environment.
 - b. Are sited in a location sufficiently setback from site boundaries to enable privacy, the retention of open space and access to sunlight.
 - c. Are designed to enable ancillary activities such as accessory buildings; parking; manoeuvring, landscaping and private open space to be accommodated on the site.
3. To maintain the amenity values of the RVRE by ensuring that new built development is comprehensively designed so that there is at least 50% of the site area retained for private open space and landscaping.
4. To manage the effects of wastewater discharge; site by site; as well as considering cumulative effects, by requiring site specific design and any other evidence and / or mitigation measures necessary to demonstrate that the effects of wastewater disposal can be adequately addressed.

RVRE.2 SUBDIVISION

RVCE.2.1 Eligibility Rules

1. Any form of subdivision not requiring consent as a discretionary activity shall be a controlled activity.
2. Subdivision of a Minor Residential Unit from a Principal Residential Unit is a prohibited activity.

RVRE.2.2 Discretionary Activities

1. Subdivision creating allotments connected to a public reticulated wastewater system with a site area less than 500m².
2. Subdivision creating allotments not connected to a public reticulated wastewater system with a site area less than of 2000m².
3. Subdivision of allotments around existing lawfully established Residential Units, other than Minor Residential Units where the Residential Unit on each new allotment will continue to comply with the standards for setbacks, site coverage, impervious areas, and access.
4. Subdivision where allotments:
 - a. Are not provided with a connection to an electrical supply system at the boundary of the site.
 - b. Result in more than 8 allotments having shared access to the road.
 - c. Do not have the ability to accommodate a 100m² buildable area outside identified hazard zones.

- d. Do not demonstrate that management of stormwater and wastewater can be accommodated within the proposed allotments in accordance with the Whangarei District Council Environmental Engineering Standards 2010.

RVRE.2.3 Requisite Policies

1. To maintain and enhance the amenity and character of the RVRE by ensuring that allotment sizes are no less than 500m² in areas serviced by a public reticulated waste water system or 2000m² in unserviced areas.

RVRE.2.4 General Policies

1. To protect the character and amenity values of Rural Village Residential Environment by restricting the size of sites and specifying shape and building site dimensions.
2. To locate and design subdivision and associated land development to complement the existing urban form of the rural village and maintain or enhance rural village character and amenity values by:
 - Designing subdivisions to respond to the topography and characteristics of the land being developed.
 - Ensuring proposed allotments meet minimum lot size requirements.
 - Identifying building platforms that respond to site topography and the rural village character.
 - Locating access ways, services, utilities and building platforms where these can be provided without the need for significant earthworks, retaining, benching or site contouring.
 - Locating access ways, services, utilities and building platforms where the location is sensitive to, and responds to environmental features of the site so that vegetation removal or adverse effects on water quality, wetlands, riparian margins, heritage sites or sites of significance to tangata whenua are avoided.
 - Ensuring that the subdivision will not create reverse sensitivity effects with respect to existing lawfully established activities.
 - Ensuring that the scale of the subdivision and the resulting land use activity will not adversely impact on the character of the rural village by significantly altering the mix of land use activities that characterise the rural village.
3. To ensure that Village character is maintained or enhanced through subdivision designed to positively contribute to the anticipated range of residential activities anticipated for the village.

Rural Village Industry Environment

RVRE.1 LANDUSE

RVIE.1.1 Description and Expectations

The areas identified as Rural Village Industry Environments ('RVIE') are those existing industrial areas located within the larger rural villages. They contribute to the self-sufficiency of rural villages and benefit the wider community through provision of employment and support to local social and recreational activities. Industrial activities also provide supporting services for rural production activities.

Being located within rural villages, RVIEs are often located in close proximity to the Rural Village Residential Environment. There is potential for reverse sensitivity effects such as noise, odour, lighting glare, vibration and heavy vehicle movements and it is expected that new residential development will be restricted to limit such effects. This Environment only recognises existing land use activities and does not seek to provide additional zoning.

RVIE.1.2 Eligibility Rules

1. Activities not requiring consent as a discretionary activity shall be a permitted activity.
2. Construction of Residential Units are prohibited activity.
3. Noise Sensitive Activities are a prohibited activity

RVIE.1.3 Discretionary Activities

1. Construction or alteration of any building:
 - a. That exceeds a height of 20m.
 - b. Within 4.5m of any road boundary.
 - c. With a building coverage greater than 35% of the net site area.
 - d. Within 27 metres of Mean High Water Springs, excluding bridges, culverts and Structures.
 - e. Within 27 metres of the top of the bank of any river that has a width exceeding 3 metres, excluding bridges, culverts and Structures.
 - f. That exceeds a height equal to 3m plus the shortest horizontal distance between that part of the building and the site boundary adjacent to the Rural Village Residential Environment.
2. Impervious areas resulting in an increase of stormwater flows leaving the site that does not comply with the Environmental Engineering Standards 2010.
3. Establishment of any access, roading and/or parking spaces or associated facility which fails to comply with the Environmental Engineering Standards 2010.
4. Any activity generating more than 200 traffic movements per site per day.
5. Any activity operating outside of the hours of 06:00 and 22:00 daily.

RVIE.1.4 Requisite Policies

1. To protect the residential character of the rural villages by restricting the scale of buildings to no greater than 20 metres in height.
2. To avoid adverse affects on the amenity values of rural villages by restricting activities that generate more than 200 traffic movements per site per day.

RVIE.1.5 General Policies

1. To avoid reverse sensitivity effects by ensuring that all new buildings:
 - a. Are of a scale and character appropriate to the rural village.
 - b. Are sited in a location sufficiently setback from site boundaries of the Rural Village Residential Environment.

RVIE.2 RURAL VILLAGE INDUSTRY ENVIRONMENT SUBDIVISION**RVIE.2.1 Eligibility Rules**

1. Any form of subdivision not requiring consent as a discretionary activity shall be a controlled activity.

RVIE.2.2 Discretionary Activities

1. Any subdivision resulting in allotments:
 - a. With a net site area of less than 100m².
 - b. That are not provided with connections to Council maintained services (water, wastewater, stormwater, roading) within their net site area.
 - c. That are not provided with a connection to an electrical supply system at the boundary of the net site area.
2. Any subdivision where:
 - a. More than 8 allotments have shared access to the road.

RVIE.2.3 General Policies

- 1.. To ensuring that rural village character is maintained or enhanced through subdivision designed to positively contribute to the range of land uses anticipated for the rural village.

Consequential Amendments

Chapter 4 0 - Meaning of Words

New - Rural Village

A rural village is an established settlement node located in a rural or coastal setting that fulfills some type of service function for the surrounding community. For example a rural village that provides industrial services associated with farming or rural production activities (eg Hikurangi); or rural villages located in the coastal environment that provide an alternative living environment in a seaside setting for predominantly holiday makers and / or retired people (eg Pataua).

District Plan Maps

Make required consequential amendments to District Plan Maps

Scheduled Activities

Remove scheduled sites within the rural village.

DRAFT